



March 3, 2025 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. **Approval of March 3, 2025 Agenda**

Approval of Meeting Minutes

2. **Approval of February 3, 2025 Meeting Minutes**

Individual Review of Regular Agenda Items

3. **Public Forum on Planned Related Topics**
4. **Duncan Rowe, 214 Hasty Drive:** Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive
5. **Rivergate Masterplan/ SGS Smith Gee Studio:** Requests recommendation to the City Commission to rezone 29.40 acres from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development High Intensity at 1000 Rivergate Parkway and preliminary master plan approval for 185,500 sq. ft. of mixed use commercial and 427 residential units. Properties referenced as Davidson County Tax Map/Parcels# 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 03402007600, and 03402007700. **A portion of the properties are also in the Metro Davidson County Zoning Jurisdiction.** Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, Inc, Penny Property Sub Holdings LLC, Dillard TN. Operating LTD Partnership.

DISCUSSION ITEMS:

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

7. Comprehensive Land Use Plan Review Project- Kick-Off Meeting Monday March 24, 2025 – 6 PM at Goodlettsville City Hall

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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**CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
STAFF REPORT
Monday March 3, 2025 5:00 PM**

***Comprehensive Land Use Plan Review Project- Kick-Off Meeting Monday
March 24, 2025 – 6 PM at Goodlettsville City Hall***

ITEM#1 Approval of March 3, 2025 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

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

ITEM#2 Approval of February 3, 2025 Meeting Minutes

STAFF NOTES: N/A

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 Duncan Rowe, 214 Hasty Drive: Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive

STAFF NOTES:

The Planning Commission at the September 2024 meeting denied a requested Subdivision Regulations variance to remove the fire hydrant installation requirement per the Rowe-Mabee Minor Subdivision plat. The Planning Commission approved a six (6) month timeline for the fire hydrant installation. The owners have requested additional time as defined with the attached letter. If the requested additional time is not approved, staff will proceed with the City's violation and citation process.

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.

MOTION OPTIONS:

1. Approve the additional requested six (6) month timeline for the fire hydrant installation
2. Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process
3. Defer the request to include any additional information as determined by Planning Commission

STAFF RECOMMENDATION TO BE PROVIDED AT THE MEETING

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.

ITEM#5 Rivergate Masterplan/ SGS Smith Gee Studio: Requests recommendation to the City Commission to rezone 29.40 acres from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development High Intensity at 1000 Rivergate Parkway and preliminary master plan approval for 185,500 sq. ft. of mixed use commercial and 427 residential units. Properties referenced as Davidson County Tax Map/Parcels# 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 03402007600, and 03402007700. **A portion of the properties are also in the Metro Davidson County Zoning Jurisdiction.** Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, Inc, Penny Property Sub Holdings LLC, Dillard TN. Operating LTD Partnership.

STAFF NOTES:

The City Commission at the July 11, 2024 meeting approved the first section of the RiverGate Mall redevelopment project including 341 residential apartments, a 120 room hotel, and 17,000 sq ft. of commercial retail/restaurant. The proposed second section (blue area on plans) of the RiverGate Mall redevelopment project includes 427 residential units including 152 apartments, 172 senior living, and 103 town homes. The proposed second section also includes a 120 room hotel, 30,500 sq. ft. of commercial retail/restaurant, 75,000 sq. ft. of sports/entertainment, and 20,000 sq. ft. of medical offices. The third section will be the portion of the project within the Metro Nashville jurisdiction. The project sections listed above includes the timing of the plan approval process not the project construction phasing. The plans define the use and number of residential units but the applicant has requested some flexibility with the building layout with the preliminary plans. If the preliminary master plan is approved, the next level of plans would be the final master plans for the project which would include the defined building locations.

The plan includes the 1.5 parking space per apartment unit ratio use with the first section project design. The parking for the residential uses, senior housing, and town homes will need to also include visitor parking spaces at 1 space per five (5) units. The applicant has requested with the town home design a twenty (20') feet x twenty-two (22') dimension garage instead of the City's requirement for a two (2) car garage at twenty-two (22') x twenty-two (22') feet.

The City's Fire Marshal and Fire Department are working with the Metro Fire Marshal to amend the City's Fire Code to approve consistent fire access lane design widths as included with the project plans.

The applicant included a revised traffic study summary based on the updated project design proposal. If approved, at the final master plan stage a full traffic study would be needed to determine any required intersection or signalization improvements and pedestrian/bike connections to the adjacent public streets. This review will require coordination with the Metro Nashville Public Works and Planning Departments.

STAFF STIPULATIONS:

1. If the preliminary master plan is approved, all building designs including residential buildings, hotel, and commercial buildings to meet the City's Commercial Design Guidelines and include the defined building locations.
2. If the preliminary master plan is approved, a full traffic study will be required with the final master plan including coordination with the Metro Planning and Public Works for any traffic signalization and intersection improvements and pedestrian/bike connections.
3. The revised plan to include designated residential parking areas including visitor parking of one space per five (5) units and any town homes designs including a two (2) car garage to include the minimum garage dimensions per the City's requirements of twenty-two (22') feet. The total number of residential parking spaces will be based on the bedroom unit number of the senior and town home units per the City's Zoning Ordinance requirements.

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property to RC1, Regional Center Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion. The rezoning approval is based on the City's Comprehensive Land Use plan
2. Recommend denial to the City Commission to maintain the property zoning as CSL, Commercial Services Limited
3. Deferral to include any additional information as determined by the Planning Commission during the meeting discussion

STAFF RECOMMENDATION TO BE PROVIDED AT THE MEETING

DISCUSSION ITEMS

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

The City Commission at the December 2024 meeting approved a one-year moratorium on new high density residential (3+ units/lot per acre) rezoning and master plan reviews. The moratorium was to allow the City to review the current Comprehensive Land Use Plan and Zoning Ordinance requirements including permitted density, mixed use commercial requirements, garage orientation and parking design, and exterior building material requirements to determine if any amendments are needed to ensure the City's regulations define the intended design for new residential development proposals.

The City's Zoning Ordinance has base and planned unit development residential zoning districts and base mixed use commercial and planned unit development districts. The residential base zoning districts are lot-based zoning districts. The Zoning Ordinance includes setbacks, minimum building square footage and attached garage requirements and permitted uses. Except that the ordinance does not include minimum house and garage requirements for the Agricultural zoning district. The planned unit development districts and rezoning process are master plan design and maximum density-based zoning. The planned unit development rezoning process includes a preliminary master that defines the particular property zoning. The planned unit development districts are subject to design requirements including minimum exterior building materials and garage design orientations. The Planned Unit Development design requirements do not include a minimum house living space square footage and garage requirement since a project master plan proposal design would be subject to review and approval by the Planning Commission and City Commission.

The Zoning Ordinance requirements for the minimum number of off-street parking and the minimum garage dimensions are for both the base and planned unit development residential districts. All new residential dwellings with three (3) or more bedrooms require four (4) off street parking spaces. All new residential buildings require a minimum attached garage then the

minimum one car garage dimensions are twelve (12') feet x twenty-two (22') feet and the minimum (2) car garage dimensions are twenty-two (22') feet x twenty-two (22') feet. The base commercial zoning districts and multi-family/mixed use planned unit developments are also under the City's Design Guidelines regarding site design, exterior building materials and colors, landscaping, and lighting. The Design Guidelines includes additional exterior building material allowances including decorative and architectural metal wall panels.

The Tennessee Code Annotated permits cities to adopt design guidelines for non-residential and multi-family residential uses. One- and two-family dwellings and townhouses are not typically considered multifamily per other administrative regulations of state agencies. Planned Unit Development master plan projects are typically approved with design requirements due to the zoning review process being a master plan-based design with the intention for controlled and shared project design aesthetics. The key in reducing the potential for a legal challenge with residential design requirements including minimum square footage and materials requirements is to provide reasonable standards and a process for reviewing proposed alternatives.

Additional design requirements will impact the cost of housing due to the increased minimum building materials requirements and the garage orientation design that impacts the lots size, widths, and available project density. Also, the City requires with all new residential developments (increased from previous subdivision designs) a thicker roadway asphalt binder section of three (3') inches, sidewalks on both sides of streets, and twenty-four (24") inch street side mountable concrete curbs.

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the high-density moratorium. The goal with the required discussion and amendment process is to align the City's minimum ordinance requirements with expected future project designs.

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts. **Example** the LDRPUD and R-15 zoning districts permit both one and two (2) family attached dwellings. Since the Commission has discussed intention for lower density projects then the LDRPUD zoning would be a typical request so should the LDRPUD zoning section be amended to remove the two (2) family detached dwelling unit. **See ITEM#1 and ITEM#2 below.**
2. Review requirement for minimum living space square footages in residential planned unit developments. The Zoning Ordinance does not include a minimum square footage in the Planned Unit Development districts. The amendment would include a minimum square footage in addition to any attached required garage requirement for one and two family detached, attached, and multi-family units. **See ITEM#2 below**
3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units. The Zoning

Ordinance does not include any residential unit garage requirement in the Planned Unit Development districts. The amendment would include a requirement for a garage for the different types of residential units. The garage could be required to be attached to the residential unit for one and two family and attached dwellings and on-site garage availability for multi-family dwelling unit projects. **See ITEM#2 below**

4. Review garage orientation requirements for planned unit developments and removing or reducing the allowance for limited percentage of front loaded and the recessed front-loaded garage design options. The Planning Commission has requested limited and no front-loaded garage designs with project reviews. The amendment would include eliminating or reducing the current requirement other than the allowance for courtyard, side and rear loaded garage designs with new projects. **See ITEM#4 below**
5. Review increased material requirements for planned unit developments and commercial Buildings. The Zoning Ordinance requires a minimum fifty (50%) percent brick and/or stone on planned unit development projects including both residential and commercial development and any base zoned commercial development. The Planning Commission has discussed possible seventy-five (75%) percent to ninety (90%) percent brick and/or stone requirements. **See ITEM#5 below**
6. Review the minimum level of a commercial component required with mixed use developments in commercial planned unit developments and in the regional center planned unit developments zoning districts. The amendment would need to include a minimum commercial square footage requirement outside the Regional Center /Mall redevelopment area. ***Example Amendment:*** A mixed-use development proposed in a commercial or high-density residential planned unit development zoning district shall include a minimum 10,000 square feet of dedicated commercial square footage for each 100,000 square feet of residential square footage or fraction thereof and shall include a minimum 10,000 square foot or commercial unit for all projects including less than 100,000 square feet of residential square footage. The minimum required commercial square footage cannot include any leasing or business office associated with the residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum required commercial square footage would be required to be constructed with the initial project phase or as determined by the master plan review process. See **ITEM#6 below**

ITEM#1 Base Residential Zoning Districts

-Including Minimum Lot Size, Permitted Use, Minimum Living Space, and Attached Garage Requirement

A—Agricultural district- Five (5) acre or 217,800 square feet minimum lot size -one family detached dwelling permitted

R40—Low Density Residential District- 0.92 acre or 40, 000 square feet minimum lot size -one family detached dwelling permitted. 1,500 square feet minimum house living space with two (2) car attached garage

R25—Low Density Residential District- 0.57 acre or 25,000 square feet minimum lot size -one family detached dwelling permitted. 1,325 square feet minimum house living space with two (2) car attached garage

R15—Medium Density Residential District – 0.34 acre or 15,000 square feet minimum lot size-one and two *family detached dwellings* permitted. 1,200 square feet minimum house living space with two (2) car attached garage

R10—Medium Density Residential District- 0.23 acre or 10,000 square feet minimum lot size-one and two family detached, and semi-attached dwellings permitted. 1,000 square feet minimum house living space with one car attached garage

R7—High Density Residential District- 0.16 acre 7,000 square feet minimum lot size - one and two family detached, and semi-attached dwellings permitted. 1,000 square feet minimum house living space with one car attached garage

ITEM#2 Planned Unit Development Zoning Districts:

Low Density Residential Planned Unit Development 1.7 lots per acre maximum-one and two family detached dwelling permitted

Medium Density Residential Planned Unit Development 1.7 to 3.0 units/lot per acre maximum-one and two family detached, and semi-attached dwellings permitted

High Density Residential Planned Unit Development 3.0-15.00 units/lot per acre maximum-homes, attached residential, apartments, condos, etc. Requests for density over seven (7) units per acre depends on the project property location on a main roadway and/or in a mixed residential/commercial setting. The Zoning Ordinance includes a section that permits twenty-five (25) units per acre provision for a high-rise senior housing but there are no examples of high rise senior housing in the city. One and two family detached, semi-attached, attached, and multi-family dwellings permitted.

Residential Limited Scale Planned Unit Development Seven (7) unit per acre maximum- One and two family detached, semi-attached, and attached dwellings permitted. Property at 208 Graves Road recently was rezoned as the first zoned property. The intention was for the rezonings only in the R7 and R10 residential zoning districts to permit a limited density increase with flexible development design and the requirement to comply with the Planned Unit Development design requirements.

ITEM#3 Base Commercial/Residential Mixed Use Zoning District Overlays:

CCO, Commercial Core Overlay

Ground floor commercial uses with upper level residential permitted at maximum density of forty (40) units per acre. Existing zoning designation along S. Main Street, Rivergate Parkway, Long Hollow Pike. Multi-family dwellings permitted

North Main Street Overlay

Ground floor commercial uses with upper level residential permitted at maximum density of fifteen (15) units per acre- only one property zoned on N. Main Street. The district was set up with the intention to include properties along the N. Main Street corridor to Fannin Drive (railroad bridge). Multi-family dwellings permitted.

Planned Unit Development Zoning Districts:

RC1 PUD- Regional Center Planned Unit Development High Intensity – Intended per Comprehensive Land Use plan for the RiverGate mall area- mixed use with maximum residential density permitted at forty (40) units per acre. One and two family detached, semi-attached, attached, and multi-family dwellings permitted. Old Macy's property zoned RC1.

RC2 PUD Regional Center Planned Unit Development Low Intensity- intended per Comprehensive Land Use plan for the areas around the RiverGate mall area- mixed use with maximum density permitted at twenty-five (25) units per acre. One and two family detached, semi-attached, attached, and multi-family dwellings permitted. No properties zoned RC2.

Other Commercial Planned Unit Developments District- City can review with the preliminary master plan and rezoning process incorporating defined use per the preliminary master plan including residential uses.

ITEM# 4 Planned Unit Development Residential Garage Orientation Design Requirements:

Residential design requirements. The intent of this subsection is to guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required with each development with an architectural theme for all buildings including a variety in building roof pitches and building wall and roof designs and materials, building colors, building accent designs and designs preventing blank walls fronting streets. Plans shall include the garages or covered parking frontage locations and orientation with off-street parking. Plans shall include building designs connected to the project streetscape design. ***Garage or covered parking design for residential planned unit developments shall include a design or variety of designs that prevent more than 33 percent of the total unit number of front-loaded garage doors or open parking openings that are level with or in front of the front line of the residential structure.***

Front-loaded garages or covered open parking include garages and covered parking with the garage door or covered parking opening exceeding 25 percent of the front building elevation total width dimension. Except for parking structures for development shared parking, attached parking in garages are in addition to the required parking space requirement for each residential unit. The project master plans to include the following garage or covered parking designs, or other alternative designs may be reviewed with the master plan process.

(A) Side loaded garages or covered parking.

(B) Alley loaded or secondary roadway loaded garages or covered parking with the sidewalk connecting each unit to be located at the front of the residential structure fronting the primary street.

(C) Recessed front loaded garages or covered parking 10 feet or more behind the front line of the house.

(D) Courtyard side loaded garages at the front of the structure.

(E) Front loaded garages with the garage door(s) less than 25 percent of the front building elevation width dimension.

