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

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DISCUSSION ITEMS:

-Long Hollow Pike/Willis Branch Road- Horse Stables/Events- Conceptual Proposal

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CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
STAFF REPORT

MONDAY OCTOBER 6, 2025 5:00 PM

ITEM#1 Approval of October 6, 2025 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

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

ITEM#2 Approval of September 8, 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: Staff discussed a request by a Planning Commissioner to review the public forum comments separately with each individual agenda item review. Staff would recommend introducing each agenda item and separately opening up (also closing at end of comments) the request for the agenda item specific public forum comments then have the project representative present the request and answer any questions. Staff would recommend the Planning Commission discuss the intention for the separate public forum comments at the start of the meeting.

MOTION OPTIONS: N/A

ITEM#4 Dry Creek Commons Phase Two (2) Performance Bond Extension. Property Owner: Vastland Eatherley Mcclung Development, LLC

STAFF NOTES:

The developer requests to reduce the current bond $170,500 amount for the 2025-2026 time period due to the remaining cost improvements estimate of $ 90,000.

Project Status: Townhouse construction twenty-three (23) of thirty-nine (39) units completed- fifty-nine 59%) percent project construction

Master Deed Recording Date: February 22, 2022

Current Project Bond: $ 170, 500- performance bond- October 11, 2025 expiration

Remaining Project Improvements:

-Final asphalt paving/ striping

-Landscaping

-Sidewalk sections with remaining unit construction

Improvement Cost Estimate: $ 90,000 estimate

MOTION OPTIONS:

1. Approval for one-year bond extension at current amount of $ 170,500
2. Approval for one-year bond reduction/extension at $ 125,000
3. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting

Staff recommendation to be provided at meeting





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)*

STAFF NOTES:

The request was deferred at the September 8, 2025 meeting.

The project preliminary master plan approved by the Planning Commission at the April 27, 2020 and November 1, 2021 meetings included requirements for a mixture on one and two (2) level townhouse units with the intention for the housing to be possible for older residents. The City Commission at the December 9, 2021 meeting approved the project rezoning and preliminary master plan ordinance including a maximum sixty (60%) percent two (2) story units and forty (40%) percent one story units. The current project final master plan includes 117 units with forty-seven (47) one story units and seventy (70) two (2) story units. The applicant's request is to permit options for the units to be either one or two (2) story units.

The Planning Commission review is based on the level of proposed buildings alterations proposed and if the proposal would negatively impact the original project and building design approval.

MOTION OPTIONS:

1. Recommend to the City Commission to approve the request to permit all units to be either one or two (2) story units per the applicant's request
2. Recommend to the City Commission to deny the request and maintain the requirement for limitations on the number of one and two (2) story units.
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at 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***

STAFF NOTES:

The request was deferred at the July 7, 2025 Planning Commission meeting. The proposal includes rezoning an adjacent 1.49-acre property and including a revised master plan for both properties for a total of sixteen (16) detached residential units. The existing master plan for the front 2.34-acre property includes fourteen (14) one family detached unit and a two (2) unit attached unit for a total of sixteen (16) units. The proposed rezoning and revised master plan does not include any additional units or project density. The adjacent 1.49-acre property is zoned R-25, Low Density Residential. The properties are designated on the City's Comprehensive Land Use plan as the boundary between high density residential and low-density residential conservation areas. The 1.49-acre property was included on the 1953 Goodlettsville Heights Subdivision Plat as a reserve lot area. The 1.49-acre property does not contain any roadway frontage. The previous Dry Creek Cottages property owner purchased the 1.49-acre property in 2020. The existing project master plan includes a retaining wall up to twenty (20 ft) in height along the west property boundary. The revised project design intention is to reduce the scale of the retaining walls on the property and to incorporate more valuable residences for sale. The properties include a non-improved TVA easement on the properties that limits the full use of the properties. The project design includes private development improvements.

The Planning Commission at the January 2025 meeting recommended denial of a proposal to increase the number of units from sixteen (16) to twenty-six (26) units. The revised proposal is to maintain the existing number of residential units but spread the units over both the 2.34-acre and 1.49-acre properties. The rezoning proposal is for four (4) units on 1.49 acres at 2.68 units per acre. The current high-density moratorium is for three (3) or more units per acre.

The revised plan includes a drive crossing the drainage area between the properties. Currently the approved plans and the Tennessee Department of Environment and Conservation (TDEC) site permit does not include the drive crossing. If the rezoning and preliminary master plan are approved, then revised engineering plans would be required including also a revised TDEC permit and review of any regulated storm water buffer. The drainage culvert under the drive crossing the drainage area would be required to be sized to permit a 100-year design frequency storm water flow through the drainage culvert and include buffers at a minimum two (2X) times

the width of the drainage area. The Tennessee Department of Environment (TDEC) and Conservation National Pollutant Discharge Elimination System (NPDES) permit was issued May 2019 and is valid until September 2026. The property does not include any defined flood hazards per the area Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

STAFF STIPULATIONS:

1. Prior to review by the Goodlettsville City Commission, revised building plans including a one car garage meeting the Zoning Ordinance minimum one car garage dimensions of twelve (12') x twenty-two (22') feet and exterior building materials including a minimum fifty (50%) percent brick and/or stone on all building sides.
2. If the request is approved, the revised final master plan review by the Planning Commission will include a revised storm water quality and quantity design and storm water buffer as determined with the TDEC review of the drainage area proposed drive crossing.

MOTION OPTIONS:

1. Recommend to the City Commission to approve the 1.49-acre property rezoning and revised preliminary master plan including staff stipulations based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance

2. Recommend to the City Commission to deny the request based on the Planning Commission's determination during the meeting that the rezoning of the 1.49-acre property and revised master plan are not in compliance with the City's Comprehensive Plan and Zoning Ordinance

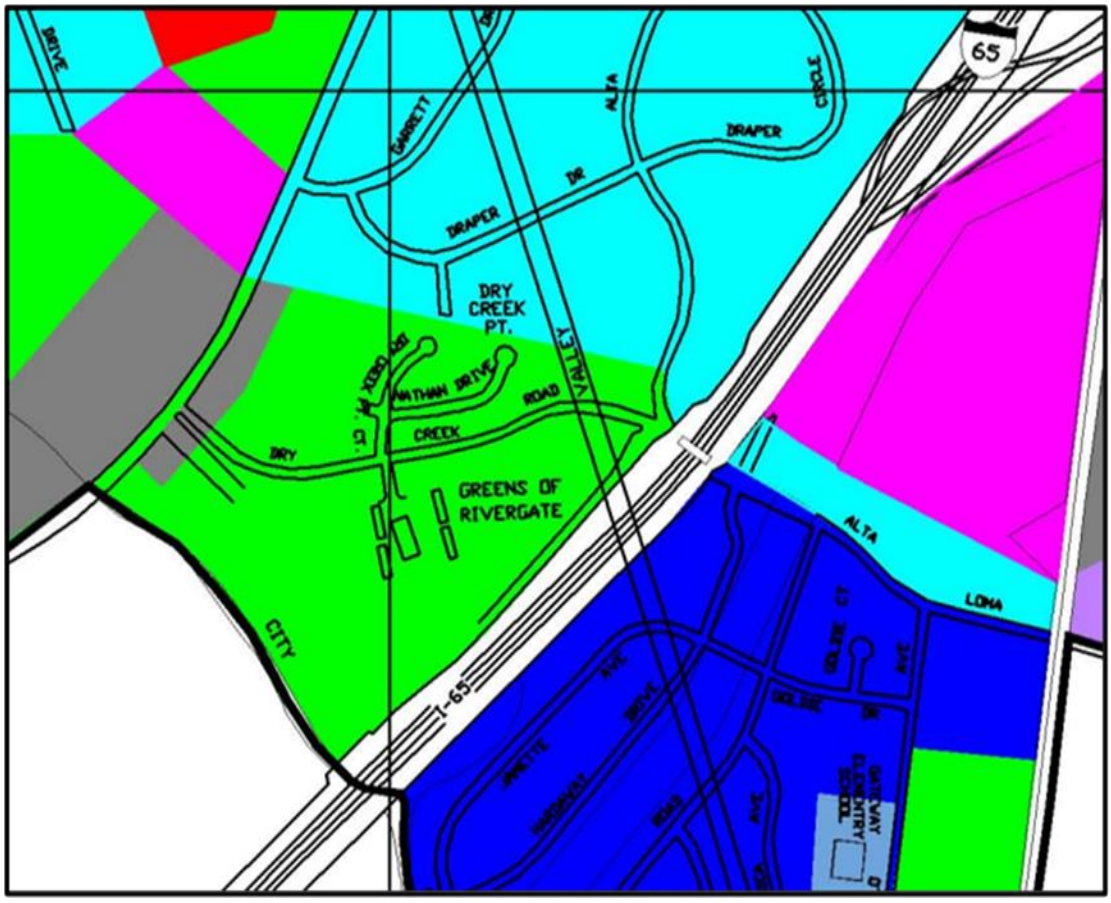
3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

1.49 Acre Property



Comprehensive Land Use Plan Map



Grey- Commercial Development

Pink- High Density Residential Conservation

Aqua- Residential Low-Density Conservation

Light Green- Residential High-Density Development

Dark Blue- Residential Medium Density Conservation

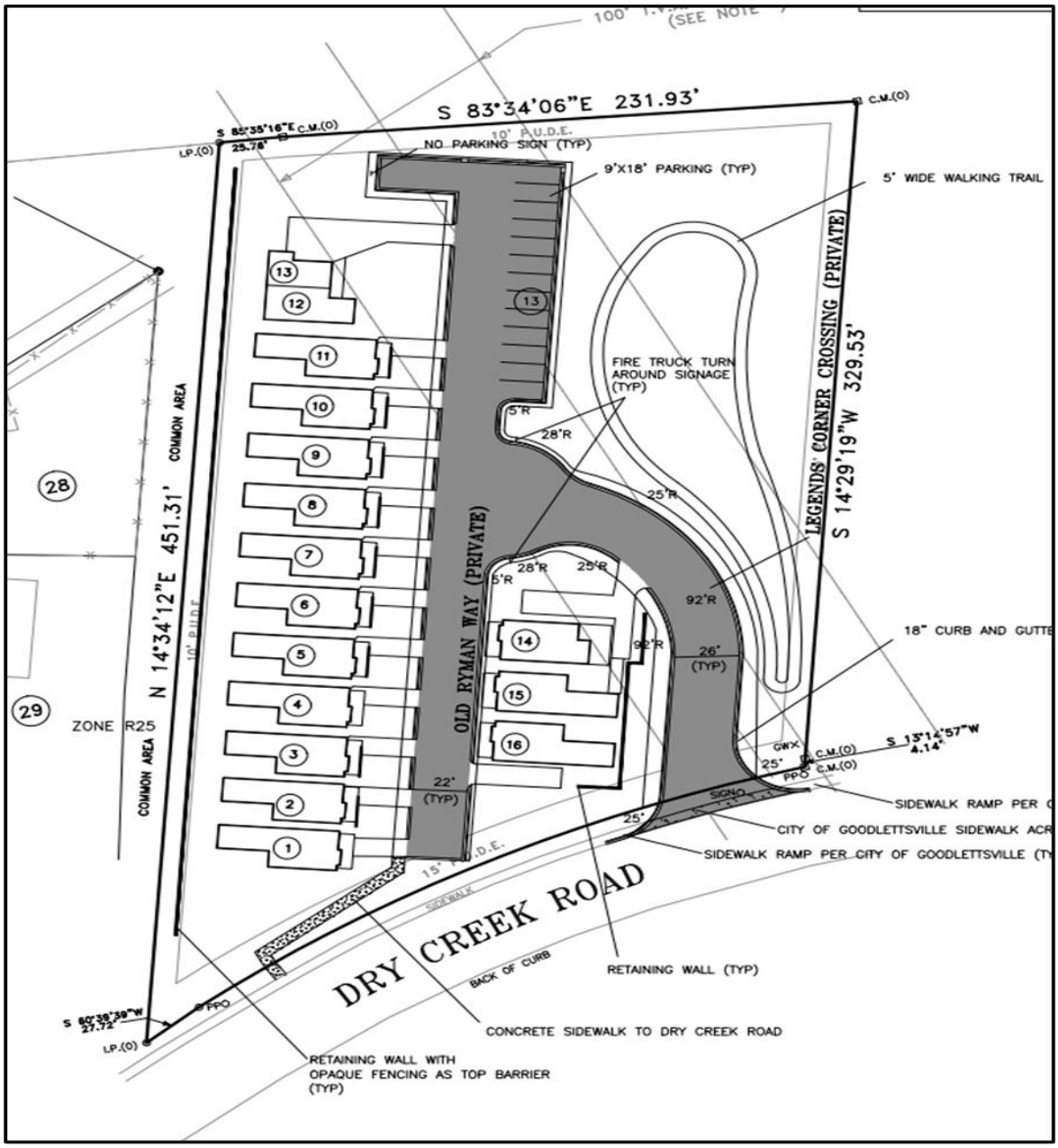
ZONING MAP



Light Brown- High Density Residential Planned Unit Development

Red- R25, Low Density Residential

Existing Project Master Plan – Fourteen (14) one family detached dwellings with one two (2) family detached dwelling – total of sixteen (16) units on 2.34 acres – 1.49-acre property not included with the current adopted plan



Item#7 and Item#8 are connected requests. *Any motion on either item will need to be consistent. The City cannot annex property without also designating a city zoning district on the requested annexed property. The Planning Commission can review the requests as a single motion and vote for both agenda items.*

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)

STAFF NOTES:

The Planning Commission at the September 9, 2024 meeting deferred the proposal for 112 one family detached dwelling (house) lots (2.4 units per acre) to the January 2025 meeting. The Planning Commission at the January 6, 2025 meeting recommended denial of the revised project master plan including 91 lots (2.02 units per acre). The original proposal was a MDRPUD, Medium Density Residential Planned Unit Development rezoning request. The revised proposal is a LDRPUD, Low Density Residential Planned Unit Development rezoning request with sixty-nine (69) one family detached dwelling lots (1.53 units per acre).

The annexation process also requires a property rezoning to designate the property a Goodlettsville zoning district. The City's Comprehensive Land Use Plan designates the area as Residential Development Low Density. The proposal is for 1.53 units per acre which is consistent with the Low-Density designation of the Comprehensive Land Use Plan within the one to two (2) units per acre range. The plan defines low medium density at three (3) to four (4) units per acre. The Comprehensive Plan also defines reviewing project design including lot sizes based on adjacent lot areas. The revised master plan proposal includes larger lots at ninety (90') and one hundred (100') feet lot widths per the previous Planning Commission project review discussions. The previous proposal included lot sizes initially ranging from fifty-five (55') / seventy-three (73') feet and the January 2025 revised proposal included eighty-five (85') / ninety (90') feet lot widths. The adjacent Wynridge Development is zoned LDRPUD, Low Density Residential Planned Unit Development and the Copper Creek Development is zoned both LDRPUD, Low Density Residential Planned Unit Development and MDRPUD, Medium Density Residential Planned Unit Development.

Per the City's Zoning Ordinance, the revised proposal including sixty-nine (69) lots is less than the City's defined requirement for a traffic study with residential projects exceeding seventy-five (75+) lots. The Long Hollow Pike improvements shown on the preliminary master plan proposal are based on a discussion with TDOT staff at the time of the initial 112 lot development proposal. Staff anticipates TDOT to maintain the Long Hollow Pike turn lane improvements requirements previously discussed with the revised proposal of sixty-nine (69) lots.

Staff received a water service utility commitment letter from the White House Utility District (WHUD) including required water main improvements required by the project developer. The City's Sewer Department is currently reviewing the proposal regarding main extension and connection requirements to be completed by the project developer.

The revised project design does not include a roadway connection to the N. Maple Ridge Lane public road right of way. The roadway connection is not shown on the revised project proposal due to the comments the developer received about concerns with the roadway connection. The City's adopted Fire Code requires a second point of access for the proposed number of lots. City staff requests for emergency services reasons that a gated connection limited access drive with a minimum twelve (12') feet width be installed within a dedicated twenty (20') feet access easement.

STAFF STIPULATIONS:

1. City of Goodlettsville Sewer service letter to be obtained prior to the City Commission final review of rezoning and preliminary master plan
2. Limited emergency gated connection to N. Maple Ridge Lane public road right of way for emergency services as defined above

MOTION OPTIONS:

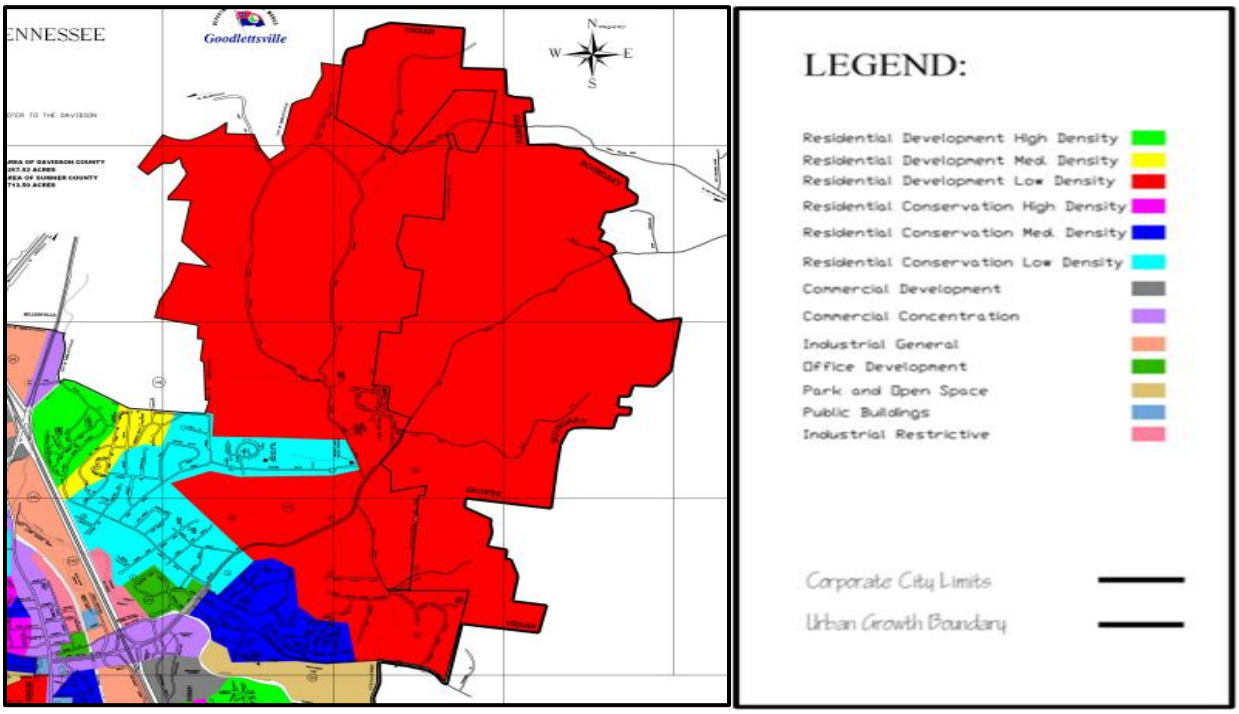
1. Recommend to the Goodlettsville City Commission approval of the LRPUD, Low Density Residential Planned Unit Development rezoning and revised preliminary master plan including the staff stipulations based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance

2. Recommend to the Goodlettsville City Commission denial of the LDRPUD, Low Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan.

3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

Comprehensive Land Use Plan



Comprehensive Land Use Plan Information

GENERAL GOALS

The following listing of general goals provides overall direction to the land use policies and to the decision-making process.

* Preserve the separate and unique identity of the City of Goodlettsville.

* Provide a high level of public services for the citizenry.

* Preserve the stability, integrity, and property values of viable residential neighborhoods.

* Promote high quality commercial and industrial development.

* Encourage and promote overall community beautification.

* Encourage and promote redevelopment and beautification of business areas along Main Street.

* Preserve the floodplains and steep slopes in a natural open space setting.

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

The plan recommends general densities at which residential development should occur. These recommendations are based upon analyses of past and current patterns of development, availability of sanitary sewers, land character, and other factors. The densities are classified into four general categories as follows:

Low Density ..... 1 - 2 dwelling units per acre

Low Medium Density ..... 3 - 4 dwelling units per acre

Medium Density ..... 5 - 6 dwelling units per acre

High Density ..... 7 and over dwelling units per acre

Residential areas are further classified as either "residential conservation" or "residential development." Conservation areas are those neighborhoods which are predominantly developed and should be protected. Development areas are those where new development or redevelopment can be permitted at varying densities.

1. Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.

2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur. Medium and high-density development should be restricted to planned unit developments and should provide transition from low to higher densities.

3. Residential densities in development areas without sewer availability should be one dwelling unit per acre or less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.

4. High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.

5. Planned unit development should be encouraged. Density and design control should be exercised through the PUD review process and through staff implementation.

6. Overzoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.

Goodlettsville Zoning Map



Dark Green- R40, Low Density Residential
Light Green- LDRPUD, Low Density Residential Planned Unit Development
Light Blue- MDRPUD, Medium Density Residential Planned Unit Development
Red- R25, Low Density Residential

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

STAFF NOTES:
The proposal is a requested annexation. The properties are located within the City of Goodlettsville Sumner County Urban Growth Boundary and are contiguous to the City limits. The City will also be reviewing an extension of the City limits 1,770 feet along the Long Hollow Pike right of way to include the property frontage. The plan of service process is required by state law to define the extension of City services to the property and the proposed timing. If the annexation request is approved, City services for the existing residence on the property including police, fire, trash, planning and code services, and park and recreation resident services and rates would be effective at the approval date of the annexation. Since the proposed annexation is for a proposed development, the developer with an approved project is required to extend utility services (water, sewer, electric) and complete required Long Hollow Pike improvements required per the TDOT, Tennessee Department of Transportation requirements.

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the annexation and plan of services recommendation request based on the Planning Commission's determination during the meeting discussion.
2. Recommend to the Goodlettsville City Commission denial of the annexation and plan of services request based on the Planning Commission's determination during the meeting discussion
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

DISCUSSION ITEMS:

-Long Hollow Pike/Willis Branch Road- Horse Stables/Events- Conceptual Proposal

-Staff received a request for the 27.4-acre properties at the corner of Long Hollow Pike and Willis Branch Road. The properties are zoned R-40, Low Density Residential. The request is to use the property (in addition to existing homes) for a commercial horse stable and special events. The request would require a Zoning Ordinance amendment to permit the requested uses in a residential zoning district.



-Comprehensive Plan Amendment- Survey Results

Staff will present a summary of the draft plan survey comments received and schedule a study session with the Planning Commission and City Commission in late October.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING COMMISSION

September 8, 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), Sean Pfalzer (Staff), and Sharon Reed (Staff).

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

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

Item #2 Approval of August 4, 2025 Meeting Minutes: Commissioner Gilmore made a motion to approve the minutes of the August 4, 2025 meeting, Parnell seconded the motion. The motion passed unanimously.

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

Glen Garrett – 107 Roanoke Drive
Garrett stated he was curious why Pine Ridge/Hidden Valley Homes was on the agenda again. Garrett stated there are a lot of people in the neighborhood affected by what they decide to do with this project and the fifty (50') foot easement coming across the road.

Trew asked for any additional comments and no additional comments were received.
Wheeler made a motion to close the public forum, seconded by McNeal. The motion passed unanimously.

The Public Forum was closed.

AGENDA

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 Representative: George Grundler, Hidden Valley Homes

Staff Discussion:

-The City Commission at the December 9, 2021 meeting approved the project rezoning and preliminary master plan ordinance including a maximum sixty (60%) percent two (2) story units and forty (40%) percent one (1) story units.

-The current project final master plan includes 117 units with forty-seven (47) one (1) story units and seventy (70) two (2) story units.

-The applicant's request is to permit options for the units to be either one (1) or two (2) story units.

-Motion Option-Recommend to the City Commission to approve the request to permit all units to be either one (1) or two (2) story units per the applicant's request.

