



February 2, 2026

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of February 2, 2026 Agenda

Approval of Meeting Minutes

2. Approval of January 5, 2026 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planning Related Topics
4. Rivergate Mall Redevelopment/CESO INC: Request revised final subdivision plat to combine existing parcels totaling 57.77 acres into two (2) lots including a 44.70-acre lot and a 13.05-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700, and 02614006100. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).
5. Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised preliminary master plan to include the revised location of a residential use per a previous master plan amendment. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25)

6. Rose Hill Park/ Nashville Civil LLC: Requests preliminary subdivision plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres at the end of Rosehill Drive and one residential lot at the end of Harris Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Rosehill Park, LLC (6-24)

DISCUSSION ITEM:

7. Draft Zoning Ordinance Amendment- Secondary and Accessory Dwelling Units

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

amccormick@goodlettsville.gov

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

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

MONDAY FEBRUARY 2, 2026 5:00 PM

- ITEM#1 Approval of February 2, 2026 Agenda
- ITEM#2 Approval of January 5, 2026 Meeting Minutes
- ITEM#3 Public Forum on Planning Related Topics
- ITEM#4 Rivergate Mall Redevelopment/CESO INC: Request revised final subdivision plat to combine existing parcels totaling 57.77 acres into two (2) lots including a 44.70-acre lot and a 13.05-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700, and 02614006100. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).
- ITEM#5 Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised preliminary master plan to include the revised location of a residential use per a previous master plan amendment. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).
- ITEM#6 Rose Hill Park/ Nashville Civil LLC: Requests preliminary subdivision plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres at the end of Rosehill Drive and one residential lot at the end of Harris Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Rosehill Park, LLC (6-24)

DISCUSSION ITEM

-Draft Zoning Ordinance Amendment- Secondary and Accessory Dwelling Units

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

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

MONDAY FEBRUARY 2, 2026 5:00 PM

ITEM#1 Approval of February 2, 2026 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

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

ITEM#2 Approval of January 5, 2026 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 Planning Related Topics

STAFF NOTES: N/A

ITEM#4 Rivergate Mall Redevelopment/CESO INC: Request revised final subdivision plat to combine existing parcels totaling 57.77 acres into two (2) lots including a 44.70-acre lot and a 13.05-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700, and 02614006100. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).

STAFF NOTES:

The Planning Commission at the December 1, 2025 meeting approved a subdivision plat that did not include the Dillard TN. Operating LTD properties. The properties include a small section in the Goodlettsville city limits. The subdivision plat is a revision of the previous approval to include the Dillard TN. Operating LTD properties

MOTION OPTIONS:

1. Approve the final subdivision plat since the subdivision plat meets the City's Zoning Ordinance and Subdivision Regulations requirements

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 any Planning Commission determined revisions needed to correct the subdivision plat

Staff recommendation to be provided at meeting

ITEM#5 Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised preliminary master plan to include the revised location of a residential use per a previous master plan amendment. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).

STAFF NOTES:

The Planning Commission at the December 1, 2025 meeting approved a preliminary master plan amendment to replace a 120-room hotel and 17,000 square feet commercial uses with 87,000 square feet of commercial use including a 51,000 square feet grocery retail center and smaller retail and restaurant spaces. The December amendment also included that the 340-unit apartment use would be transferred to an additional phase. The current proposed amendment includes relocating the 340-unit apartment use to the defined master plan area replacing the 75,000 square feet entertainment and 46,000 square feet commercial and medical office uses.

MOTION OPTIONS:

1. Approve the master plan amendment based on the request meeting the intention for a 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#6 **Rose Hill Park/ Nashville Civil LLC:** Requests preliminary subdivision plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres at the end of Rosehill Drive and one residential lot at the end of Harris Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Rosehill Park LLC (6-24)

STAFF NOTES:

The Planning Commission at June 3, 2024 meeting approved the concept layout of the property. The proposal includes the extension of Rose Hill Drive with a private cul-de-sac. The private cul-de-sac will be required to be built to the City's Street Standards. The project design is proposed to separate the public storm water from the existing street and street side ditches and the development generated private storm water for storm water quantity and quality treatment. The project cul-de-sac design was previously considered and determined to maintain the existing Rose Hill Street slope in the cul-de-sac designed slope of 13.8% percent due to street design and lot buildability limitations with a street design attempting to transition the existing street slopes of 17.5% slopes at the cul-de-sac to meet the City's Street Standards. The project design includes a Subdivision Regulations design variances from the requirement of street slopes at ten (10%) and cul-de-sac slopes at five (5%) percent. The proposed storm water quality and quantity design includes proposed grading and vegetation replacement within the stream buffer which will also require review by the TDEC, Tennessee Department of Environment and Conservation to prove no water quality impacts to the stream area. The proposed storm water bio-retention design depending on the required TDEC review might be altered due to the stream buffer average requirement of sixty (60') feet buffer on both sides of the stream with a minimum dimension of thirty (30') feet.

