



November 13, 2025 Board of Commissioners City Hall - Massie Chambers
6:30 PM

Agenda:

1. Call to order by the Mayor

Prayer

Pledge of Allegiance
2. Roll call by the Recorder.
3. Approval of minutes.
 - a. Reading of the October 9, 2025 regular meeting of the Board of Commissioners by the Recorder for approval or correction.
4. Comments from citizens.
5. Comments of the City Manager and staff.
6. Reports and comments from committees, members of the Board of Commissioners and other officers.
7. Consent agenda items.
8. Unfinished Business.
 - a. Consider Ordinance 25-1124, an ordinance to amend the Design Guidelines to increase the minimum brick/stone exterior building materials requirements percentage to seventy-five (75%) percent. **SECOND READING & PUBLIC HEARING**
 - b. Consider Ordinance 25-1125, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to amend

residential zoning districts permitted uses, Residential Planned Unit Development minimum living space square footage, exterior building materials, minimum attached garage designs, minimum commercial component requirements for mixed use developments. **SECOND READING & PUBLIC HEARING**

9. New Business.

- a. Consider Ordinance 25-1126, an ordinance to amend Ordinance 20-974 to change the preliminary master plan minimum one and two story building height ratio requirement. **FIRST READING**
- b. Consider Ordinance 25-1128, an ordinance amending Ordinance 24-1097 by extending the originally imposed temporary one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction with more than three (3) dwelling units per acre on real property in the city limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance by an additional three months (90) days. **FIRST READING**
- c. Consider Ordinance 25-1129, an ordinance to amend the Zoning Ordinance to permit an additional commercial use in the INT, Interchange Overlay for the I-65 Exit 98 Louisville Hwy 31W Overlay Section. **FIRST READING**
- d. Consider Ordinance 25-1130, an ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee. **FIRST READING**
- e. Consider Ordinance 25-1131, an ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 9, Chapter 5, Section 4 by adding a new Subsection 1(b)(v). **FIRST READING**
- f. Consider Resolution 25-1294, a resolution annexing two properties including 45.02 acres property on Long Hollow Pike by the City of Goodlettsville, Tennessee. **PUBLIC HEARING**
- g. Consider Resolution 25-1295, a resolution adopting a plan of service for annexation of 45.02 acres on Long Hollow Pike as described in Resolution 25-1294 by the City of Goodlettsville, Tennessee. **PUBLIC HEARING**
- h. Consider Resolution 25-1296, a resolution annexing 1,770 feet of Long Hollow Pike/SR 174 right of way and roadway by the City of Goodlettsville, Tennessee. **PUBLIC HEARING**
- i. Consider Ordinance 25-1127, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Long Hollow Pike from Sumner County RR, Rural Residential to LDRPUD, Low Density Residential Planned Unit Development and Preliminary Master Plan approval. **FIRST READING**

- j. Consider Resolution 25-1297, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee approving an extension to a grant contract between the City of Goodlettsville and the Tennessee Department of Environment and Conservation related to the creation of an Asset Management Plan for the City's wastewater utility.
- k. Consider Resolution 25-1298, a resolution of the City of Goodlettsville, Tennessee, Board of Commissioners requesting the Tennessee Department of Transportation to evaluate further the need for sound walls along Interstate 65 within the City of Goodlettsville and to install said sound walls if they meet the minimum requirements.

10. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

abaker@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov



Board of Commissioners

October 9, 2025

6:30 PM

City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Jennifer Duncan, Rusty Tinnin, and Jesse Walker.

Absent: Cisco Gilmore.

Also Present: Tim Ellis, Allison Baker, Sarah Jennings, Addam McCormick, Gary Goodwin, Kimberly Lynn, Julie High, Jack Presley, Sean Pfalzer, and Alayna Barton-Peters.

Mayor Rusty Tinnin called the meeting to order. Pastor Alan Baggett offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Tinnin present, Vice Mayor Duncan present, Commissioner Anderson present, Commissioner Gilmore absent, Commissioner Walker present.

Consider the minutes of the September 4, 2025 special called meeting of the Board of Commissioners for approval or correction. Vote was then taken which resulted in a 4-0 vote to approve the minutes as written.

Comments from citizens.

Comments of the City Manager and staff.

City Manager Tim Ellis announced a Joint Work Session of the Board of Commissioners and the Planning Commission in regard to the Comprehensive Land Use Plan on Thursday, October 30th at 6:00pm. He recognized Kimberly Lynn who received the 2025 Destination Marketing Organization Director of the Year-Small Market by the Tennessee Hospitality and Tourism Association. He stated that Rachel's Garden has far exceeded any expectations he had in regard to the number of visitors each day. He also announced FallFest on Saturday, October 25th at Moss-Wright Park, property tax statements to go out soon, and the cleanup dates for the fall.

Reports and comments from committees, members of the Board of Commissioners and other officers.

Vice Mayor Duncan stated the shredding event is taking place at the library and she will be there and she congratulated Kimberly Lynn on her award.

Commissioner Walker acknowledged fall breaks and wished everyone safe travels and a happy fall break. He wanted to plug GoodFest as well on October 25th. He also recognized the Student Leadership Group at Goodlettsville Elementary. He was invited to speak with the bright and curious students and he encouraged others to speak to them if given an opportunity.

Mayor Tinnin announced that former Goodlettsville Firefighter Josh Patterson has been diagnosed with an aggressive form of cancer and asked to keep his family in your prayers.

Consent agenda items.

Consider Unfinished Business.

Consider Ordinance 25-1119, an ordinance to amend the Zoning Ordinance to permit additional commercial uses in the INT, Interchange Overlay, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1119. Commissioner Anderson seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1119.

Consider Ordinance 25-1120, an ordinance to amend the Zoning Ordinance to incorporate state law sections for Zoning Ordinance amendment public notice and vested rights for development plan approvals, second reading and public hearing. Commissioner Walker made a motion to consider Ordinance 25-1120. Vice Mayor Duncan seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1120.

Consider Ordinance 25-1123, an ordinance to amend the City of Goodlettsville Municipal Code, Title 13, Chapter 3, Section 2, Subsection 3 by deleting Subsection 3 in its entirety and replacing it with a new Subsection 3 as it relates to exterior coatings of buildings and residences, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1123. Commissioner Anderson seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Commissioner Walker confirmed the amended section. City Manager Ellis confirmed the amended ordinance stated, "Including any building architectural accents." Vice Mayor Duncan made a motion to amend Ordinance 25-1123 with the language presented. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve the amendment to Ordinance 25-1123. Vice Mayor Duncan made a motion to adopt Ordinance 25-1123 as amended. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1123 as amended.

Consider New Business.

Consider Ordinance 25-1124, an ordinance to amend the Design Guidelines to increase the minimum brick/stone exterior building materials requirements percentage to seventy-five (75%) percent, first reading. Commissioner Walker made a motion to consider Ordinance 25-1124. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1124.

Consider Ordinance 25-1125, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to amend residential zoning districts permitted uses, Residential Planned Unit Development minimum living space square footage, exterior building materials, minimum attached garage designs, minimum commercial component requirements for mixed use developments, first reading. Vice Mayor Duncan made a motion to consider Ordinance 25-1123. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1125.

Consider Resolution 25-1288, a resolution of the City of Goodlettsville Board of Commissioners, authorizing and establishing an application process for membership on city boards, commissions, and committees. City Manager Ellis stated this gives residents the opportunity to express interest in serving on a board. Vice Mayor Duncan made a motion to consider Resolution 25-1288. Commissioner Walker seconded the motion. Vice Mayor Duncan asked if the application was required to reappoint a board member. City Manager Ellis stated the way it is written now anyone may be appointed with or without an application on file. Commissioner Walker asked where it would be made available online. City Recorder Baker stated it is already available online under Volunteer Goodlettsville under the Residents tab. It is designed to be a one-stop shop for any interested volunteers. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1288.

Consider Resolution 25-1289, a resolution to name and dedicate approximately 1.5 acres as "Coombs Park." Vice Mayor Duncan made a motion to consider Resolution 25-1289. Commissioner Anderson seconded the motion. Vice Mayor Duncan stated she appreciated this as her husband served with John for many years. Mayor Tinnin stated he was fortunate to work with him as well. Commissioner Walker stated he did not have the pleasure to know him but everything he has heard about him has been phenomenal and is excited about this. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1289.

Consider Resolution 25-1290, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or by demolition. Vice Mayor Duncan made a motion to consider Resolution 25-1290. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1290.

Consider Resolution 25-1291, a resolution authorizing a development agreement between the City of Goodlettsville, Tennessee, and Last of the Loggers, LLC, DBA CLQ Land and Dania McVickers, as it relates to contribution of funds associated with certain right of way improvements. Commissioner Anderson made a motion to consider Resolution 25-1291. Vice Mayor Duncan seconded the motion. Commissioner Walker asked if this was the IDD. City Manager Ellis said it was not the IDD. Commissioner Walker asked about their plans for improvements. City Manager Ellis stated if the money is given to us, we would work with our traffic engineer and make improvements that fit within this amount of money. He confirmed sidewalks would not be included. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1291.

Consider Resolution 25-1292, a resolution of the City of Goodlettsville Board of Commissioners approving an agreement with Chandler Thinks, LLC for Community Branding and Logo Development Services as selected by Competitive Sealed Proposals procurement method

pursuant to Resolution 25-1286. Commissioner Walker made a motion to consider Resolution 25-1292. Vice Mayor Duncan seconded the motion. Vice Mayor Duncan stated she is excited for this and glad they are local. Commissioner Walker echoed the excitement for this project. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1292.

Consider Resolution 25-1293, a resolution of the City of Goodlettsville Board of Commissioners declaring its intent to donate right-of-way along the north property boundary of parcel 160 066.00 to the City of Hendersonville for road construction purposes. Commissioner Walker made a motion to consider Resolution 25-1293. Vice Mayor Duncan seconded the motion. Commissioner Walker asked about future use of this property or a timeline. City Manager Ellis stated our future use would be for a wastewater plant. There was discussion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1293.

With no further business, Mayor Tinnin made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting adjourned at approximately 7:01 pm with a 4-0 vote.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1124 An ordinance to amend the Design Guidelines to increase the minimum brick/stone exterior building materials requirement percentage to seventy-five (75%) percent. SECOND READING & PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 25-1124 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1124

SUMMARY STATEMENT:

An ordinance to amend the Design Guidelines to increase the minimum brick/stone exterior building materials requirement percentage to seventy-five (75%) percent.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission and staff recommend approval of Ordinance 25-1124.

ORDINANCE 25-1124

AN ORDINANCE TO AMEND THE DESIGN GUIDELINES TO INCREASE THE MINIMUM BRICK/STONE EXTERIOR BUILDING MATERIALS REQUIREMENT PERCENTAGE TO SEVENTY-FIVE (75%) PERCENT

WHEREAS, the City's Design Guidelines intent and purpose includes improving the aesthetic appearance of development throughout the City of Goodlettsville; and,

WHEREAS, the City's Design Guidelines Colors and Material Section purpose and intent and purpose includes utilizing color and materials to provide visual interest while not distracting and dominating the architectural character of the building; and,

WHEREAS, the Goodlettsville Planning Commission at the September 8, 2025 meeting voted to recommend the amendment passage to the Board of Commissioners based on the Planning Commission's defined intention for higher quality and value high density residential and commercial developments and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. 11-767 adopted on second and final reading on January 12, 2012, being the Design Guidelines of Goodlettsville, Tennessee, be and the same is hereby amended including a revision to section 5. Colors and Materials to increase the minimum brick/stone exterior building materials percentage requirement as shown in "EXHIBIT A"

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) day from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 25-1124
“EXHIBIT A”

Design Guidelines Section 5. (*Amendments Bold Italics*)

. 5. Color and Materials Objective: To utilize color and materials to provide visual interest while not distracting and dominating the architectural character of the building. • Building façade colors shall be of low reflectance, subtle, neutral or natural earth tones. Primary and metallic colors shall be prohibited except when used in accent elements to create interest but shall not exceed fifteen (15%) of the building walls. National “standard” or “trademark” designs shall be adapted to be compatible with these standards. • Natural materials are preferred consisting of brick and natural or masonry stone. Each building wall shall at a minimum include ~~fifty (50%)~~ **seventy-five (75%) percent** of brick and natural or masonry stone. Minimum percentage exceptions may be considered as detailed in these standards and for walls that are not visible by the public if the required brick and stone material is relocated to the other building walls. • The following buildings materials are acceptable: - Brick; - Natural or masonry stone; - Exterior walls with aluminum insulated panels and glass may be permitted up to ~~seventy-five (75%)~~ **fifty (50%)** percent of building walls when used in combination with brick, natural or masonry stone; - Exterior insulation and finish system (trade name Dryvit) or similar material, if used in combination with brick or natural and masonry stone; - Wood or fibrous cement board (simulated wood fibrous cement siding) if used in combination with brick or natural and masonry stone; - Glass but excluding opaque or reflective window tints and glazes may be permitted up to ~~seventy-five (75%)~~ **fifty (50%)** percent of building walls when used in combination with brick, natural or masonry stone. - Split face block if used in combination with brick or natural and masonry stone; - Similar materials as approved by the Goodlettsville Municipal/Regional Planning Commission • Metal exterior siding or wall panels, vinyl siding, aluminum siding, tilt-up panels, artificial non-masonry stone are prohibited materials. This section shall not be interpreted to prohibit the use of metal roofs and decorative metal wall materials used as accents to create interest but shall not exceed fifteen (15%) percent of building walls. See Item#9 regarding Industrial developments in industrial zoning districts. • Where the Goodlettsville Zoning Ordinance requires, in developments with multiple buildings, a common color palette should be established to create a harmonious appearance. • The color palette of a building should be coordinated to establish a defined hierarchy of tones. • Variation in the use of materials is encouraged to create interest. • Along Main Street and in the commercial core overly zone, certain façade materials including transparent windows are required to create a unified appearance. The designer should also consult with the planning staff relative to the use of color and materials in the downtown district of Goodlettsville. • Industrial buildings shall incorporate on building walls fronting public street(s) a minimum thirty-three (33%) percent brick, natural or masonry stone. ***Other building walls with Industrial Buildings*** are permitted to be metal panels, tilt-up concrete panels, and other materials permitted with item#3. • Alternative design proposal for Community developments in residential zoning districts are permitted regarding an increased percentage of the materials permitted with item#3 but each building wall shall have at least thirty-three (33%) percent of natural materials consisting of brick and natural or masonry stone. Exceptions may be considered for walls that are not visible by the public if the required brick and stone material is relocated to the other facades. • The fifteen (15%) percent maximum provision listed in items # 1 and #4 shall not exceed a total of fifteen (15%) percent of building walls if both decorative metals panels and primary and metallic colors are proposed.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1125 An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville , to amend residential zoning districts permitted uses, Residential Planned Unit Development minimum living space square footage, exterior building materials, minimum attached garage designs, minimum commercial component requirements for mixed use developments. SECOND READING & PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 25-1125 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1125

SUMMARY STATEMENT:

An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville , to amend residential zoning districts permitted uses, Residential Planned Unit Development minimum living space square footage, exterior building materials, minimum attached garage designs, minimum commercial component requirements for mixed use developments.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission and staff recommend approval of Ordinance 25-1125.

ORDINANCE 25-1125

AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GOODLETTSVILLE, TO AMEND RESIDENTIAL ZONING DISTRICTS PERMITTED USES, RESIDENTIAL PLANNED UNIT DEVELOPMENT MINIMUM LIVING SPACE SQUARE FOOTAGE, EXTERIOR BUILDING MATERIALS, MINIMUM ATTACHED GARAGE DESIGNS, MINIMUM COMMERCIAL COMPONENT REQUIREMENTS FOR MIXED USE DEVELOPMENTS.

WHEREAS, the amendments are in response to Ordinance 24-1097 that defined a one-year moratorium on the City receiving and processing high density development and planned proposals in order to complete updates to the City's Comprehensive Land Use Development Plan and amend design requirements for residential development projects; and,

WHEREAS, the amendments are based on public comments received at the multiple Comprehensive Plan public meetings to protect and preserve existing neighborhoods and the City's Planning Commission desire for increased minimum residential project designs for higher quality and higher value residential development projects; and,

WHEREAS, the City of Goodlettsville Zoning Ordinance includes but is not limited to regulating the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential and commercial uses and to fix reasonable standards to which buildings or structures shall conform; and,

WHEREAS, the City of Goodlettsville Zoning Ordinance Planned Unit Development section includes but is not limited to promoting flexibility in design and planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; and,

WHEREAS, The Goodlettsville Planning Commission at the September 8, 2025 regularly scheduled meeting reviewed and discussed these proposed amendments and voted to recommend their passage to the Board of Commissioners.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by amending the following sections of the Zoning Ordinance as listed in "EXHIBIT A"

Zoning Ordinance Sections:

14-205 (2)

14-208 (4)(c)(i)

14-210 (2)(d)

14-210 (4)(d)

Appendix A Table 1 Land Use Activity Matrix

14-210 (4)(h)(xii)

14-210 (4)(h)(xiii)

14-210 (4)(h)(xi)

14-210 (4)(h)(xi)
14-210 (6) (b)
14-210 (8)(f)
14-210 (6) (e) (v)
14-210 (6) (e) (vi)
14-210 (6) (e) (vii)
14-210 (6) (e) (viii)
14-210 (6) (e) (xiii)

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading:_____

Passed Second Reading:_____

ORDINANCE 25-1125

“EXHIBIT A”

AMENDMENT#1

Zoning Ordinance Sections 14-205 (2), 14-210 (4)(d), and Appendix A Table 1 Land Use Activity Matrix

-Remove the two (2) family detached dwelling unit from the permitted uses in the R15 and LDRPUD districts (Amendments bold italics)

APPENDIX A TABLE I													
P- PERMITTED USE N- NOT A PERMITTED USE C- PERMITTED ONLY BY CONDITIONAL USE													
LAND USE ACTIVITY MATRIX													
ACTIVITY	ZONING DISTRICTS												
	A	R40	R25	R15	R10	R7	PUD						
PERMANENT RESIDENTIAL							LDR	MDR	HDR	RC1	RC2	MHP*	RLSPUD
Dwelling, attached	N	N	N	N	N	N	N	P	P	P	P	N	P
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	N	N	P
Dwelling, two-family detached	N	N	N	N	P	P	N	P	P	N	N	N	P
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	P
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	P	P	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	N	N	P	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	P	N

AMENDMENT#2

Zoning Ordinance Sections 14-210 (4)(h)(xii) (*Amendments bold italics*)

(xii) Minimum Square Footage Requirements. The minimum living space square footage (sq. ft.) shall apply to all planned unit development zoning districts including the following residential units- one and two (2) family detached, semi-detached two (2) family units, and attached dwelling units. The minimum living space square footage (sq. ft.) for detached one family residential units shall be 2,000 sq. ft, two (2) family detached and semi-detached shall be 1,500 sq. ft. per unit, and attached units shall be 1,200 sq. ft. per unit. The requirement may be altered with the project master plan based on the project design and project location.

AMENDMENT#3

Zoning Ordinance Section 14-210 (4)(h)(xiii) (*Amendments bold italics*)

(xiii) Minimum Garage Requirements. The minimum garage requirements shall apply to all planned unit development zoning districts including the following residential units - one and two (2) family detached, semi-detached two (2) family units, and attached dwelling unit. One family detached and detached two (2) family and semi-detached two (2) family dwelling units are required to include an attached two (2) car garage with minimum interior dimensions of twenty-two (22') feet x twenty-two (22') feet. All attached dwelling units are required to include a minimum attached one car garage with minimum interior dimensions of twelve (12')

feet x twenty-two (22') feet. The garage requirement may be altered with the project master plan based on the project design and project location.

AMENDMENT#4

Zoning Ordinance Section 14-210 (4)(h)(xi) (*Amendments bold italics*)

(xi) 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 ~~thirty-three~~ **33** *twenty (20%)* 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 garage locations shall be located in areas of a project with limited visibility situations from adjacent properties and main roadways. Single garage doors exceeding nine (9') feet in width are prohibited on the limited percentage front-loaded, recessed front, and front-side loaded courtyard garages.*** The garage requirement may be altered with the project master plan based on the project design and project location. 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 the 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 ~~10 feet~~ **20 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 the garage door(s) less than 25 percent of the front building elevation width dimension. ***Single garage doors exceeding nine (9') feet in width are prohibited on the limited percentage front-loaded, recessed front, and front-side loaded courtyard garages.***

AMENDMENT#5

Zoning Ordinance Section 14-208 (4)(c)(i) (*Amendments bold italics*)

C. All new non-residential developments including commercial, industrial, community facility activities in residential zoning districts, planned unit development districts, multiple family residential, and any entrance to a non-residential development are subject to design review and shall comply with the standards of the Goodlettsville Design Guidelines. In the event of

damage or destruction to a building exceeding 50 percent of its total floor area or value, any repairs or reconstruction shall also be made in conformity with the Goodlettsville Design Guidelines architecture section

In all commercial, industrial or planned unit development districts no temporary building or structure of any kind may be used for any activity except for temporary uses specifically permitted by action of the board of zoning appeals or special sales or promotions authorized by the planning and codes department through the issuance of a temporary building permit for a specified period of time not to exceed two weeks. This prohibition shall include tents, trailers, mobile buildings, storage buildings or similar structures that are not permanent buildings constructed on a legally established lot.

(i)The following building materials are acceptable for exterior walls:

(A)Brick;

(B)Natural stone;

(C)Exterior insulation and finish system (trade name Dryvit) or similar material, if used in combination with brick or stone;

(D)Wood;

(E)Glass but excluding opaque or reflective window tints and glazes;

(F)Split face block;

(G)Similar materials as approved by the Goodlettsville Municipal/Regional Planning Commission.

Metal roofs are acceptable and decorative metal wall materials are also acceptable when used as accents to create interest are permitted but shall not exceed 15 percent of building walls.

Except for industrial buildings in industrial zoning districts and community facilities in residential zoning districts, brick and/or natural stone shall cover a minimum seventy-five (75%) off all building walls with an allowance for fifty (50%) percent glass and insulated aluminum panels when used only with fifty (50%) percent minimum brick and/or stone materials. Industrial and community facilities building material requirements are defined per the Goodlettsville Design Guidelines.

The planning commission shall review requests for alternative designs and request for waivers of the building material requirements of this section. The planning commission in reviewing a request may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties and area to determine if the intent of the building design requirements are met with any requested waivers or alternative designs. Per

T.C.A. § 6-54-133, all appeals of the planning commission's decision to be reviewed by the city commission.

AMENDMENT#6

Zoning Ordinance Section 14-210 (4)(h)(xi) (*Amendments bold italics*)

All buildings within a residential planned unit development shall meet the provisions of the city's design guidelines and the following. All façades and exterior building walls shall include a ~~minimum-50~~ **seventy-five (75%)** percent masonry brick and/or stone. The **remaining 50 twenty-five (25%)** 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 Planning Commission may review other proposed materials as a variance with the preliminary and final master plan review process variance.

AMENDMENT#7

Zoning Ordinance Section 14-210 (6) (b) (*Amendments bold italics*)

b) Use provisions. In addition to the permitted uses of the zone districts, residential uses are permitted in the second or third stories of buildings with a commercial use on the first floor at a density not to exceed 40 dwelling unit(s) per acre. ***A mixed-use development including residential uses in a commercial zoning district shall only include commercial uses on the street floor level and the commercial area shall not be less than a minimum of twenty-five (25%) percent of the entire building square footage. The commercial space cannot include any leasing or business office associated with residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum square footage of commercial unit may be altered per the project plan process based on the project design and project location.*** Minimum size requirements shall be as follows:

(Residential Unit Sq ft table to remain no amendments)

AMENDMENT#8

Ordinance Section 14-210 (8) (f) (*Amendments bold italics*)

f. ***A mixed-use development including residential uses in a commercial zoning district shall only include commercial uses on the street floor level and the commercial area shall not be less than a minimum of twenty-five (25%) percent of the entire building square footage. The commercial space cannot include any leasing or business office associated with residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum square footage of commercial unit may be altered per the project plan process based on the project design and project location***

AMENDMENT#9

Zoning Ordinance Section 14-210 (2)(d) (*Amendments bold italics*)

d. Combination of separate types of planned unit developments. The Goodlettsville Municipal/Regional Planning Commission and city commission may consider separate types of planned unit developments (residential and commercial) within a consolidated master plan as a single administrative procedure provided the total tract is in single ownership as defined and the land area is sufficient to meet the separate type requirements. ***A mixed-use development including residential uses in a commercial zoning district shall only include commercial uses on the street floor level and the commercial area shall not be less than a minimum of twenty-five (25%) percent of the entire building square footage. The commercial space cannot include any leasing or business office associated with residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum square footage of commercial unit may be altered per the project plan process based on the project design and project location***

AMENDMENT#10

Zoning Ordinance Sections 14-210 (6) (e) (v),(vi),(vii),(viii),and (xiii) (*Amendments bold italics*)

(e) Building and property dimension and design requirements.

(i)

RC1: Ten stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building two stories or similar height building height design.

(ii)

RC2: Seven stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building height of two stories or 25 feet, or similar height building height design. RC1 and RC2 transition zones—Planned unit developments along the perimeter of the regional center comprehensive land use plan designated area to include reduced building heights, mass, and scale to step down for consistency with developed areas outside the regional center designated area.

(iii)

RC1 limited to a residential density of 40 units per acre.

(iv)

RC2 limited to a residential density of 25 units per acre.

(v)

RC1 to include ~~minimum~~ ground floor non-residential uses along Rivergate Parkway and within 500 feet of the center points of Rivergate Parkway and secondary street intersections ~~with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.~~

(vi)

RC2 to include ~~minimum~~ ground floor non-residential uses along Rivergate Parkway ~~with the primary ground square footage limited to non-residential uses. Residential uses include residential units and offices and accessory uses of the residential use.~~

(vii)

RC2 to include ~~minimum~~ ground floor non-residential uses on all properties and portions of properties within 500 feet of the center points of Rivergate Parkway and secondary street intersections ~~with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.~~

(viii)

RC2 to include ~~minimum~~ ground floor non-residential use on all properties and portions of properties within a 300 feet radius measured from the center point of the Blue Bird Drive and Meadowlark Drive ~~intersection with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use.~~

(ix)

RC1 minimum lot area 30,000 square feet and minimum street frontage 100 feet.

(x)

RC2 minimum lot area 15,000 square feet and minimum street frontage 75 feet.

(xi)

RC1 and RC2 minimum building and parking lot open space setbacks are to be minimum of five feet unless planning commission authorizes setbacks less than five feet for streetscape and zero-lot line designs subject to available fire protection equipment, water supply, and emergency vehicle site access.

(xii)

RC1 and RC2 building designs to meet the provisions of the design guidelines with ground floor designs to include pedestrian oriented street scape designs with glass store fronts when including non-residential uses and pedestrian and outdoor use designs. Building designs to include reduced mass and scale along streetscapes and at transitional building height zones. Building designs exceeding five stories to include building step back or similar design features to allow sun light to reach adjacent sidewalks and designated open spaces.

(xiii)

When a non-residential commercial use component is required as listed above, the non-residential commercial space shall include a minimum of twenty-five (25%) percent of the entire building square footage. The non-residential commercial space cannot include any leasing or business office associated with the residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum square footage of commercial unit may be altered per the project plan process based on the project design and project location



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1126 An ordinance to amend Ordinance 20-974 to change the preliminary master plan minimum one and two story building height ratio requirement. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 25-1126 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1126

SUMMARY STATEMENT:

An ordinance to amend Ordinance 20-974 to change the preliminary master plan minimum one and two story building height ratio requirement.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission denied recommendation to the City Commission.

ORDINANCE 25-1126

AN ORDINANCE TO AMEND ORDINANCE 20-974 TO CHANGE THE PRELIMINARY MASTER PLAN MINIMUM ONE AND TWO STORY BUILDING HEIGHT RATIO REQUIREMENT

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential and business areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the Planned Unit Development section of the City's Zoning Ordinance intent and purpose includes but is not limited to promoting flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

WHEREAS, the project owner requests the amendment to the Pine Ridge project master plan (*formerly referred to as the Villas at Highland Park*) to increase the marketability and the design flexibility of the townhomes including increased buildable square footage with limited changes to the approved building architectural design; and,

WHEREAS, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on ***October 6, 2025*** to not recommend the amendment, and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. Amendment of Ordinance 20-974 that included a project preliminary master with a rezoning of multiple properties on South Dickerson Road for a residential townhouse project including the minimum requirement of forty (40%) percent one story units and a maximum sixty (60) percent two story units

By changing the Pine Ridge project master plan building design requirement as defined in "EXHIBIT A" and described as follows:

SECTION 2. Minimum Project Design and Use Requirements: (*Amendment Bold Italics*)

SECTION 3. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

SECTION 4. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 5. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

Mayor Rusty Tinnin

City Recorder

Approved as to legality and form:

Passed First Reading: _____

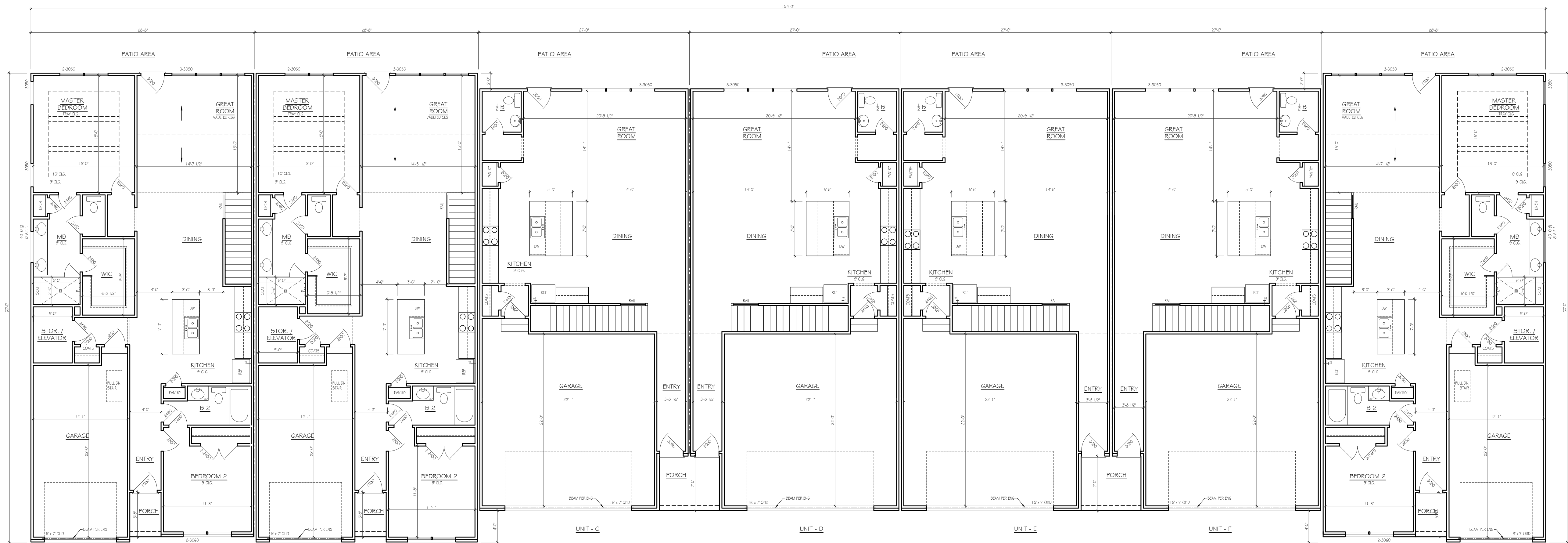
Passed Second Reading: _____

City Attorney

ORDINANCE 25-1126

“EXHIBIT A”

- Project design per the Pine Ridge *(formerly referred to as the Villas at Highland Park)* preliminary master plan dated 10-27-2021 and ordinance amendments dated 12-9-2021
- Multi-family townhomes at a density of seven (7) units per acre for the entire 19.12-acre property including total 132 units *(current final project plan approval including 117 units)* and the addition of the adjacent 1.2 acre property zoned CPUD, Commercial Planned Unit Development (825 Dickerson Road- Davidson County Tax Map/Parcel# 02500006200)
- Unit cluster design to preserve natural green space
- Fifty (50') feet conservation easement and fifty (50') conservation buffer along the northern edge of parcel 02500006000 in order to preserve a natural boundary with the single-family properties to the north
- Townhomes will be limited to a maximum of ~~sixty (60%) percent~~ **seventy-five (75%) percent** of the total units permitted to be constructed as a two (2) story unit design and a minimum of ~~forty (40%)~~ **twenty-five (25%)** percent of total units required to be constructed and limited to a one-story unit design and the intent is the units to be for-sale properties
- All of the Zoning Ordinance and Design Guidelines regulations regarding building materials and development requirements including but not limited to landscaping would apply
- Final master plan review and approval required by Planning Commission including a traffic study
- Commercial use area permitted commercial uses listed on the Pine Ridge/Villas at Highland Park preliminary master plan dated 10-27-2021



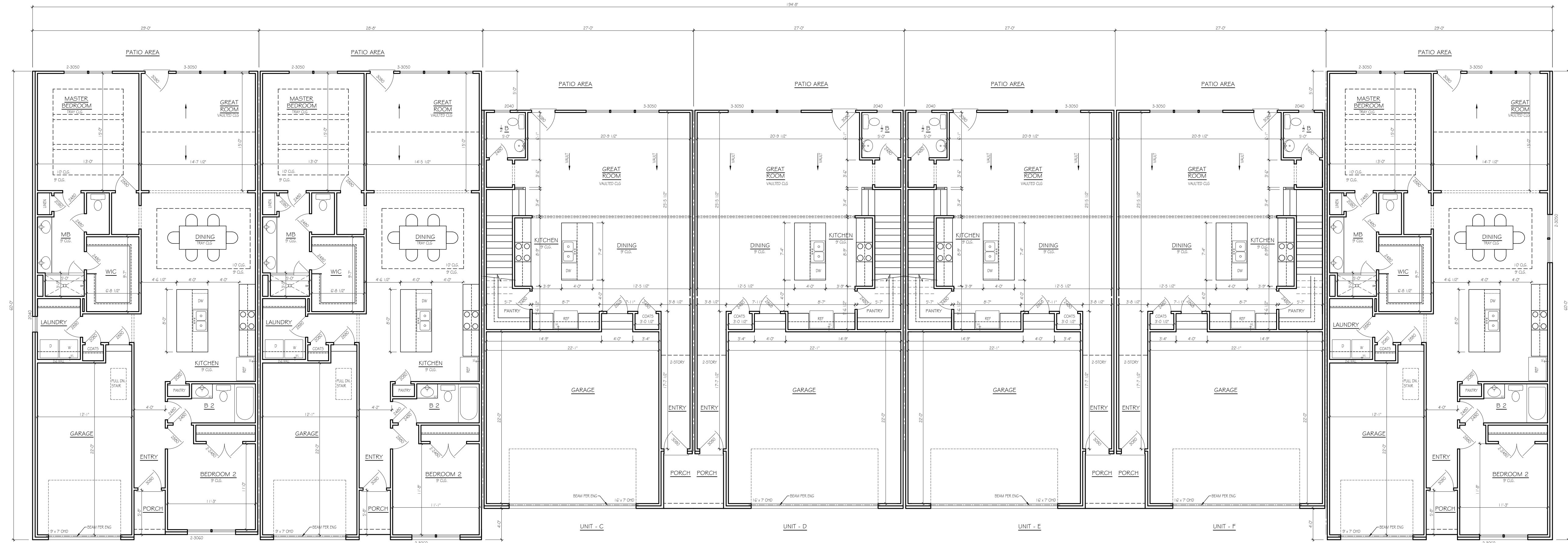
UNIT - A	
APPROX. AREA	
FIRST FLOOR LIVING	1395
SECOND FLOOR LIVING	510
TOTAL LIVING	1916
OPTIONAL BONUS	352

1.5 STORY UNITS

UNIT - B	
APPROX. AREA	
FIRST FLOOR LIVING	1395
SECOND FLOOR LIVING	510
TOTAL LIVING	1916
OPTIONAL BONUS	466

2 STORY UNITS	
APPROX. AREA	
FIRST FLOOR LIVING	303
SECOND FLOOR LIVING	1266
TOTAL LIVING	2143

PROPOSED REVISED
FIRST FLOOR PLAN



UNIT - A

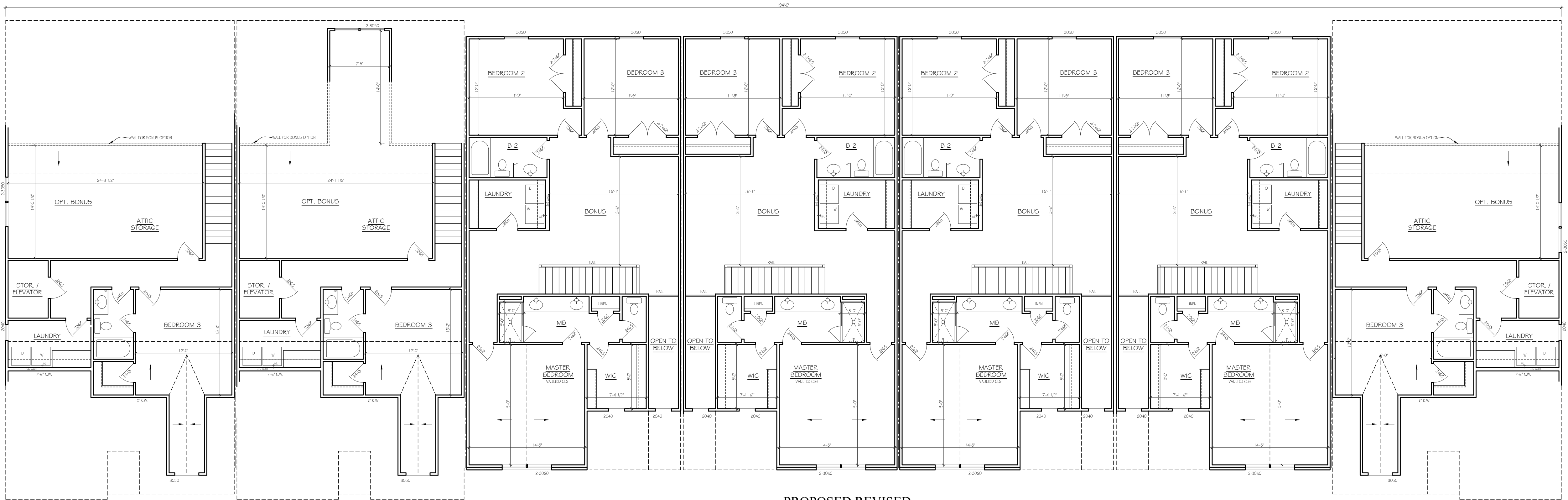
1 STORY UNITS

APPROX. AREA	
FIRST FLOOR LIVING	1395

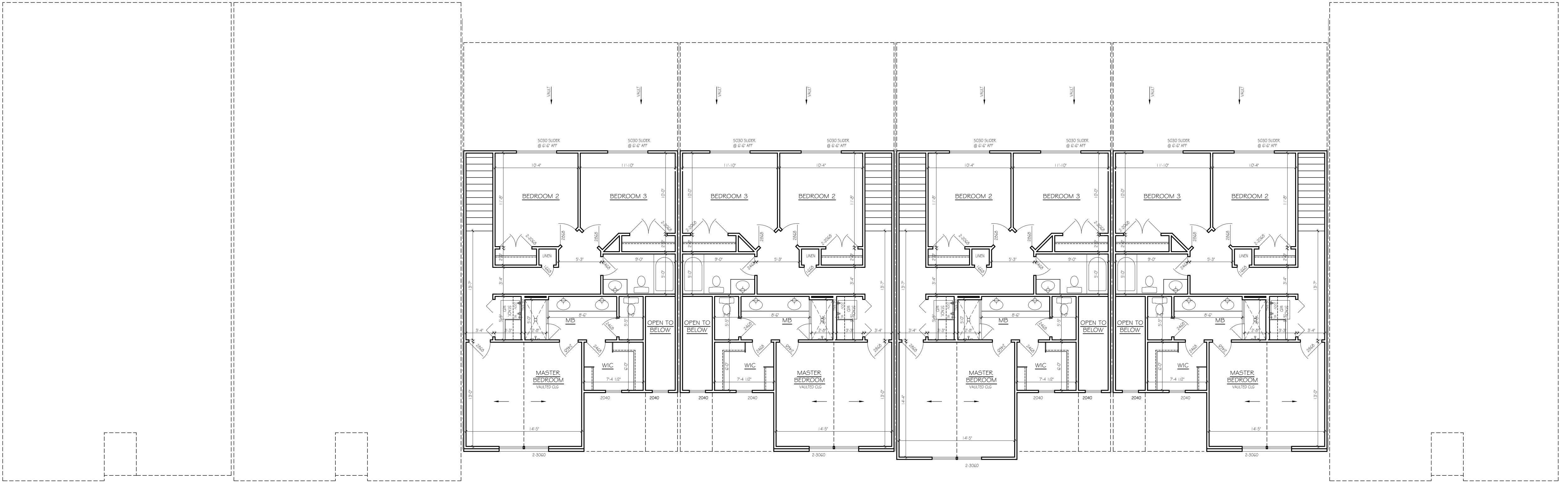
UNIT - B

2 STORY UNITS	
APPROX. AREA	
FIRST FLOOR LIVING	825
SECOND FLOOR LIVING	658
TOTAL LIVING	1653

PREVIOUSLY APPROVED
FIRST FLOOR PLAN



PROPOSED REVISED
SECOND FLOOR PLAN



PREVIOUSLY APPROVED
SECOND FLOOR PLAN



PROPOSED REVISED
FRONT ELEVATION



PREVIOUSLY APPROVED
FRONT ELEVATION



PROPOSED REVISED
REAR ELEVATION



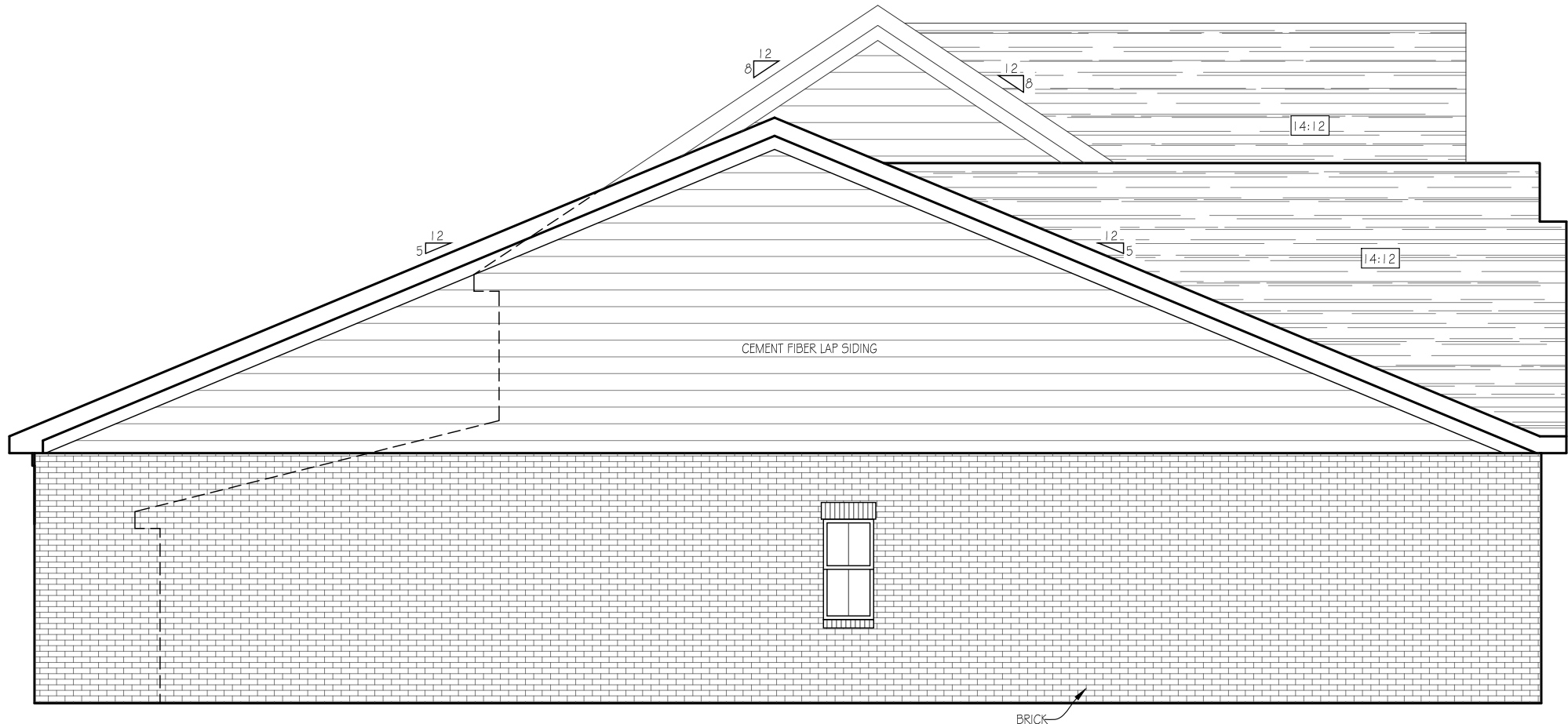
PREVIOUSLY APPROVED
REAR ELEVATION



PROPOSED REVISED
LEFT SIDE ELEVATION



PROPOSED REVISED
RIGHT SIDE ELEVATION



PREVIOUSLY APPROVED
LEFT SIDE ELEVATION



PREVIOUSLY APPROVED
RIGHT SIDE ELEVATION



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

SUBJECT TITLE: Ordinance 25-1128

An ordinance amending Ordinance 24-1097 by extending the originally imposed temporary one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction with more than three (3) dwelling units per acre on real property in the city limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance by an additional three months (90) days.

FIRST READING

PRESENTED BY: Tim Ellis, City Manager

Agenda Item: Ordinance 25-1128

Dept. of Origin: Administration / Planning

For Agenda of: November 13, 2025

Originator: Tim Ellis

Cost of Item: N/A

AGENDA ITEM ATTACHMENTS:

Ordinance 25-1128

SUMMARY STATEMENT:

An ordinance amending Ordinance 24-1097 by extending the originally imposed temporary one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction with more than three (3) dwelling units per acre on real property in the city limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance by an additional three months (90) days.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 25-1128

ORDINANCE 25-1128

AN ORDINANCE AMENDING ORDINANCE 24-1097 BY EXTENDING THE ORIGINALLY IMPOSED TEMPORARY ONE (1) YEAR MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION WITH MORE THAN THREE (3) DWELLING UNITS PER ACRE ON REAL PROPERTY IN THE CITY LIMITS BY THE GOODLETTSVILLE MUNICIPAL PLANNING COMMISSION AND THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE BY AN ADDITIONAL THREE MONTHS (90) DAYS.

WHEREAS, the Board of Commissioners of the City of Goodlettsville desires to plan for the orderly future zoning projects containing residential high density within the City of Goodlettsville, and desires that such land use be regulated in order to preserve and protect the public health, safety and welfare of the citizens of the City of Goodlettsville; and

WHEREAS, the Board of Commissioners of the City of Goodlettsville finds that the continued authorization of projects containing residential high density, including with the orderly zoning control of this community, such that a temporary moratorium is required; and

WHEREAS, the Board of Commissioners of the City of Goodlettsville now determines that the preparation and implementation of an ordinance for the better regulation of projects containing residential high density would be in the best interests of the citizens of the City of Goodlettsville;

NOW THEREFORE BE IT ORDAINED, by the Board of Commissioners by law, that the City of Goodlettsville shall examine the issues involved in authorizing projects containing residential high density and shall present a proposed ordinance having that purpose, for consideration by the Board of Commissioners prior to the expiration of this moratorium; and

IT IS FURTHER ORDAINED as follows:

- 1) The initial one (1) year moratorium on the acceptance, authorization, and approvals of all vested projects with high-density residential be extended three (3) months from the end of the initial one (1) year period of time.
- 2) Any person previously vesting his or her right to development of high-density residential to the date of adoption of this ordinance shall not be subject to this moratorium.
- 3) For the purposes of this ordinance, vested property rights are defined and applicable per TCA 13-4-310.
- 4) The City of Goodlettsville shall grant an exception for high-density residential projects within the regional center zoning district (RC1) and any project with vested preliminary or final plan approvals.
- 5) The effectiveness of this ordinance may be terminated at any time by Resolution of the City of Goodlettsville Board of Commissioners.

6) This moratorium shall be effective fifteen (15) days from final passage, the public health, safety and welfare demanding, and shall continue in effect initially for one (1) year following the date of adoption, unless further extended, or unless repealed sooner by the adoption of comprehensive regulations expressly repealing this Ordinance.

MAYOR RUSTY TINNIN

Passed: November 13, 2025

Passed: _____

CITY CLERK

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1129 An ordinance to amend the Zoning Ordinance to permit an additional commercial use in the INT, Interchange Overlay for the I-65 Exit 98 Louisville Hwy 31W Overlay Section. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 25-1129 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1129

SUMMARY STATEMENT:

An ordinance to amend the Zoning Ordinance to permit an additional commercial use in the INT, Interchange Overlay for the I-65 Exit 98 Louisville Hwy 31W Overlay Section

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission and staff recommend approval of Ordinance 25-1129.

ORDINANCE 25-1129

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO PERMIT AN ADDITIONAL COMMERCIAL USE IN THE INT, INTERCHANGE OVERLAY FOR THE I-65 EXIT 98 LOUISVILLE HWY 31W OVERLAY SECTION

WHEREAS, the City's Zoning Ordinance intent and purpose includes to promote and protect the public health, safety, and general welfare of the people; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes regulations to protect the character and maintain the stability of business, commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and for business, commercial, and other specified uses;

WHEREAS, the Goodlettsville Planning Commission at the November 3, 2025 meeting voted to recommend the amendment passage to the Board of Commissioners due the property characteristic at the interchange including smaller property dimensions, limited visibility from the interstate, certain property use limitations, and designated flood zones and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended including a revision to Section 14-206 (7) (b) to include an additional permitted commercial use for the I-65 Exit 98 Louisville Hwy 31W INT, Interchange Overlay Section as defined in "EXHIBIT A"

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 25-1129
“EXHIBIT A”

Amendment#1 Section 14-206 (7)(b) Commercial District Regulations

(7) Interchange Overlay District.

This district is intended to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services.

(a)Application. The use provisions of the interchange overlay district shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the INT on the official zoning map and shall control the use of property within the interchange overlay district.

(b)Use provisions. Within the interchange overlay district, only the following uses shall be permitted:

(i)Fuel and service stations.

(ii)Hotels and motels.

(iii)Restaurants and drive-in restaurants.

(iv)Wireless communications facilities.

Within the Exit 98 Louisville Highway Interchange Overlay Area the above listed uses (i)- (iv) are permitted in addition to the following additional uses:

- 1. Convenience Commercial**
- 2. Personal Services**
- 3. Financial, Consultative and Administrative Services**
- 4. General Retail Trade**
- 5. *Car Washes***



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1130 An ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: ORDINANCE 25-1130 Dept. of Origin: Administration For Agenda of: November 13, 2025 Originator: Tim Ellis Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1130

SUMMARY STATEMENT:

An ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 25-1130.

ORDINANCE NO. 25-1130

AN ORDINANCE TO ABANDON PORTION OF RIGHT-OF-WAY KNOWN AS MISSION RIDGE DRIVE, GOODLETTSVILLE, TENNESSEE

WHEREAS, it has been determined that a portion of right-of-way, known as Mission Ridge, would better serve the public as a private street; and

WHEREAS, the simplest way possible to make the conversion of Mission Ridge into a private street is to abandon the right-of-way in which it is located.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION I. That the City Manager of the City of Goodlettsville, Tennessee, is hereby authorized to enter into any and all documents necessary to abandon and transfer ownership of a portion of right-of-way known as Mission Ridge Drive beginning at a point which is four hundred (400') linear feet from the west side of the Conference Drive Right-of-Way and proceeding approximately one thousand sixty (1060') linear feet west to the terminus of Mission Ridge. Ownership of abandoned right of way section to change to Dollar General Corporation, and

SECTION 2. This ordinance shall take effect fifteen (15) days from and after its final passage, the public welfare requiring it.

MAYOR RUSTY TINNIN

Passed:_____

Passed:_____

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY





AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1131 An ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 9, Chapter 5, Section 4 by adding a new Subsection 1(b)(v). FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: ORDINANCE 25-1131 Dept. of Origin: Administration For Agenda of: November 13, 2025 Originator: Tim Ellis Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 25-1131

SUMMARY STATEMENT:

An ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 9, Chapter 5, Section 4 by adding a new Subsection 1(b)(v).

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 25-1131.

ORDINANCE 25-1131

AN ORDINANCE OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS AMENDING THE CITY OF GOODLETTSVILLE MUNICIPAL CODE TITLE 9, CHAPTER 5, SECTION 4 BY ADDING A NEW SUBSECTION 1(b)(v).

WHEREAS, it has been determined that an amendment to the City of Goodlettsville Municipal Code is needed as it relates to food trucks; and,

WHEREAS, the aforementioned amendment is as follows for consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT THE CITY OF GOODLETTSVILLE MUNICIPAL CODE TITLE 9, CHAPTER 5, SECTION 4 BY ADDING A NEW SUBSECTION 1(b)(v) AND AMENDING SECTION 9-504 (1)(b) AS FOLLOWS:

9-504 (1) (b)

b) Private property. A food truck with a current mobile food vendor permit may operate on private property as a Temporary Use per Zoning Ordinance Section 14-208 (o) (iii) if allowed under the Zoning Ordinance Section 14-206 (5)(h) of this Code, subject to the following conditions:

9-504 (1) (b)(v)

(v) Time permitted to remain in one location. No food truck shall be allowed to remain set up for operation in the same location for more than twenty-four hours. The only exception to this subsection is in the case of a special event being conducted. Location for this purpose shall be the same parcel of property.

THIS ORDINANCE IS EFFECTIVE FIFTEEN DAYS AFTER FINAL PASSAGE, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE, TENNESSEE, REQUIRING IT.

Mayor Rusty Tinnin

Passed first reading: _____
(date)

City Recorder

Passed second reading: _____
(date)

Approved as to form and legality

City Attorney



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 25-1294</u> A resolution annexing two properties including 45.02 acres property on Long Hollow Pike by the City of Goodlettsville, Tennessee. PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Resolution 25-1294 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 25-1294

SUMMARY STATEMENT:

A resolution annexing two properties including 45.02 acres on Long Hollow Pike by the City of Goodlettsville, Tennessee.

FINANCIAL SUMMARY: TOTAL REVENUES

Property Taxes (69 units of \$800,000 homes)

$800,000 \times .25 = 200,000$

$200,000 / 100 = 2,000$

$2,000 \times .5068 = 1,013.6$

$1013.6 \times 69 = 69,938.4$

\$69,938.40. Estimated Annual Property Taxes

State Shared Taxes (\$179.29 per capita)

$69 \text{ Units} \times 2.6 \text{ residents per home} =$

$179.4 \times 179.29 = 32,164.62$

\$32,164.62 Estimated State Shared Taxes.

Sales Tax (Local Option Sales Tax)

Averages \$1,949 per capita

$1.125\% \text{ of local options sales tax} = \$219.26$

$179.4 \text{ estimated residents} \times 237.04 = \$39,335.69$

\$39,335.69. Estimated Local Options Sales Tax

Total Property / State shared / local sales taxes

69,938.40

32,164.62

39,438.72

TOTAL = \$141,541.74

RECOMMENDED ACTION:

Planning Commission did not provide a recommendation.

RESOLUTION NO. 25-1294

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 25-1295 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 October 17, and November 21, 2025.

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on November 13th and December 11, 2025.

