

**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

**CITY OF GOODLETTSVILLE
MUNICIPAL PLANNING COMMISSION
AGENDA STAFF REPORT**

MONDAY DECEMBER 1, 2025 5:00 PM

ITEM#1 Approval of December 1, 2025 Consent and Regular Agenda

STAFF NOTES:

The consent agenda items will be discussed and voted on at the same time with a single motion. The Planning Commission can decide to move an item to the regular agenda if more discussion or a separate motion and vote is requested.

MOTION OPTIONS:

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

ITEM#2 Approval of November 3, 2025 Meeting Minutes

STAFF NOTES: N/A

MOTIONS OPTIONS:

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

ITEM#3 Public Forum on Planned Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

CONSENT AGENDA (ITEMS 4-8)

-Staff Presentation of Items 4-8

-Planning Commission Discussion and Motion

MOTION OPTIONS:

1. Approval of consent agenda items (4-8) including the staff stipulations as defined which each agenda item and any additional comments or stipulations by the Planning Commission
2. Denial of the consent agenda items including defined reason
3. Deferral of the consent agenda items

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)

STAFF NOTES:

The subdivision plat is creating a 0.99-acre lot including the existing house at 1364 Madison Creek Road and an additional 5.10-acre lot from the existing 26.9-acre property/parcel. The subdivision will leave a remaining 19.61-acre property with roughly 585 feet of Madison Creek Road frontage.

STAFF STIPULATION:

1. Include area of septic field lines and Tennessee Department of Environment and Conservation (TDEC) signature approval block on the subdivision plat.

MOTION OPTIONS:

1. Approve the final subdivision plat with the defined staff stipulation since the subdivision plat meets the City's Zoning Ordinance and Subdivision Regulations requirements (*Staff Recommendation*)
2. Deny the final plat with determination by the Planning Commission during the meeting that the subdivision plat does not meet the City's Zoning Ordinance and Subdivision Regulations requirements.
3. Defer the request to include defined revisions needed to correct the subdivision plat

ITEM#5 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2

STAFF NOTES:

The developer has not requested a bond reduction. Staff requests to maintain the current bond (\$246,242) amount for the January 2026-2027 time due to the remaining cost improvements. The

project developer recently contacted the City’s Public Services Department to inspect the roadway in order to complete the final asphalt installation.

Project Status: Twelve (12) of the fifteen (15) lots are under construction or completed.

Subdivision Plat Recording Date: March 24, 2023

Current Project Bond: \$ 246, 242- performance bond- January 13, 2026 Expiration

Remaining Project Improvements:

- Final asphalt paving
- Street lighting
- Site finish grading/stabilization
- Sidewalk sections

Improvement Cost Estimate: \$ 225,000 based on original cost estimates

MOTION OPTIONS:

1. Approval of a one-year bond extension at the current bond amount of \$ 246, 242 (*Staff Recommendation*)
2. Approval of a one-year bond extension at amount determined by Planning Commission based on information provided during meeting

ITEM#6 Community Development Staff: Requests approval of 2026 Planning Commission Meeting and Plan Submittal Calendar

STAFF NOTES:

The September 2026 meeting date has been revised due to the Labor Day holiday. The plan submittal timelines are based on the City using consultant engineers to review the plans twice during the roughly five (5) week defined plan review period.

MOTION OPTIONS:

1. Approval of the proposed 2026 meeting and submittal calendar (*Staff Recommendation*)
2. Approval to include any different dates as determined by the Planning Commission

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).

STAFF NOTES:

The proposal is to combine the existing multiple properties within the 56.45-acre portion of the Rivergate Mall area into two (2) larger tracts. The City of Goodlettsville’s review is limited to the portion of the properties within Goodlettsville city limits. Metro Planning Department will also have to review and approve and sign the subdivision plats for the portion of the properties outside the Goodlettsville city limits.

STAFF STIPULATION:

1. Extend the public utility easements to the boundary of proposed Lot#2 for extension of services to the existing public mains.

MOTION OPTIONS:

1. Approve the final subdivision plat with the defined staff stipulation since the subdivision plat meets the City’s Zoning Ordinance and Subdivision Regulations requirements (***Staff Recommendation***)
2. Deny the final subdivision plat based on the determination by the Planning Commission during the meeting that the subdivision plat does not meet the City’s Zoning Ordinance and Subdivision Regulations requirements.
3. Defer the request to include defined revisions needed to correct the subdivision plat

ITEM#8 Goodlettsville Public Services Staff: Requests approval of the proposed Moss - Wright Park Traffic Flow Improvements for the project grant process.

STAFF NOTES:

The City was recently awarded a Tennessee Department of Environment and Conservation (TDEC) Local Parks and Recreation Fund (LPRF) grant in the amount \$1,129,012.00 for vehicular and pedestrian traffic flow enhancements at Moss-Wright Park. The Planning Commission’s review of the preliminary traffic flow enhancement plan is part of the grant administration process. The preliminary plan includes pedestrian and traffic improvements including internal traffic flow direction changes, drive and parking lot striping changes, and the installation of a roundabout.

MOTION OPTIONS:

1. Approval of the preliminary plan
2. Deferral to include any additional requested information

REGULAR AGENDA (Items 9-13)

ITEM#9 (PUBLIC HEARING) Community Development Staff: Requests adoption of the updated Comprehensive Land Use Plan

STAFF NOTES:

The Comprehensive Land Use Plan is available on-line at the following links.

<https://www.goodlettsville.gov/154/Plans-Studies>

<https://storymaps.arcgis.com/stories/4eebb89aa66948ca8c1a5e603568bb06>

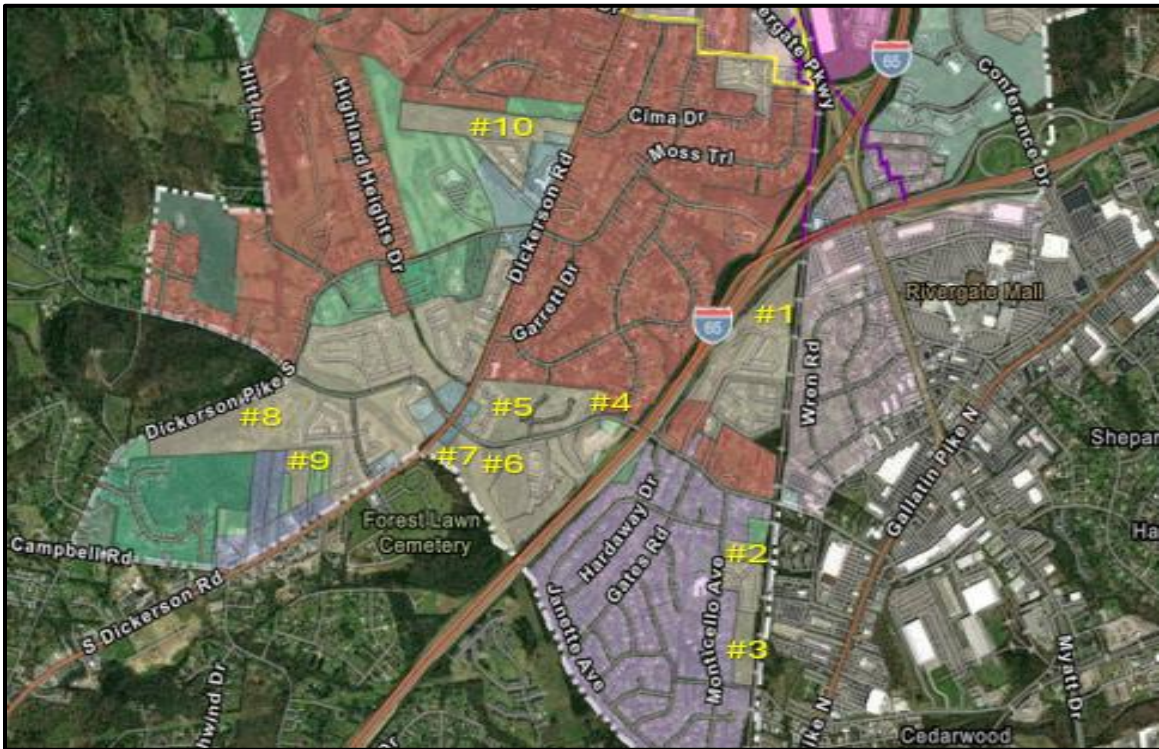
The proposed plan was revised based on the October 30th Planning Commission/City Commission study session. The residential neighborhood extension use area was removed. The residential neighborhood preservation area was amended to reference that vacant properties within the designated use area may be developed respecting the particular area use and density. The rural residential use area was amended to permit limited residential development per the LDRPUD, Low Density Residential Planned Unit Development zoning district including a maximum 1.5 units per acre density, minimum 100 feet wide residential lots, minimum twenty-five (25%) percent dedicated open space with project designs, and reduced sidewalk installation requirements.

The proposed plan does not include separate defined areas for high density residential developments. Per the proposed plan, future high density development projects would be limited to the Regional Center (Rivergate Mall and surrounding areas), Commercial Core/Town Center, North Main Corridor, and limited scale projects in the Walkable Core designated areas of the city. These areas were previously defined per amendments to the current Comprehensive Land Use Plan and Zoning Ordinance and Zoning Map amendments. The Planning Commission and City Commission discussed the following listed properties that are zoned HDRPUD, High Density Residential Planned Unit Development. The properties are proposed to be included in the residential neighborhood preservation use area. The proposed plan does not define a rezoning of the listed properties due to the locations of the properties with adjacent areas currently developed as high density residential. If the Planning Commission determines that these defined property areas should be defined to be rezoned to remove the existing high density residential zoning, then staff would recommend deferral of the plan to schedule a study session to determine the intended zoning for these property areas. Any property zoning would not impact properties with current active vested development rights.

1. 6.69 Acres- 0 Alta Loma along east side of I-65 south of Rivergate Parkway- Zoned HDRPUD, High Density Residential Planned Unit Development. No master plan or vested plan approval
2. 3.73 Acres- 1337 Monticello- Zoned HDRPUD, High Density Residential Planned Unit Development- Master Plan approval for 28 townhouse units.
Active vested development rights
3. 5.92 Acres- O West Monticello Ave- Zoned HDRPUD, High Density Residential Planned Unit Development. No master plan or vested plan approval.

4. 2.34 -Acres- O Old Ryman Way Zoned HDRPUD, High Density Residential Planned Unit Development -*Dry Creek Cottages* final master plan including recorded lots for fourteen (14)- one family and one- two (2) family- Sixteen (16) total lots. Active vested development rights.
5. 5.9 -Acres- O Dry Creek Road -Zoned HDRPUD, High Density Residential Planned Unit Development -Original Rivergate Acres master plan. No current vested rights- original master altered multiple times – limited by drainage area.
6. 5.9 -Acres- O Dry Creek Road -Zoned HDRPUD, High Density Residential Planned Unit Development -*Dry Creek Villages* master plan for thirty-seven (37) townhouse units. Active vested development rights.
7. Dry Creek Road – 2.54 Acres -Zoned HDRPUD, High Density Residential Planned Unit Development. Original Rivergate Acres master plan. No current vested rights- original master altered multiple times – limited by drainage /flood plain area
8. 31.05 Acres- 188 Dry Creek Road – Intersection of Dry Creek Road and Old Dickerson Pike. Original 2003 Dry Creek Farms master plan- seventy-two (72) multi-family units and six (6) estate size one family dwelling (house) lots. No current vested rights- original master-based zoning.
9. 1211 S. Dickerson Road- rear five (5) acres of 6.9-acre property zoned HDRPUD, High Density Residential Planned Unit Development- frontage commercial zoning and back zoned for seventy-five (75) apartment units – no current vested rights (recently expired in July). Zoning per project master plan.
10. S. Dickerson Road- 20.32-acre properties zoned HDRPUD, High Density Residential Planned Unit Development-1.2-acre frontage commercial and 117 townhouse units per the *Pine Ridge* Master Plan. Active vested development rights.

Goodlettsville Zoning Map



- Light Green/Brown- HRDPUD, High Density Residential Planned Unit Development
- Purple- R15, Medium Density Residential
- Red- R-25, Low Density Residential
- Light Green- Agricultural
- Light Blue- CPUD, Commercial Planned Unit Development
- Dark Green- LDRPUD, Low Density Residential Planned Unit Development

MOTION OPTIONS:

1. Approve the Comprehensive Land Use Plan as presented by staff
2. Approve the Comprehensive Land Use Plan including amendments determined by the Planning Commission
3. Defer the request and review additional amendments during a scheduled study session with the Planning Commission and City Commission

Staff recommendation to be provided at meeting

ITEM#10 Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised master plan 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).

STAFF NOTES:

The proposal is to amend a section of the Rivergate Mall area redevelopment plans. The proposal is to amend the commercial uses of the defined project master plan section from a 120-room hotel and 17,000 square feet of commercial uses to 87,000 square feet of commercial square footage including a 51,000 square-foot grocery retail center and smaller retail and restaurant spaces. The proposed revision also includes relocating the 340-unit apartment project approved with the phase one project master plan (Macy’s property area) to another portion of the redevelopment project. A revised master plan amendment detailing the relocated apartment project location and the project engineering site plans for this proposed area will also have to be reviewed by the Planning Commission. Staff determined the proposed amendment will not require City Commission review and approval due to the request changing the type of commercial use (hotel to retail) and relocating the future apartment project to an additional location within the project.

MOTION OPTIONS:

1. Approve the master plan amendment based on the request meeting the intention for a commercial retail space component of the mixed-use redevelopment project master plan and not altering the overall mixed use design intention of the redevelopment project
2. Deny the proposed master plan amendment if the Planning Commission determines the proposed alterations would alter the overall mixed use design intention of the redevelopment project
3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

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.

STAFF NOTES:

The request is to close off the Mission Ridge Drive public road right of way. The closed right of way section would become the property of the Dollar General Corporation. The Corporation currently owns adjacent properties and is in the process of purchasing the property referenced as 1000 North Chase Drive that fronts the right of way section. The Planning Commission and City Commission's review and any approval would be subject to the Corporation purchasing the property at 1000 North Chase Drive. The City would require the Dollar General Corporation to complete a revised subdivision plat altering the right of way area and designating utility and access easements for city and utility services.

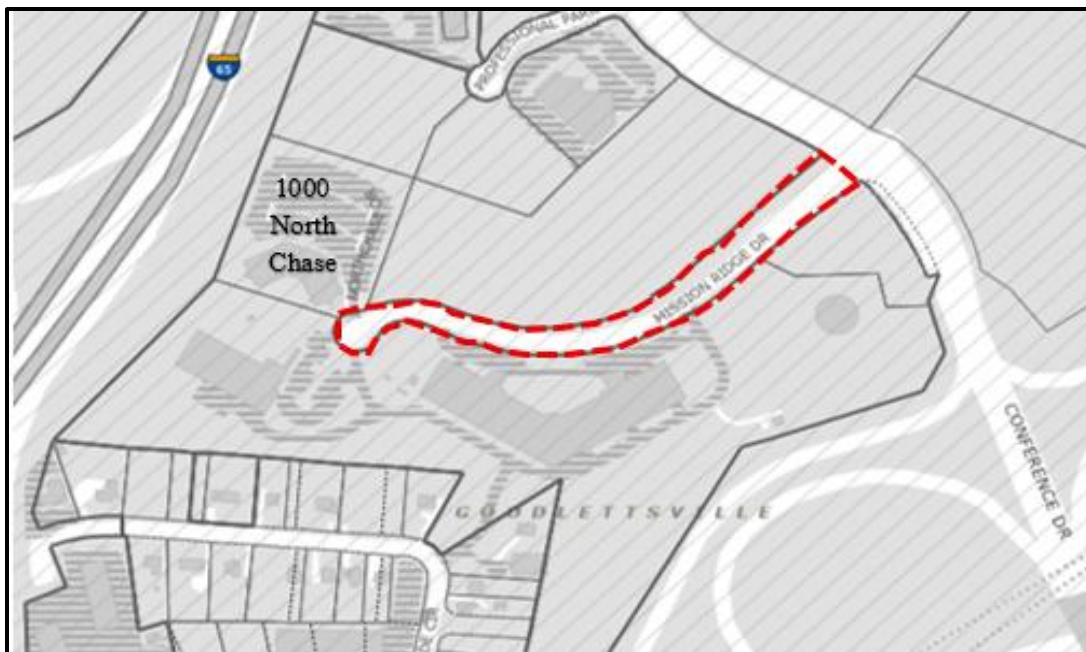
STAFF STIPULATION:

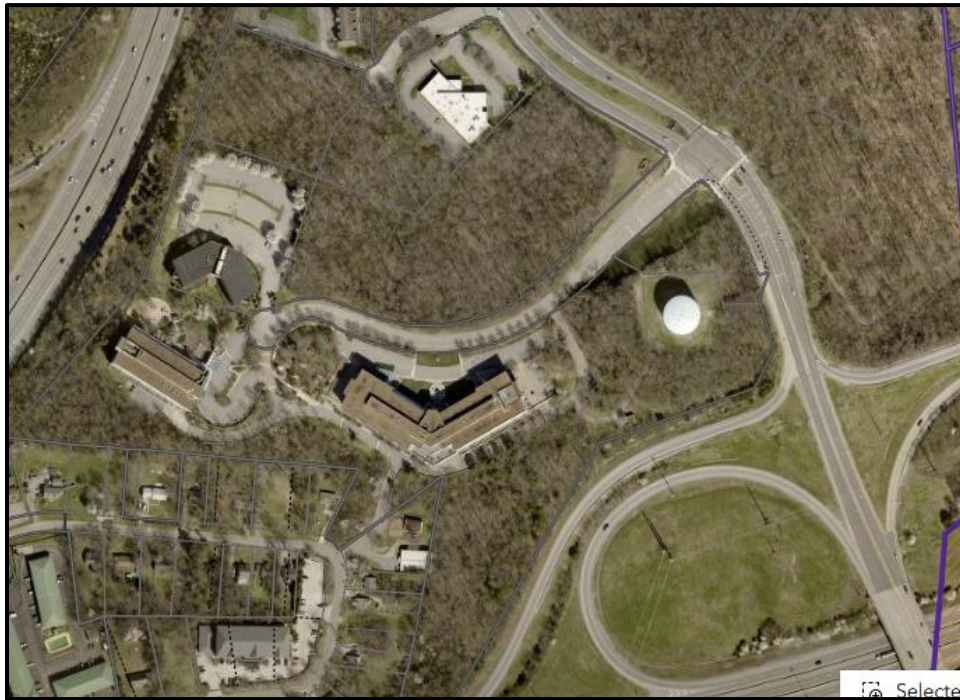
Approval is subject to the property at 1000 North Chase Drive being purchased by the Dollar General Corporation and the completion of a revised subdivision plat to include access and utility easements along the roadway

MOTION OPTIONS:

1. Recommend approval to the City Commission to approve the right of way closure and change of property ownership to the Dollar General Corporation including the staff approval stipulation
2. Recommend denial to the City Commission to deny the Mission Ridge Drive right of closure
3. Defer the request to include additional information

Staff recommendation to be provided at meeting





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.

STAFF NOTES:

The property recently contained a non-conforming one family dwelling unit (house). The property is zoned CSL, Commercial Services Limited. The house was demolished due to building conditions issues. Per the City's Zoning Ordinance non-conforming ordinance section, a non-conforming one family dwelling can be replaced within one year. The request is being reviewed per the Tennessee Code Annotated section defining the review and approval process to move in an existing residential dwelling/ house in a residential area. The state law section does not define or exclude non-conforming or conforming residential dwelling structures that are in commercial or industrial zoning uses. The Planning Commission's review and approval is required in this situation since there is not a property owners association for the properties in the adjacent area. The Planning Commission's review and approval is to ensure the consistency (age, size, and value) of the proposed relocated residential dwelling.

The request is to relocate a twenty-eight (28') x forty-eight (48') -1,344 square-foot house constructed in 1990 to replace the recently demolished one-family detached dwelling unit on the

property at 404 Bass Street. The Planning Commission reviewed a similar request from the same owner for a 1960-1,740 square-foot house at 409 Bass Street and a 1952-988-square-foot house at 404 Church Street. The 2023 Wilson County building improvement assessed value for the house was \$139,300. The City’s Board of Zoning and Sign Appeals on December 2nd are scheduled to review a setback variance request to permit reduced side setbacks from fifteen (15’) to ten (10’) feet.

New construction would provide more value for the property but since the property is a non-conforming use on a small lot in a commercial zoning district, the value of the property as a commercial use is limited, and the continuation of the non-conforming residential use is a viable use of the property.

Adjacent Residential Dwelling Unit Property Information (Age/Sq.ft/Building Improvement Value). Properties zoned CSL, Commercial Services Limited. Information per Davidson County on-line property viewer website (11-25-2025)

114 Linderberg Avenue:	1940	1,637 sq. ft.	\$ 132,900
116 Lindberg Avenue:	1926	1,500 sq. ft.	\$ 118,300
117 Lingberg Avenue:	1935	1,148 sq. ft.	\$ 90,200
118 Lingberg Avenue:	1930	1,306 sq. ft.	\$ 154,800
119 Lingberg Avenue:	1918	1,008 sq. ft.	\$ 98,400
411 Bass Street:	1910	927 sq. ft.	\$ 81,800
409 Bass Street:	1960	1,740 sq. ft.	\$ 43,300
408 Bass Street:	1928	1,130 sq. ft.	\$ 90,200
407 Bass Street:	1915	1,097 sq. ft.	\$ 89,400
406 Bass Street:	1928	876 sq. ft.	\$ 86,400
405 Bass Street:	1935	1,484 sq. ft.	\$ 80,500
403 Bass Street:	1920	966 sq. ft.	\$ 92,600
110 Depot Street	1956	1,020 sq.ft.	\$ 85,000
116 Depot Street	1920	1, 850 sq. ft.	\$ 135,400
118 Deport Street	1920	941 sq. ft.	\$ 86,100
120 Depot Street	1932	1,024 sq.ft.	\$ 83,000
404 Church Street	1952	988 sq. ft.	\$ 94,100
Average	1931	1,216 sq. ft.	

404 Bass Street:

1928

794 sq. ft.

(Demolished)

STAFF STIPULATION:

Approval contingent upon the City’s Board of Zoning and Sign Appeals approval of the request setback variance.

MOTION OPTIONS:

1. Approval with staff stipulation to permit the proposed one family dwelling unit to be moved onto the property since the proposal meets the provisions of the referenced Tennessee Code Annotated section including the proposed structure value, age, and size requirement
2. Denial to not permit the proposed one family dwelling unit to be moved on the property as determined by the Planning Commission during the meeting discussion
3. Deferral to include any additional information determined by the Planning Commission during the meeting discussion

Staff recommendation to be provided at meeting

Goodlettsville Zoning Ordinance Referenced Section:

Damage or destruction. Any commercial, industrial, **or single-family residential use** subject to the provisions of this section shall be allowed to reconstruct new facilities necessary to the conduct of such operation, provided that no destruction or rebuilding;

(i) Shall result in a change of one nonconforming use to another nonconforming use which increases the degree of nonconformity;

(ii) Shall infringe upon, or increase the extent of any infringement existing at the time of this ordinance, upon any open space, bulk and lot requirements established by this ordinance.

(iii) Shall take place only upon the zone lot(s) on which said use was operating as of the effective date of this ordinance, and shall be reconstructed within one (1) year.

Tennessee Code Annotated Referenced Sections:

13-3-502. Requirements for moving single family residence from one foundation to another.

(a) No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:

(1) The residence to be moved is consistent with the age, value, size and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than

that of the existing residences and the size of the house may be larger than that of the existing residences; and

(2) Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:

(A) The home owners' association of the development where the residence is to be moved, if a home owners' association is in existence;

(B) A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area;

(C) The regional planning commission, if a regional planning commission is in existence in the area where the residence is to be moved, and subdivision (a)(2)(A) or (a)(2)(B) does not apply;

(D) The municipal planning commission, if a municipal planning commission is in existence in the municipality where the residence is to be moved and subdivision (a)(2)(A), (a)(2)(B) or (a)(2)(C) does not apply; or

13-3-503. Consistency of residence with age, value, size and appearance of existing residences.

The residence is consistent with:

(1) The age of existing residences within the developed area of single family residences, if the residence to be moved is within ten (10) years of the average age of the existing structures within the developed area;

(2)

(A) The value of existing residences within the developed area of single family residences, if the valuation of the residence being moved appraised, prior to being moved, at a value that is at least equal to the average appraisal of the existing structures within the developed area; provided, that nothing in this subdivision (2) shall be construed to prevent the residence from exceeding the value of the existing structures. In establishing the value of existing structures, the value of modular homes located in the developed area shall not be used in arriving at the average appraisal of the existing structures;

(B) If the value of the residence, prior to being moved, appraised at a value that is at least equal to the average appraisal of the existing structures within the developed area, then it shall be presumed that the residence shall appraise at least at the same or greater value once it is moved;

(C) In obtaining approval from a governing body identified in § 13-3-502, as proof that the value of the residence or appearance of the residence is consistent with the value or appearance of the existing residences, evidence may be presented that includes photographs of the inside and outside of the residence to be moved as well as the appraised value of the residence as determined by the assessor of property, or the fair market value of the residence as determined by an independent appraiser. The proof shall be a rebuttable presumption that the value and appearance of the residence is at least equal to the value and appearance of the existing structures within the developed area. Additional documents showing intended improvements may also be presented;

(3) The size of existing residences within the developed area of single family residences, if the size of the residence being moved is at least within one hundred square feet (100 sq. ft.) of the average size of the existing structures within the developed area; provided, that nothing in this subdivision (3) shall be construed to prevent the residence from exceeding the average square

footage. In establishing the average size of existing structures, the square footage of modular homes shall not be used in making the calculations; and

(4) The appearance of existing residences within the developed area of single-family residences as determined by the body giving its approval for the single-family residence to be moved to the developed area.

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

STAFF NOTES:

The request is to permit alternative materials for a proposed 576 square feet accessory building. The City's Zoning Ordinance requires accessory buildings exceeding 504 square feet to match the primary building (house) exterior materials. The house is a primary brick building with a concrete block foundation. The owner's request is based on the proposed building location and large property size of 1.02 acres. The owner asked about the variance procedure regarding the accessory building material requirement.





MOTION OPTIONS:

1. Approve the requested alternative material metal accessory building as presented or with revised materials as determined by the Planning Commission based on the property size and rear yard grading reducing full view of proposed building
2. Deny the requested alternative material metal accessory building due to the Planning Commission’s determination in the meeting that the property does contain any site limitations
3. Defer the request to include additional information include possible revised building materials

DISCUSSION ITEM

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

The Planning Commission at the November meeting reviewed a concept for a commercial horse stable and event center on Long Hollow Pike. The property includes two (2) parcels totaling 27.4 acres. A Zoning Ordinance amendment would be required to define a conditional use review provision for the proposed use in the R40, Low Density Residential zoning district.

Draft Zoning Ordinance Review Criteria

- No such facility shall be permitted on a residential zone lot unless it contains a minimum of ten (10) acres or twenty (20) acres
- Such facilities shall be located on main streets including arterials or collector streets
- Event occupancy shall be limited to fifty (50) or 100 people

-Driveway, building and parking improvements for facilities to meet the City's Zoning Ordinance, Storm Water Ordinance, and Design Guideline requirements but the City's Planning Commission with the required site plan review process may review alternative exterior design requirements to meet a residential /agricultural building design

-Buildings shall be limited in scale with no individual building exceeding 3,000 sq. ft or 5,000 sq. ft.

-Building locations shall be a minimum of fifty (50') feet from side and rear property lines and a minimum 250 feet front setback or consistent front building setbacks with adjacent property building front setbacks

-Business owner to provide information on operating hours, types of events, security, and possible traffic control for events

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

November 3, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Commissioner Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: N/A

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sean Pfalzer (Staff), Sharon Reed (Staff), and Jenni Spivey (Staff).

Trew called the meeting to order and Barnfield offered prayer.

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

Item #2 Approval of October 6, 2025 Meeting Minutes: Wheeler made a motion to approve the minutes of the October 6, 2025 meeting, Commissioner Gilmore seconded the motion. The motion passed unanimously.

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

No one requested to speak at the meeting.

Barnfield made a motion to close the public forum, seconded by Parnell. The motion passed unanimously.

AGENDA

Item #4 301 Moss Trail, Property Owner: Requests approval to alter the property lines of the two (2) properties including 2.18 acres at 301 Moss Trail at the intersection of Moss Trail and Pleasant Green Road. If the request is approved, the subdivision plat amendment will be administered under a staff review process. The two (2) properties are referenced as Davidson County Tax Map/Parcel 02516005000 and are zoned R-25, Low Density Residential. Property Owner: Mark B Zygutis Sr.

Item Representative: Mark Zygutis, Property Owner

Staff Discussion:

- The current 2.18-acre property includes two lots/tracts including lot sixty-eight (68) of the Goodlettsville Heights Section Two (2) subdivision plat.
- The Goodlettsville Heights subdivision property at the corner of Moss Trail is 1.27 acres and the adjacent Pleasant Green Road 0.92-acre property that was created by deed is not included on a subdivision plat.
- The existing house is constructed over the property line between the two (2) lots/tracts.
- The proposal is to re-subdivide the two (2) lots and create a revised lot at the corner of Moss Trail and

Pleasant Green Road at roughly 39,200 sq. ft. (including offset due to intersection radius) or 0.90 acres to construct a new one family detached dwelling unit.

- The proposal would include the remaining 1.27 acres of property on a separate lot with the existing house.
- Since the property contains two (2) lots/tracts the proposal is not creating a new lot but altering the two (2) existing lots/tracts.
- Per the City's Subdivision Regulations, the proposed subdivision creating a 0.90-acre lot would meet the average lot size requirement of 38,768 square feet/ 0.89 acres (based on existing property dimension calculations due to multiple prior lot changes) of the Goodlettsville Heights Section Two (2) subdivision.
- The existing house would be roughly forty (40') feet from the proposed revised property line.
- The minimum side building setback per the R25, Low Density Residential zoning district is fifteen (15') feet and the minimum lot size is 25,000 square feet /0.57 acres.
- The request is to re-subdivide the two (2) existing lots/tracts and create a 0.90-acre and a 1.27-acre lot.
- The minimum new building(home) square footage required in the R25 zoning is 1,325 square feet with an attached two (2) car garage.
- The applicant's proposal would meet the requirement of the R25 zoning district for both of the proposed lots.
- Staff presented Subdivision Regulations Section: 1-108.2 Limitation on Resubdivision and Zoning Ordinance Section 14-208 (1)(iv).
- Staff Stipulation-If the request is approved, a two (2) lot subdivision plat amendment will be required to be reviewed and approved by city staff.
- Motion Option-Approve the proposed lot/tract alterations with the staff stipulation per determination by the Planning Commission that the proposed alteration meets the City's Subdivision Regulations and Zoning Ordinance Sections. (Staff Recommendation)
- Motion Option-Deny the proposed lot/tract alterations per determination by the Planning Commission that the proposed alteration does not meet the City's Subdivision Regulations and Zoning Ordinance Sections.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Zygutis discussed moving the lot line back forty (40') feet, and setbacks.
- Zygutis discussed the house size with brick exterior, driveway access and conforming with the neighborhood.
- Trew asked if the house will be facing Moss Trail or Pleasant Green Road?
- Zygutis responded it will be facing Moss Trail.
- Barnfield asked if there are any thoughts to tear down existing house and build there also?
- Zygutis responded no the existing house is beautiful and they are upgrading certain things.
- Parnell discussed subdividing lots after subdivisions have been created and would not want them to tear down the existing house but the lot they are asking to create is not in alignment with other homes.
- Parnell commented that he did not like the idea of the house being forty (40') to fifty (50') feet closer to Moss Trail than all the other houses in that alignment.
- Zygutis responded the seventy-five (75') to eighty (80') foot set back could easily be moved to one-hundred (100') feet and would like to move it back farther from Moss Trail.
- Mayor Tinnin discussed the setbacks off the back line.
- McCormick explained the one-hundred twenty (120') feet in the front and seventy-five (75') to eighty (80') feet in the front Moss Trail and the rear minimum setbacks.

-Zygutis discussed moving the South property line towards Moss Trail and they will have approximately one-hundred (100') feet in front and back from the house so the house would be in the middle.

Motion: Motion by Wheeler to approve with staff stipulation and setback additional forty (40') feet, seconded by Barnfield. The motion passed six (6) yes votes and one (1) Parnell no vote.

Item #5 Goodlettsville 56/ CLQ Land: Requests residential exterior architectural plan approval for 103 residential lots on 58.66 acres on Moncrief Avenue, McCoin Drive, and Barber Drive. The properties are referenced as Davidson County Tax Map/Parcels#025013500, 02505500, and 025005600 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owners: Dania McVicker & Last of the Loggers LLC (8-24)

Item Representative: Tyler Deaton, MI Homes

Staff Discussion:

- The Planning Commission at the November 4, 2024 meeting approved the project final master plan/construction plans with the stipulation that the applicant submit exterior building designs plans for review and approval by the Planning Commission prior to building permit issuance.
- The final master plan included a typical lot layout design including a recessed front garage design.
- The building designs will be required to include a minimum fifty (50%) percent brick and or stone on all walls including a brick and/or stone-covered building foundation and a minimum twenty-two (22') feet garage dimension.
- The additional exterior building materials per the Zoning Ordinance are permitted to include wood or cement fiber board siding, glass, split face block, or a stucco like EIFS (exterior insulation finishing system) material.
- Vinyl or metal siding is only permitted in soffits and limited accent locations.
- The project approval is per the current regulations which are the same Planned Unit Development design regulations that were in place at the time of the project preliminary and final master plan approvals.
- Staff presented Zoning Ordinance Section 14-210 (5) (xi).
- Staff Stipulation-Building designs to meet the City's Planned Unit Development minimum exterior building material design regulations, recessed front garage design per the November 2024 final master plan approval, and the minimum garage dimensions of twenty-two (22') feet. Revised building plans meeting requirements to be submitted to City staff for approval.
- Motion Option-Approve the proposed building exterior design plan with staff stipulation per determination by the Planning Commission that the proposed plans meet the City's Planned Unit Development design requirements. (Staff Recommendation)
- Motion Option-Deny the proposed building exterior designs since per determination by the Planning Commission that the proposed designs do not meet the City's Planned Unit Development design requirements.
- Motion Option-Defer the request including requests for revised designs as determined by the Planning Commission per the City's Planned Unit Development design requirements.

Planning Commission Discussion:

- Deaton commented using masonry with brick and stone provides a nice aesthetic so that it's not just one flat front.
- Deaton discussed mixing hardie and brick attracting a more move up buyer and won't be the cookie cutter community.

- Deaton discussed the proposed featured lots being greater than fifty (50%) brick and the proposed standard lots one-hundred (100%) brick on the front.
- Barnfield asked if the thirty-one (31%) is on the sides and back and the total house would be fifty (50%) brick?
- Deaton responded the total house would be thirty-one (31%) for standard lots and the featured lots higher than fifty (50%).
- Commissioner Gilmore discussed the minimum requirement of fifty (50%) brick and the price point for the homes.
- Mayor Tinnin asked if everything outside of brick is going to be hardie and no vinyl?
- Deaton responded yes, they are committing to no vinyl.
- Trew commented he thinks they should hold to the fifty (50%) requirement.
- Commissioner Gilmore commented they have the percentage standard for a reason and people speaking about more brick and less hardie and vinyl siding.
- Deaton discussed one-hundred (100%) on the featured lots and on the standard, lots remain with the current proposal.
- Trew commented we spent a lot of time on the design standards, and I can't see eighty (80%) of this development going against the regulations.
- Barnfield commented they are discussing going from fifty (50%) to seventy-five (75%), so to change this down to thirty-one (31%) would be a big step backwards with what they are proposing new January 1.

Motion: Motion by Barnfield to approve with staff stipulation and a minimum fifty (50%) brick or stone on all sides of unit, seconded by Commissioner Gilmore. The motion passed unanimously.

Item #6 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define an additional permitted commercial use (car wash) within the Interchange Overlay District specific to the I-65 Exit 98 Louisville Highway overlay area.

Item Representative: Steve McClure

Staff Discussion:

- Staff received a request for a carwash site development for the Quik Trip station out lot on Louisville Highway (31W).
- The property is within the specific Exit 98 interchange overlay area.
- The City in January 2025 amended the INT, Interchange Overlay– Exit 98 Louisville Highway/31W specific overlay.
- A Zoning Ordinance amendment would be required to permit the use.
- The Planning Commission at the December 2024 meeting recommended approval of an ordinance amendment proposal for the additional uses in the Exit 98 interchange section including limited auto service uses but the City Commission decided not to include the auto service uses with the amendment adoption.
- This amendment is proposed to only include car washes and not any auto service uses.
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the additional use in the INT Interchange Overlay for the Exit 98 -Louisville Hwy Section as presented by staff or with amendments as determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance

section as presented by staff.

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

Planning Commission Discussion:

-McClure stated the exterior will be brick, metal roof, and two (2) bays will be touchless.

-Parnell asked if this is self-served with no employees on site?

-McClure responded there will be one (1) employee on site.

-Barnfield asked about landscaping in front of the Quick Trip.

-McClure responded it will match the Quick Trip with brick and landscaping.

Motion: Motion by Barnfield to approve the request, seconded by Parnell. The motion passed unanimously.

Item #7 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-208 (1)(p) Requirements of Home Occupations to define provisions for limited on-site client/patron service.

Item Representative: Alejandra Tyler

Staff Discussion:

-Staff received a request for a home occupation with limited on-site customer service of three (3) customers a day for a spa/salon type use.

-The proposal would require an amendment to the Zoning Ordinance home occupation section.

-If approved, the amendment would permit limited customer on-site service associated with a home occupation business including spas/salon, offices, etc.

-Staff presented Zoning Ordinance Section 14-208 (1) (p), Requirements for home occupations.

-Motion Option-Recommend approval to the City Commission to amend the Zoning Ordinance section as defined by staff or with revised amendments as determined by the Planning Commission. (Staff Recommendation)

-Motion Option-Recommend denial to the City Commission to maintain the current Zoning Ordinance Regulations.

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

Planning Commission Discussion:

-Barnfield asked the board to consider issues with complaints about traffic and enforcement of the business.

-Parnell discussed handling of complaints and enforcement of home occupation violations.

-Barnfield asked McCormick if this would open up for any kind of business?

-McCormick responded it would be limited service of clients based out of the house like hair salon, notary service and not creating a lot of noise and traffic.

-Parnell discussed subdivisions that have HOA's vs subdivisions/neighborhoods without HOA's.

-Parnell discussed scenarios for Zoning Ordinance Requirements of Home Occupations.

-Tyler responded that her business is a makeup artist and facialist.

-Trew commented that there are a number of businesses along Long Hollow Pike such as barber shops, nail and hair salons who are paying taxes and substantial rent and could hurt the business owners, because it is hard to compete.

- Tyler commented she is moving from studio space into her home and she has all the licensing and permits required through Davidson County and wanting to get approval to move it to the home.
- Wheeler discussed the no sales on the premises in connection with such home occupations.
- Commissioner Gilmore commented he remembers similar conversations regarding Airbnbs in residential neighborhoods and the issues with code enforcement and this may be opening up for other businesses.

Motion: Motion by Commissioner Gilmore to deny the request, seconded by Barnfield. The motion passed six (6) yes votes and one (1) Parnell no vote.

DISCUSSION ITEMS:

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

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

Tanya Long stated she currently lives on Long Hollow Pike has a photography studio and does small events like weddings, birthday parties and dinners in the creek. Long stated this property is larger and already has stables for horses. Long stated her daughter teaches riding lessons so she would like to bring this to the property and board a few horses. Long stated she would like to continue doing dinners, small events, photography and equestrian kind of events.

Mayor Tinnin asked Long if she would live on the property.

Long responded yes, she would live in one of the houses.

Barnfield asked McCormick if they go forward with this is there a way to limit event sizes and times? McCormick responded yes this would be one of those issues we would want to do a conditional use through the Board of Zoning and Appeals for the public notice process.

Wheeler commented she lives in the neighborhood and would like to know the size of the equestrian events, whether there will be lighting, the time of the events day or night, how accessible alcohol will be and other kinds of concessions.

Long discussed equestrian events, time and size of the events, other events like dinners and weddings, photography, parking and access roads for the property.

Trew stated we heard from one resident last month that is not for this, since this is a discussion item what is the next step?

McCormick responded it requires a Zoning Ordinance amendment coming back before this board.

Parnell stated he would like to see the property look similar to the way it does today in the future and would like to know that part of the process is not to turn it into commercial property but to keep it the way it is and utilize it so that other people can enjoy it like they have for decades.

Long stated her intention is to keep the property the way it is because it's beautiful and everything she plans to do with it as a photographer will just use the natural resources. Long stated she wants to go forward with requesting a Zoning Ordinance amendment.

-Comprehensive Plan Amendment Process – December 1st Planning Commission adoption.

With no further business, the meeting was adjourned at 6:35 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

DRAFT

PLAT CONTAINS - 42,956.40 S.F.±
(0.99 ACRES±)

NOTES:

1. NORTH BASED ON THE TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY IS SHOWN AS PART OF PARCEL 026.00 ON SUMNER COUNTY PROPERTY MAP 140.
3. BEING THE SAME PROPERTY CONVEYED TO MARY LOUISE AND DAVID E. RALPH, ETVR BY DEED OF RECORD D.B. 403, PG 157, R.O.S.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0381H, DATED 2-26-2021, THIS PROPERTY LIES IN A FLOOD HAZARD ZONE "AE" AND "X".
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
6. THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDABLE LOT AS SHOWN FROM THE PARENT PARCEL 026.00.
7. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. PROPERTY IS ZONED R40.
9. [XXX] INDICATES ADDRESS. ASSIGNED BY SUMNER E-911
10. ALL DRIVEWAYS AND DRIVEWAY CULVERTS SHALL BE INSTALLED MEETING THE CITY OF GOODLETTSVILLE STREET STANDARD REQUIREMENTS.



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW



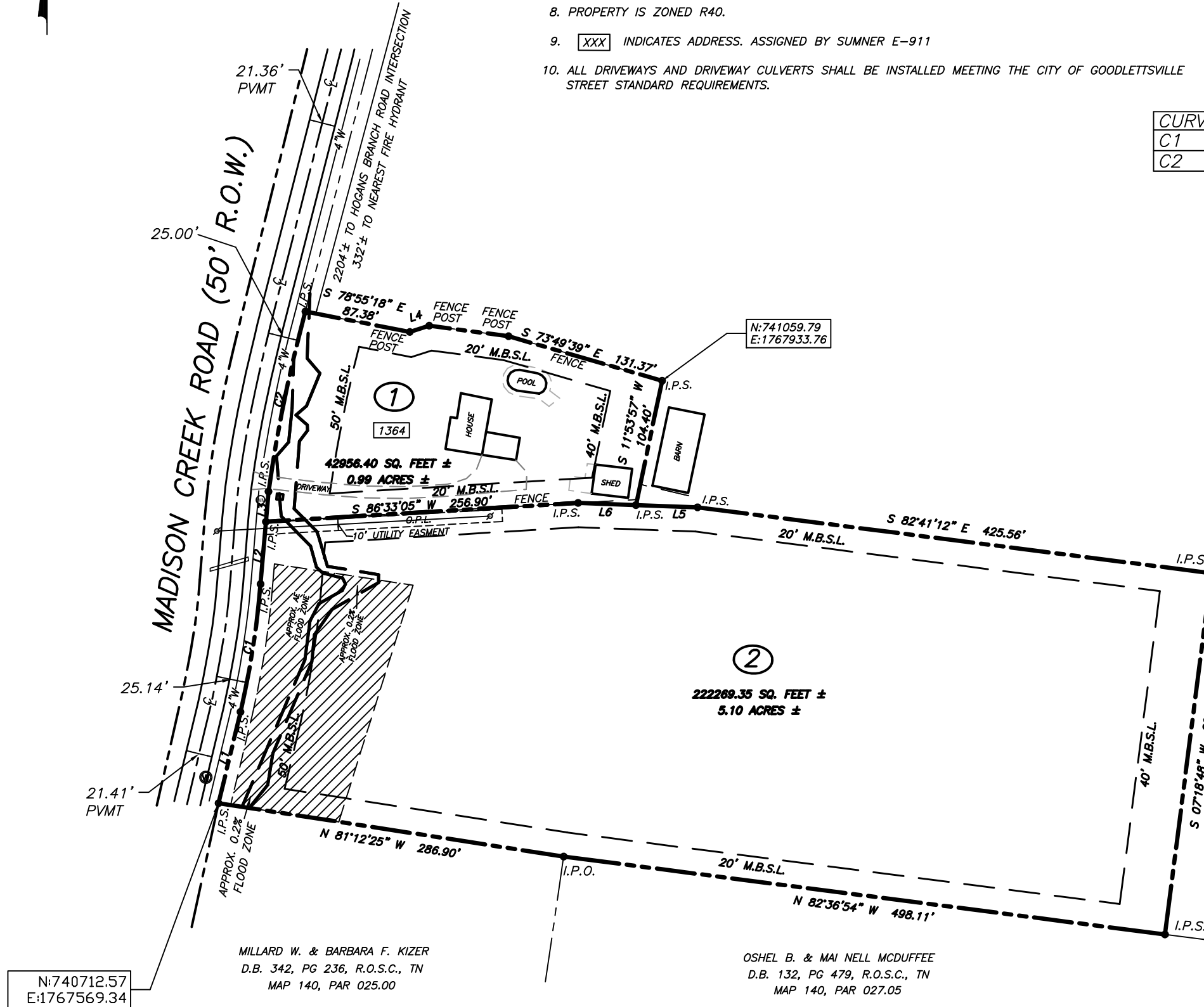
LOCATION MAP
N.T.S.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.60'	106.48'	8°24'28"	N 08°54'34" E	106.38'
C2	1221.85'	151.11'	7°05'10"	N 11°34'23" E	151.01'

LINE	BEARING	DISTANCE
L1	N 13°31'48" E	77.18'
L2	N 04°54'39" E	51.41'
L3	N 04°54'39" E	24.90'
L4	N 72°08'57" E	16.79'
L5	S 87°53'31" E	50.64'
L6	N 87°53'31" W	47.56'

LEGEND	
	WATER METER
	BOUNDARY LINE
	LOT LINE (ADJACENT)
	POWER POLE
	6"W WATER LINE
	IRON PIN (NEW)
	20' P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
	40' M.B.S.L. MINIMUM BUILDING SETBACK LINE

BARBARA FAYE RALPH KISER AND
LUWANA DIANE RALPH
R.B. 6207, PG 729-734, R.O.S.C., TN
MAP 140 PAR. 026.00
ZONING: R40
19.61 ACRES± REMAINING



FINAL PLAT
OF
**RALPH ESTATE
PROPERTY**

PROPERTY LOCATED ON MADISON CREEK ROAD IN GOODLETTSVILLE
6th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 05, 2025

SCALE : 1" = 100'

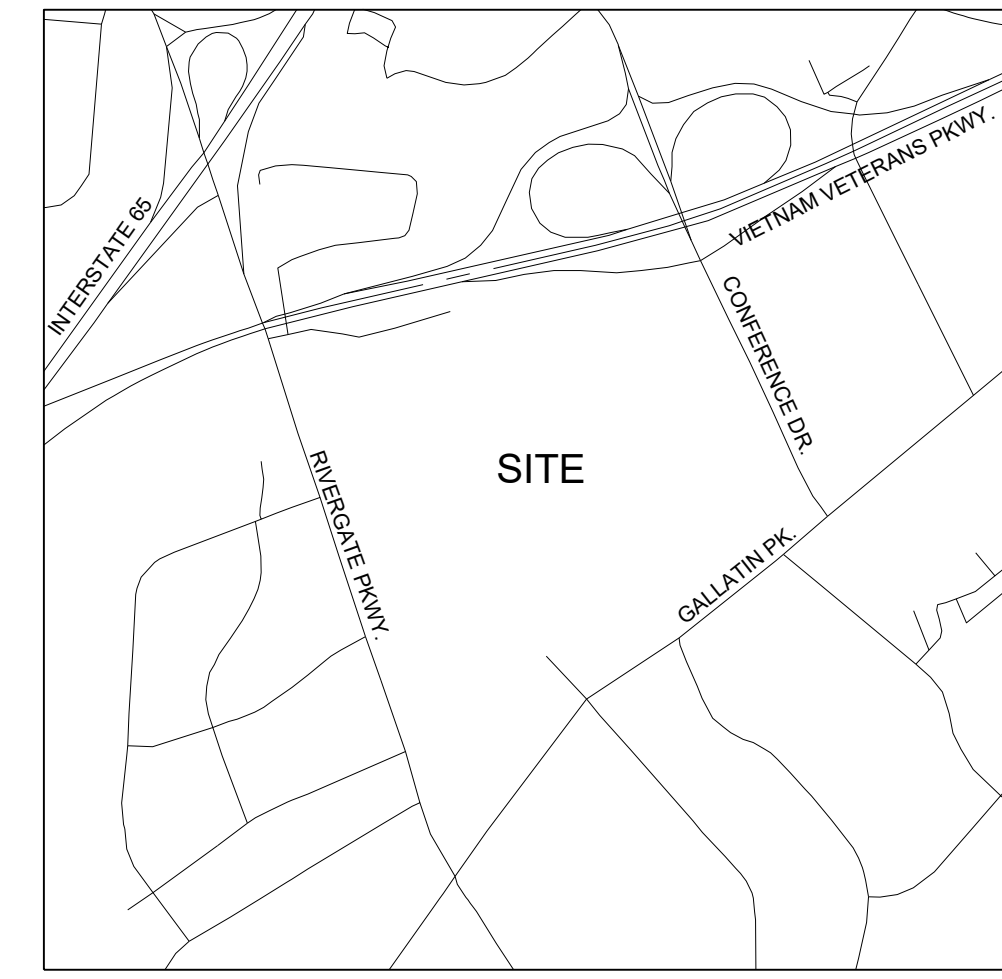
OWNER:
BARBARA RALPH KISER AND LUWANA RALPH
1364 MADISON CREEK ROAD
GOODLETTSVILLE, TN 37072-8455



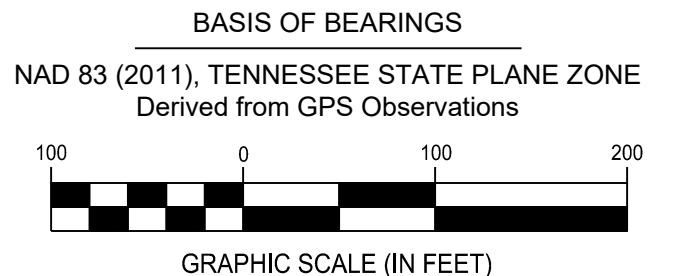
CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF ACCURACY	APPROVAL OF UTILITY SYSTEMS	APPROVAL OF STREETS	APPROVAL FOR RECORDING	RECORD
<p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number <u>R.B. 6207, P.G. 729-734</u> R.O.S.C., TN, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.</p> <p>DATE : _____ OWNER : <u>BARBARA FAYE RALPH KISER</u></p> <p>DATE : _____ OWNER : <u>LUWANA DIANE RALPH</u></p>	<p>I hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those regulations. This is a category 1 Land Survey and the ratio of precision of the unadjusted is equal to or greater than 1:10,000.</p> <p></p> <p>REGISTERED SURVEYOR</p>	<p>I hereby certify that the water/sewer systems outlined or indicated on the final subdivision plat entitled <u>RALPH ESTATE PROPERTY</u> have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.</p> <p>WATER SYSTEM: _____ Date _____ Name, Title, And Agency of authorized Approved Agent</p>	<p>I hereby certify (1) that all designated public streets on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Goodlettsville subdivision regulations, or (2) that a performance bond or other surety had been posted with the planning</p> <p>DIRECTOR OF PUBLIC WORKS</p>	<p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville subdivision regulations, with the exception of such variances, if any, as noted in the minutes of the Planning commission and that it has been approved for recording in the office of the County Register.</p> <p>DATE: _____</p> <p>Secretary, Planning Commission</p>	<p>Recorded _____, 2025 in Book _____, Page _____ of the Register's Office, Sumner County, TN.</p> <p></p> <p>LAND DEVELOPMENT CONSULTANTS 900 S. BROADWAY ST., P.O. BOX 429 PORTLAND, TN 37148 Phone 615-822-0012 Email request@bruceraineyandassociates.com</p> <p>JOB# 240325</p>



216 Centerville Dr., Suite 150
 Brentwood, TN 37027
 Phone: 615.928.5120 Fax: 888.208.4826



VICINITY MAP
(N.T.S.)



Special Utilities & Easements Note:
 All existing Utilities and Easements are to remain in place (as shown). This Plat does not alter or abandon any existing Utilities, Utility Services, Utility Infrastructure, nor any existing Easements for Utilities, Drainage, or Access, etc. All of these items will be addressed during the ongoing Design Process and will not be finalized until approved by the Agency's having jurisdiction. Future Plats will address Existing & Proposed Utilities and Easements for these Lots.

Line #	Direction	Length
L1	N18° 33' 53"W	50.07'
L2	S84° 53' 07"W	0.33'
L3	N15° 40' 00"E	27.44'
L4	S71° 26' 07"W	34.88'
L5	N18° 33' 53"W	44.29'
L6	N27° 38' 53"W	32.51'
L7	N27° 38' 53"W	18.09'
L8	N41° 01' 32"E	7.38'
L9	N74° 09' 04"E	43.47'
L10	N74° 14' 44"E	82.51'
L11	N74° 31' 01"E	50.50'
L12	N74° 31' 19"E	73.43'
L13	N74° 23' 47"E	58.61'
L14	N83° 46' 03"E	75.93'
L15	N74° 35' 45"E	34.66'
L16	N74° 37' 23"E	69.05'
L17	N74° 17' 29"E	67.54'
L18	N74° 20' 07"E	4.43'
L19	N74° 29' 27"W	10.00'

2
 Area: 511,641 sq.ft.±
 or 11.746 Ac.

1
 Area: 1,947,479 sq.ft.±
 or 44.708 Ac.±

Curve	Delta Angle	Radius	Arc Length	Chord
C1	25° 05' 25"	1149.70'	503.46'	S87° 19' 56"E, 499.45'
C2	93° 36' 19"	5.00'	8.17'	S69° 04' 00"E, 7.29'
C3	75° 49' 56"	125.00'	165.44'	S77° 44' 12"E, 153.63'
C4	75° 49' 51"	100.00'	132.35'	N77° 44' 18"W, 122.90'
C5	20° 32' 14"	90.00'	32.26'	S74° 37' 00"W, 32.09'
C6	80° 39' 12"	30.00'	42.23'	S44° 33' 59"W, 38.83'
C7	53° 28' 34"	330.00'	308.00'	S30° 58' 40"W, 296.94'
C8	37° 45' 57"	343.00'	226.09'	N55° 34' 27"W, 222.01'
C9	59° 35' 25"	25.00'	26.00'	N11° 13' 49"E, 24.84'
C10	33° 07' 32"	25.00'	14.45'	N57° 35' 18"E, 14.25'
C11	34° 04' 34"	170.50'	101.40'	S1° 31' 44"E, 99.92'
C12	34° 05' 28"	160.50'	95.50'	S32° 33' 17"W, 94.10'
C13	21° 49' 58"	134.50'	51.25'	S60° 31' 00"W, 50.94'

Lot #	SF (+/-)	AC (+/-)
Lot 1	1,947,479	44.708
Lot 2	511,641	11.746
Total Area	2,459,120	56.454

TOPOGRAPHIC LEGEND

	Fire Hydrant		Sanitary Manhole
	Water Valve		
	Gas Line		Water Line
	Underground Electric		Storm Sewer
	Sanitary Sewer		

SURVEY LEGEND

	5/8" Iron Pin Set w/cap CESO, Inc
	Iron Pin Found
	PK Nail/Mag Nail Found

Consolidation Plat

Revisions / Submissions	Description	Date
1	Addressed Comments	11/20/2025

Project Number: 766283
 Scale: 1" = 100'
 Drawn By: jkK
 Checked By: jkK
 Date: November 20, 2025
 Issue: Resubmittal

Drawing Title:
Consolidation Plat

UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Owner's Certificate

I/We hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instruments No. 2026 _____ Register's Office for Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County, Tennessee.

Name: _____
 (Merus - Parcel ID #02614002400)
 and
 (Merus - Parcel ID #02614002600)
 and
 (Merus - Parcel ID #02614002800)
 and
 (Merus - Parcel ID #02614003100)
 and
 (Merus - Parcel ID #02614005200)
 and
 (Merus - Parcel ID #02614005500)
 and
 (Merus - Parcel ID #02614005600)
 and
 (Merus - Parcel ID #03402007600)

By: _____ Date _____

Print: _____

Title: _____

Certificate of Approval of Water Systems

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled: "CONSOLIDATION PLAT - RIVERGATE MALL REDEVELOPMENT" has/have been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

 Cynthia H. Ellis, General Manager Date
 Madison Suburban Utility District

Certificate of Approval of Sewer Systems

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled: "CONSOLIDATION PLAT - RIVERGATE MALL REDEVELOPMENT" have been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

 Sewer Superintendent Date
 Goodlettsville Public Works

Commissions Approval

Approved by the City of Goodlettsville Planning Commission of Davidson County, Tennessee.
 (Portions located in City of Goodlettsville)

 R. Addom McCormick, Secretary Date
 Goodlettsville Planning Commission

Commissions Approval

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.
 (Portions located in Metropolitan Nashville).

 Secretary Date
 Metropolitan Planning Commission

SURVEYOR NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING PARCELS: PID #02614002400, PID #02614002600, PID #02614002800, PID #02614003100, PID #02614005200, PID #02614005500, PID #02614005600, & PID #03402007600 AND CREATE TWO (2) LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. PROPERTY IS ZONED RC-1 WITHIN THE JURISDICTION OF THE CITY OF GOODLETTSVILLE, TENNESSEE. PROPERTY IS ZONED SP (SPECIAL PLAN PER METRO ORDINANCE BL2025-805) WITHIN THE JURISDICTION OF METROPOLITAN NASHVILLE, TENNESSEE.
4. THE UTILITIES SHOWN ARE LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS SUPPLIED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE FOR UTILITY LINES OR SERVICE LOCATIONS ON PRIVATE PROPERTY. CESO RECOMMENDS CONTRACTING A PRIVATE UNDERGROUND UTILITY LOCATION SERVICE.
5. PARCEL IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47037C0137K, EFFECTIVE DATE: 6/20/2024 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
6. ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE No. 78-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS WITHIN METRO'S JURISDICTION.
7. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
8. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN METRO'S JURISDICTION.
9. SETBACKS PER APPROVED GOODLETTSVILLE MASTER PLAN AND METRO ORDINANCE BL2025-805.
10. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER APPROVED GOODLETTSVILLE MASTER PLAN AND METRO ORDINANCE BL2025-805.
11. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
12. LOT 1 AND LOT 2 SHOWN HEREON ARE TO BE SERVED BY MADISON SUBURBAN UTILITY DISTRICT FOR WATER AND THE CITY OF GOODLETTSVILLE FOR SANITARY SEWER.
13. THE INTERIOR LOT LINES OF THE EXISTING PARCELS WILL BE ABANDONED BY THE RECORDING OF THIS PLAT.

Surveyor's Certificate

I/We hereby certify that to the best of my (our) knowledge and belief the hereon shown subdivision plat represents a Category I Survey having an unadjusted Ratio of Precision greater than 1:10,000 and is true and correct. Approved Monuments have been/will be placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

 Jeff K. Kimbro, PLS., SFS Date
 Tennessee License No. 1756
 CESO, Inc.
 216 Centerview Drive, Suite 150
 Brentwood, Tennessee 37027
 (615) 928-5120
 jeff.kimbro@cesoinc.com



Consolidation Plat

RIVERGATE MALL REDEVELOPMENT
 1000 Rivergate Pkwy
 Goodlettsville, TN 37072

Revisions / Submissions		
ID	Description	Date
1	Addressed Comments.	11/20/2025

Project Number: 766283
 Scale: N/A
 Drawn By: jkK
 Checked By: jkK
 Date: November 20, 2025
 Issue: Resubmittal

Drawing Title:
Consolidation Plat



Media Contact:

Mary Laine Hucks
Director of Communications
mlhucks@goodlettsville.gov
615.851.3211

For Immediate Release

City of Goodlettsville receives a \$1.1 million grant for vehicular and pedestrian traffic flow enhancements at Moss-Wright Park

GOODLETTSVILLE, TN, July 16, 2025 – Tennessee Governor Bill Lee and the Tennessee Department of Environment and Conservation (TDEC) recently announced that the City of Goodlettsville has been awarded a Local Parks and Recreation Fund (LPRF) grant in the amount \$1,129,012.00 for vehicular and pedestrian traffic flow enhancements at Moss-Wright Park.

“Our quality of life is deeply connected to the health and functionality of our parks,” said Sarah Jennings, Director of Public Services. These improvements to walkability and traffic flow are investments in the future of our park — creating a safer, more welcoming environment that supports a vibrant, connected, and sustainable community for years to come.”

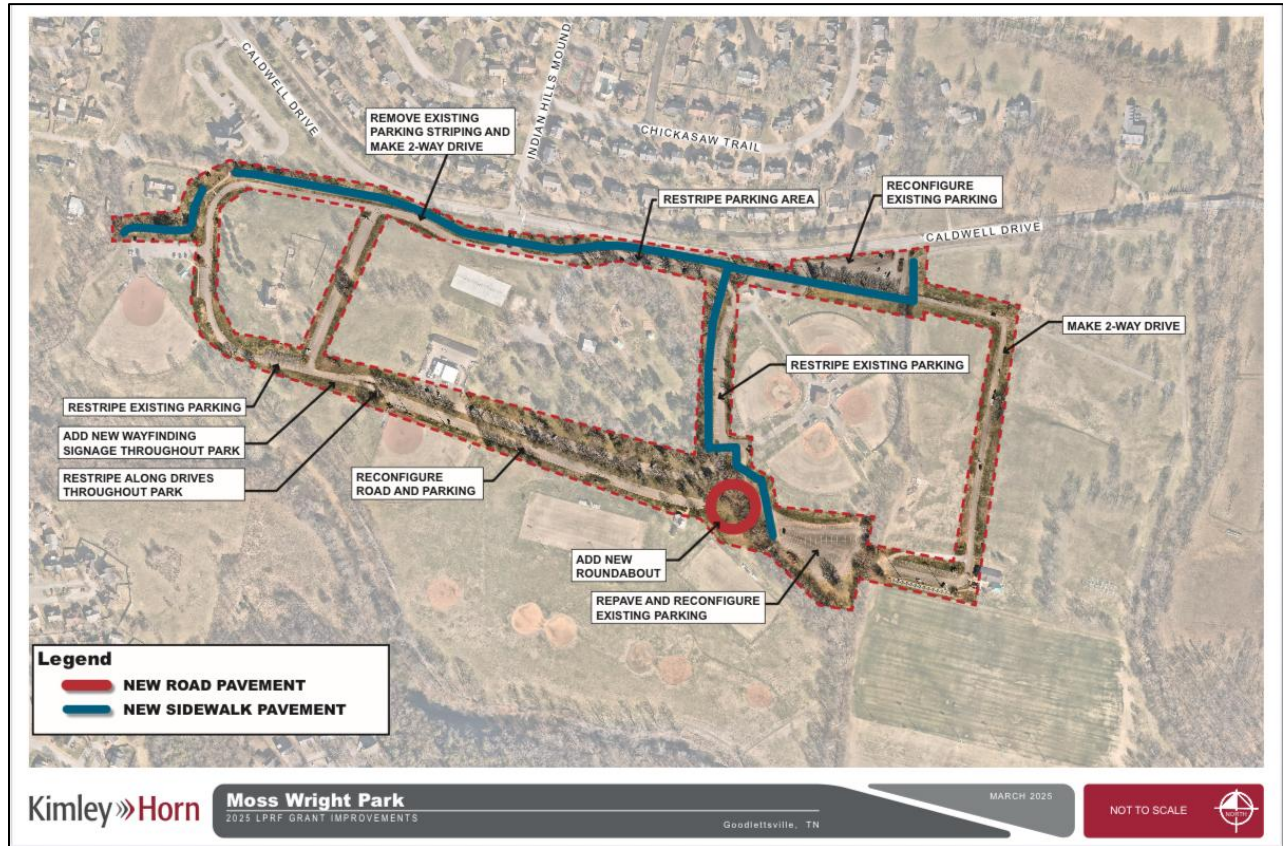
“The tireless efforts of our Board of Commissioners, elected state representatives, and staff to enhance the quality of life for our residents are clearly reflected in the work that led to securing this grant,” said City Manager Tim Ellis. “We are thrilled to learn that we’ve been selected to receive the 2025 LPRF Grant.”

The City of Goodlettsville is one of 21 recipients of LPRF grants, which will be distributed throughout Tennessee. The LPRF grants are designed to enhance and expand outstanding recreational projects such as parks, community centers, ball fields, and playgrounds, and they are administered through the Tennessee Department of Environment and Conservation (TDEC). The 2025 LPRF grants awarded, along with two other outdoor recreation grant categories, total \$22 million across 31 communities throughout the state.

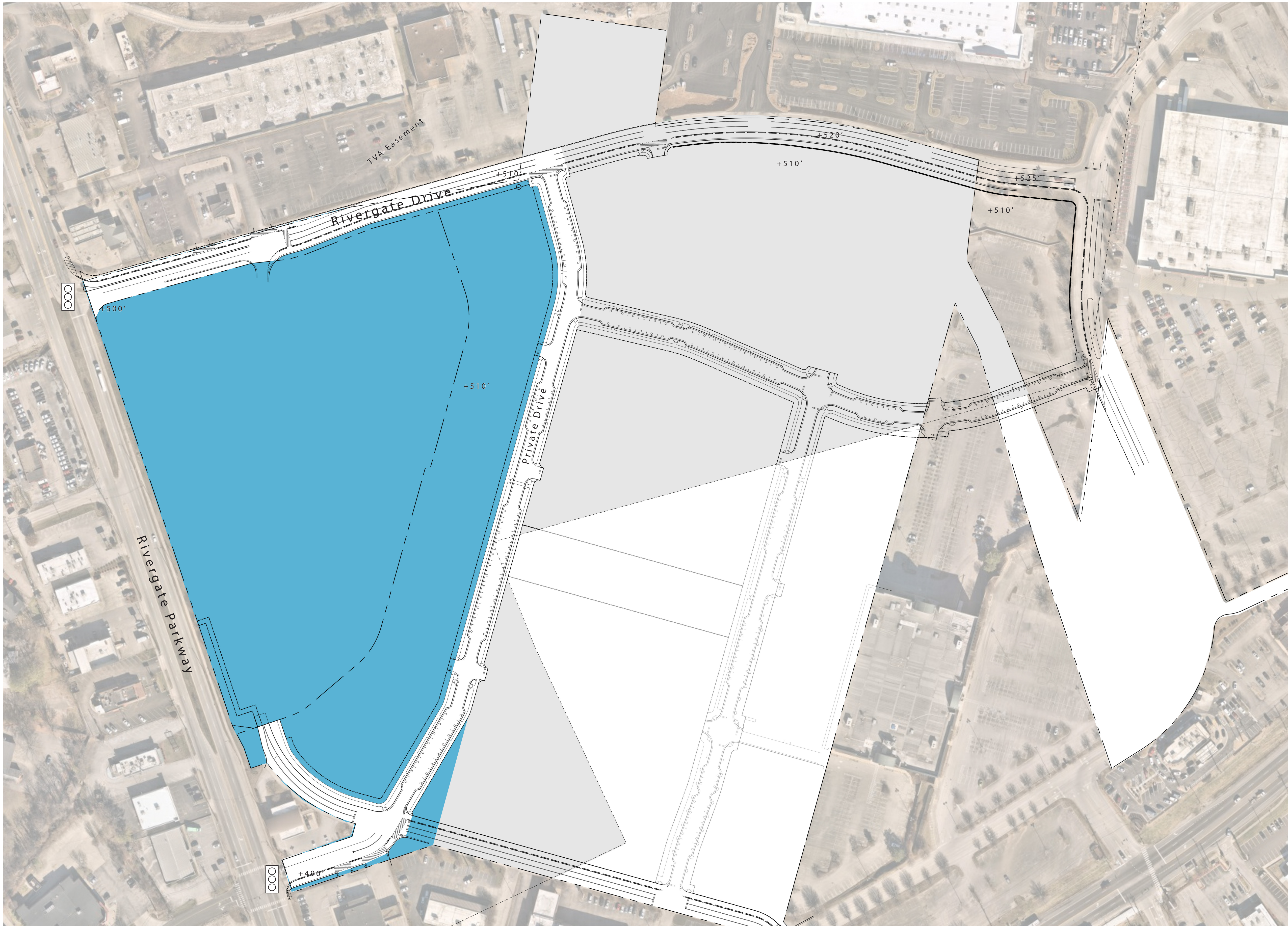
The Tennessee General Assembly established the LPRF grant program in 1991 to provide local governments with funds to purchase land for parks, natural areas, greenways, and recreational facilities. The funds may be used for the development of trails and projects in parks, natural areas, or greenways. All LPRF grants require a 50 percent match by the recipient, which means the total project cost will be \$2,258,000.00.

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Map of Phase 1 Traffic and Pedestrian Improvements at Moss-Wright Park:



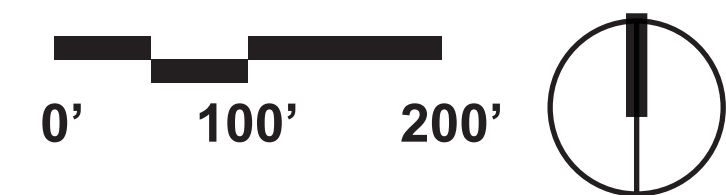
This project has been divided into two phases. Thanks to the recent LPRF Grant funding, we are moving forward with *Phase 1*, which is shown on the map above. Improvements include traffic recirculation changes, enhanced pedestrian walkways, a new roundabout, reconfigured parking, and updated wayfinding signage to improve safety, flow, and accessibility throughout the park.



Amended Concept Plan				
Use	SF/Units	Parking Ratio	Minimum Required	Spaces Available
Grocery	51,000	x1sp/200 sf	255 sp	273 sp
Retail / Restaurant	36,000	x1sp/250 sf	142 sp	192 sp
TOTAL Commercial	87,000		397 sp	465 sp
Townhomes	105 Units	x2sp/Unit	210 sp (no change)	
TOTAL RESIDENTIAL	105 units			

Approved Concept Plan			
Use	SF/Units	Parking Ratio	Approved Spaces
Commercial	17,000	x1sp/250 sf	68 sp
Multifamily	340 Units	x1.5sp/Unit	510 sp
Hospitality	120 key	1/key plus employee	125 sp
Townhomes	105 Units	2/unit plus Guest	210 sp plus guest lot

The Concept Site Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development and will be brought forward to the Planning Commission as amendments for consideration.



RIVERGATE MASTERPLAN - PMP Submittal Concept Site Plan

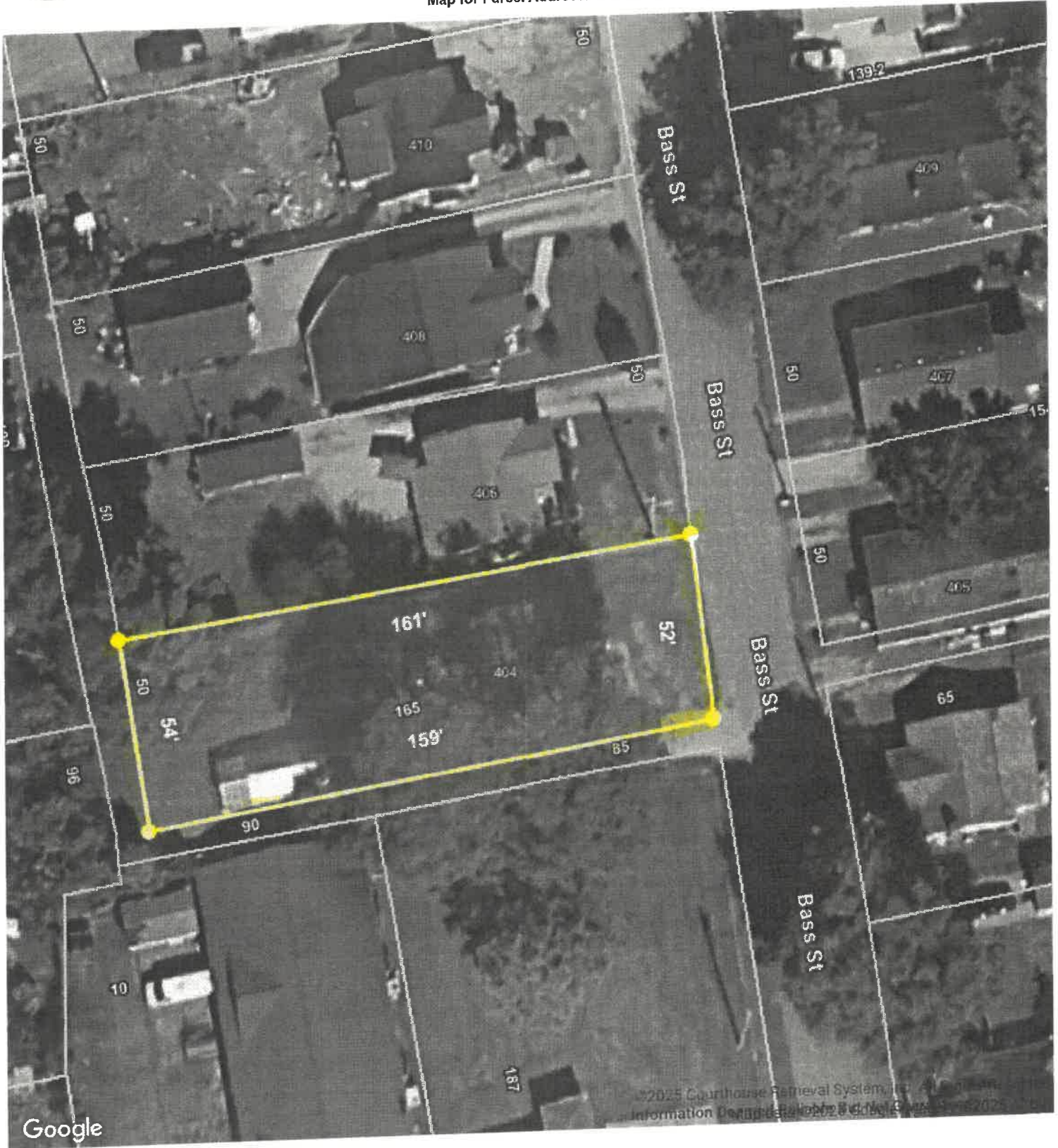
OCTOBER 23, 2025





Kelley Morris
 SimpliHom
 615-406-9999
 kelleymmorris@gmail.com

Map for Parcel Address: 404 Bass St Goodlettsville, TN 37072-1402 Parcel ID: 018-16-0-108.00



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 Information Deemed Reliable But Not Guaranteed.

54'

MARK MORRIS
404 BASS ST
Goodlettsville TN. 37072

* House move to
this Lot

* Request set Backs on
side to go from 15'
to 10'

159'

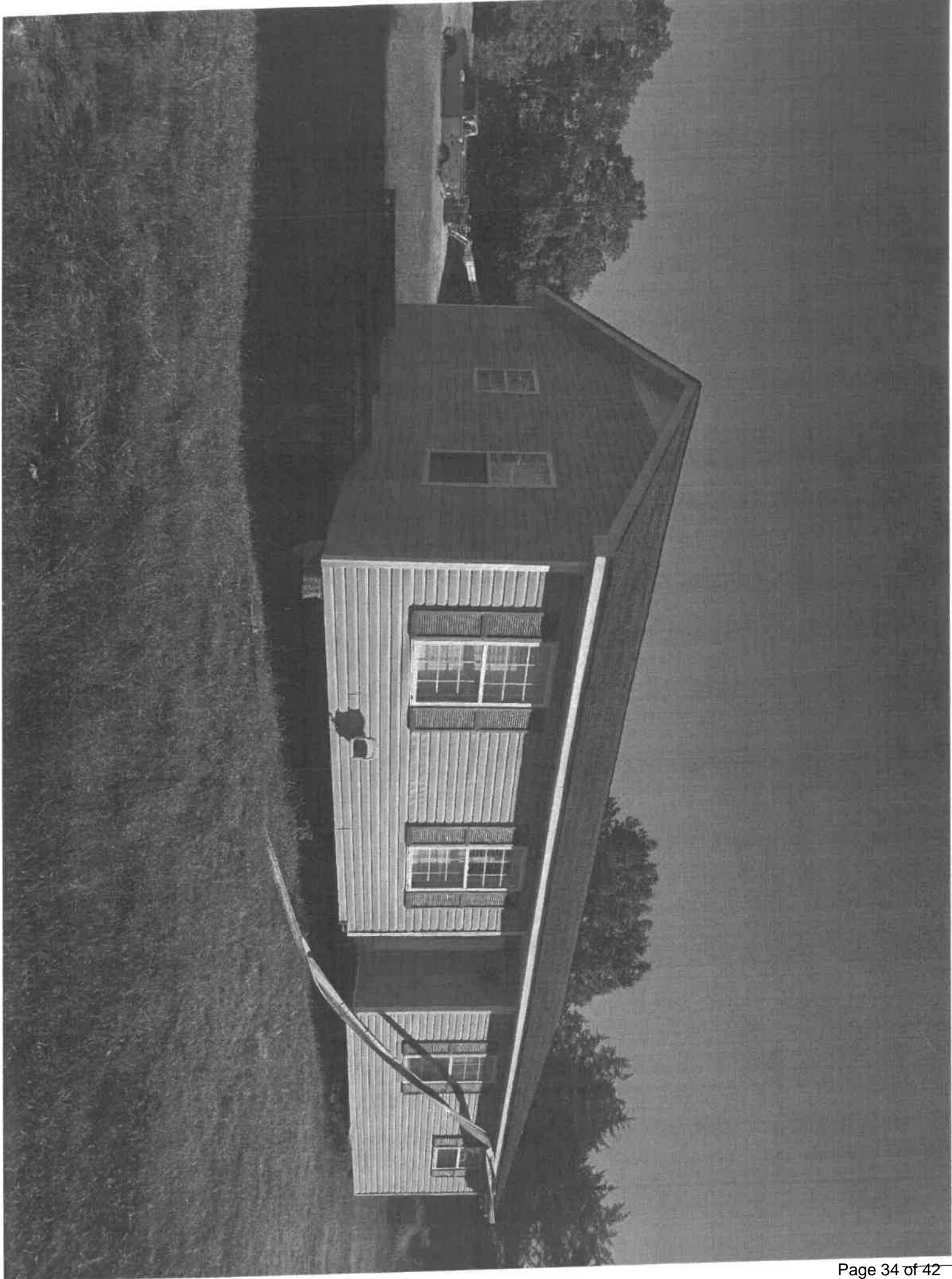
48'

161'

28'

52'

404 BASS ST.



October 30, 2025

To Whom It Concerns:

My name is Mark Shell, and I reside at 307 Rosehill Drive in Goodlettsville. I am a lifelong resident of the Goodlettsville/Madison area. I purchased my home in 2022, and have made many upgrades on the property to bring it up to date.

I am interested in building a 24 x 24 foot post frame metal garage on the upper side of my back yard. It would be a total of 576 square feet. The building would allow me to store my vehicles inside and out of sight. It would be of a coordinated color scheme, blending with the trim color of the house.

I maintain a well cared-for property on all levels. I have included photos of my property in its current state, as well as pictures of 4 detached garages on Shevel Drive. Please consider my request for approval of this project.

Thank you for your consideration.

Sincerely,



Mark D. Shell





(SM- - ALAN 24)

Top chord 2x4 SP #1
Bot chord 2x4 SP #2 12A
Webs 2x4 SP #2 12A

Lumber grades designated with "12A" use design values approved 1/5/2012 by ALSC.

This design is based on lumber values in effect prior to June 1, 2013 and shall only be used on projects designed and permitted prior to this date unless specifically approved in writing by the building authority having jurisdiction, the building designer and the project owner.

Trusses to be spaced at 60.0" OC maximum.

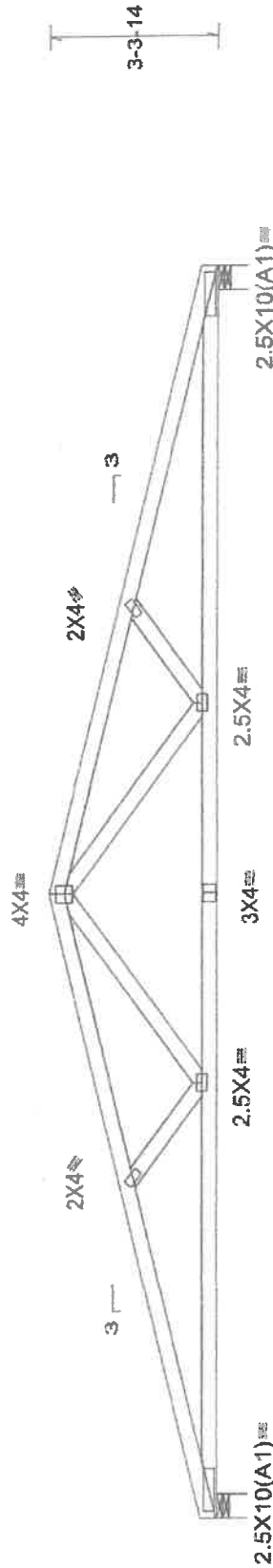
Bottom chord bracing may be spaced 120"oc when this truss design is used in post-frame construction and wind speed is 90 mph or less.

90 mph wind, 15.00 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT I, EXP C, wind TC DL=2.4 psf, wind BC DL=0.6 psf.

Wind loads and reactions based on MWFRS with additional C&C member design.

In lieu of structural panels use purlins to brace TC @ 24" OC.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



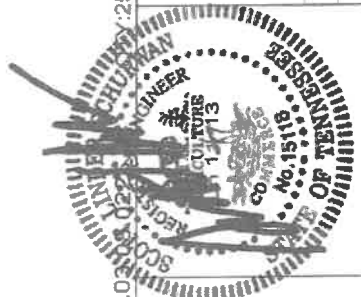
12-0-0 12-0-0 24-0-0 Over 2 Supports R=1260 U=548 W=5.5 (5.5" min.)
RL=47/47

PLT TYP. Wave TPI

Design Crit: EXEMPT AG/TPI-1995(STD) 12.0

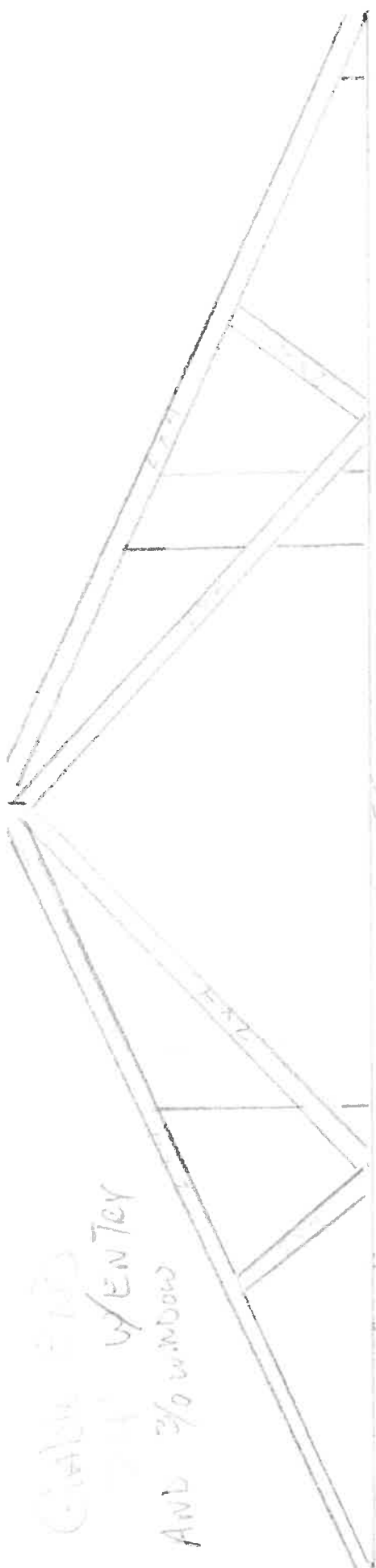
Scale = 3/125"/Ft.

WARNING: TRUSSES REQUIRE EXTREME CARE IN FABRICATION, HANDLING, SHIPPING, INSTALLING AND BRACING. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY DEVIATION FROM THE DESIGN. ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH THE DESIGN SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.



TC LL	16.0 PSF	TN-1/1-1/R/-	REF R8004-15709
TC DL	4.0 PSF		DATE 06/11/13
BC DL	1.0 PSF		DRW MOUSR004 13102002
BC LL	0.0 PSF		MO-ENG CAT/SLS
TOT.LD.	21.0 PSF		SEQN- 39363
DUR.FAC.	1.25		JREF- 1UX080004Z02
SPACING	60.0"		

(1) 1/2" x 1/2" w/entry
 AND 3/4 window



2 x 6 Truss

2x10 YP

2x10 YP 2x10 YP = 2x10 YP



2x10 YP



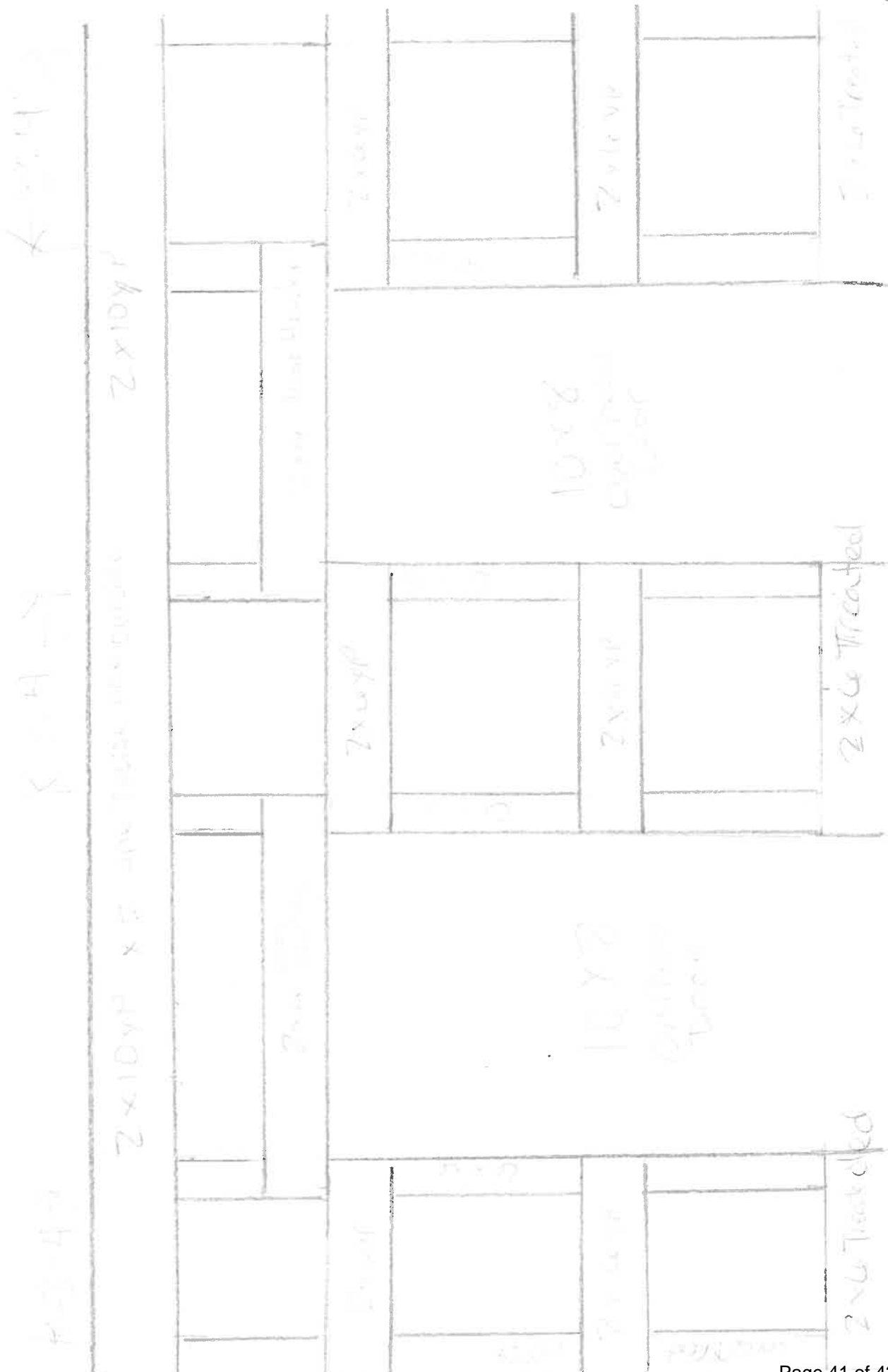
2x10 YP

2x10 YP

2x10 YP

2x10 YP

FRONT 30' WALL



Back Gable
24' w/ 30 window

