

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

May 5, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Billy Barnfield and Mayor Rusty Tinnin

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

Trew called the meeting to order and offered prayer.

Item #1 Approval of Agenda: Wheeler made a motion to approve the agenda, Parnell seconded the motion. The motion passed.

Item #2 Approval of April 7, 2025 Meeting Minutes: McNeal made a motion to approve the minutes of the April 7, 2025 meeting, Wheeler seconded the motion. The motion passed.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

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 Representative: Bruce Rainey, 900 S Broadway, Portland, TN

Staff Discussion:

-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 resub division 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 Option- Approve the subdivision plat based on the plat meeting the City's requirements.
(Staff Recommendation)

-Motion Option- Deny the subdivision plat based on the plat not meeting the City's requirements as determined by the Planning Commission.

-Motion Option- Defer the request for the applicant to provide additional information at the June Planning Commission meeting.

Planning Commission Discussion:

-Commissioner Gilmore commented on the vertical lot that is landlocked.

-McCormick responded with the plat amendment it would create road frontage.

Motion: Motion by Wheeler to approve the request, seconded by Commissioner Gilmore. The motion passed unanimously.

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 Representative: David Wrye, Property Owner

Staff Discussion:

-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 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 Option- 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. (Staff Recommendation)
- Motion Option- Deny the house moving request based on the proposal not meeting the state law section as determined by the Planning Commission.
- Motion Option- Defer the request for the applicant to provide additional information at the June Planning Commission meeting.

Planning Commission Discussion:

- McCormick discussed the fifty (50') feet road frontage easement access for the two (2) lots.

Motion: Motion by Commissioner Gilmore to approve the request, seconded by Wheeler. The motion passed unanimously.

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 Representative: Bruce Rainey, 900 S Broadway, Portland, TN

Staff Discussion:

- 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 Planning Commission would have to review any future requests for a high-rise interstate type sign.
- Motion Option-Approve the site plan based on the plan meeting the City's requirements includes the permanent sales/office building meeting the City's Material Design requirements. (Staff Recommendation)
- Motion Option-Deny the site plan based on the plan not meeting the City's requirements as determined by the Planning Commission.
- Motion Option-Defer the request for the applicant to provide additional information at the June Planning Commission meeting.

Planning Commission Discussion:

- Commissioner Gilmore asked if the building would be built on a foundation.
- Rainey discussed the building process including a foundation design.
- Rainey commented he is familiar with the company/people and thinks this will really improve this area.
- Commissioner Gilmore discussed options for brick on the front, side, and back of the building.
- Rainey responded the building will be sitting long ways and he can ask them to brick the East side and the front of the building.

- Commissioner Gilmore commented citizens are wanting to see more brick than wood and hardie board construction and thinks a mixture would be what they are looking for.
- Commissioner Gilmore commented this is a great addition to the exit and appreciate them investing in the City.
- Parnell discussed the zoning use for the area, landscaping and brick for the permanent building.

Motion: Motion by Commissioner Gilmore to approve the site based on the plan and meeting the City's Zoning requirements with stipulations the front being one hundred (100%) brick, both sides sixty (60%) brick, and on back of the structure brick from the windowsill down, seconded by Parnell.

- Trew commented that the building is too plain and likes the idea of all brick or at least more accents on the front.
- Rainey discussed adding planters and more landscaping around the permanent building.
- Parnell commented he wanted the permanent building to be a different look than the storage barns and look like a permanent building with brick and nice landscaping.
- Trew commented we have a motion with stipulations on brick and a suggestion on planters and landscaping around the building.
- Rainey discussed adding brick accent columns on each corner of the building.
- Commissioner Gilmore commented this will be the first business you see when you exit the interstate so we want it to look nice for the visitors and everybody driving by and exiting off the interstate.
- Wheeler commented that this building is going to be much more attractive than what is there now and in her opinion the fifty (50%) brick rule is okay for this building.
- Wheeler commented brick with hardie board above it or a long-lasting material that looks really nice will work, having all brick in the front and sixty (60%) brick on the sides is too much right now.
- Trew commented he thinks they are all in agreement they want something nice, with brick, the idea of columns, and planters.

Motion: Motion by Commissioner Gilmore to approve the request with stipulations of fifty (50%) brick all around the building, landscape all around the building and landscape the fence row behind the building, seconded by Parnell. The motion passed unanimously.

Item #7 Monticello Townhomes/Jack Nixon, Property Owner: Requests a 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.

Item Representative: Jack Nixon, Property Owner

Staff Discussion:

- The Goodlettsville City Commission at the August 2022, meeting approved the property rezoning and preliminary master plan.
- The Goodlettsville Planning Commission at the November 2022, meeting approved the project final master plan with six (6) stipulations.
- 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 #1.
- Stipulation#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.
- Motion Option-Approve the requested project final master plan approval extension extensions for two (2) years 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. (Staff Recommendation)
- Motion Option-Deny the requested project final master plan based on the Planning Commission's discussion and determination at the meeting.
- Motion Option-Defer the request for the applicant to provide additional information at the June Planning Commission meeting.

Planning Commission Discussion:

- Trew discussed the timeline if approved for an extension.
- McCormick responded the State law on the final plan moves in two (2) year phases, three (3) year to get preliminary, once you get the preliminary you have three (3) years to get final and once you get final it's extended two (2) years. Once project permitted under construction you have up to ten (10) years.
- Trew commented if approved for an extension and if they changed their current standards and guidelines they would still be under today's guidelines for many, many years.
- McCormick responded that's the way the vested rights work.
- Parnell asked if they plan to build as designed within the next two (2) to three (3) years or are they trying to find a buyer to build later.
- Nixon responded the plan is to build as designed but if he can't he will have to give up on all he has spent on engineering and work.
- Nixon commented he has had numerous bids but can't make the numbers work.
- Parnell commented he thinks this is the right use for this land and higher density is a non-starter and hopeful at some point this will work.

Motion: Motion by Parnell to approve the request for a three (3) year extension, seconded by Wheeler. The motion passed unanimously.

With no further business, the meeting was adjourned at 5:50 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant