

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday September 9, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of September 9, 2024 Regular Agenda

ITEM#2 Approval of August 5, 2024 Meeting Minutes

ITEM#3 Public Forum on Planned Related Topics

ITEM#4 Community Development Services Staff: Requests Dry Creek Commons Phase Two (2) Performance Bond Extension. Property Owner: Vastland Eatherley Mcclung Development, LLC

ITEM#5 (**PUBLIC HEARING**) Alex Pulliam: Requests Comprehensive Plan amendment for the 3.85-acre property referenced as 0 Hardaway Drive- Davidson County Tax Map/Parcel# 03401000400 to change the plan designation from Residential Conservation High Density to Commercial Development

ITEM#6 Alex Pulliam: Requests recommendation to the Goodlettsville City Commission to rezone the 3.85-acre property referenced as O Hardaway Drive from R-25, Low Density Residential to CPUD, Commercial Planned Unit Development and preliminary master plan for an exterior vehicle storage use. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church (14-24)

ITEM#7 Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the Plan of Services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee

ITEM#8 Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for 112- one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24)

ITEM#9 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. (*Deferred at August 5, 2024 Meeting*)

ITEM#10 Rose Hill Park/ Nashville Civil LLC: Requests preliminary plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres 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)

DISCUSSION ITEMS:

- Subdivision Bond Regulations Amendment
- Solar Panel Regulations

-1049 Madison Creek Road Agricultural Sales

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 September 9, 2024 5:00 PM

ITEM#1 Approval of September 9, 2024 Regular Agenda

STAFF NOTES:

Item#5 and Item#6 are connected requests. Any motion on either item will need to be consistent or the request amended. Item#5 contains an advertised public hearing that the Planning Commission can decide to receive comments during the public forum section of the agenda or with the agenda item.

Item#7 and Item#8 are connected requests. Any motion on either item will need to be consistent. The City cannot annex property without also designating a city zoning district on the requested annexed property. The applicant has requested to defer the request to provide a more detailed preliminary master plan for review at an upcoming meeting. The deferral request was after the eighty (80+) public forum notices were sent and the public forum advertised. Staff requests the Planning Commission to continue with the public forum for the items and to discuss the request. An applicant representative intends to be at the meeting to review the public and Planning Commission's comments.

MOTION OPTIONS:

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

ITEM#2 Approval of August 5, 2024 Meeting Minutes

MOTION OPTIONS:

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

ITEM#3 Public Forum on Planned Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Community Development Services Staff: Requests Dry Creek Commons Phase Two (2) Performance Bond Extension. Property Owner: Vastland Eatherley Mcclung Development, LLC

STAFF NOTES:

The developer requests to maintain the current bond \$170,500 amount for the 2024-2025 time period due to the remaining cost improvements estimate of \$ 123,200

Project Status: Townhouse construction twelve (12) of thirty-nine (39) units completed- thirty-one (31%) percent project construction and nine (9) units under construction.

Master Deed Recording Date: February 22, 2022

Current Project Bond: \$ 170, 500- performance bond- October 11, 2024 expiration

Remaining Project Improvements:

- Final asphalt paving
- Landscaping
- Sidewalk sections with unit construction
- Playground/dog park improvements

Improvement Cost Estimate: \$ 112,000 estimate provided by developer for 2023 review. Revised estimate \$ 123,200.

MOTION OPTIONS:

1. Approval for one-year bond extension at current amount \$ 170,500
2. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting



ITEM#5 (PUBLIC HEARING) Alex Pulliam: Requests Comprehensive Plan amendment for the 3.85-acre property referenced as 0 Hardaway Drive- Davidson County Tax Map/Parcel# 03401000400 to change the plan designation from Residential Conservation High Density to Commercial Development

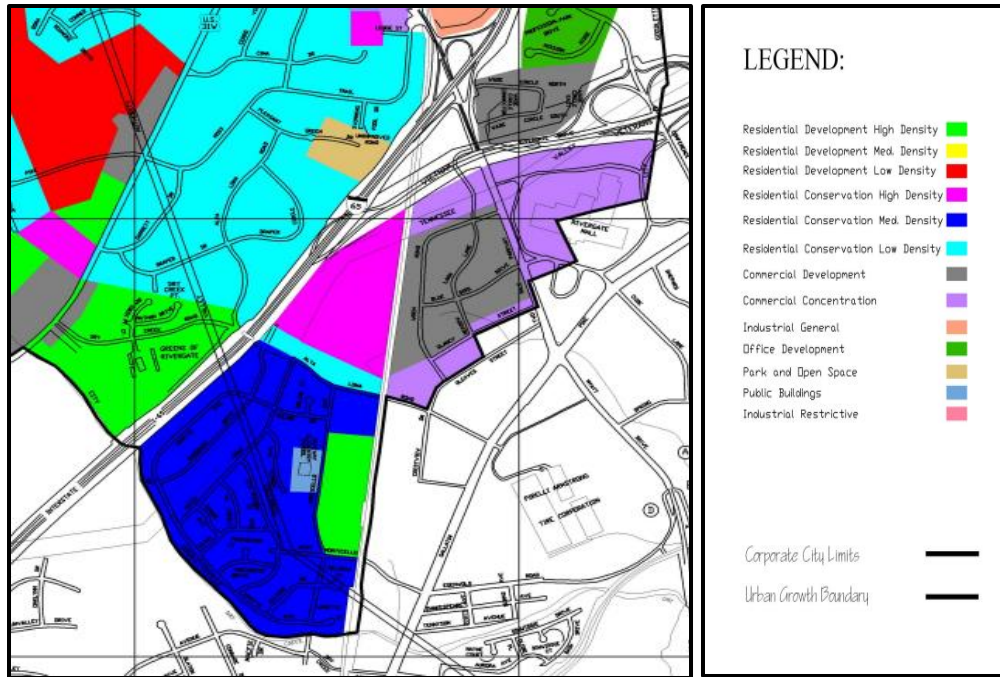
STAFF NOTES:

Staff received a request to develop the property for an exterior vehicle parking area. The property is currently zoned R-25, Low Density Residential. The exterior vehicle parking area is not proposed to be an accessory use of a residential use on the property therefore the request would require Land Use Plan amendment and rezoning to commercial. The City’s Board of Zoning and Sign Appeals in February 2021 approved a conditional use for a small-scale religious facility, but the facility was never constructed. The property is limited by a TVA, Tennessee Valley Authority easement and access easement for the billboards and cell tower along I-65. The property has limited residential development potential due to the easements on the property and location. The property is accessed by a non improved section of Hardaway Drive right of way. Staff has discussed numerous proposals on the property and the key for the property development is a use with limited traffic due to the property access and location that would not create any issues with the adjacent Cobblestone townhouse community.

MOTION OPTIONS:

1. Approve the Comprehensive Land Use Plan amendment based on Planning Commission discussion during the meeting.
2. Deny the Comprehensive Land Use Plan amendment based on Planning Commission discussion during the meeting
3. Defer the Comprehensive Land Use Plan amendment request to include any additional information as determined by Planning Commission

Comprehensive Land Use Plan



ITEM#6 Alex Pulliam: Requests recommendation to the Goodlettsville City Commission to rezone the 3.85-acre property referenced as O Hardaway Drive from R-25, Low Density Residential to CPUD, Commercial Planned Unit Development and preliminary master plan for an exterior vehicle storage use. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church (14-24)

STAFF NOTES:

The request is for a CPUD, Commercial Planned Unit Development preliminary master plan to define the commercial use on the property limited to an exterior outdoor vehicle parking area on the property. If the rezoning and preliminary master plan is approved, a paved or concrete drive would be required from Alta Loma Road to the property. The proposal would include storm water facilities and fencing and screening.

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the CPUD, Commercial Planned Unit Development rezoning and preliminary master plan for exterior vehicle parking area
2. Recommend to the Goodlettsville City Commission denial of the CPUD, Commercial Planned Unit Development rezoning and preliminary master plan for exterior vehicle parking area and maintain the R-25, Low Density Residential zoning
3. Defer the rezoning and preliminary master plan request to include any additional information as determined by Planning Commission

Zoning Map (9-3-2024)



Red- R-25, Low Density Residential
Purple R-15, Medium Density Residential
Light Brown- HDRPUD, High Density Residential Planned Unit Development

ITEM#7 Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the Plan of Services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee

STAFF NOTES:

The proposal is a requested annexation. The properties are located within the City of Goodlettsville Sumner County Urban Growth Boundary and is contiguous to the City limits. The City will also be reviewing an extension of the City limits 1,770 feet along the Long Hollow Pike right of way to include the property frontage. The plan of service process is required by State law to define the extension of City services to the property and the proposed timing. If the annexation request is approved, City services for the existing residence on the property including police and fire, trash, and planning and code services, park and recreation resident services and rates would be effective at the approval date of annexation. Since the proposed annexation is for a proposed development, the developer with an approved project is required to extend utility services (water, sewer, electric) and complete required Long Hollow Pike improvements required per project traffic study and Goodlettsville Planning Commission and TDOT requirements.

MOTION OPTIONS:

1. Defer the annexation and plan of services recommendation request per the applicant's request to defer the rezoning and preliminary master plan to provide a more detailed preliminary master plan
2. Recommend to the Goodlettsville City Commission denial of the annexation and plan of services request based on the Planning Commission's determination during the meeting discussion that the proposed density will not be recommend regardless of the revisions to the preliminary master plan.

**Approval of the request is not a defined motion option due to the applicant's request to defer Item#8. The annexation review cannot proceed without the rezoning.*

ITEM#8 Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for 112- one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24)

STAFF NOTES:

The annexation process also requires a property rezoning to designate the property a Goodlettsville zoning district. The City's Comprehensive Land Use Plan designates the area as Residential Development Low Density. The proposal is for 2.50 units per acre which would fall under the Low-Density designation of the Comprehensive Land Use Plan. The plan defines low medium density at three (3) to four (4) units per acre. The Comprehensive Plan also defines reviewing project design including lot sizes based on adjacent lot areas. The area along Long Hollow Pike includes larger lots and typical development lots as seen with the Copper Creek and Wyndridge Subdivisions.

The developer has requested to defer the request to provide a more detailed preliminary master plan for review. Staff comments remaining include water and sewer commitment letters, general area of storm water quality and quantity detention facilities, lot parking and house design proposals. Staff requests the Planning Commission to review the connection to the Maple Ridge Lane North public right of way in the

Wyndridge Subdivision. Staff has requested an emergency gated connection in case of accidents or emergency on Long Hollow Pike in the area. The emergency connection would permit traffic through both subdivisions in case of an accident or an emergency at an intersection. Staff and the project engineer reviewed the proposal with TDOT, Tennessee Department of Transportation representatives regarding anticipated Long Hollow Pike turn lane improvements with the development entrance.

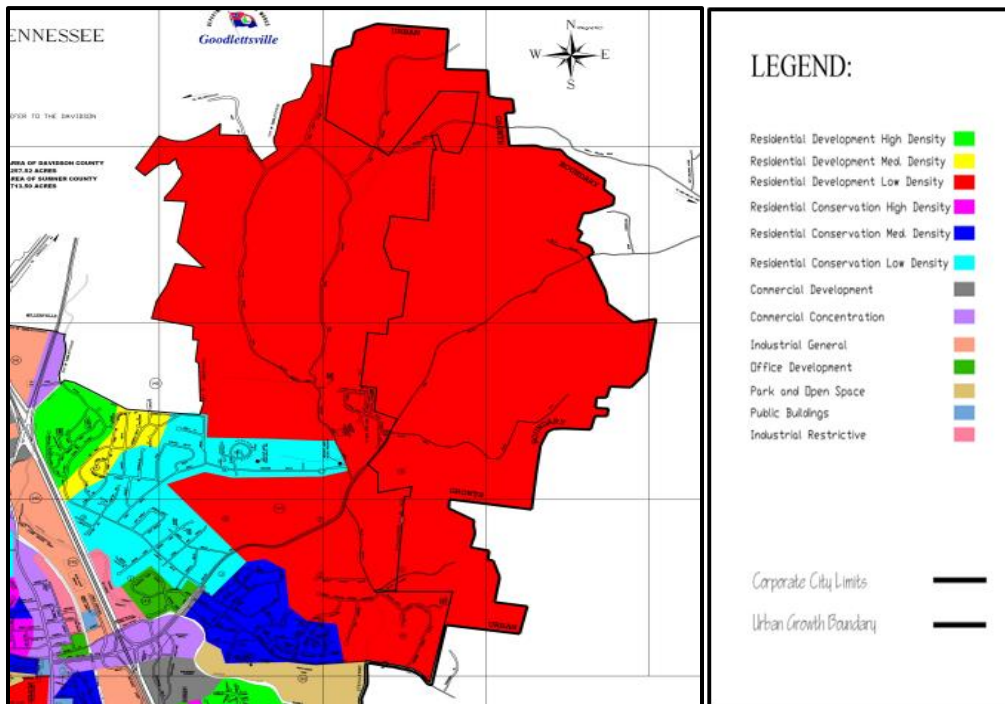
MOTION OPTIONS:

1. Per applicant’s request, defer the rezoning and preliminary master plan request to provide a more detailed preliminary master plan and include any additional information as determined by Planning Commission

2. Recommend to the Goodlettsville City Commission denial of the Medium Density Residential Planned Unit Development rezoning and preliminary master plan for 112-one family detached dwelling unit lots due to the Planning Commission’s determination that the proposed density would not be permitted regardless of the revisions to the preliminary master plan.

****Approval of the request is not a defined motion option due to outstanding plan review comments based on the applicant’s request to defer to provide a more detailed preliminary master plan and include any additional information as determined by Planning Commission***

Comprehensive Land Use Plan Map



Comprehensive Land Use Plan Information

GENERAL GOALS

The following listing of general goals provides overall direction to the land use policies and to the decision-making process.

- * Preserve the separate and unique identity of the City of Goodlettsville.
- * Provide a high level of public services for the citizenry.
- * Preserve the stability, integrity, and property values of viable residential neighborhoods.
- * Promote high quality commercial and industrial development.
- * Encourage and promote overall community beautification.
- * Encourage and promote redevelopment and beautification of business areas along Main Street.
- * Preserve the floodplains and steep slopes in a natural open space setting.

A. 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. Overzoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.

ITEM#9 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. *(Deferred at August 5, 2024 Meeting)*

STAFF NOTES:

The Planning Commission deferred the request at the August meeting since the applicant was not in attendance. The Planning Commission discussed a defined timeline for the fire hydrant installation and a possible bond for the fire hydrant installation.

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.

ITEM#10 Rose Hill Park/ Nashville Civil LLC: Requests preliminary plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres 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)

DISCUSSION ITEMS:

The Planning Commission approved a concept sketch plat for the three (3) lots at the June 2024 meeting. The proposed construction and preliminary plat plans are consistent with the approved sketch plat but there are multiple outstanding plan review comments including full roadway design details, storm water design and support calculations, and lot area and dimension calculations. The proposed roadway design in the area includes a transition from an open ditch section along Rose Hill Drive to a proposed curbed cul-de-sac section. The design will include public drainage from the public street entering onto private properties draining to the stream running through the property. The development design includes an extension of the existing Rose Hill Drive including the steeper slopes of 17.5%. The City's maximum slopes for new streets are ten (10%) percent. Staff requested a reduced cul-de-sac slope for emergency vehicles. The revised designed slope of the cul-de-sac is 13.8%. The proposed basement level garage elevations range from 503 to 510 feet elevation with street elevations ranging from 518 to 525 feet in the area of the driveway connections. A street design that would further reduce the cul-de-sac slope would create even steeper driveway sections. The requested Rose Hill Drive and cul-de-sac would require a Subdivision Regulations variance, but the proposed design is a reduced design slope from the existing street grade. The proposal is for the street section and cul-de-sac to be gated private streets. The City requests the private roadway to be built to the City's public street standards since the proposed private street section is an extension of an existing public street. The public street standards would include the roadway base stone, asphalt binder, and surface layers. Staff requested driveway and building design information with the plans. Due to the proposed driveway slopes, the driveways will be required to be paved or concreted. The property owners will be required to provide and maintain the roadway section with visitor parking spaces, a street light in the cul-de-sac, sidewalks, and storm drainage. The City's

engineer consultant is reviewing the revised plan submittal, and any additional issues will be presented by staff at the meeting.

MOTION OPTIONS:

1. Approve the preliminary plat and construction plans including the Subdivision Regulations street design slope variance with multiple outstanding plan review comments subject to the revised design meeting the City's Subdivision Regulations and Zoning Ordinance requirements
2. Deny the preliminary plat and construction plans including the Subdivision Regulations street design slope variance due to the multiple outstanding plan review comments and the plans not meeting the City's Subdivision Regulations and Zoning Ordinance requirements
3. Defer the request for the applicant to provide revised plans that meet the plan review comments and the City's Subdivision Regulation and Zoning Ordinance requirements.

-Subdivision Bond Regulations Amendment

The City currently permits options for development and storm water improvements bonds including either a bank issued letter of credit, insurance agency issued performance bond, or cash deposit into city account with a refund. The purpose of the development bonds are for completing public improvements in the case of bonded public right of way improvements (roadway paving, sidewalks, drainage) that are not completed by the developer due to project abandonment. The storm water bonds are to ensure the safety and function of storm water improvements not fully completed also in the case of project abandonment. A letter of credit and cash deposit and refund process are the simplest and best method for the City to collect the funds if necessary. The City can take a valid letter of credit at the end of the bonded period to a bank and request payment. The City has to provide some type of proof of project violation or abandonment and prior notices to the property owner/developer in order to obtain payment of a letter of credit. Letter of credit and the cash deposit and refund process are typically seen with smaller bond amounts less than \$ 250,000 since both require the owner/developer to have the funds fully available. Performance bonds are typically seen with larger project developments and bonded improvements. The performance bonds process would require notification to the bonding agency of a project violation or abandonment and would also require following the bond agencies defined process for obtaining payment. Staff would prefer only permitting letter of credits or the cash deposit refund process but not permitting performance especially on larger projects could create possible project funding issues depending on the project and developer. A Subdivision Regulation amendment with a public hearing would be required prior to amending the bond requirements. Staff requests the Planning Commission to discuss the bond options. The City currently has letter of credits, performance bonds, and a cash deposit ranging from \$ 15,000 to \$ 2,500,000.

-Solar Panel Regulations

Staff received a request for the development of solar panel regulations in residential zoning districts. The City's Zoning Ordinance does not have any specific regulations for solar panels. The Zoning Ordinance contains provision for on-site structures under the accessory building section regarding maximum size of structures at seventy (70%) percent of the principal structure (house) and the location of the on-site structure behind the principal structure. The City does permit solar roof panels under the City's adopted building and residential codes regarding structural roof support and electrical connections. Based on the discussion during the meeting, staff will research and prepare defined solar panel regulations to present for the Planning Commission's review.

-1049 Madison Creek Road Agricultural Sales

Staff received a request to permit a farmers market type produce and seasonal market on Madison Creek Road. The 0.78-acre property is zoned R-40, Low Density Residential and is across from the Madison Creek Elementary school. The property previously contained a mobile home. The property contains a flood plain and floodway. The City's Zoning Ordinance has a provision for temporary sales up to sixty (60) days a year associated with on-site agricultural materials production and provisions for agricultural uses including possible retail sales of agricultural products by conditional use review by the Board of Zoning and Sign Appeals. The conditional use is only for properties with five (5) or more acres in the R40, Low Density Residential zoning district.



OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

August 5, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jeff Duncan

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

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

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

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

Trew asked for comments from the public and no comments were received.

Tinnin made a motion to close the public forum, seconded by McNeal. The motion passed unanimously.

The Public Forum was closed.

CONSENT AGENDA

Item #3 Consent Agenda Items Review (Items 4-5)

- 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 July 1, 2024 Meeting Minutes.

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

- 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. The City will provide main extension across Caldwell Drive but the owner would continue extension along Caldwell Drive to the property
- Motion Option- Approve the final subdivision plat alteration since the proposal meets the City's Zoning Ordinance and Subdivision Regulations. (Staff Recommendation)
- Motion Option-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.
- Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Motion: Motion by Gilmore to approve consent agenda Items #4 and #5, seconded by Wheeler. The motion passed.

AGENDA

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.

Item Representative: Addam McCormick

Staff Discussion:

- 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 Option- Approve City Commission recommendation to amend the Zoning Map to extend the CS, Commercial Services zoning to the back and remainder of the property. (Staff Recommendation Based on Comprehensive Land Use Plan/Adjacent Zoning)
- Motion Option- 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.
- Motion Option- Defer request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Parnell asked about plans for the property and considering mini storage.
- McCormick responded that is one of the proposals they discussed along with the adjacent property.
- Parnell discussed the rezoning of the property without a plan.
- McCormick responded it is to extend the current frontage zoning.
- Parnell discussed the topography and buffers for the neighboring property.
- McCormick responded that if the development moves forward they would have to see a buffer along the area.

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

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.

Item Representative: No Representative

Staff Discussion:

- 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.

- Staff presented Subdivision Regulation Sections: 4-106.2 Fire Hydrants and 1-111 Variances.
- Motion Option-Approve the Subdivision Regulations variance per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting.
- Motion Option-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.
- Motion Option-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. (Staff Recommendation)
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Trew asked when the houses will be completed?
- McCormick responded one is done and under a temporary occupancy approval and the second one is possible within the next six (6) months of being under construction.
- Trew confirmed staff's recommendation.
- McCormick responded and discussed staff's recommendation.
- McCormick discussed the location of the fire hydrant on the property.
- Ellis commented if they move forward he encouraged the Board to tie it to a timeline and not the house construction.
- Tinnin discussed a motion to defer the request for one (1) month.

Motion: Motion by Tinnin to defer the request for one (1) month, seconded by Gilmore.

- Parnell discussed the size of the water line on Hasty Drive. Staff responded six (6") line per plat.
- Ellis recommend the board require a financial surety that they follow through and what is required.
- Tinnin commented his recommendation to defer for one (1) month was so they can get a timeline for the meeting.

The motion passed.

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.

Pearson stated he is the leasing broker for 798 Rivergate Parkway.

Pearson has concerns about the property not having the opportunity to be the home to a possible heavy auto repair user or a similar user.

Pearson discussed the listing on this property and another larger property in Rivergate outside of Goodlettsville city limits that has many problems with vandalism and the homelessness population. Pearson's discussed his client's concerns about the future of this property due to the recently denied Zoning Ordinance amendment request.

Pearson explained his process as a broker for taking on property and all the uses that bring value to the area.

Pearson talked about the different clients such as medical, entertainment, and restaurants and why it is not a good fit.

McCormick discussed concerns the board has regarding the parking area outside of the building.

Pearson discussed the problems with the current zoning Commercial Services Limited.

Trew discussed the Town and Country Ford proposal that was denied for this location.

Tinnin asked what heavy auto/equipment repair means for this location.

Pearson explained the type of work that can be performed in the zoning for heavy auto repair use.

McCormick discussed the difference between Zoning Ordinance "Auto Service" and "Auto Repair".

Parnell stated he appreciated Mr. Pearson bringing this information to the Board because it is helpful to them.

Parnell discussed the denied Town and Country proposal for the site.

Trew talked about since BJ's opened that Dillard's sales have increased and that they want to promote growth for the Rivergate Mall area and keep the current zoning.

Pearson discussed possible security and the homeless population at this site.

Ellis discussed a trespass waiver for this property.

McCormick stated for a future proposal the outside look is the key for a future tenant.

-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'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.

Trew discussed the Long Hollow Pike project that was denied and asked if that could have been considered "spot zoning".

McCormick responded and explained that project was adjacent to property that was zoned high density residential and discussed "spot zoning" criteria.

McCormick discussed how attractive Long Hollow Pike is for development.

McCormick discussed the urban growth boundary amendment a few years ago to extend along Long Hollow Pike to Center Point Road.

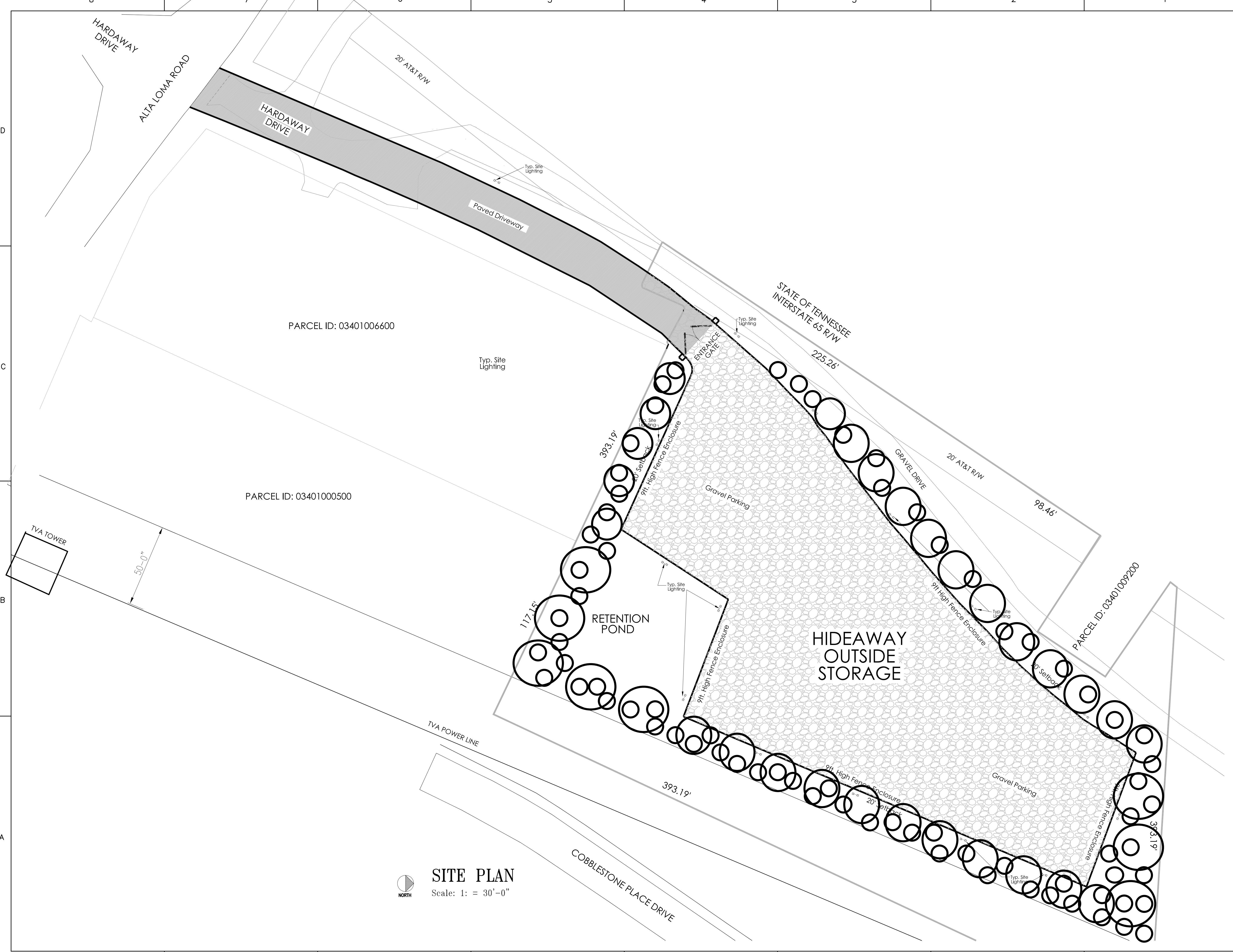
Parnell discussed the possibility of Long Hollow Pike being a four (4) lane road and growth along that path and need to plan for the growth and now is a good time to revisit the Comprehensive Land Use Plan.

With no further business, the meeting was adjourned at 6:16 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

DRAFT



SITE PLAN
Scale: 1" = 30'-0"



A PROPOSED DEVELOPMENT FOR:
HIDEAWAY OUTDOOR STORAGE, LLC
ALEX PULLIAM, DEVELOPER
0 HARDAWAY DRIVE
GOODLESVILLE, TENNESSEE 37072



HENRY A. WATKINS, JR.
architect







3401 John Mallette Dr, Ste 100
Nashville, TN 37218
(615) 732-3722
FAX: (615) 876-7984
h Watkins@thelarkinggrouponline.com

REVISIONS		
NO.	DATE	DESCRIPTION

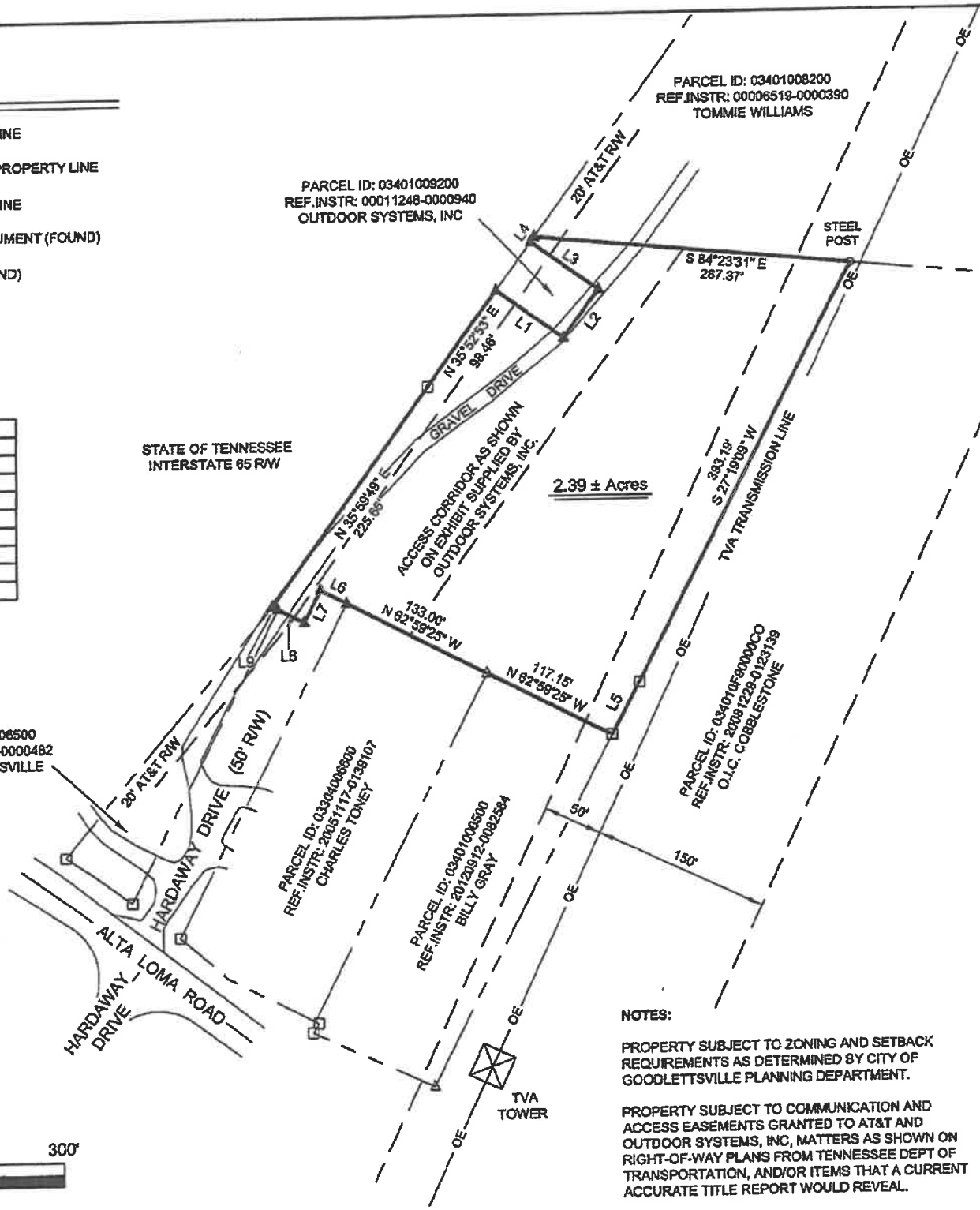
PROJECT NO. 240717	ISSUED DATE JULY 24, 2024
DRAWN BY: Jimmy Larkin	REVIEWED BY:

NORTH	
SHEET TITLE	SITE PLAN
SHEET NO.	A1.01

LEGEND

-  PROPERTY LINE
-  ADJOINING PROPERTY LINE
-  EASEMENT LINE
-  CONC. MONUMENT (FOUND)
-  REBAR (FOUND)
-  REBAR (SET)

LINE	BEARING	DISTANCE
L1	S 54°07'07" E	70.00'
L2	N 35°52'53" E	50.00'
L3	N 54°07'07" W	70.00'
L4	N 35°52'53" E	5.12'
L5	S 27°42'29" W	49.01'
L6	N 62°59'25" W	25.00'
L7	S 27°00'35" W	30.00'
L8	N 62°59'25" W	25.00'
L9	N 62°59'25" W	5.00'



WILLIAMS PROPERTY

0 HARDAWAY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

COUNCIL DISTRICT 10
DAVIDSON COUNTY, TENNESSEE
ZONING: SATELLITE CITY

PARCEL ID: 03401000400
REF. INSTRUMENT 00006519-0000390

AREA = 2.39 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY MAKES NO DETERMINATION OR OPINION FOR THE EXISTENCE OR OWNERSHIP OF MINERAL RIGHTS OR ANY ENVIRONMENTAL ISSUES

SURVEY FIELD WORK WAS COMPLETED ON 10/04/2019

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 AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 10/16/2019



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

NOTES:
PROPERTY SUBJECT TO ZONING AND SETBACK REQUIREMENTS AS DETERMINED BY CITY OF GOODLETTSVILLE PLANNING DEPARTMENT.

PROPERTY SUBJECT TO COMMUNICATION AND ACCESS EASEMENTS GRANTED TO AT&T AND OUTDOOR SYSTEMS, INC, MATTERS AS SHOWN ON RIGHT-OF-WAY PLANS FROM TENNESSEE DEPT OF TRANSPORTATION, AND/OR ITEMS THAT A CURRENT ACCURATE TITLE REPORT WOULD REVEAL.

LIS L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
— SURVEYING SERVICES —
302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lsmith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-258-0290

© 2019	L.I. SMITH & ASSOCIATES, INC.	SHEET: 1 of 1
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1" = 100'
PROJECT # 190854		DATE: 10/16/2019

Addam McCormick

From: Addam McCormick
Sent: Thursday, August 8, 2024 7:08 AM
To: Mr. Cain
Subject: RE: Rezoning of Adjacent Property new alta loma rd
Attachments: PUBLICNOTICE.pdf; SEPTEMBER9PLANNINGCOMMISSIONAGENDA.pdf

The City of Goodlettsville Planning Commission on Monday September 9, 2024 has been requested to review the attached rezoning request. The Planning Commission provides a recommendation to the Goodlettsville City Commission.

The Planning Commission and City Commission meetings are at Goodlettsville City Hall- 105 S. Main Street.

If you can't attend the Planning Commission, you can send me your comments by email, and I can forward to the Planning Commissioners.

All property zoning requests final decisions are made by the City's elected City Commission. You can contact them directly per website information listed below.

<https://www.goodlettsville.gov/61/Board-of-Commissioners>

Addam McCormick- Goodlettsville Planning

From: [REDACTED]
Sent: Wednesday, August 7, 2024 5:20 PM
To: Addam McCormick <amccormick@goodlettsville.gov>
Subject: Rezoning of Adjacent Property new alta loma rd

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

Hello,

Regarding the adjacent property that Greater Faith Church wants near
Will there be any voting on this matter? As a homeowner in the community near where this **could** be going I'm worried about this affecting property values, and HOA, and potential parking issues, and traffic concerns.

Thank you
Mike

Addam McCormick

From: Addam McCormick
Sent: Wednesday, August 7, 2024 10:45 AM
To: [REDACTED]
Subject: RE: Cobblestone 2 Townhomes rezoning
Attachments: PUBLICNOTICE.pdf; SEPTEMBER9PLANNINGCOMMISSIONAGENDA.pdf

The City has received a request for rezoning. The request would be reviewed per attached notice and agenda. The Planning Commission provides a recommendation to the City Commission on property rezonings.

Addam McCormick

From: [REDACTED]
Sent: Wednesday, August 7, 2024 10:32 AM
To: Addam McCormick <amccormick@goodlettsville.gov>
Subject: Cobblestone 2 Townhomes rezoning

*****CAUTION*****

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Hi Mr. McCormick,

I received notice that the city of Goodlettsville has rezoned the entry to the Cobblestone 2 community. Can this decision be appealed? Has the Cobblestone community been given the opportunity to present any input to the city of Goodlettsville? Thank you for your guidance.

Mark Scherba

[REDACTED]

Addam McCormick

From: Claude Earl Fox, III <claudteearlfox@aol.com>
Sent: Wednesday, August 21, 2024 8:43 AM
To: Addam McCormick
Cc: Nick Irwin; Jason Stalcup
Subject: Rezoning

*****CAUTION*****
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I own a condo at 254 Cobblestone Place Dr. in Goodlettsville and want to express my opposition to the recently announced plan to rezone the following property.

Alex Pulliam: Requests Comprehensive Plan amendment for the 3.85-acre property referenced as O Hardaway Drive- Davidson County Tax Map/Parcel# 03401000400 to change the plan designation from Residential Conservation High Density to Commercial Development. The request is also for a recommendation to the Goodlettsville City Commission to rezone the 3.85- acre property referenced as O Hardaway Drive from R-25, Low Density Residential to CPUD, Commercial Planned Unit Development and preliminary master plan for an exterior vehicle storage use. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church (14-24)

Please vote NO on this proposal.

Claude Earl Fox, MD, MPH, FAAP

Professor Emeritus, University of Miami Miller School of Medicine
Founding Director, Johns Hopkins Urban Health Institute

RESOLUTION NO. 24 ()

**A RESOLUTION ANNEXING TWO PROPERTIES INCLUDING 45.02 ACRES
PROPERTY ON LONG HOLLOW PIKE BY THE CITY OF GOODLETTSVILLE,
TENNESSEE**

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, Pursuant to the provision of Section TCA 6-51-104, the property owner has submitted a written request for the annexation of the property, and;

WHEREAS, the property is contiguous with the current city limits and is located in the City of Goodlettsville’s Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 24-() defines the plan of services for the annexed area, and;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF GOODLETTSVILLE, TENNESSEE:**

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of the properties referenced as Sumner County Property Tax Map 140, Parcel 124.00 including 25.02 acres and Sumner County Property Tax Map 140, Parcel 124.01 including 20.00 acres as shown on “Exhibit A” for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

Resolution Passed: _____

City Attorney

RESOLUTION 24 ()

“EXHIBIT A”



Property Map per Sumner County Tennessee Property Assessment Website:
tn.sumner.geopowered.com- August 29, 2024

Property#1 Sumner County Tax Map 140, Parcel 124.00

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00 at a point on the northern margin of the Long Hollow Pike/SR 174 right-of-way; then extending in a north-eastern direction 1,230 feet, more or less, along the northern margin of the Long Hollow Pike right-of-way along an eastern boundary of Sumner County Tax Map 140, Parcel 124.00 to a point at the north-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a south-east property corner of Sumner County Tax Map 140, Parcel 114.04; then extending in a north-western direction 890 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 114.04 to a point at a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 and a south-east property corner of Sumner County Tax Map 140, Parcel 124.01; then extending in a western direction 440 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 124.01 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.00 and north-east property corner of Sumner County Tax Map 140N, Group B, Parcel 018.00; then extending in a southern direction 886 feet along the eastern property boundary of Sumner County Tax Map 140N, Group B, Parcel 018.00 and Sumner County Tax Map 140N, Group B, Parcel 042.00 to a south-west property corner of Sumner County Tax Map 140, Parcel 124.00 and south-east property corner of Sumner County Tax Map 140N, Group B, Parcel 042.00; then extending 810 feet, more or less in a south-eastern

direction along the northern property boundary of Sumner County Tax Map 140N, Group A, Parcel 044.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00.

The 25.02-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.00. Property description prepared by the City of Goodlettsville Planning and Development staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- August 29, 2024.

Property#2 Sumner County Tax Map 140, Parcel 124.01

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a point of a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 then extending in a north-eastern direction 965 feet, more or less, along a western boundary of Sumner County Tax Map 140, Parcel 114.04, Sumner County Tax Map 140, Parcel 114.02, and a portion of Sumner County Tax Map 140, Parcel 114.05 to a north-east property of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 269 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 97 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a western direction 735 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 00 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a southern direction 795 feet, more or less, along a portion of the eastern property boundary of Sumner County Tax Map 140, Parcel 110.00, and along the eastern property boundary of Sumner County Tax Map 140, Parcel 109.01 and Sumner County Tax Map 140, Parcel 109.03 to the point of a south-west property Sumner County Tax Map 140, Parcel 124.01, and north-east property corner of Sumner County Tax Map 140N Group B, Parcel 15.00 and a north-west property corner of Sumner County Tax Map 140N, Group B, Parcel 40.00; then extending in a south-eastern direction 515 feet, more or less, along a north property boundary of Sumner County Tax Map 140 N, Group B, Parcel 40.00, Sumner County Tax Map 140 N, Group B, Parcel 16.00, Sumner County Tax Map 140 N, Group B, Parcel 17.00, N. Maple Ridge Lane Public Right of Way, and Sumner County Tax Map 140 N, Group B, Parcel 18.00 to the point of a north-east property corner of Sumner County Tax Map 140 N, Group B, Parcel 18.00 and north-west property corner of Sumner County Tax Map 140, Parcel 124.00; then extending in an eastern direction 443 feet, more or less, along the northern property boundary of Sumner County Tax Map 140, Parcel 124.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 114.04.

The 20.00-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.01. Property Description prepared by the City of Goodlettsville Planning and Development Staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- August 29, 2024.

RESOLUTION NO. 24 ()

A RESOLUTION ANNEXING 1,770 FEET OF LONG HOLLOW PIKE/SR 174 RIGHT OF WAY AND ROADWAY BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, the right of way section is contiguous with the current city limits and is located in the City of Goodlettsville’s Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, the street annexation section includes the public roadway frontage of the 45.02 acre annexation per Resolution No. 24(), and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 24-() defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of a section of Long Hollow Pike/SR 174 including 1,770 feet of road right of way and roadway as shown on “Exhibit A” for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

City Attorney

Resolution Passed:_____

RESOLUTION 24 ()

“EXHIBIT A”



RESOLUTION NO. 24-()

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXATION OF 45.02 ACRES ON LONG HOLLOW PIKE AS DESCRIBED IN RESOLUTION NO. ANNEXATION RESOLUTION 24-() BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, TCA 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an ordinance annexing any territory; and before the adoption of said plan of services, a municipality shall hold a public hearing and

WHEREAS, the Goodlettsville Municipal Planning Commission recommended this plan of service to the Goodlettsville City Commission at their () meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated there is hereby adopted for the area described in RESOLUTION# 24 (), which includes 45.02 acres referenced as Sumner County Tax Map 140, Parcels 124.00 and 124.01 the following plan of service:

Police protection, fire protection, inspection and planning and zoning services, recreation facilities and programs shall commence upon the effective date of annexation.

For new dedicated and developed public rights of ways including public streets, sidewalks, curbs, and storm water infrastructure installed in the annexed area, the City shall per the provisions of the City's Subdivision Regulations be responsible for maintenance one-year after final acceptance by the City Commission of the public right of way improvements constructed to city standards and dedicated to the City of Goodlettsville. The developer of the property may be responsible for Long Hollow Road improvements per the development project traffic study and Planning Commission and Tennessee Department of Transportation review and approvals.

Street lighting services on the annexed section of Long Hollow Pike shall commence within one year of the effective date of annexation.

Miscellaneous: Any other governmental services provided by the City of Goodlettsville, not specified, will be provided after the effective date of annexation.

The following services shall be provided by the Developer:

Extension and/or installation of water lines, fire hydrants, sewer lines, gas lines, street name signs, stop signs and/or streetlights for new streets including curbs and sidewalks and storm water infrastructure installed in the annexed area shall be the responsibility of the developer. Streets constructed by developers shall have streetlights installed by the developer prior to acceptance as a public street. The developer of the property may be responsible for Long Hollow Pike

improvements per the development project traffic study and Planning Commission review
Planning Commission and Tennessee Department of Transportation review and approvals.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on ()

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

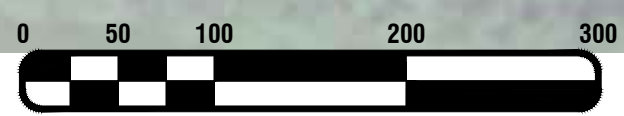
Resolution Passed: _____

City Attorney

C:\Civil 3D Projects\24145 - Keel - Residential - Long Hollow Pike\24145 Residential Long Hollow Pike Summer Co_080224.dwg--CSP_1.0 (Site Plan) Aug 02, 2024 - 6:45pm CoryEmerson



ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION

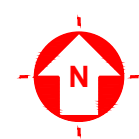


SCALE 1" = 100'



Know what's below.
Call before you dig.

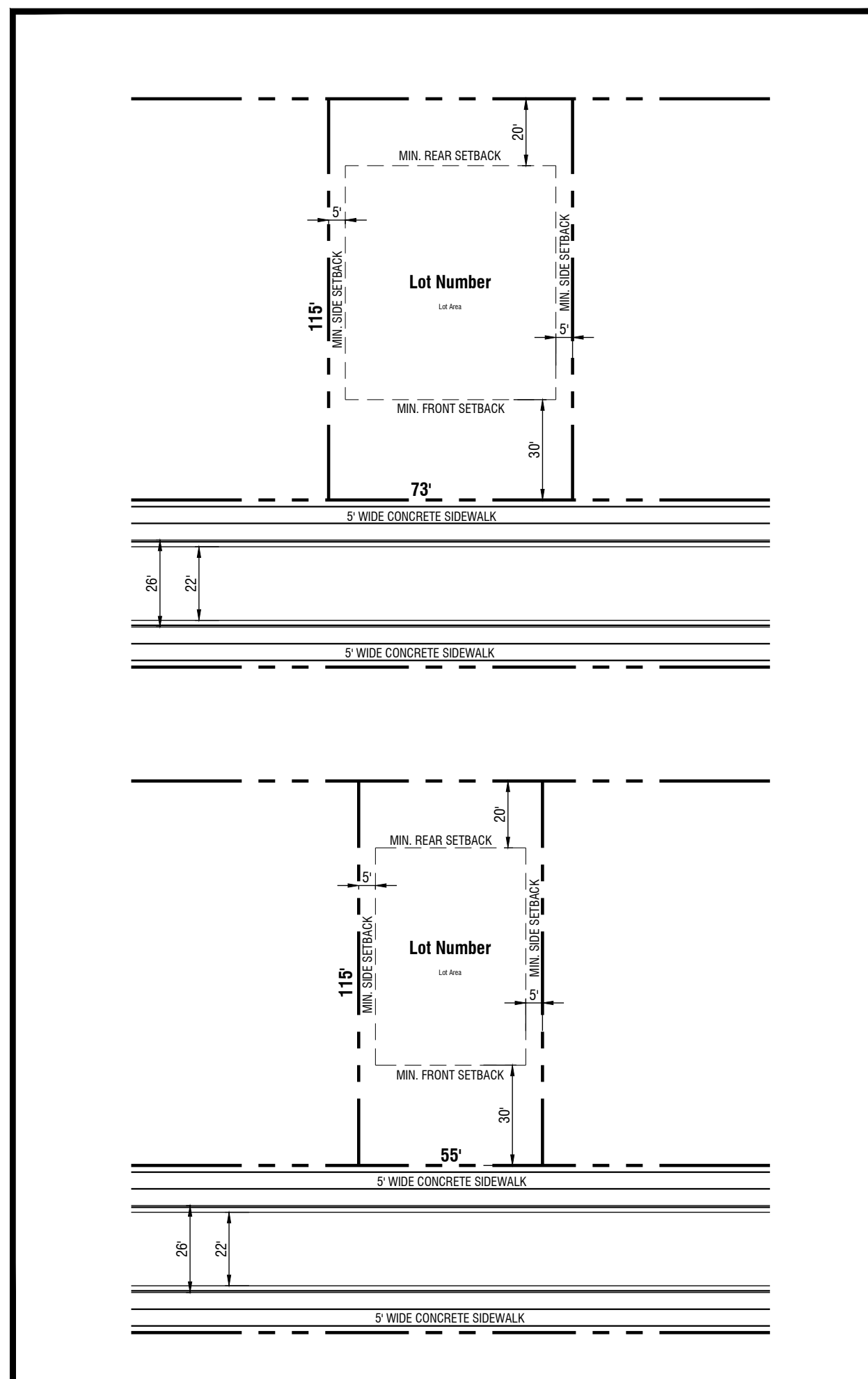
FLOOD NOTE:



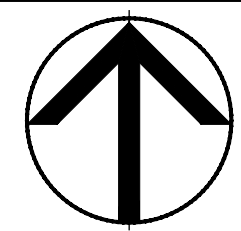
PLANS PREPARED FOR:
KEEL DEVELOPMENT, LLC
P.O. BOX 10667
KNOXVILLE, TN 37939
865-292-5892

PLANS PREPARED BY:
DMJ DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-6863
www.dmjashville.com

SITE DATA	
JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	.
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
LOT SIZE:	45.0± ACRES
MIN. BUILDING SETBACKS:	
FRONT:	30'
SIDE:	5'
REAR:	20'
MIN. LOT AREA	.
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - 45' MINIMUM
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY	.



TYPICAL LOT CRITERIA



TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

REVISIONS	
NO.	DESCRIPTION

DATE: 061924
DMG Project No: 24145
ANNEXATION / ZONING EXHIBIT
SP1.0

Addam McCormick

From: Cory Spano <cory.spano@gmail.com>
Sent: Wednesday, August 14, 2024 10:15 PM
To: Jennifer Duncan; Addam McCormick
Subject: Planning Commission - Items #7 & 8

Follow Up Flag: Flag for follow up
Flag Status: Completed

*****CAUTION*****

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Hi Jennifer and Adam.

My name is Cory Spano and I live at 117 N Maple Ridge Lane. The proposed property for annexation and rezoning is directly behind my home. I want to express my strong opposition to this annexation and development. I have several thoughts and concerns that I'd like to share so I appreciate you taking the time to read these and seriously consider them.

The proposed development stands to significantly alter the character of our neighborhood, and community. The beauty and privacy of this rural residential community is what made me want to live here. Specifically, I am concerned about the following issues:

1. Loss of Privacy: The construction of new homes in close proximity to my property will infringe on the privacy that I currently enjoy. My backyard, which is currently a serene and private space, as shown in the photos below, will be directly overlooked by the new structures, diminishing my ability to use and enjoy my outdoor space.

2. Impact on Aesthetic Value: Our neighborhood features very nice homes, wide lots, and scenic views. The proposed development threatens to disrupt the visual appeal of the area, introducing structures that may not blend with the existing architectural and natural landscape. This change will absolutely lower property values and affect the overall charm of our community. The current proposal of 112 homes is ridiculous in my opinion as it could lead to two or three homes per one lot in Wynridge.

3. Environmental Concerns: The construction process and subsequent increase in density would have detrimental effects on beautiful trees and local wildlife. I have several majestic white oak trees in my yard along with many others along the border of our neighborhood. One of my white oak trees is around 250+ years old, or older than the United States of America. There are many white oak trees in this area and many of these slow growth trees are 150-200+ years old. Development close to these trees could seriously risk killing them by altering the water and sunlight they currently receive. A full housing development for the land would almost certainly lead to the removal of many white oak trees and other beautiful species that make our local landscape so scenic.

4. Traffic and Infrastructure: An increase in residential density, in addition to what has already been completed and currently in progress would certainly add more strain on local infrastructure, including schools. Developments such as this often lead to strains on budgets for the county schools and the county taxpayers could be forced to endure yet another property tax increase. Any increase in property taxes, especially during this time of high inflation, would hurt many residents of Goodlettsville and Sumner County.

I urge you to carefully consider these concerns and evaluate the potential negative impacts of this development. It is important that we prioritize maintaining the integrity of our community and the well-being of its residents. I truly do not believe this project is in the best interest of our city, county, and state to continue developing over our farmland and diminishing the beauty of our communities.

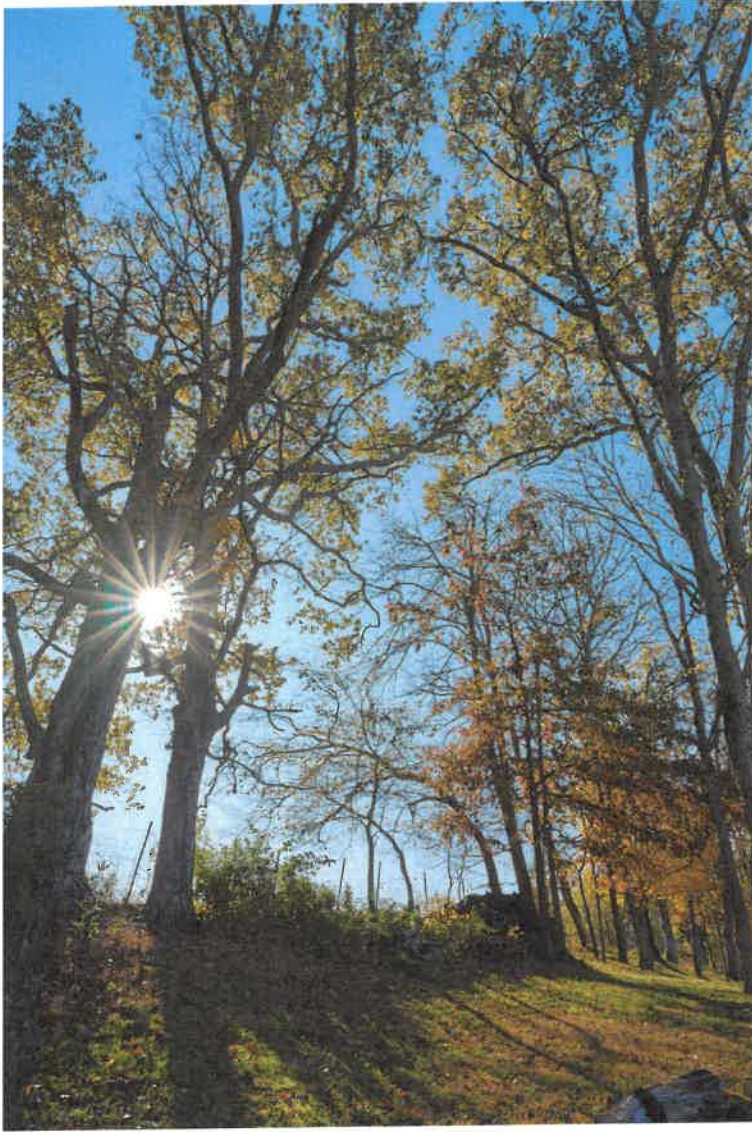
Thank you for your attention to this matter. I would appreciate the opportunity to discuss these concerns further at the upcoming planning commission meeting or through any other available means.

Sincerely,

-Cory Spano, CPA, MAcc

P.S. I'm attaching a few photos for reference from my backyard to share the scenic beauty of these majestic White Oak trees overlooking the field atop the hill in section 124.





Addam McCormick

From: Kacie Justice [REDACTED]
Sent: Sunday, August 18, 2024 2:56 PM
To: Jennifer Duncan; Addam McCormick
Subject: Concerns for new development on Long Hollow Pike

*****CAUTION*****

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I hope this email finds you well. I am reaching out to express my concerns regarding the proposed new neighborhood development beside the Wynridge, along Long Hollow Pike. After careful consideration, I believe there are several critical issues that should be addressed before moving forward with this project.

1. **Preservation of Land and Environmental Impact:** The proposed development would require significant clearing of existing woodlands and natural habitats. This loss of green space could have detrimental effects on local wildlife and disrupt the ecological balance. There are concerns about potential harm to local wildlife habitats and natural water sources. Preserving these areas is crucial for maintaining biodiversity and environmental health.
2. **Increased Traffic:** The addition of a new neighborhood would undoubtedly lead to a rise in traffic congestion on an already busy road. This could exacerbate safety issues, reduce quality of life, and strain our local infrastructure. The current road systems are not equipped to handle the increased volume without substantial upgrades, which could be costly and disruptive.
3. **Impact on Home Values:** There is a concern that the influx of new development like the one you are proposing could lower property values in the existing neighborhoods. As new, possibly more affordable housing options become available, the market for current homes may experience a decline, affecting the financial stability of current homeowners.
4. **Local Schools:** Building a new neighborhood in our area would likely exacerbate the problem of school overcrowding, which is already a significant concern. As more families move into the new development, the local school will face increased enrollment pressure, leading to larger class sizes and strained resources. Overcrowded classrooms can negatively impact the quantity of education, limit individualized attention for students, and place additional stress on teachers. Addressing these issues requires careful planning to ensure that educational

facilities can accommodate the growing population. Without such considerations, the new development could undermine the effectiveness of our schools and compromise the educational experience for all students. As a mom of 2 students that attend T.W Hunter and Beech High school, I do not want this.

5. **Small Town Vibes:** By adding more developments like these, the charm of our small town will be greatly impacted. The charm of our small town lies in its close-knit community, unique character and tranquil atmosphere, all of which would be comprised. Adding new homes would increase population density, potentially leading to loss of the intimate, personal feel that makes Goodlettsville so special. Higher noise levels, traffic and change in local character could diminish the very qualities that residents in the area cherish. We don't want to be another town overgrown with many neighborhoods. We moved to this area because of its charm, small town feel, and the way we instantly felt connected, safe and at ease. You will lose this charm if you continue to add neighborhoods.
6. **Safety:** The proposed new neighborhood development raises significant concerns about potential increases in crime. Expanding the residential area could lead to higher population density, which might strain existing community resources and law enforcement services. This influx could result in a rise in criminal activity, as new developments can sometimes attract opportunistic crimes if adequate security measures and community engagement are not established from the outset. Additionally, the disruption and changes in the neighborhood dynamics could lead to increased tensions and decreased vigilance among residents. Ensuring the safety and security of all community members should be a priority, and without robust planning and additional resources, the new development might inadvertently contribute to an escalation in crime.

Given these concerns, I believe it is important to carefully reconsider adding this new development. I urge you to consider how this will negatively impact the residents of Goodlettsville and especially my neighborhood of Wynridge. I wholeheartedly believe that this development is not in the best interest of Goodlettsville and Hendersonville. We really don't need to continue to lose so much of our farmland and natural beauty that makes Goodlettsville and the state of Tennessee so wonderful and unique. Thank you for your time. I'm open for more discussion, if needed.

Sincerely,

Kacie Justice

Addam McCormick

From: Christopher Justice <[REDACTED]>
Sent: Monday, August 19, 2024 6:01 PM
To: Jsduncan@goodlettsvile.gov; Addam McCormick
Subject: New Development on Long Hollow Pike

*****CAUTION*****
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Good evening,

My name is Christopher and I live in the Wynridge neighborhood. I am writing to express my strong opposition to the proposed development of a new neighborhood in our area. While I understand the need for housing and community growth, I have significant concerns about how this development will impact our existing community. Specifically, I am worried about:

Property Values: There are concerns about how the new development could affect property values in our area. The introduction of new housing might lead to a decrease in property values and affect the investment we've made in our homes. This not only affects the investment that current homeowners have made in their properties but also undermines the long-term financial stability of our community. Protecting property values should be a priority.

Traffic and Infrastructure: Long Hollow Pike is already stretched thin at times, and adding a new neighborhood would exacerbate traffic congestion and strain local resources such as water, sewage, and emergency services. This could significantly reduce the quality of life for existing residents. Currently, depending on the time of day, it can take me a long time to get out of my neighborhood. The addition of more vehicles from the new development will exacerbate this issue. Increased traffic not only leads to longer commute times and greater air pollution but also heightens the risk of accidents, particularly in residential areas where children play and pedestrians walk.

Community Character: The character of our neighborhood and the town of Goodlettsville is something many of us deeply value. A new development could alter the aesthetic and cultural landscape of our community, impacting the sense of belonging and historical charm that makes our area unique. We don't want to be another town that gets taken over by neighborhood on top of neighborhood.

Wildlife: The proposed development of a new neighborhood threatens to disrupt local wildlife and their natural habitats, which is a significant concern for our community. I personally love being able to walk outside and regularly see deer, rabbits and the foxes. Construction activities would not only destroy these habitats but also fragment the environment, making it difficult for wildlife to survive and thrive. Protecting our natural environment and its inhabitants should be a priority.

Schools: The proposed development of a new neighborhood could exacerbate the overcrowding issues already affecting our local schools, further compromising the quality of education provided to

our children. We pride ourselves in our local schools when it comes to academics and sports. I currently have 2 kids in our local school and they are at times sitting 3 to a seat on the bus. This is unacceptable already as it is and we simply don't have room for more. Additionally overcrowding affects students socially. Socially, the pressure of overcrowded settings may exacerbate behavioral issues and increase stress among students and staff, ultimately undermining the learning environment and hindering educational outcomes.

Crime: I greatly oppose the new development because of concerns of a rise in crime. We need to ensure the safety and well-being for current and future residents in this area. The perceived or actual rise in criminal activity can diminish property values and deter families from moving in, ultimately impacting the community's quality of life and economic stability. We do not need to worry about the safety of our homes and children by bringing in more people.

Thank you for taking the time to read my email. I greatly hope you will reconsider building this new development. We love Goodlettsville/Hendersonville and one of the reasons we chose to move where we live today is because of how safe we feel here, how we are surrounded by nature and wildlife and the charm of this area.

Sincerely,
Christopher Justice

Addam McCormick

From: [REDACTED]
Sent: Monday, August 19, 2024 10:18 PM
To: Jennifer Duncan; Addam McCormick
Subject: Long Hollow Property Rezoning

*****CAUTION*****

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Hi all,

I'd like to voice my concern over the possible development of 4408 Long Hollow Pike from rural residential to medium density residential. We are not for it and would like to express our concerns against it. My husband and I live in Wynridge are concerned about the additional traffic this would bring as well as disruption to this area of Long Hollow and our neighborhood. Long Hollow goes down in lanes just before Wynridge and adding 112 houses would bring around 225 additional cars. This area does not have the capacity for that. It will also affect schools and my concern is zoning. We specifically moved here to this neighborhood so that our kids could be at Madison Creek and Beech.

Thank you for listening to my concerns,

Brooke Nichols

Addam McCormick

From: [REDACTED]
Sent: Wednesday, August 28, 2024 8:06 AM
To: Addam McCormick
Cc: Jennifer Duncan
Subject: Wynridge Concerns over Keel Development - 9/9/24 Planning Meeting Item #7

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Addam McCormick,

I'm writing to share some concerns about the new neighborhood development (Item # 7 Keel Development) that's being proposed. As a resident of the Wynridge community, I think there are a few issues that need to be considered.

First off, the new neighborhood is going to be a lot denser than ours at 112 homes in 45 acre. This could lead to overcrowding and put a strain on local resources. Our schools are already full, so we'd need to expand them to handle more students.

Traffic is another big concern. The extra cars from the new development will make congestion worse. We need a turn lane on Long Hollow Pike to prevent backup on Long Hollow during turning like Wynridge has. I think the developer should cover the cost since it's their project causing the issue. Also, it's important that the traffic flow in our neighborhood stays the same to keep things safe and convenient for everyone. Wynridge already has an issue with people speeding by our home.

There's also the problem of stormwater runoff. The new development could make runoff issues worse in the nearby stream adjacent to Long Hollow and our neighborhood, which could lead to flooding and other problems. We need a robust stormwater management plan in place.

Additionally, the developer should leave the trees that abut Wynridge to maintain the natural landscape and provide a buffer between the neighborhoods. It would also be great if the developer could add a biking or walking path to the development. These types of features, if made a requirement to developers in the future, could turn into a fantastic amenity for the Goodlettsville community.

There is also a spring-fed pond on the 45-acre tract of land that should not be impacted. This pond is an important natural feature and should be preserved as part of the development plan.

Lastly, the developer should make sure the home density in the new neighborhood matches or is less than what we have in Wynridge. This will help keep the character of our community intact. This is a significant concern of mine.

I hope the city will take these concerns seriously and work with us to find a solution that works for everyone. Thanks for your attention to this matter. Looking forward to hearing back from you.

Andy Thorpe
131 N. Wynridge Way


Addam McCormick

From: [REDACTED]
Sent: Wednesday, September 4, 2024 12:46 PM
To: Addam McCormick; Rusty Tinnin; Zach Young; Jennifer Duncan; Stuart Huffman
Subject: Opposition to Annexation and Rezoning of 4408 Long Hollow Pike

*****CAUTION*****

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Dear City Leaders,

I am writing to express my strong opposition to the rezoning of 4408 Long Hollow Pike.

I live at 1248 Madison Creek Rd and own 47 acres. This new development is very close to my land. I can actually see this area of the proposed development from the top of my hill. This area of Goodlettsville is unique in its rural character so close to the amenities of Nashville and is the main reason I moved to this home in 2020. Rezoning to allow 112 new houses would significantly damage this character.