Attest:

Approved:

City Recorder

Mayor Rusty Tinnin

Approved as to form:

City Attorney

Resolution Passed First Reading: _____
Resolution Passed Second Reading: _____

RESOLUTION 25-1294

“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 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 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.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 25-1295</u> A resolution adopting a plan of service for annexation of 45.02 acres on Long Hollow Pike as described in Resolution 25-1294 by the City of Goodlettsville, Tennessee. PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Resolution 25-1295 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 25-1295

SUMMARY STATEMENT:

A resolution adopting a plan of service for annexation of 45.02 acres on Long Hollow Pike as described in Resolution 25-1294 by the City of Goodlettsville, Tennessee.

FINANCIAL SUMMARY: TOTAL REVENUES

Property Taxes (69 units of \$800,000 homes)

$800,000 \times .25 = 200,000$

$200,000 / 100 = 2,000$

$2,000 \times .5068 = 1,013.6$

$1013.6 \times 69 = 69,938.4$

\$69,938.40. Estimated Annual Property Taxes

State Shared Taxes (\$179.29 per capita)

$69 \text{ Units} \times 2.6 \text{ residents per home} =$

$179.4 \times 179.29 = 32,164.62$

\$32,164.62 Estimated State Shared Taxes.

Sales Tax (Local Option Sales Tax)

Averages \$1,949 per capita

$1.125\% \text{ of local options sales tax} = \$219.26$

$179.4 \text{ estimated residents} \times 237.04 = \$39,335.69$

\$39,335.69. Estimated Local Options Sales Tax

Total Property / State shared / local sales taxes

69,938.40

32,164.62

39,438.72

TOTAL = \$141,541.74

RECOMMENDED ACTION:

Planning Commission did not provide a recommendation.

RESOLUTION NO. 25-1295

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXATION OF 45.02 ACRES ON LONG HOLLOW PIKE AS DESCRIBED IN RESOLUTION 25-1294 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 reviewed at the October 6, 2025 meeting and made no recommendation decision to the City Commission.

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# 25-1294, 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 October 17, and November 21, 2025.

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on **November 13th and December 11, 2025.**

Attest:

Approved:

City Recorder

Mayor Rusty Tinnin

Approved as to form:

City Attorney

Resolution Passed First Reading: _____

Resolution Passed Second Reading: _____



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 25-1296</u> A resolution annexing 1,770 feet of Long Hollow Pike/SR 174 right of way and roadway by the City of Goodlettsville, Tennessee. PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Resolution 25-1296 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 25-1296

SUMMARY STATEMENT:

A resolution annexing 1,770 feet of Long Hollow Pike/SR 174 right of way and roadway by the City of Goodlettsville, Tennessee.

FINANCIAL SUMMARY: TOTAL REVENUES

Property Taxes (69 units of \$800,000 homes)

800,000 x .25 =200,000

200,000 / 100 =2,000

2,000 x .5068 =1,013.6

1013.6 x 69 =69,938.4

\$69,938.40. Estimated Annual Property Taxes

State Shared Taxes (\$179.29 per capita)

69 Units x 2.6 residents per home =

179.4 x 179.29 =32,164.62

\$32,164.62 Estimated State Shared Taxes.

Sales Tax (Local Option Sales Tax)

Averages \$1,949 per capita

1.125% of local options sales tax = \$219.26

179.4 estimated residents x 237.04 = \$39,335.69

\$39,335.69. Estimated Local Options Sales Tax

Total Property / State shared / local sales taxes

69,938.40

32,164.62

39,438.72

TOTAL = \$141,541.74

RECOMMENDED ACTION:

Planning Commission did not provide a recommendation.

RESOLUTION NO. 25-1296

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. 24-1294, 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 25-1295 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 October 17th and November 21, 2025.

A Public Hearing was held in Massie Chambers at the Goodlettsville City Hall at 6:30 PM on November 13th and December 11, 2025.

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

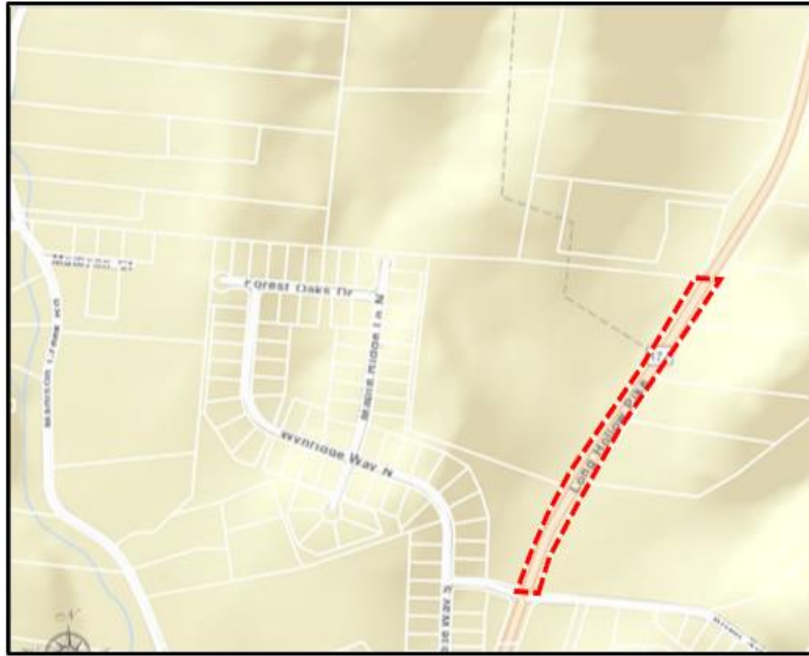
City Attorney

Resolution Passed First Reading:_____

Resolution Passed Second Reading:_____

RESOLUTION 25 -1296

“EXHIBIT A”





AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 25-1127 An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Long Hollow Pike from Sumner County RR, Rural Residential to LDRPUD, Low Density Residential Planned Unit Development and preliminary master plan. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 25-1127 Dept. of Origin: Planning For Agenda of: November 13, 2025 Originator: Addam McCormick Cost of Item: N/A
--	---

AGENDA ITEM ATTACHMENTS:

Ordinance 25-1127

SUMMARY STATEMENT:

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Long Hollow Pike from Sumner County RR, Rural Residential to LDRPUD, Low Density Residential Planned Unit Development and preliminary master plan.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission did not provide a recommendation.

ORDINANCE NO. 25-1127

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF PROPERTIES ON LONG HOLLOW PIKE FROM SUMNER COUNTY RR, RURAL RESIDENTIAL TO LDRPUD, LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY MASTER PLAN APPROVAL

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance Planned Unit Development section is designed to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

WHEREAS, The City's Zoning Ordinance Residential Planned Unit Development section is to permit the development of land, which by reason of topography or floodable land contains some areas unsuitable for development and to permit the clustering of lots in order to leave the unsuitable land as permanent open space. The preservation of land in open space for amenity value, recreation, wildlife habitat or forest protection is also a suitable purpose for PUD zoning; and,

WHEARAS, the City's Comprehensive Land Use defines the area of the property as Low Density Residential Development; with the different residential classification designations selected on the basis of their qualities as places to live, availability of utilities, physiographic characteristics of the land, existing development trends, transportation influences, and plans of adjoining governmental jurisdictions and residential development areas are those where new development or redevelopment can be permitted at varying densities and development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur with planned unit developments being encouraged; and,

WHEREAS, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment on October 6, 2025 and did not approve a recommendation to rezone the 45.02 acre properties and preliminary master plan for six-nine (69) one family detached dwelling unit lots; and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the properties classification to LDRPUD, LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY MASTER PLAN APPROVAL

FOR SIXTY-NINE (69) ONE FAMILY DETACHED DWELLING UNIT LOTS for the referenced portion properties attached as “EXHIBIT A” and described as follows:

THE 45.02 ACRE PROPERTIES AT 4408 LONG HOLLOW PIKE/SR 174 REFERENCED AS TAX MAP 140 PARCELS 124.00 AND 124.01 AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 25-1127
“EXHIBIT A”

SUBJECT PROPERTIES

Sumner County Tax Map 140 Parcels 120.00 and 124.00 at 4408 Long Hollow Pike/SR 174



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 FRONTLOADED 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



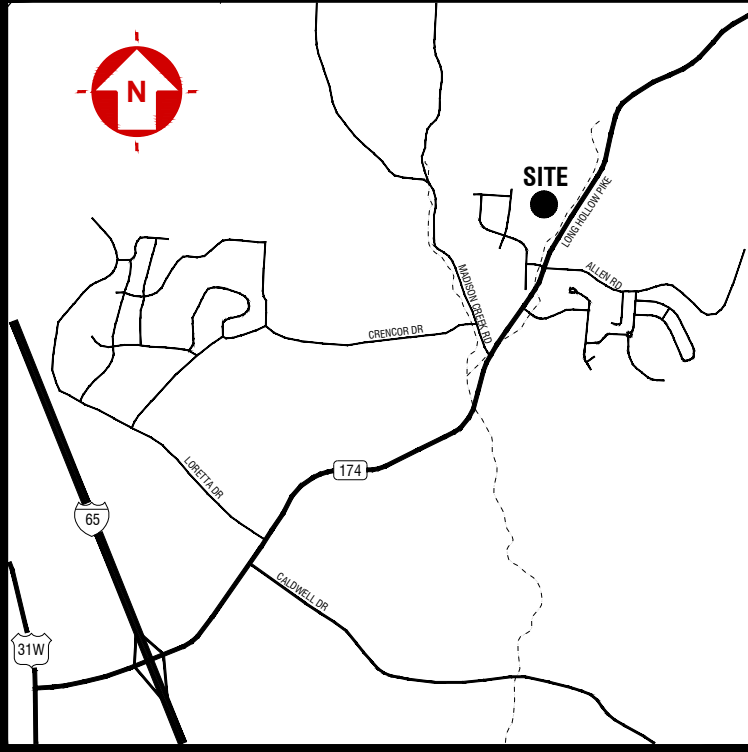
SCALE 1" = 150'



Know what's below.
Call before you dig.

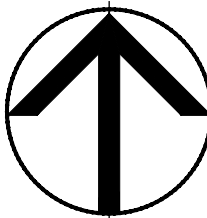
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN THE AREA ZONE 'X' ON FEMA FIRM MAP NUMBER 47165C0381H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF GOODLETTSVILLE, TN, WITH AN EFFECTIVE DATE OF 2/26/20217.



INDEX OF DRAWINGS

MSP0.0	COVER SHEET
MSP1.0	SITE PLAN
MSP2.0	COLOR SITE PLAN
MSP3.0	GRADING CONCEPT
MSP4.0	TYPICAL LOT CONFIGURATION
MSP5.0	TYPICAL ELEVATION PHOTOGRAPHS
-----	TYPICAL FLOOR PLANS

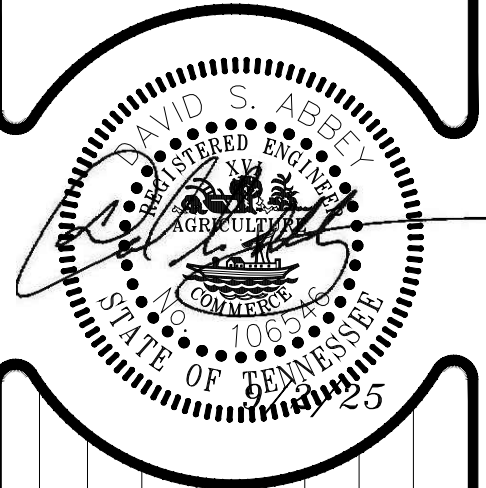


TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

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

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

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

NO. DATE

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

COVER SHEET

MSP0.0

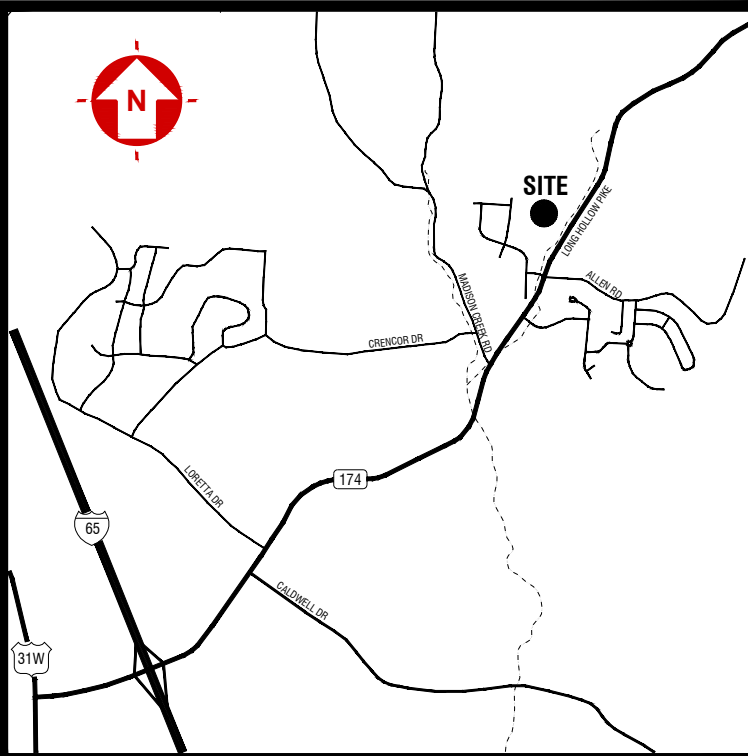
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Know what's below.
Call before you dig.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PROJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS SHOWN IN THE AREA ZONE 'X' ON FEMA FIRM MAP NUMBER 47165C0381H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF GOODLETTSVILLE, TN, WITH AN EFFECTIVE DATE OF 2/26/20217.



PLANS PREPARED FOR:

PHILLIPS BUILDERS
2819 BRANSFORD AVE.
NASHVILLE, TN 37204
615-922-3313

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
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D M G
D E V E L O P M E N T
M A N A G E M E N T G R O U P, L L C

SITE DATA

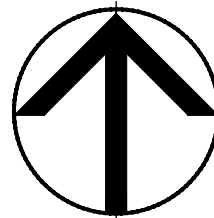
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ZONING CLASSIFICATION:	LDRPUD - LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PROPOSED)
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PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROJECT AREA:	45.02± ACRES
OPEN SPACE:	MINIMUM - 10%; PROVIDED - 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
VISITOR PARKING:	REQUIRED: 1 PARKING SPACE PER 5 RESIDENTIAL UNITS REQUIRED - 69/5 = 14 SPACES; PROVIDED 17 SPACES

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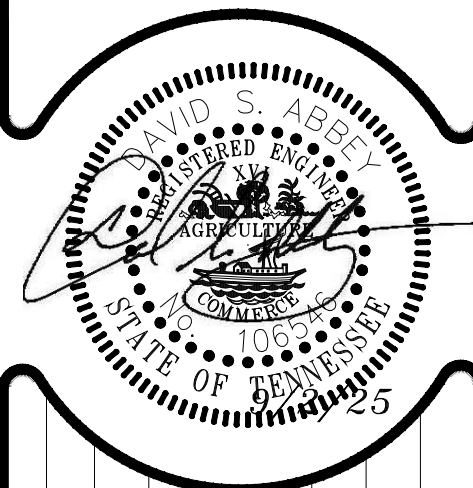
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TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

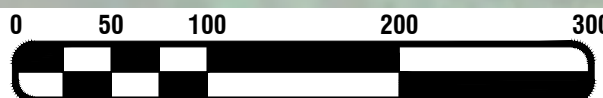
NO.	DATE	

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

SITE PLAN

MSP1.0

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



SCALE 1" = 100'

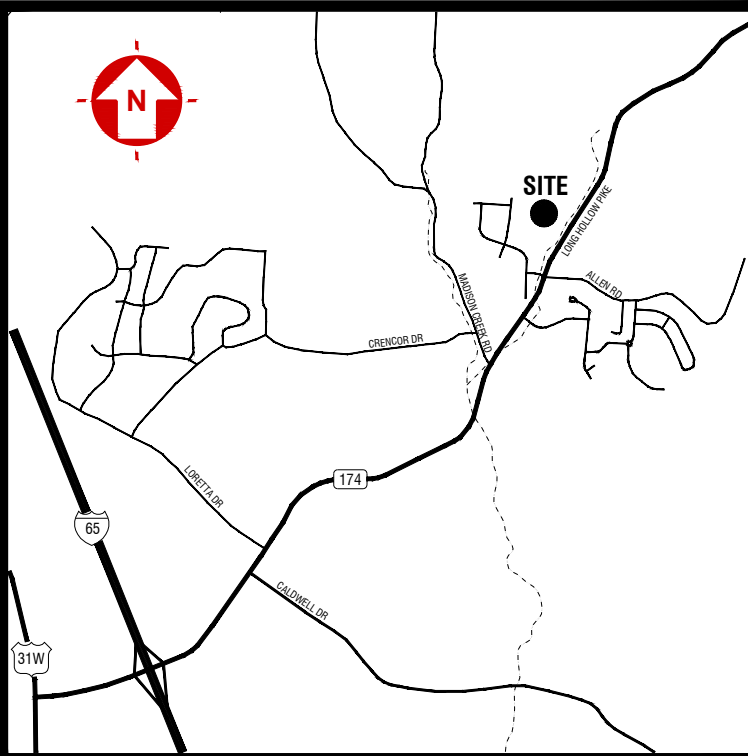
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NASHVILLE, TN 37204
615-922-3313

PLANS PREPARED BY:

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NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgnaashville.com
D M G
DEVELOPMENT
MANAGEMENT GROUP, LLC

SITE DATA

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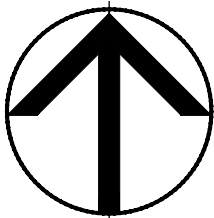
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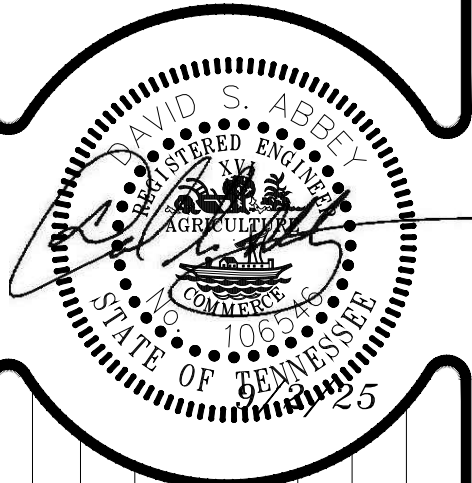
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TAX MAP:140
PARCELS: 124 & 124.01
PROPOSED ZONING: RPUD

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS

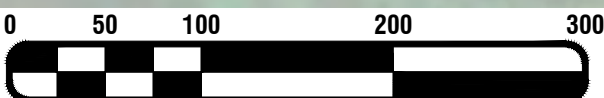
NO.	DATE	DESCRIPTION

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

COLOR SITE PLAN

MSP2.0

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



SCALE 1" = 100'

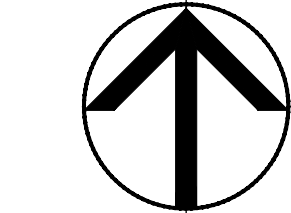
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ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

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SCALE 1" = 100'



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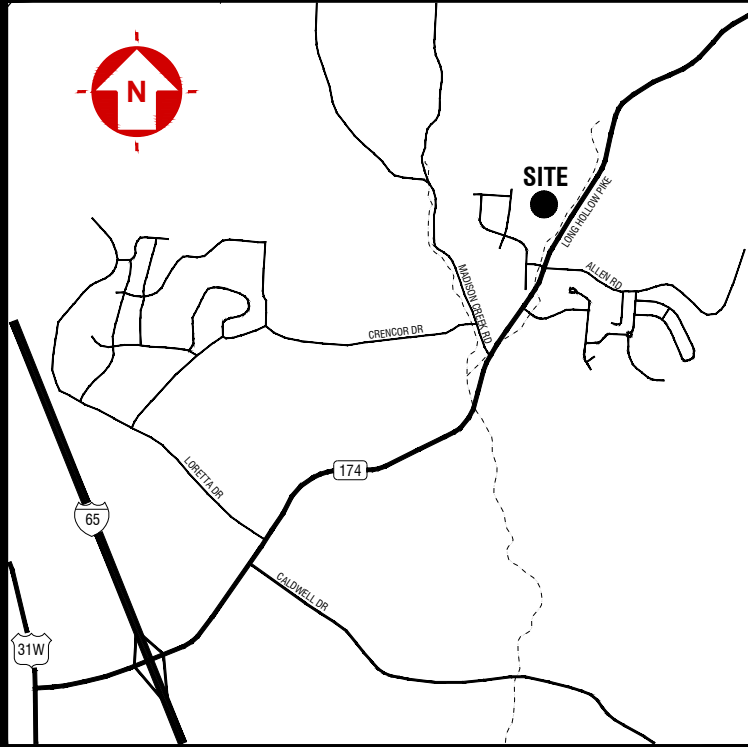
TAX MAP:140
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ZONE 'X' ON FEMA FIRM MAP NUMBER
47165C0381H ON THE FLOOD INSURANCE
RATE MAPS FOR CITY OF GOODLETTSVILLE,
TN, WITH AN EFFECTIVE DATE OF 2/26/20217.



SITE DATA	
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DEVELOPMENT
MANAGEMENT GROUP, LLC

IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



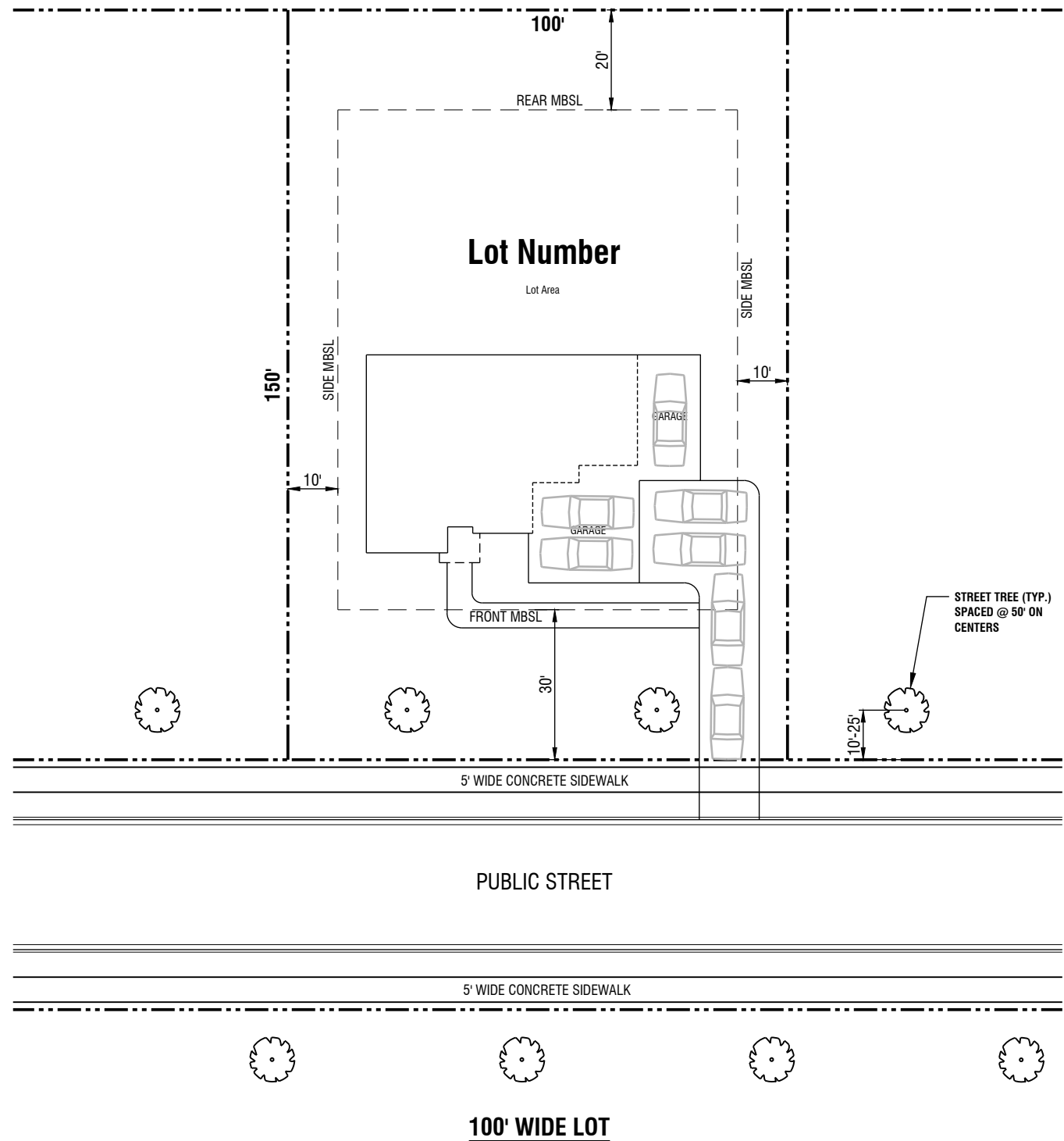
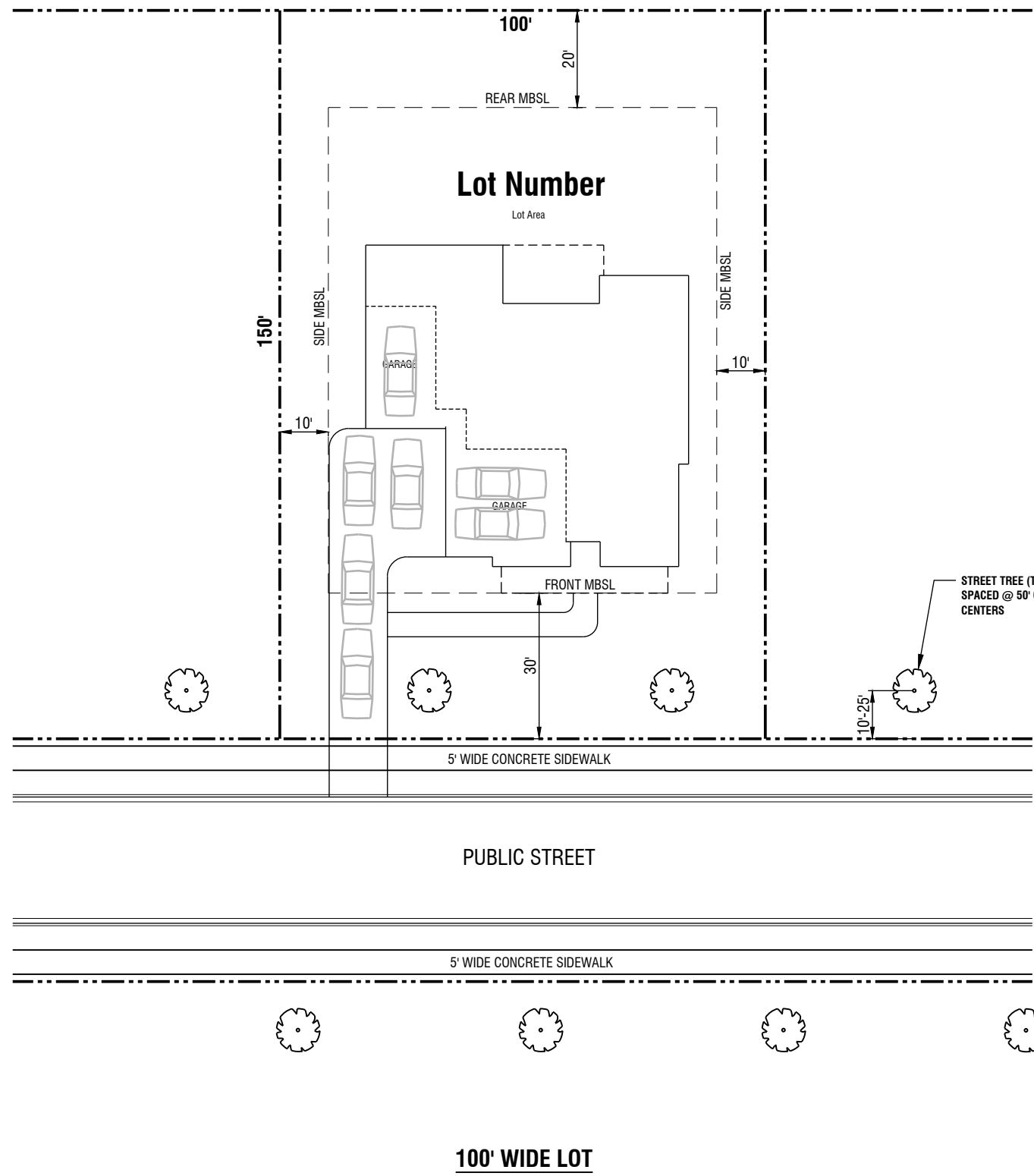
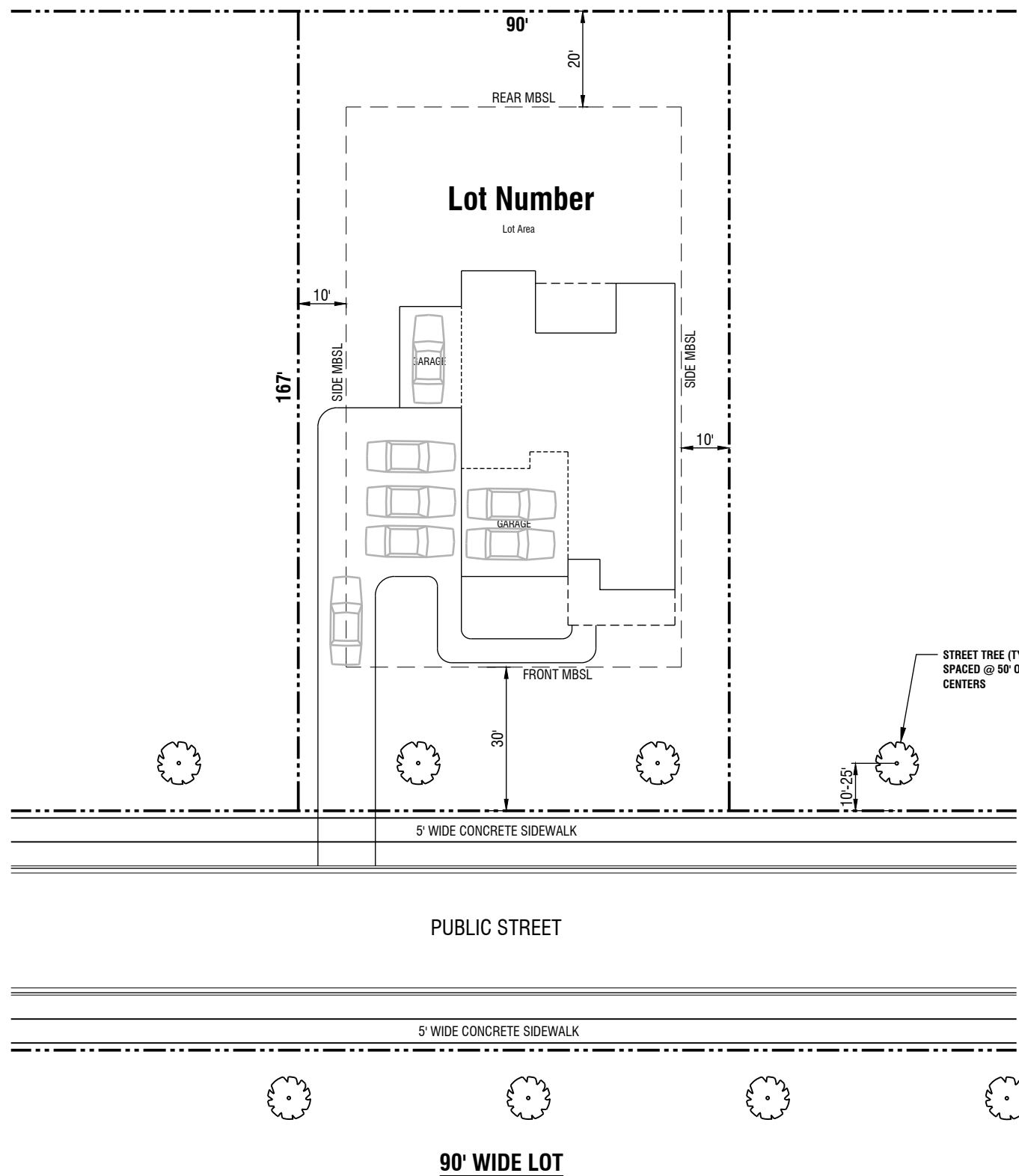
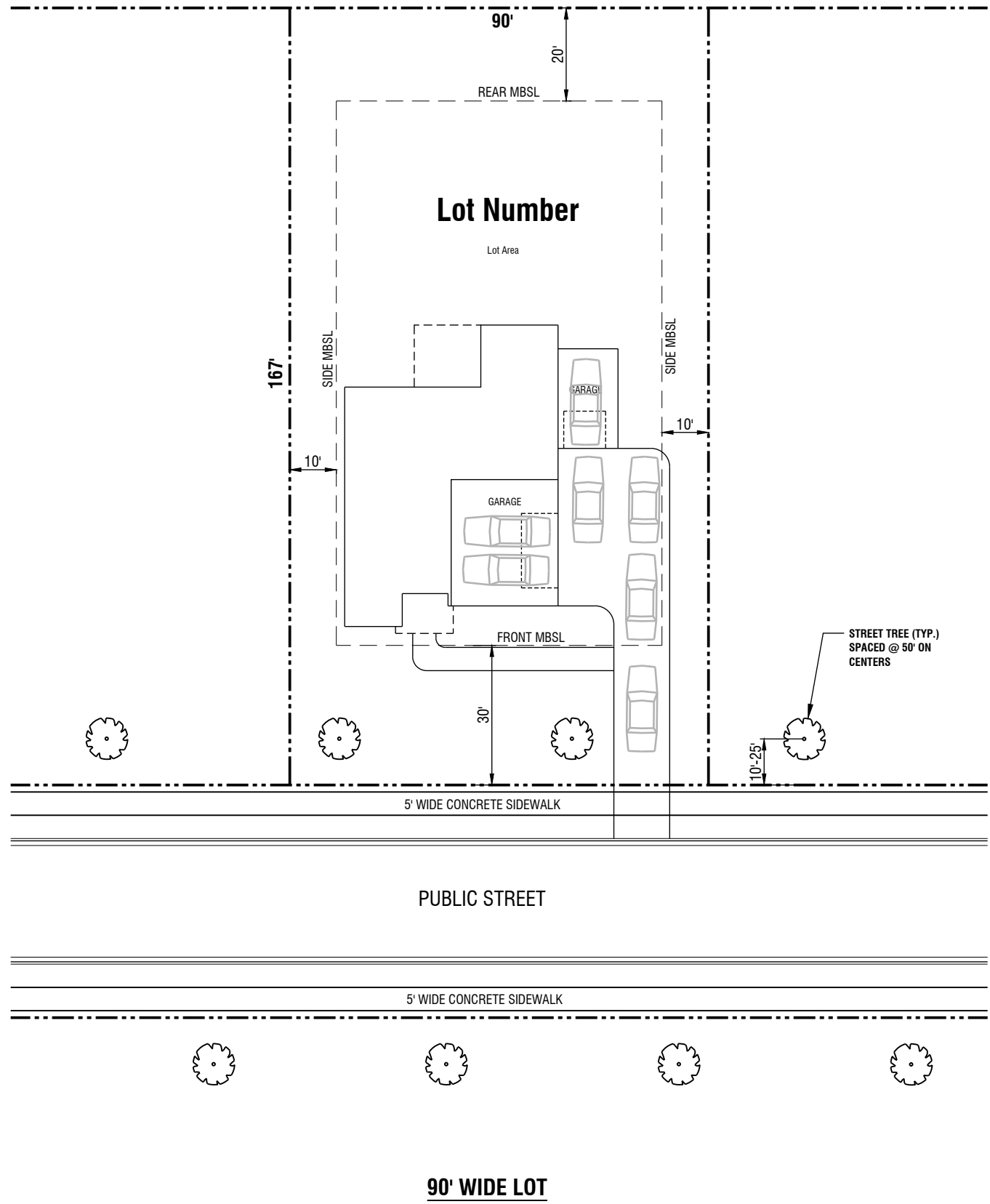
REVISIONS
DESCRIPTION

NO.	DATE	

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

MSP3.0

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TYPICAL LOT CRITERIA

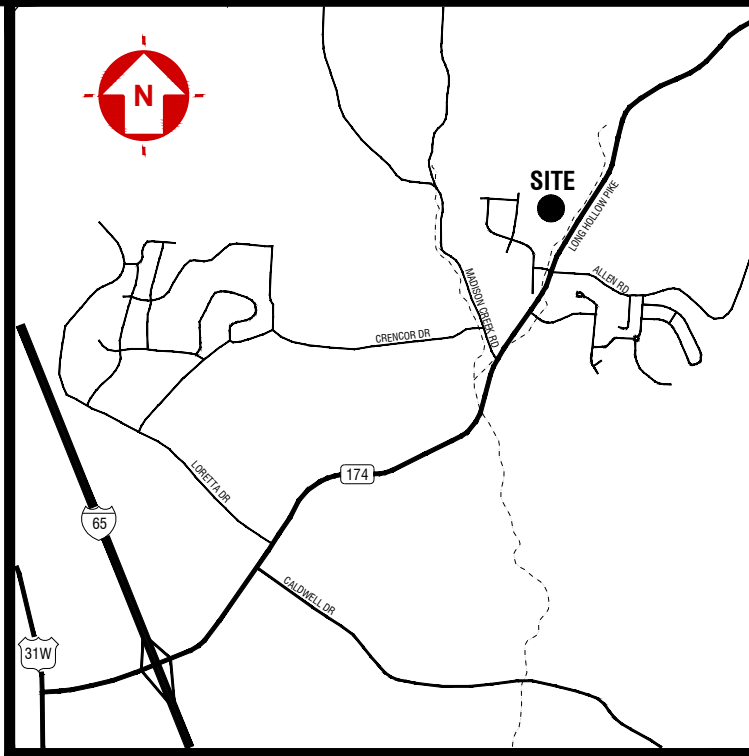
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PLANS PREPARED FOR:

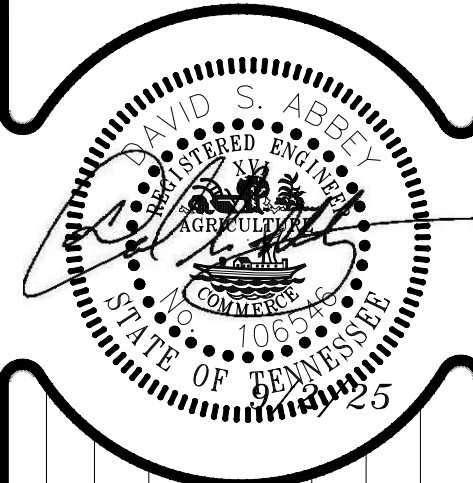
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IRONWOOD
RESIDENTIAL DEVELOPMENT
4408 LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE



REVISIONS
DESCRIPTION

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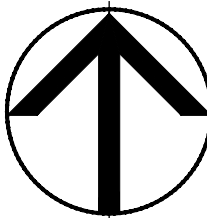
DMG Project No: 25184

TYPICAL LOT CONFIGURATION

MSP4.0

SEE ARCHITECTURAL PLANS AND ELEVATIONS
FOR ADDITIONAL INFORMATION REGARDING
RESIDENTIAL UNITS

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



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TYPICAL ELEVATION PHOTOGRAPHS

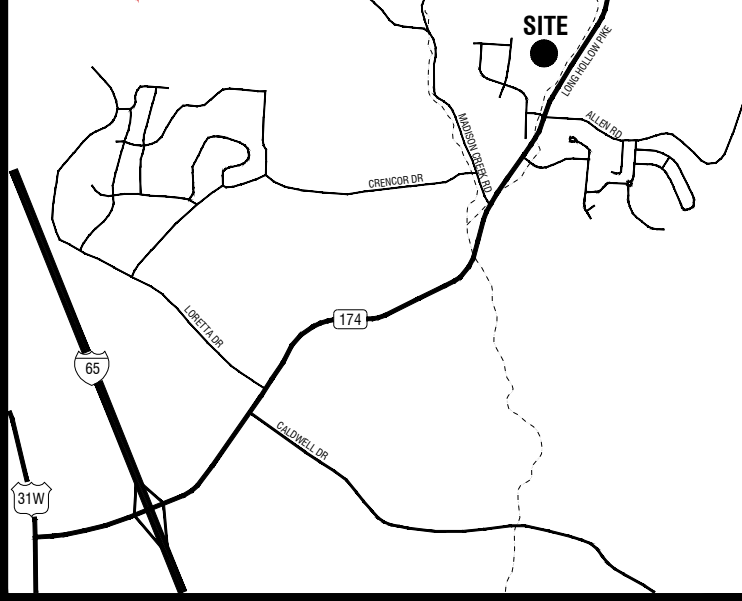
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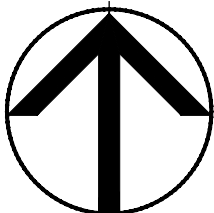
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TYPICAL ELEVATION
PHOTOGRAPHS

MSP5.0

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TAX MAP:140
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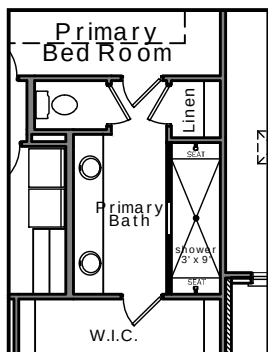
"The Crosby - B" w/ Carriage garage

www.phillipsbuilders.com

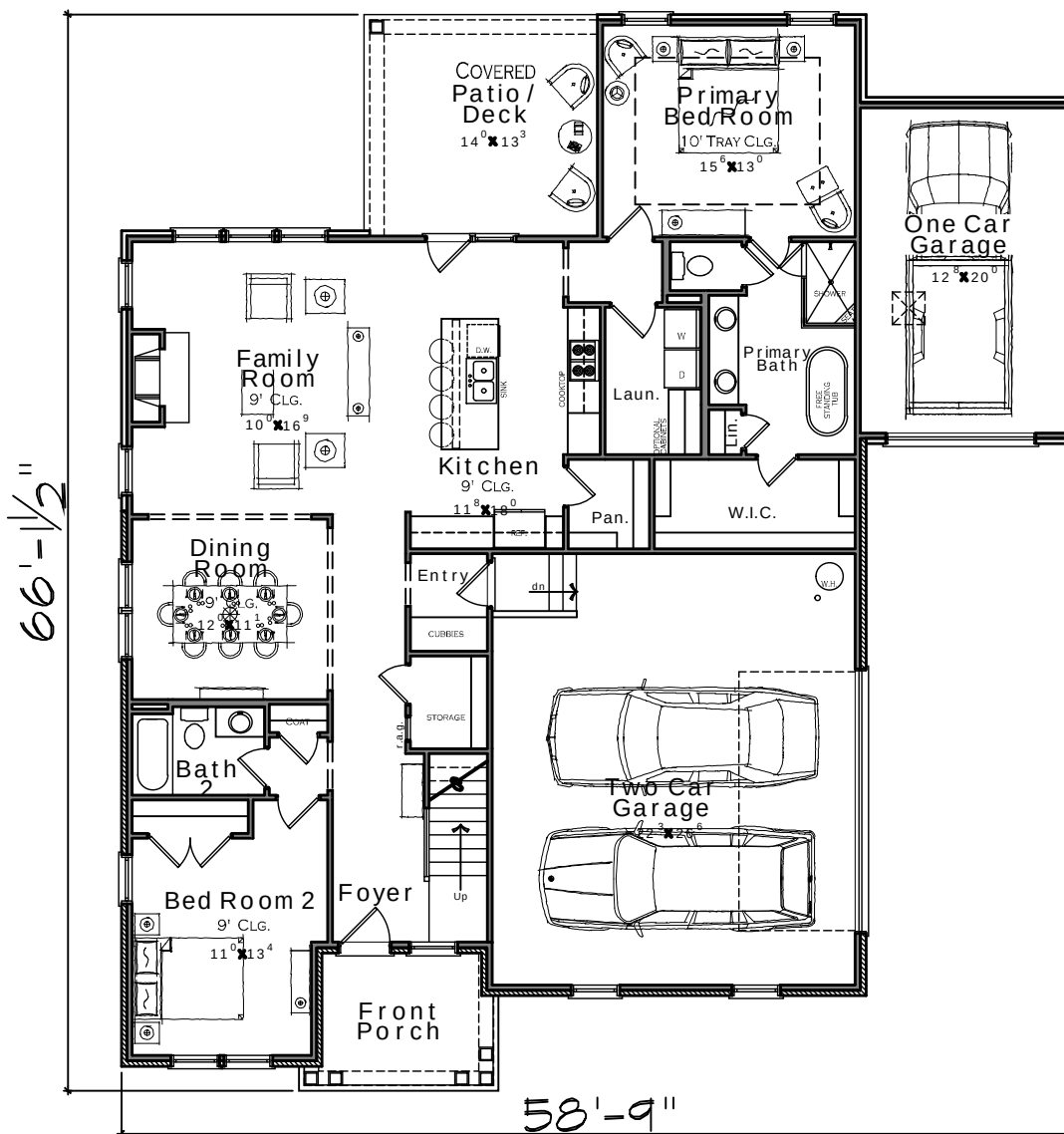
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REVISED: 09-06-23



Primary Bath
Super Shower Option



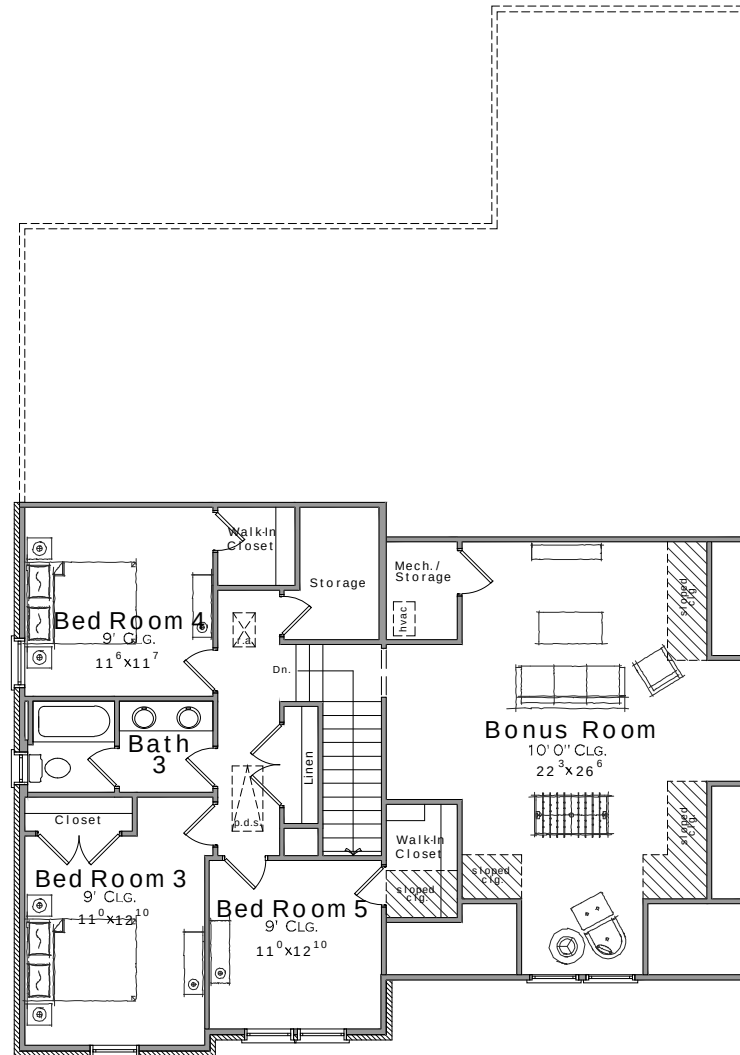
First Floor - w / Carriage garage

"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.

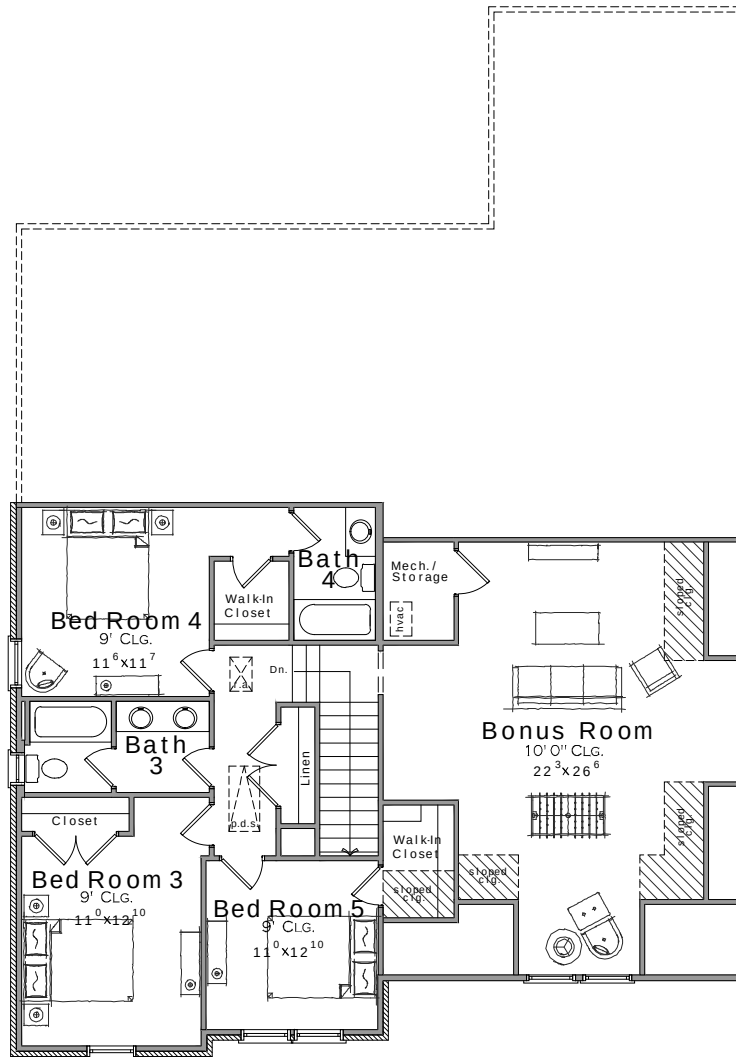
Optional 4th Bath	
Bath 4	44 SQ.FT.
Total Second Floor	1,223 SQ.FT.

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



Second Floor

"The Crosby - B"



Second Floor w/4th Bath Option

"The Crosby - B"



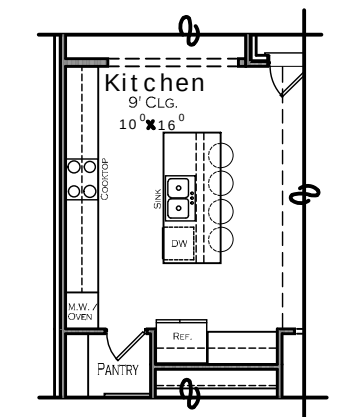
"The Fleetwood - V" w / Carriage Garage

www.phillipsbuilders.com

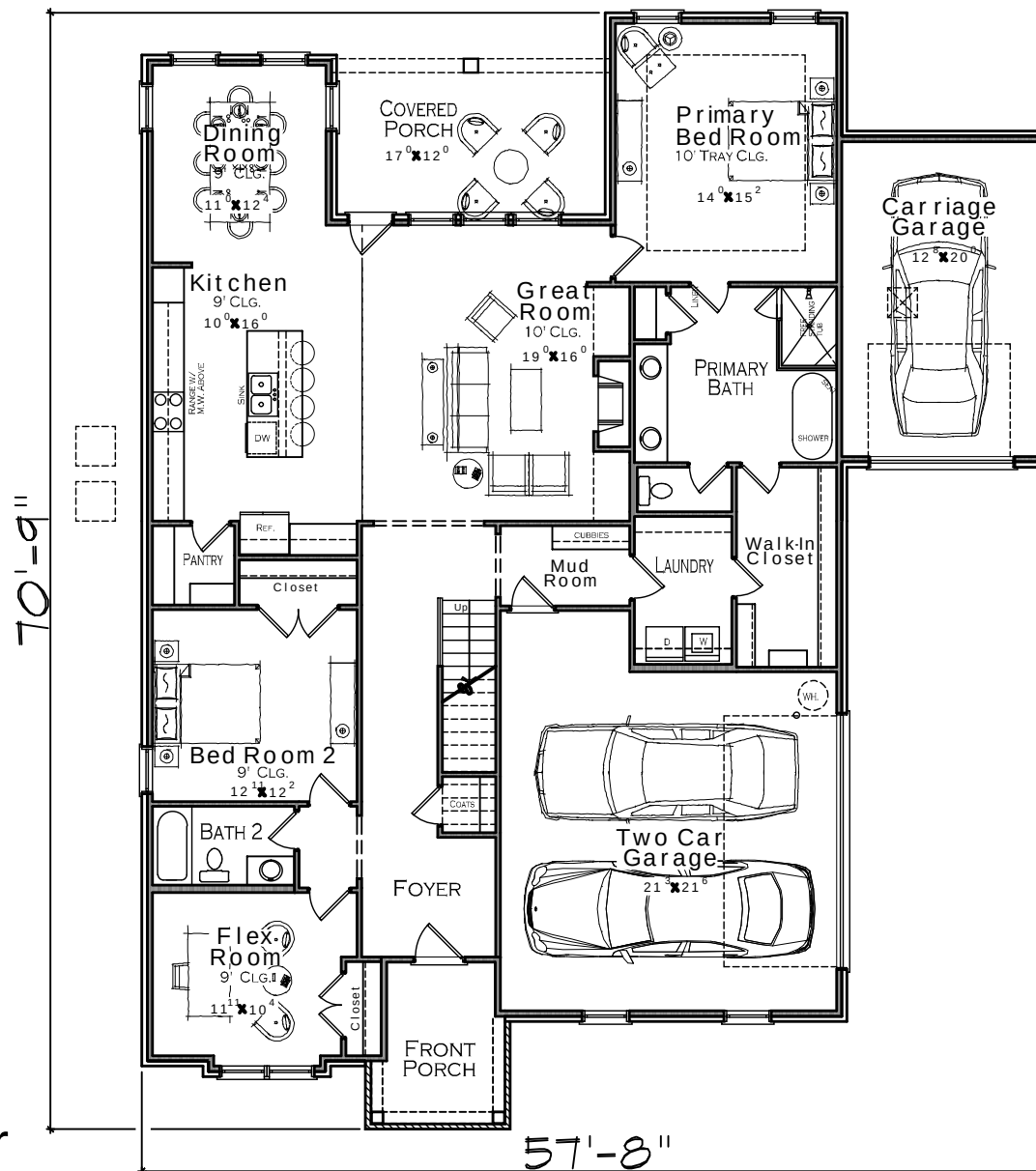
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REVISED: 09-24-24



Gourmet Kitchen Option

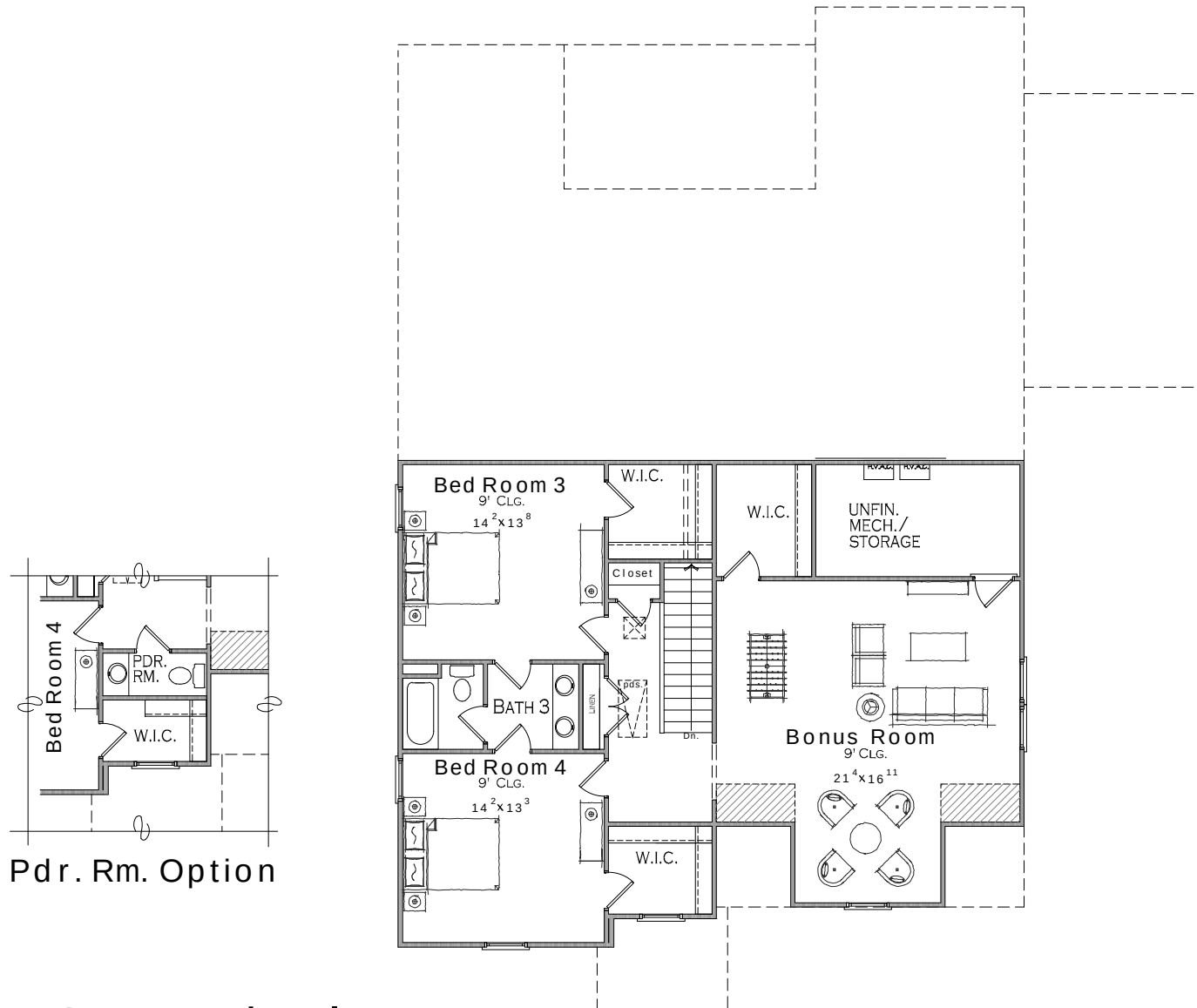


First Floor

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.