ITEM#5 Planned Unit Development Residential Exterior Building Material Design Requirements:

All buildings within a residential planned unit development shall meet the provisions of the city's design guidelines and the following. ***All façades and exterior building walls shall include a minimum 50 percent masonry brick and/or stone.*** The remaining 50 percent on one and two family attached and attached dwellings may be split face block, cement fiber board, wood siding, EIFS, and glass. A limited percentage of metal and vinyl siding may be permitted for accents and decorative features. ***All exposed portions of building foundations shall be masonry brick or stone.*** The planning commission may review other proposed materials as a variance with the preliminary and final master plan review process variance.

ITEM#6 Regional Center Planned Unit Development- Mixed Use Commercial Requirements:

(v.) RC1 to include minimum ground floor non-residential uses along Rivergate Parkway and within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

(vi) RC2 to include minimum ground floor non-residential uses along Rivergate Parkway with the primary ground square footage limited to non-residential uses. Residential uses include residential units and offices and accessory uses of the residential use.

(vii) RC2 to include minimum ground floor non-residential uses on all properties and portions of properties within 500 feet of the center points of Rivergate Parkway and secondary street

intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

(viii) RC2 to include minimum ground floor non-residential use on all properties and portions of properties within a 300 feet radius measured from the center point of the Blue Bird Drive and Meadowlark Drive intersection with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.

Tennessee Code Annotated Referenced Section:

6-54-133. Design review commission — Authority — Members — Appeal of decisions.

Any municipality may create a design review commission (DRC) having the authority to develop general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality. The municipal governing body may designate the planning commission as the DRC. When the municipality creates a separate DRC, the mayor shall appoint the members of the DRC from residents of the municipality and shall strive to ensure that the membership is representative of the municipality as a whole, including, if possible, members with either architectural or engineering knowledge, or any other person having experience in nonresidential building. Any property owner affected by the guidelines may appeal a decision of the DRC to the municipality's planning commission or, if there is no planning commission or if the municipality has designated the planning commission as the DRC, to the municipality's governing body.

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

February 3, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

Trew called the meeting to order, and Barnfield offered prayer.

Item #1 Approval of Agenda: Mayor Tinnin made a motion to approve the revised agenda, Barnfield seconded the motion. The motion passed unanimously.

Item #2 Approval of January 6, 2025 Meeting Minutes: McNeal made a motion to approve the minutes of the January 6, 2025 meeting, Parnell seconded the motion. Wheeler abstained since she was absent from the meeting. The motion passed.

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

Ali Toll – 327 Allen Road

Toll states that she is pleased with the new proposal, the two entrances into the development and price point for the homes. Toll states that she does have concerns about Allen Road and after the development it needs to be a consideration that if there are potholes some type of paving to be done by the developer or City.

Troy Tyson – 675 Fall Creek Circle

Tyson is president of the Copper Creek 2 HOA. Tyson stated there are concerns around Allen Road. Tyson states the road is too narrow and treacherous. Tyson discussed the width of Allen Road in comparison to other roads in the area. Tyson states Allen Road needs to be improved before the development is built.

Jack Newgent – 411 Fall Creek Circle

Newgent stated that Allen Road is not sufficient to put another at a minimum 100 cars coming out of the new development. Newgent discussed the need for infrastructure before any more development in the area of Allen Road. Newgent stated it should be the responsibility of the developer to repair the roads after construction. Newgent discussed extending Allen Road to Center Point Road.

Kim Swint – 240 Allen Road

Swint stated she disagreed with the expansion of Allen Road to Center Point Road that would make traffic problems worse for Long Hollow Pike. Swint stated that she is pleased with the lower number of

homes more with the original plans and discussed the price of the homes, lot size and size of homes. Swint asked that they stick to the approved original development plans.

Chip Hooper – 314 Allen Road

Hooper stated that he is pleased that they have decided to go from 120 homes to 72 homes. Hooper discussed the value of the proposed homes, homes with no garage, parking issues, and high density. Hooper discussed the addition of another entrance to the development is good, but Allen Road is too narrow with traffic issues already.

Rebecca Meyer – 471 Fall Creek Circle

Meyer stated that she has concerns about the width and traffic that will be on Allen Road with the number of houses that have already been proposed and approved. Meyer stated that connecting Allen Road to Center Point Road is the last thing she would want to happen. Meyer discussed problems for the police, fire and school district with the addition of the Allen Farms Development.

Trew asked for additional comments and no additional comments were received.

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

The Public Forum was closed.

AGENDA

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 Representative: Andrew Robertson, Ryan Homes

Staff Discussion:

- The project townhouse building designs were approved including a minimum fifty (50%) brick/stone on all elevations with secondary materials permitted to be cement fiber board (referred to as Hardie board siding with the applicant's request).
- The applicant has requested to revise the building design to include a minimum fifty (50%) brick/stone on the front elevation and a brick/stone foundation level installation on the side and rear building elevations with the cement fiber board siding.
- The project townhouse building designs approvals were based on the City's Design Guidelines.
- Motion Option-Approve the requested revised architectural elevations.
- Motion Option-Deny the revised architectural elevation to maintain the existing design requirement. (Staff Recommendation)
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Robertson stated that the end buyer isn't getting the value for the additional brick and with less brick it would come at a lower price point.

- Robertson discussed the cost associated with extra brick.
- Barnfield asked Robertson what the price difference in cost for less brick is.
- Robertson responded for interior units approximately \$ 7,000 for end units approximately \$ 10,000.
- Commissioner Gilmore discussed incentives for buyers with less brick.
- Mayor Tinnin stated that he is against dropping the minimum brick/stone requirement.
- Commissioner Gilmore discussed the approved Ryan Homes master plan with stipulations.
- Parnell discussed changes for the ordinance.
- Trew asked if the completed units are fifty (50%) brick?
- Robertson responded yes, they are all fifty (50%) brick all around this request is only for the other phase.

Motion: Motion by Parnell to deny the request, seconded by Mayor Tinnin. The motion passed unanimously.

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 Representative: Daniel Whitley, Arnold Consulting Engineering and Dean Patel, Property Owner

Staff Discussion:

- The City's Board of Zoning and Sign Appeals at the April 2, 2024 meeting approved a revised front building setback variance and hotel project concept layout to permit a fifteen (15') feet front building setback along East Cedar Street due to the floodway and stream buffer on the south and east side of the property.
- The original setback variance was approved at the March 3, 2019 Board of Zoning and Sign Appeals meeting.
- The approved zoning setback variance defined the vested zoning approval for the site which permitted the proposed one hundred (100) room hotel to be submitted for site plan review approval without complying with the May 9, 2024 Zoning Ordinance amendment requiring a minimum one hundred-twenty (120) hotel rooms.
- The City's engineer consultant is reviewing the revised plans.
- The floodway and stream buffer alteration site design concerns discussed during the January meeting have been revised including a revised project design based on a request to be made to the Tennessee Department of Environment and Conservation for an ARAP, Aquatic Resource Alteration Permit to permit the design for the under-parking lot storm drainage system to outlet by pipe into the stream buffer and stream area.
- The design proposal includes an off-street parking agreement with the adjacent Starbucks site owner to permit six (6) parking spaces in case of overflow issues and to meet the City's hotel parking requirement for employees.
- Per the site plan information, the site design includes four (4) spaces under the on-site parking requirement to meet the employee requirement of one space per two (2) employees.
- The parking agreement provided will be required to be recorded.
- The Starbucks site includes thirty (39) parking spaces.
- The Starbucks site includes 1 parking space per fifty-five (55 sq. ft.) square feet of building.
- The City's parking requirement for a drive thru type establishment is one parking space per 150 square

feet of building.

- Staff Stipulation-Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by city staff in coordination with the consultant engineer prior to City land disturbance (grading) permit issuance.
- Staff Stipulation-Provide revised landscape plan stamped by a State of Tennessee landscape architect, revise the tree plantings along Cartwright Street to be understory trees due to the overhead utility lines, and the landscaping planting in the area of the MSUD, Madison Suburban Utility District water main will be subject to MSUD's approval.
- Staff Stipulation-Off-site parking agreement to be recorded in perpetuity prior to permitted building occupancy.
- Staff Stipulation-Revise plan to include the City's sidewalk and driveway construction details on the plans.
- Motion Option-Approve the site plan with listed staff stipulations including any additional items determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Deny the site plan based on the Planning Commission's determination during the meeting that the site plan does not meet the City's Zoning Ordinance and define the items needed to revise the plan to meet the City's Zoning Ordinance site plan requirements.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Whitley stated they have reviewed the staff stipulations and are good with the stipulations.
- Parnell discussed the size of the development site, Exit 97 being a premier exit, parking requirements, landscape design, and storm water.
- Attorney Freeman responded the extra four (4) parking space agreement with Starbucks needs to be recorded in perpetuity.
- Attorney Freeman discussed the approved development setbacks, flood plain, and the proposed project meets the parameters.
- Attorney Freeman discussed the encroach stream buffer area in the parking lot.
- McCormick responded there's a stream buffer ordinance of thirty (30') feet and sixty (60') feet average width.
- McNeal discussed fire trucks getting around the East side of the building.
- Manager Ellis discussed the terms of the parking agreement between Starbucks and this development.
- Attorney Freeman discussed an easement given to the Hotel properties to have an access inlet for the parking spaces.
- McCormick responded that the City Zoning Ordinance allows parking agreements and will need to be recorded.
- Trew discussed if they get a favorable motion how stipulation #3 should be worded.
- Gilmore questioned Patel about the rooms type, do they have kitchens and discussed issues with other hotels in the area and will he be owner operator?
- Patel responded they have business extended stay clients not by the week, they do have kitchens and the Hilton Brand is required to be ran through a management company and yes he will be owner operator.

Motion: Motion by Barnfield to approve the request with staff stipulations, seconded by Wheeler. The motion passed five (5) yes votes and two (2) McNeal and Parnell no vote.

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 Representative: Cindy Crocker, Property Owners Realtor

Staff Discussion:

- The request is to rezone the back three (3) acres of the property from R-25, Low Density Residential to Agricultural similar to the adjacent properties along Brick Church Pike and Hitt Lane that are zoned Agricultural.
- The City's Agricultural zoning district permits crop and animal raising and plant and forest nurseries uses.
- Staff presented Residential Zoning Ordinance Section and District Agricultural Use and Services.
- Motion Option-Recommend approval of the request to rezone the back three (3) acre portion of the property agricultural due to adjacent property zoning designation. (Staff Recommendation)
- Motion Option-Recommend denial of the request to maintain the current property zoning of R-25, Low Density Residential.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Crocker stated the seller has done an excellent job maintaining the property, the back is all fenced where they had animals in the past.
- Crocker discussed having a contract to sell the property but it's not contingent on this request by the seller.
- Parnell discussed agricultural zoning around the property and what would be the downside to rezoning the back three (3) acre portion of the property.
- McCormick responded the only downside would be if the neighbors on Moncrief are concerned about the ability to have animals back there.

Earl Strong – 526 Moncrief Ave.

Strong stated that he does not understand why the property owner is requesting to rezone the back of property agriculture when they are selling the property and leaving the area.

- Trew asked McCormick if this would be considered spot zoning.
- McCormick responded he did not think so since the adjacent properties are zoned agricultural
- Parnell discussed the option of deferring the request for one (1) month.

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

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) Owner: Allen Farms Investment, LLC. (22-18)

Item Representative: Roger Farmer, Collier Engineering, David Fauth, Collier Engineering, and Dean Patel, Property Owner

Staff Discussion:

- The Allen Farms project property includes two (2) different zoning districts.
- The main portion of the project 91.55 acres includes 86.11 acres that are zoned LDRPUD, Low Density Residential Planned Unit Development.
- The LDRPUD zoning permits a lot density of 1.7 lots per acre or 146 total lots.
- The project 5.44-acre Allen Road property frontage section is zoned R-25, Low Residential.
- The R25 zoning is a lot-based type of zoning district including minimum lot sizes of 25,000 square feet and 100 feet minimum lot width at the building setback line.
- The project master plan was approved for seventy-one (71) total lots including five (5) lots in the R-25 zoning section.
- The proposed plan amendment includes a total of seventy-two (72) lots with sixty-seven (67) lots in the LDRPUD zoning section and five (5) in the R-25 zoning section.
- The proposed density alteration is an increase from 0.78 lots per acre to 0.79 lots per acre.
- The proposed density alteration and layout alteration will require the project section within the LDRPUD zoning section to meet the City's current Zoning Ordinance Planned Unit Development requirements and include the minimum exterior building material requirement for fifty (50%) brick/stone with the remaining exterior wall materials required to be either split face block, EIFS, glass panels, and wood or fiber board siding.
- Additional information will be required to determine that the proposed house design will be in compliance with the garage orientation requirements.
- The revised plan includes a detail including the minimum requirement of four (4) off street parking spaces per lot.
- The revised plan also includes a sample building design with a detached building to reflect the idea of the proposed size and building materials of the homes.
- The TDOT, Tennessee Department of Transportation has requested a revised traffic study for the reduced number of lots based on the current Long Hollow Pike/SR 174 traffic volumes to determine any recommended intersection improvements.
- The previous traffic study completed in 2018 was developed for eighty-five (85) lots and did not include any recommended Long Hollow Pike/SR 174 intersection improvements.
- The only improvements referenced in the 2018 study were at the intersection of the proposed intersection with Allen Road.
- TDOT staff discussed any Long Hollow Pike intersection improvement requirements from their agency would be based upon a recommendation provided by the City.
- Due to the limited request for one additional residential lot, staff did not include with the revised agenda for the City Commission to also review the revised preliminary master plan design. If approved by the Planning Commission, revised final master plan will be required to be reviewed by the Planning Commission due to the revised layout lot design and the additional proposed intersection on Allen Road.
- Staff Stipulation-House designs to comply with the Planned Unit Development Ordinance garage size, garage orientation design, and minimum building materials. If approved, provide additional information on the building garage designs to ensure compliance with the City's Planned Unit Development

Requirement with final master plan.

- Staff Stipulation-Revised traffic study to be presented to TDOT, Tennessee Department of Transportation for seventy-two (72) lots to determine any traffic study and City recommended Long Hollow Pike/SR 174 intersection improvements. Planning Commission to review the revised traffic study with the project revised final master plan review.
- Staff Stipulation-Planning Commission to review any off-site Allen Road roadway improvements including shoulder improvements. City Staff recommendation one foot shoulder on each side from Old Stone Road/Long Hollow Pike and final paving/stripping Allen Road along project frontage.
- Motion Option-Approval of the revised preliminary master plan including defined staff stipulations to be reviewed with the final master plan review process. (Staff Recommendation)
- Motion Option-Denial of the revised preliminary master plan and maintain the current master plan design.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Farmer discussed reviewing the development reducing the number of lots from one-hundred twenty (120) to seventy-two (72) lots, making two (2) entrances more conducive to fire and rescue, and a fifty (50') foot wood line buffer all around the development.
- Farmer discussed the minimum lot size, custom home size, building materials and a minimum of a two (2) car garage home.
- Commissioner Gilmore discussed the article published in the Tennessean stating that the homes would be between 3,000 to 5,000 square foot homes.
- Patel responded the article was correct 3,000 square foot to 5,000 square foot custom homes.
- Patel stated that they already have people that want to build 4,000+ square foot custom homes.
- Patel discussed builders for the properties working with Collier Engineering Architects and design.
- McCormick asked Mr. Patel if they could define the minimum square footage with the covenant.
- Patel responded yes, definitely.
- Commissioner Gilmore asked Mr. Patel if he is willing to do any type of additions to Allen Road?
- Mr. Patel responded yes, providing it is within reason and he hopes that it goes the same for everybody else such as the Copper Creek and Sumner County.
- Commissioner Gilmore asked Mr. Patel if he has a builder now.
- Patel responded builders that have worked with Collier Engineering in the past have an interest in the development but they will have options.
- Patel stated that he did not want to have too many developers in one subdivision he just wants to have the right one and have Collier Engineering manage the whole project from start to finish.
- Fauth discussed a timeline for starting the project.
- Commissioner Gilmore discussed the proposed buffer around the property protecting the existing homes that are there.
- Fauth responded they will keep a minimum of a fifty (50') foot buffer and leave some that are already there.
- Fauth stated they will have a landscape architect that will specify your type and number of trees, and bushes.
- Parnell discussed the topography, layout of the development, minimum lot size, and the walking trail.
- City Manager Ellis asked Mr. Patel if he could commit to 3500 square foot minimum of living space.
- Mr. Patel responded yes, he could commit to 3500 square foot minimum of living space.
- Mayor Tinnin discussed the walking trail extension idea that Parnell discussed.
- Fauth responded they can investigate the idea and bring it back for consideration.
- City Attorney Freeman discussed the final plans square footage being in the restrictions and covenants

as conditions.