The farm (approximately 110 acres) that borders my property to the north is also pending with a developer. Without careful planning, I could find my property essentially surrounded by hundreds of new homes. This would be absolutely unacceptable. I am asking that you please deny any requests for rezoning in this area. Please protect our unique rural charm that brings value to our properties and community.

I also have a daughter who just started Kindergarten at Madison Creek Elementary. The addition of 112 new units would strain the school's resources. This is especially concerning given the potential for development of other large tracts of land for sale on Madison Creek Road and Allen Rd. With careful planning, you can protect Madison Creek Elementary's resources and positive reputation.

Jeremy Mansfield shared a very convincing argument about the fiscal imbalance created by this type of development in a recent Facebook post. I agree with him. My original lot was 23 acres. I just purchased an additional 24 acres of the farm for sale adjacent to me. This 24 acres will be protected from development and will require no services from the city, yet the city will continue to receive revenue from my property taxes. I encourage the commissioners and planning commission to look at revenue from all angles of zoning.

Gallatin and Hendersonville are among the fastest growing areas around. You have the chance to maintain Goodlettsville's rural charm and protect our schools by saying no to the type of development that is currently straining our neighboring areas.

Thank you so much for your efforts and your time. I do truly love where I live and I would be happy to speak to any of you further about this issue.

Sincerely,
Rachel Gordon



Addam McCormick

From: amy.noble@annapolis.com
Sent: Wednesday, September 4, 2024 11:49 AM
To: Addam McCormick
Subject: Concerned life long resident

Follow Up Flag: Flag for follow up
Flag Status: Flagged

*****CAUTION*****

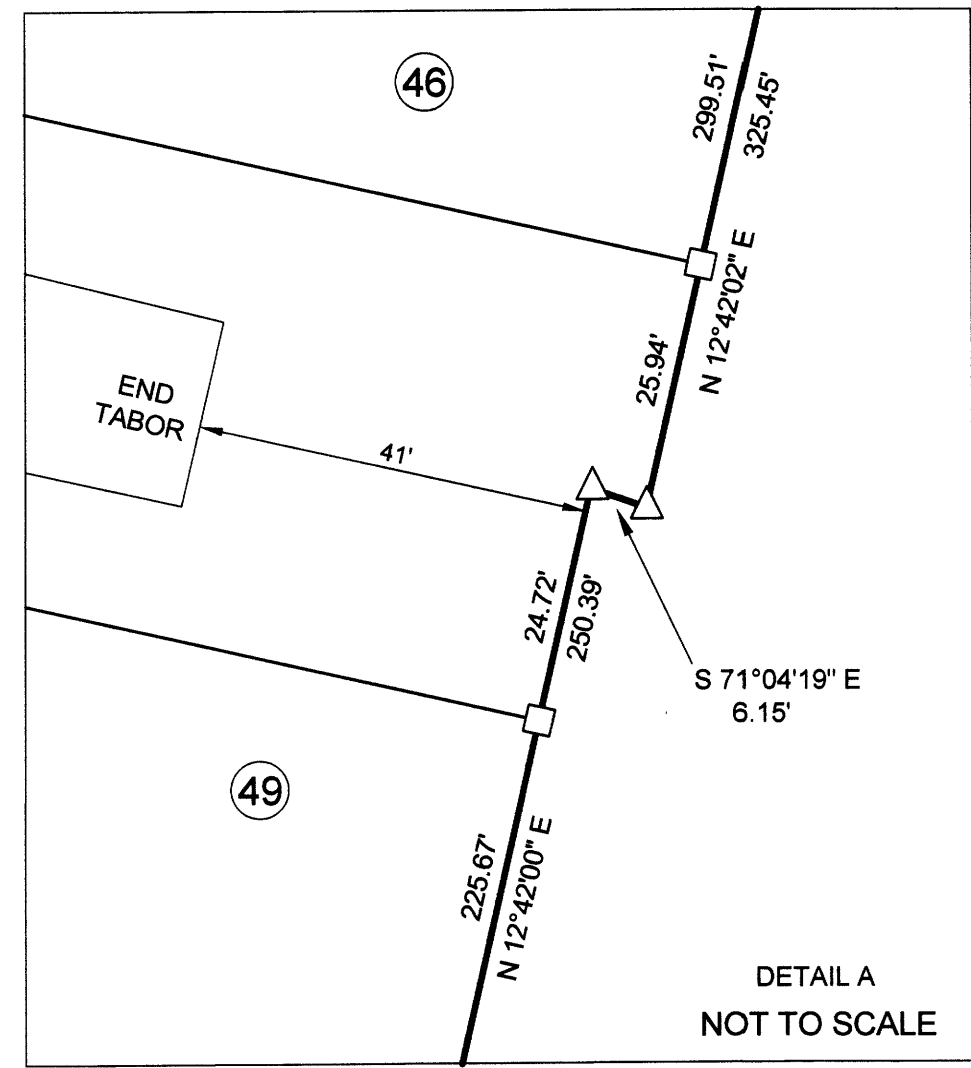
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Please I don't know who I need to tell this to but as a life long resident of long hollow pike please we we beg u Don't build anymore here we love what we have and don't want that to be ruined by selfish rich builders that just want money that don't care about the residents! We like the slow life and these people coming in just want to destroy it it's very selfish I'm sure they wouldn't want their area to be overdeveloped Sent from my iPhone

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

REVISIONS

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

THESE DRAWINGS SHALL BE CONSIDERED FINAL AND COMPLETE UNLESS THE SEAL OF THE ENGINEER OR SURVEYOR OF RECORD IS AFFIXED HERETO.

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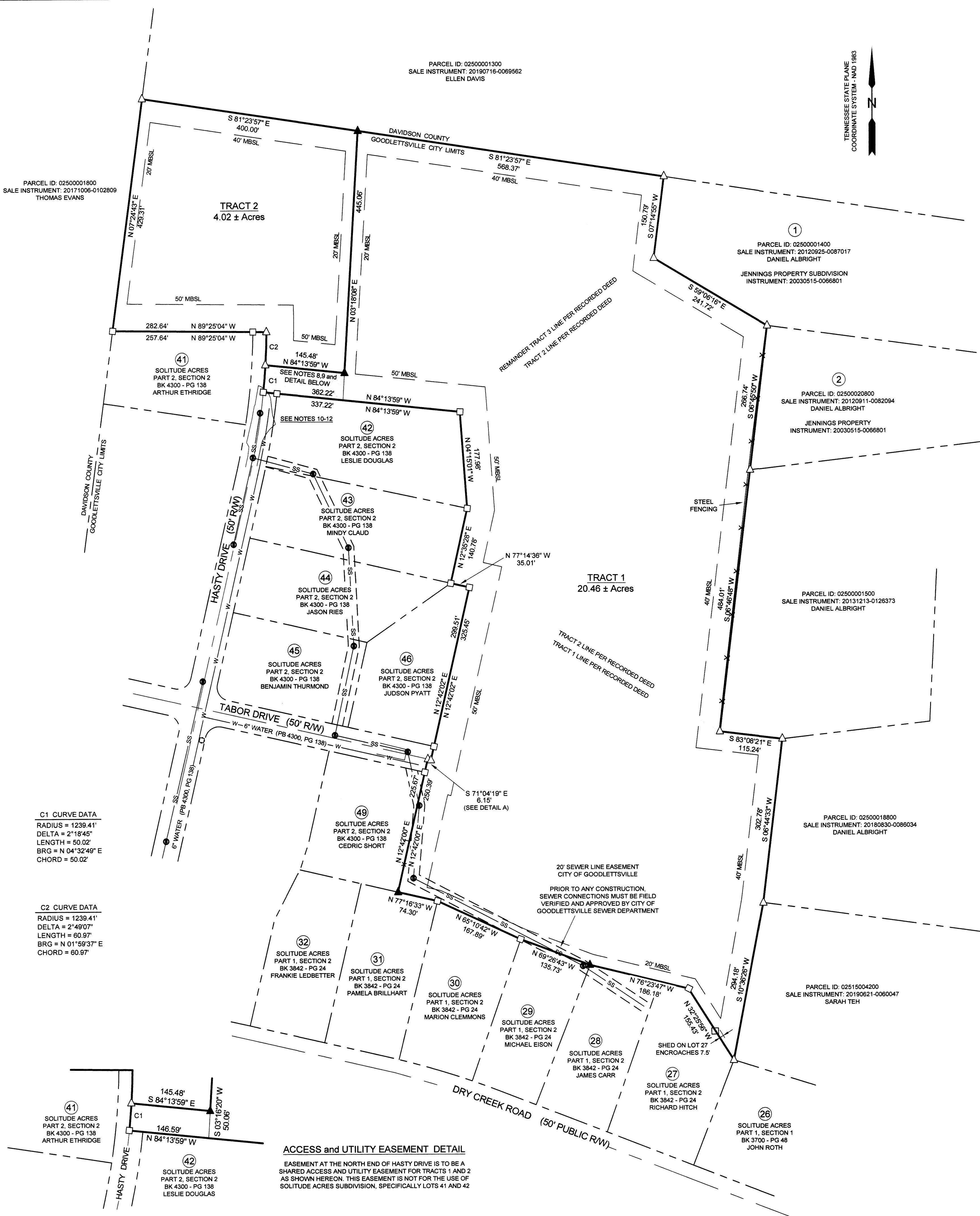
MINOR SUBDIVISION NUMBER: 1 of 1

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

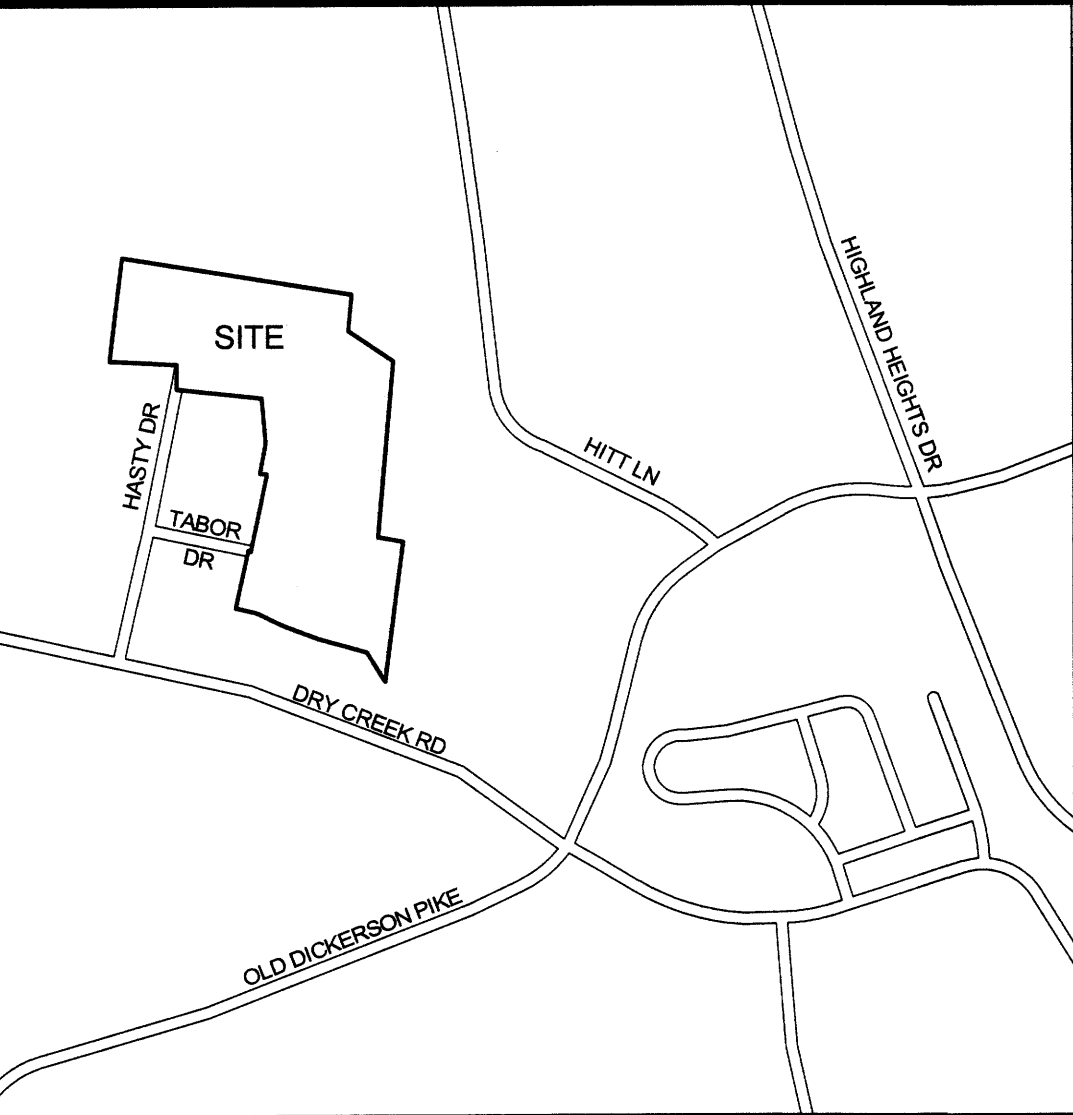
DRAWN BY: RGT CHECKED BY: RGT SCALE: 1" = 100'
PROJECT # 200707 DATE: 12/09/21

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



C1 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°18'45"
LENGTH = 50.02'
BRG = N 04°32'49" E
CHORD = 50.02'

C2 CURVE DATA
RADIUS = 1239.41'
DELTA = 2°49'07"
LENGTH = 60.97'
BRG = N 01°59'37" E
CHORD = 60.97'



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 of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

By: *[Signature]* Date: *[Date]*
By: *[Signature]* Date: *[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.

[Signature] *[Date]* *[Initials]*
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] *[Year]* *[Signature]*
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] *[Year]* *[Signature]*
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] *[Year]* *[Signature]*
Date Representative

Karen Johnson Davidson County
Station# 774815 PLAT 4-G
12/16/2021 10:27:51 AM 1 pg
Fees: \$15.00 Taxes: \$0.00
20211216-0166282



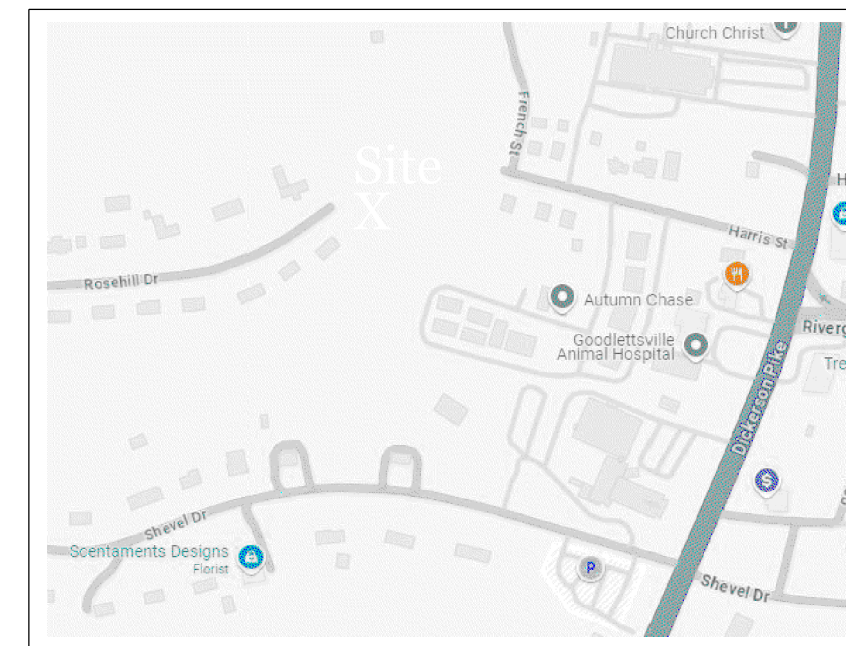
CONSTRUCTION PLANS

for:

Rosehill Park

Located:

Rosehill Drive
Goodlettsville
Davidson County
Tennessee



Vicinity Map
not to scale

Plan Prepared By:

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

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

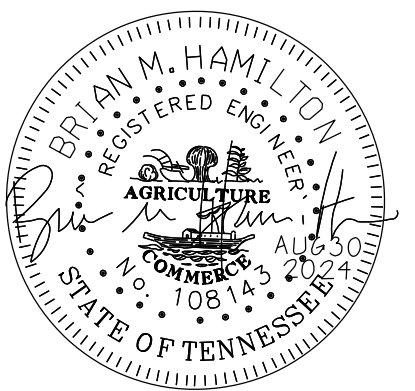
SHEET INDEX:

GENERAL:

CO	COVER SHEET
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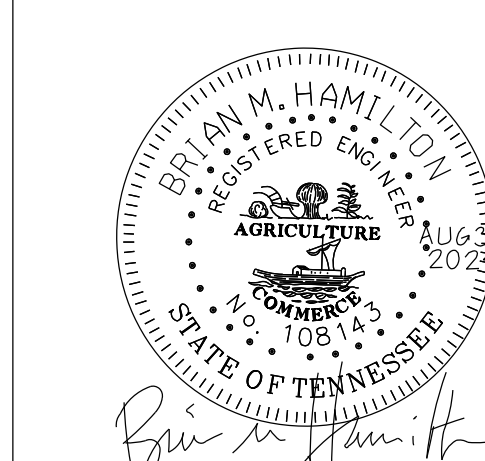
CIVIL:

C0.1	EXISTING CONDITIONS
C1.0	SITE AND UTILITY PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C2.2	INTERMEDIATE EROSION CONTROL PLAN
C2.3	FINAL STABILIZATION PLAN
C2.4	SWPPP DETAILS AND NOTES
C3.0	ROAD PLAN AND PROFILE



COVER

C0



sheet title:
SITE PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

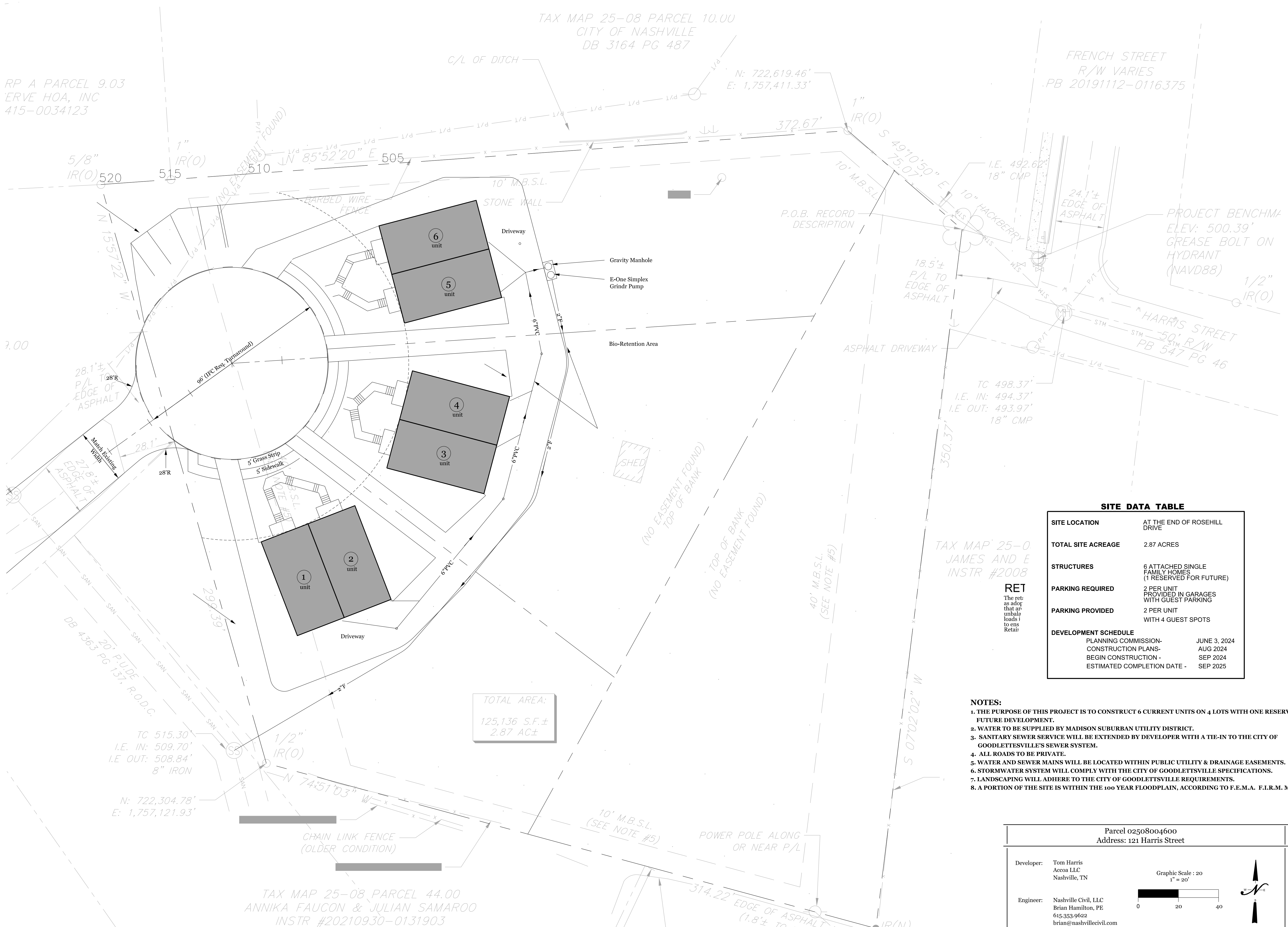
Project #:
NC 24-481

Original Issue Date:
28 May 2024

Revisions:
1 5Aug24 - Preliminary Resubmittal
2 30Aug24 - Construction Plans

Phase:
Construction Drawings

Site Plan
C1.0



SITE DATA TABLE

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

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

Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615-353-9622
brian@nashvillecivil.com

Graphic Scale: 20
1" = 20'

TOTAL AREA:
125,136 S.F.±
2.87 AC±

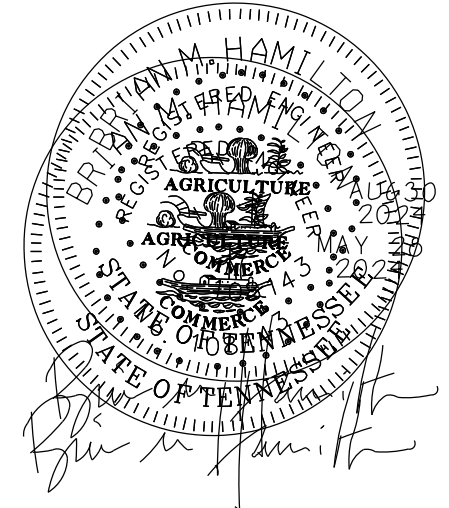
RP A PARCEL 9.03
ERVE HOA, INC
415-0034123

TAX MAP 25-08 PARCEL 10.00
CITY OF NASHVILLE
DB 3164 PG 487

FRENCH STREET
R/W VARIES
PB 20191112-0116375

TAX MAP 25-0
JAMES AND E
INSTR #2008

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PR 2900 PG 125



sheet title:
GRADING AND DRAINAGE PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

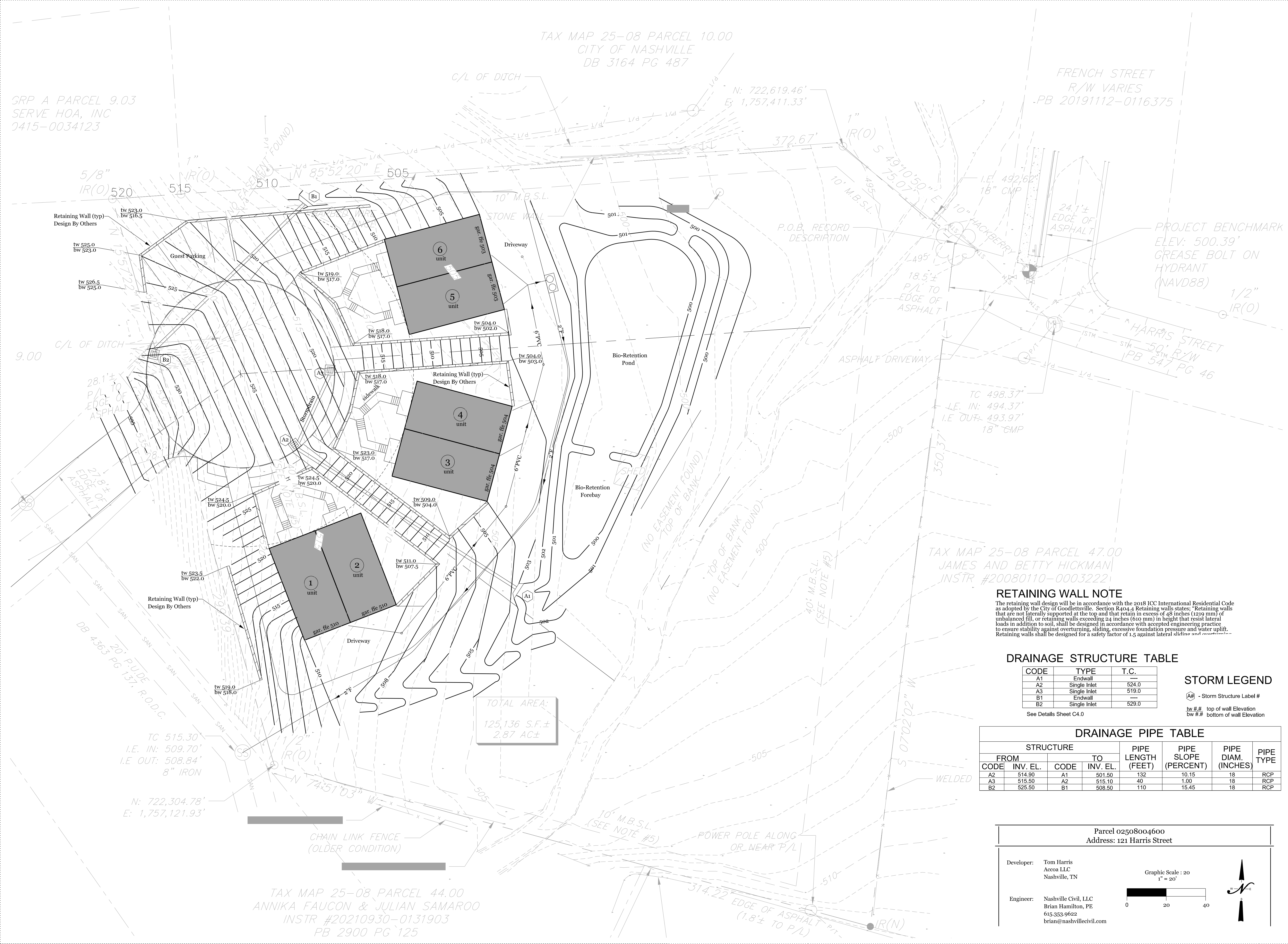
GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
 NC 24-481
 Original Issue Date:
 28 May 2024
 Revisions:
 1 5Aug24 - Preliminary Resubmittal
 2 30Aug24 - Construction Plans

Phase:
 Construction Drawings

Grading And Drainage Plan

C2.0



TOTAL AREA:
 125,136 S.F. ±
 2.87 AC ±

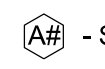
RETAINING WALL NOTE
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DRAINAGE STRUCTURE TABLE

CODE	TYPE	T.C.
A1	Endwall	---
A2	Single Inlet	524.0
A3	Single Inlet	519.0
B1	Endwall	---
B2	Single Inlet	529.0

See Details Sheet C4.0

STORM LEGEND

 - Storm Structure Label #
 tw #.# top of wall Elevation
 bw #.# bottom of wall Elevation

DRAINAGE PIPE TABLE

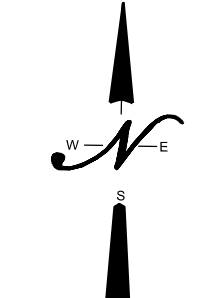
STRUCTURE		PIPE LENGTH (FEET)	PIPE SLOPE (PERCENT)	PIPE DIAM. (INCHES)	PIPE TYPE
FROM CODE	TO CODE				
A2	A1	132	10.15	18	RCP
A3	A2	40	1.00	18	RCP
B2	B1	110	15.45	18	RCP

Parcel 02508004600
 Address: 121 Harris Street

Developer: Tom Harris
 Accoa LLC
 Nashville, TN

Engineer: Nashville Civil, LLC
 Brian Hamilton, PE
 615-353-9622
 brian@nashvillecivil.com

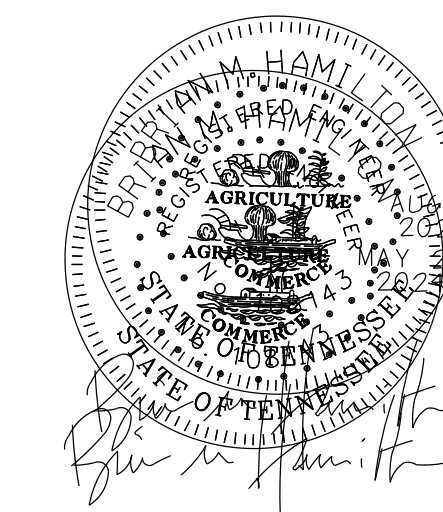
Graphic Scale: 20
 1" = 20'





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

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



sheet title:

INITIAL EROSION CONTROL PLAN

for:

ROSEHILL PARK

located:

121 HARRIS STREET

GOODLETTSVILLE
DAVIDSON
COUNTY
TENNESSEE

Project #:

NC 24-481

Original Issue Date:

28 May 2024

Revisions:

- 1 5Aug24 - Preliminary Resubmittal
- 2 30Aug24 - Construction Plans

Phase:

Construction Drawings

Initial Erosion Control Plan

C2.1



Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615-353-9622
brian@nashvillecivil.com

Graphic Scale: 20
1" = 20'

RP A PARCEL 9.03
ERVE HOA, INC
415-0034123

TAX MAP 25-08 PARCEL 10.00
CITY OF NASHVILLE
DB 3164 PG 487

FRENCH STREET
R/W VARIES
-PB 20191112-0116375

TAX MAP 25-08 PARCEL 47.00
JAMES AND BETTY HICKMAN
INSTR #20080110-0003222

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125



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

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



sheet title:
INTERMEDIATE EROSION CONTROL PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

**GOODLETTSVILLE
DAVIDSON
COUNTY
TENNESSEE**

Project #:
NC 24-481

Original Issue Date:
28 May 2024

Revisions:
1 5Aug24 - Preliminary Resubmittal
2 30Aug24 - Construction Plans

Phase:
Construction Drawings

Intermediate Erosion Control Plan

C2.2

TAX MAP 25-08 PARCEL 10.00
CITY OF NASHVILLE
DB 3164 PG 487

FRENCH STREET
R/W VARIES
PB 20191112-0116375

GRP A PARCEL 9.03
SERVE HOA, INC
0415-0034123

TAX MAP 25-08 PARCEL 47.00
JAMES AND BETTY HICKMAN
INSTR #20080110-0003221

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125

TOTAL AREA
125,136 S.F. ±
2.87 A.C. ±

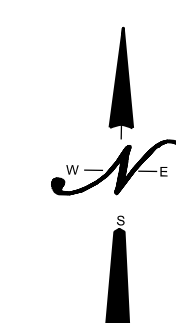
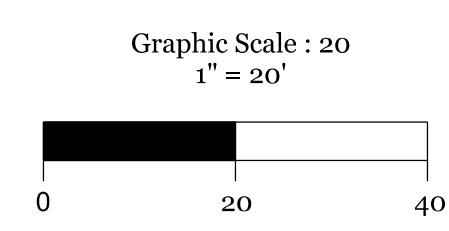
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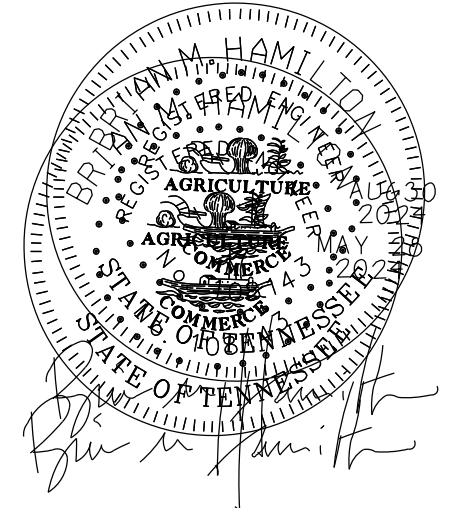
See C2.1, C2.3 & C2.4 For Complete SWPPP

Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615-353-9622
brian@nashvillecivil.com





sheet title:
FINAL STABILIZATION PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

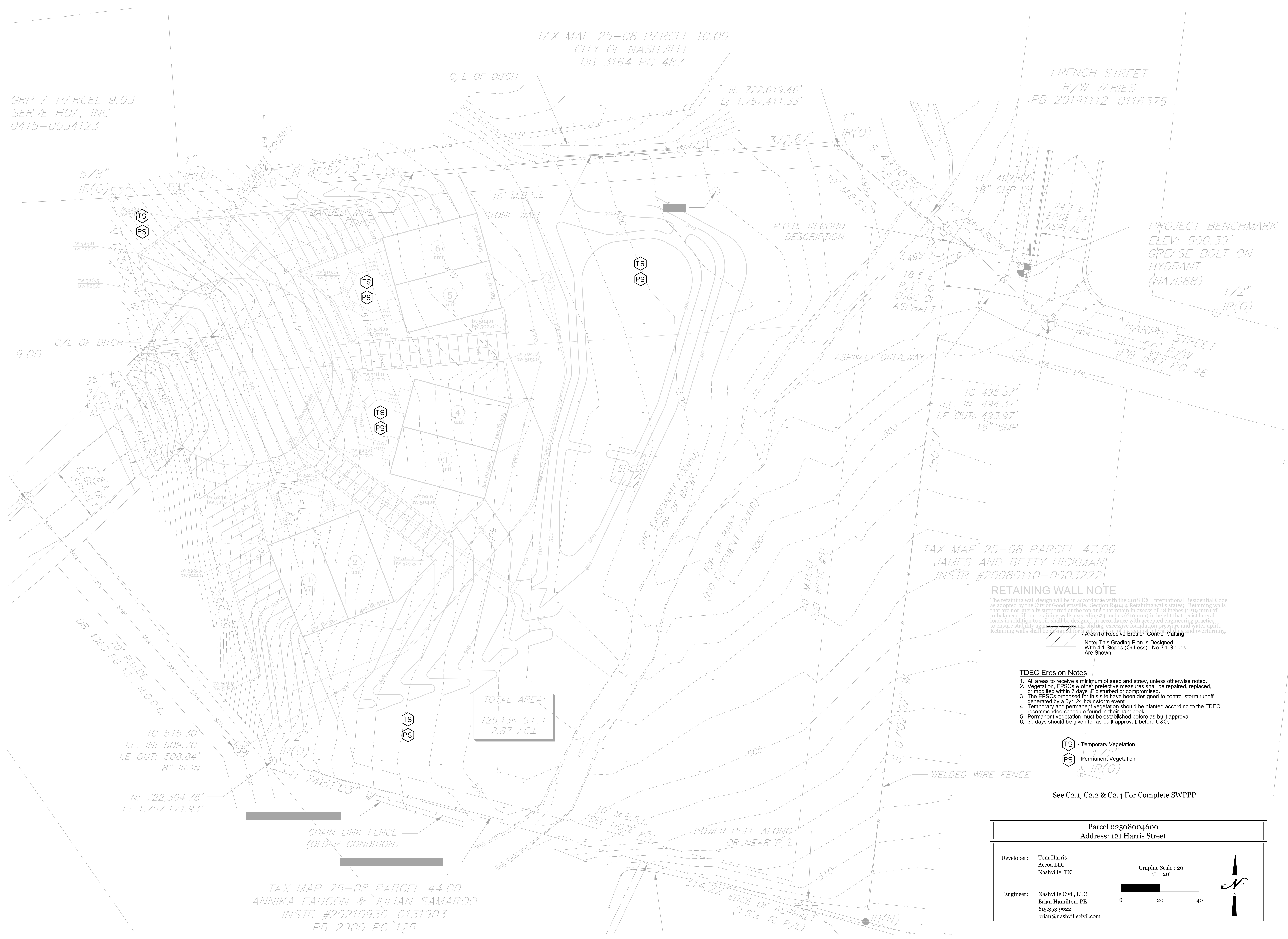
GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
 NC 24-481
 Original Issue Date:
 28 May 2024
 Revisions:
 1 5Aug24 - Preliminary Resubmittal
 2 30Aug24 - Construction Plans

Phase:
 Construction Drawings

Final Stabilization Plan

C2.3



TAX MAP 25-08 PARCEL 10.00
 CITY OF NASHVILLE
 DB 3164 PG 487

FRENCH STREET
 R/W VARIES
 -PB 20191112-0116375

GRP A PARCEL 9.03
 SERVE HOA, INC
 0415-0034123

TAX MAP 25-08 PARCEL 47.00
 JAMES AND BETTY HICKMAN
 INSTR #20080110-0003222

TAX MAP 25-08 PARCEL 44.00
 ANNIKA FAUCON & JULIAN SAMAROO
 INSTR #20210930-0131903
 PB 2900 PG 125

TOTAL AREA:
 125,136 S.F. ±
 2.87 AC ±

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 - Area To Receive Erosion Control Matting
 Note: This Grading Plan Is Designed With 4:1 Slopes (Or Less). No 3:1 Slopes Are Shown.

- TDEC Erosion Notes:**
- All areas to receive a minimum of seed and straw, unless otherwise noted.
 - Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days if disturbed or compromised.
 - The EPSCs proposed for this site have been designed to control storm runoff generated by a 5yr, 24 hour storm event.
 - Temporary and permanent vegetation should be planted according to the TDEC recommended schedule found in their handbook.
 - Permanent vegetation must be established before as-built approval.
 - 30 days should be given for as-built approval, before U&O.

TS - Temporary Vegetation
 PS - Permanent Vegetation

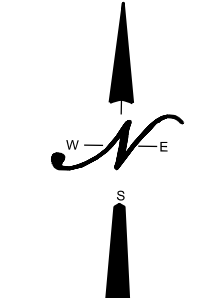
See C2.1, C2.2 & C2.4 For Complete SWPPP

Parcel 02508004600
 Address: 121 Harris Street

Developer: Tom Harris
 Accoa LLC
 Nashville, TN

Engineer: Nashville Civil, LLC
 Brian Hamilton, PE
 615-353-9622
 brian@nashvillecivil.com

Graphic Scale: 20
 1" = 20'



STORMWATER POLLUTION PREVENTION PLAN NOTES

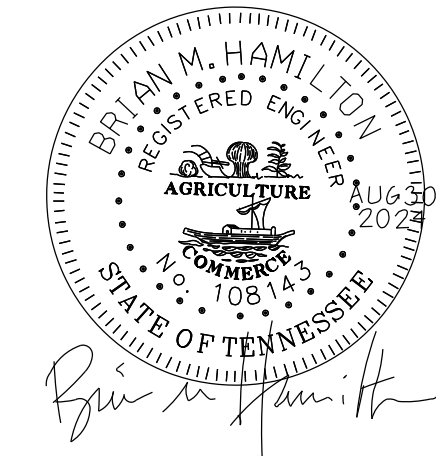
- The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer is not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure): a.) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number, b.) name, company name, email address, telephone number and address of the project site owner or a local contact person; c.) a brief description of the project; d.) the location of the SWPPP if an on-site location for storing the plan is not available.
- The owner of this project site will provide erosion control measures as shown on this SWPPP. If the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
- Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
- Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
- All erosion control measures shall be installed and maintained in accordance with the manufacturer's specifications and recommendations. It is the purpose of all control measures to slow runoff so that soil erosion and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
- Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 s.f. of area. Provide adequate amounts of water to establish a healthy stand of grass.
- If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.

- The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
- Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
- There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
- There are no streams or wetlands on or near this project site, therefore no additional permits associated with these features are required.
- All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from being washed from the site by storm water runoff.
- Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
- This project does not disturb more than 50 acres, but areas of the completed phase must be stabilized within 15 days.
- For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their review.
- Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
- The contractor shall maintain a rain gauge and daily rainfall records at the site.
- The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
- The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
- No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.

- Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
- After construction is complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
- Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpup fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
- All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
- All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. He shall erect construction barriers or take other means necessary to insure that the areas remain protected.
- The contractor shall employ a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
- Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
- Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
- Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.

- Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate for a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
- Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
- The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
- Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
- Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
- During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
- This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. Nashville Civil, LLC personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.

As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC). This SWPPP is an evolving document that can change with field adjustments. And changes in the field need to be noted and TDEC provided a copy of the changes.



sheet title:
SWPPP NOTES & DETAILS

for:
ROSEHILL PARK

located:

121 HARRIS STREET

GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
NC 24-481

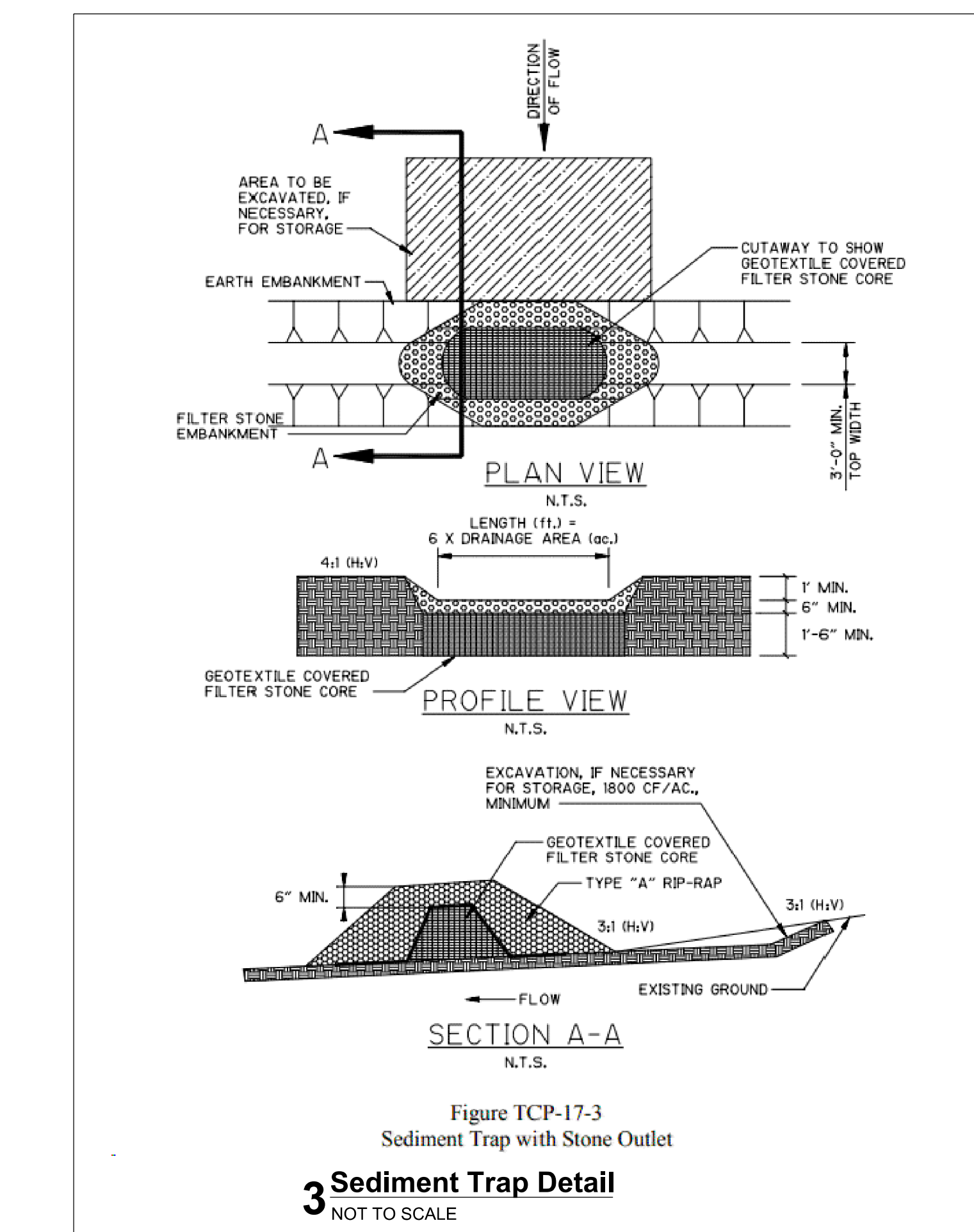
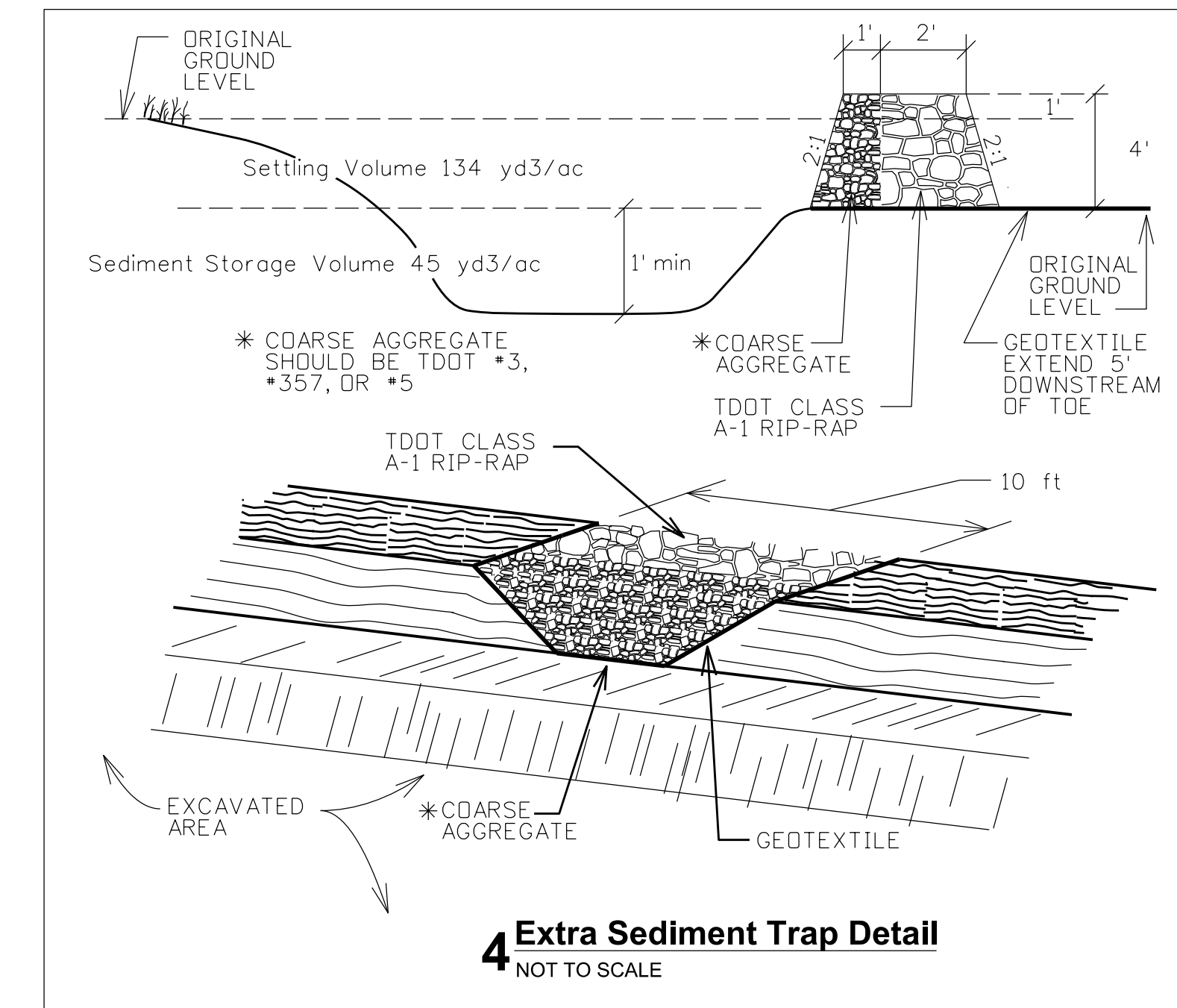
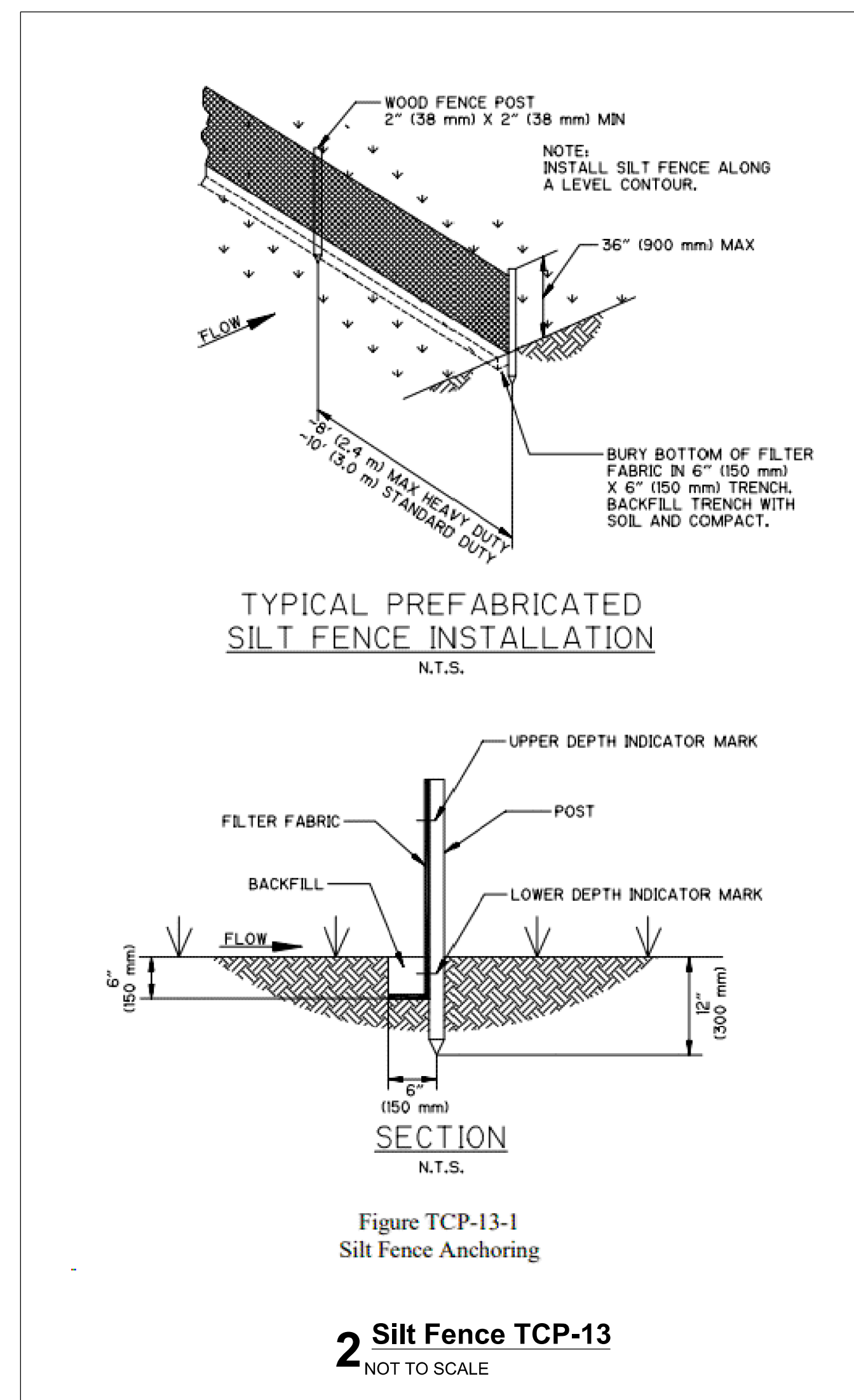
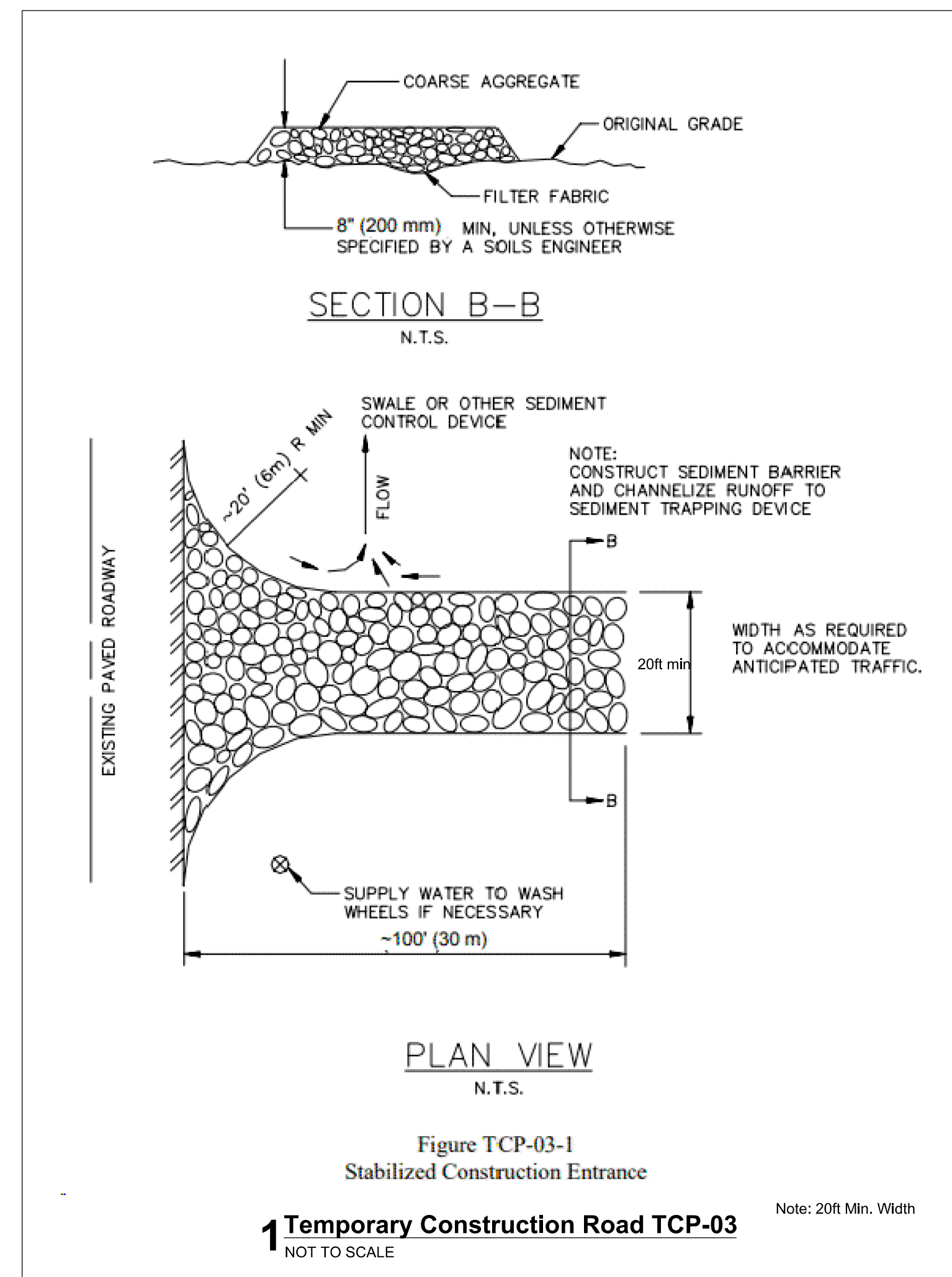
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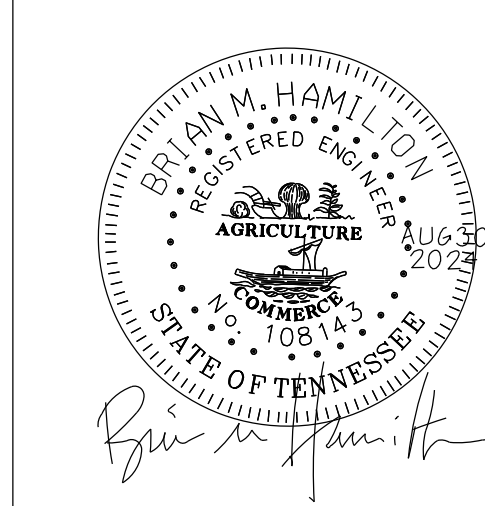
Revisions:
1 5Aug24 - Preliminary Resubmittal
2 30Aug24 - Construction Plans

Phase:
Construction Drawings

SWPPP Notes & Details

C2.4





sheet title:
ROAD PLAN AND PROFILE

for:
ROSEHILL PARK

located:
121 HARRIS STREET

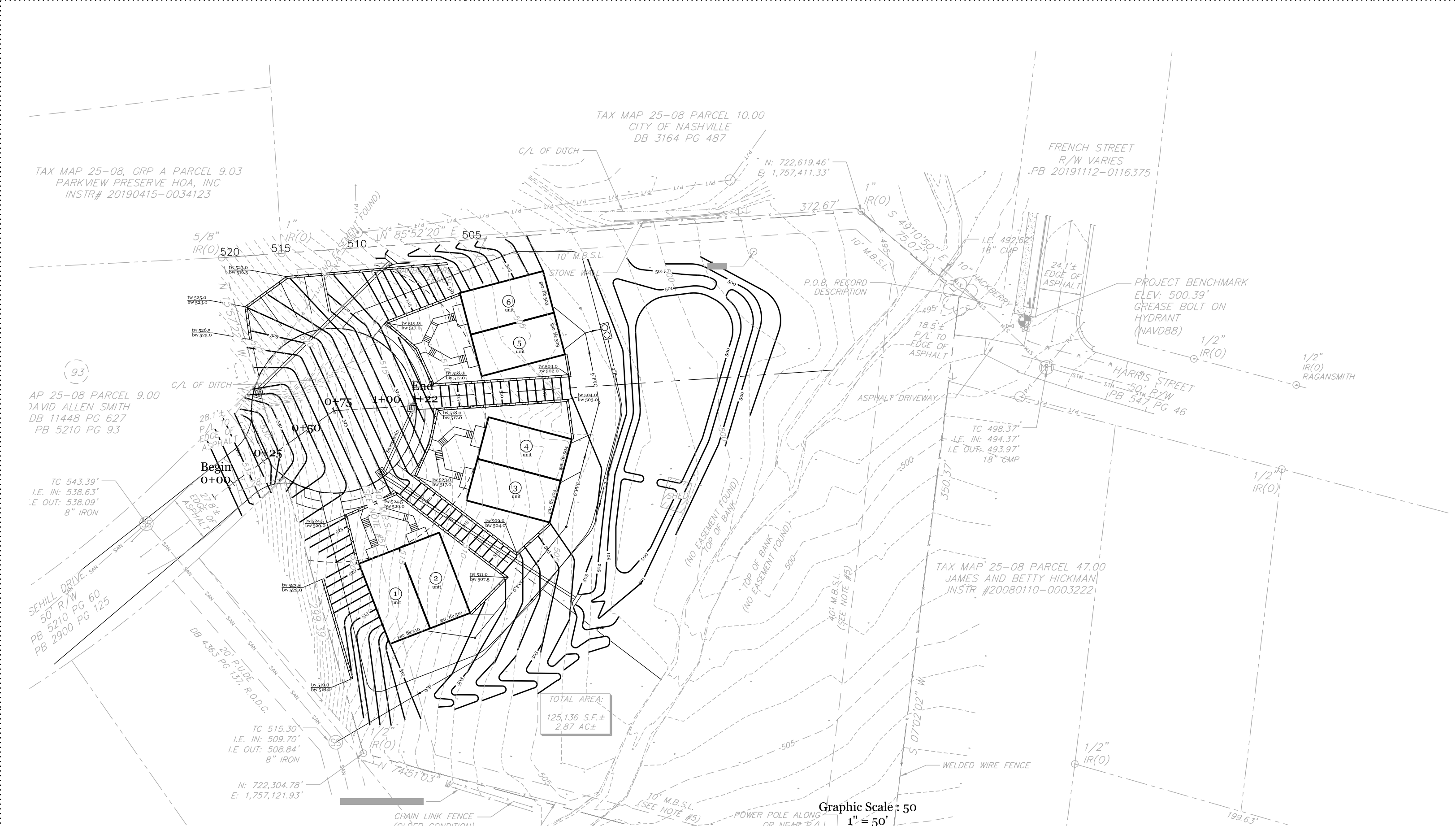
GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
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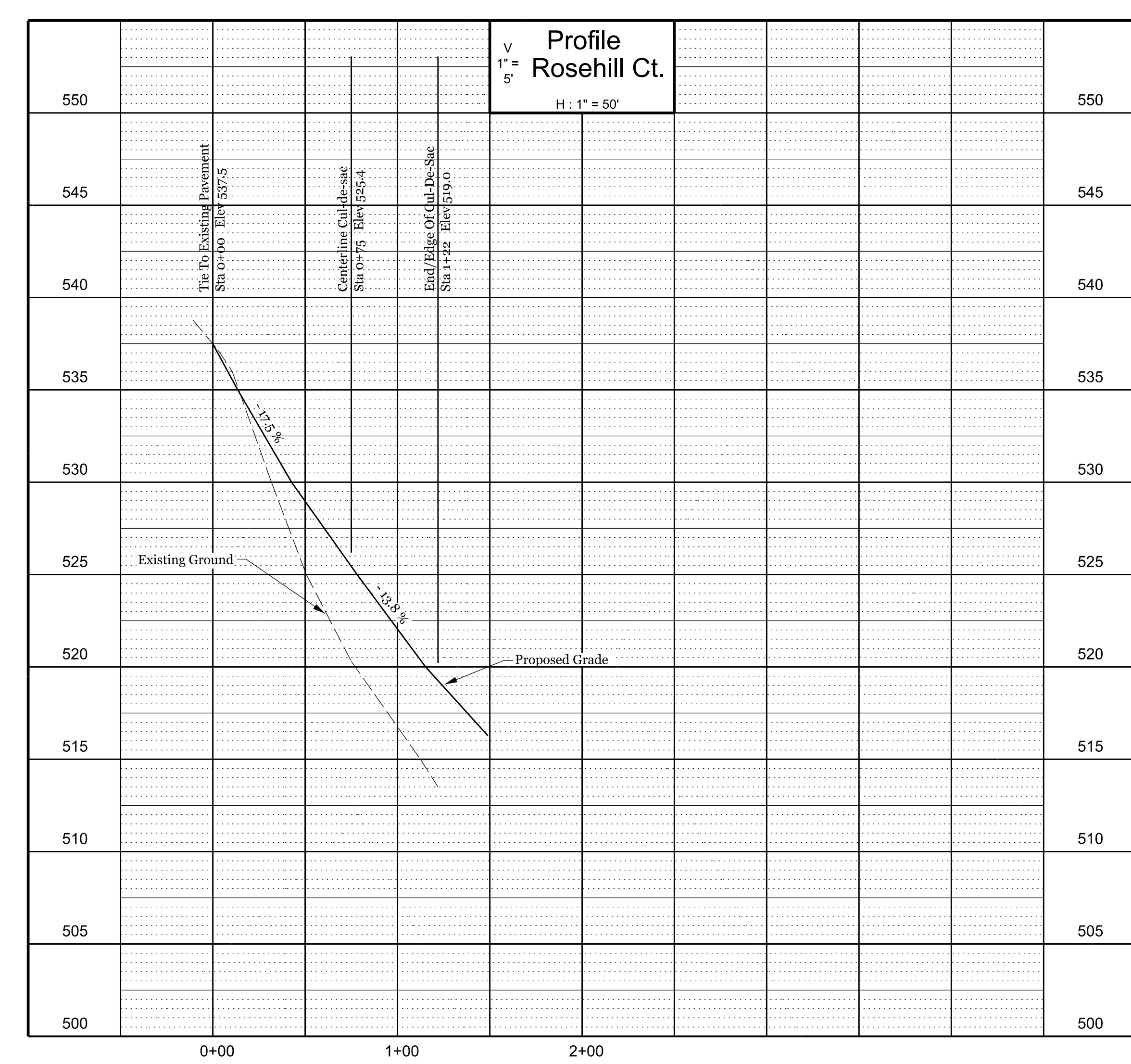
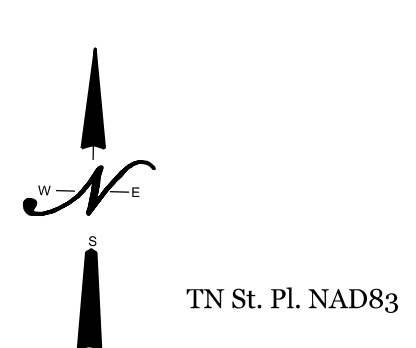
Phase:
 Construction Drawings

Road Plan And Profile

C3.0



Plan View



Parcel 02508004600
 Address: 121 Harris Street

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 Nashville, TN

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Graphic Scale : 20
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