A fourth (4) lot for a one-family detached dwelling unit was previously discussed on the portion of the property fronting Harris Street across the stream area. If that is still part of the proposal, then the plans will need to be amended to include a fourth lot for a one family detached dwelling unit.

Due to the proposal for a private extension of the Rose Hill public street, the City will require with the project final subdivision plat process submittal of private maintenance documents for the street and storm water and improvements and the cul-de-sac street light utility service to be recorded with the subdivision plat.

STAFF STIPULATIONS:

1. Obtain TDEC approvals for the proposed stream buffer alteration
2. Complete City's Engineer Consultant and City Staff plan review comments prior to any project land disturbance permit issuance including, but not limited to, full plan details, lot dimensions, location of utility and drainage easements, complete storm water facility

design, sewer service capacity service and design approval, building architectural design requirements to include compliance with the Design Guidelines approved with the concept plan including a minimum fifty (50%) brick and/or stone and secondary material requirements, and cul-de-sac street light design per the Nashville Electric Services (NES) lighting manual.

MOTION OPTIONS:

1. Approve the construction plans with the defined staff stipulations. The construction plan design includes the referenced Subdivision Regulations street and cul-de-sac slope variances
2. Deny the construction plans and define the needed construction plan amendments based on the Planning Commission’s determination during the meeting that the construction plans do not meet the City’s Subdivision Regulations and Zoning Ordinance.
3. Defer the request for the applicant to provide additional information including the plan review comments and any other items as determined by the Planning Commission during the meeting discussion.

Staff recommendation to be provided at meeting

DISCUSSION ITEM

-Draft Zoning Ordinance Amendment- Secondary and Accessory Dwelling Units

STAFF NOTES:

The Planning Commission at the January 5, 2026 meeting received comments during the Public Forum section of the agenda regarding permitting accessory dwelling units. The Planning Commission has previously discussed proposals for accessory dwelling units and decided not to proceed with a Zoning Ordinance recommendation to the City Commission. Attached is the last version of the proposed Zoning Ordinance amendment discussed by the Planning Commission to include accessory dwelling unit. The property discussed during the Public Forum is located on Caldwell Drive and is zoned R40, Low Density Residential. The property includes 2.81 acres.

Another option would be to amend the Zoning Ordinance to include a conditional use review by the City’s Board of Zoning and Sign Appeals board for a secondary dwelling unit on a property. The secondary dwelling unit would only be an option in the case of properties including adequate roadway frontage and property dimensions to permit a subdivision of the property for a separate lot per the Zoning Ordinance and designated property zoning. The intention of the secondary dwelling unit would be to maintain the consistent building setting of the surrounding area and maintain the property size. The application of the secondary dwelling units would not apply to a majority of residential properties due to the property dimension requirements and private neighborhood property restrictions.

Zoning Ordinance Amendments: Accessory Dwelling Unit

14-205 (3)(b) Table 1

(3) Use and Structure Provisions

(b) Conditional Uses. Conditional uses permitted for consideration of the Board of Zoning Appeals are listed in Table I.

P- PERMITTED USE		TABLE I																				
N- NOT A PERMITTED USE																						
C- PERMITTED ONLY BY CONDITIONAL USE		LAND USE ACTIVITY MATRIX																				
		ZONING DISTRICTS																				
ACTIVITY		LDR MDR HDR										CP CPL GO RO										
		A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT****	PUD					IR	IG
PERMANENT RESIDENTIAL																						
Dwelling, attached		N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, one-family detached		P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	N	N
Dwelling, two-family detached		N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, semi-detached		N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, multi-family		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, mobile home		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay		C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Home Park		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit*		C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
SEMI-PERMANENT RESIDENT		N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

*Accessory Dwelling Units in Planned Unit Developments are to be reviewed as permitted uses with new project master plan proposals and as master plan amendments for existing developments. The review process for Planned Unit Development Master Plan amendments for existing developments review to include written authorization by any applicable private property owner's association.

(9) Conditional Use Permits

(h) Specific Standards for Residential Activities

(iv) Accessory Dwelling Unit

An accessory residential family living dwelling unit either attached or detached to the primary one family detached residential dwelling unit, which provides complete living facilities for one or more persons on the same property as the primary one family dwelling unit. The primary and second dwelling units are only for permanent residential activities. The following items are standards that shall apply to all accessory residential family dwelling units:

1. No more than one accessory residential dwelling unit shall be permitted on a single property in conjunction with the primary one-family dwelling unit.
2. The accessory unit shall be owned by the same property owner(s) and located on the same property as the primary dwelling unit.