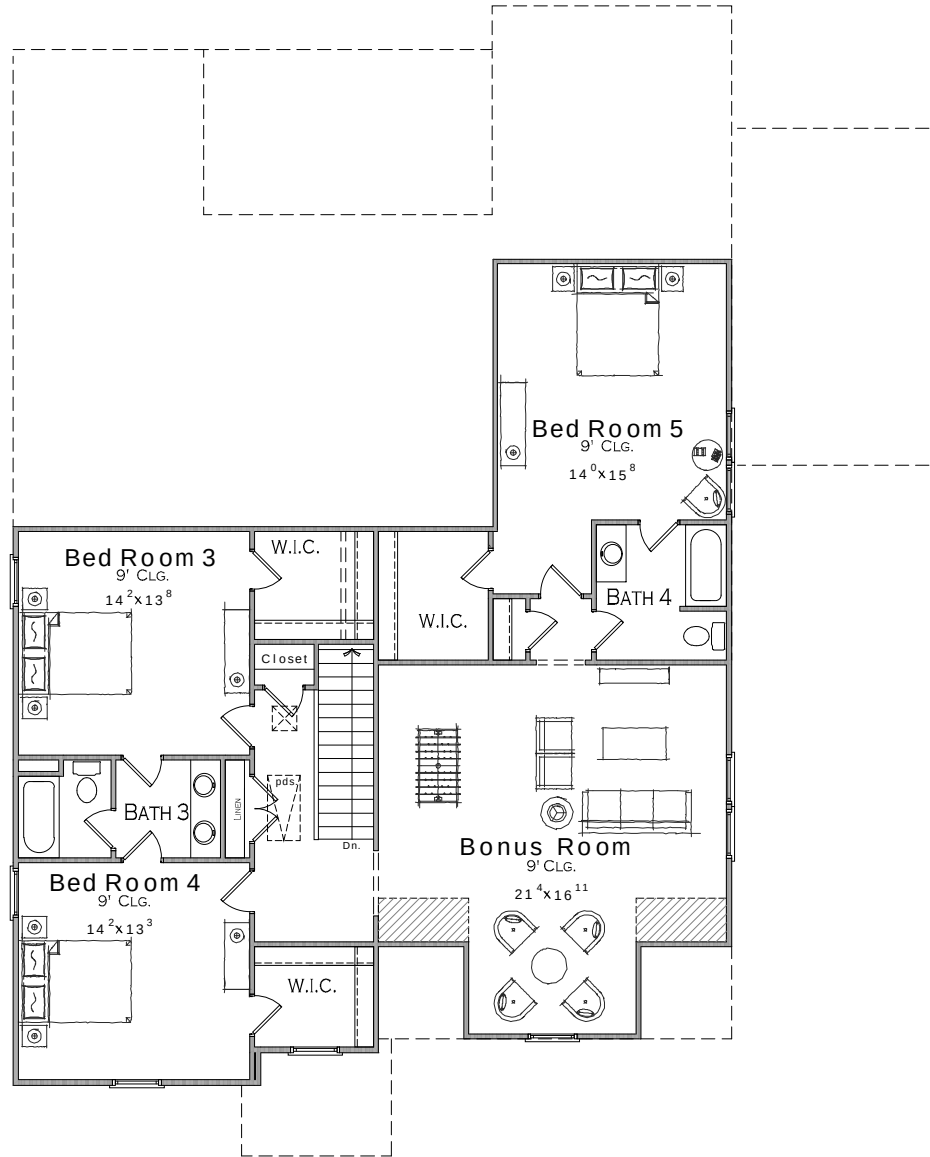
Optional 5th Bedroom	
5th BEDROOM	361 SQ.FT.
TOTAL UNDER ROOF	4,790 SQ.FT.

"The Fleetwood - V" w / Carriage Garage



Second Floor

"The Fleetwood - V" w / Carriage Garage



Second Floor
opt. 5 bed room

"The Fleetwood - V"



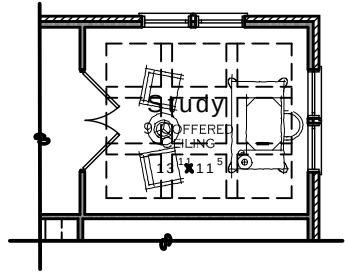
"The McCartney-BST"

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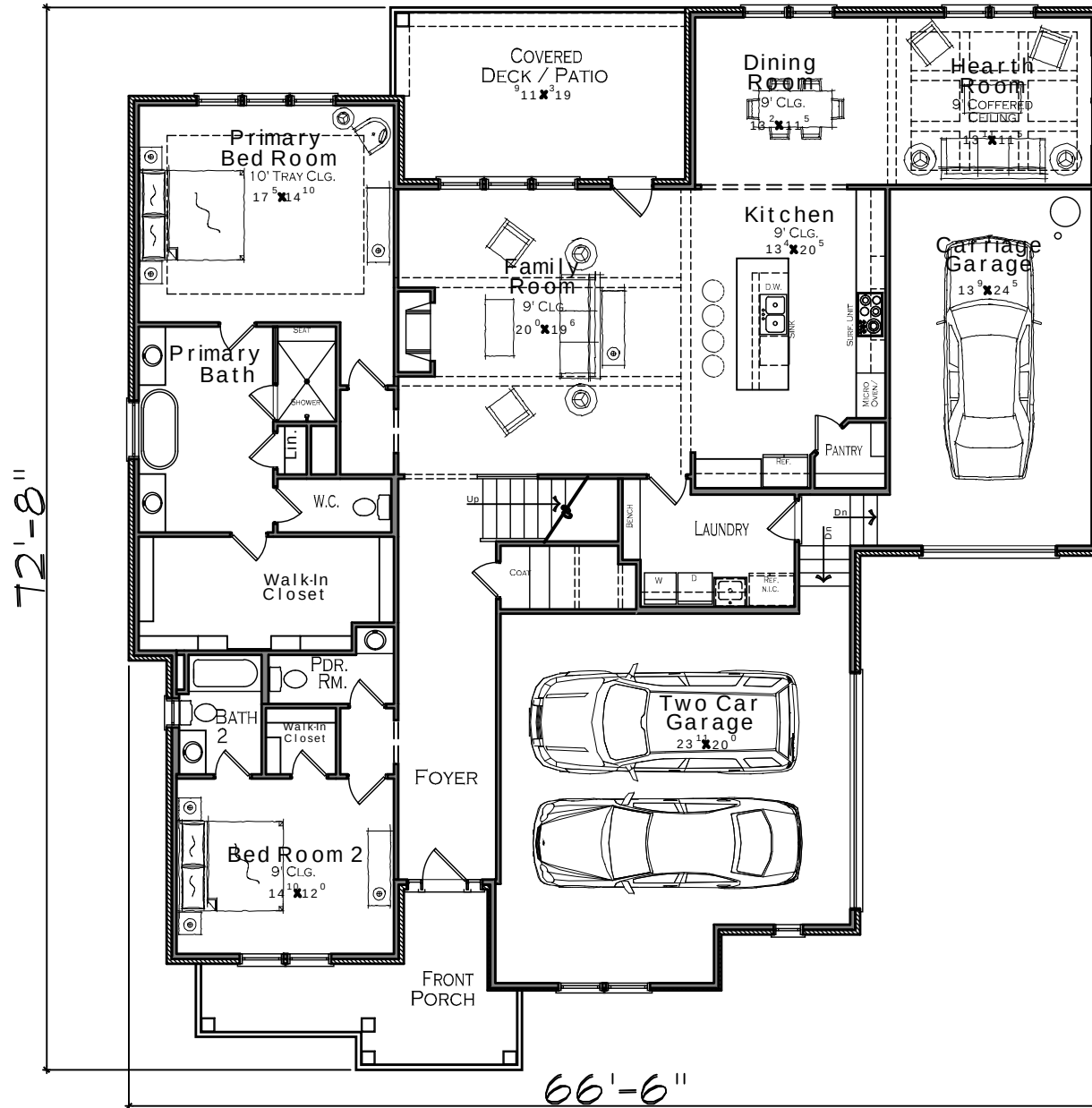
All specifications, features, equipment, landscape plans, dimensions, and prices are subject to change without notice. This is not part of a legal contract. All elevations are to be considered artist renderings and not deemed as accurate to actual plans and specifications.

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Study Option

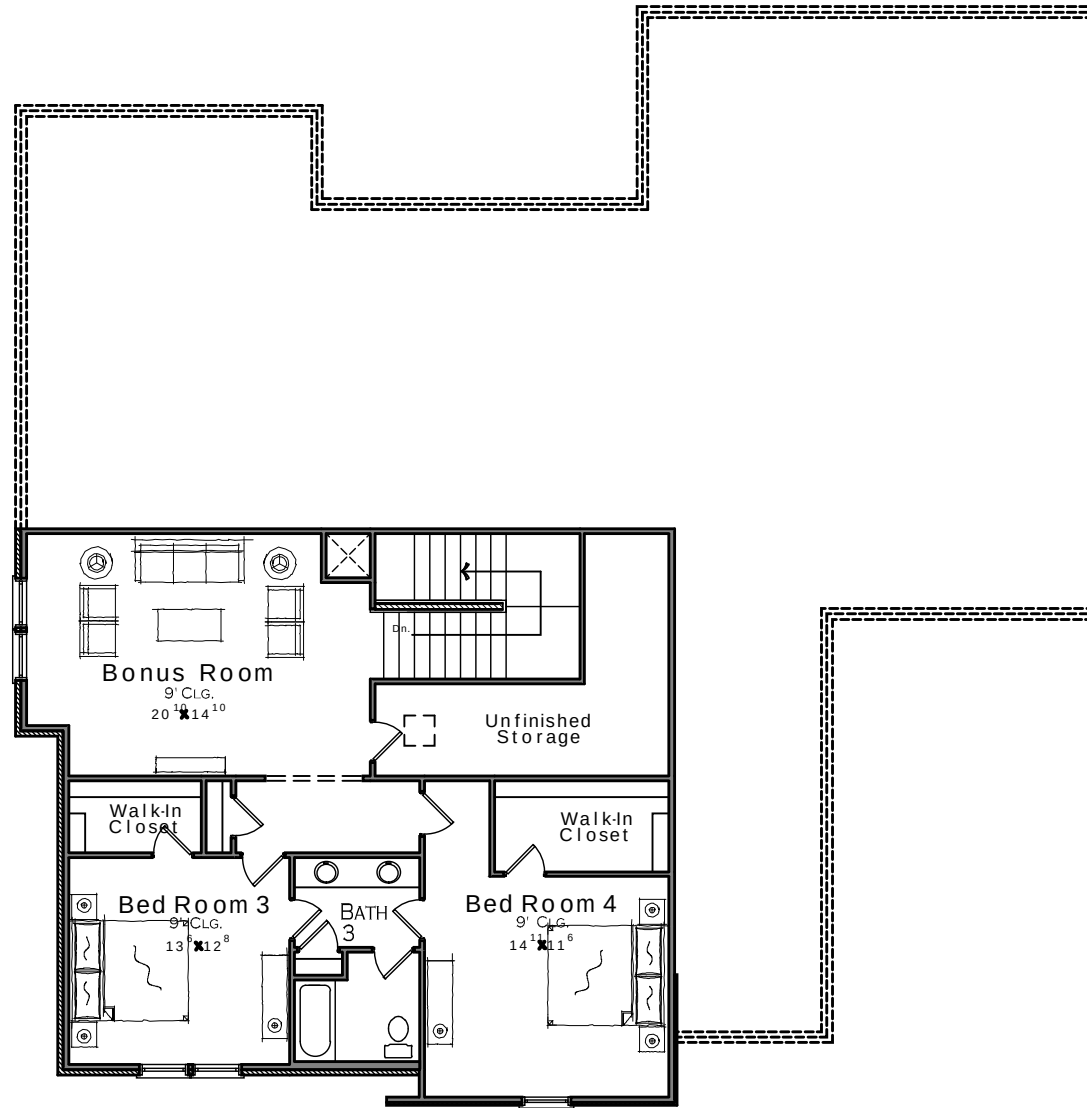


First Floor

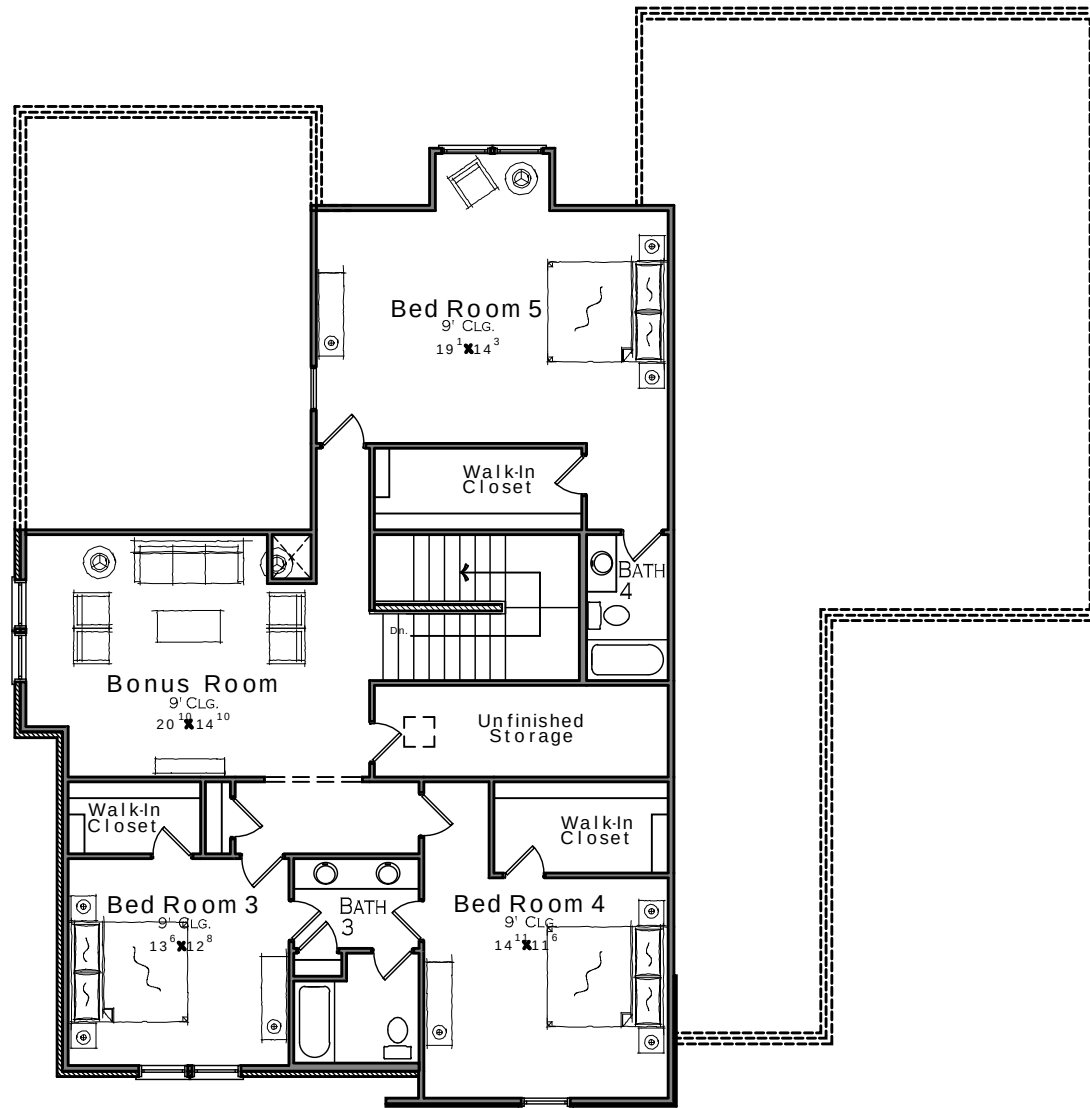
"The McCartney-BST"

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.



Second Floor "The McCartney -BST"



Second Floor - 5 Bed Room Option "The McCartney -BST"



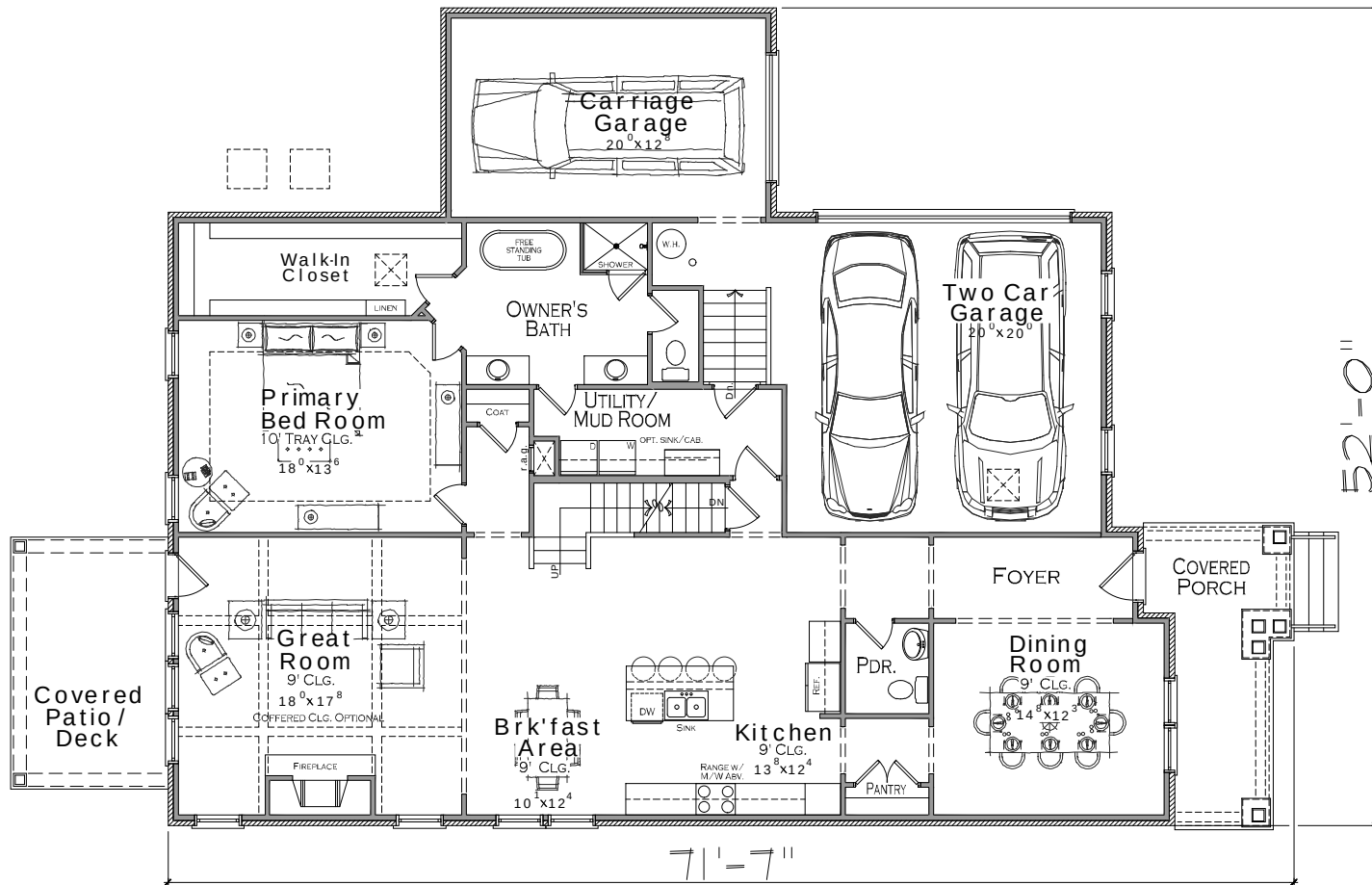
"The Styles - B"

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First Floor

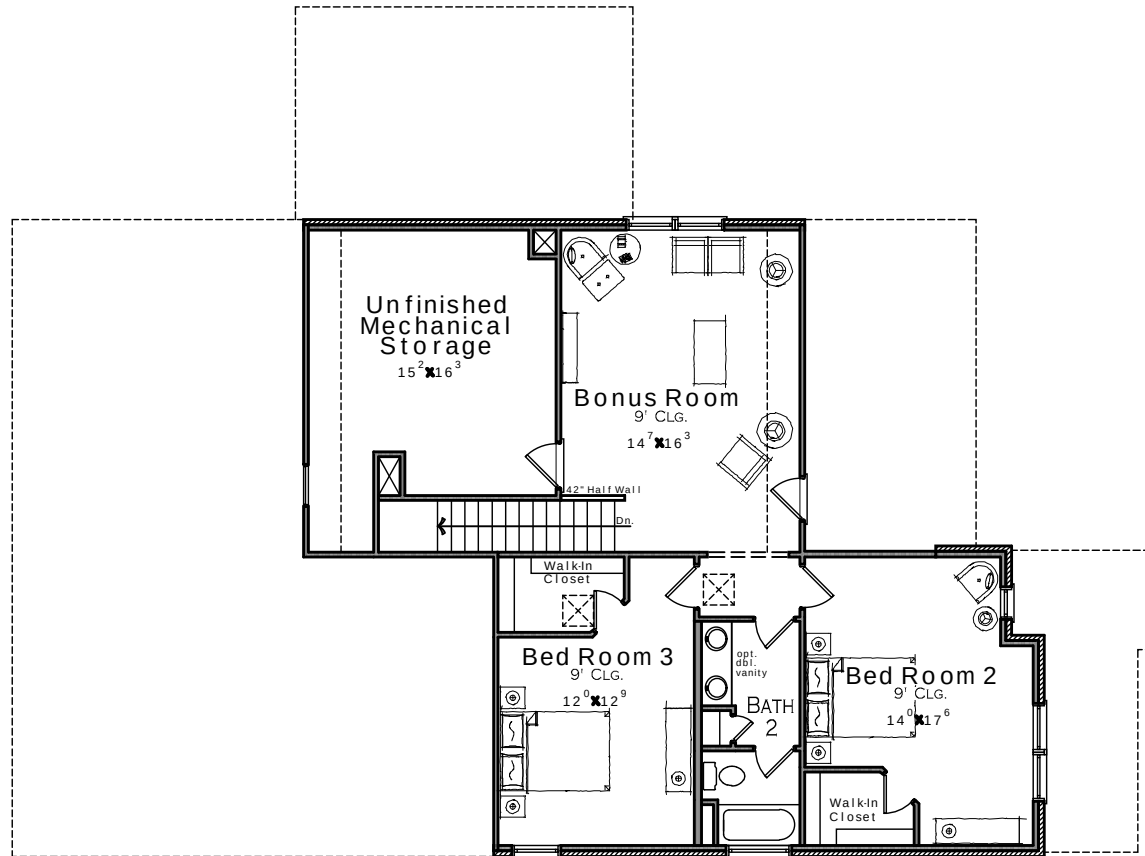
"The Styles - B"

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Second Floor

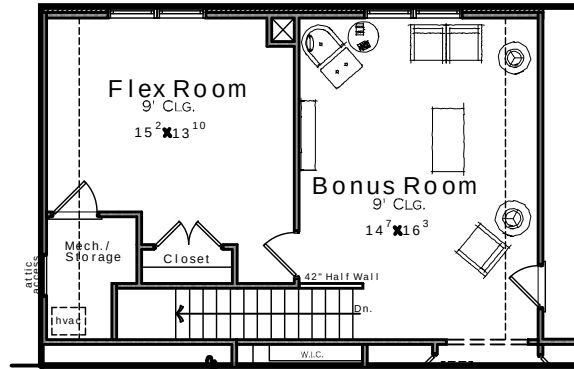
"The Styles - B"

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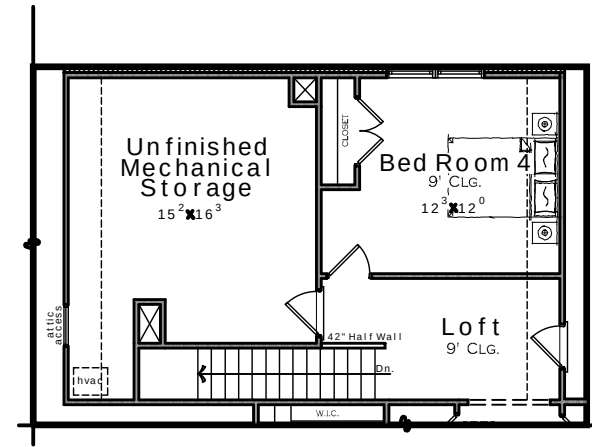
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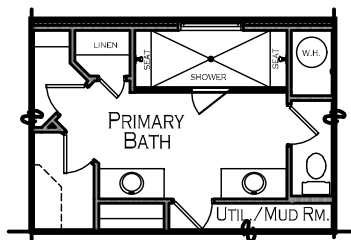
REVISED: 08-21-25



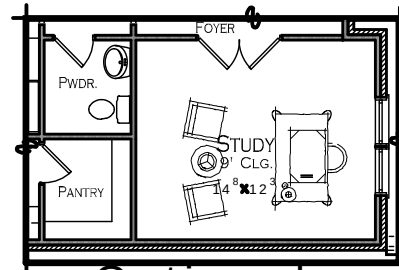
Optional
Flex Room
ADDS 233 SQ. FT.



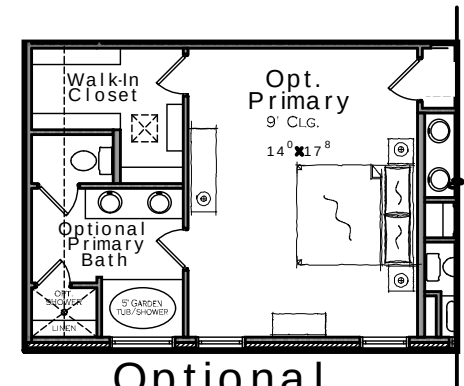
Optional
4th Bed Room



Optional
Primary bath
SUPER SHOWER OPTION



Optional
Study



Optional
Primary Up
ADDS 217 SQ. FT.

"The Styles - B"

Floor Plan Options



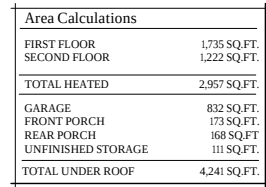
"The Whitney - BST"

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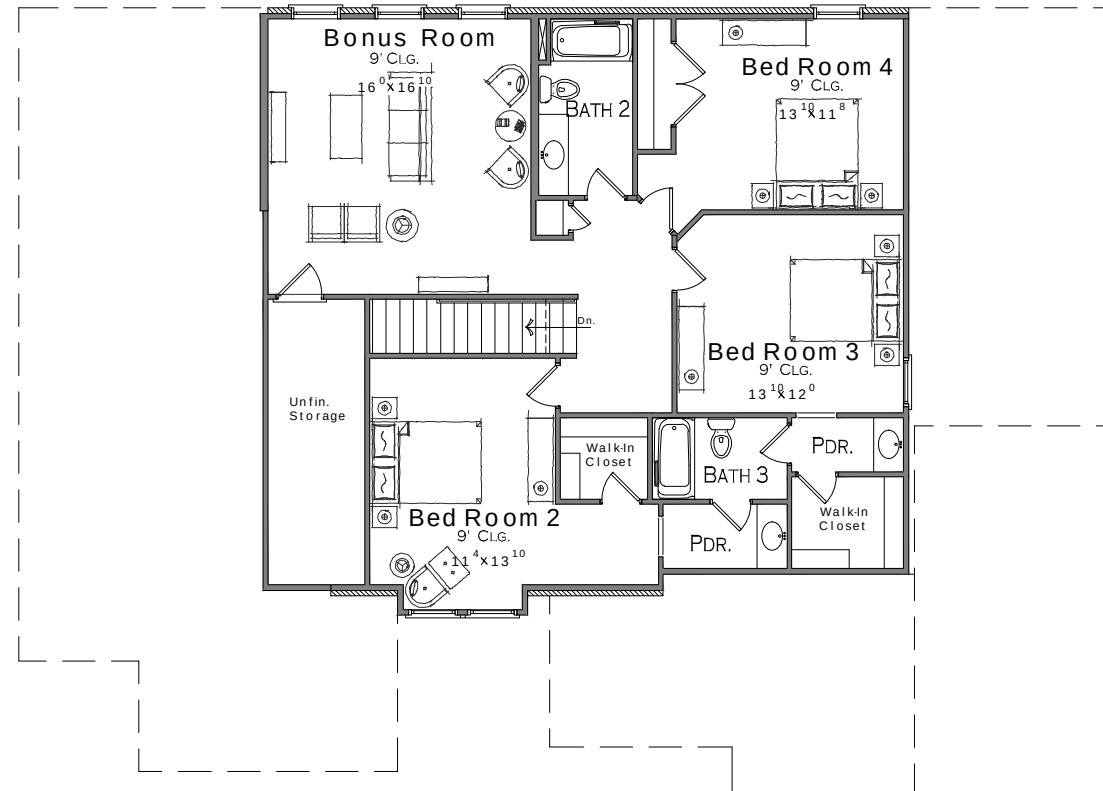
REVISED: 09-24-24



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Second Floor

"The Whitney - BST"



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 25-1297</u> A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee approving an extension to a grant contract between the City of Goodlettsville and the Tennessee Department of Environment and Conservation related to the creation of an Asset Management Plan for the City's wastewater utility. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 25-1297 Dept. of Origin: Sewer For Agenda of: November 13, 2025 Originator: Jeff McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 25-1297

SUMMARY STATEMENT:

A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee approving an extension to a grant contract between the City of Goodlettsville and the Tennessee Department of Environment and Conservation related to the creation of an Asset Management Plan for the City's wastewater utility.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 25-1297.

Resolution 25-1297

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, APPROVING AN EXTENSION TO A GRANT CONTRACT BETWEEN THE CITY OF GOODLETTSVILLE AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION RELATED TO THE CREATION OF AN ASSET MANAGEMENT PLAN FOR THE CITY'S WASTEWATER UTILITY.

WHEREAS, the City of Goodlettsville previously entered into a contract with the Tennessee Department of Environment and Conservation (TDEC) for the development of an Asset Management Plan for the City's wastewater utility system; and

WHEREAS, the creation of the Asset Management Plan is a key component of the City's long-term infrastructure management and compliance with applicable state and federal regulations; and

WHEREAS, additional time is required to complete the development and implementation of said plan due to project scheduling and coordination with the Tennessee Department of Environment and Conservation; and

WHEREAS, the Tennessee Department of Environment and Conservation has offered to extend the existing contract to allow for the continued completion of the project; and

WHEREAS, the City of Goodlettsville Board of Commissioners desires to approve the extension to said contract and authorize the City Manager to execute all necessary documents to finalize this agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. The City of Goodlettsville hereby approves a extension to the agreement between the City of Goodlettsville and the Tennessee Department of Environment and Conservation related to the development of an Asset Management referenced as "2024-11461 Asset Management Plan Grant" for the City's wastewater utility system.

SECTION 2. The City Manager is hereby authorized to execute all required documents associated with this contract extension on behalf of the City of Goodlettsville.

SECTION 3. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

Adopted: November 13, 2025

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

To: **City of Goodlettsville**
From: State Water Infrastructure Grants Team
Date: October 13, 2025
Subject: **Notification of Grant Contract Extension**

Dear **City of Goodlettsville**,

This notification is to inform you of the State Water Infrastructure Grant (SWIG) Team's intention to amend the end date of your current 2024-11461 Asset Management Plan Grant.

Key Details of the Extension:

- **New Contract End Date:** 09/30/2027
- **Terms and Conditions:** All terms and conditions of the original agreement will remain in effect unless otherwise amended in writing.
- **Reporting Requirements:** Please continue to submit progress and financial reports as scheduled. If there are any changes to reporting deadlines, we will notify you separately.

In the coming weeks, you will receive a grant contract amendment which will require signature. The SWIG team appreciates your cooperation and assistance through this process. Should you have any questions or require further assistance, please do not hesitate to reach out to ask.SRF@tn.gov.

Best regards,

The State Water Infrastructure Grants Team



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 25-1298</u> A resolution of the City of Goodlettsville, Tennessee, Board of Commissioners requesting the Tennessee Department of Transportation to evaluate further the need for sound walls along Interstate 65 within the City of Goodlettsville and to install said sound walls if they meet the minimum requirements. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 25-1298 Dept. of Origin: Administration For Agenda of: November 13, 2025 Originator: Tim Ellis Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 25-1298

SUMMARY STATEMENT:

A resolution of the City of Goodlettsville, Tennessee, Board of Commissioners requesting the Tennessee Department of Transportation to evaluate further the need for sound walls along Interstate 65 within the City of Goodlettsville and to install said sound walls if they meet the minimum requirements.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 25-1298.

RESOLUTION NO. 25-1298

A RESOLUTION OF THE CITY OF GOODLETTSVILLE, TENNESSEE, BOARD OF COMMISSIONERS REQUESTING THE TENNESSEE DEPARTMENT OF TRANSPORTATION TO EVALUATE FURTHER THE NEED FOR SOUND WALLS ALONG INTERSTATE 65 WITHIN THE CITY OF GOODLETTSVILLE AND TO INSTALL SAID SOUND WALLS IF THEY MEET THE MINIMUM REQUIREMENTS.

WHEREAS, the City of Goodlettsville is bisected by Interstate 65, a major transportation corridor that serves as a critical link for local, regional, and interstate travel; and

WHEREAS, the city recognizes the importance of this interstate to the overall transportation network and economic vitality of the region; and

WHEREAS, residential neighborhoods, schools, and parks in several areas of Goodlettsville are located in close proximity to Interstate 65, resulting in increased levels of traffic noise that adversely impacts the quality of life for residents; and

WHEREAS, the Tennessee Department of Transportation (TDOT) has established procedures for evaluating and determining eligibility for noise abatement measures, including the construction of sound walls, in accordance with federal and state guidelines; and

WHEREAS, with the recent widening of Interstate 65, certain sections of the roadway adjacent to residential areas within Goodlettsville may meet or approach the criteria for the installation of noise abatement structures; and

WHEREAS, the City of Goodlettsville Board of Commissioners desires to work collaboratively with TDOT to ensure that appropriate noise studies are conducted and that qualifying areas receive the necessary mitigation measures to protect the health, comfort, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

Section 1. The City of Goodlettsville hereby formally requests that the Tennessee Department of Transportation conduct a thorough evaluation of the need for sound walls along Interstate 65 within and adjacent to the corporate limits of the City of Goodlettsville.

Section 2. The city further requests that, should such an evaluation determine that any segment(s) meet the minimum requirements for noise abatement under TDOT and Federal Highway Administration (FHWA) standards, TDOT proceed with the planning, design, and installation of sound walls in those areas.

Section 3. The City Manager is hereby authorized to transmit a certified copy of this Resolution to the Commissioner of the Tennessee Department of Transportation and to engage in any communications necessary to support this request.

Section 4. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

Adopted: November 13, 2025

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY