



May 5, 2025

Planning Commission
5:00 PM

City Hall - Massie Chambers

[BOC_NOTICE]

Agenda:

Call to Order

Approval of Agenda

1. **Approval of May 5, 2025 Agenda**

Approval of Meeting Minutes

2. **Approval of April 7, 2025 Meeting Minutes**

Individual Review of Regular Agenda Items

3. **Public Forum on Planned Related Topics**
4. **Clover Blend Estates Section One Lot 144A and Clover Bend Estates Section Two Lots 57 and 58 Re-subdivision/ Bruce Rainey and Associates:** Requests final subdivision plat amendment to alter the lot lines and dimensions of three (3) existing lots on 4.19 acres at 615, 617, and 0 Carol Ann Road. The properties are referenced as Sumner County Tax Map 143G Group B Parcels# 01, 02, and 03.01 and are zoned R-25, Low Density Residential. Property Owners: David and Karen Wrye (3-25)
5. **David and Karen Wrye, Property Owners:** Requests approval to relocate the existing one family detached dwelling unit (home) at 617 Carol Ann Road to the vacant 2.23-acre property located at 0 Carol Ann on the property referenced as Sumner County Tax Map 143G Group B Parcel 3.01. The property is zoned R-25, Low Density Residential. The proposed house location is included on lot 57A of the final subdivision plat included with Item#4. Request is per Tennessee Code Annotated Sections 13-3-501 to 13-3-504
6. **Old Hickory Building LLC/ Bruce Rainey and Associates:** Requests site plan approval for a 384 square feet sales office and display area at 850 Louisville Hwy. The 0.47-acre property is referenced as Sumner County Tax Map 142 Parcel# 011 and is zoned CS, Commercial Services/Exit 98 Louisville Hwy 31W-INT, Interchange Overlay. Property Owner: Cranor Properties LLC (4-25)

7. **Monticello Townhomes/ Jack Nixon, Property Owner:** Requests three (3) year final master plan approval extension for twenty-eight (28) townhouse units on 3.67 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel#. 03405006300 and is zoned HDRPUD, High Density

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
MEETING AGENDA**

Monday May 5, 2025 5:00 PM

- ITEM#1** **Approval of May 5, 2025 Agenda**
- ITEM#2** **Approval of April 7, 2025 Meeting Minutes**
- ITEM#3** **Public Forum on Planned Related Topics**
- ITEM#4** **Clover Blend Estates Section One Lot 144A and Clover Bend Estates Section Two Lots 57 and 58 Re-subdivision/ Bruce Rainey and Associates:** Requests final subdivision plat amendment to alter the lot lines and dimensions of three (3) existing lots on 4.19 acres at 615, 617, and 0 Carol Ann Road. The properties are referenced as Sumner County Tax Map 143G Group B Parcels# 01, 02, and 03.01 and are zoned R-25, Low Density Residential. Property Owners: David and Karen Wrye (3-25)
- ITEM#5** **David and Karen Wrye, Property Owners:** Requests approval to relocate the existing one family detached dwelling unit (home) at 617 Carol Ann Road to the vacant 2.23-acre property located at 0 Carol Ann on the property referenced as Sumner County Tax Map 143G Group B Parcel 3.01. The property is zoned R-25, Low Density Residential. The proposed house location is included on lot 57A of the final subdivision plat included with Item#4. Request is per Tennessee Code Annotated Sections 13-3-501 to 13-3-504.
- ITEM#6** **Old Hickory Building LLC/ Bruce Rainey and Associates:** Requests site plan approval for a 384 square feet sales office and display area at 850 Louisville Hwy. The 0.47-acre property is referenced as Sumner County Tax Map 142 Parcel# 011 and is zoned CS, Commercial Services/Exit 98 Louisville Hwy 31W- INT, Interchange Overlay. Property Owner: Cranor Properties LLC (4-25)
- ITEM#7** **Monticello Townhomes/ Jack Nixon, Property Owner:** Requests three (3) year final master plan approval extension for twenty-eight (28) townhouse units on 3.67 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel#. 03405006300 and is zoned HDRPUD, High Density

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

ITEM#1 Approval of May 5, 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 April 7, 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 Clover Blend Estates Section One Lot 144A and Clover Bend Estates Section Two Lots 57 and 58 Re-subdivision/ Bruce Rainey and Associates:

Requests final subdivision plat amendment to alter the lot lines and dimensions of three (3) existing lots on 4.19 acres at 615, 617, and 0 Carol Ann Road. The properties are referenced as Sumner County Tax Map 143G Group B Parcels# 01, 02, and 03.01 and are zoned R-25, Low Density Residential. Property Owners: David and Karen Wrye (3-25)

STAFF NOTES:

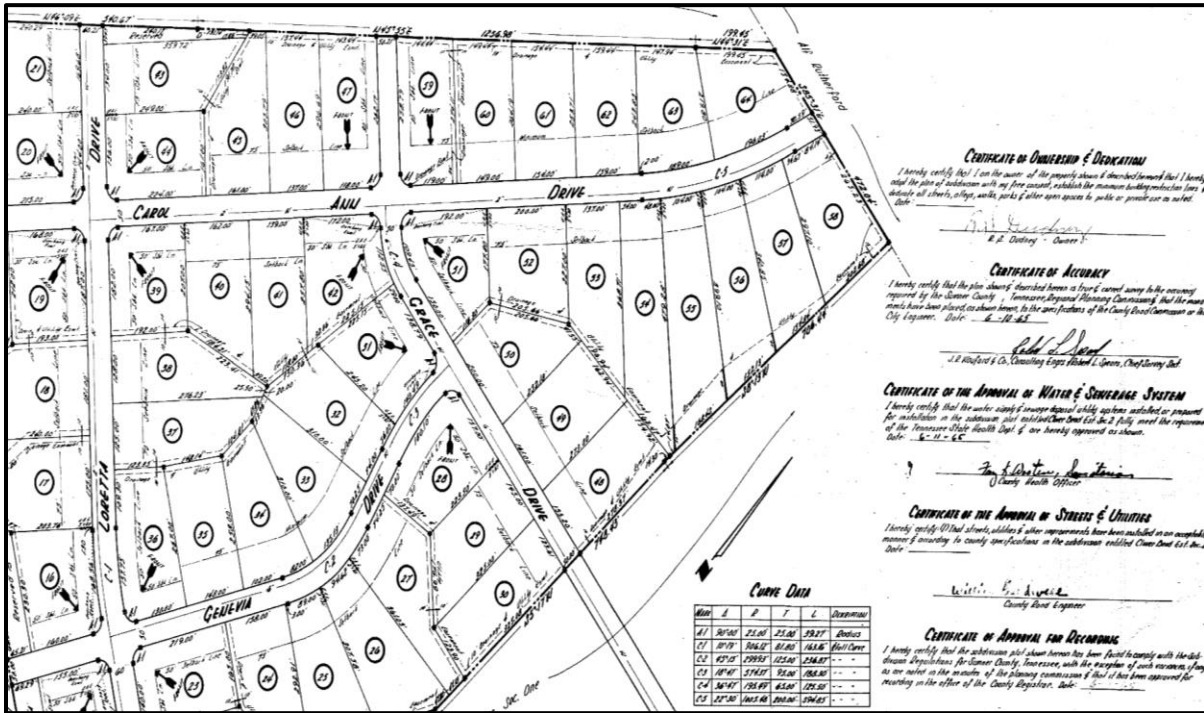
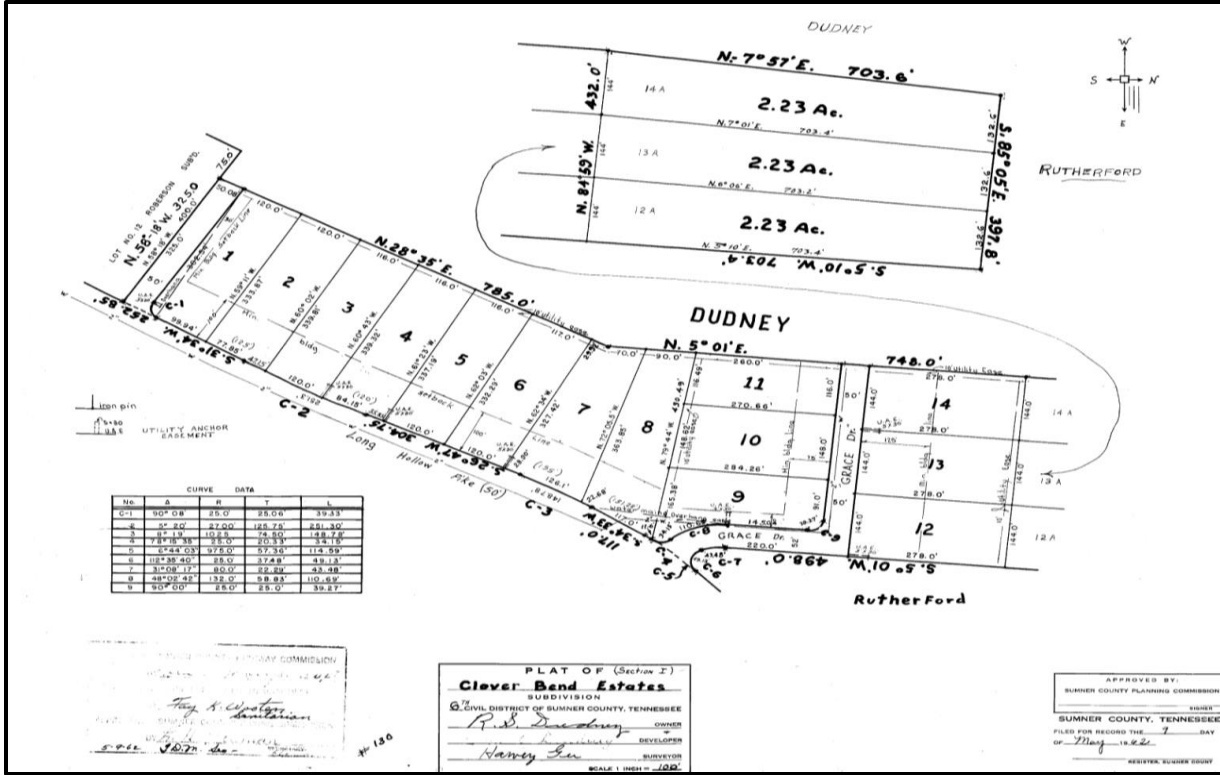
The proposal is to alter three (3) existing lots. The existing two (2) lots on Carol Ann Road are being combined to one larger lot and a fifty (50') feet roadway frontage section for the proposed back lots 57A and 57B. The existing 2.23-acre land locked lot behind the Carol Ann Drive properties is being divided into two (2) lots (57A and 57B). Except for the adjacent 3.1-acre property on Grace Drive, the average lot size of the ten (10) adjacent frontage properties along Carol Ann and Grace Drive is 0.97 acres. The proposed subdivision would meet the provisions of the City's Subdivision Regulations regarding resubdivision due to the proposal including only altering three (3) existing lots and the proposed lot size is consistent with other adjacent lots along Carol Ann Road and Grace Drive.

MOTION OPTIONS:

1. Approve the subdivision plat based on the plat meeting the City's requirements
2. Deny the subdivision plat based on the plat not meeting the City's requirements as determined by the Planning Commission
3. Defer the request for the applicant to provide additional information at the June Planning Commission meeting

Staff recommendation to be provided at meeting





Subdivision Regulations Section

1-108.2 Limitation on Resubdivision -- Within any existing subdivision which has been approved, recorded and at least partially developed, no resubdivision or replatting shall be permitted which reduces the average lot size in such recorded subdivision

ITEM#5 **David and Karen Wrye, Property Owners:** Requests approval to relocate the existing one family detached dwelling unit (home) at 617 Carol Ann Road to the vacant 2.23-acre property located at 0 Carol Ann on the property referenced as Sumner County Tax Map 143G Group B Parcel 3.01. The property is zoned R-25, Low Density Residential. The proposed house location is included on lot 57A of the final subdivision plat included with Item#4. Request is per Tennessee Code Annotated Sections 13-3-501 to 13-3-504.

STAFF NOTES:

Per Tennessee law, the Planning Commission's review and approval is required to move an existing house in a neighborhood/subdivision when the neighborhood does not have a homeowner association. The state law is to ensure the house is generally the same age or newer and is of a consistent size or larger square footage of the existing homes. This request is unique since the existing house at 617 Carol Ann Road (*constructed in 1969 with a finished area of 2,224 square feet/ \$237,000 improvement assessment per the Sumner County Tax Assessor's website information*) is proposed to be moved to another lot in the same neighborhood and subdivision. The existing house located at 617 Carol Ann Road is proposed to be relocated roughly 500 feet to lot 57B per the revised Clover Bend subdivision plat per Item#4. The sixteen (16) existing houses including the homes along the east side of Carol Ann Road and the homes along both sides of Grace Drive in the area of proposed house relocation, were constructed between 1963 and 1998. Twelve (12) or a majority of the homes were constructed between 1963-1970. The average finished square footage per the Sumner County Tax Assessor's website of the sixteen (16) homes also including the existing house at 617 Carol Ann Road is 2,296 sq. ft. with the largest being 3,468 sq. ft. and smallest being 1,585 sq. ft. Twelve (12) of the homes are in 2,000 sq. ft. range. The average improvement assessment of the sixteen (16) adjacent homes and also including the existing house at 617 Carol Ann Road is \$ 263,564. Ten (10) of the homes are in the \$ 200,000 improvement assessment value range with \$ 411,700 being the highest and \$ 174,000 being the lowest as referenced on the Sumner County Tax Assessor's website information. The house relocation process will include upgrades due to the remodeling that will be required to the existing house that would be anticipated to increase the next Sumner County improvement assessment.

MOTION OPTIONS:

1. Approve the house moving request based on the proposal meeting the state law section and the house is an existing house in the neighborhood/subdivision.
2. Deny the house moving request based on the proposal not meeting the state law section as determined by the Planning Commission.
3. Defer the request for the applicant to provide additional information at the June Planning Commission meeting

Referenced Tennessee Code Annotated Section (State Law):

13-3-502. Requirements for moving single family residence from one foundation to another.

(a) No single-family residence shall be moved from an existing foundation to another foundation located within a developed area of single-family residences unless:

(1) The residence to be moved is consistent with the age, value, size and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and

(2) Approval for the movement of the single-family residence to a foundation within a developed area of single-family residences has been given by:

(A) The home owners' association of the development where the residence is to be moved, if a homeowners' association is in existence;

(B) A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area;

(C) The regional planning commission, if a regional planning commission is in existence in the area where the residence is to be moved, and subdivision (a)(2)(A) or (a)(2)(B) does not apply;

(D) The municipal planning commission, if a municipal planning commission is in existence in the municipality where the residence is to be moved and subdivision (a)(2)(A), (a)(2)(B) or (a)(2)(C) does not apply; or

(E) The municipal or county legislative body in the jurisdiction where the residence is to be moved, and subdivision (a)(2)(A), (a)(2)(B), (a)(2)(C) or (a)(2)(D) does not apply.