- McCormick responded and discussed what the final plans will show, footprint, garage layout, minimum requirements and building material requirements.
- Barnfield discussed front load garage plans versus back garage plans and the builders of the homes.
- McCormick responded right now they only allow 33% front load designs, and all other designs could be recessed front, courtyards, or side loaded and that would need to be defined on the master plan.
- Parnell discussed specific lots for the front-loaded garages.
- City Attorney Freeman suggested defining a lot size dedicated for front loaded garages rather than a defined area for front loaded garages.
- Parnell asked Farmer and Fauth if they would agree to no front loaded anywhere except lots 40 to 63 and only 33% of those lots be front loaded would they agree to that?
- Farmer and Fauth responded they could agree to that and discussed
- Trew responded that sounds more reasonable to him as well.

Motion: Motion by Parnell to approve with house designs meeting a minimum of 3500 sq. ft. of living space, and a minimum of a two (2) car garage meeting the City ordinances, with the revised traffic study to be presented to TDOT, and with the off-site Allen Road roadway improvements including the shoulder improvements of one (1) foot on each side from Old Stone Road to Long Hollow Pike and final paving/stripping Allen Road along the project frontage, and the limitation of front loaded houses to lots 40 to 63 and a maximum of 33% of those being front loaded with the remaining lots having to be side or rear loaded garage.

-Mayor Tinnin stated he wanted to make an adjustment to the motion, he does not want it to be mandatory that it has to be front loaded garage on lots 40 to 63 that it can be optional.

-Trew responded they could all be rear or side but no more than 33% front loaded.

The motion was seconded by McNeal.

-Wheeler discussed reviewing the stipulations in the final master plan process.

-Parnell revised the motion to include the stipulation that the changes being made here would be reviewed and approved through a final master plan.

The motion is seconded by McNeal.

-Commissioner Gilmore stated to Mr. Patel this is what the board is saying and this is the direction they are wanting to go with building products and type of structures they would like to see in Goodlettsville.

-Mayor Tinnin thanked Mr. Patel for all the hard work in working with the City and getting the project through the process.

The motion passed unanimously.

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 Representative: Addam McCormick, Staff

Staff Discussion:

-The Planning Commission recently discussed a proposal for a fruit/vegetable stand type sales use on Madison Creek Road across from the Madison Creek Elementary school.

-The property in question contains limited dimensions and includes a section of FEMA, Federal Emergency Management Agency designated flood plain and flood way.

-The City's Zoning Ordinance has a provision for temporary agricultural sales up to sixty (60) days a year

associated with on-site agricultural materials production.

- The current agricultural conditional use review process by the City's Board of Zoning and Sign Appeals is for allowing defined agricultural uses including keep animals and growing production crops on the R40, Low Density zoning district but only for properties with five (5) or more acres.
- The proposed amendment would also be a use approved by conditional use review by the City's Board of Zoning and Sign Appeals.
- The intention of the ordinance amendment is to limit the permitted scale of the agricultural sales use.
- The limited scale is due to possible locations within and adjacent to residential areas of the city that are zoned R-40, Low Density and Agricultural.
- Staff presented the following Zoning Ordinance Amendment-
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the agricultural sales use by conditional use in the R-40, Low Density and Agricultural zoning districts as presented by staff or with amendments determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew asked if this would be on Madison Creek?
- McCormick responded that was the request but this would be in any property per the ordinance provision in the Agricultural R40 zone districts.
- Trew asked if it would be a brick structure and paved parking?
- McCormick responded if they have walls, but most of the time they do not have walls.
- McCormick discussed special conditions for agricultural sales.
- Trew discussed competing with Kroger, Publix and other places and not paying sales tax.
- Parnell discussed the R40 zoning as a special exception.
- Barnfield discussed the Madison Creek property being in a flood zone.
- Commissioner Gilmore discussed the area around the Madison Creek property with a commercial business in the middle of the residential and school property.

Motion: Motion by Barnfield to defer the request indefinitely, seconded by Commissioner Gilmore. The motion passed unanimously.

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.

Item Representative: Shawn Henry, Attorney and Chad Penley, Real Estate Director

Staff Discussion:

- Staff received a Zoning Ordinance amendment request to permit a 5/3 Bank site redevelopment on the 1.12 acre property at 307 Long Hollow Pike (Old Shoney's).
- The amendment proposal is to add the financial, consultant, and administrative services use to the Interchange Overlay permitted uses to permit the proposed bank redevelopment.
- The Planning Commission recommended to the City Commission at the December 2024 meeting to amend the Interchange Overlay for the exit 98- Louisville Hwy section of the interchange overlay.

- The amendment included the financial, consultant, and administrative service use but the amendment was only for the exit 98 interchange section.
- The proposed amendment would permit the financial, consultant, and administrative services use in the Exit 96- Rivergate Parkway and Exit 97-Long Hollow Pike / SR 174 Interchange Overlay sections.
- Staff presented the following Zoning Ordinance Amendment
- Motion Option- Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the additional use in the INT Interchange Overlay as presented by staff or with amendments determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- City Manager Ellis discussed the restrictions, lease, and property owners for this property.
- Henry discussed the current Interchange Overlay District not permitting the financial component.
- Henry discussed the convenience of this location for a good financial institution and asked for their support of this request.
- Penley stated they started negotiating this property around a year ago and they can now sign a lease with the landlord.
- Penley discussed this location for the new prototype they are building all over the Southeast and looking for their support to move forward.
- Mayor Tinnin stated he wanted to share with the board that he is not for or against but there is no tax revenue that comes with it other than property taxes, so no tax advantages for the City.
- Penley responded that this will be an expensive build and discussed the increase in property value with the improvement to the property.
- Parnell discussed the purpose of the current Interchange Overlay zoning, the size of the property, tax revenue and use for the property.
- Barnfield commented that the commercial space is limited and does not want to give up any more commercial space right now.
- Commissioner Gilmore commented it's a prime piece of real estate and asked if they are owning the building or leasing?
- Penley responded they are in a long-term ground lease, they will build it and be there a long time.
- Penley discussed the issues working with the property owner and what they are wanting to get for the property.

Motion: Motion by Barnfield to deny the request, seconded by Commissioner Gilmore. The motion passed five (5) yes votes and two (2) McNeal and Wheeler no vote.

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Update Review:

Staff is planning for the initial Comprehensive Plan amendment public kick-off meeting to be on Monday March 24, 2025 from 5:30 to 7:30 pm. The initial meeting will be to discuss the purpose of the amendment and allow initial public comments on the existing growth issues of the city and the plan amendment process. Staff is preparing an on-line survey and new maps for the amendment review process. Staff requests the Planning Commission to review the proposed survey questions for any possible amendments before finalizing the survey and releasing the survey for public comment by

February 21st. Staff will also present the amendment process calendar at the March 24th meeting. The goal is to complete the amendment process for formal approval prior to the current one-year moratorium period expiration in December 2025.

-Residential Planned Unit Development and High-Density Zoning Districts:

The City Commission at the December 2024 meeting approved a one-year moratorium on new high density residential (3+ units/lot per acre) rezoning and master plan reviews. The moratorium was to allow the City to review the current Comprehensive Land Use Plan and Zoning Ordinance requirements including permitted density, mixed use commercial requirements, garage orientation and parking design, and exterior building material requirements to determine if any amendments are needed to ensure the City's regulations define the intended design for new residential development proposals.

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the high density moratorium.

1. Permitted residential uses (one and two family, attached, semi-attached, multifamily) and densities in all districts
2. Review requirement for minimum living space square footages in residential planned unit developments
3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units
4. Review garage orientation requirements for planned unit developments and removing the allowance for limited percentage of front loaded and the recessed front-loaded garage and alley loaded garage design options
5. Review increased material requirements for planned unit developments and commercial buildings
6. Review the minimum level of a commercial component required with mixed use developments in commercial planned unit developments and in the regional center planned unit developments zoning districts

With no further business, the meeting was adjourned at 7:50 pm.

Scott Trew, Chairman

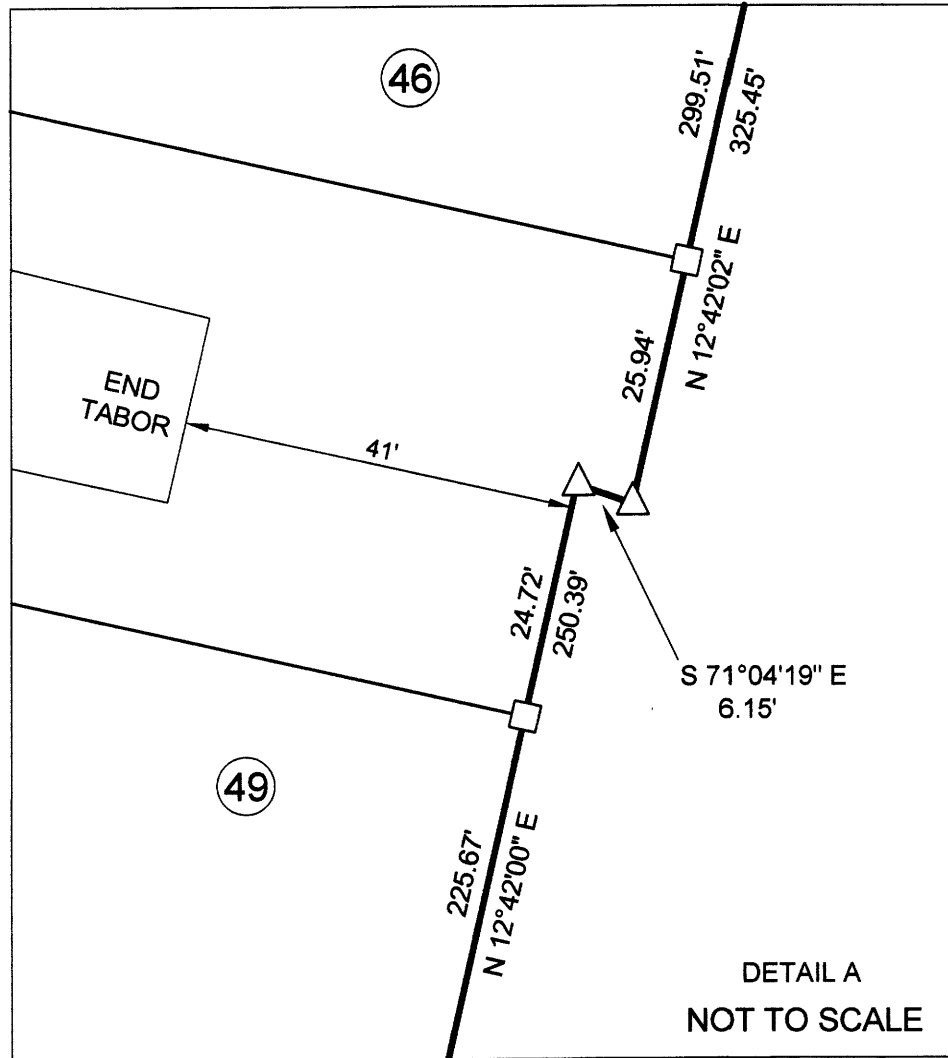
Sharon Reed, Planning Assistant

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

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

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

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



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

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

DATE: 12/09/2021

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

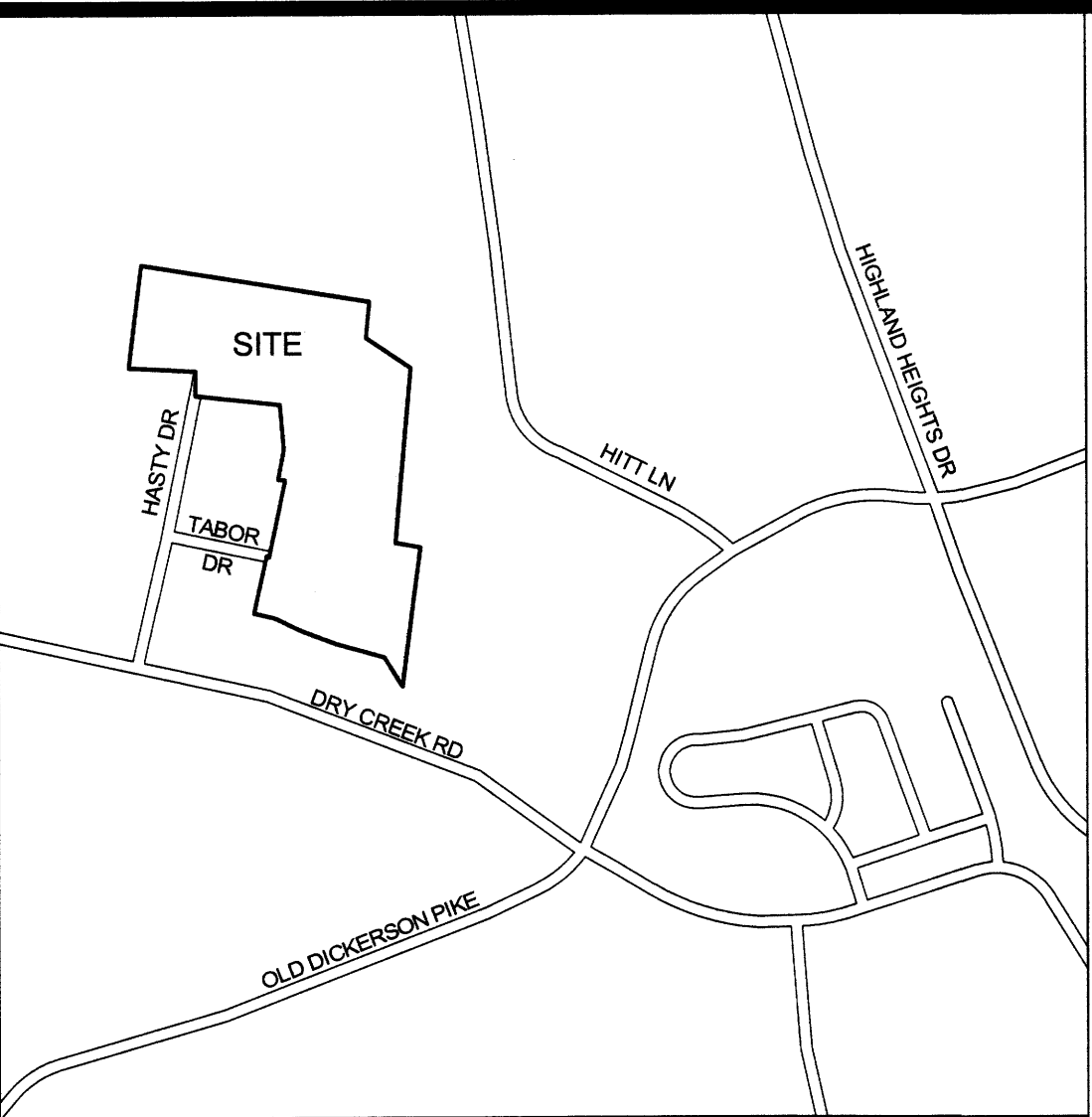
ROWE-MABEE MINOR SUBDIVISION
0 DRY CREEK ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

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

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MINOR SUBDIVISION		NUMBER: 1 of 1
SHEET:		DATE: 12/09/21
PROJECT # 20707		SCALE: 1" = 100'
DRAWN BY: RGT		CHECKED BY: RGT

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



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

By: [Signature] Date: 12/09/21

By: [Signature] Date: 12/09/21

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.

