

CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
REVISED MEETING AGENDA

Monday February 3, 2025 5:00 PM

ITEM#1 Approval of February 3, 2025 Agenda

ITEM#2 Approval of January 6, 2025 Meeting Minutes

ITEM#3 Public Forum on Planned Related Topics

ITEM#4 Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements. (Deferred at January 6, 2025 Meeting)

ITEM#5 Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24) (Deferred at January 6, 2025 Meeting)

ITEM#6 528 Moncrief Avenue/ Susan Ettner, Property Owner: Request recommendation to the City Commission to rezone the 4.08 acre property at 528 Moncrief Avenue from R25, Low Density Residential to Agricultural. The property is referenced as Davidson County Tax Map/Parcel# 01815000600.

ITEM#7 Allen Farms Subdivision, Collier Engineering, Inc: Request approval of a revised project preliminary project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to seventy-two (72) lots and revise the site development design to include a second roadway connection to Allen Road. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18) (Deferred at January 6, 2025 Meeting)

ITEM#8 Community Development Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-213 (9) (g) and Appendix A - Table 1 to include a section to permit agricultural product sales.

ITEM#9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) and Appendix A-Table 1 to define additional permitted commercial uses within the Interchange Overlay District.

DISCUSSION ITEMS

-Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density

-Comprehensive Land Use Plan Update Review -Meeting Calendar and Public Survey Questions