(b) As used in this section, "single family residence" does not include manufactured or modular homes as manufactured or modular homes are defined in § 47-9-102, § 55-1-105, or title 68, chapter 126.

13-3-503. Consistency of residence with age, value, size and appearance of existing residences. The residence is consistent with:

(1) The age of existing residences within the developed area of single-family residences, if the residence to be moved is within ten (10) years of the average age of the existing structures within the developed area;

(2)

(A) The value of existing residences within the developed area of single family residences, if the valuation of the residence being moved appraised, prior to being moved, at a value that is at least equal to the average appraisal of the existing structures within the developed area; provided, that nothing in this subdivision (2) shall be construed to prevent the residence from exceeding the value of the existing structures. In establishing the value of existing structures, the value of modular homes located in the developed area shall not be used in arriving at the average appraisal of the existing structures;

(B) If the value of the residence, prior to being moved, appraised at a value that is at least equal to the average appraisal of the existing structures within the developed area, then it shall be presumed that the residence shall appraise at least at the same or greater value once it is moved;

(C) In obtaining approval from a governing body identified in § 13-3-502, as proof that the value of the residence or appearance of the residence is consistent with the value or appearance of the existing residences, evidence may be presented that includes photographs of the inside and outside of the residence to be moved as well as the appraised value of the residence as determined by the assessor of property, or the fair market value of the residence as determined

by an independent appraiser. The proof shall be a rebuttable presumption that the value and appearance of the residence is at least equal to the value and appearance of the existing structures within the developed area. Additional documents showing intended improvements may also be presented;

(3) The size of existing residences within the developed area of single family residences, if the size of the residence being moved is at least within one hundred square feet (100 sq. ft.) of the average size of the existing structures within the developed area; provided, that nothing in this subdivision (3) shall be construed to prevent the residence from exceeding the average square footage. In establishing the average size of existing structures, the square footage of modular homes shall not be used in making the calculations; and

(4) The appearance of existing residences within the developed area of single-family residences as determined by the body giving its approval for the single-family residence to be moved to the developed area.

Staff recommendation to be provided at meeting

ITEM#6 **Old Hickory Building LLC/ Bruce Rainey and Associates:** Requests site plan approval for a 384 square feet sales office and display area at 850 Louisville Hwy. The 0.47-acre property is referenced as Sumner County Tax Map 142 Parcel# 011 and is zoned CS, Commercial Services/Exit 98 Louisville Hwy 31W- INT, Interchange Overlay. Property Owner: Cranor Properties LLC (4-25)

STAFF NOTES:

The Planning Commission previously discussed the business use prior to the recent Zoning Ordinance amendment permitting additional uses in the Exit 98 Interchange Overlay zone. The project includes a permanent building to be used for the sales and business office. The project will include a fenced display area for accessory buildings. The property contains an existing parking lot and a driveway on a section of Forks Road. The business owner has the option to install either a ground or a monument sign for the property. The Planning Commission would have to review any future requests for a high-rise interstate type sign.

MOTION OPTIONS:

1. Approve the site plan based on the plan meeting the City's requirements
2. Deny the site plan based on the plan not meeting the City's requirements as determined by the Planning Commission
3. Defer the request for the applicant to provide additional information at the June Planning Commission meeting

Staff recommendation to be provided at meeting

ITEM#7 **Monticello Townhomes/ Jack Nixon, Property Owner:** Requests three (3) year final master plan approval extension for twenty-eight (28) townhouse units on 3.67 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel# 03405006300 and is zoned HDRPUD, High Density

STAFF NOTES:

The Goodlettsville City Commission at the August 11, 2025 meeting approved the property rezoning and preliminary master plan. The Goodlettsville Planning Commission at the December 5, 2022 meeting approved the project final master plan final master plan meeting with the six (6) stipulations listed below. Per Tennessee law, the vested plan rights are valid until August 11, 2025 but during this time the property owner is required to obtain TDEC, Tennessee Department of Environment and Conservation (site) and City of Goodlettsville Land Disturbance permit for the project approval vested rights to remain until August 2027. The property owner has requested to extend the vested rights due to their intention at this time not to start the project permit process due to the anticipated project construction costs. The City Commission adopted an updated storm water design ordinance in September 2023. Any extension of the project final master plan approval will need to include the revised stipulation item#1 as listed below.

MOTION OPTIONS:

1. Approve the requested project final master plan approval extension extensions for two (2) year until August 11, 2027 with the six (6) approval stipulations including the revised stipulation #1. State and City permits would be required by this date to extend the vested rights for the construction phase as defined by the state law section.
2. Deny the requested project final master plan based on the Planning Commission’s discussion and determination at the meeting.
3. Defer the request for the applicant to provide additional information at the June Planning Commission meeting

Staff recommendation to be provided at meeting

Approval stipulations being completed prior to permitting

1. Approval of revised plans and drainage calculations **based on the City’s current storm water ordinance design requirements** by City’s Engineer Consultant prior to any City Land Disturbance permit issuance
2. Revise notation to twenty-eight (28) units on the Note Sheet.
3. Increase curb radius at fire truck turn around on plans and provide fire lane signage per the City’s Fire Code requirements.
4. Provide revised landscape plan with planting schedule to ensure compliance with total caliper inches per acre and provide additional trees around parking lot areas and provide landscaping between Monticello Avenue and street facing side of the adjacent building-

ok to relocate some of plantings in adjacent buffer (from front of buffer adjacent to Monticello Avenue) to this area.

5. Provide notation for a variety of building material colors with building construction
6. Provide notation regarding the property owner coordinating cross walk signal material purchase and installation per City of Goodlettsville Public Works Department

Referenced Tennessee Code Annotated Section:

13-4-310. Power of municipal planning commission to promulgate provisions for development — Vesting period for development standards as to approved development plans.

(a) A municipal planning commission shall have the power to promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property. The provision of well-designed and properly constructed infrastructure within such development is vital to the health, safety and welfare of the public utilizing said development and the community as a whole. These types of developments typically contain infrastructure that may be dedicated to a governmental entity or may be controlled by other types of bodies or nongovernmental entities including, but not limited to, property owner associations. These infrastructure and internal development improvements such as, but not limited to, public and nonpublic roads, water and sewer lines, landscaping, green space, sustainable design features and other improvements as required by the planning commission, either through its subdivision regulation or through the local government's zoning ordinance, shall be subject to bonding or other methods of guaranteeing their installation. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.

(b) A vested property right shall be established with respect to any property upon the approval, by the local government in which the property is situated, of a preliminary development plan or a final development plan where no preliminary development plan is required by ordinance or regulation or a building permit allowing construction of a building where there was no need for prior approval of a preliminary development plan for the property on which that building will be constructed. During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the date of approval of a building permit, as described by this subsection (b), shall remain the development standards applicable to that property or building during the vesting period.

