

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

MONDAY OCTOBER 6, 2025 5:00 PM

- ITEM#1 Approval of October 6, 2025 Agenda
- ITEM#2 Approval of September 8, 2025 Meeting Minutes
- ITEM#3 Public Forum on Planned Related Topics
- ITEM#4 Dry Creek Commons Phase Two (2) Performance Bond Extension. Property Owner: Vastland Eatherley Mcclung Development, LLC
- ITEM#5 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) (*Deferred at September 8th Meeting*)
- ITEM#6 Dry Creek Cottages Dry Creek Road, Dale and Associates: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to alter the existing master plan from fourteen (14) detached one family dwelling units and a two (2) family detached dwelling unit to sixteen (16) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17) ***Deferred at July 7th Meeting***
- ITEM#7 Ironwood Residential Development, Phillips Builders/Development Management Group, LLC: Requests recommendation to the Goodlettsville City Commission to annex and rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to LDRPUD, Low Density Residential Planned Unit and preliminary master plan approval for sixty-nine (69) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24)
- ITEM#8 Ironwood Residential Development, Phillips Builders/Development Management Group, LLC: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike and a 1,770 feet section of Long Hollow Pike right of way. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee

DISCUSSION ITEMS:

- Long Hollow Pike/Willis Branch Road- Horse Stables/Events- Conceptual Proposal
- Comprehensive Plan Amendment- Survey Results