

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday October 4, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of August 2, 2021 and August 30, 2021 Meeting Minutes

ITEM#3 Copper Creek 2-5/Meritage Homes: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests buffer screen design approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Site plan approved at the August 30, 2021 Meeting. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at August 30th Meeting*)

ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at August 30th Meeting*)

ITEM#7 Hendon Properties: Request recommendation to the City Commission to amend the I-65 @ Long Rivergate Parkway Interstate Sign Zone Map to include a section of the 6.13-acre property along the south side of Vietnam Veterans Memorial Blvd (SR-386) referenced as Davidson County Tax Map/Parcels# 02600000700. Property Owners: Alton B. Fitzpatrick Revocable Living Trust

ITEM#8 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000. (*Deferred at the August 2nd Meeting*)

ITEM#9 International Fire Sprinkler Protection INC/ IFP Realty, LLC: Request zoning use approval prior to site plan approval for a fire sprinkler design, engineering, and contractor facility on 1.52 acres on

Windsor Green Ct. The property is zoned GOPUD, General Office Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 026060B02400CO.

ITEM#10 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

ITEM#11 Planning Staff requests approval to amend the Planning Commission By-Laws and recommend to the Goodlettsville City Commission to request the Tennessee Department of Economic and Community Development with the approval of the Local Government Planning Advisory Committee to change the City of Goodlettsville's Planning Commission Designation from a regional designation back to a municipal designation per Tennessee Code Annotated provisions.

DISCUSSION ITEM

-Planning Commission By-Laws Overview

Public Forum on Planning Related Topics

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.

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