(c) Unless an extension is granted by the local government, the vesting period applicable to an approved construction project for which a building permit has been issued shall begin on the date of issuance of the building permit by the local government and shall remain in effect for the time period authorized by the approved building permit, including

any approved renewal obtained by the applicant prior to the expiration or termination of the permit to be renewed; provided, that the applicant pursues with reasonable diligence site preparation, if applicable, and construction.

(d)

(1) The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period. If the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.

(2) If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the preliminary development plan, excluding any vesting period provided for in subdivision (1)(2), unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period.

(3) In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase, excluding any vesting period provided for in subdivision (1)(2), unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.

(e) A local government may, by ordinance or resolution, specifically identify the type or types of development plans within the local government's jurisdiction that will cause property rights to vest; provided, that regardless of nomenclature used in the ordinance or resolution to describe a development plan, a plan which contains any of the information described in subdivision (k)(5) or (k)(6) shall be considered a development plan that will cause property rights to vest according to this section. Any such ordinance or resolution shall also specify what constitutes approval of a development plan within its jurisdiction. If a local government has not adopted an ordinance or resolution pursuant to this section specifying what constitutes a development plan that would trigger a vested property right, then rights shall vest upon the approval of any plan, plat, drawing, or

sketch, however denominated, that is substantially similar to any plan, plat, drawing, or sketch described in subdivision (k)(5) or (k)(6).

(f)

(1) During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the issuance of a building permit, whichever applies, shall remain the development standards applicable to the property described in such preliminary development plan or permit, except such rights shall terminate upon a written determination by the local government under the following circumstances pursuant to subdivision (f)(2):

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OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

April 7, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Grady McNeal, Mayor Rusty Tinnin and Judy Wheeler.

Absent: Commissioner Cisco Gilmore and Jeff Parnell.

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

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

Item #1 No changes to the agenda.

Item #2 Approval of March 3, 2025 Meeting Minutes: Tinnin made a motion to approve the minutes of the March 3, 2025 meeting, Barnfield seconded the motion. The motion passed unanimously.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 Duncan Rowe, 214 Hasty Drive: Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive (*Deferred at the March 3rd Meeting*)

Item Representative: No Representative

Staff Discussion:

- 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 an additional six (6) months.
- 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 Option-Approve the additional requested six (6) month timeline for the fire hydrant installation. (Staff Recommendation)
- Motion Option-Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process.

Planning Commission Discussion:

- Barnfield asked McCormick if the property owners had contacted him?
- McCormick responded yes, he sent them an email and they were aware of the meeting.
- Trew commented if they do extend, we would stipulate that this is the last time for an extension.
- Mayor Tinnin discussed a stipulation that if the fire hydrant was not installed by August 2025 they would start the legal process.

Motion: Motion by Mayor Tinnin to approve the extension and the fire hydrant must be installed by August 2025, seconded by Wheeler. The motion passed unanimously.

Item #5 Prevost Car US Inc/Prosper Engineering: Requests site plan approval for a 10,079 sq. ft. building addition and site parking alterations at 800 S. Cartwright Street. Property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (2-25).

Item Representative: Clint Camp, P.E., Prosper Engineering

Staff Discussion:

- The phase one site plan includes 10,079 (sq. ft.) square feet building addition.
- The addition is for increased vehicle service bays.
- The building addition is located on a section of the existing parking lot.
- The plans also include a temporary gravel parking lot.
- The upcoming project phase two (2) will include additional building areas and permanent parking expansion.
- At this time the intention is for the temporary parking lot to be used for one year for the project construction.
- 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.
- Motion Option- Approve the site plan with listed staff stipulation 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 the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Camp stated the site plan they are requesting for approval is the first stage of a multi-step development process.

-Mayor Tinnin commented that he recently toured the facility, and it is a very organized facility and likes everything they are doing.

Motion: Motion by Mayor Tinnin to approve the request with staff stipulation, seconded by Barnfield. The motion passed unanimously.

Item #6 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-201 Adult Oriented Establishment definition to include a sub-section for a private membership club.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The proposed amendment is based on a Metro Nashville Zoning Ordinance section.
- The proposed amendment includes a sexual encounter club use as an adult oriented business per the City's Zoning Ordinance.
- Adult oriented businesses per Goodlettsville's Zoning Ordinance are limited to defined industrial zoning districts with minimum separation to schools, day care, etc.
- The proposed amendment would include clubs that would include rooms for on-site sexual activities to occur.
- The sexual encounter club is commonly referred to as a sex club or swingers club.
- The City's current Zoning Ordinance section regulates performance based adult oriented uses.
- The amendment would expand the adult oriented use definition to include the sexual encounter club use.
- Motion Option- Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include the sexual encounter club 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 what happens if we say no?
- McCormick responded by law you can't outlaw any use entirely; by ordinance a location must be zoned for the use but not necessarily available property
- Mayor Tinnin commented that he assumed that City Manager Ellis, City Attorney Freeman, and Addam McCormick have fine-tuned this Zoning Ordinance correct?
- City Manager Ellis responded yes, they have met discussed, and McCormick has spent several hours researching other locations of similar nature.
- City Manager Ellis discussed a section of the amendment regarding facilities like event centers.
- Trew asked where in Goodlettsville someone could open an establishment?
- McCormick responded per the ordinance amendment only in the Industrial General Zoning District.
- Wheeler asked McCormick if anybody had contacted him for an establishment?
- McCormick responded no we have not been contacted for this type of facility, but we get requests for event centers.

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

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Review Project- Meeting Monday April 28, 2025 – 6 PM at Goodlettsville City Hall. -Review Development Scenarios-

-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.

Staff presented examples of other local and regional jurisdictions requirements for residential building materials and residential garage orientation with planned unit development type zoning. The key with the other local and regional jurisdiction examples is that the master plan process defines the individual development design requirements. The master plan process can alter the building materials and garage requirements based on the project design. No minimum living space square footage was determined per the on-line regulation research of the selected jurisdictions. The project unit square footages are typically determined by the project master plan review and approval process. Projects within the communities can also be constructed exceeding the jurisdiction's minimum requirements either by the choice of the project developer or as determined within the individual project master plan approval process with the local jurisdiction.

Based on the Planning Commission discussions staff presented amendment suggestions for the following items:

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts.

Amendment Suggestion: *Remove two (2) family detached/semi-detached dwellings from the LRDPUD zoning district.*

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.

Amendment Suggestion: *Detached one family residential minimum living space square footage not including garage- 2,000 sq. ft, two family semi-detached 1,500 sq. ft. per unit, attached 1,200 sq. ft. per unit) or as determined by project master plan.*

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.

Amendment Suggestion: *All one family and detached two (2) family and semi-detached two (2) family dwellings are required to have an attached two (2) car garage within minimum interior dimensions of twenty-two (22') feet x twenty-two (22') feet. All other attached dwelling units are required to include a minimum attached one car garage with minimum interior dimensions of twelve (12') feet x twenty-two (22') feet. The garage requirement may be altered with the project master plan based on the project design and project location.*

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.

Amendment Suggestion: *Reduce the number of permitted front loaded garages from thirty-three (33%) percent to twenty-five (25%) percent of the total residential units in a project and extend the minimum front-loaded recessed garage dimension requirement from ten (10') feet to twenty-five (25') feet behind the front of the home. Garage doors exceeding nine (9') feet in width are prohibited on the limited percentage front-loaded, recessed front, and front-side loaded courtyard garages. The garage requirement may be altered with the project master plan based on the project design and project location.*

Barnfield discussed the front-loaded garages being in the back of the development.

McCormick responded they could put in the amendment front loaded garages to be located in areas not visible from main roadways.

Trew discussed the lot size for a two-thousand (2,000) square feet home with a recessed garage.

McCormick discussed lot size dimensions for front loaded garages and how garage orientation defines neighborhoods and streetscape design.

5. Review increased material requirements for planned unit developments and commercial buildings.

Amendment Suggestion: *Increase the minimum primary residential exterior building material requirement of masonry brick and/or stone from fifty (50%) percent to seventy-five (75%). The inclusion of other primary exterior wall materials may be altered with the project master plan based on the project design and project location.*

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.

Amendment Suggestion: *A mixed-use development proposed in a commercial or a high-density residential planned unit development zoning district shall include a minimum of 5,000 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 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. The minimum square footage of commercial unit may be altered to include more commercial square footage per the project master plan based on the project design and project location.*

Trew discussed building materials and the mixture of building materials on new homes.
Barnfield discussed the building material hardie board mixed with brick and stone.
Trew discussed the minimum of two-thousand (2,000) square feet for new homes and how that will affect people starting out and for people wanting to downsize.
Staff discussed the amendments will increase the cost of development and housing in addition to the City's development requirements for new streets, sidewalks, and curbs, and storm water designs.

With no further business, the meeting was adjourned at 5:52 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

DRAFT

PLAT CONTAINS - 182,621.82 S.F.±
(4.19 ACRES±)

HARRY EDWARD & JANICE PHILLIPS
R.B. 3599, PG 344, R.O.S.C., TN
MAP 143 PAR. 006.02
ZONING: R40

TAGBOLT OF FIRE HYDRANT
N:730163.42
E:1763352.53

CAROL ANN ROAD



LOCATION MAP
N.T.S.

DANIEL P. COOPER
R.B. 238, PG 247, R.O.S.C., TN
MAP 143G GR. B PAR. 013.00
ZONING: R25



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

NOTES:

1. NORTH BASED ON THE TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY IS SHOWN AS PARCELS 001.00, 002.00, AND 003.00 ON SUMNER COUNTY PROPERTY MAP 143G GR. B.
3. BEING THE SAME PROPERTY CONVEYED TO DAVID L. AND KAREN WRYE, ETUX BY DEED OF RECORD R.B. 6001, PG 546, R.O.S.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0379H, DATED 2-26-2021, THIS PROPERTY LIES IN A FLOOD HAZARD ZONE "X".
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
6. THE PURPOSE OF THIS PLAT IS TO AMEND THE PROPERTY LINES BETWEEN PARCELS 001.00, 002.00 AND 003.00.
7. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. PROPERTY IS ZONED R25.
9. [XXX] INDICATES ADDRESS. ASSIGNED BY SUMNER E911
10. PARCELS 001.00 AND 002.00 BEING THE SAME PROPERTY AS LOTS 58 AND 57 OF CLOVER BEND ESTATES, SEC 2, OF RECORD IN P.B. 4, PAGE 14, R.O.S.C., TN AND PARCEL 003.00 BEING THE SAME PROPERTY AS LOT 14A OF CLOVER BEND ESTATES, SEC 1, OF RECORD IN P.B. 2, PAGE 35, R.O.S.C., TN.
11. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF CLOVER BEND ESTATES, SEC 1&2 OF RECORD IN P.B. 4, PAGE 14 AND P.B. 2, PG 35, R.O.S.C., TN.
12. THE GOODLETTSVILLE PLANNING COMMISSION IS REQUIRED TO REVIEW AND APPROVE ALL DRIVEWAY LOCATIONS ON RIVERGATE PARKWAY AND DONALD AVE. THE PREVIOUS SUBDIVISION PLAT REFERENCED NO DRIVEWAY ACCESS LOCATION ON RIVERGATE PARKWAY BUT ADDITIONAL PROPERTY AND ROAD FRONTAGE HAS BEEN INCLUDED WITH THE SUBDIVISION PLAT.
13. ALL DRIVEWAYS AND DRIVEWAY CULVERTS SHALL BE INSTALLED MEETING THE CITY OF GOODLETTSVILLE STREET STANDARD REQUIREMENTS.

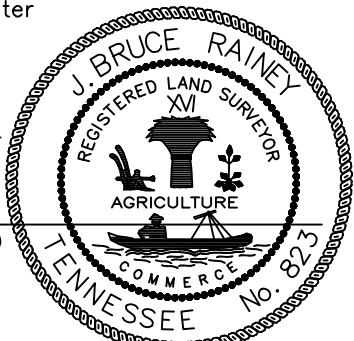
LEGEND	
—OHD ELEC—	OVERHEAD POWER LINES
⊙	SEWER MANHOLE
⊙	POWER POLE
⊙	WATER METER
---	BOUNDARY LINE
- - -	LOT LINE (ADJACENT)
⊕	FIRE HYDRANT
—6"W—	WATER LINE
●	IRON PIN (NEW)
20' P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
40' M.B.S.L.	MINIMUM BUILDING SETBACK LINE

CERTIFICATE OF ACCURACY

I 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. This is a category 1 Land Survey and the ratio of precision of the unadjusted is equal to or greater than 1:10,000.

DATE : _____

REGISTERED SURVEYOR



CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number R.B. 6001, P.G. 546 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

DATE : _____ OWNER : DAVID L. WRYE

DATE : _____ OWNER : KAREN WRYE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°46'52"	1030.48'	50.02'	N 29°52'18" E	50.02'
C2	5°23'32"	1030.48'	96.98'	N 25°47'06" E	96.94'

UNIQUE PROPERTIES, LLC
R.B. 6076, PG 186, R.O.S.C., TN
MAP 143G GR. B PAR. 012.00
ZONING: R25



RESUBDIVISION OF 14A
OF
CLOVER BEND ESTATES, SEC 1
AND
RESUBDIVISION OF LOTS 57 AND 58
OF
CLOVER BEND ESTATES, SEC 2

PROPERTY LOCATED AT 615 AND 617 CAROL ANN DR IN GOODLETTSVILLE
6th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MARCH 26, 2025

SCALE : 1" = 50'

OWNER:
DAVID L. AND KAREN WRYE, ETUX
103 VILLA WAY
GOODLETTSVILLE, TN 37072-3508

APPROVAL OF UTILITY SYSTEMS

I hereby certify that the water/sewer systems outlined or indicated on the final subdivision plat entitled RESUB. LOT 14A OF CLOVER BEND ESTATES, SEC 1 AND RESUB. LOTS 57 AND 58 OF CLOVER BEND ESTATES, SEC 2 have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

WATER SYSTEM: _____
Date _____ Name, Title, And Agency of authorized Approved Agent _____

SEWER SYSTEM: _____
Date _____ Name, Title, And Agency of authorized Approved Agent _____

APPROVAL OF STREETS

I hereby certify (1) that all designated public streets on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Goodlettsville subdivision regulations, or (2) that a performance bond or other surety had been posted with the planning

DIRECTOR OF PUBLIC WORKS

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 noted in the minutes of the Planning commission and that it has been approved for recording in the office of the County Register.

DATE: _____

Secretary, Planning Commission

RECORD

Recorded _____, 2025
in Book _____, Page _____
of the Register's Office, Sumner County, TN.



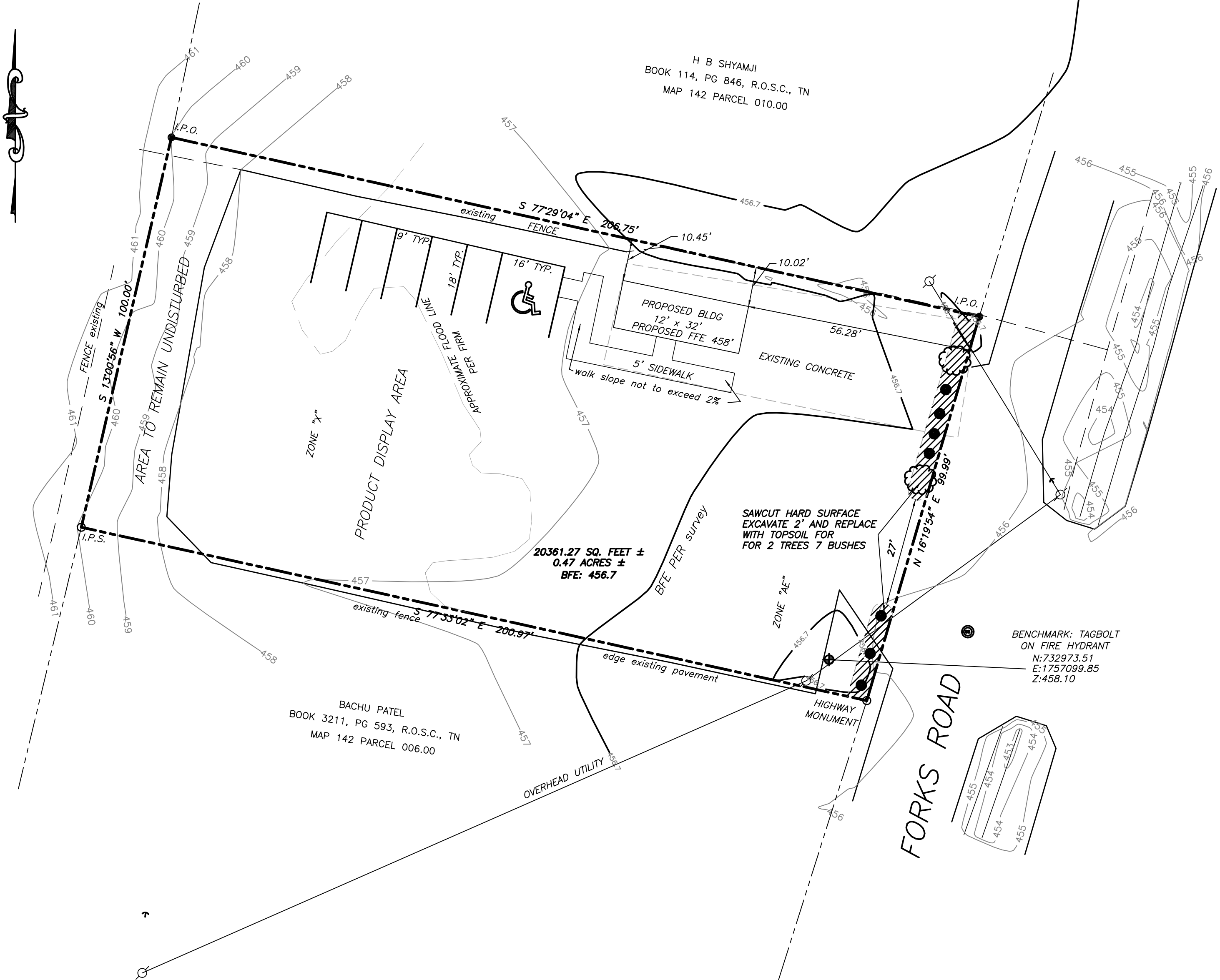
LAND DEVELOPMENT CONSULTANTS
900 S. BROADWAY ST. P.O. BOX 429
PORTLAND, TN 37148
Phone 615-822-0012
Email request@bruceraineyandassociates.com

VICKY S. GAMBLE
BOOK 4608, PG 489, R.O.S.C., TN
MAP 142 PARCEL 007.00

H B SHYAMJI
BOOK 114, PG 846, R.O.S.C., TN
MAP 142 PARCEL 010.00

BACHU PATEL
BOOK 3211, PG 593, R.O.S.C., TN
MAP 142 PARCEL 006.00

LOUISVILLE HIGHWAY (US-31W)



20361.27 SQ. FEET ±
0.47 ACRES ±
BFE: 456.7

BENCHMARK: TAGBOLT
ON FIRE HYDRANT
N: 732973.51
E: 1757099.85
Z: 458.10

FORKS ROAD

TOPOGRAPHICAL SURVEY
AND
SITE PLAN
FOR
OLD HICKORY BUILDINGS LLC

850 LOUISVILLE HIGHWAY
IN THE CITY OF GOODLETTSVILLE
6th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
DATE : MARCH 5, 2025 REV: 04/10/25

SCALE : 1" = 20'
PREPARED BY :



LAND DEVELOPMENT CONSULTANTS
900 S. BROADWAY ST, P.O. BOX 429
PORTLAND, TN 37148
Phone 615-822-0012
Email REQUEST@BRUCERAINEYANDASSOCIATES.COM

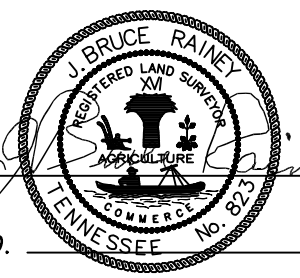
NOTES:

1. NORTH BASED ON THE TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY IS SHOWN AS PARCEL 011.00 ON SUMNER COUNTY PROPERTY MAP 142.
3. BEING THE SAME PROPERTY CONVEYED TO CRANOR PROPERTIES, LLC BY DEED OF RECORD R.B. 2913, PG 748 R.O.S.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0377H, DATED 2/26/2021, THIS PROPERTY LIES IN ZONE "AE" FLOOD HAZARD AREA.
5. ACTUAL BFE LINE IS SHOWN BASED ON CURRENT TOPO IT APPEARS THE SITE WAS SLIGHTLY FILLED AFTER THE FIRM WAS MADE.
6. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
7. THIS TRACT IS ON AN ACCEPTABLE GRADE WITH A HARD SURFACE NO ADDITIONAL GRADEWORK IS REQUIRED.
8. HANDICAP POLE PARKING SIGN REQUIRED AND NO MORE THAN 2% RUNNING / CROSSING SLOPES FOR ADA SPACE.
9. TREES TO BE 2" CALIPER AND SHRUBS 12"-18" WHEN PLANTED.
10. PARKING RE-PAVING MAY BE REQUIRED IN ORDER TO PROVIDE SMOOTH SURFACE FOR ADA COMPLIANCE



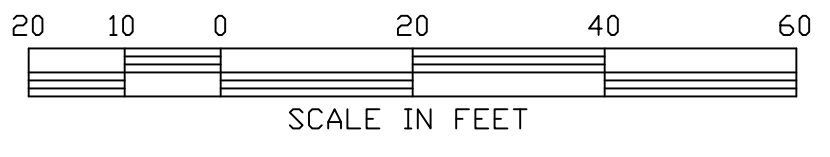
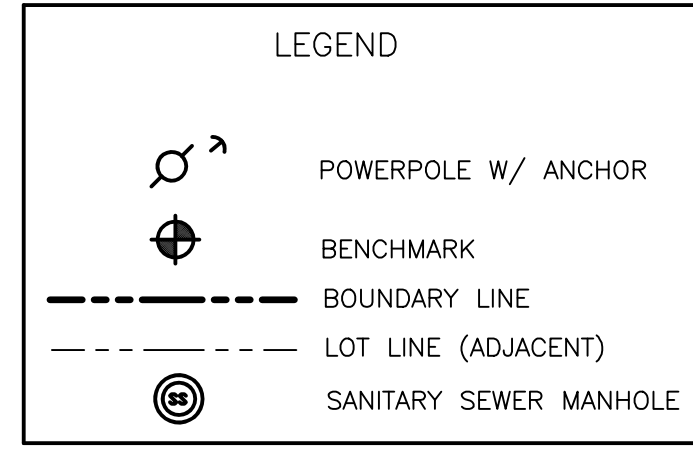
IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.



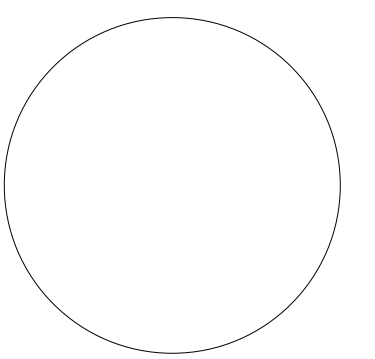
SURVEYOR

TENN. REG. NO.





332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

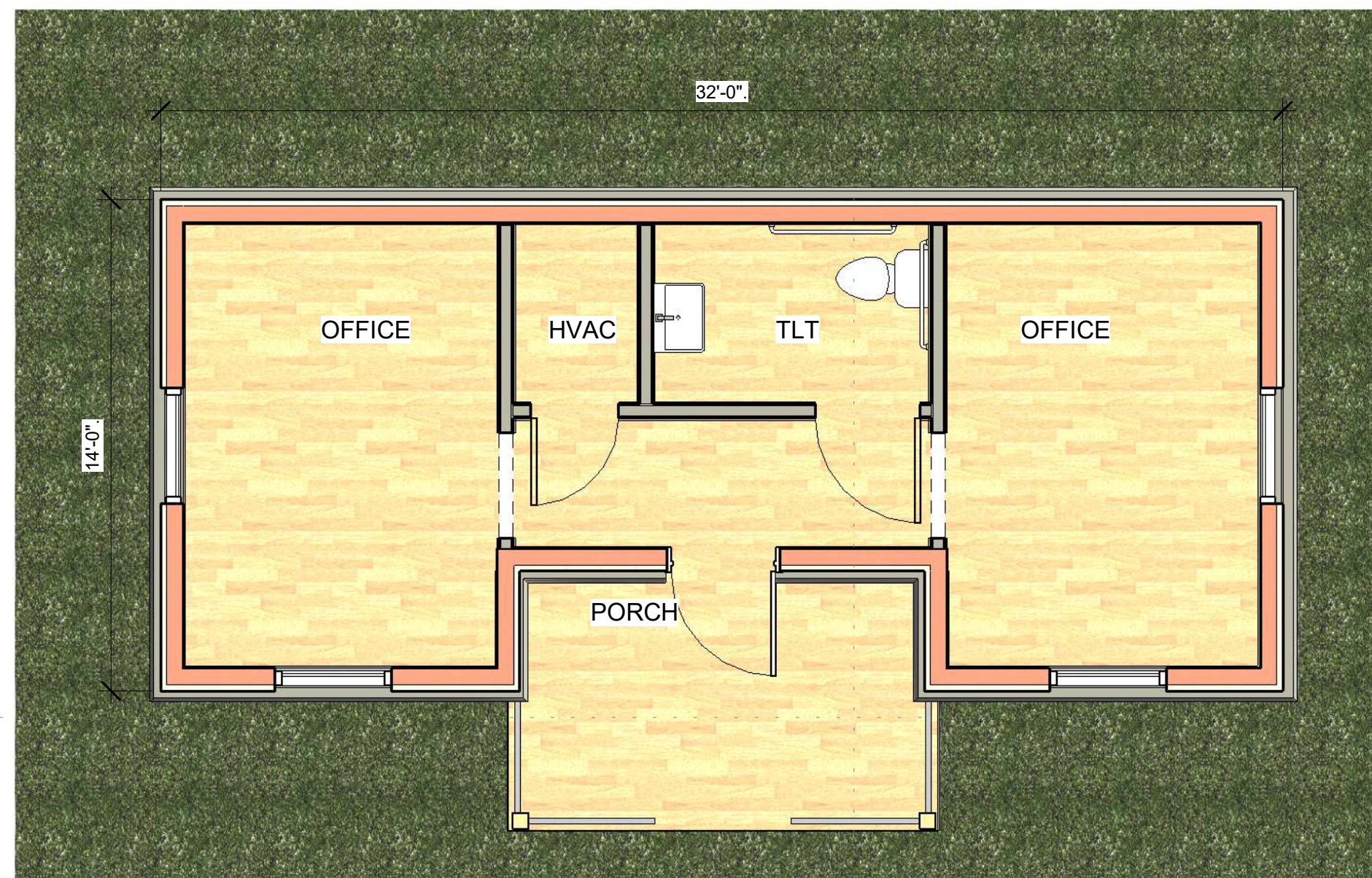


Kevin C. Goins
ARCHITECT, AIA

Old Hickory Buildings LLC
850 Louisville Highway
Goodlettsville, Tennessee Sumner County

REVISION: _____
REVISION: _____
DATE: 04/22/2025
DRAWN BY: Author
CHECKED BY: Checker
JOB #: 2520
SHT TITLE: PLANS

A1-1



① Level 1 - OVERALL
1/4" = 1'-0"



② 1 South Elevation
1/4" = 1'-0"



③ 3 North Elevation
1/4" = 1'-0"



④ 2 West Elevation
1/4" = 1'-0"



⑤ 4 East Elevation
1/4" = 1'-0"



⑥ 3D View 1



⑦ 3D View 2

ROOF COLOR



BURNISHED SLATE

SHERWIN WILLIAMS
PAINT COLOR



BROWNSTONE BRICK SELECTION

From Jack Nixon.

28 March 2025

To: Addam McCormick

Subject: Monticello condos

Request to extend The final master plan process

After obtaining numerous site work and building plan, cost estimates, I have determined the cost of this project at this time is not feasible to move forward.

Contributing factors; Maximum density 7 units per acre versus 13 units per acre.

Contractors bidding on this project have based their estimate on, equipment, time, material, and labor of other projects they are presently working on or have previously completed. They have informed me that those projects have a density of at least 13 units per acre if not more.

The infrastructure cost of this project would basically be the same (with only a minute increase) for 13 units per acre as it is for 7 units per acre. However, when you total the infrastructure cost and divided by 28 units that it is presently approved for. (7 units per acre) versus 52 units(at 13 units per acre) the cost difference is significant.

We purchased this property April 1991 with a plan to develop affordable housing similar to the development next-door, Monticello Manor. (90 units on 6.17 calculated acres) with a density of 14.58 units per acre.

Thank you for your consideration.

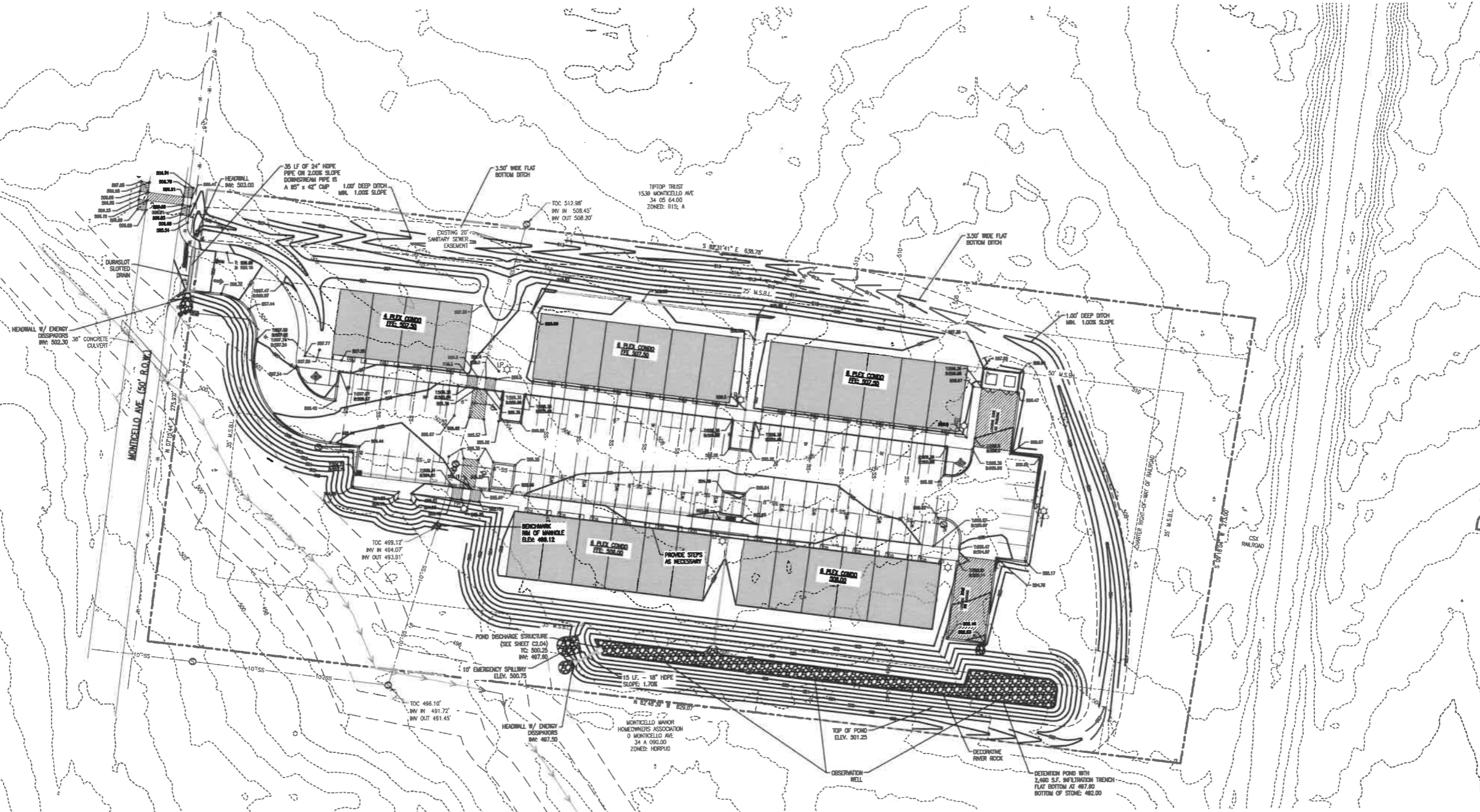
Signed:


Jack Nixon

CALL BEFORE YOU DIG



0 30 60
SCALE IN FEET



KLOBER ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
 3505 TOM ALBURN HWY., SUITE 1, SPRINGFIELD, TN 37172
 PHONE: (615) 373-4488
 WWW.KLOBERENGINEERING.COM

NO.	BY	DATE	DESCRIPTION

JOSHUA M. LYON
 STATE OF TENNESSEE
 JOSHUA M. LYON, P.E. TM#112331

NOT FOR CONSTRUCTION

MONTICELLO CONDOS

1537 MONTICELLO AVE
 GOODLETTSVILLE, TENNESSEE
 DAYTON COUNTY

DRAWN BY: KES
 CHECKED BY: JML
 PROJECT NO.: C01720

GRADING PLAN

SHEET NUMBER
C1.03

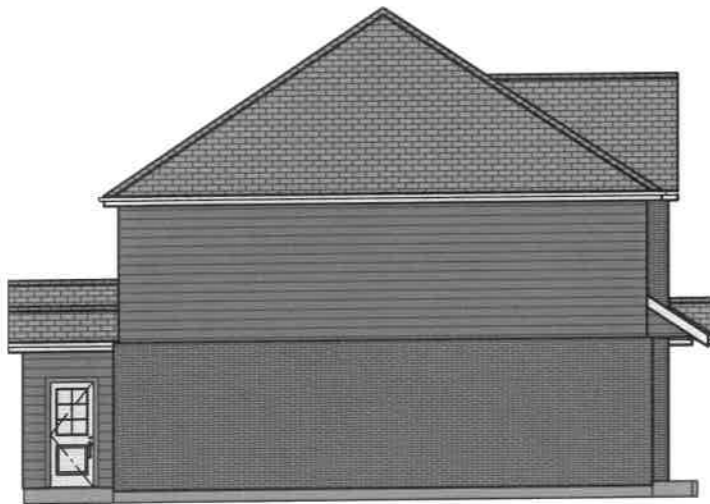
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FRONT ELEVATION
SCALE: 1/4"=1'



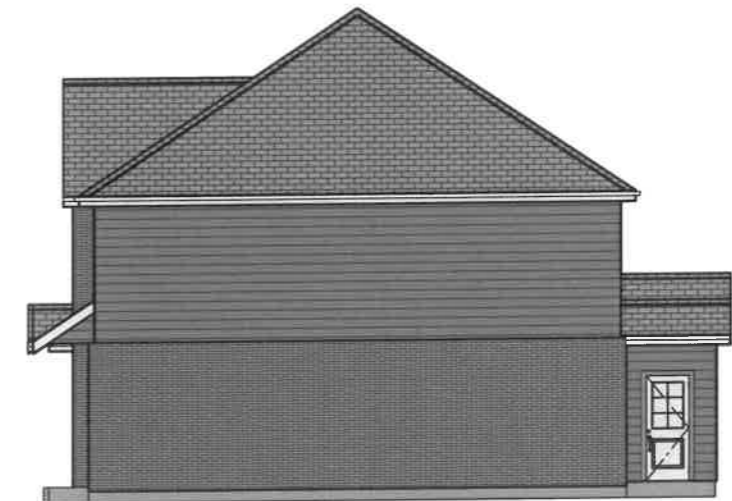
REAR ELEVATION
SCALE: 3/16"=1'



LEFT ELEVATION
SCALE: 1/8"=1'

NOTE:

*ALL SIDING SHOWN SHALL
BE CEMENT FIBER BOARD



RIGHT ELEVATION
SCALE: 1/8"=1'

NETTERFIELD
DESIGNS
ARCHITECTURAL DRAFTING SERVICES

NO.	DATE	DESCRIPTION

MONTICELLO TOWHOMES
MONTICELLO DRIVE
GOODLETTSVILLE, TENNESSEE

DRAWN BY: C.J.N.
CHECKED BY: C.J.N.
DATE: 5/2/22
PROJECT NO.: A00822
SCALE: AS SHOWN

ELEVATIONS
SHEET NUMBER
A1.0

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