3. Only family member(s) of residents of the primary dwelling unit may occupy the accessory dwelling unit. Family members are as defined by the Zoning Ordinance definition.
4. The maximum size of all accessory buildings permitted for a residential property shall be limited to the requirements of the Zoning Ordinance. The maximum size of an accessory dwelling unit is 700 square feet. The maximum square footage is subject to the size of the primary residential building and other accessory buildings per the requirements of the Zoning Ordinance. The minimum dimension of an accessory unit shall be determined by the adopted building code and the Board of Zoning and Sign Appeals.
5. The total area of primary and accessory residential dwelling units shall not exceed the maximum lot coverage requirements of the property zoning district.
6. Attached accessory residential dwelling units shall be under the same building setback requirements as the primary dwelling unit.
7. The property shall contain adequate off-street parking for both the primary and accessory residential family dwelling units.
8. Accessory residential dwelling unit shall be designed to be an accessory building to the primary residential unit structure including consistent building designs. The Board of Zoning Appeals review may include not allowing separate doors visible from street, separate street drive access, property address, utility meters, and any other items deemed necessary to ensure that the accessory residential dwelling unit shall be designed to be an accessory to the primary residential dwelling unit and that accessory unit shall not be a separate primary residential dwelling unit.
9. Accessory residential dwelling unit structures do not include the use of portable buildings, mobile homes, recreational vehicles, or travel trailers.

Applicants requesting conditional use approval shall submit a written request and plans of the property and building to the Board of Zoning and Sign Appeals. The plans shall include enough detail to certify that requirements listed above will be met. The application to include a plan for abandonment if the accessory dwelling unit is no longer to be used for family members of the primary dwelling unit. Family members are defined by the Zoning Ordinance. The abandonment plan includes building alterations to include open access and removal of facilities to eliminate the separate independent accessory dwelling unit.

If the conditional use request is approved, the owner(s) shall submit, prior to building permit application, a copy of recorded restrictive covenants including above listed requirements and abandonment plan and any additional requirements that may be stipulated by the Board of Zoning and Sign Appeals.

Zoning Ordinance Amendments: Secondary One Family Detached Residential Dwelling Unit:

A secondary residential family dwelling unit detached from the primary one family detached residential dwelling unit, which provides complete separate living facilities including both bathroom and kitchen facilities on the same property as the primary one family detached dwelling unit. Secondary dwellings units are an alternative to subdividing the property per the property zoning to create an additional lot and one family detached dwelling unit.

The following items are standards that shall apply to all secondary residential family dwelling units:

1. No more than one secondary residential dwelling unit shall be permitted in conjunction with the primary one-family detached dwelling unit on a property.
2. The secondary unit shall be owned by the same person (s) as the primary dwelling unit.
3. The maximum size of all buildings, including the secondary unit, shall be limited to the requirements of the Zoning Ordinance. The minimum building square footage dimensions and attached garage requirements for the secondary unit shall be determined by the Zoning Ordinance. The building setbacks shall be the same as the primary building setbacks of the zoning district.
5. The property shall contain adequate off-street parking for both the primary and secondary residential family dwelling units.
6. The secondary unit shall not be located in front of the primary dwelling unit on the property. Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning and Sign Appeals. The plans shall include enough detail to certify that the requirements listed above will be met.

If the conditional use request is approved, the owner(s) shall submit, prior to building permit application, a copy of recorded restrictive covenants limiting subdivision of the property except to create a separate lot for the secondary dwelling unit per the Goodlettsville Zoning Ordinance requirements.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 5, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Terry Coats, Commissioner Cisco Gilmore, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: Billy Barnfield

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 Wheeler offered prayer.

Item #1 Approval of Agenda: Commissioner Gilmore made a motion to approve the agenda, Wheeler seconded the motion. The motion passed.

Item #2 Annual Chair and Vice-Chair Officer Election

Mayor Tinnin made a motion to nominate Scott Trew for Chairman. Commissioner Gilmore seconded the motion. The motion passed. Members voted to approve Scott Trew Chairman of the Goodlettsville Planning Commission.

Parnell made a motion to nominate Billy Barnfield for Vice-Chairman. Mayor Tinnin seconded the motion. The motion passed. Members voted to approve Billy Barnfield for Vice-Chairman of the Goodlettsville Planning Commission.

Trew welcomed new member Terry Coats to the Planning Commission Board.

Item #3 Approval of December 1, 2025 Meeting Minutes: Mayor Tinnin made a motion to approve the minutes of the December 1, 2025 meeting, Parnell seconded the motion. The motion passed.

Item #4 Trew opened the Public Forum on Planning Related Topics.

Wesley Horton – 127 Tara Lane

Horton is vice president of the Vineyard HOA. Horton discussed the Rural Event Center topic that is adjacent to the creek straight across from the Vineyard development. Horton stated the average age of the community is 75 years old and having an event center that's going to have dancing, loud music and whatever's going on would not benefit any of their residents. Horton stated he did not see it would be a lot of benefit for their community. Horton stated he has lived at this address 19 years and a great place to mature and retire. Horton stated he did not know why we need to have a rural event center. Horton asked they be diligent about finding the real benefits of what it would be to the community. Horton asked that they look in another location closer to town not directly related to a retirement community.

Jim Hitt – 723 Long Hollow Pike

Hitt stated he came before the board a couple of months ago opposing a variance for the Rural Event Center property. Hitt stated the reasons are basically the same traffic noise, and possibly alcohol being served and not proper for this property. Hitt commented the ordinance that would allow this type of development in low density and agricultural zoned areas, hopes it is not brought forward. Hitt discussed zoning for a Church or school in the zoned area not being exactly right because they are nonprofit and this is commercial request for profit. Hitt stated he did not think this is the proper way to put this property to use. Hitt discussed spot zoning and the zoning ordinance amendment. Hitt stated he hopes this ordinance is not sent to the Commissioners.

Drew Hardison – 854 Loretta Drive

Hardison owns property at 108 Caldwell Drive and is in the process of building a home there. Hardison wants to discuss the opportunity of building a guest house, a separate structure on the property. Hardison stated that it would serve for in-laws to live in. Hardison discussed the architecture and materials of the home. Hardison stated that they are not looking to subdivide the 3 acres but keep it one owner. Hardison stated that he would like to discuss with the board tonight.

Trew stated if there are no objections, we can add it to the end of the discussion items.

Tom Galbreath – 126 Tara Lane

Galbreath stated that Jim and Wesley have already stated what needs to be stated. Galbreath sits on his back porch watching birds because it's a wonderful place and would hate to see something come in that nobody knows what it would be. Galbreath stated that event centers sometimes go later than the people that are older in the community go to bed so he hopes they do not do something like that.

Trew asked for any additional comments and no additional comments were received.

Commissioner Gilmore made a motion to close the public forum, seconded by Parnell. The motion passed.

The Public Forum was closed.

AGENDA

Item #5 Dry Creek Commons Phase 1: Vastland, Eatherly, McClung Development LLC: Requests performance bond one-year extension.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The phase one portion of the Dry Creek Commons townhouse project is completed.
- The project includes all private improvements.
- The \$40,000 bond was set up as a maintenance bond during the construction of phase two.
- The remaining improvements include sections of sidewalk replacements due to concrete finishing issues during installation.
- The developer completed the detention pond repair and several sidewalk replacement sections during the current bond period.
- The estimated cost of the remaining improvements is \$ 20,000.

- Motion Option-Approve the one-year bond extension at \$ 40,000 with notation that no additional bond extensions will be reviewed and permitted and for the sidewalk improvements to be completed during the 2026-2027 bond period. (Staff Recommendation)
- Motion Option-Deny the bond extension and require the improvements to be completed prior to bond expiration on January 30th.

Planning Commission Discussion:

-No discussion.

Motion: Motion by Mayor Tinnin to approve the request with notation, seconded by Parnell. The motion passed.

DISCUSSION ITEMS

Mayor Tinnin is excused from the meeting.

**-Draft Zoning Ordinance Amendment-
Rural Event Center and Agricultural Business Conditional Use**

The Planning Commission at the November meeting reviewed a concept for a commercial horse Stable, photography studio, 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 and Agricultural zoning districts.

Staff presented and discussed a draft “Zoning Ordinance Review Criteria” based on events and services like weddings, photography sessions, and horse stables.

Trew commented this is the third or fourth time they have been discussing this and would like to discuss and get a definitive answer on whether they want this or not.

Wheeler commented that she lives in the area and it is a quiet, lovely area. Wheeler discussed her past involvement with horse shows and showing horses and had not been to a show that was quiet.

Wheeler stated lots of people come for entertainment, and not just to show their horses, but to see the competition among the horses.

Wheeler discussed concerns about noise, the number of people and traffic in the area and who would monitor the events for whatever guidelines might be set-up to follow.

Commissioner Gilmore stated from the past couple of times they have discussed this there is really no direction of what they would see in the future (no renderings) and the zoning could open the door for other properties in the area.

Trew commented this is too close to residential and not a good location to do this, needs to be more rural and secluded.

Trew asked McCormick to let the applicant know what the board is thinking and where they stand. McCormick will let the applicant know.

**-Draft Zoning Ordinance Amendment-
Residential Neighborhood Preservation-Lot/Building Design**

The recently adopted Comprehensive Plan includes policies that will require Zoning Ordinance amendments to facilitate the revised policies. The plan includes a provision regarding new houses proposed to be constructed in established neighborhoods to match the general design associated with the neighborhood including building setbacks, building heights, building dimensions, and materials.

