

**CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
MEETING AGENDA**

MONDAY SEPTEMBER 8, 2025 5:00 PM

- ITEM#1 Approval of September 8, 2025 Agenda
- ITEM#2 Approval of August 4, 2025 Meeting Minutes
- ITEM#3 Public Forum on Planned Related Topics
- ITEM#4 Pine Ridge /Hidden Valley Homes: Requests recommendation to the City Commission to amend the one and two (2) story townhouse unit ratio master plan requirement. Project includes 117 townhouse units and commercial outparcel frontage on 20.32 acres on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)
- ITEM#5 Duncan Rowe, 214 Hasty Drive: Requests review of the fire hydrant installation requirement at 214 Hasty Drive
- ITEM#6 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections:-14-205 (3)(a)(i), 14-206 (6)(b), 14-208 (4)(c), 14-210 (4)(d), 14-210 (4)(f)(v), 14-210 (h)(xi), 14-210 (5)(e), 14-210 (6) (e), and Appendix A, Land Use Activity Matrix. The proposed amendments are based on the current one-year high density rezoning and development plan approval moratorium and include increased residential planned unit development design requirements including exterior building materials, attached garage requirements, and minimum living space square footage. The proposed amendments also include removing the detached two (2) family unit/duplex unit from permitted uses in the R-15, Medium Density and LDRPUD, Low Density Residential Planned Unit Developments zoning districts, and define minimum commercial square footage percentage requirements in mixed use developments proposals in the Commercial Core Overlay, Commercial and Regional Center Planned Unit Developments.
- ITEM#7 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Design Guidelines Section 3.5 Colors and Materials to increase the masonry brick and/or stone requirement from fifty (50%) percent to seventy-five (75%) percent.

DISCUSSION ITEMS:

- Comprehensive Plan Process Update
- Zoning District Overlays