Ronald G Taylor 12/09/21 2123
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 ROWE-MABEE 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.

12/13 2021 Shawn W. D. Goodlettsville Sewer
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 ROWE-MABEE 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.

12/13 2021 Shawn W. D. Metro Water Services
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.

12/14 2021 R. Adam McCormick
Date Representative

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



20211216-0166282



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

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

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

PARCEL ID: 02500001400
SALE INSTRUMENT: 20120925-0087017
DANIEL ALBRIGHT

PARCEL ID: 025000020800
SALE INSTRUMENT: 20120911-0082094
DANIEL ALBRIGHT

PARCEL ID: 02500001500
SALE INSTRUMENT: 20131213-0128373
DANIEL ALBRIGHT

PARCEL ID: 02500018800
SALE INSTRUMENT: 20180830-0086034
DANIEL ALBRIGHT

PARCEL ID: 02515004200
SALE INSTRUMENT: 20190621-0060047
SARAH TEH

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'

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

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

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

Duncan and Jeannie Rowe

214 Hasty Drive

Goodlettsville, TN 37072

jeannierowe@gmail.com

615-260-0180

January 31, 2025

City Council Commission

Goodlettsville, TN 37072

Subject: Request for Additional Extension for Fire Hydrant Installation

Dear Members of the City Council Commission,

We hope this letter finds you well. We are writing to formally request an additional six-month extension to install the required fire hydrant servicing our new home at 214 Hasty Drive.

We are deeply committed to complying with the city's requirements and appreciate the extension previously granted. Initially, we had planned to share the cost of the hydrant installation with our children, Davey and Hailey Rowe-Mabee, who are building on the adjacent property. However, their construction has been delayed, leaving us solely responsible for the installation cost, which we are currently unable to afford.

At this time, we are in the process of selling our previous home to secure the necessary funds. Granting us an additional six months would provide us the time needed to complete this sale and fulfill our obligation to install the hydrant without undue financial hardship.

We sincerely appreciate your consideration of our request and your ongoing support as we work to meet the city's requirements. We would be grateful for the opportunity to discuss this matter further at the upcoming council meeting if needed. Please let us know if any additional information is required.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Duncan and Jeannie Rowe

To: Kate Jarosh, Al. Neyer
From: Amy Burch, P.E.; Burch Transportation, LLC
Cc: Jay Fulmer, P.E.; Fulmer Lucas; Scott Morton; Smith Gee
Date: February 19, 2025
Subj: Trip Generation and Distribution Analysis
Re: Rivergate Mixed-Use, Goodlettsville, TN

This memo provides an estimate of new trip generation and distribution for the proposed Rivergate Mixed-Use development in Goodlettsville, Tennessee. According to the attached concept plan, the proposed development includes approximately 115,700 square feet of commercial space, 52,500 square feet of office space, a 60,000 square foot sports entertainment venue, 240 hotel rooms, and 955 multifamily residential units. It is noted that this includes the full buildout of the mall redevelopment and incorporates the redevelopment of the former Macy's Department Store (Phase 1). The existing Dillard's Department Store is planned to remain. The entire site spans between Goodlettsville and Metro Nashville jurisdictions.

The purpose of this letter is to provide an estimate of trips generated by the site as well as an estimated distribution pattern of those trips.

Trip Generation Calculation

A trip generation process was used to estimate the amount of vehicular traffic that is expected to be generated by the proposed development plan. Trip generation rates for the land uses were taken from ITE's *Trip Generation Manual, 11th Edition*. Based on the information contained in the site plan, the trip generation calculations include more detailed land uses such as some medical-dental office space and some senior adult housing units than what is bulk outlined above. The trip generation calculations were based on the general urban/suburban setting.

Since the development program is a mix of land uses, it is expected that residents/patrons of one land use will also be residents/patrons of one of the other land uses. Therefore, it was assumed that 30% of the daily, 18% of the AM peak trips, and 41% of the PM peak trips will be internal to the project site. It was also assumed that 10% of the commercial shopping trips are not new, but would have already been on the road network anyway and are therefore considered as pass-by trips.

Table 1 below provides a summary of the trip generation for the proposed development plan for the site under full buildout conditions.

Table 1: Trip Generation Summary

Land Use	Size	Unit	Weekday ADT	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
General Office Building (LUC 710)	32,500	SF	436	64	56	8	65	11	54
Medical-Dental Office Building - Stand Alone (LUC 720)	20,000	SF	751	57	45	12	78	23	55
Fine Dining Restaurant (LUC 931)	10,000	SF	838	7	4	3	78	52	26
High-Turnover (Sit-Down) Restaurant (LUC 932)	15,000	SF	1,608	144	79	65	136	83	53
Shopping Plaza (40-150k) w/ Supermarket (LUC 821)	90,700	SF	8,393	320	198	122	815	391	424
Recreational Community Center (LUC 495)	60,000	SF	1,690	115	76	39	184	86	98
Hotel (LUC 310)	240	rooms	2,178	113	63	50	150	77	73
Multifamily Housing (Mid-Rise) (LUC 221)	751	DU	3,536	319	73	246	293	179	114
Multifamily Housing (Low-Rise) (LUC 220)	94	DU	678	52	12	40	61	38	23
Senior Adult Housing - Multifamily (LUC 252)	110	DU	343	22	7	15	28	16	12
Subtotal			20,451	1,213	613	600	1,888	956	932
<i>Internal Capture Trips (30% daily, 18% AM peak, 41% PM peak)</i>			6,135	218	110	108	774	392	382
Total External Traffic			14,316	995	503	492	1,114	564	550
New Non-Vehicular Primary Traffic (5%)			716	50	25	25	56	28	27
Total External Vehicular Traffic			13,600	945	478	467	1,059	536	523
<i>Pass-By Trips (10% Total Shopping Plaza Trips)</i>			839	32	20	12	81	39	42
Total Vehicular Primary Traffic (95%)			12,761	913	458	455	978	497	481
Source: ITE Trip Generation Manual, 11th Edition									

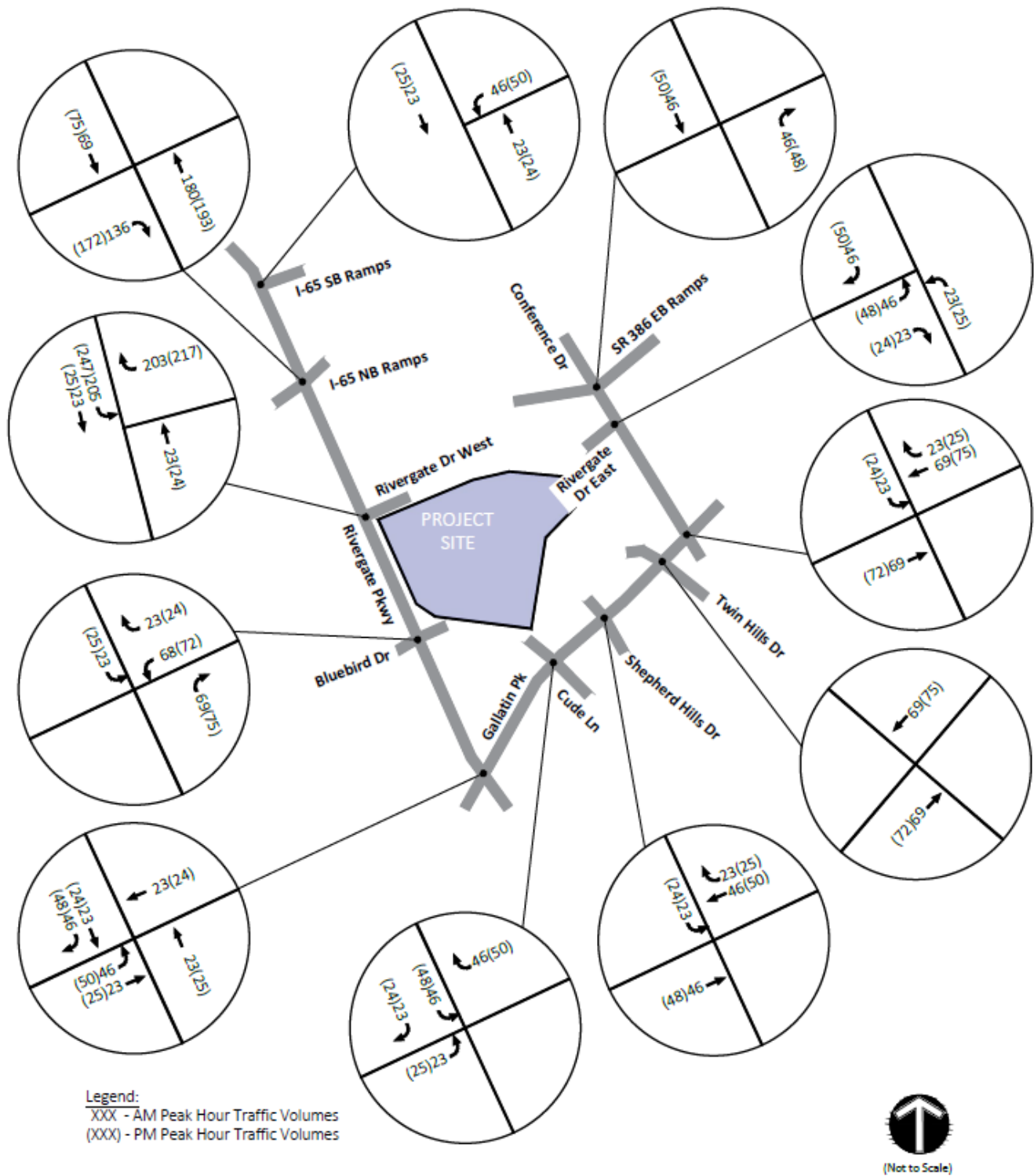
As shown in the table above, the proposed Rivergate Mixed-Use development is projected to generate approximately 12,761 total daily vehicle trips, including 913 total AM peak hour trips, and 978 total PM peak hour trips. By comparison, using the same methods of trip generation, the former Rivergate Mall site would have generated over 28,000 trips per day¹. Thus, the proposed redevelopment represents less than half of the original trip generating potential of this site.

Estimated Trip Distribution and Assignment

Given the size of the redevelopment site and the number of access points, these new trips will be distributed widely throughout the existing street network. Figure 1 shows how the new trips will be distributed to and from existing streets during the AM and PM peak hours. As shown, most intersections will see a modest number of new trips during the peak periods. The highest number of trips will likely be at the intersection of Rivergate Parkway and Rivergate Drive West (private). This intersection has a “half-signal” configuration and limited movements which gives it the greatest amount of capacity and is easily capable of accommodating these new trips.

¹ Using ITE’s *Trip Generation* for a shopping center having 866,070 sf, the estimated daily trip generation is 28,477 trips per day. 866,070 sf is the portion of the existing mall that will be redeveloped by phases 1 and 2 of the proposed project.

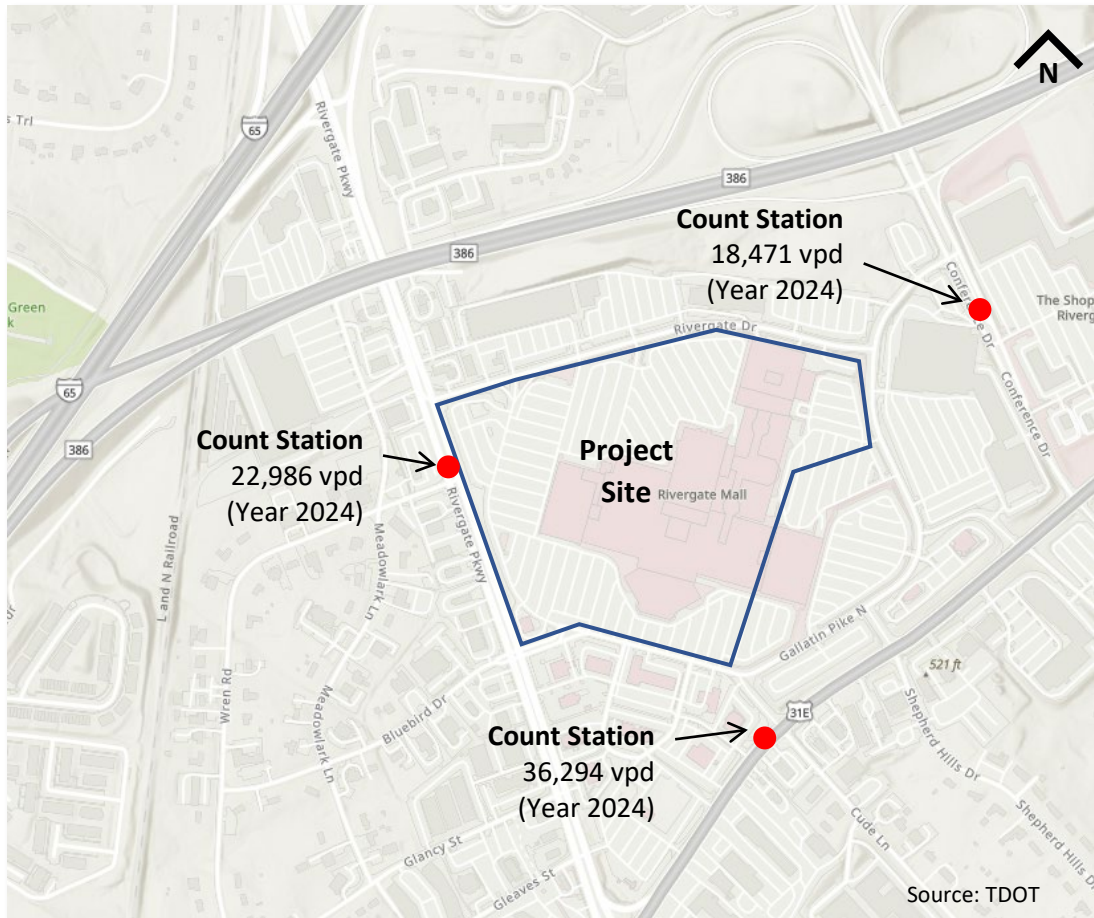
Figure 1: Traffic Assignment of New Site Traffic



Rivergate Parkway Existing Traffic Data

As shown below in Figure 2, TDOT has a traffic count station each on Rivergate Parkway, Gallatin Pike, and Conference Drive adjacent to the project site. Based on the TDOT count station data, these stations were recorded having an annual average daily traffic (AADT) of 22,986, 36,294, and 18,471 vehicles per day, respectively, in 2024. Overall, the count stations have generally experienced a declining trend over at least the past decade. The TDOT Count Station Historical Growth Analysis is presented in Table 2.

Figure 2: TDOT Count Station on Rivergate Parkway



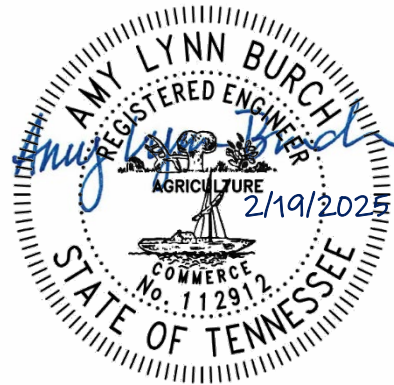
**Table 2: TDOT Count Station Data
Historical Growth Analysis (AADT)**

Station No.	Station 19000023	Annual % Growth	Station 19000024	Annual % Growth	Station 19000479	Annual % Growth	TOTAL	Annual % Growth
Street	Rivergate Parkway		Gallatin Pike		Conference Drive			
Location	South of Rivergate Drive		West of Cude Lane		South of Rivergate Drive			
Year								
2024	22986	9.9%	36294	69.0%	18471	6.5%	77751	30.1%
2023	20922	-21.5%	21474	-32.1%	17344	-2.3%	59740	-21.5%
2022	26667	1.2%	31639	3.5%	17752	-3.9%	76058	0.9%
2021	26348	-0.9%	30580	0.9%	18468	-1.0%	75396	-0.2%
2020	26578	-4.1%	30293	-15.0%	18653	-7.2%	75524	-9.5%
2019	27717	-4.3%	35655	0.4%	20098	-11.3%	83470	-4.2%
2018	28976	1.3%	35512	-8.7%	22670	-8.4%	87158	-5.5%
2017	28607	-3.6%	38905	8.4%	24739	28.4%	92251	8.7%
2016	29670	8.1%	35892	-5.1%	19272	-1.3%	84834	0.0%
2015	27446	3.4%	37829	21.9%	19529	3.7%	84804	11.0%
2014	26553	-5.0%	31045	-2.4%	18825	11.1%	76423	-0.4%
2013	27950	-3.6%	31803	-6.8%	16946	-7.8%	76699	-5.9%
2012	28986	-14.9%	34113	-13.6%	18375	-12.0%	81474	-13.7%
2011	34064	7.7%	39471	15.5%	20876	13.3%	94411	12.1%
2010	31628	9.7%	34187	4.9%	18433	4.3%	84248	6.5%
2009	28833	-10.1%	32575	-6.1%	17680	2.1%	79088	-5.9%
2008	32056	-4.2%	34696	-10.2%	17309	-9.9%	84061	-8.0%
2007	33472	4.4%	38658	4.1%	19212	3.5%	91342	4.1%
2006	32076	-4.2%	37126	-5.8%	18555	3.0%	87757	-3.5%
2005	33478	-8.2%	39424	-9.6%	18014	-2.3%	90916	-7.7%
2004	36460	3.0%	43623	3.0%	18430	2.5%	98513	2.9%
2003	35398	3.6%	42352	4.8%	17978	-1.5%	95728	3.1%
2002	34173	0.4%	40411	-7.7%	18248	-5.6%	92832	-4.5%
2001	34047	4.7%	43788	2.5%	19337	5.8%	97172	3.9%
2000	32526	-1.1%	42735	11.8%	18271	5.1%	93532	5.7%
1999	32904		38239		17380		88523	
25-year Annual Avg Growth		-1.1%		1.1%		0.6%		-0.1%
10-year Annual Avg Growth		-1.1%		-1.7%		0.4%		-1.3%
5-year Annual Avg Growth		-3.1%		-0.4%		0.5%		-0.4%
3-year Annual Avg Growth		-3.5%		-0.5%		0.7%		-0.5%

Conclusion

Based on the trip generation and distribution results, the proposed Rivergate Mixed-use development is expected to generate levels of peak hour traffic which can be accommodated by the existing infrastructure. A look at historical traffic data on adjacent streets shows a decline in traffic volumes over the last several years, indicating that roadway capacity should be available to accommodate the proposed development. Also, it is estimated that the former Rivergate Mall, when fully occupied, generated significantly more traffic than the proposed redevelopment. However, we are currently working on more detailed analyses for the intersections and driveways providing direct access to the project site in order to determine whether any intersection improvements or modifications should be made to better accommodate the travel pattern changes expected for the proposed mixed-use development.

Please let me know if you have any questions or need any additional information related to this trip generation and distribution data for the proposed Rivergate Mixed-Use development.

**Attachments:**

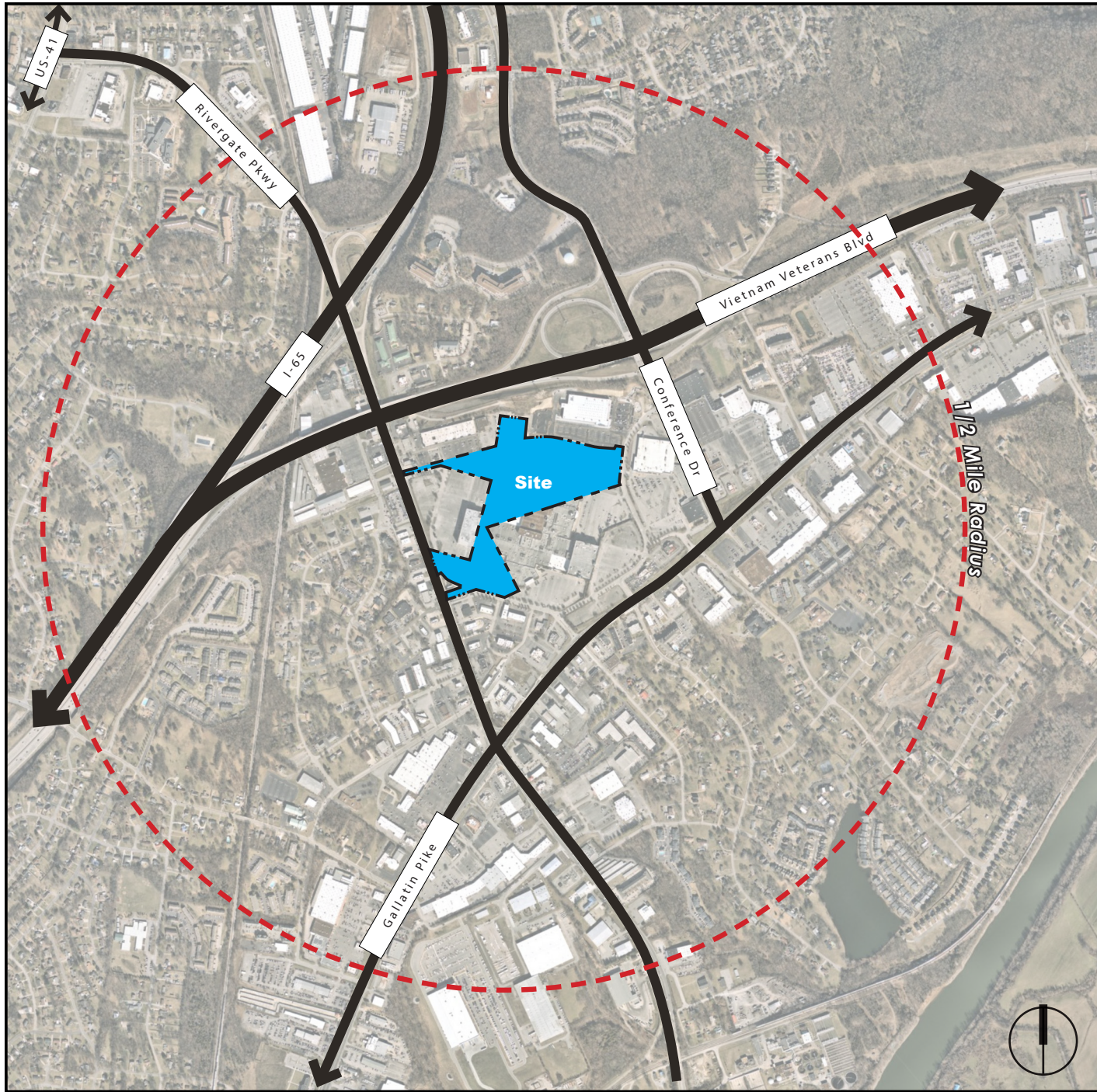
- Concept Plan

RIVERGATE MASTERPLAN

PRELIMINARY MASTER PLAN

GOODLETTSVILLE, TN

02 . 20 . 2025



VICINITY MAP

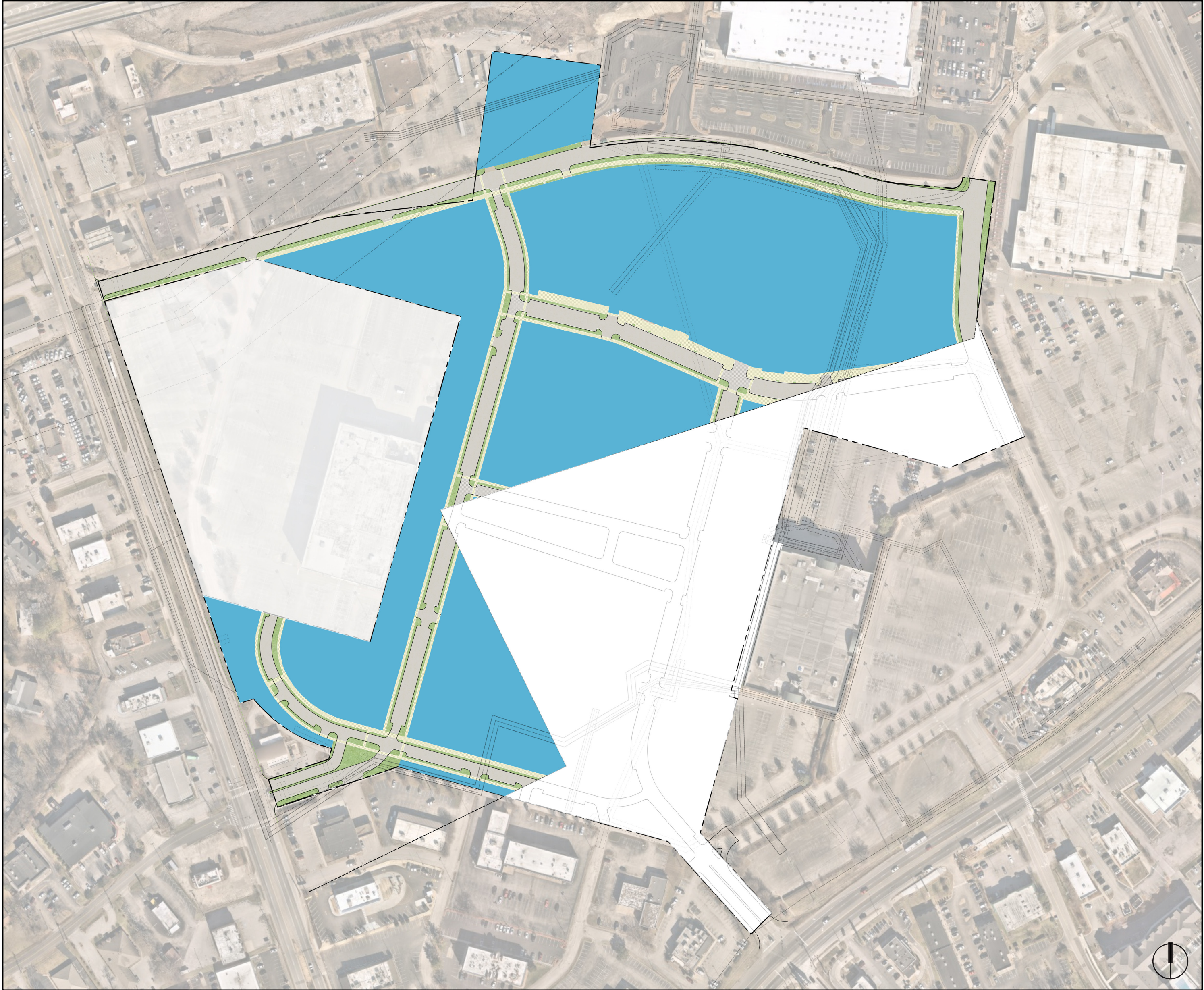
PROJECT DESCRIPTION

The Rivergate Master Plan reimagines the intersection of Rivergate Parkway and Gallatin Pike, transforming an underperforming mall and underutilized properties into a dynamic mixed-use destination. This redevelopment introduces walkable streets, diverse land uses, and a signature green space designed to inspire connection and community.

The plan integrates single-use retail and restaurants, sports and entertainment venues, medical offices, hospitality, townhomes, market-rate multifamily housing, and independent senior housing with interior and exterior residential amenities, including pool courtyards and variously scaled gathering spaces. A thoughtful parking strategy includes surface, on-street, and off-street options to ensure seamless accessibility for residents, visitors, and businesses.

The Rivergate Master Plan is poised to reinvigorate the area, blending innovative design with thoughtful planning to create a cohesive community that enhances quality of life and fosters long-term economic growth.

With construction beginning in Fall 2025, the project is set for full completion by 2029. Supported by private equity, bond debt, and economic incentives, the development will unfold in a single phase, with commercial outparcels tailored to end-users and operators on a staggered schedule.



PRELIMINARY MASTER PLAN

SHEET INDEX

- 01 Cover Sheet
- 02 Comprehensive Plan Consistency
- 03 Site Context Plan
- 04 Existing Survey
- 05 Concept Site Plan
- 06 Concept Perspective 'A'
- 07 Concept Perspective 'B'
- 08 Concept Imagery - Placemaking
- 09 Concept Imagery - Residential Architecture
- 10 Concept Imagery - Commercial Architecture
- 11 Concept Imagery - Sports/Entertainment
- 12 Development Team Projects
- 13 Street Network Plan
- 14 Street Sections
- 15 Bulk Standards & Modifications
- 16 Concept Utilities
- 17 MSUD

SITE DATA CHART

Project Name:	Rivergate Masterplan
Project Address 1:	1000 Rivergate Parkway
Parcel ID:	03402007600, 02614002600, 02614002800, 02614005500, 02614005200, 03402007700
Project Address 2:	0 Rivergate Parkway
Parcel ID:	02614005600, 02614006100
Property Owner:	KDI Rivergate Mall, LLC 3445 PEACHTREE RD STE 465 Atlanta,GA 30326 P O Box 250509, Atlanta, GA 30325 J.C. Penney Co., Inc. P O BOX 659000 Dallas, TX 75265 Penney Property Sub Holdings LLC P O BOX 10001 Dallas, TX 75301 Dillard Tn, Operating LTD. Partnership 4501 N Beach St C/O Dillards Fort Worth TX 76136
Project Location:	Goodlettsville, TN / District 10
Overall Acreage of Site:	29.40 Acres
Comprehensive Land Use Plan:	Regional Mixed Use Center High Intensity
Current Zoning:	Commercial Services Limited (CSL)
Requested Rezoning:	Planned Unit Development Regional Center 1 (RC1)

DEVELOPER

Merus, LLC.
1222 Demonbreun Street, Suite 1200
Nashville, TN 37203

ATTN: Kate Jarosh
kjarosh@merus1894.com



APPLICANT / ARCHITECT

Smith Gee Studio
602 Taylor Street, Suite 201
Nashville, TN 37208

ATTN: Scott Morton
smorton@smithgeestudio.com



CIVIL ENGINEER

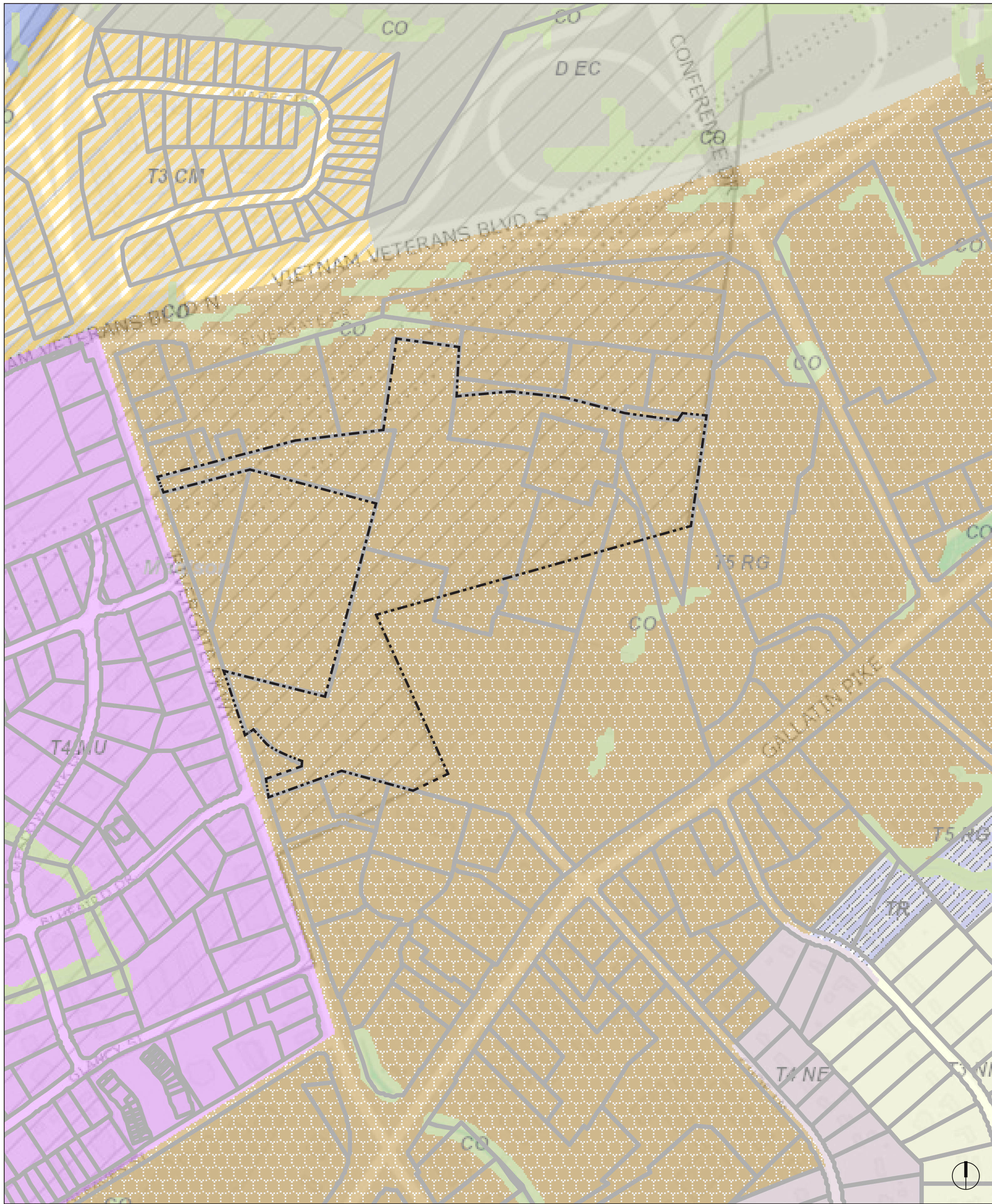
Fulmer Lucas
2002 Richard Jones Road, Suite B200
Nashville, TN 37215

ATTN: Jay Fulmer
jay@fulmerlucas.com



SUBMITTAL DATES:

PMP Initial Submittal Date: 01. 27. 2025
PMP Re-submittal Date: 02. 20. 2025



Current Zoning: Commercial Services Limited (CSL)

Current Comprehensive Land Use: Regional Mixed Use Center High Intensity

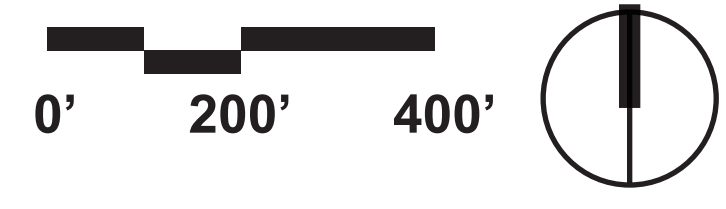
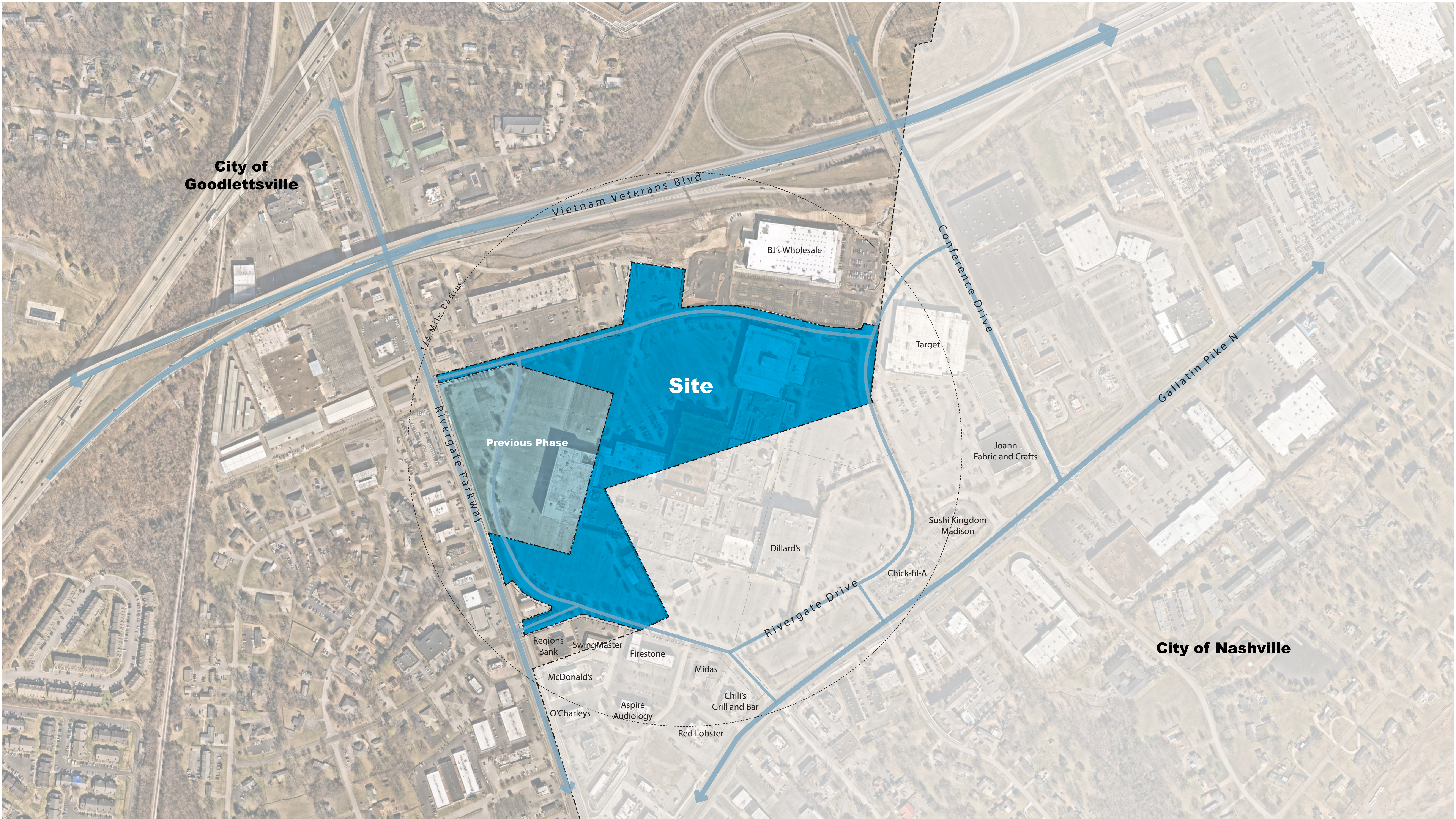
The property is located within the Madison Plan Area. The current land use policy for the property per the City of Goodlettsville Comprehensive Plan is Regional Center High Intensity.

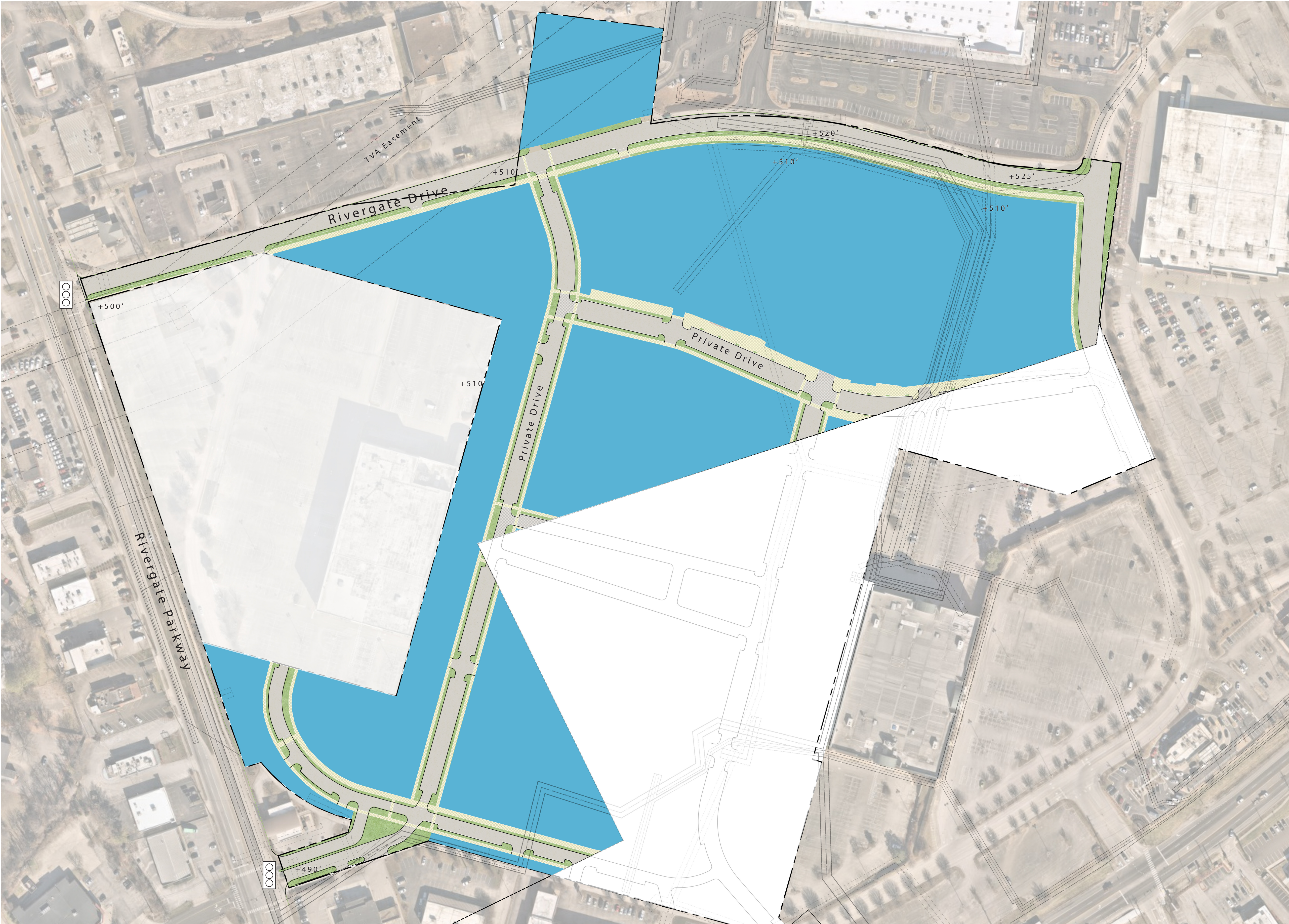
Madison Community Plan Consistency:

1. The Concept Map for Madison focuses on creating diverse and affordable housing options and enhancing commercial centers and corridors.
2. Transition and Infill areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods.
3. Appropriate uses within mixed use centers satisfy the daily needs of the surrounding neighborhoods and may include restaurants, retail, offices, service-oriented businesses, and entertainment facilities.

Regional Mixed Use Center High Intensity Consistency:

4. Mixed use residential and commercial center for various residential types, entertainment, retail, sales and services, hospitality and restaurants, professional and medical offices and clinics, research and development, educational facilities but exempting conflicting industrial type facilities.
5. Higher intensity area to support increased densities and building heights in the range of ten (10) stories subject to available fire protection equipment, water supply, and site access with edge, transition zones for reduced building heights, mass, and scale for consistency with the surrounding existing developed areas.
6. Building and site designs incorporating varied architectural features to limit building mass and scale with defined outdoor use areas for an integrated, identifiable, and lively urban center design.
7. Strong pedestrian oriented street and development design including buildings fronting sidewalks and usable outdoor area with links to adjacent areas.
8. Interconnected street grid system for center access and service vehicles with non-street parking and all service oriented facilities oriented to the back of buildings and sites and internal service drives.





Use	SF	%
Retail / Restaurant	30,500 SF+/-	4%
Hotel	60,000 SF+/-	7%
Townhomes	216,000 SF +/-	25%
Residential	446,630 SF+/-	53%
Sports/Entertainment	75,000 SF+/-	9%
Medical Office	20,000 SF+/-	2%

Overall Nonresidential	185,500 SF+/-	56%
Overall Residential Ground Floor	146,300 SF+/-	44%
Total	331,800 SF +/-	

Parking Requirements		
Use	Parking Ratio	Minimum Required
Retail / Restaurant 30,500 SF	x1sp/250 sf	122 sp
Hotel 120 Keys	x1sp/Key +Employee	125 sp
Sports/Entertainment 75,000 SF	x1sp/375 sf	200 sp
Medical Office 20,000 SF	x1sp/ 200sf	100 sp
TOTAL Commercial 185,500		
Residential (Multi Family) TOTAL 152 Units	x1.5sp/Unit	228 sp
Senior Living TOTAL 172 Units	x1.0sp/Unit	172 sp
Townhomes TOTAL 103 units	x2sp/Unit	206 sp
TOTAL RESIDENTIAL 427 units		
TOTAL Parking Required	-	1,153 sp+/-
TOTAL Parking Provided	-	1,194 sp+/-