All proposals for new residential dwellings unit building construction and additions and alterations to existing dwelling units exceeding fifty (50%) percent of the existing square footage shall require compliance with the residential building consistency requirements as determined by the average residential dwelling unit design of the adjacent five (5) residential dwelling units in all directions or as measured 500 feet from the property lines of the proposed construction which ever dimension includes more adjacent residential dwelling units. The dimension would not apply to dwelling units within another defined and recorded subdivision/neighborhood. The applicable county tax assessor on-line information shall be used to determine the average residential building and site design criteria. The building design consistency requirements are required and shall be defined on a building plan with a building permit application except that thirty-three (33%) percent deviations from the defined averages of the determined adjacent residential dwelling units design criteria as defined above. All other design deviations shall require review by the City's Planning Commission. Staff presented and discussed the "Residential Dwelling Unit Design Criteria" and Zoning Ordinance Amendment Residential Neighborhood Preservation Lot/Building Design. Trew discussed building bigger and better vs property values and square footage. Attorney Freeman discussed the intent and if applicable in all zoning districts or certain districts that have established neighborhoods. McCormick discussed the average residential dwelling design of the adjacent five (5) residential dwelling units or 500 feet from property lines of the proposed construction. McCormick discussed architectural requirements in neighborhoods with HOA's. Parnell discussed a request that came in located on Carol Ann Drive to revise the lot lines so they could move the existing house and build a new house and the intent of the proposed ordinance in this scenario. Parnell commented he likes the intent of maintaining and preserving our neighborhoods the way they are but understands how hard this would be to enforce.

-108 Caldwell – 3 Acre Tract-

The property is zoned R40. Property owners are building a shop first in the back and then the house and garage. The goal is to have a secondary living quarters. The current ordinance does not allow accessory dwelling units on one (1) piece of property so it would require a zoning ordinance amendment. Hardison stated the intent would be that the in-laws live there. Hardison discussed the plans for the primary home and how this accessory dwelling will look consistent and from the street you would not know if it is a pool house or a detached garage. Parnell commented this is basically two (2) houses on one (1) lot. McCormick stated he will draft a conditional use and bring to next month's meeting for them to review.

With no further business, the meeting was adjourned at 6:12 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant



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Phone: 615.928.5120 Fax: 888.208.4826

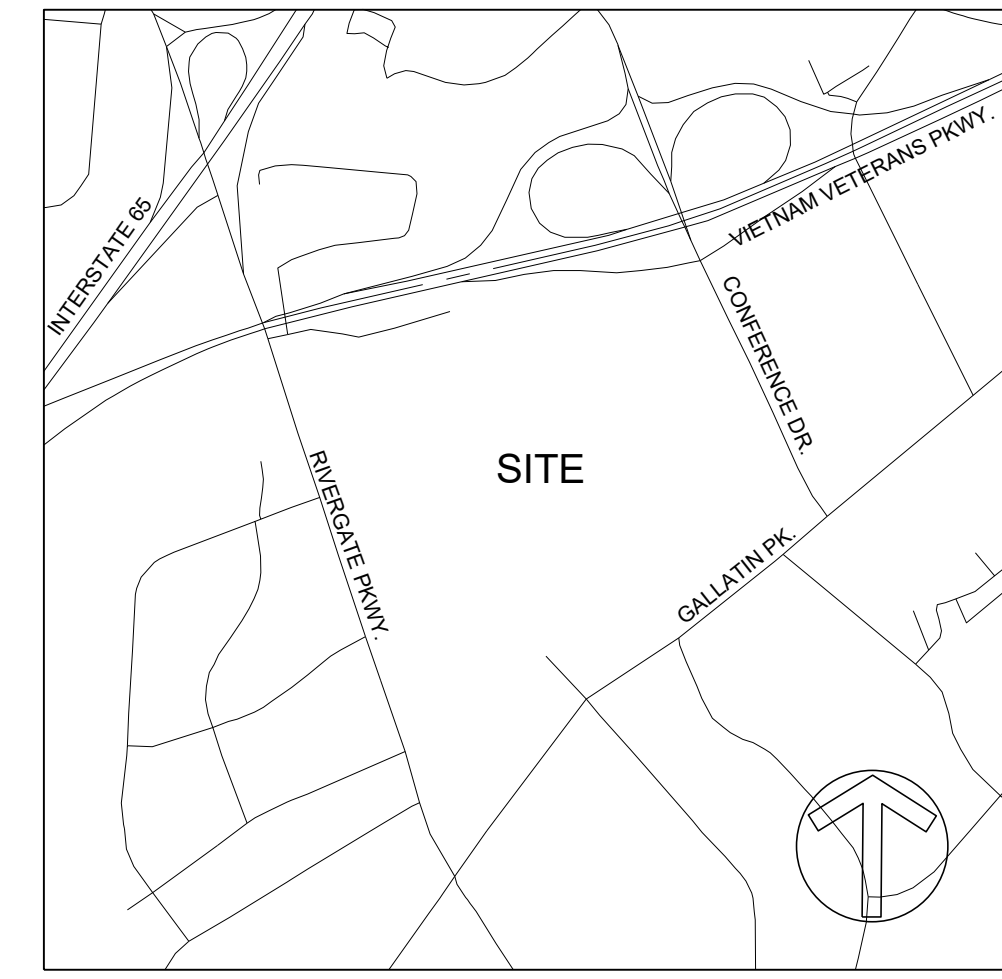


DILLARDS RIVERGATE MALL REDEVELOPMENT
1000 Rivergate Parkway
Goodlettsville, Davidson County, Tennessee

Revisions / Submissions		
ID	Description	Date
1	Preliminary for Review	11/24/2025
2	Initial Submittal	11/25/2025
3	Addressed Metro Comments	12/29/2025

Project Number: 766283
 Scale: 1" = 100'
 Drawn By: jkK
 Checked By: jkK
 Date: December 29, 2025
 Issue: Initial Submittal

Drawing Title:
Consolidation Plat

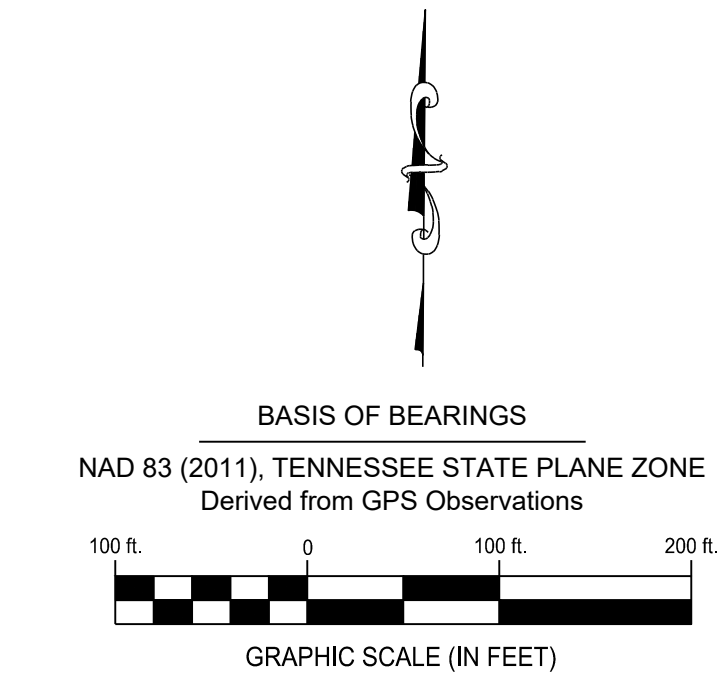


VICINITY MAP (N.T.S.)

AREA TABLE:		
Lot #	SF (+/-)	AC (+/-)
Lot 1	1,948,441	44.730
Lot 2	568,323	13.047
Total Area	2,516,764	57.777

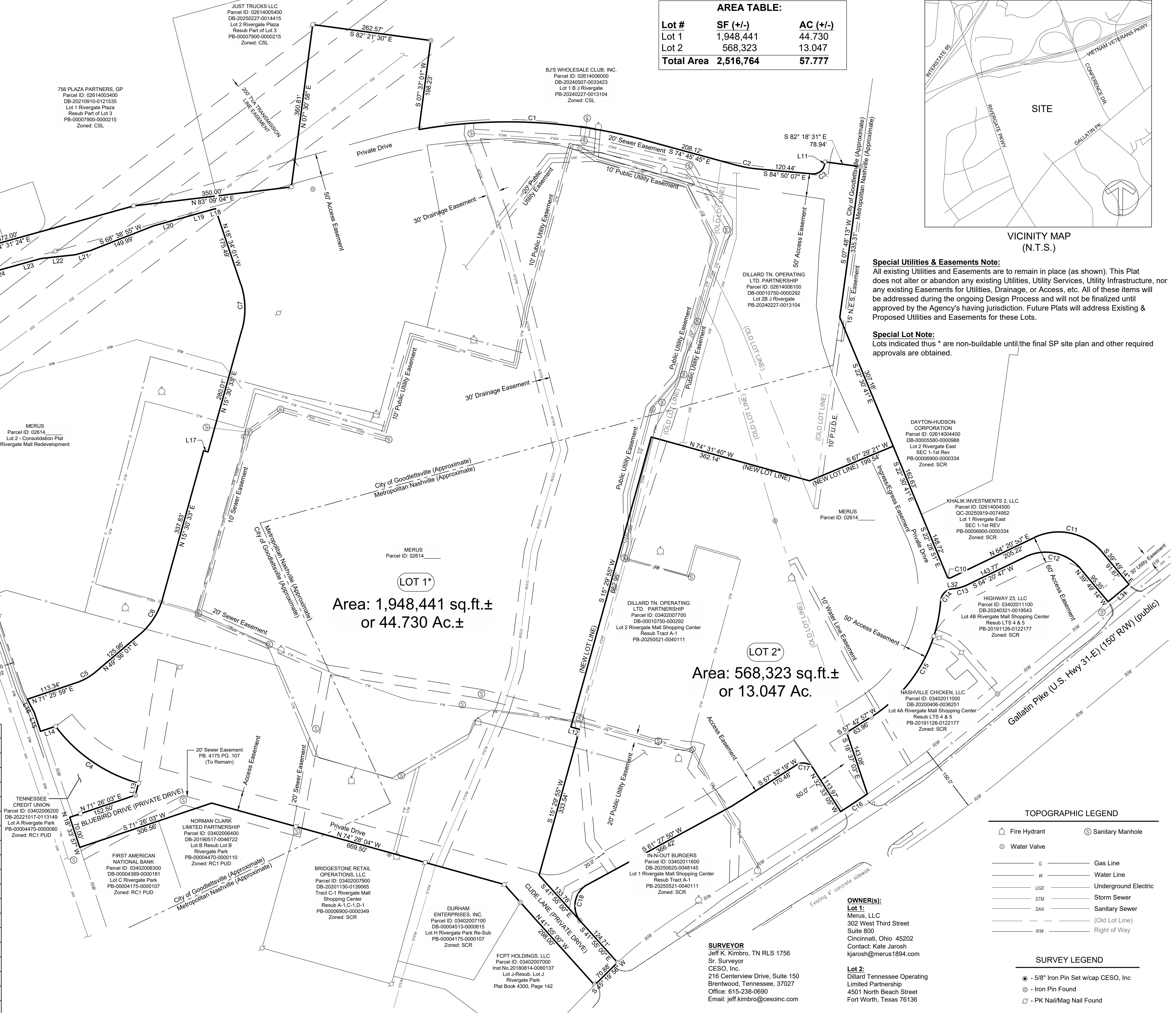
Special Utilities & Easements Note:
 All existing Utilities and Easements are to remain in place (as shown). This Plat does not alter or abandon any existing Utilities, Utility Services, Utility Infrastructure, nor any existing Easements for Utilities, Drainage, or Access, etc. All of these items will 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.

Special Lot Note:
 Lots indicated thus * are non-buildable until the final SP site plan and other required approvals are obtained.

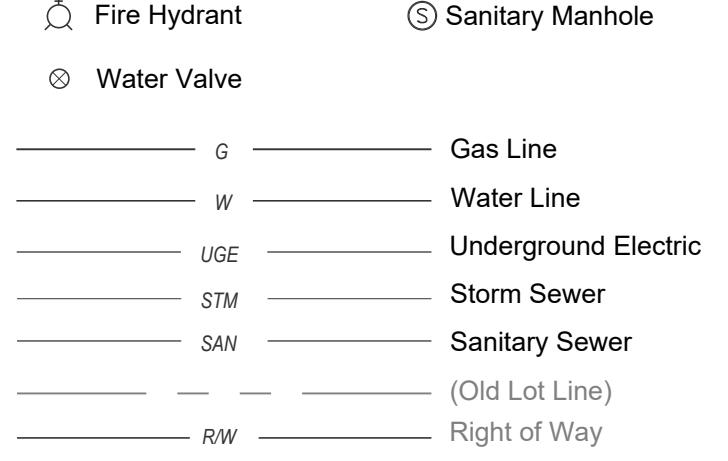


LINE TABLE		
Line #	Direction	Length
L11	N10° 28' 17"E	6.05'
L12	S74° 30' 05"E	20.00'
L13	N15° 40' 00"E	27.44'
L14	S71° 26' 07"W	34.88'
L15	N18° 33' 53"W	44.29'
L16	N27° 38' 53"W	32.51'
L17	S74° 29' 27"E	10.00'
L18	S74° 20' 07"W	4.43'
L19	S74° 17' 29"W	67.54'
L20	S74° 37' 23"W	69.05'
L21	S74° 35' 45"W	34.66'
L22	S83° 46' 03"W	75.93'
L23	S74° 23' 47"W	58.61'
L24	S74° 31' 19"W	73.43'
L25	S74° 31' 01"W	50.50'
L26	S74° 14' 44"W	82.51'
L27	S74° 09' 04"W	43.47'
L28	S41° 01' 32"W	7.38'
L29	N18° 33' 53"W	38.54'
L30	N18° 33' 53"W	50.07'
L31	S50° 10' 46"W	60.00'
L32	S84° 53' 07"W	0.33'