-Motion Option-Recommend to the City Commission to deny the request and maintain the requirement for limitations on the number of one (1) and two (2) story units. (Staff Recommendation-No ordinance basis but maintain consistency with original approval)

-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Grundler stated the request is building a better and more usable home for the future residents.

-Grundler discussed the request not impacting the density of the homes, the layout, the location of the streets, the size of the lots or footprint of the neighborhood nor additional height for the homes that was previously approved.

-Grundler discussed the opportunity for additional square footage for the homes and requests the removal of the prior percentage of the one (1) level home requirement.

-Commissioner Gilmore discussed the 2021 approval and what's the reason for the change now.

-Grundler responded they are preparing to begin construction, and this is a better product for future residents with a bedroom on the main level and an opportunity for an office or third bedroom.

-Grundler stated with the one (1) level unit it becomes a restrictive product with square footage and price point.

-Trew discussed what was involved and not an easy decision to get the board and City Commission to approve what is approved today.

-Grundler responded this proposed change does not make these homes any closer or higher and not attempting to increase the density, working to deliver a better quality/usable home.

-Mayor Tinnin discussed the roof pitch, slope on the back of the building and would like to see aesthetically what they are working towards versus what they have and maybe defer for a month to give the citizens a better blueprint.

-Mayor Tinnin stated they want what looks best for the City.

-City Manager Ellis commented that Mr. Garrett stated the neighbors were not aware that this was being presented tonight and as Mayor Tinnin suggested defer this a month to allow the residents to get an understanding of what they are trying to achieve and comment on the project.

-Mayor Tinnin recommends a month to defer it so the residents can voice their opinions.

-Barnfield commented he would like to see actual drawings of bedrooms.

-Wheeler discussed the second-floor layout.

-McNeal discussed the location of the heating and cooling unit.

Motion: Motion by Mayor Tinnin to defer the request one (1) month to the October 6th, meeting, seconded by Barnfield. The motion passed unanimously.

Item #5 Duncan Rowe, 214 Hasty Drive: Requests review of the fire hydrant installation requirement at 214 Hasty Drive.

Item Representative: Duncan Rowe – 214 Hasty Drive

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 at the March 2025 meeting approved a six (6) month timeline for the fire hydrant installation.
-The property owners at the August 2025 meeting discussed the request during the public forum section of the agenda.
-The owners discussed that fire protection is currently available to their house with the existing fire hydrant near the Hasty Drive and Tabor Drive intersection.
-The Planning Commission permitted the request to be reviewed again. If an additional fire hydrant installation timeline is not approved or the previous hydrant requirement revised, then staff will proceed with the City's violation and citation process.
-Staff notified the property owners of a regulatory option to void the original subdivision plat by adding the two (2) properties back into a single lot/property then any future division of the property include lots/properties over five (5) acres.
-This process would not meet the state law requirement of a subdivision and also not be required to meet the City's Subdivision Regulations.
-This option would result in no additional fire hydrant being required.
-Motion Option-Approve a revised installation timeline or revise the original installation requirement to coordinate with the proposed future house construction on Tract#1. (Staff Recommendation- Either Option)
-Motion Option-Deny any additional requested time for the fire hydrant installation and maintain the current requirement and City staff will proceed with the enforcement process.
-Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

-Rowe stated that he is requesting the first option, which is to delay or defer until his son-in-law and Daughter decides to build their house on the property.
-Rowe discussed the fire hydrant requirement based on the Subdivision regulations.
-Rowe stated the Goodlettsville fire chief said they have a thousand foot of hose, and should not be any problem covering his property with the existing fire hydrant.
-Rowe discussed the cost estimates he got for the installation of the fire hydrant.
-Trew asked Rowe so right now if your house you live in needed the fire department to put out a fire, you're covered and if you build another house on that property, it is not.
-Rowe responded I'm covered, and the other house is not my property.
-Commissioner Gilmore discussed the fire hydrant requirement being a stipulation of the City and a scenario if the Goodlettsville Fire department was not able to respond to the call and the next engine may not have a thousand-foot hose.

-Barnfield asked Rowe when are your daughter and son-in-law going to build?
-Rowe discussed a timeline between six (6) months and three (3) years.
-Barnfield discussed changing the two (2) properties back to four (4) acre tract.
-Staff discussed a regulatory option to void the subdivision plat that required the hydrant due to the City's Subdivision Regulations and deed divide the property per state law which is not defined as a subdivision.
-Mayor Tinnin discussed the need for a hydrant eventually for the properties.
-Attorney Freeman suggested the board extend the timeline six (6) months.
-Parnell left the meeting.

Motion: Motion by Mayor Tinnin to extend the request six (6) months , seconded by Commissioner Gilmore. The motion passed.

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 Representative: Addam McCormick, Staff

Staff Discussion:
-Previously discussed proposed amendments will impact the cost of housing due to the increased minimum square footage and building materials requirements, and the garage orientation design that impacts the lots size, widths, and available project density.
-These proposed amendments would only apply to new project proposals.
-Per state law, the proposed Zoning Ordinance amendment removing permitted uses will result in the existing uses being legal non-conforming uses.
-The remaining amendments would not alter existing approved development plans and master plans per vested rights as defined by state law.
-Proposed Amendment 6(a)--Remove the two (2) family detached dwelling unit from the permitted uses in the R15 and LDRPUD districts.
-Proposed Amendment 6(b)--Minimum Square Footage Requirements.
-Proposed Amendment 6(c)--Minimum Garage Requirements.
-Proposed Amendment 6(d)--Garage Orientation Requirements.
-Proposed Amendment 6(e,f)--Minimum Brick and Stone Requirements for all residential planned and multi-family residential projects.
-Proposed Amendment 6(g,h,I,j)--Define the Minimum Commercial square footage requirement for mixed use projects.
-Motion Option-The Planning Commission can decide to recommend approval or denial to the City Commission of all the proposed amendments or only select amendments.(Staff Recommendation)
-Motion Option-Recommend approval to the City Commission to amend the Zoning Ordinance sections

as defined by staff or with revised amendments as determined by the Planning Commission.
-Motion Option- Recommend denial to the City Commission to maintain the current Zoning Ordinance Regulations.
-Motion Option- Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:
-Wheeler discussed the minimum twenty-five (25%) requirement for mixed use projects.
-Staff discussed the regulation and how it would apply to different building designs based on the number of stories and building areas and other examples of mixed-use ground-floor buildings with the commercial shops not including the full ground floor area.
-Trew discussed the material requirement for all four (4) sides of the houses/buildings.
-McCormick responded with the new requirement all façades and exterior building walls shall include a minimum seventy-five (75%) brick or stone.

Motion: Motion by Barnfield to recommend approval to the City Commission, seconded by McNeal.

-Wheeler asked for clarification on the proposed amendments they are voting on.
-Wheeler commented she has concern about the twenty-five (25%).
-The board discussed an eight (8) story building requirement with twenty-five (25%) commercial, multi-use, ground level buildings and the ability to alter per the project plan process based on the project design and project location.

The motion passed.

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.

Item Representative: Addam McCormick, Staff

Staff Discussion:
-The Proposed Amendment to the Design Guidelines Section 5 – Color and Materials are consistent with the amendments referenced with Item#6 in the Zoning Ordinance.
-Motion Option-Recommend approval to the City Commission to amend the Design Guidelines as defined by staff or with revised amendments as determined by the Planning Commission. (Staff Recommendation)
-Motion Option-Recommend denial to the City Commission to maintain the Design Guideline requirements.
-Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Motion: Motion by Barnfield to recommend approval to the City Commission, seconded by McNeal.
The motion passed.

DRAFT

DISCUSSION ITEMS:

-Comprehensive Plan Process Update-

Staff is advertising the draft plan reviewed at the August 25th meeting with a survey to gain more public comments. Staff will present the outstanding plan items and a summary of the comments received at the October 6th Planning Commission. Staff will also discuss scheduling a study session for late October with City Commissioners members also. The intention is to have a Comprehensive Plan amendment on the November or December Planning Commission agenda for review and approval.

-Zoning District Overlays-

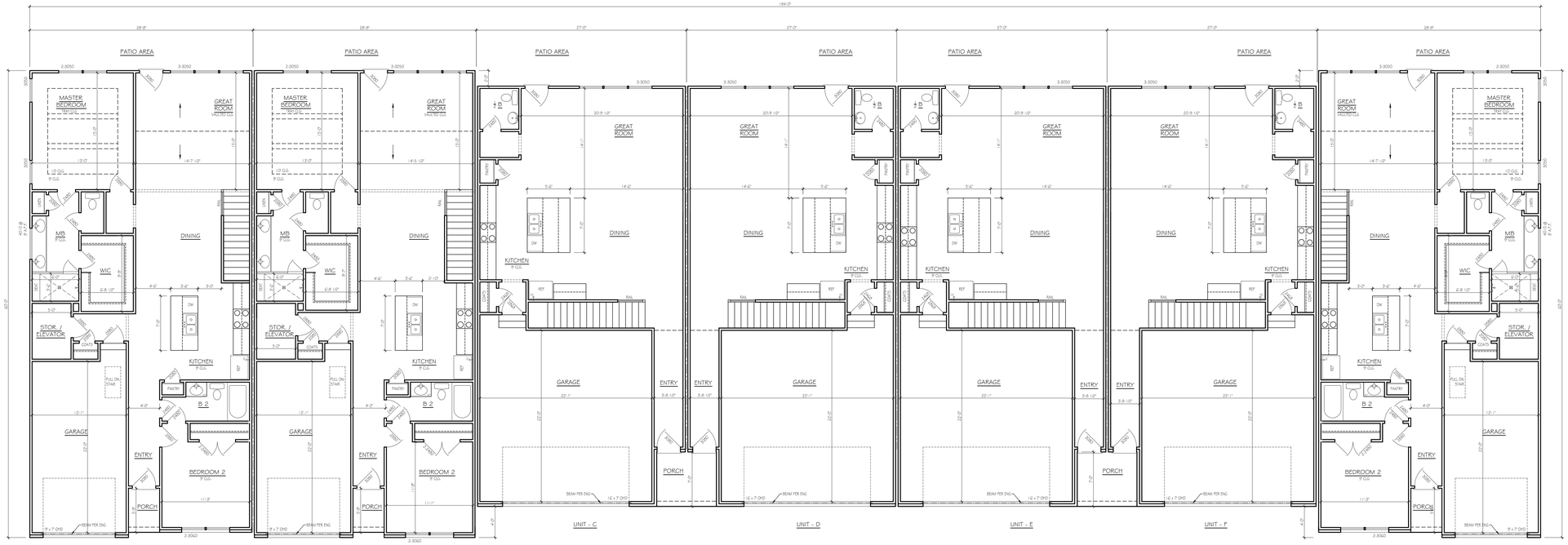
Staff delivered a presentation on Zoning District Overlays.

With no further business, the meeting was adjourned at 6:30 pm.

_____ _____

Scott Trew, Chairman Sharon Reed, Planning Assistant

DRAFT



PROPOSED REVISED
FIRST FLOOR PLAN

UNIT - A

APPROX. AREA	
FIRST FLOOR LIVING	1,398
SECOND FLOOR LIVING	518
TOTAL LIVING	1916
OPTIONAL BONUS	352

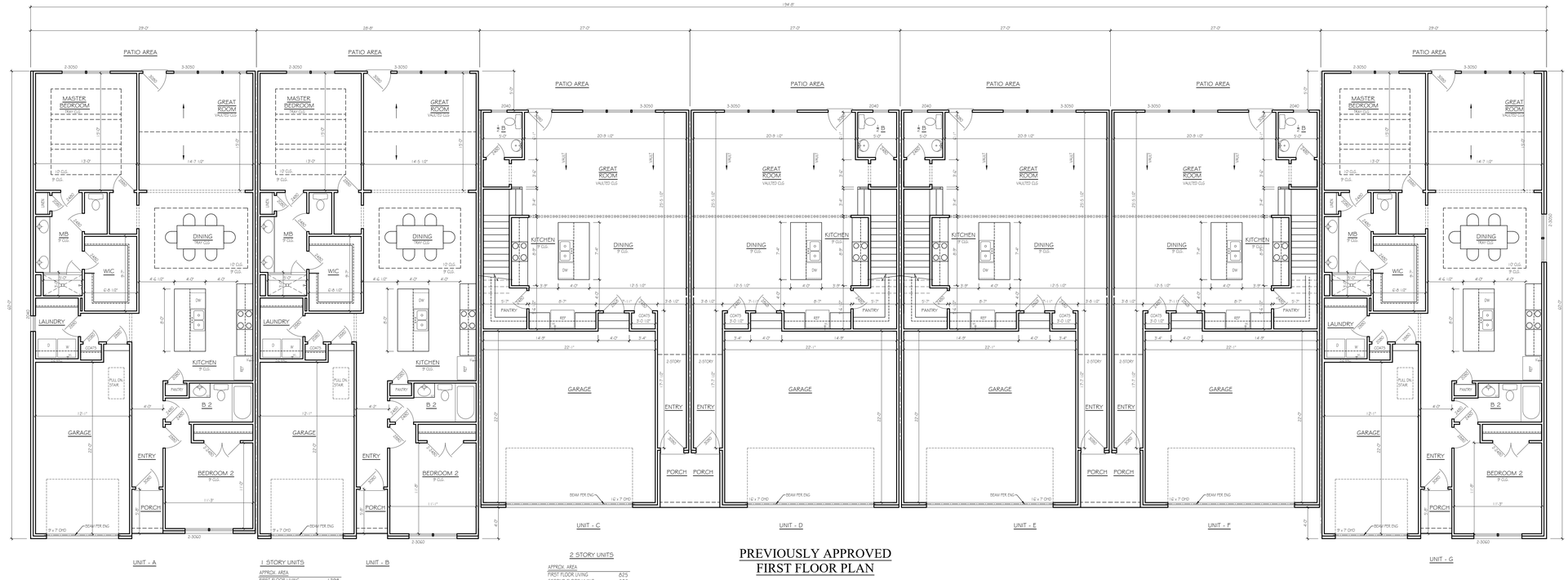
1.5 STORY UNITS

UNIT - B

APPROX. AREA	
FIRST FLOOR LIVING	1,398
SECOND FLOOR LIVING	518
TOTAL LIVING	1916
OPTIONAL BONUS	466

2 STORY UNITS

APPROX. AREA	
FIRST FLOOR LIVING	903
SECOND FLOOR LIVING	1266
TOTAL LIVING	2169



PREVIOUSLY APPROVED
FIRST FLOOR PLAN

1 STORY UNITS

UNIT - A

APPROX. AREA	
FIRST FLOOR LIVING	1,398

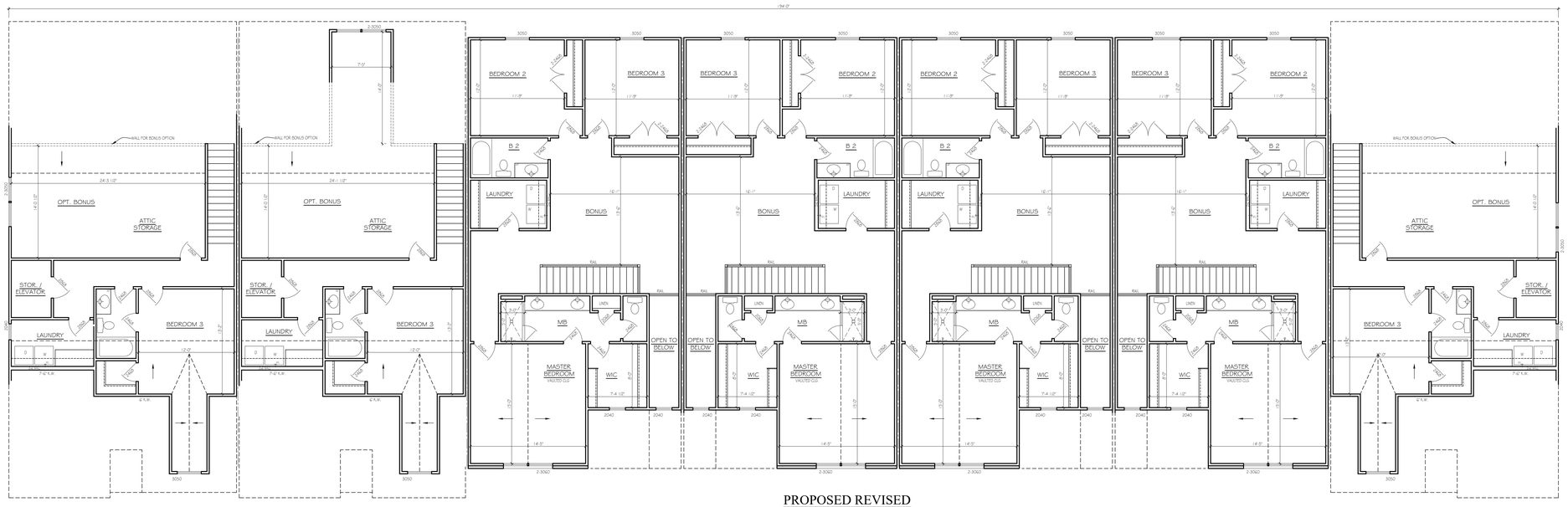
UNIT - B

2 STORY UNITS

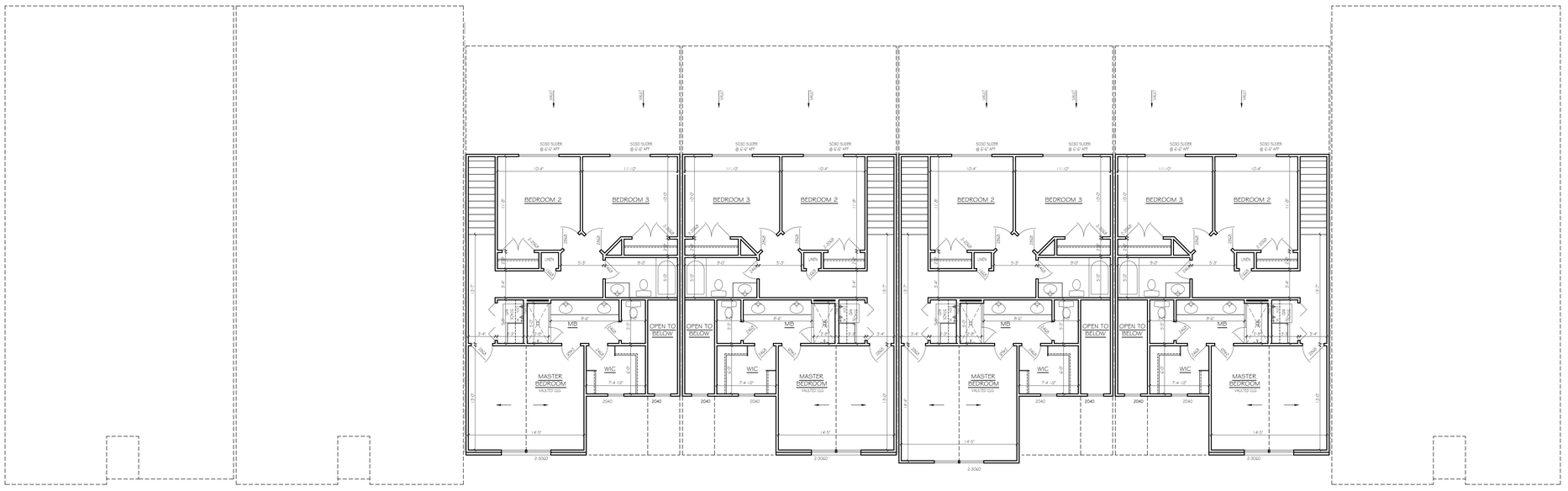
APPROX. AREA	
FIRST FLOOR LIVING	625
SECOND FLOOR LIVING	628
TOTAL LIVING	1,653

Lynn + Associates
6965 Sunnywood Dr.
Nashville, TN 37211
p 615.719.7080
office@lynnandassoc.com
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PROPOSED REVISED
SECOND FLOOR PLAN



PREVIOUSLY APPROVED
SECOND FLOOR PLAN

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BUILDING MATERIAL CALCULATIONS	
BRICK	46%
CEMENT FIBER SIDING	54%

PROPOSED REVISED
FRONT ELEVATION



BUILDING MATERIAL CALCULATIONS	
BRICK	50%
CEMENT FIBER SIDING	50%

PREVIOUSLY APPROVED
FRONT ELEVATION

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PROPOSED REVISED
REAR ELEVATION



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REAR ELEVATION

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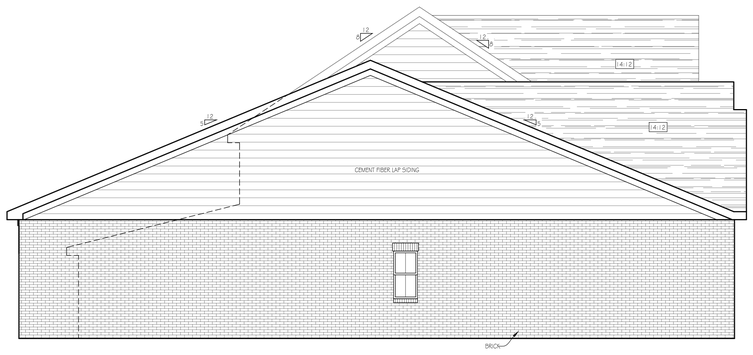
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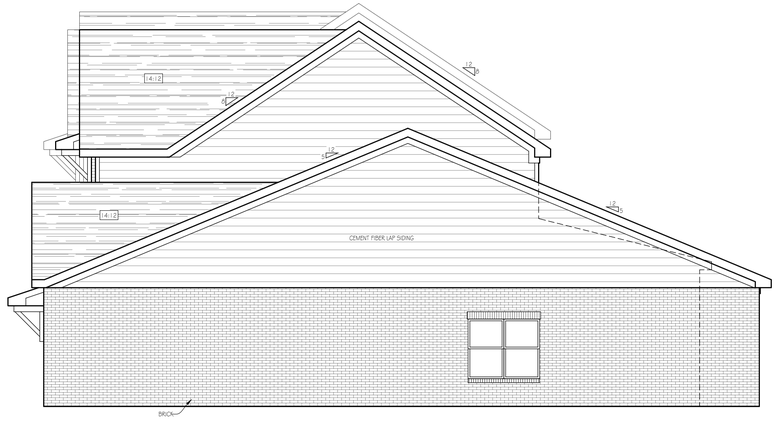
PROPOSED REVISED
LEFT SIDE ELEVATION



PROPOSED REVISED
RIGHT SIDE ELEVATION



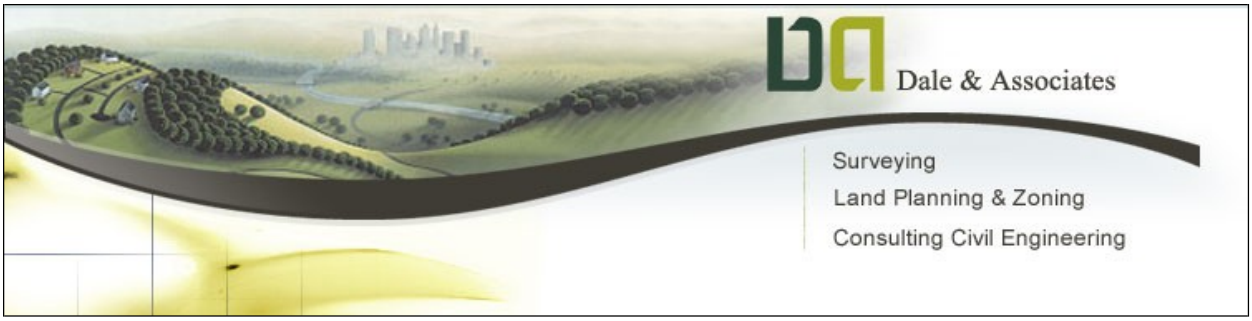
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LEFT SIDE ELEVATION



PREVIOUSLY APPROVED
RIGHT SIDE ELEVATION

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Nashville, TN 37211
p 615.719.7080
office@lynnandassoc.com
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September 30, 2025

COMMENTS RESPONSE LETTER

RE: Meeting for Dry Creek Cottages and Rezone

The enclosed plans have been revised per comments received on June 18, 2025.