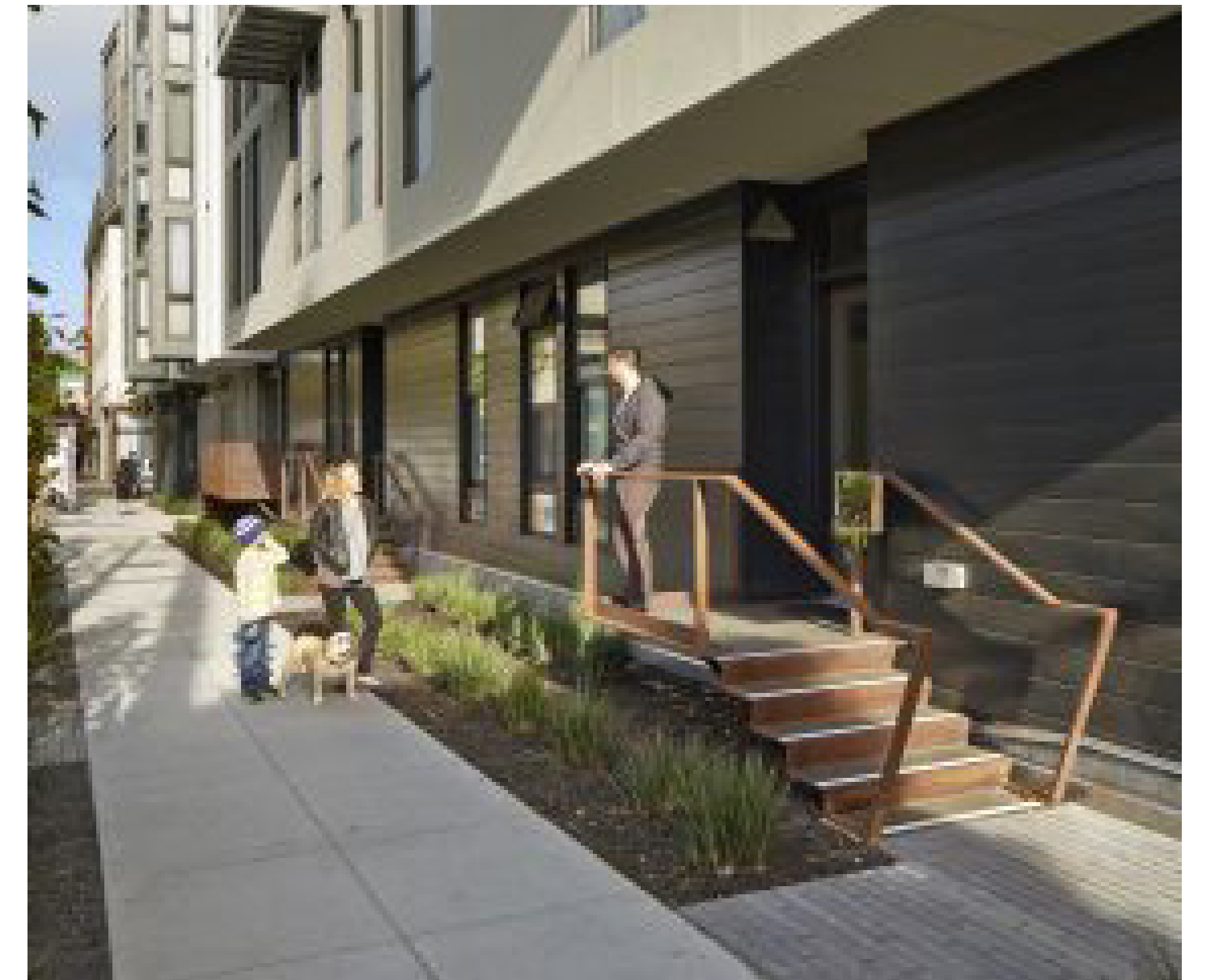
Use	Acreage	%
Mixed-Use Development	21.83 Acres	74%
Open Space	7.57 Acres	26%
Total	29.40 Acres	100%

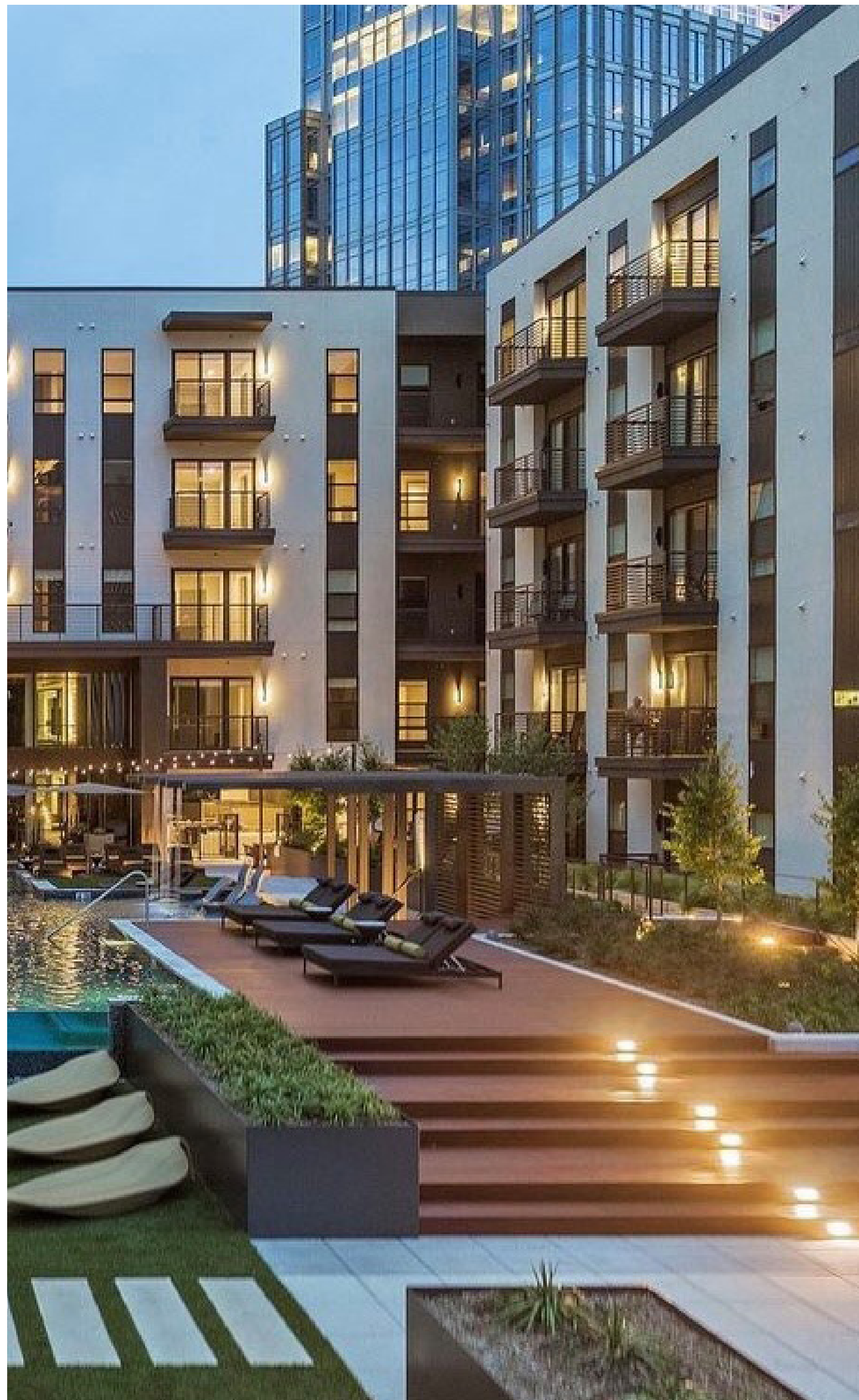
The Concept Site Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development and will be brought forward to the Planning Commission as amendments for consideration.

