

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

MONDAY DECEMBER 1, 2025 5:00 PM

- ITEM#1 Approval of December 1, 2025 Consent and Regular Agenda
- ITEM#2 Approval of November 3, 2025 Meeting Minutes
- ITEM#3 Public Forum on Planned Related Topics

CONSENT AGENDA (Items 4-8)

- ITEM#4 Ralph Estate Property, Bruce Rainey and Associates: Requests a two (2) lot minor final subdivision plat to create a 0.99-acre, and a 5.10-acre lot with a remaining 19.61-acre property at 1364 Madison Creek Road. The existing 26.9-acre property is zoned R-40, Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 140 02600 000. Property Owners: Barbara Ralph Kizer and Luwana Ralph Diane Ralph (7-25)
- ITEM#5 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2
- ITEM#6 Community Development Staff: Requests approval of 2026 Planning Commission Meeting and Plan Submittal Calendar
- ITEM#7 Rivergate Mall Redevelopment/CESO INC: Request final subdivision plat to combine eight (8) parcels totaling 56.45 acres into two (2) lots including a 44.70-acre lot and a 11.75-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614003100, 02614005200, 02614005500, 02614005600, 03402007600. The properties are zoned RC1, Regional Center Planned Unit Development High Intensity. A portion of the properties are also in the Metro Davidson County Nashville Zoning Jurisdiction. Property Owners: MRH Rivergate LLC, KDI Rivergate Mall LLC, J.C. Penny Co Inc, Penny Property Sub Holdings LLC (7-24/1-25).
- ITEM#8 Goodlettsville Public Services Staff: Requests approval of the proposed Moss - Wright Park Traffic Flow Improvements for the project grant process

REGULAR AGENDA (Items 9-13)

- ITEM#9 **(PUBLIC HEARING)** Community Development Staff: Requests adoption of the updated Comprehensive Land Use Plan
- ITEM#10 Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised master to alter the commercial uses and revise the location of residential uses on a 11.75-acre portion of the project master plan. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002800, 02614003100,

03402007600. The properties are zoned RC1, Regional Center Planned Unit Development High Intensity. Property Owners: MRH Rivergate LLC, KDI Rivergate Mall LLC, Penny Property Sub Holdings LLC (7-24/1-25).

ITEM#11 Dollar General Corporation: Requests recommendation to the Goodlettsville City Commission to close a section of the Mission Ridge Drive public road right of way.

ITEM#12 Mark Morris, Property Owner: Request approval to move in a 1,344 one family detached residential structure at 404 Bass Street for a continuation of a non-conforming residential use. The 0.19-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 01816010800.

ITEM#13 Mark Shell, Property Owner: Request approval for alternative building materials for a proposed 576 square feet accessory building at 307 Rosehill Drive. The 1.02-acre property is zoned R25, Low Density Residential and is referenced as Davidson County Tax Map/Parcel# 02507001500

DISCUSSION ITEM

-Draft Zoning Ordinance Amendment- Agricultural/Open Space Tourism Conditional Use

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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 – 615-851-2202