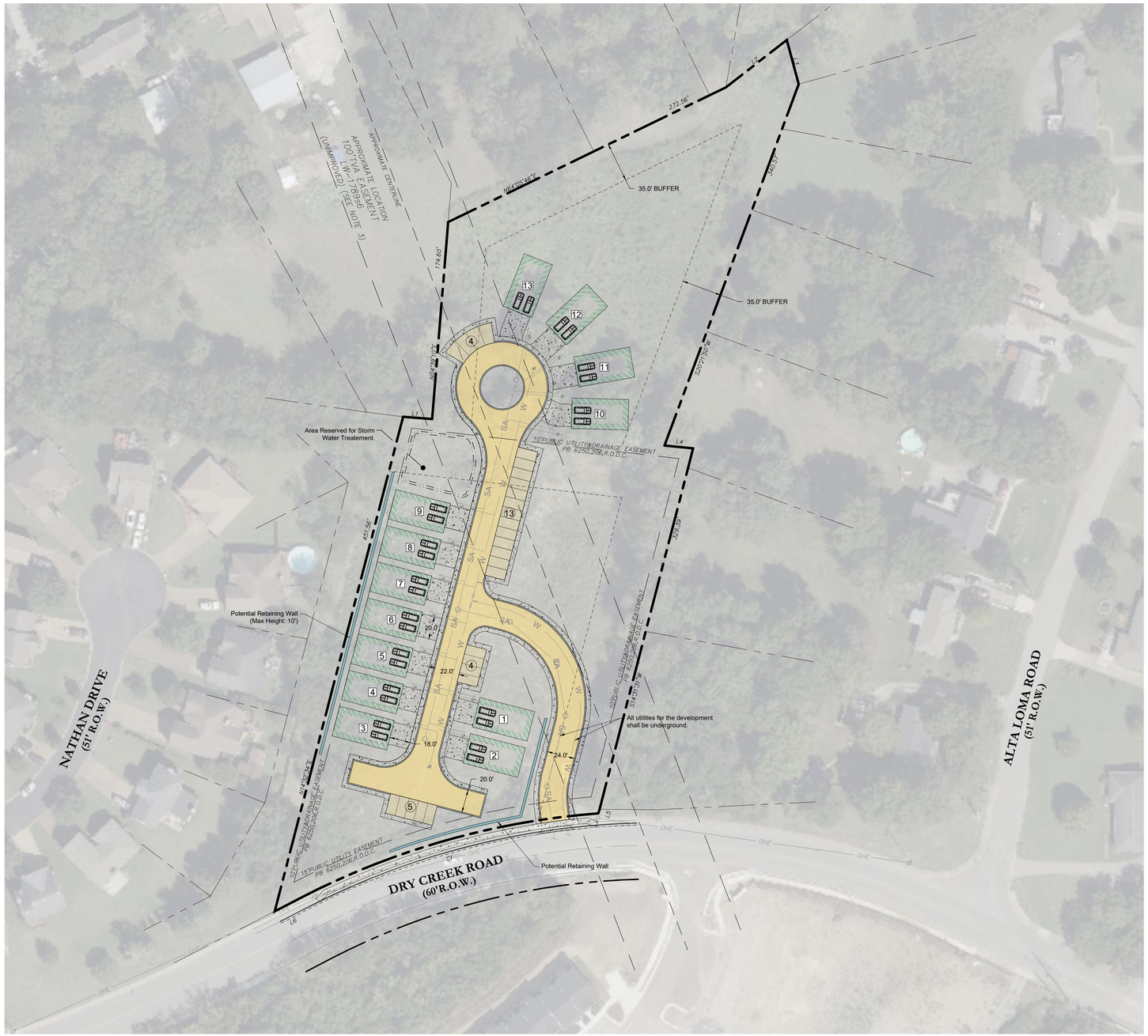
Comments Response:

1. A response letter addressing comments has been added to the file.
2. A sewer service letter has been requested from Goodlettsville Public Works (Steve Diviney, Sewer Service Superintendent). See attached email.
3. Plans will be resubmitted by September 30, 2025, for the October 6, 2025, meeting.
4. Elevations have been included with the resubmittal.
5. Fire truck turnaround has been added to the plans.
6. Dimensions of parking spaces between the sidewalk and the garage have been updated on the plans.
7. Landscape plans have been included in the resubmittal.
8. Conceptual water and sewer layouts have been added to the plans.
9. A notation has been added stating: "All utilities for the development shall be underground."
10. There are potential retaining walls shown on the plans.

Sincerely,

Adam Seger

Adam Seger, P.E.



N

W E

S

50 0 50 100

Scale 1" = 50'

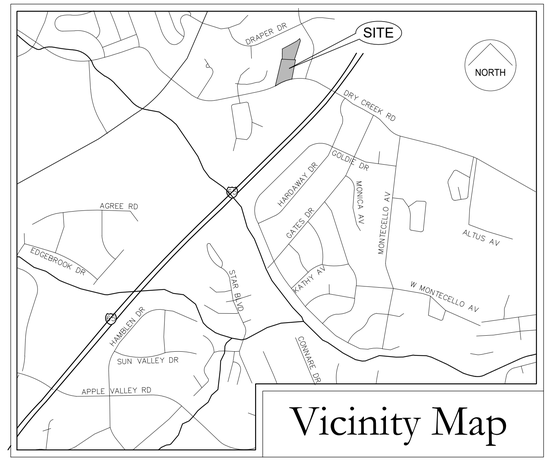
Development Summary
Map 33-04 Parcels 33 & C900
0 Old Ryman Way & 0 Draper Rd.
Goodlettsville, TN, 37072
Total Site Area - 3.63 Ac.
Council District #10 - Jennifer F. Webb

Owner
O.I.C. Dry Cry Cottages
320 Seven Springs Way Suite 250
Brentwood, TN, 37027

Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN, 37027

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0128J Dated 2/25/2022.



Vicinity Map

Development Summary

Use	This Preliminary Master Plan allows for the following: 16 Residential Units
Project Area	3.63 Acres
Property zoning: CS, 6ZZ	Surrounding Zoning: 6ZZ
Number of Residential Units/Density	16 units / 4.41 units per acre
FAR	N/A
ISR	N/A
Street Setbacks	15' Along Dry Creek Rd.
Side yard (Map 33-04 Parcel C900)	10'
Side yard (Map 33-04 Parcel C33)	35'
Rear yard (Map 33-04 Parcel C900)	10'
Rear yard (Map 33-04 Parcel 33)	35'
Parking and Access	
Required Parking	32 stalls
Provided Parking	32 covered stalls
	10 uncovered stalls

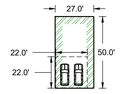
Parking Requirements Per Goodlettsville Code of Ordinance
Sec. 14-208.2.b
(b)Residential activities:
(i)Permanent:
(A)One family detached, two family detached dwellings, attached, and semi-detached: Two spaces per dwelling unit with no more than two bedrooms and four spaces per unit with three or more bedrooms units.

(B)Multi-family dwelling (three dwelling units or more): One and one-half spaces for each dwelling unit with one bedroom; two spaces for each dwelling unit with two or more bedrooms.

(C)Mobile homes: Two spaces per mobile home.

(D)Where occupancy is to be primarily elderly persons over the age of 60, the number of developed spaces may be reduced to one space per unit. There must be room on the lot to provide one and one-half spaces in the future.

Unit Dimensions



TENNESSEE ONE CALL SYSTEM, INC.
TENN 811
IT'S THE LAW!
DIAL 811 BEFORE YOU DIG

Drawing Date:
September 30, 2025

Revised Preliminary Master Plan

Dry Creek Road

Map 33-04 Parcels 33 & C900
Goodlettsville, Davidson County, Tennessee



Preliminary Layout

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #25026
Dry Creek Rd.
C1.0

DRY CREEK ROAD

SITE DATA
SITE AREA: 3.63 ACRES

LANDSCAPE REQUIREMENTS

	CALIPER INCH. REQUIRED	TREES REQUIRED	TREES PROPOSED	TOTAL CALIPER INCH. PROVIDED
TREES				
A.C.I. 70 CALIPER INCHES PER ACRE:				
70 x 3.63	254.1			256"
EXISTING TREES (50% OF TREE SIZE)				0"
2" CALIPER:			61	121"
3" CALIPER:	0"	0	45	135"
1 SHADE TREE PER 40 LF OF PLANTABLE ROW (265')		7	7	21"
REPLACEMENT CALIPER INCHES	TBD			TBD
SHRUBS				
(1) SHRUB PER 2 LINEAR FEET OF PAVEMENT PARALLEL TO ROADWAYS		0	0	N/A

TRANSITIONAL BUFFER YARD AND STREET PLANTINGS ARE IN ADDITION TO REQUIRED A.C.I.

PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED. CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. SOD ALL AREAS DISTURBED DURING CONSTRUCTION WITH FESCUE SOD.

PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF GOODLETTSVILLE URBAN ENVIRONMENTAL DEPARTMENT
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



NORTH SCALE: 1" = 10' (0, 10, 20, 30 feet)

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

Revised Preliminary Master Plan

Dry Creek Road

Map 33-04 Parcels 33 & C900
Goodlettsville, Davidson County, Tennessee

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE 6/28/2022

Job # 25202
BY: cb

L1.0

LANDSCAPE PLAN

Outlook

Re: Sewer Service Letter

From Terry Smith <Terry@daleandassociates.net>
Date Wed 6/25/2025 11:53 AM
To sdiviney@goodlettsville.gov <sdiviney@goodlettsville.gov>

Could you also provide us with the sewer atlas map of the existing sewer in this area?

Terry Smith
Project Designer

Phone: 615-297-5166 x 120

516 Heather Place
Nashville, TN 37204

www.daleandassociates.net

From: Terry Smith <Terry@daleandassociates.net>
Sent: Tuesday, June 24, 2025 5:31 PM
To: sdiviney@goodlettsville.gov <sdiviney@goodlettsville.gov>
Subject: Sewer Service Letter

Steve,

We're currently working on a project located at 0 Old Ryman Way and 0 Draper Rd. As part of our submittal requirements, we've been asked to provide a revised sewer service letter for the back 1.49 acres of the property.

Could you please assist us by providing this letter? I've attached the preliminary layout for your reference.

Please let me know if you need any additional information to process this request.

Thanks,

Terry

Terry Smith
Project Designer

Phone: 615-297-5166 x 120

DRY CREEK COTTAGES

CDS INVESTORS

LOT 1, OLD RYMAN WAY
GOODLETTSVILLE,TN



906 STUDIO ARCHITECTS

906 STUDIO ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

DRY CREEK COTTAGES
CDS INVESTORS

LOT 1, OLD RYMAN WAY
GOODLETTSVILLE,TN

2020, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	CONSTRUCTION SET	10/12/2020

Project Number
18.1148.5

10/12/2020 9:40:54 AM

ABBREVIATIONS

A

A/C	Air Conditioning
ADJ	Adjust(able)
A.F.F.	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
ARCH	Architectural
ASPH	Asphalt
ATT	Attach(ed)

B

BD	Board
BLDG	Building
BLKG	Blocking
BM	Benchmark
BRG	Bearing
BUR	Built-Up Roof
B.O.C.	Bottom of Curb
B.O.S.	Bottom of Steel
BOT	Bottom
B.O.W.	Bottom of Wall

C

CAB	Cabinet
CB	Catch Basin
CEM	Cement
CIP	Cast-In-Place
CJ	Contraction Joint
CLG	Ceiling
CLR	Clear/Clearance
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous/Continued
COORD	Coordinate
CORR	Corrugates, (ed)
CPT	Carpet
CT	Ceramic Tile
CTSK	Countersunk
CU	Cubic
CU FT	Cubic Foot/Feet
CU YD	Cubic Yard(s)
CW	Curtain Wall

D

D	Depth
DBL	Double
DF	Drinking Fountain
DIM	Dimension
DN	Down
DR	Door
DS	Down Spout
DTL	Detail
DW	Dishwasher
DWG	Drawing

E

EF	Each Face
EJ	Expansion Joint
ELEC	Electric(al)
ELEV	Elevation/Elevator
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
EW	Each Way
EXH	Exhaust
EXIST	Existing
EXP	Expansion/Exposed
EXT	Exterior

F

FD	Floor Drain
FF	Finish(ed) Floor
F.F.E.	Finished Floor Elevation
FH	Flat Head
FIN	Finish(ed)
FLR	Floor
F.O.	Face of
F.O.G.	Face of Glazing
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FRMG	Framing
FRT	Fire Retardant Treated
FRP	Fiberglass Reinforced Polymer
FSTN	Fasten(ed), (er), (ing)
FT	Foot/Feet
FTG	Footing

G

GA	Gauge/Gage
GALV	Galvanize(d)
GL	Glass/Glazing
GYP	Gypsum
GYP. BD.	Gypsum Board

H

HDR	Header
HDW	Hardware
HH	Head Height
HORIZ	Horizontal
HP	High Point
HR	Hour
HGT	Height
HVAC	Heating, Ventilation, & Air Conditioning

I

IN	Inch(es)
INSUL	Insulate(d), (ing), (ion)
INT	Interior
INV	Invert

J

JST	Joist
JT	Joint

K

KIT	Kitchen

L

L	Length
LAM	Laminate(d)
LL	Live Load
LP	Low Point
LWR	Lower
LVR	Louver

M

MAS	Masonry
MATL	Material
MAX	Maximum
MB	Machine Belt
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MRGB	Moisture Resistant Gypsum Board
MT	Metal Threshold
MTL	Metal
MULL	Mullion

N

NIC	Not In Contract
NO.	Number
NTS	Not To Scale

O

OC	On Center
OD	Outside Diameter
OH	Opposite Hand
OPNG	Opening
OPP	Opposite

P

PB	Protection Board
PJ	Panel Joint
PL	Property Line
PLAM	Plastic Laminate
PLYWD	Plywood
PREFAB	Prefabricate(d), (tion)
PNT	Point
PT	Pressure Treated
PTD	Paint(ed)
PVC	Polyvinyl Chloride

Q

--

R

R	Riser/Radius
RA	Return Air
RAD	Radius
RAG	Return Air Grill
RAR	Return Air Register
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforce(d), (ing), (ment)
RET	Retain(ing), Retention
RH	Round Head
RL	Rain Leader
RM	Room
RO	Rough Opening
ROW	Right of Way
RS	Rough Sawn
RVL	Reveal

S

S&R	Shelf and Rod
SA	Supply Air
SAG	Supply Air Grill
SAN	Sanitary
SC	Sealed Concrete
SCH	Schedule
SCWD	Solid Core Wood Door
SDF	Soap Dispenser (Foam)
SDL	Soap Dispenser (Liquid)
SEC	Secure(d)
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification(s)
SQ	Square
SQ IN	Square Inch(es)
SQ FT	Square Feet/Foot
SQ YD	Square Yard(s)
SS	Service Sink
SST	Stainless Steel
ST	Steel Tube
STC	Sound Transmission Coeffient
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspend(ed), (sion)
SW	Solid Wood
SYS	Systems Furniture Element

T

T	Tread(s)/Tempered
T&G	Tongue and Groove
TEMP	Temporary
THK	Thick(ness)
THR	Threshold
TLT	Toilet
T.O.	Top of
T.O.C.	Top of Curb
T.O.P.	Top of Parapet
T.O.W.	Top of Wall
TPD	Toilet Paper Dispenser
TRTD	Treated
TYP	Typical

U

UNO	Unless Noted Otherwise

V

VB	Vapor Barrier, Vinyl Base
VERT	Vertical
VIF	Verify in Field
VOL	Volume
VT	Vinyl Tile

W

W	Wide/Width
W/	With (included)
W/O	Without
WC	Water Closet
WD	Wood
WDW	Window
WH	Water Heater
WP	Waterproofing
WR	Water Resistant
WRB	Water Resistant Barrier
WWM	Welded Wire Mesh

X

--

Y

YD	Yard

Z

--

PROJECT TEAM

OWNER

CDS INVESTORS
NAWRASS ALDABBAGH
615-515-0916

ARCHITECT

PRINCIPAL - MICHAEL HATHAWAY, AIA
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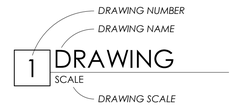
SHEET INDEX

SHEET NO.	SHEET NAME	ISSUE DATE
A001	GENERAL NOTES	10/12/2020
A100	FOUNDATION PLAN	10/12/2020
A101	FIRST FLOOR PLAN	10/12/2020
A102	SECOND FLOOR PLAN	10/12/2020
A110	ROOF PLAN	10/12/2020
A300	ELEVATIONS	10/12/2020
A301	ELEVATIONS	10/12/2020
A350	PERSPECTIVE VIEWS	10/12/2020
A400	DETAILS	10/12/2020
A401	DETAILS	10/12/2020
A600	ELECTRICAL PLAN	10/12/2020

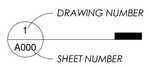


1 SITE PLAN
1" = 20'-0"
0' 10' 20' 40'

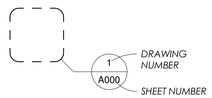
KEYNOTE LEGEND



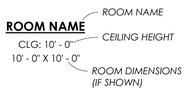
DRAWING TITLE TAG



SECTION TAG



DETAIL TAG



ROOM TAG



WINDOW TAG



DOOR TAG

GENERAL NOTES:

1. BY USING THESE CONSTRUCTION DOCUMENTS THE BUILDER IS BOUND BY ALL NOTES IN THESE DOCUMENTS.
2. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES.
3. THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
4. ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
5. THE CONSTRUCTION DOCUMENTS ARE PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY CALLED OUT ON DRAWINGS.
6. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK INTENDED IN THE DRAWING
7. THE BUILDER SHALL NOT SCALE DRAWINGS.
8. ALL MATERIAL FINISH SELECTIONS SHALL BE APPROVED BY THE BUILDER PRIOR TO INSTALLATION.
9. THE BUILDER SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ARCHITECT IN WRITING PRIOR TO BID.
10. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ENSURE A WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE ALL CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT/WATERPROOF CONDITIONS. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING, AND FLOOR SURFACES.
11. THE BUILDER SHALL SUPERVISE AND DIRECT THE WORK, USING THE BUILDER'S BEST SKILL AND ATTENTION. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
12. THE BUILDER, PRIOR TO CONSTRUCTION, SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, TELEPHONE, LOW VOLTAGE, ETC.
13. BUILDER SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND PROTECT DURING CONSTRUCTION.
14. THE BUILDER SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT TO ENSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC., CONTRACTOR SHALL COORDINATE ALL TRADES INCLUDED TO MAINTAIN CEILING HEIGHTS NOTED ON THE DRAWINGS. CONFLICTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT.
15. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE BUILDER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE BUILDER SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF WORK.
16. "TYPICAL" (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS OTHERWISE NOTED.
17. PRIOR TO SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, AND FINGERPRINTS FROM EXPOSED SURFACES INCLUDING GLAZING AND REFLECTORS OF LIGHT FIXTURES. WINDOWS SHALL BE WASHED. EVERYTHING MUST BE CLEANED TO ACHIEVE SUBSTANTIAL COMPLETION. ANY PUNCH-LIST WORK AND SURROUNDING SURFACES MUST ALSO BE CLEANED.
18. UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BD. "GREEN BOARD" AS A BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY "WET" AREAS TO BE USED. USE ONLY "FIBEROCK" BRAND "AQUA-TOUGH" INTERIOR PANELS RATED FOR MOISTURE AND MOLD RESISTANCE OR APPROVED EQUAL. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT MATERIAL TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET.
19. EVERY BEDROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW OF NOT LESS THAN 5.7 SQ. FT. AND SHALL BE LOCATED WITH THE SILL NOT MORE THAN 44" ABOVE THE FLOOR. BUILDER TO VERIFY SIZES SHOWN ON THIS DOCUMENT TO MEET THIS CODE.
20. PROVIDE A MINIMUM 30"X22" ATTIC ACCESS OPENING WITH A MINIMUM HEADROOM CLEARANCE OF 30" WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC SPACE. THE OPENING SHALL BE LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION PER IRC.
21. STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4" PER IRC.
22. RETURN AIR ACCESS LOCATIONS TO BE VERIFIED IN FIELD.
23. PROVIDE SMOKE DETECTOR SYSTEM PER APPLICABLE CODES.
24. PROVIDE WOOD BLOCKING (FIRE RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO WALLS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL SECURED CONDITIONS.
25. THE BUILDER SHALL VERIFY THAT THE PLACEMENT OF INSULATION CREATES A COMPLETE THERMAL BARRIER BETWEEN CONDITIONED SPACE AND EXTERIOR UNCONDITIONED SPACE.

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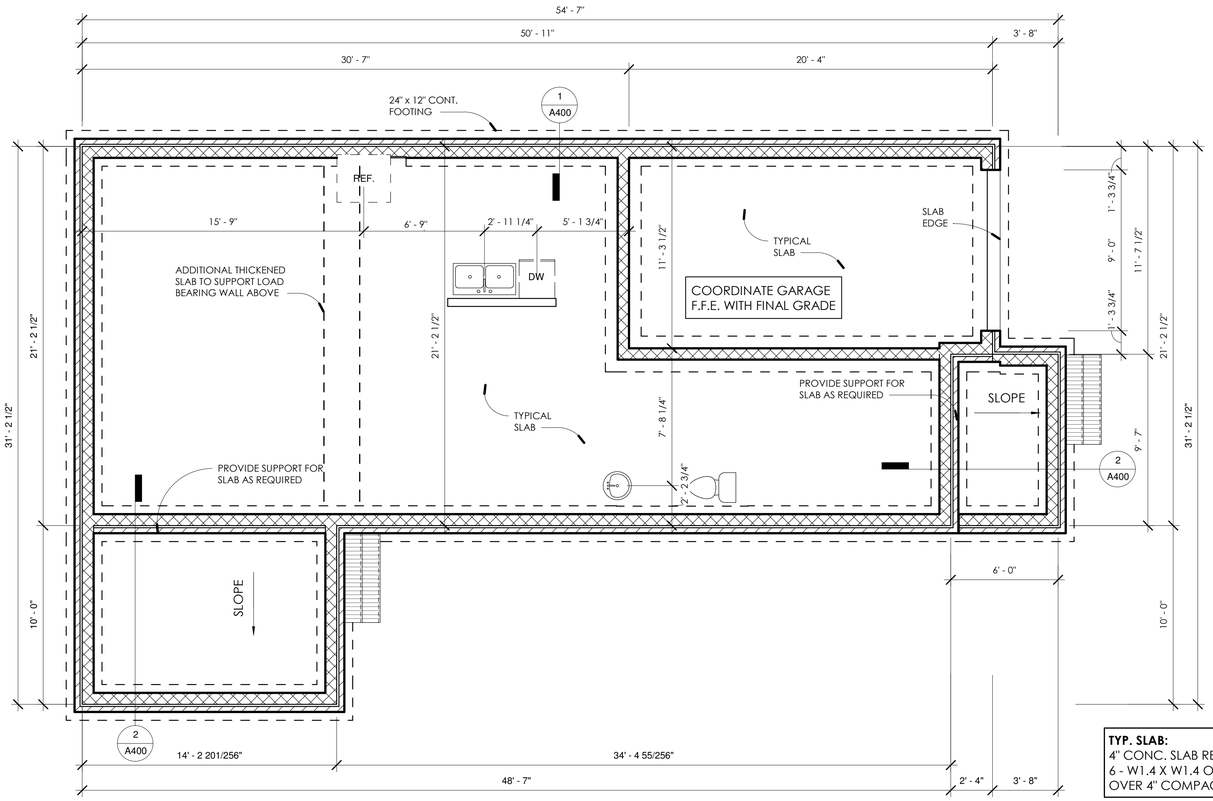
NO.	DESCRIPTION	DATE
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Project Number
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GENERAL NOTES

A001

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TYP. SLAB:
4" CONC. SLAB REINFORCED W/ W.W.F. 6 X 6 - W1.4 X W1.4 ON 6 MIL VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL

***SLAB SLOPE NOTE:** CONC. SLABS TO BE SLOPED IN DIRECTION OF ARROW AT 1/8" PER FT. (TYP. WHERE ARROW IS PRESENT)

1 FOUNDATION PLAN
1/4" = 1'-0"

0' 2' 4' 8'

FOUNDATION NOTES

1. BUILDER SHALL INSPECT SITE CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. BUILDER SHALL NOTIFY THE OWNER OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUES WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
2. BUILDER SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING FOR NEW FOUNDATIONS.
3. BUILDER TO VERIFY AND DETERMINE APPROPRIATENESS OF STEPPED FOUNDATION WALLS PER EXTERIOR GRADES.
4. BUILDER ASSUMES RESPONSIBILITY FOR VERIFYING STRUCTURAL INTEGRITY OF ALL BEAMS AND FRAMING MEMBERS PRIOR TO CONSTRUCTION. ALL STRUCTURAL ELEMENTS SHOULD BE VERIFIED PER EXISTING AND/OR MODIFIED SITE CONDITIONS.
5. BUILDER TO PROVIDE TERMITE TREATMENTS AND PROTECTION THAT COMPLY WITH LOCAL BUILDING CODES
6. FOUNDATION SUB-CONTRACTOR SHALL COORDINATE WITH FRAMING SUB-CONTRACTOR.
7. ALL FOOTINGS SHALL MEET OR EXCEED MINIMUM FROST DEPTH PER LOCAL CODES AND REGULATIONS.
8. THE BUILDER SHALL EMPLOY A STRUCTURAL ENGINEER. THE SERVICES PROVIDED BY THE ENGINEER SHALL INCLUDE BUT IS NOT LIMITED TO: VERIFYING SOIL BEARING CAPACITY; ALL FOUNDATION WALL SIZES AND THICKNESSES; ALL FOUNDATION FOOTING SIZES, THICKNESSES, AND DEPTHS; ALL REBAR QUANTITIES, SIZES, AND PLACEMENT; AND DETERMINING STRUCTURAL JOIST SPANS.
9. THE BUILDER SHALL PROVIDE A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE TO INSPECT ALL EXCAVATIONS AT LOCATIONS OF FOUNDATIONS AND/OR SLABS-ON-GRADE TO VERIFY THE ALLOWABLE SOIL BEARING CAPACITY. THE GEOTECHNICAL ENGINEER SHALL PROVIDE INSTRUCTION AND ON-SITE SUPERVISION FOR REMOVAL AND REPLACEMENT OF UNSUITABLE SOIL BEARING MATERIALS.
10. FOUNDATIONS SHOWN IN THIS DOCUMENT ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF.
11. IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN INDICATED ABOVE, THE CONTRACTOR SHALL DELAY FOUNDATION CONSTRUCTION UNTIL PROPER MODIFICATIONS TO THE DESIGN CAN BE MADE BY THE STRUCTURAL ENGINEER.
12. IF BEARING SOIL IN FOUNDATION EXCAVATIONS ARE SOFTENED BY EXPOSURE TO RAIN OR LEACHING OF GROUND WATER INTO THE EXCAVATION, THE SOFTENED SOIL SHALL BE REMOVED PRIOR TO CONCRETE PLACEMENT.
13. ALTERNATE FOUNDATION SYSTEMS, OTHER THAN THAT WHICH IS SHOWN ON THE DRAWINGS, SHALL BE PRESENTED TO THE OWNER FOR REVIEW AND SHALL BE APPROVED BY LOCAL JURISDICTION AS NECESSARY TO CONFIRM COMPLIANCE WITH THE ENTIRE STRUCTURE.
14. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
15. THE NUMBER OF RISERS FROM GRADE TO PORCH SHALL BE DETERMINED IN FIELD ACCORDING TO FINISHED GRADE.
16. DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE MASONRY WALLS, CENTER LINES OF PIERS, AND CENTER LINES OF THICKENED SLAB (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
17. 6 MIL MIN. VAPOR RETARDER WILL BE PLACED BETWEEN GRAVEL AND CONCRETE SLAB WITH 6" MIN LAPPED JOINTS AT ALL INTERIOR SLABS.
18. WHERE SHOWN, GRAVEL BELOW SLAB SHALL BE 4" MINIMUM DEPTH, TYPICAL.
19. PROVIDE PLUMBING SLEEVE AS REQUIRED TO PROVIDE FOR PLUMBING FIXTURES AS SHOWN ON PLANS
20. NO PLUMBING PENETRATION ALLOWED IN THICKENED SLAB AREAS UNDER BEARING WALLS.
21. 8" MINIMUM FROM FINISHED GRADE TO WOOD FRAMING (SIDES AND REAR)
22. TERMITE SHIELDS SHALL BE INSTALLED BETWEEN WOOD AND CONCRETE SURFACES.
23. THE BUILDER SHALL PROVIDE POSITIVE DRAINAGE UNDERNEATH ALL SLABS AND AROUND THE PERIMETER OF THE HOUSE ON EITHER SIDE OF THE POURED CONCRETE FOOTING.
24. FOUNDATION WALLS TO BE 8" OR 12" NOMINAL MASONRY BLOCK OVER MINIMUM 12" DEEP X 24" WIDE POURED CONCRETE FOOTING.
25. ALL SUBGRADE SHALL BE COMPACTED TO 95% OR GREATER OF NATURAL BEARING CAPACITY, WITH NO VOIDS.
26. SECURE ALL REBAR IN CORRECT POSITION USING METAL CHAIRS AND SPACERS AS REQUIRED PRIOR TO CONCRETE PLACEMENT.
27. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE WATERPROOFED, THE WATERPROOFING SHALL EXTEND FROM THE EDGE OF FOOTING TO FINISHED GRADE
28. FOUNDATION VENTS LOCATED PER LOCAL CODE REQUIREMENTS.

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GOODLETTSVILLE,TN

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NO.	DESCRIPTION	DATE
	CONSTRUCTION SET	10/12/2020

Project Number
18.1148.5

FOUNDATION PLAN

A100

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AREA CALCULATIONS

HEATED	
FIRST FLOOR	**820 SF**
SECOND FLOOR	**999 SF**
HEATED	**1819 SF**
UNHEATED	
GARAGE	**237 SF**
FRONT STOOP	**58 SF**
SIDE PORCH	**143 SF**
UNHEATED	**437 SF**
GRAND TOTAL	**2257 SF**

WINDOW SCHEDULE

MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	COMMENTS
A	2' - 8"	6' - 0"	8' - 0"	DOUBLE HUNG
B	2' - 8"	5' - 4"	8' - 0"	
C	3' - 0"	3' - 0"	8' - 0"	FIXED
D	2' - 0"	4' - 0"	8' - 0"	DOUBLE HUNG
E	2' - 8"	6' - 0"	8' - 0"	TEMPERED DOUBLE HUNG
F	2' - 8"	5' - 4"	8' - 0"	DOUBLE HUNG

DOOR SCHEDULE

NO.	DOOR WIDTH	DOOR HEIGHT	HEAD HEIGHT	COMMENTS
101	3' - 0"	8' - 0"	8' - 1"	SEE ELEVATION
102	3' - 0"	6' - 8"	6' - 9"	
103	4' - 0"	6' - 8"		CASED OPENING
104	9' - 0"	8' - 1"	8' - 1"	GARAGE DOOR
105	15' - 4"	6' - 8"		CASED OPENING
106	2' - 8"	6' - 8"	6' - 9"	
107		6' - 8"	6' - 9"	
108	2' - 0"	6' - 8"	6' - 9"	
109	3' - 0"	6' - 8"	6' - 9"	(2)1668
110	2' - 4"	6' - 8"	6' - 9"	
111	6' - 0"	8' - 0"	8' - 0 1/2"	SLIDING GLASS DOOR
113	2' - 8"	6' - 8"	6' - 9"	CASED OPENING
114	2' - 0"	6' - 8"	6' - 9"	
115	2' - 0"	6' - 8"	6' - 9"	

PLAN NOTES

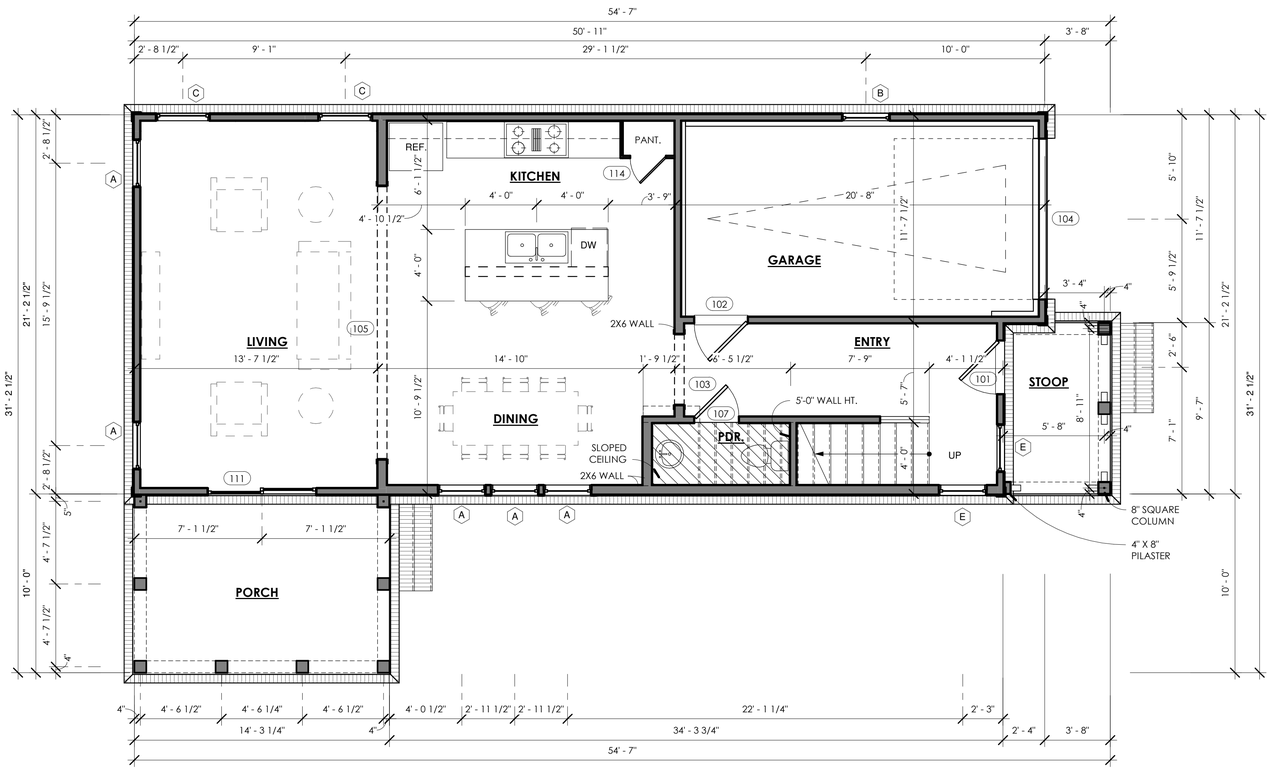
1. ALL DIMENSIONS ON PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL (3 1/2" DEEP) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X4 WOODS STUDS, TYPICAL, AND ALL INTERIOR WALLS ARE 2X4 WOOD STUDS.
2. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
3. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
5. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
7. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
8. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
9. FRAME ALL DOOR AND CASED OPENING HEADER HEIGHTS AT +/- 8' 0" AT THE FIRST FLOOR AND AT +/- 6' 8" AT THE SECOND FLOOR.
10. SHOULD A THIRD STORY SPACE BE PLANNED, USE 2X6 OR DOUBLE 2X4 STUDS AT LOAD BEARING WALLS ON THE FIRST FLOOR CARRYING THAT THIRD STORY SPACE LOAD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL SPECIFIC REQUIREMENTS (SPACING, NAILING PATTERNS, ETC.) FOR THIS CONDITION WITH THE LOCAL CODES OFFICIALS PRIOR TO BEGINNING FRAMING ACTIVITIES.
11. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
12. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).

FRAMING NOTES

1. IF APPLICABLE, ENGINEERED FLOOR SYSTEM SHALL BE SPECIFIED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS
2. SUB-FLOORING SHOULD BE GLUED AND SCREWED TO FLOOR JOIST.
3. ALL JOISTS ATTACHED BY HANGERS INTO STRUCTURAL BEAMS SHOULD BE GLUED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL STUD WALLS SHOWN ARE 2X4 STUD WALLS UNLESS OTHERWISE SPECIFIED.
5. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
6. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2X8 PREFERRED).
7. ALL INTERIOR DOORS SHALL BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

FINISH NOTES

1. PAINT MECHANICAL ITEMS LOCATED IN THE CEILING OR WALL, SUCH AS DIFFUSERS, GRILLS, ETC. TO MATCH ADJACENT SURFACE IN WHICH THEY OCCUR. CONFIRM COLOR WITH BUILDER.
2. ALL GYPSUM BOARD CEILINGS TO BE PAINTED PURE WHITE UNLESS OTHERWISE NOTED. CONFIRM WITH BUILDER.
3. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT AT ALL WOOD TRIM AS NECESSARY TO PREVENT ANY GAPS BETWEEN TRIM AND GYPSUM BOARD. PAINT SEALANT TO MATCH TRIM.
4. ALL INTERIOR WALLS AND CEILINGS ARE SMOOTH & PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN
1/4" = 1'-0"

9'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

0' 2' 4' 8'

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FIRST FLOOR PLAN

A101

10/12/2020 9:40:56 AM

AREA CALCULATIONS

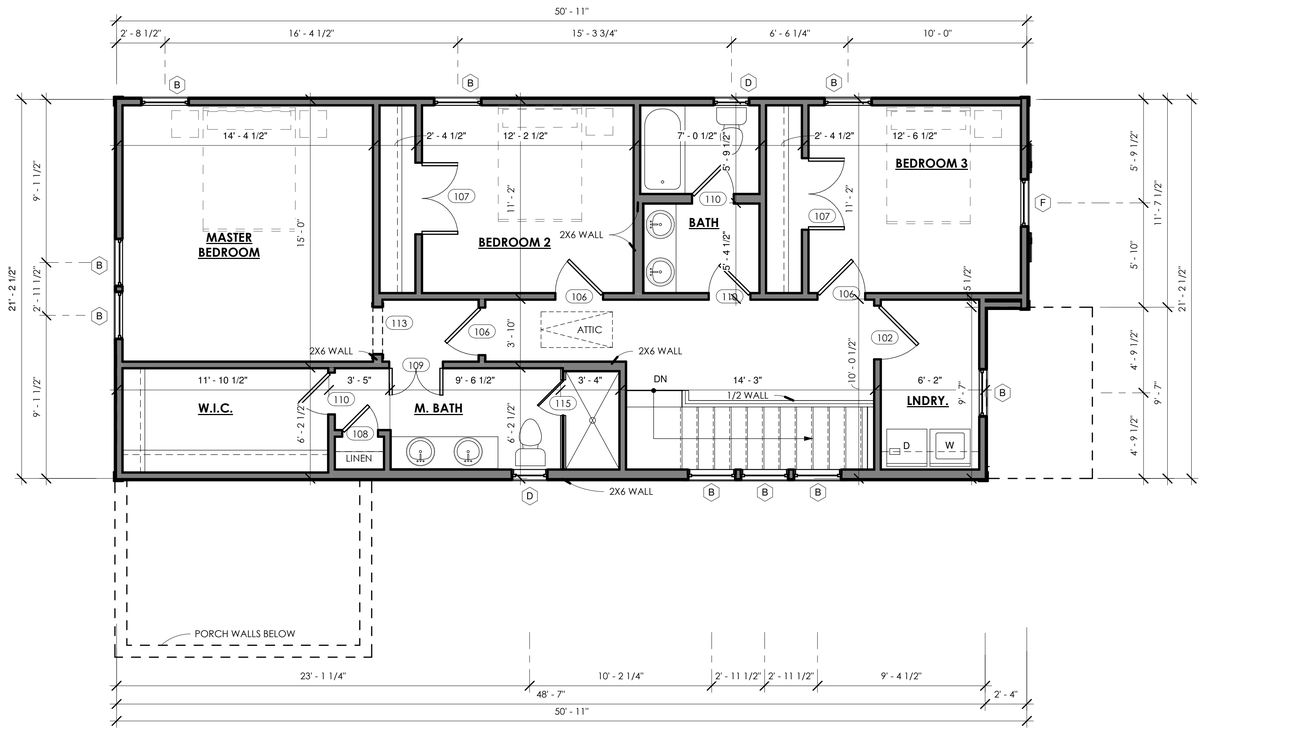
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DOOR SCHEDULE

NO.	DOOR WIDTH	DOOR HEIGHT	HEAD HEIGHT	COMMENTS
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103	4' - 0"	6' - 8"		CASED OPENING
104	9' - 0"	8' - 1"	8' - 1"	GARAGE DOOR
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110	2' - 4"	6' - 8"	6' - 9"	
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114	2' - 0"	6' - 8"	6' - 9"	
115	2' - 0"	6' - 8"	6' - 9"	



1 SECOND FLOOR PLAN
1/4" = 1'-0"

9'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

0' 2' 4' 8'

PLAN NOTES

1. ALL DIMENSIONS ON PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL (3 1/2" DEEP) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X4 WOODS STUDS, TYPICAL, AND ALL INTERIOR WALLS ARE 2X4 WOOD STUDS.
2. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
3. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
5. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
7. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
8. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
9. FRAME ALL DOOR AND CASED OPENING HEADER HEIGHTS AT +/- 8' 0" AT THE FIRST FLOOR AND AT +/- 6' 8" AT THE SECOND FLOOR.
10. SHOULD A THIRD STORY SPACE BE PLANNED, USE 2X6 OR DOUBLE 2X4 STUDS AT LOAD BEARING WALLS ON THE FIRST FLOOR CARRYING THAT THIRD STORY SPACE LOAD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL SPECIFIC REQUIREMENTS (SPACING, NAILING PATTERNS, ETC.) FOR THIS CONDITION WITH THE LOCAL CODES OFFICIALS PRIOR TO BEGINNING FRAMING ACTIVITIES.
11. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
12. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).

FRAMING NOTES

1. IF APPLICABLE, ENGINEERED FLOOR SYSTEM SHALL BE SPECIFIED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS
2. SUB-FLOORING SHOULD BE GLUED AND SCREWED TO FLOOR JOIST.
3. ALL JOISTS ATTACHED BY HANGERS INTO STRUCTURAL BEAMS SHOULD BE GLUED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL STUD WALLS SHOWN ARE 2X4 STUD WALLS UNLESS OTHERWISE SPECIFIED.
5. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
6. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2X8 PREFERRED).
7. ALL INTERIOR DOORS SHALL BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

FINISH NOTES

1. PAINT MECHANICAL ITEMS LOCATED IN THE CEILING OR WALL, SUCH AS DIFFUSERS, GRILLS, ETC. TO MATCH ADJACENT SURFACE IN WHICH THEY OCCUR. CONFIRM COLOR WITH BUILDER.
2. ALL GYPSUM BOARD CEILINGS TO BE PAINTED PURE WHITE UNLESS OTHERWISE NOTED. CONFIRM WITH BUILDER.
3. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT AT ALL WOOD TRIM AS NECESSARY TO PREVENT ANY GAPS BETWEEN TRIM AND GYPSUM BOARD. PAINT SEALANT TO MATCH TRIM.
4. ALL INTERIOR WALLS AND CEILINGS ARE SMOOTH & PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.

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DRY CREEK COTTAGES
CDS INVESTORS

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GOODLETTSVILLE,TN

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NO.	DESCRIPTION	DATE
	CONSTRUCTION SET	10/12/2020

Project Number
18.1148.5

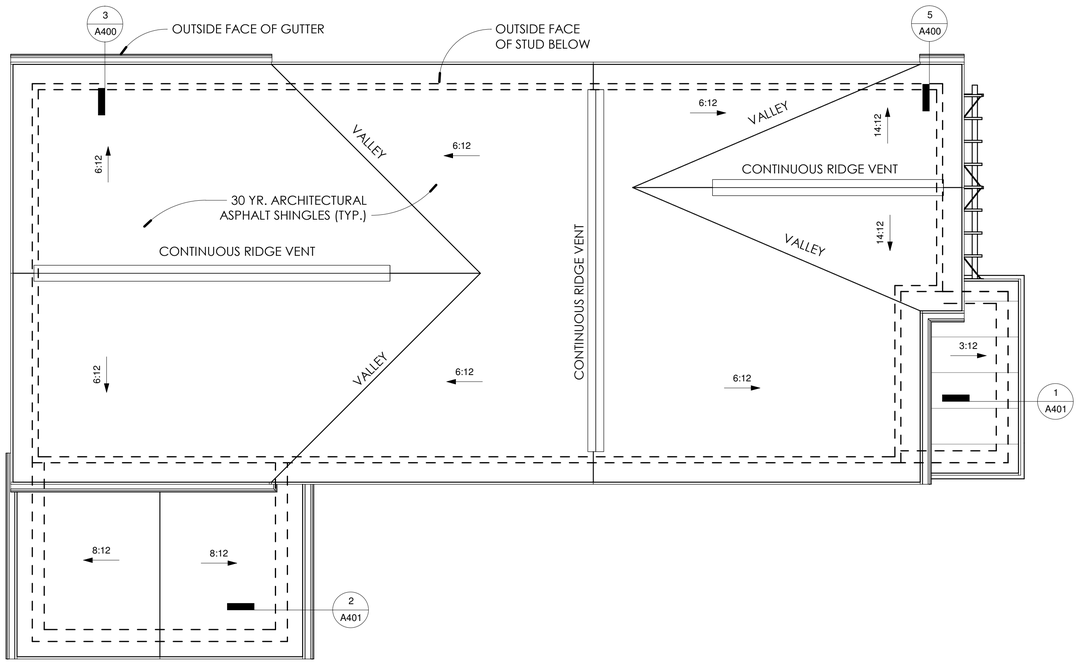
SECOND FLOOR PLAN

A102

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ROOF PLAN NOTES

1. TYP. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED. BUILDER TO CONFIRM WITH STRUCTURAL ENGINEER.
2. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
3. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
4. APPLY ROOFING IN CONFORMANCE WITH IRC APPLICABLE CODES. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF ¼" PER FOOT (2%) FOR DRAINAGE.
5. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.



1 ROOF PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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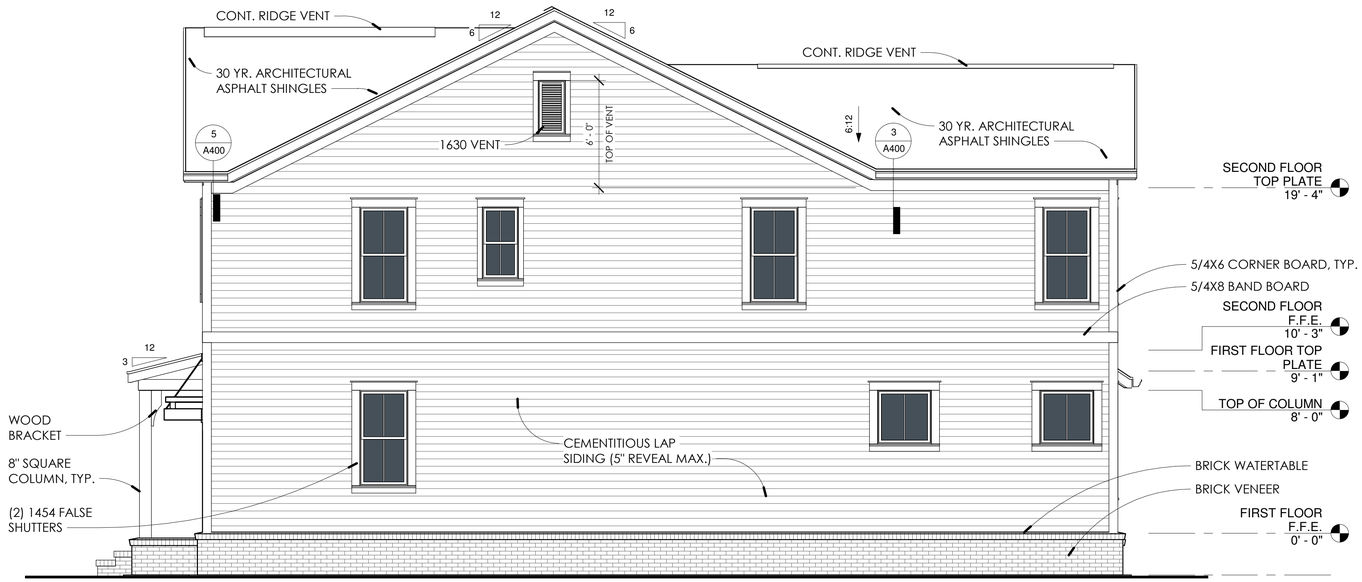
ROOF PLAN

A110

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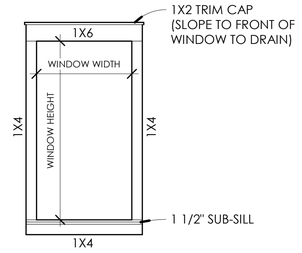
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DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.

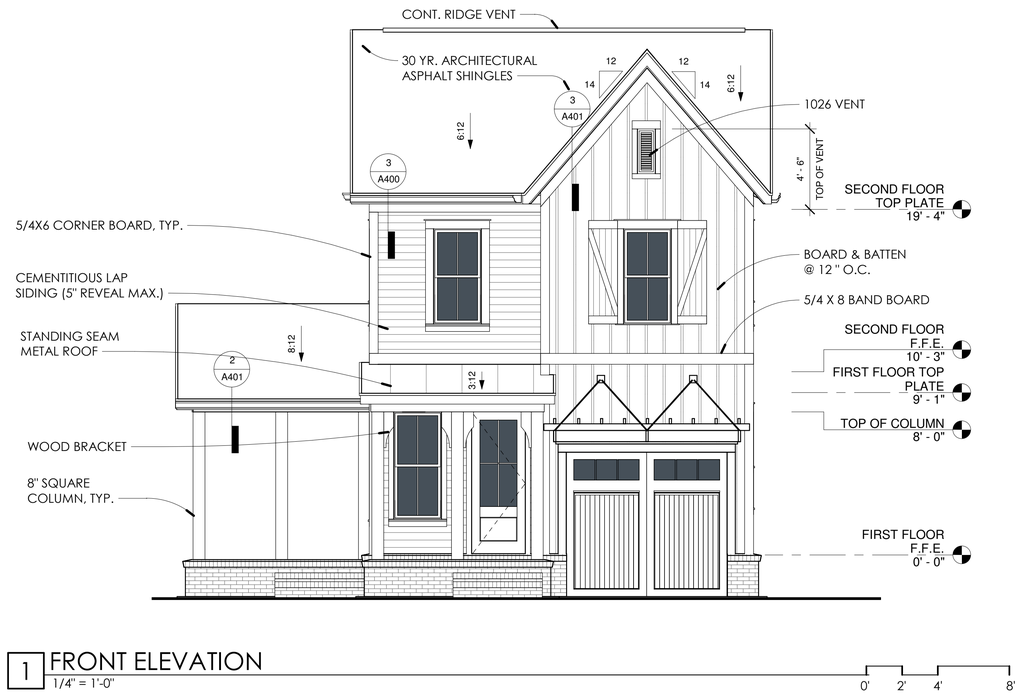


2 RIGHT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



3 TYP. EXT. WINDOW TRIM
1/2" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

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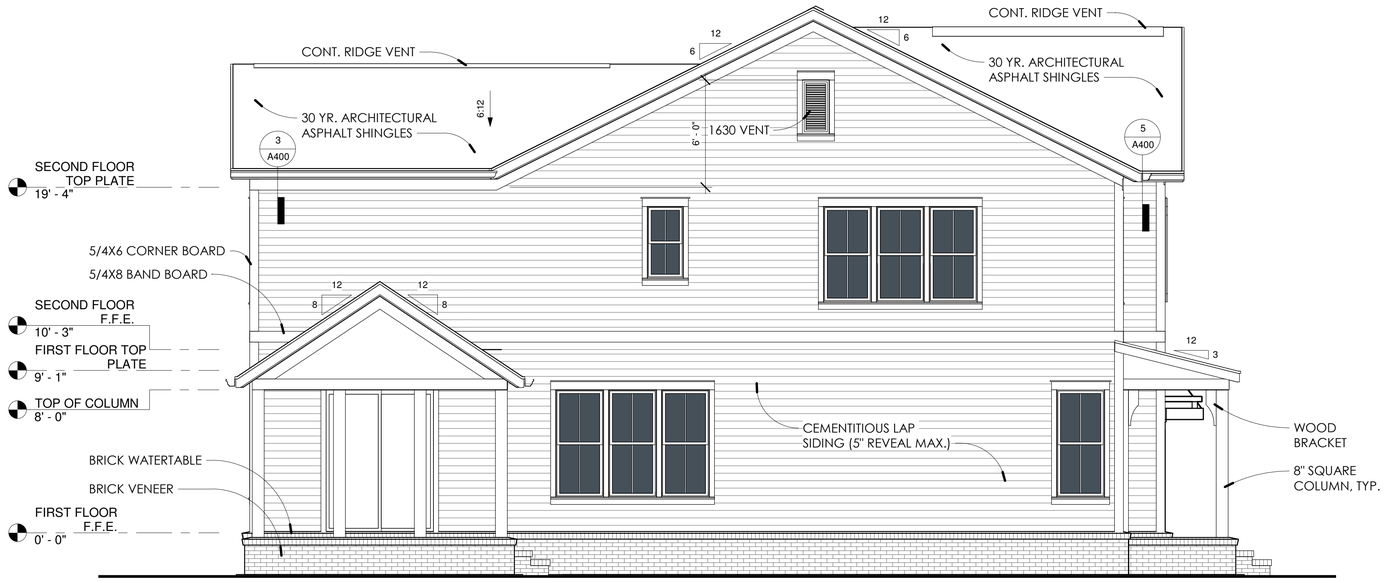
ELEVATIONS

A300

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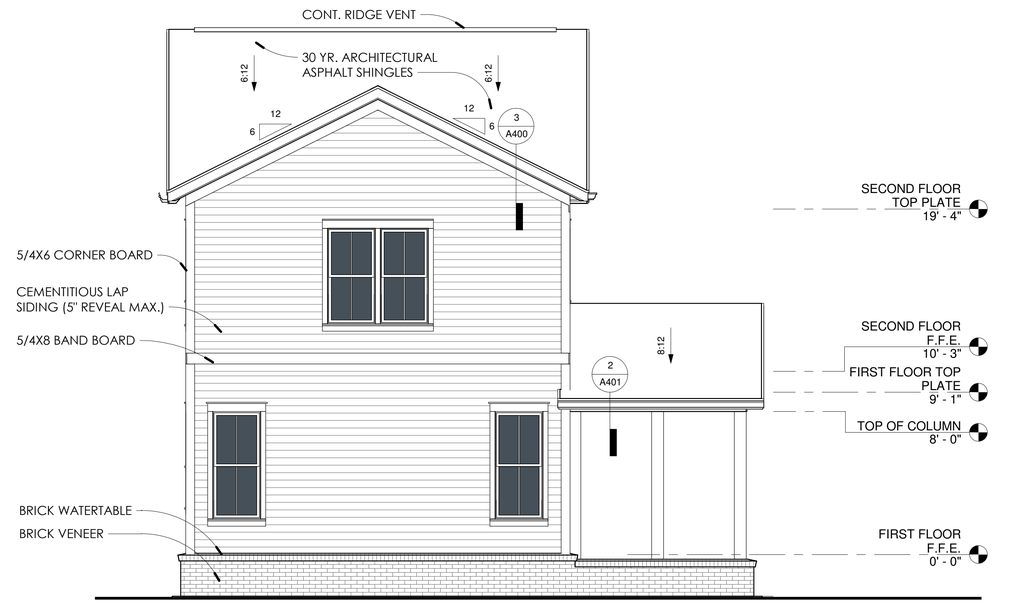
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



2 LEFT ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



1 REAR ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'

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ELEVATIONS

A301

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4 PERSPECTIVE VIEW 4



3 PERSPECTIVE VIEW 3



2 PERSPECTIVE VIEW 2



1 PERSPECTIVE VIEW 1

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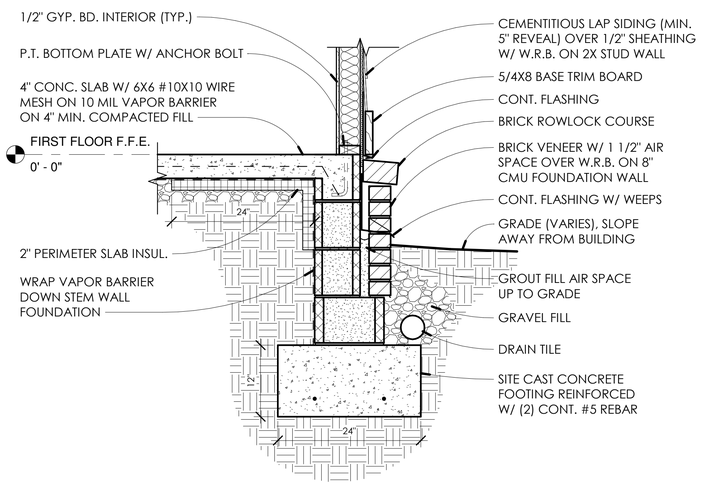
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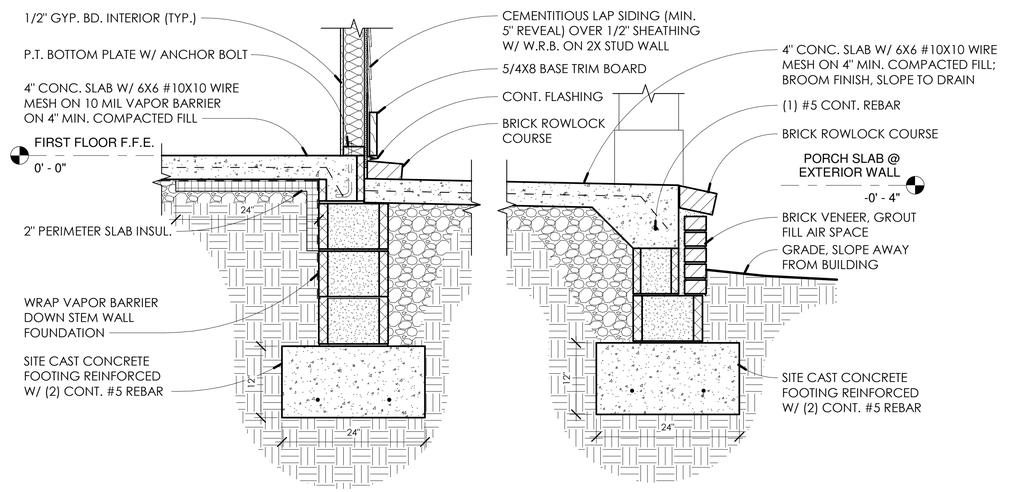
PERSPECTIVE VIEWS

A350

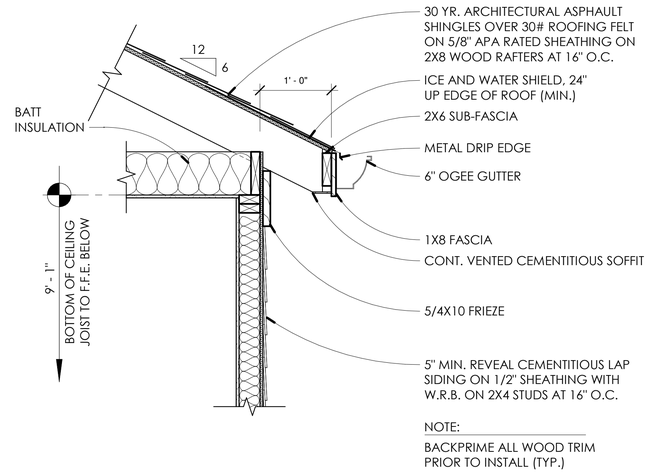
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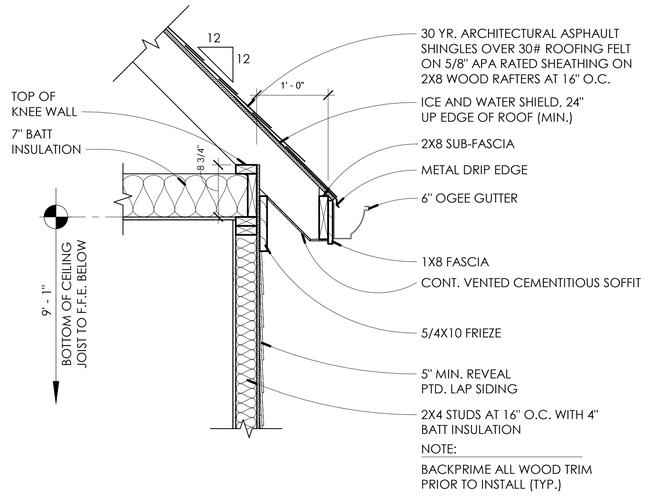
1 TYP. FOUNDATION DETAIL
1" = 1'-0"



2 PORCH FOUNDATION DETAIL
1" = 1'-0"



3 6/12 PITCH UPPER LEVEL EAVE DETAIL
1" = 1'-0"



5 12/12 PITCH UPPER LEVEL EAVE DETAIL
1" = 1'-0"

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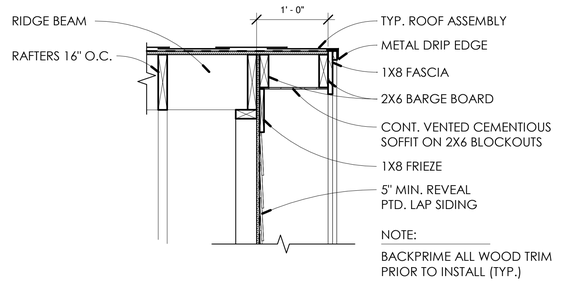
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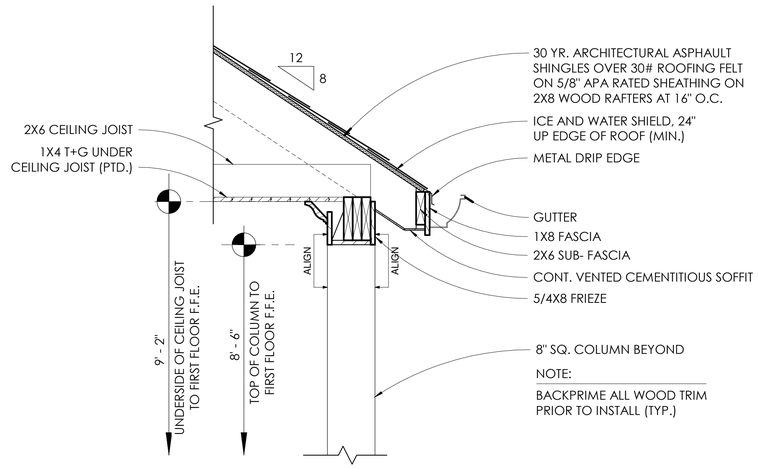
DETAILS

A400

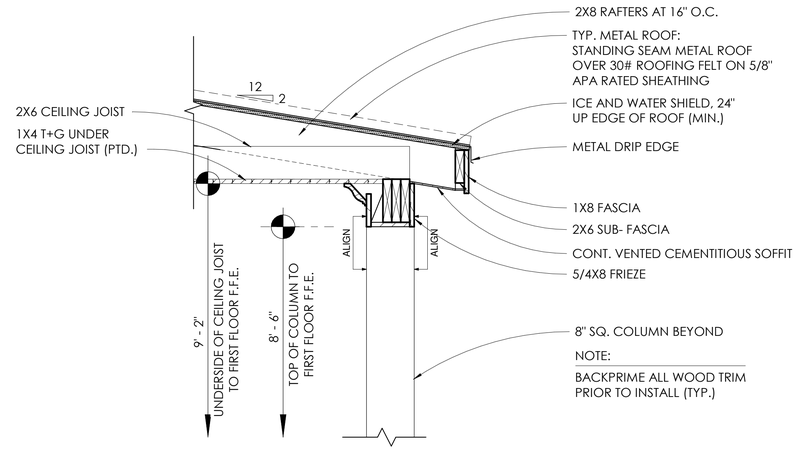
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3 RAKE DETAIL-LAP SIDING
1" = 1'-0"



2 PORCH ROOF - 8/12 SLOPE ROOF
1" = 1'-0"



1 PORCH ROOF - 2/12 SLOPE ROOF
1" = 1'-0"

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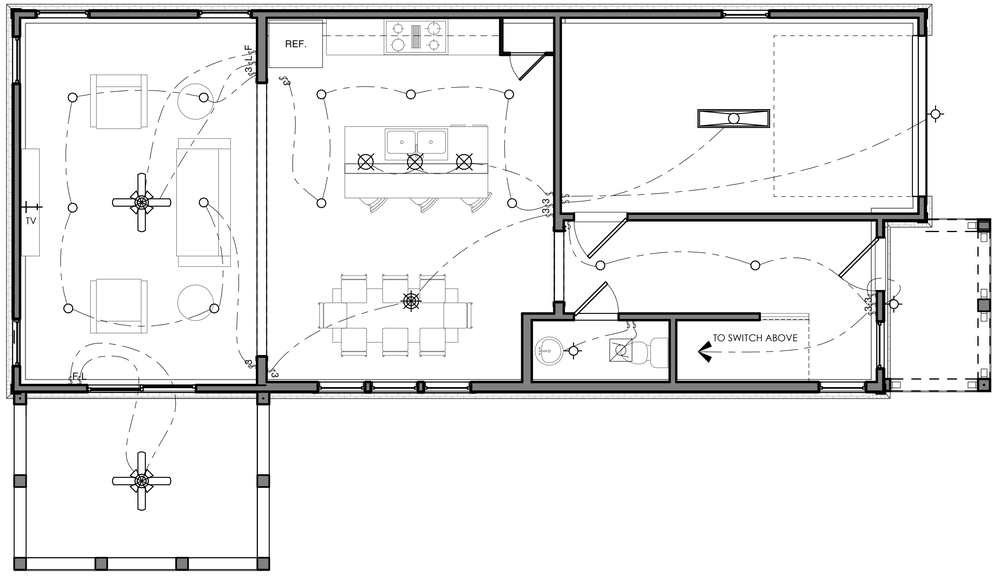
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DETAILS

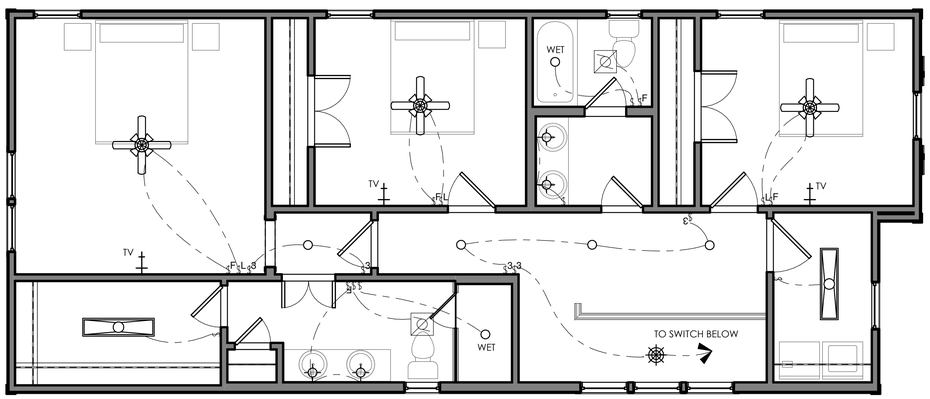
A401

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1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

0' 2' 4' 8'



2 SECOND FLOOR ELECTRCAL PLAN
1/4" = 1'-0"

0' 2' 4' 8'

ELECTRICAL PLAN NOTES

1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO LOCATE ELECTRICAL OUTLETS PER LOCAL CODES.
2. FINAL FIXTURE SELECTION AND EXACT LOCATION TO BE DETERMINED BY BUILDER ON SITE.
3. PROVIDE ALL NECESSARY ELECTRICAL PROVISIONS TO ENSURE THAT ALL APPLIANCES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WASHER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VENT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALARM SYSTEM, WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
4. COORDINATE WITH LOCAL APPLICABLE CODES FOR THE LOCATION AND REQUIRED QUANTITY OF SMOKE DETECTORS THROUGHOUT THE HOUSE.
5. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
6. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
7. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
8. PROVIDE "GFCI" TYPE, AS REQUIRED BY LOCAL CODES, FOR ALL OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
9. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
10. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.
11. PROVIDE OUTLET AT ALARM PANEL LOCATION IF APPLICABLE.
12. PROVIDE TWO LIGHTS AND TWO RECEPTACLES IN ATTIC. LOCATE SWITCH NEAR ATTIC ACCESS.

ELECTRICAL LEGEND

- EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE
- EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE
- RECESSED FIXTURE
- RECESSED WALL FLOOD FIXTURE
- FEATURE/CHANDELIER TYPE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED INTERIOR LIGHT FIXTURE
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE
- EYEBALL
- FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)
- SWITCHED POWER OUTLET
- CABLE/ TV OUTLET
- CEILING FAN
- CEILING FAN W/ LIGHT KIT
- EXHAUST FAN WITH LIGHT FIXTURE
- EXHAUST FAN WITHOUT LIGHT FIXTURE
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $4 FOUR WAY SWITCH
- $F EXHAUST OR CEILING FAN SWITCH
- $L EXHAUST OR CEILING LIGHT SWITCH
- SURFACE MOUNTED 4 FT. LED FIXTURE
- SURFACE MOUNTED 2 FT. LED FIXTURE
- LOW VOLTAGE TREAD LIGHT
- UNDER CABINET LOW VOLTAGE FIXTURE

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ELECTRICAL PLAN

A600

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PRELIMINARY MASTER PLAN
AND ZONING/ANNEXATION REQUEST
FOR
IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
GOODLETTSVILLE, SUMNER COUNTY, TENNESSEE

SITE DATA	
JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	LDRPUD - LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
OVERALL DENSITY:	LDRPUD - 0.0 TO 1.7 UNITS PER ACRE PROPOSED - 69 LOTS (1.53 UNITS PER ACRE)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 10%; PROVIDED - 25±% (11.4± ACRES)
MIN. BUILDING SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	20' (LOTS 14-27 and 37-44 HAVE A 45' REAR BUILDING SETBACK)
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - ___' MINIMUM
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY:	4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS
VISITOR PARKING:	REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 69/5 =14 SPACES; PROVIDED 17 SPACES

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 GARAGES 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 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 FOR 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 GARAGE DOOR(S) LESS THAN 25 PERCENT OF THE FRONT BUILDING ELEVATION WIDTH DIMENSION.

ALL BUILDING WITHIN A RESIDENTIAL PLANNED UNIT DEVELOPMENT SHALL MEET THE PROVISIONS OF THE CITY'S DESIGN GUIDELINES AND THE FOLLOWING. ALL FACADES 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 CITY REQUIRES TWO CAR GARAGES TO INCLUDE 22' X 22' INTERIOR DIMENSIONS.



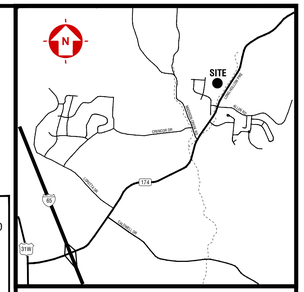
ISSUED FOR: ☐ CHECKSET ▒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 75 150 300 450

SCALE 1" = 150'

811 Know what's below. Call before you dig.

FLOOD NOTE:
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MSP1.0	SITE PLAN
MSP2.0	COLOR SITE PLAN
MSP3.0	GRADING CONCEPT
MSP4.0	TYPICAL LOT CONFIGUATION
MSP5.0	TYPICAL ELEVATION PHOTOGRAPHS
--------	TYPICAL FLOOR PLANS

TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

PLANS PREPARED FOR:
PHILLIPS BUILDERS
2819 BRANSFORD AVE.
NASHVILLE, TN 37204
615-922-3313

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

DAVID S. ABBEY
REGISTERED
ARCHITECT
No. 102,355
STATE OF TENNESSEE

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	09/02/25
DMG Project No:	25184

COVER SHEET

MSP0.0

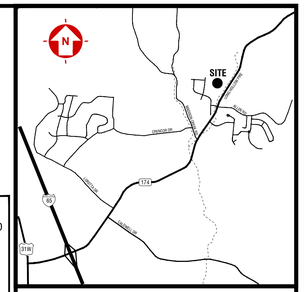
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SITE DATA

JURISDICTION:	CITY OF GOODLETTSVILLE
ZONING CLASSIFICATION:	LDRPUD - LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
OVERALL DENSITY:	LDRPUD - 0.0 TO 1.7 UNITS PER ACRE PROPOSED - 69 LOTS (1.53 UNITS PER ACRE)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 10%; PROVIDED - 25±% (11.4± ACRES)
MIN. BUILDING SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	20' (LOTS 14-27 and 37-44 HAVE A 45' REAR BUILDING SETBACK)
MIN. LOT WIDTH AT BUILDING SETBACK	VARIES - 70' MINIMUM
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY:	4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS
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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 GARAGES 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.

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TAX MAP:140
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SITE PLAN

MSP1.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

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SCALE 1" = 100'

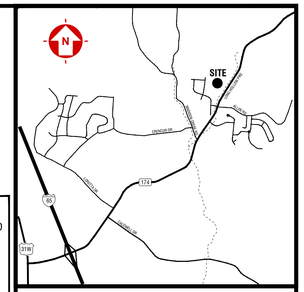
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0 50 100 200 300

SCALE 1" = 100'

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4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

DAVID S. ASHE — REGISTERED ENGINEER — AGRICULTURE — COMMISSION — STATE OF TENNESSEE — 2025

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	09/02/25
DMG Project No:	25184

COLOR SITE PLAN

MSP2.0

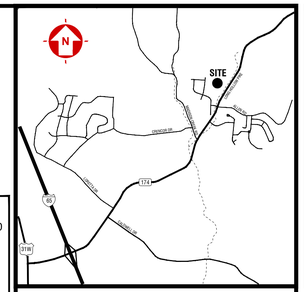
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CONTOUR LINES SHOWN HEREON WERE DOWNLOADED FROM LIDAR ON THE STATE OF TENNESSEE GIS DATABASE

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0 50 100 200 300

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REVISIONS

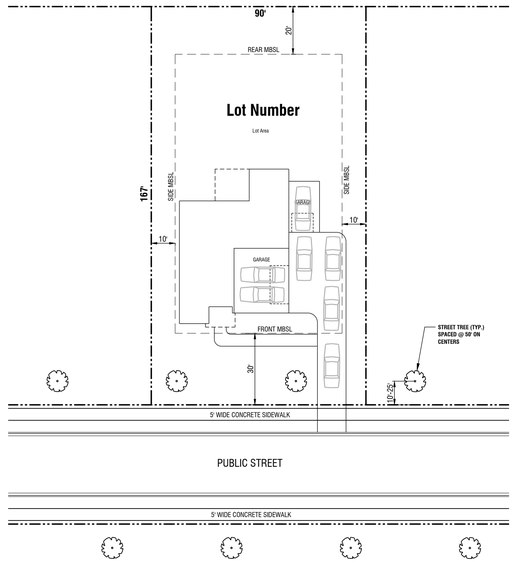
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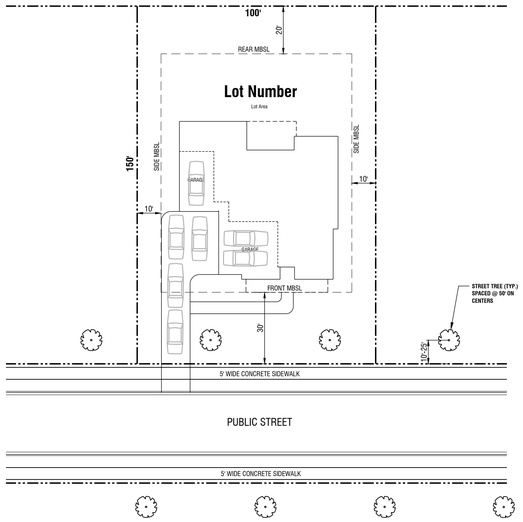
GRADING CONCEPT

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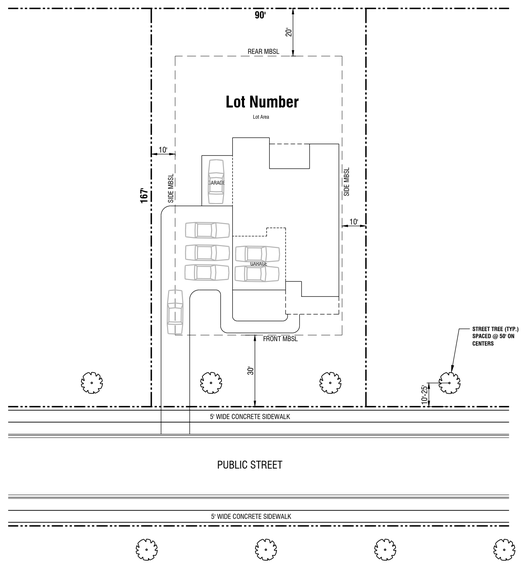
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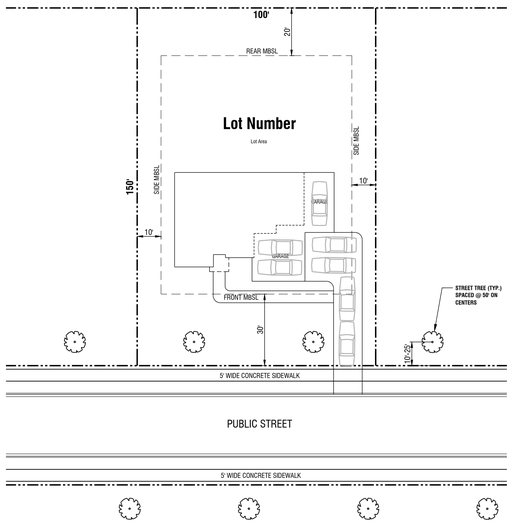
90' WIDE LOT



100' WIDE LOT



90' WIDE LOT



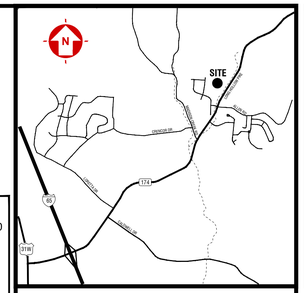
100' WIDE LOT

TYPICAL LOT CRITERIA

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SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNITS

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TYPICAL LOT CONFIGURATION

MSP4.0

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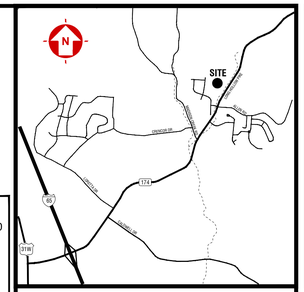


TYPICAL ELEVATION PHOTOGRAPHS

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PROPOSED USE:	**SINGLE FAMILY RESIDENTIAL**
PROJECT AREA:	**45.02± ACRES**
OPEN SPACE:	**MINIMUM - 10%; PROVIDED - 25±%**
MIN. BUILDING SETBACKS:	
FRONT:	**30'**
SIDE:	**10'**
REAR:	**20' (LOTS 14-27 and 37-44 HAVE A 45' REAR BUILDING SETBACK)**
MIN. LOT WIDTH AT BUILDING SETBACK	**VARIES - ___' MINIMUM**
PARKING REQUIREMENTS:	
SINGLE AND TWO-FAMILY:	**4 SPACES PER UNIT WITH 3 OR MORE BEDROOMS**
VISITOR PARKING:	**REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 69/5 =14 SPACES; PROVIDED 17 SPACES**

RESIDENTIAL DESIGN REQUIREMENTS:

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 GARAGES 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 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 FOR 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 GARAGE DOOR(S) LESS THAN 25 PERCENT OF THE FRONT BUILDING ELEVATION WIDTH DIMENSION.

ALL BUILDING WITHIN A RESIDENTIAL PLANNED UNIT DEVELOPMENT SHALL MEET THE PROVISIONS OF THE CITY'S DESIGN GUIDELINES AND THE FOLLOWING. ALL FACADES 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 CITY REQUIRES TWO CAR GARAGES TO INCLUDE 22' X 22' INTERIOR DIMENSIONS.

SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING RESIDENTIAL UNITS

TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

PLANS PREPARED FOR:
PHILLIPS BUILDERS
2819 BRANSFORD AVE.
NASHVILLE, TN 37204
615-922-3313

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	09/02/25
DMG Project No:	25184

TYPICAL ELEVATION PHOTOGRAPHS

MSP5.0

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

Z:\PROJECT DATA\845\2025\25184 - Phillips Builders - Residential Development - 4408 Long Hollow Pike -Goodlettsville TN\Plans\Mpud Site Plan\25184 Residential Long Hollow Pike Sumner Co_09252025.dwg-24x36 PICTURES Sep 02, 2025 - 3:11pm CoryEmerson

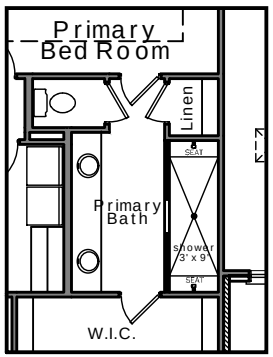


"The Crosby - B" w/ Carriage garage

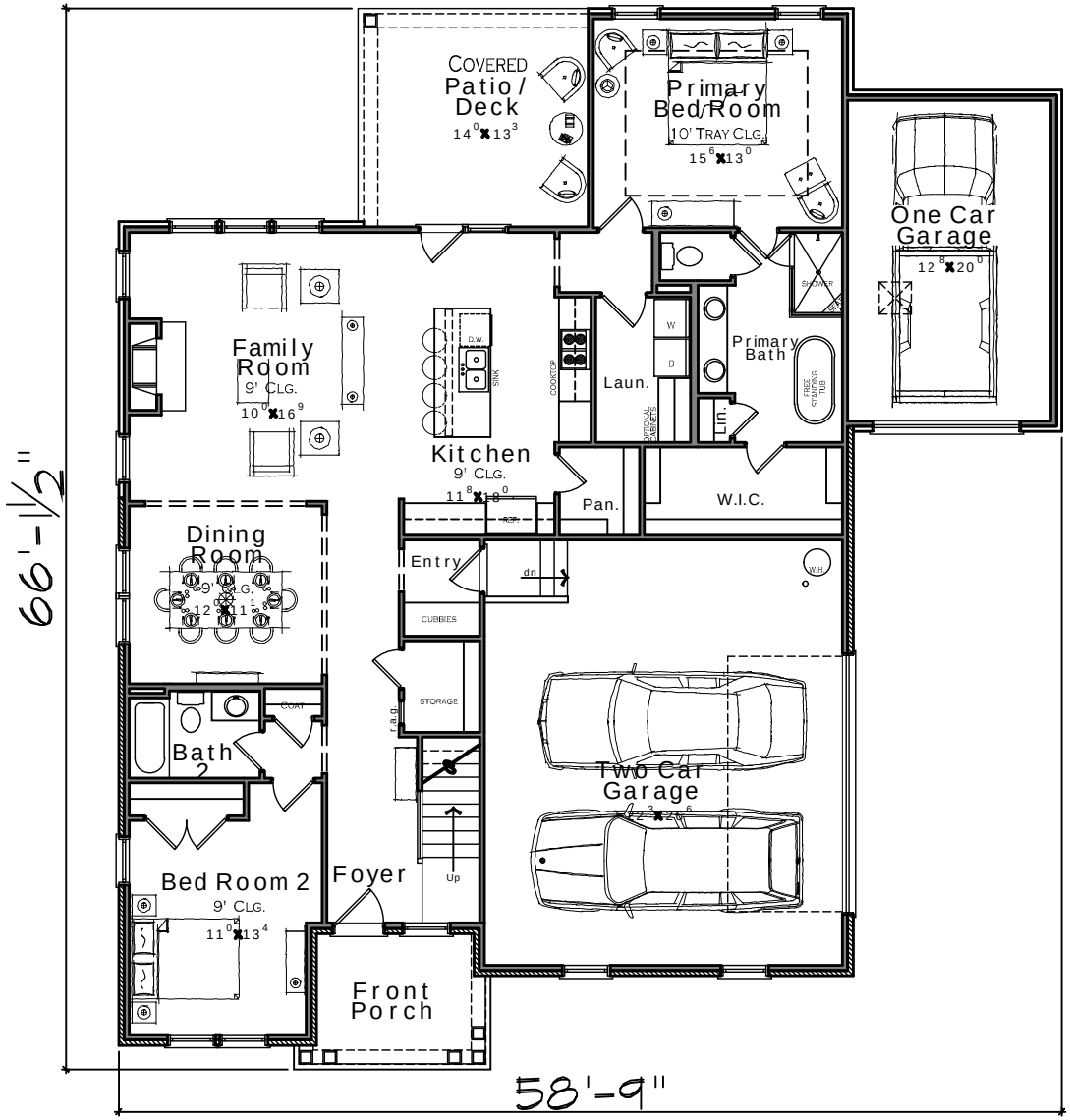
REVISED: 09-06-23

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Primary Bath
Super Shower Option



First Floor-w/Carriage garage

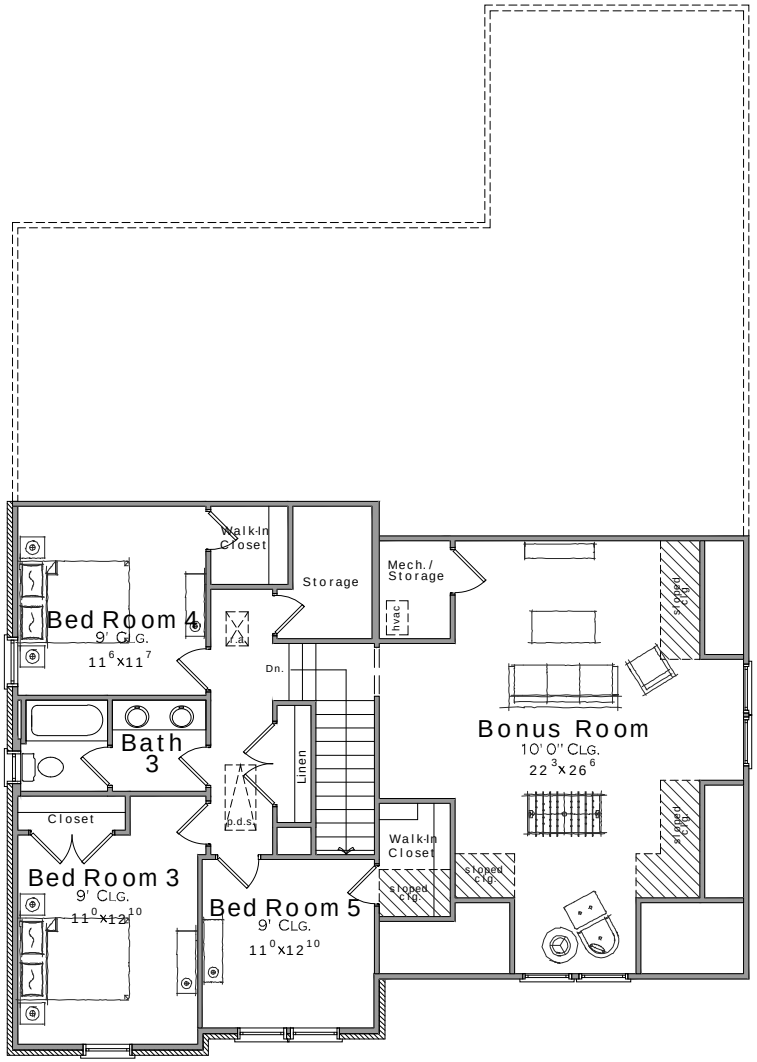
"The Crosby-B"

Area Calculations		
First Floor	1,742	SQ.FT.
Second Floor	1,179	SQ.FT.
Total Heated	2,921	SQ.FT.
Garage	625	SQ.FT.
Unfinished Storage	44	SQ.FT.
Front Porch	91	SQ.FT.
Rear Deck/Patio	186	SQ.FT.
Total Under Roof	3,867	SQ.FT.

Optional 4th Bath		
Bath 4	44	SQ.FT.
Total Second Floor	1,223	SQ.FT.

Optional Carriage Garage		
Garage	284	SQ.FT.
Total Under Roof	4,151	SQ.FT.

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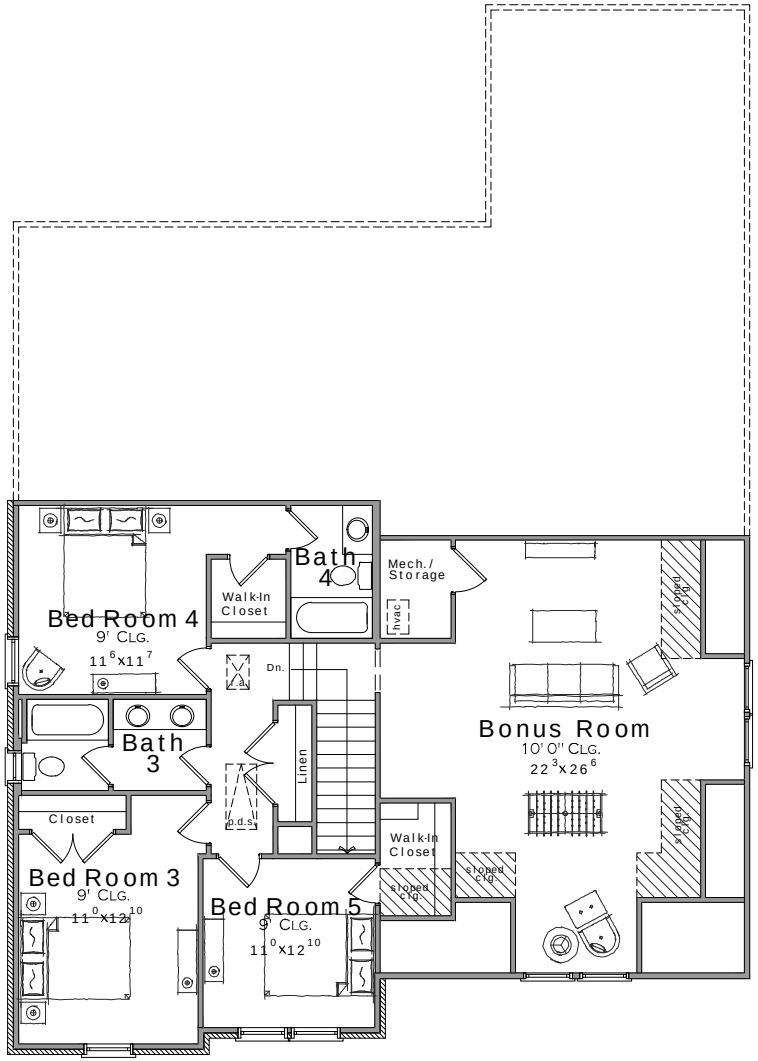
Second Floor

"The Crosby - B"

REVISED: 09-06-23

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Second Floor W/4th Bath Option

"The Crosby - B"

REVISED: 09-06-23

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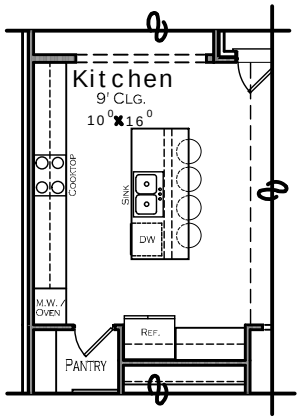
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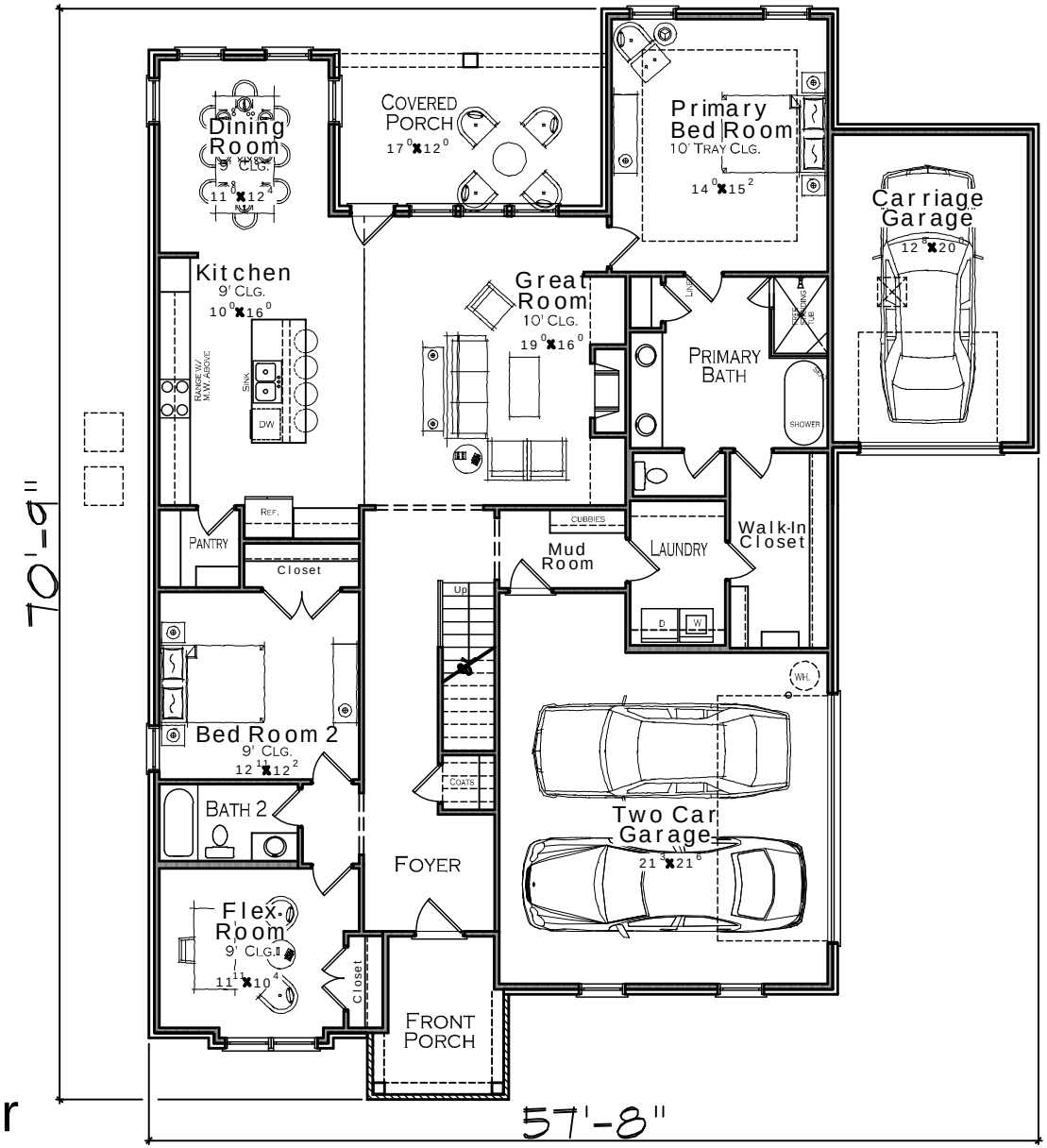
"The Fleetwood - V" w/ Carriage Garage

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Gourmet Kitchen Option



First Floor

Area Calculations	
FIRST FLOOR	2,043 SQ.FT.
SECOND FLOOR	1,174 SQ.FT.
TOTAL HEATED	3,217 SQ.FT.
GARAGE	505 SQ.FT.
CARRIAGE GARAGE	268 SQ.FT.
FRONT PORCH	211 SQ.FT.
REAR DECK/PATIO	228 SQ.FT.
UNFIN. STORAGE	121 SQ.FT.
TOTAL UNDER ROOF	4,550 SQ.FT.

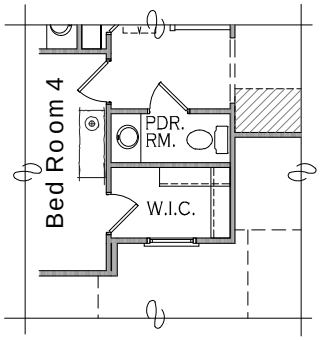
Optional 5th Bedroom	
5th BEDROOM	361 SQ.FT.
TOTAL UNDER ROOF	4,790 SQ.FT.

"The Fleetwood - V" w/ Carriage Garage

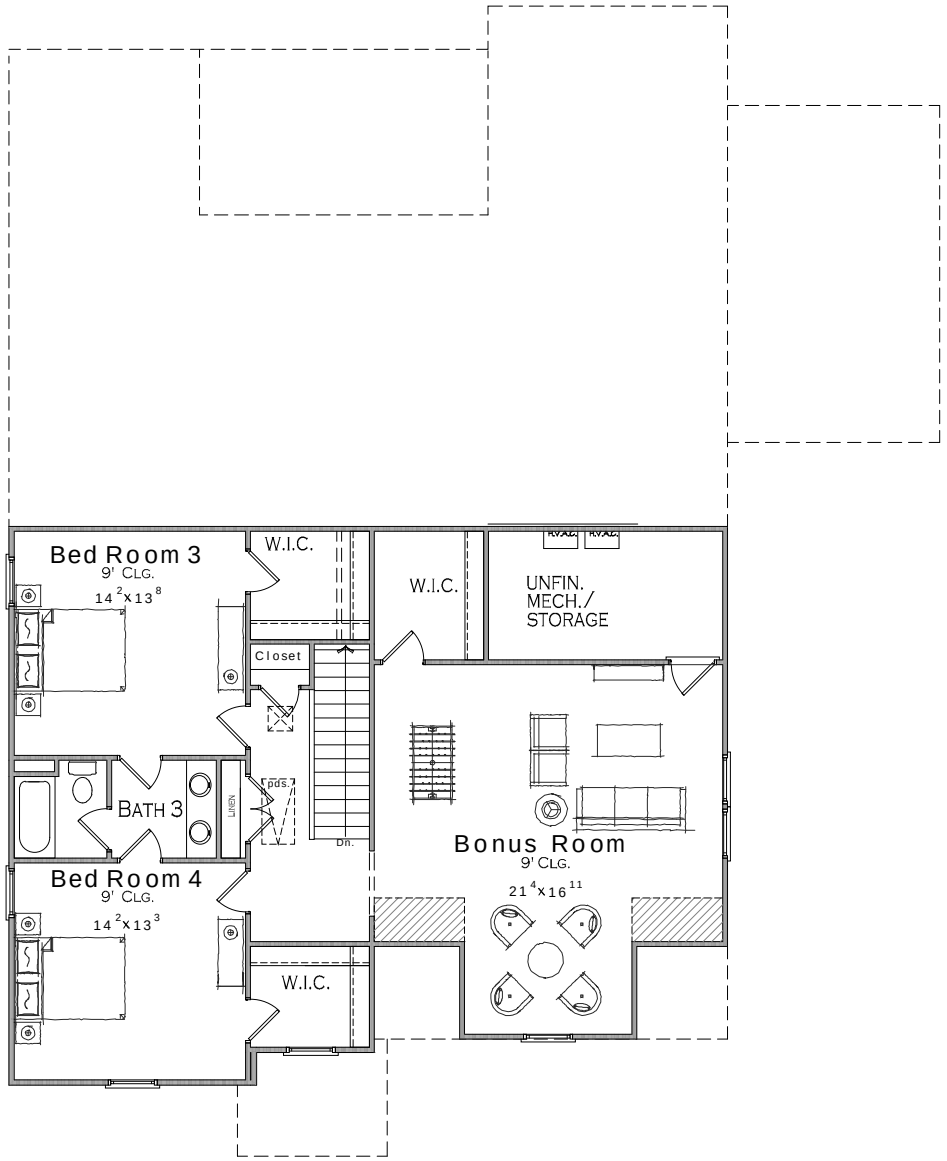
REVISED: 09-24-24

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Pdr. Rm. Option



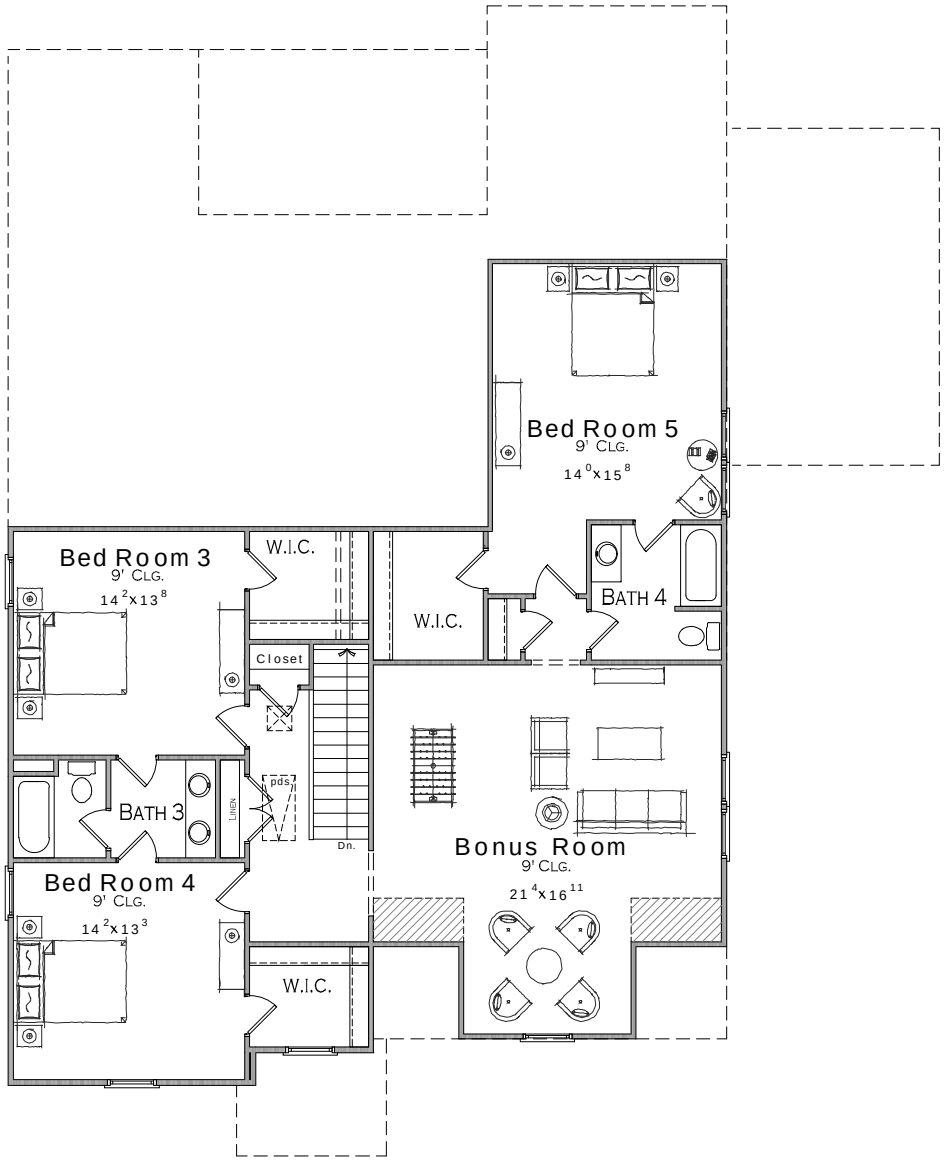
Second Floor

"The Fleetwood - V" w/ Carriage Garage

REVISED: 09-24-24

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Second Floor
opt. 5 bed room

"The Fleetwood - V"

REVISED: 09-24-24

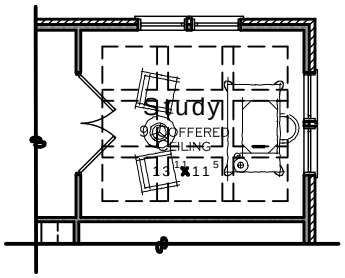
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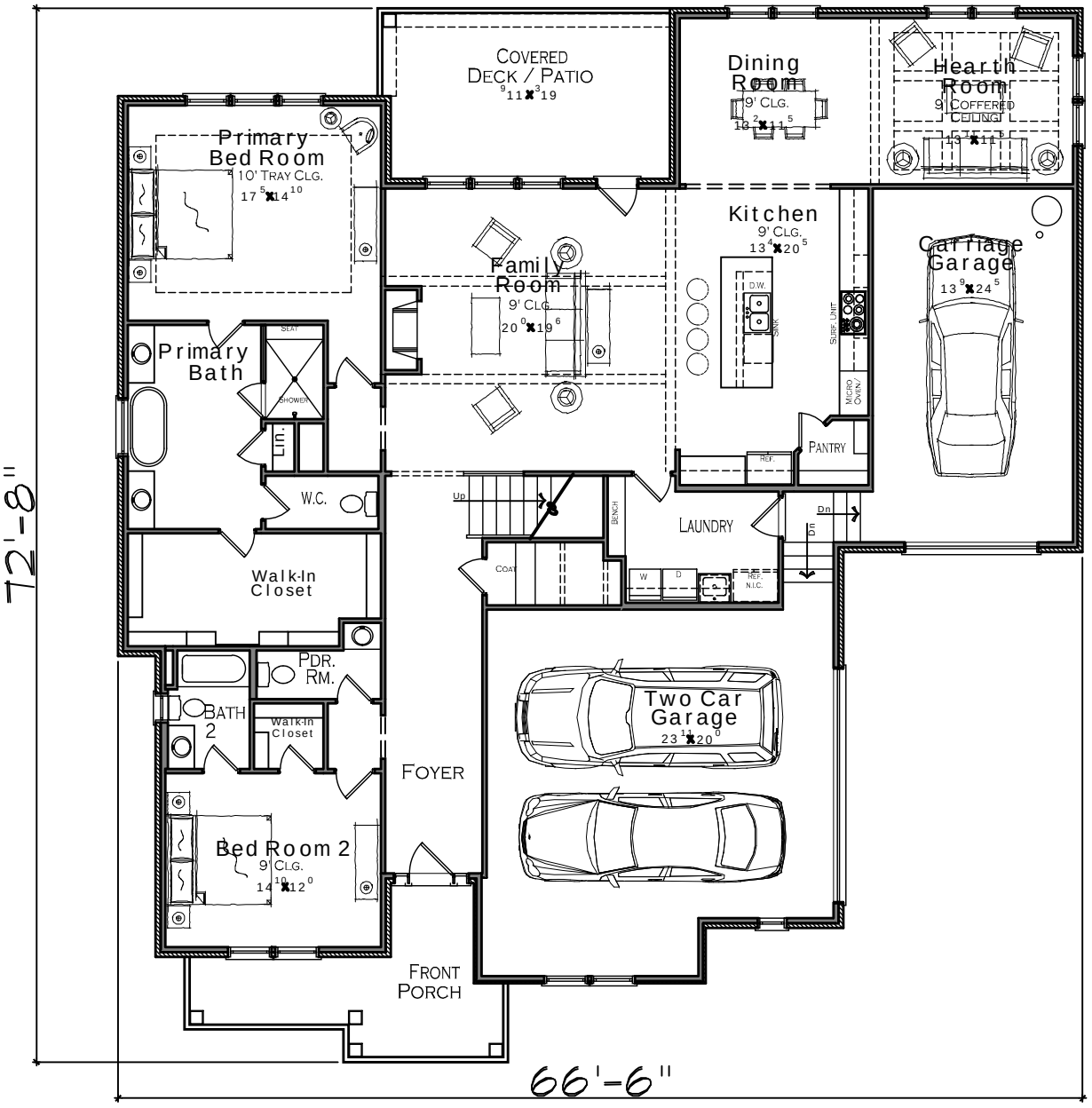


"The McCartney-BST"

www.phillipsbuilders.com
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Study Option



First Floor

"The McCartney-BST"

4 BEDROOM SQ. FT.

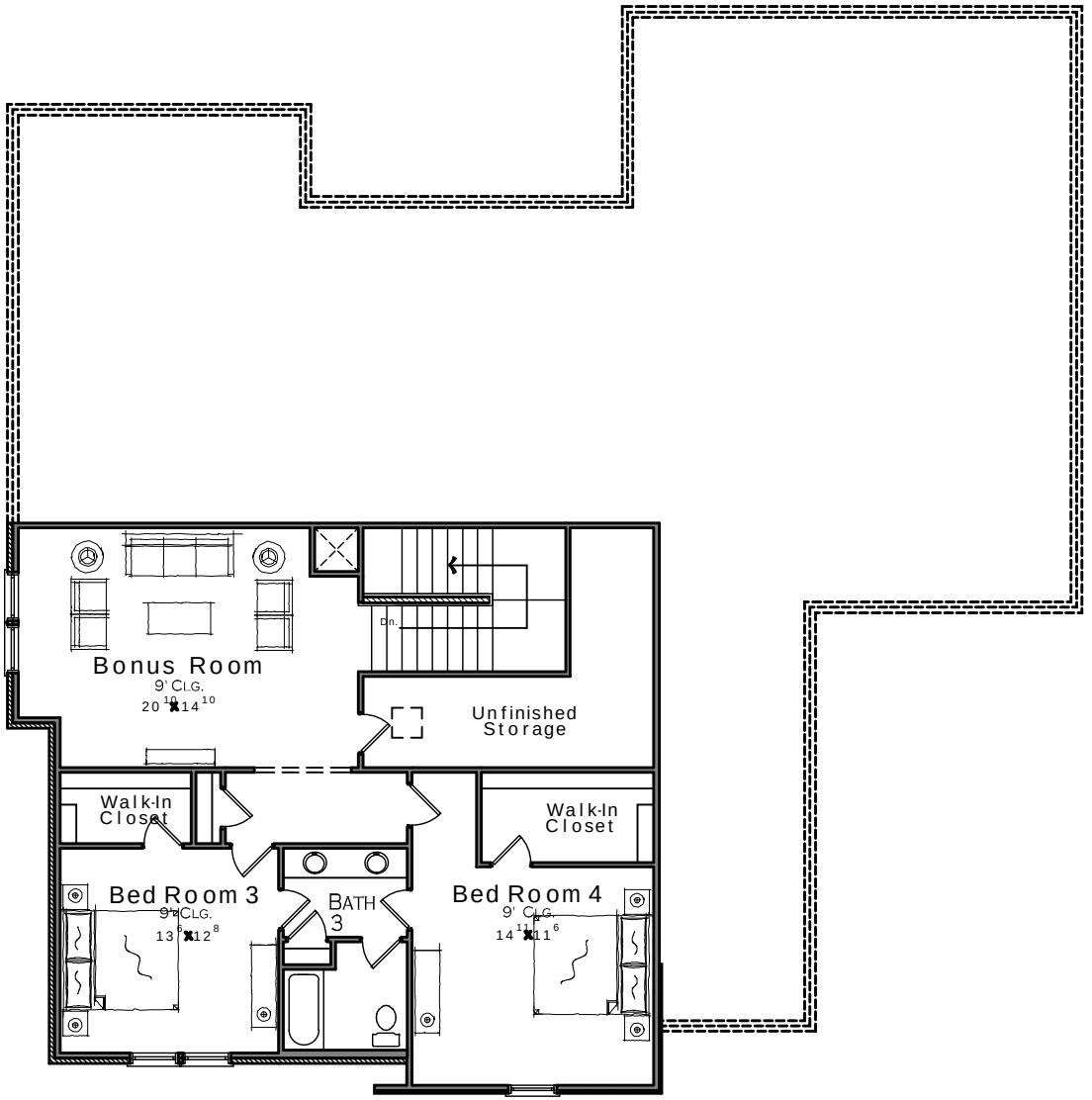
Area Calculations		
First Floor	2,468	SQ.FT.
Second Floor	1,056	SQ.FT.
Total Heated	3,524	SQ.FT.
1 Car Garage	386	SQ.FT.
2 Car Garage	595	SQ.FT.
Front Porch	162	SQ.FT.
Deck/Patio	232	SQ.FT.
Unfinished Stor.	159	SQ.FT.
Total Under Roof	5,058	SQ.FT.

5 BEDROOM SQ. FT.

Area Calculations		
First Floor	2,468	SQ.FT.
Second Floor	1,538	SQ.FT.
Total Heated	4,006	SQ.FT.
1 Car Garage	386	SQ.FT.
2 Car Garage	595	SQ.FT.
Front Porch	162	SQ.FT.
Deck/Patio	232	SQ.FT.
Unfinished Stor.	103	SQ.FT.
Total Under Roof	5,484	SQ.FT.

REVISED: 08-21-25

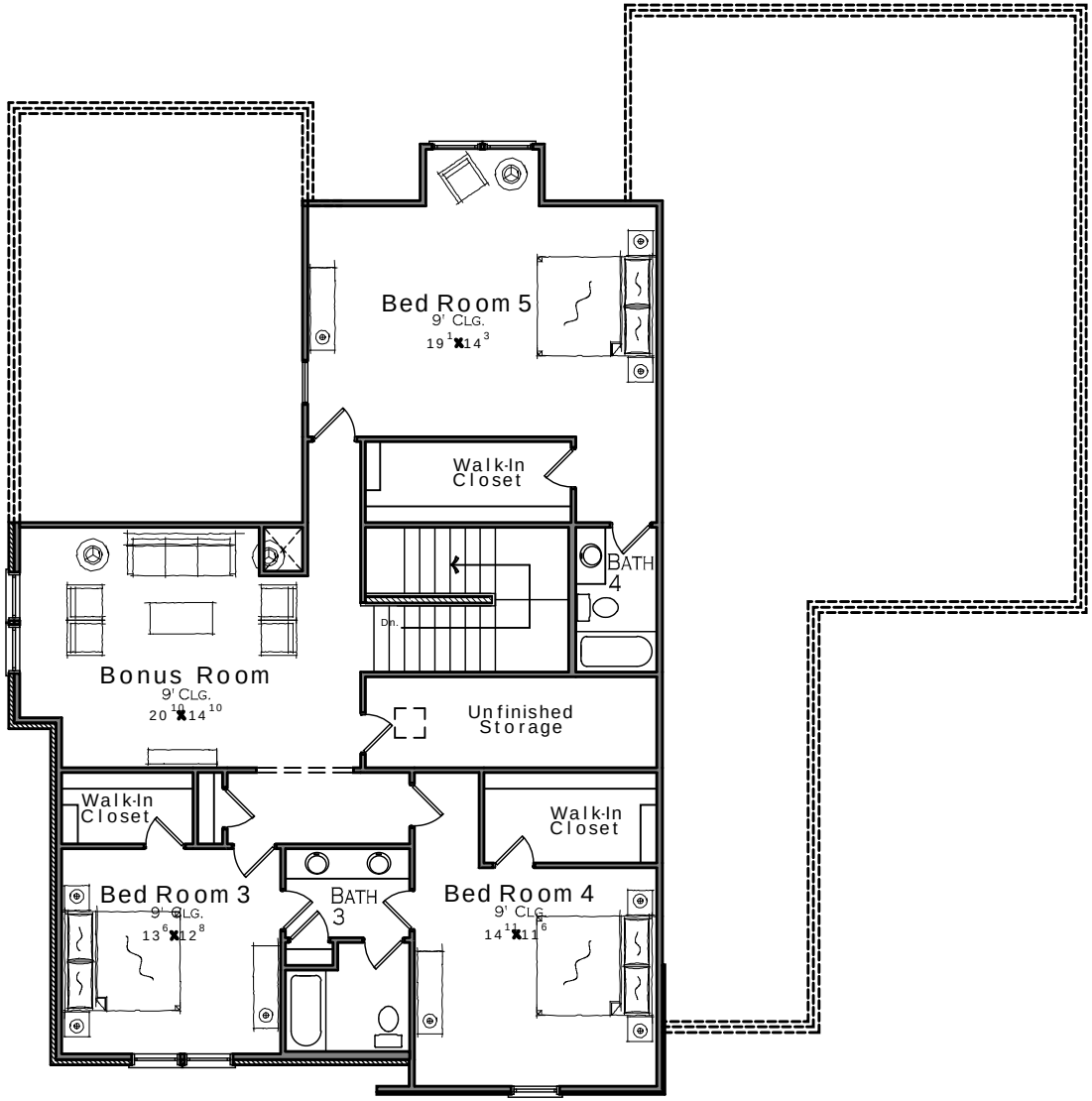
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Second Floor

"The McCartney-BST"

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Second Floor - 5 Bed Room Option

"The McCartney-BST"

REVISED: 08-21-25

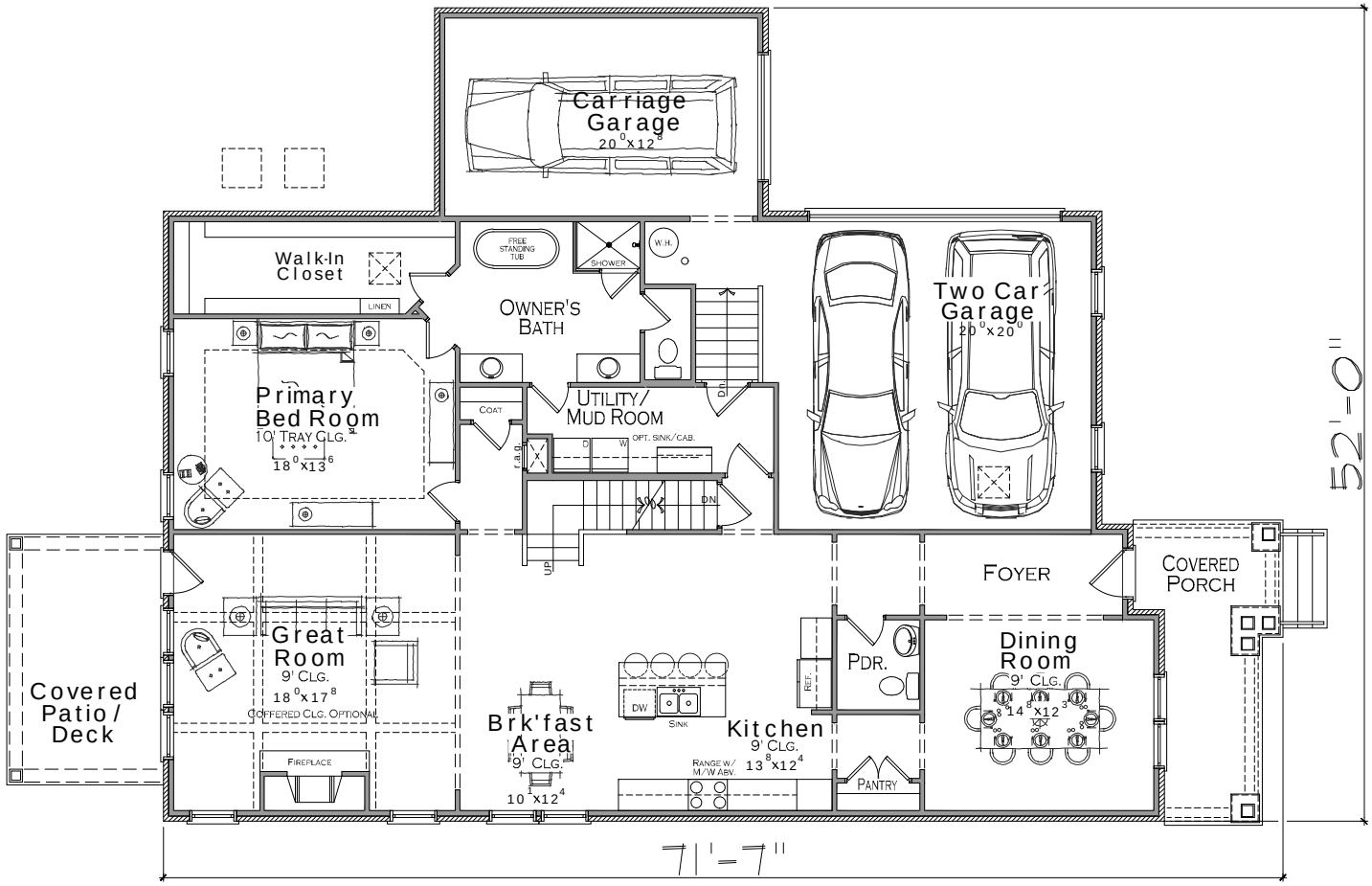
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"The Styles - B"

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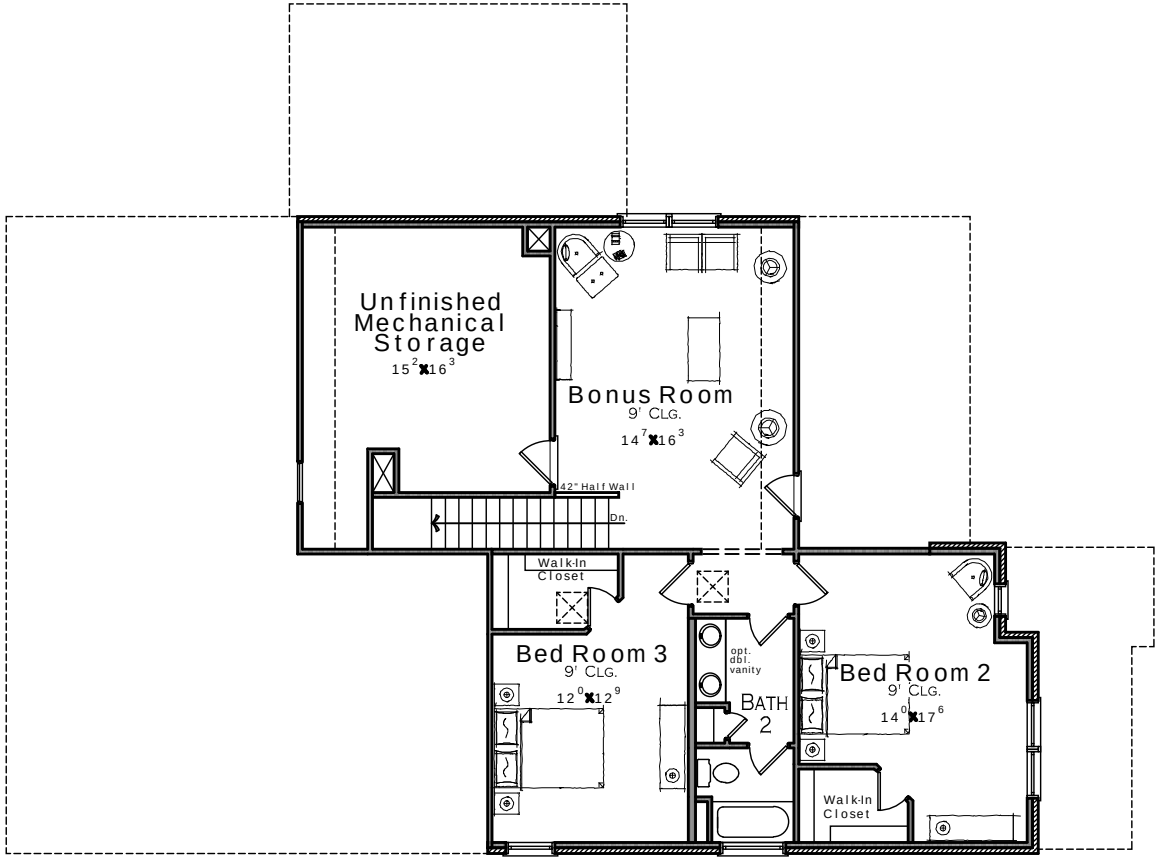


First Floor

"The Styles - B"

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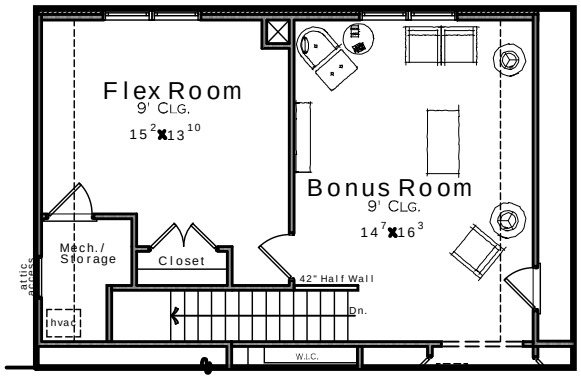
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Second Floor

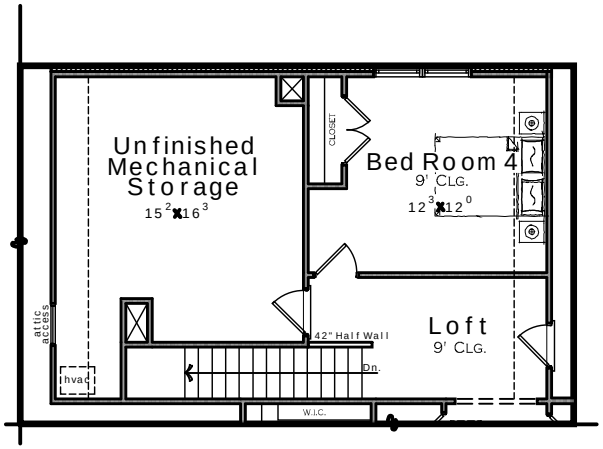
"The Styles - B"

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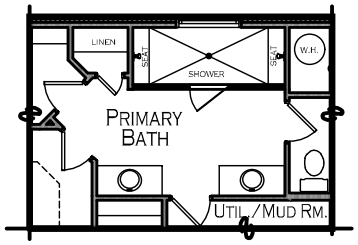


Optional Flex Room

ADDS 233 SQ. FT.

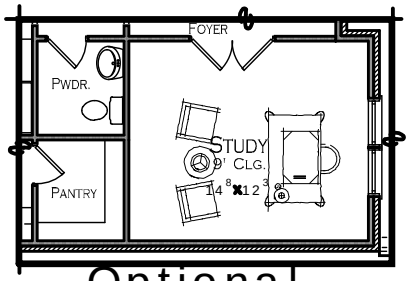


Optional 4th Bed Room

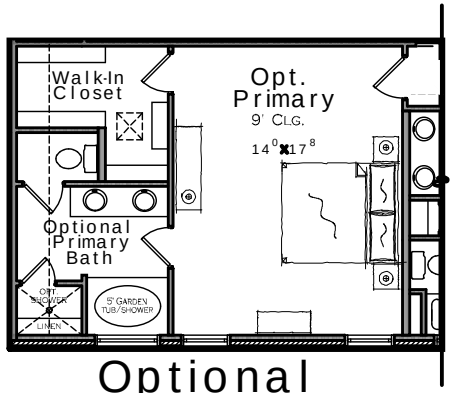


Optional Primary bath

SUPER SHOWER OPTION



Optional Study



Optional Primary Up

ADDS 217 SQ. FT.

"The Styles - B" Floor Plan Options

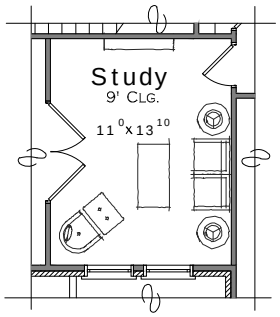
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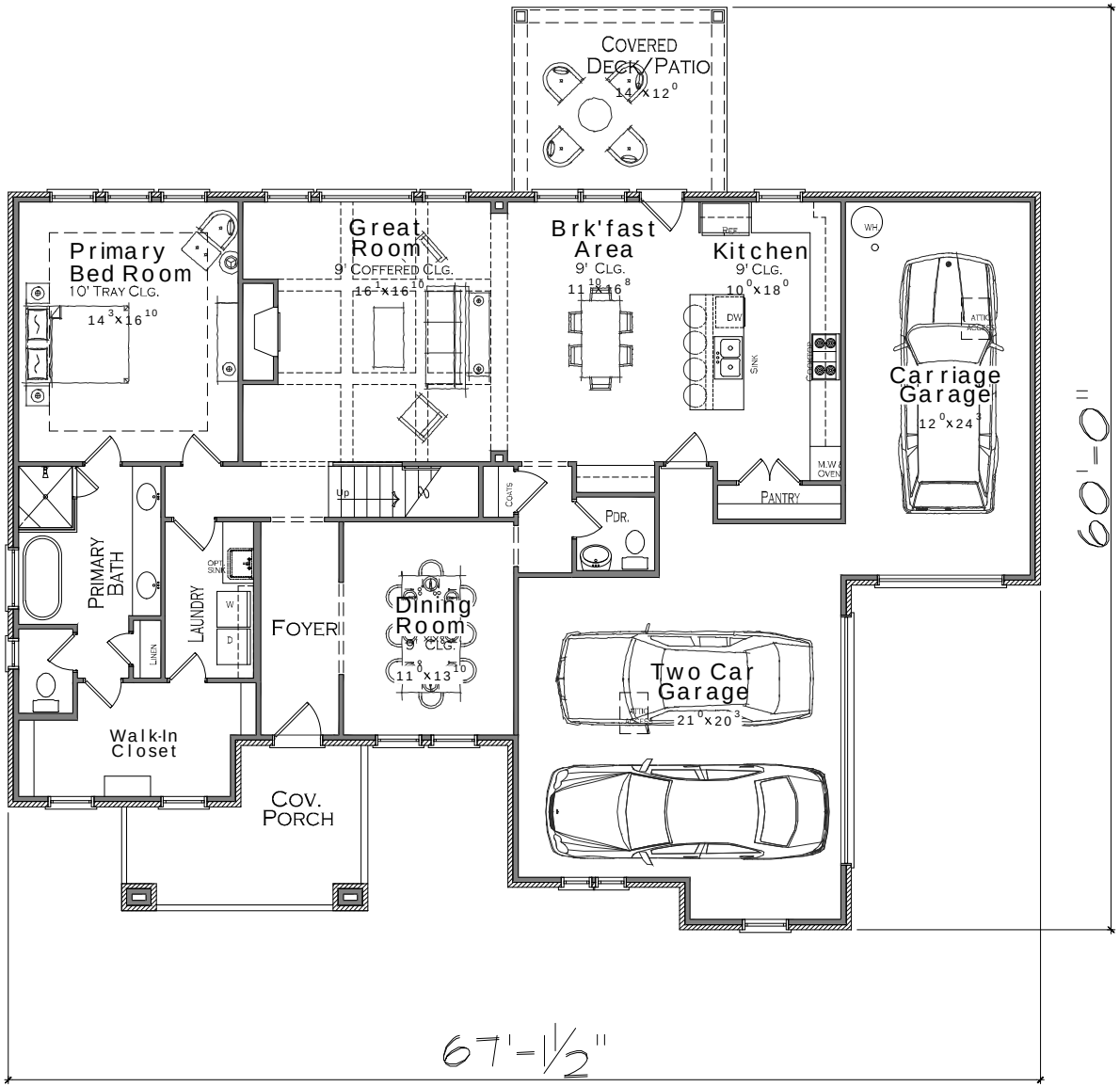


"The Whitney - BST"

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Study Option



First Floor

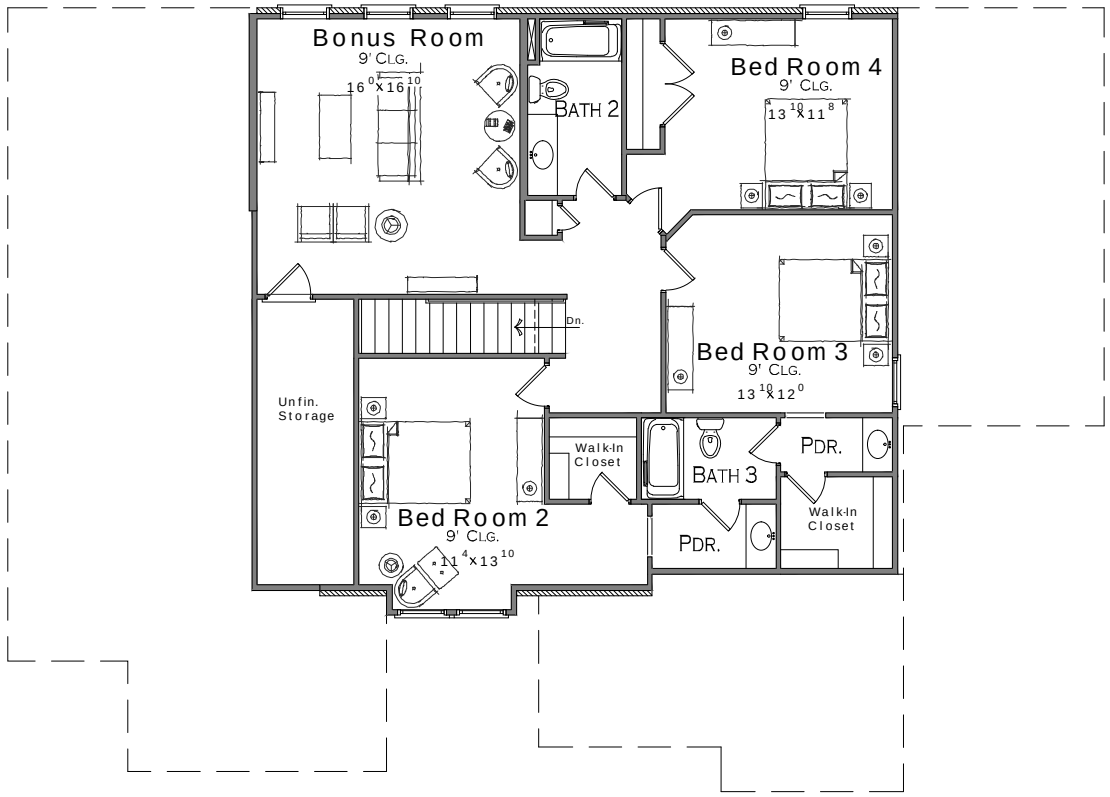
Area Calculations	
FIRST FLOOR	1,735 SQ.FT.
SECOND FLOOR	1,222 SQ.FT.
TOTAL HEATED	2,957 SQ.FT.
GARAGE	832 SQ.FT.
FRONT PORCH	173 SQ.FT.
REAR PORCH	168 SQ.FT
UNFINISHED STORAGE	111 SQ.FT.
TOTAL UNDER ROOF	4,241 SQ.FT.

"The Whitney - BST"

REVISED: 09-24-24

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Second Floor

"The Whitney - BST"

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RESOLUTION NO. 25 ()

A RESOLUTION ANNEXING TWO PROPERTIES INCLUDING 45.02 ACRES PROPERTY ON LONG HOLLOW PIKE BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, Pursuant to the provision of Section TCA 6-51-104, the property owner has submitted a written request for the annexation of the property, and;

WHEREAS, the property is contiguous with the current city limits and is located in the City of Goodlettsville's Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 25-() defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of the properties referenced as Sumner County Property Tax Map 140, Parcel 124.00 including 25.02 acres and Sumner County Property Tax Map 140, Parcel 124.01 including 20.00 acres as shown on "Exhibit A" for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest: Approved:

_____ _____

City Recorder

Mayor

Approved as to form:

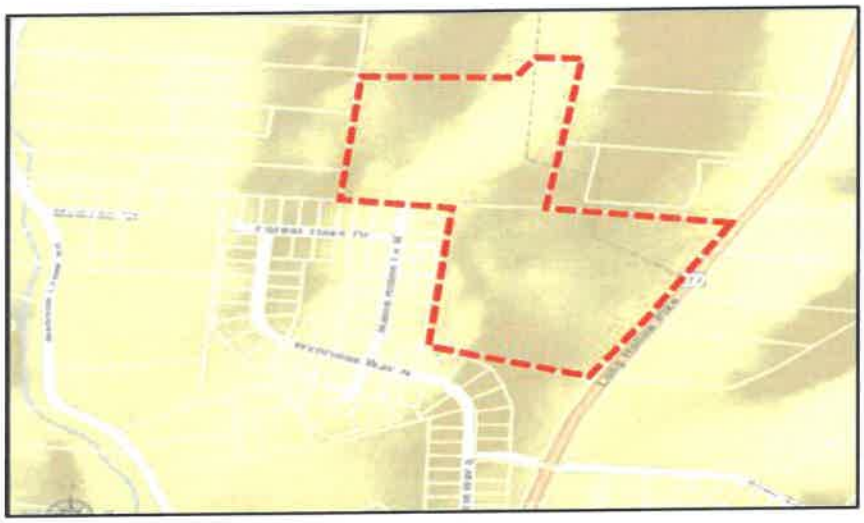
_____

City Attorney

Resolution Passed:_____

RESOLUTION 25 ()

"EXHIBIT A"



Property Map per Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- September 30, 2025

Property#1 Sumner County Tax Map 140, Parcel 124.00

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00 at a point on the northern margin of the Long Hollow Pike/SR 174 right-of-way; then extending in a north-eastern direction 1,230 feet, more or less, along the northern margin of the Long Hollow Pike right-of-way along an eastern boundary of Sumner County Tax Map 140, Parcel 124.00 to a point at the north-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a south-east property corner of Sumner County Tax Map 140, Parcel 114.04; then extending in a north-western direction 890 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 114.04 to a point at a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 and a south-east property corner of Sumner County Tax Map 140, Parcel 124.01; then extending in a western direction 440 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 124.01 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.00 and north-east property corner of Sumner County Tax Map 140N, Group B, Parcel 018.00; then extending in a southern direction 886 feet along the eastern property boundary of Sumner County Tax Map 140N, Group B, Parcel 018.00 and Sumner County Tax Map 140N, Group B, Parcel 042.00 to a south-west property corner of Sumner County Tax Map 140, Parcel 124.00 and south-east property corner of Sumner County Tax Map 140N, Group B, Parcel 042.00; then extending 810 feet, more or less in a south-eastern

direction along the northern property boundary of Sumner County Tax Map 140N, Group A, Parcel 044.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.00 and a north-east property corner of Sumner County Tax Map, Parcel 140 N, Group A, Parcel 44.00.

The 25.02-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.00. Property description prepared by the City of Goodlettsville Planning and Development staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- September 30, 2025.

Property#2 Sumner County Tax Map 140, Parcel 124.01

Beginning at a south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a point of a south-west property corner of Sumner County Tax Map 140, Parcel 114.04 then extending in a north-eastern direction 965 feet, more or less, along a western boundary of Sumner County Tax Map 140, Parcel 114.04, Sumner County Tax Map 140, Parcel 114.02, and a portion of Sumner County Tax Map 140, Parcel 114.05 to a north-east property of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 269 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00; then extending in a south-western direction 97 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 to a north-east property corner of Sumner County Tax Map Parcel 124.01 and a south-east property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a western direction 735 feet, more or less, along a southern property boundary of Sumner County Tax Map 140, Parcel 44.00 00 to a north-west property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 44.00 00; then extending in a southern direction 795 feet, more or less, along a portion of the eastern property boundary of Sumner County Tax Map 140, Parcel 110.00, and along the eastern property boundary of Sumner County Tax Map 140, Parcel 109.01 and Sumner County Tax Map 140, Parcel 109.03 to the point of a south-west property Sumner County Tax Map 140, Parcel 124.01, and north-east property corner of Sumner County Tax Map 140N Group B, Parcel 15.00 and a north-west property corner of Sumner County Tax Map 140N, Group B, Parcel 40.00; then extending in a south-eastern direction 515 feet, more or less, along a north property boundary of Sumner County Tax Map 140 N, Group B, Parcel 40.00, Sumner County Tax Map 140 N, Group B, Parcel 16.00, Sumner County Tax Map 140 N, Group B, Parcel 17.00, N. Maple Ridge Lane Public Right of Way, and Sumner County Tax Map 140 N, Group B, Parcel 18.00 to the point of a north-east property corner of Sumner County Tax Map 140 N, Group B, Parcel 18.00 and north-west property corner of Sumner County Tax Map 140, Parcel 124.00; then extending in an eastern direction 443 feet, more or less, along the northern property boundary of Sumner County Tax Map 140, Parcel 124.00 to the beginning south-east property corner of Sumner County Tax Map 140, Parcel 124.01 and a south-west property corner of Sumner County Tax Map 140, Parcel 114.04.

The 20.00-acre property described above includes the property referenced as Sumner County Tax Map 140, Parcel 124.01. Property Description prepared by the City of Goodlettsville Planning and Development Staff using on-line measurement tools per the Sumner County Tennessee Property Assessment Website: tn.sumner.geopowered.com- September 30, 2025.

RESOLUTION NO. 25 ()

A RESOLUTION ANNEXING 1,770 FEET OF LONG HOLLOW PIKE/SR 174 RIGHT OF WAY AND ROADWAY BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, The City of Goodlettsville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, the right of way section is contiguous with the current city limits and is located in the City of Goodlettsville's Sumner County Urban Growth Boundary adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, the street annexation section includes the public roadway frontage of the 45.02 acre annexation per Resolution No. 24(), and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 25-() defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of a section of Long Hollow Pike/SR 174 including 1,770 feet of road right of way and roadway as shown on "Exhibit A" for an area within the City of Goodlettsville defined Sumner County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest: Approved:

City Recorder Mayor

Approved as to form:

_____

City Attorney

Resolution Passed:_____

RESOLUTION 25 ()

"EXHIBIT A"



RESOLUTION NO. 25-()

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXATION OF 45.02 ACRES ON LONG HOLLOW PIKE AS DESCRIBED IN RESOLUTION NO. ANNEXATION RESOLUTION 25-() BY THE CITY OF GOODLETTSVILLE, TENNESSEE

WHEREAS, TCA 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an ordinance annexing any territory; and before the adoption of said plan of services, a municipality shall hold a public hearing and

WHEREAS, the Goodlettsville Municipal Planning Commission recommended this plan of service to the Goodlettsville City Commission at their () meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated there is hereby adopted for the area described in RESOLUTION# 25 (), which includes 45.02 acres referenced as Sumner County Tax Map 140, Parcels 124.00 and 124.01 the following plan of service:

Police protection, fire protection, inspection and planning and zoning services, recreation facilities and programs shall commence upon the effective date of annexation.

For new dedicated and developed public rights of ways including public streets, sidewalks, curbs, and storm water infrastructure installed in the annexed area, the City shall per the provisions of the City's Subdivision Regulations be responsible for maintenance one-year after final acceptance by the City Commission of the public right of way improvements constructed to city standards and dedicated to the City of Goodlettsville. The developer of the property may be responsible for Long Hollow Road improvements per the Planning Commission and Tennessee Department of Transportation review and approvals.

Street lighting services on the annexed section of Long Hollow Pike shall commence within one year of the effective date of annexation.

Miscellaneous: Any other governmental services provided by the City of Goodlettsville, not specified, will be provided after the effective date of annexation.

The following services shall be provided by the Developer:

Extension and/or installation of water lines, fire hydrants, sewer lines, gas lines, street name signs, stop signs and/or streetlights for new streets including curbs and sidewalks and storm water infrastructure installed in the annexed area shall be the responsibility of the developer. Streets constructed by developers shall have streetlights installed by the developer prior to acceptance as a public street. The developer of the property may be responsible for Long Hollow Pike

improvements per the Planning Commission and Tennessee Department of Transportation review and approvals.

Section 2. That this resolution shall take effect from and after its adoption.

Notice of Public Hearing was published in "The Nashville Ledger" on ()

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on ()

Attest:

_____
City Recorder

Approved:

_____
Mayor

Approved as to form:

_____
City Attorney

Resolution Passed:_____