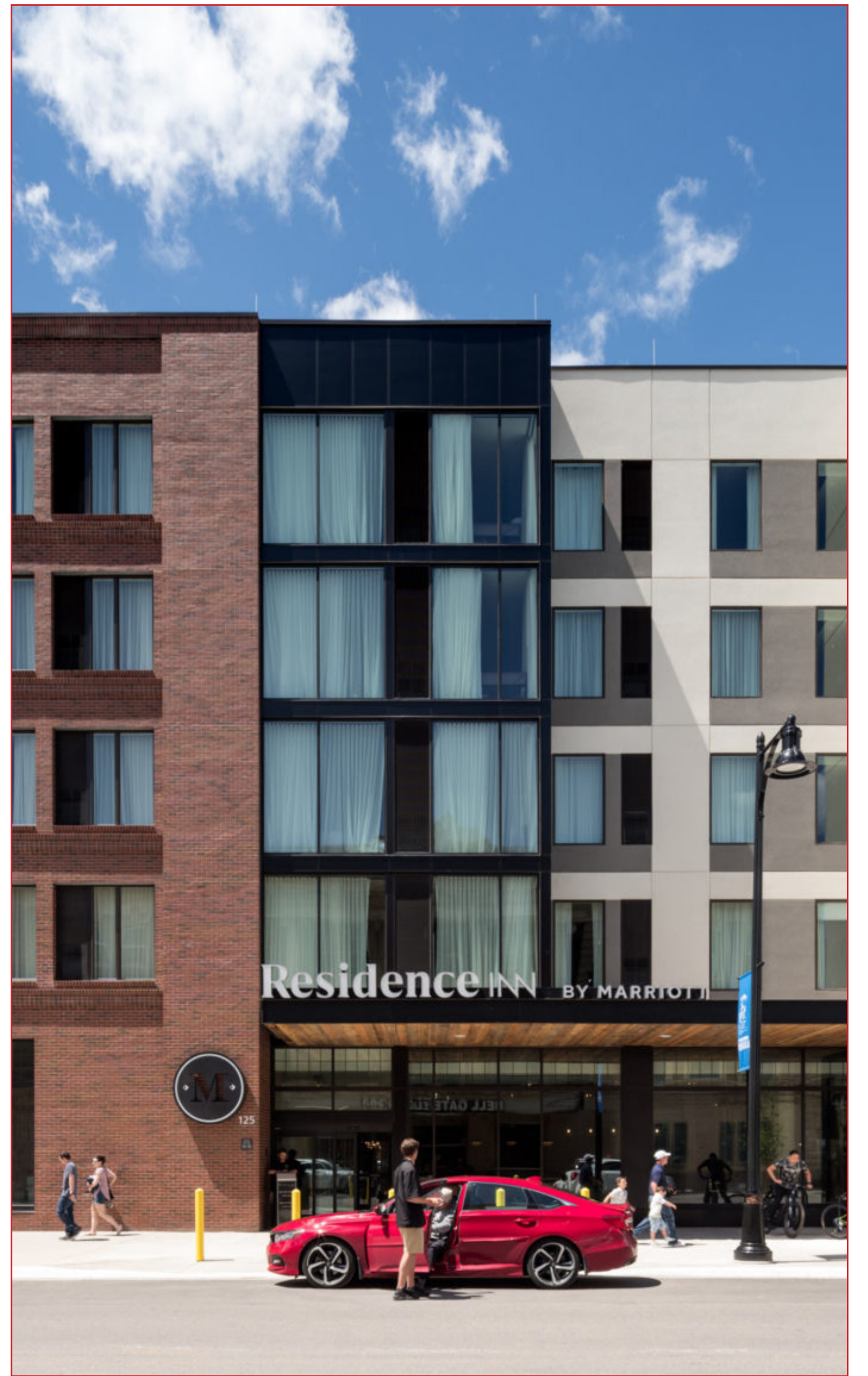














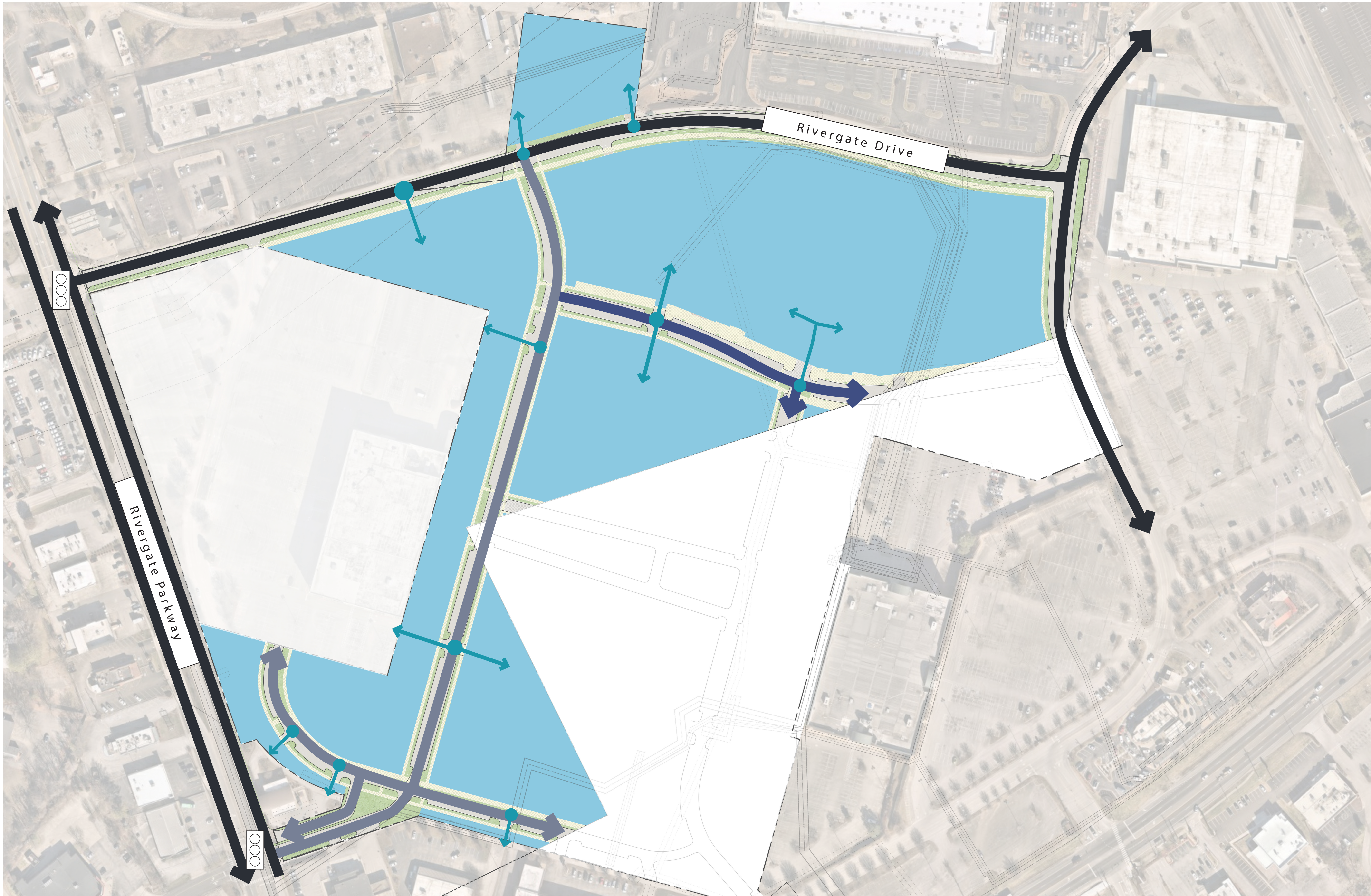
Architectural
Character





M MERUS





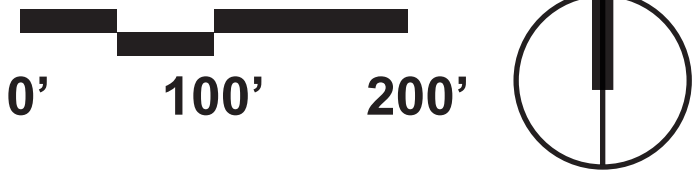
Legend

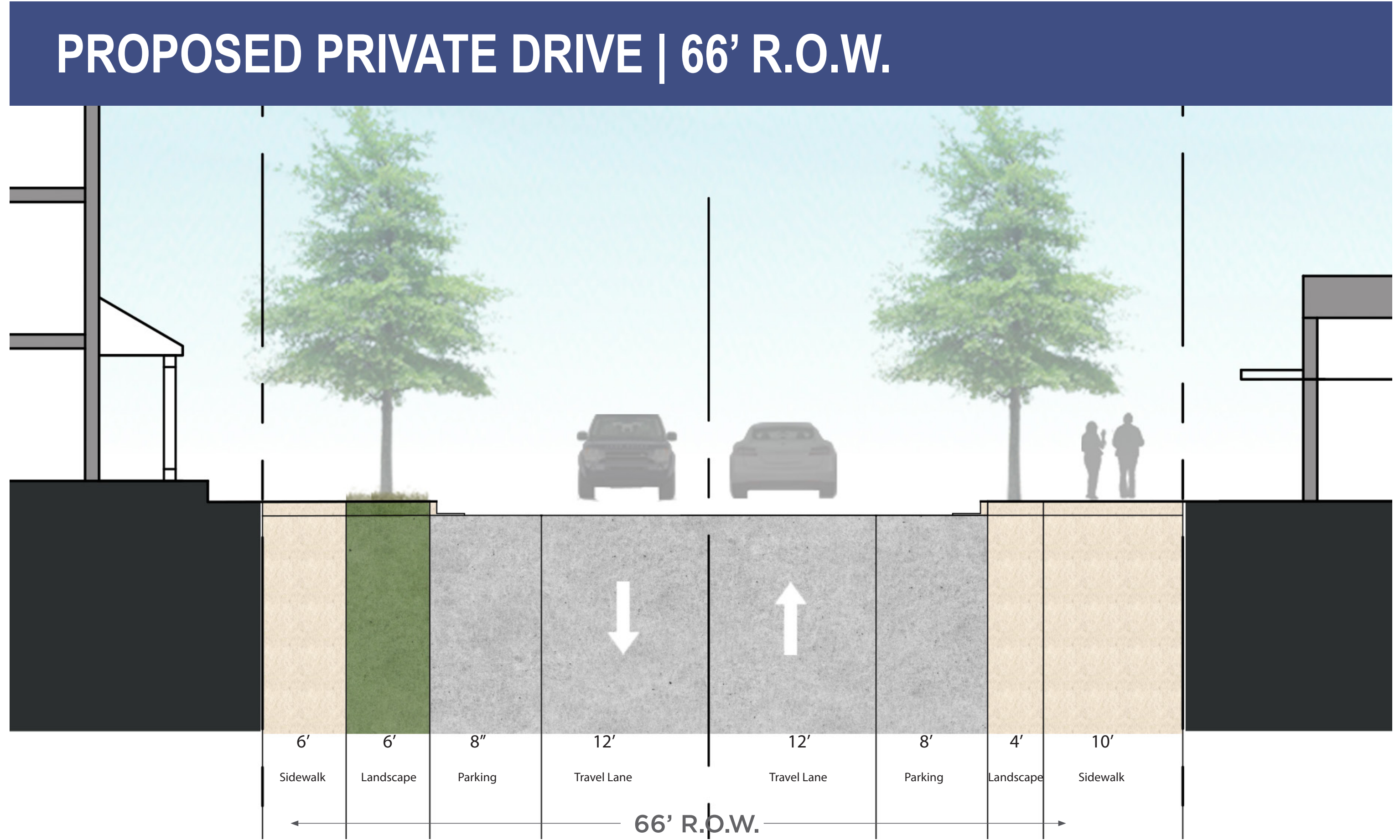
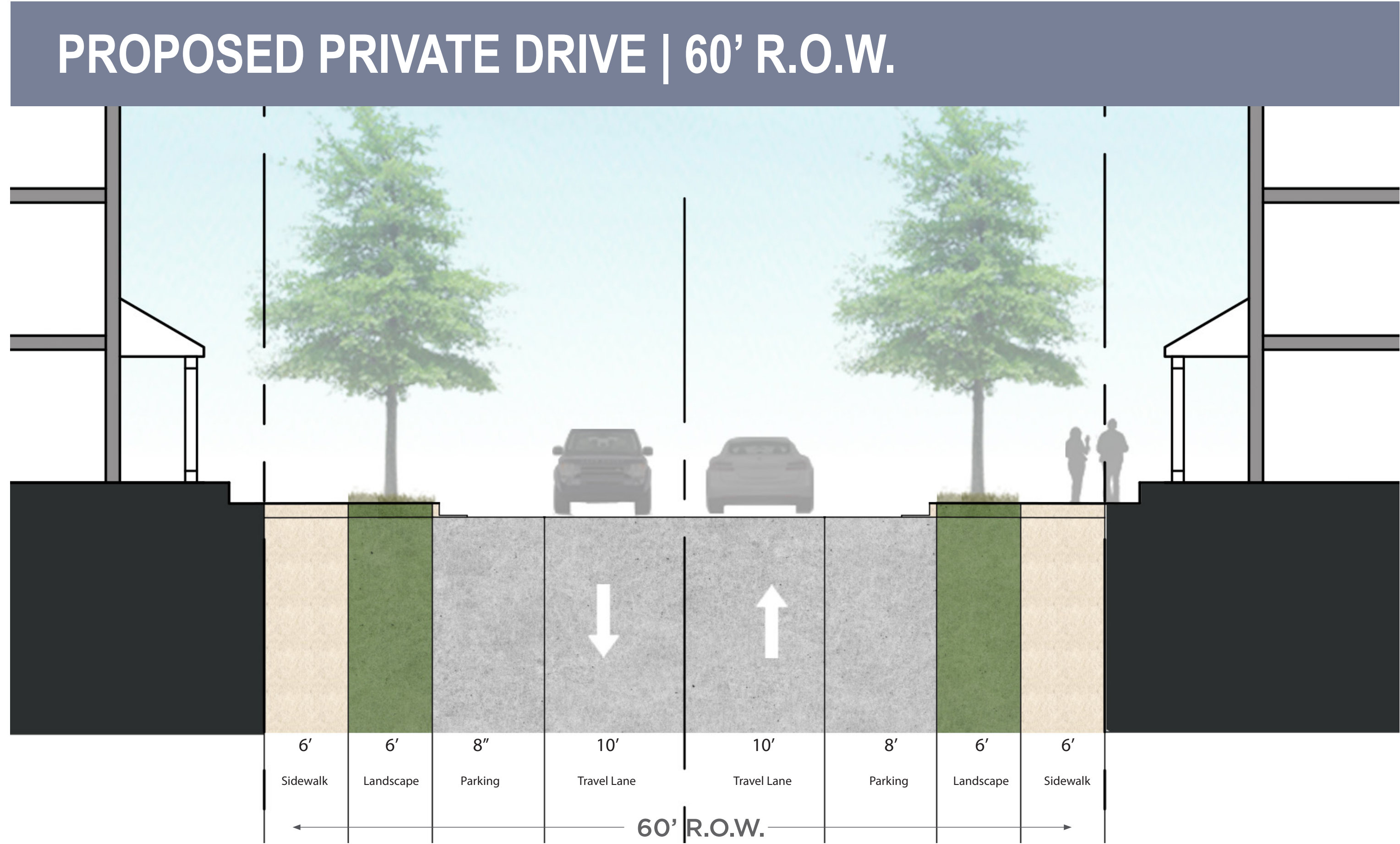
Existing Public Street / Access Easement

Proposed 60' Private Drive

Proposed 66' Private Drive

Parking Access







The Concept Site Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development and will be brought forward to the Planning Commission as amendments for consideration.

STANDARD NOTES:

- 1. For any development standards, regulations, and requirements not specifically shown in the PMP submittal and/or included as a condition of approval, the property shall be subject to the standards, regulations, and requirements of RC-1 PUD.
- 2. Service and loading areas shall be screened from public view by a suitable fence, wall, or plant material screen.

ARCHITECTURAL STANDARDS:

- 3. The primary facade and entrance of a building should be oriented to address Rivergate Drive or the internal private drives.
- 4. If provided, porches or stoops shall have a minimum depth of 4 feet. The minimum distance between buildings shall be 10 feet.
- 5. The minimum distance between buildings and the side or rear lot line shall be 5 feet.
- 6. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in material and color may be used to achieve this massing standard.
- 7. Building facade colors and building materials shall follow the City of Goodlettsville Design Guidelines found in Section III.5 - Color and Materials. Building elevations fronting public and private streets shall be considered the primary facades and are encouraged to use more brick, brick veneer, and/or stone cladding. All building elevations shall include a minimum 50% aggregate of these materials. Planning Commission to review design with final master plan.
- 8. Vinyl siding and untreated wood shall not be permitted.

ACCESS & PARKING:

- 9. Site Access shall be from Rivergate Drive, Gallatin Pike N, and Rivergate Parkway.
- 10. Bicycle parking will be provided per the City of Goodlettsville Zoning Code.
- 11. On-Street Parking areas may be calculated to meet min. off-street parking requirements for all uses.
- 12. Minimum Parking Requirements to meet Shared Parking Study recommendations.

- 13. The standard on-street parallel parking stall dimensions shall be 8 feet wide and 22 feet long.
- 14. Sidewalks shall be a min. of 5 feet in width on all streets for all uses and development types.

LANDSCAPE STANDARDS:

- 15. 5 ft. minimum open space setback requirement for Buildings and Parking Lots. Covered stoops/stairs and porches may encroach within the min. 5 ft. open space setback.
- 16. 5 ft. min. open space setback requirement along shared property lines, No transitional landscape buffer is required.
- 17. Minimum buffer yard requirements can be reduced in constrained areas as long as the overall average meets the min. requirement.
- 18. Stormwater bio-retention shall be allowed in the landscape buffer-yard.
- 19. Surface parking areas adjacent to private streets shall require perimeter landscape area to be 5 feet in width.
- 20. Parking areas that exceed 200 spaces max. should provide min. 4 ft. wide linear landscape islands to visually reduce the scale.
- 21. Trees planted in the private drive sidewalk zone shall have a protective grate or planted zone of 4 ft. wide min.
- 22. All open spaces throughout the development shall be privately owned and maintained.

OPEN SPACE:

- 23. Open space provided shall be privately owned and privately maintained.

STORMWATER NOTES:

- 24. Storm water quality and design may be on-site or in shared collective off-site public or private facilities within designated public utility and drainage easements.
- 25. Stormwater facilities will be designed to meet the minimum requirements per City code.

UTILITY NOTES:

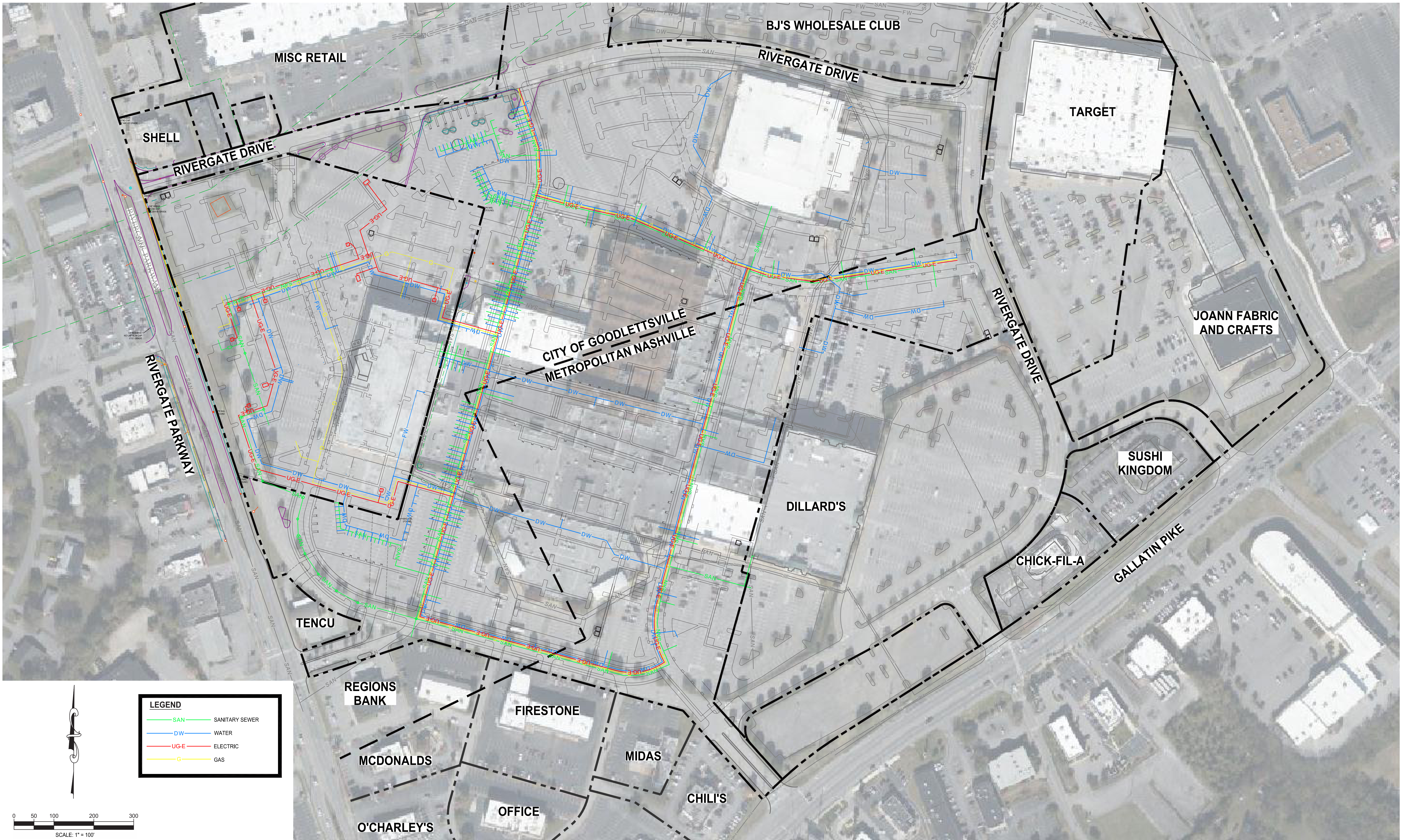
- 26. Mechanical equipment on roofs or sides of buildings should not be visible from streets. Adequate screening should be provided.

RC-1 PUD BULK STANDARDS

Permitted Uses	All uses permitted by RC-1 PUD Zoning
Nonresidential Uses ¹	185,500 SF proposed
Residential Uses ²	427 dwelling units proposed
Max. FAR	0.80
Max. ISR	0.9
Lot Width	50 ft. min. Street Frontage
Lot Area	30,000 SF min.
Building Height ³	Up to 7-Stories max. 1-Story min.
Building Step-back	10 ft. step-back after 5 Stories
Front Setback ⁴	5 ft. min.
Side Setback	5 ft. min.
Rear Setback	0 ft. min.
Open Space ⁵	10% min.

Notes

- 1. Overall aggregate Nonresidential Use SF shall account towards 51% minimum of the overall ground floor total SF requirement. Proposed nonresidential SF subject to change.
- 2. Units Proposed subject to change and shall not exceed Max. Density Allowed per RC-1 PUD Zoning District based on the acreage of the overall project site (40 un/ac.)
- 3. One-story buildings shall be 20 ft. min in overall building height. No glazing is permitted above active use finished space. Overall building height shall be measured from the average elevation at finished grade to the midpoint of the primary roof pitch, if sloped roof, or to the top of the parapet, if structure is built with a flat roof. Proposed building heights subject to change and shall not exceed 10-stories max.
- 4. Front Setback to be measured from back of proposed sidewalks on public streets, private drives, and common open spaces. Covered stoops/stairs and porches, balconies, awnings, and canopies may encroach into the min. front setback.
- 5. A minimum of 10% open space shall be dedicated to landscape/permeable areas on the site. Utilization of permeable pavement and other sustainable tools shall be considered toward meeting this criteria.



The
MADISON SUBURBAN UTILITY DISTRICT
of Davidson County, Tennessee

January 16, 2025

Jason Morelock
Fulmer Lucas
2002 Richard Jones Road, Suite B200
Nashville, Tennessee 37215
jason@fulmerlucas.com

RE: Rivergate Pkwy, Goodlettsville, TN
Proposed: Multifamily Residential (856 units)
240 Hotel Units
92,100 SF Commercial Space
92,100 SF Office Space
60,000 SF Sports Entertainment
20,000 SF Medical Office

Dear Jason:

The District has water available to the above-referenced location at its current status. Any improvements and/or actual water use would be subject to project review and subject to requirements related to specific demand or use projected by the Fire Marshal and the District's personnel and Engineers.

The owner/developer will be responsible to pay any and all development costs and any and all appropriate tap and meter fees.

Sincerely,

Cynthia H. Ellis

Cynthia H. Ellis
General Manager

CHE:kmb

P.O. Box 175 • Madison, Tennessee 37116-0175 • (615) 868-3201 • FAX (615) 868-5595