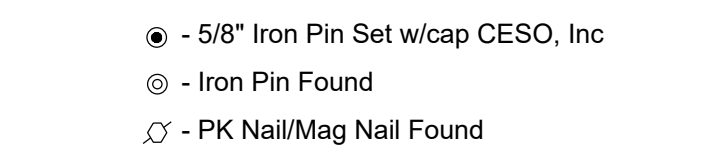
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	25° 05' 25"	1149.70'	503.46'	S87° 18' 27"E, 499.45'
C2	10° 04' 22"	275.00'	48.35'	S79° 47' 56"E, 48.28'
C3	85° 16' 21"	25.00'	37.20'	N52° 32' 05"E, 33.86'
C4	37° 45' 57"	343.00'	226.09'	N55° 34' 27"W, 222.01'
C5	21° 49' 58"	134.50'	51.25'	N60° 31' 00"E, 50.94'
C6	34° 05' 28"	160.50'	95.50'	N32° 33' 17"E, 94.10'
C7	34° 04' 34"	170.50'	101.40'	N1° 31' 44"W, 99.92'
C8	33° 07' 32"	25.00'	14.45'	S57° 35' 18"W, 14.25'
C9	59° 35' 25"	25.00'	26.00'	S11° 13' 49"W, 24.84'
C10	93° 36' 19"	5.00'	8.17'	S69° 04' 00"E, 7.29'
C11	75° 49' 56"	125.00'	165.44'	S77° 44' 12"E, 153.63'
C12	75° 49' 51"	100.00'	132.35'	N77° 44' 18"W, 122.90'
C13	20° 32' 14"	90.00'	32.26'	S74° 37' 00"W, 32.09'
C14	80° 39' 12"	30.00'	42.23'	S44° 33' 59"W, 38.83'
C15	53° 28' 34"	330.00'	308.00'	S30° 58' 40"W, 296.94'
C16	1° 13' 08"	3318.05'	70.59'	S56° 30' 43"W, 70.59'
C17	81° 48' 40"	27.00'	38.55'	N77° 21' 58"W, 35.36'
C18	92° 38' 02"	54.00'	87.31'	S10° 07' 13"W, 78.10'



TOPOGRAPHIC LEGEND



SURVEY LEGEND



OWNER(s):
Lot 1:
 Merus, LLC
 302 West Third Street
 Suite 800
 Cincinnati, Ohio 45202
 Contact: Kate Jarosh
 kjarosh@merus1894.com

Lot 2:
 Dillard Tennessee Operating
 Limited Partnership
 4501 North Beach Street
 Fort Worth, Texas 76136

SURVEYOR
 Jeff K. Kimbro, TN RLS 1756
 Sr. Surveyor
 CESO, Inc.
 216 Centerville Drive, Suite 150
 Brentwood, Tennessee, 37027
 Office: 615-238-0690
 Email: jeff.kimbro@cesoinc.com

FCPT HOLDINGS, LLC
 Parcel ID: 03402007000
 Inst.No 20180814-0080137
 Lot J-Resub Lot J
 Rivergate Park
 Plat Book 4300, Page 142

NORMAN CLARK
 LIMITED PARTNERSHIP
 Parcel ID: 03402006400
 DB-20190517-0046722
 Lot B Resub Lot B
 Rivergate Park
 PB-00004470-0000110
 Zoned: RC1 PUD

FIRST AMERICAN
 NATIONAL BANK
 Parcel ID: 03402006300
 DB-00004389-0000181
 Lot C Rivergate Park
 PB-00004175-0000107
 Zoned: RC1 PUD

TENNESSEE
 CREDIT UNION
 Parcel ID: 03402006200
 DB-20221017-0113149
 Lot A Rivergate Park
 PB-00004470-0000080
 Zoned: RC1 PUD

MERUS
 Parcel ID: 02614
 Lot 2 - Consolidation Plat
 Rivergate Mall Redevelopment

DELORES F. & TRACY L.
 PRIMROSE, et al
 Parcel ID: 02614003300
 QC-20240930-0075264
 Lot 2 Rivergate Plaza
 Resub Part of Lot 3
 PB-00004300-0000239
 Zoned: CSL

756 PLAZA PARTNERS, GP
 Parcel ID: 02614003400
 DB-20210910-0121535
 Lot 1 Rivergate Plaza
 Resub Part of Lot 3
 PB-00007900-0000215
 Zoned: CSL

JUST TRUCKS LLC
 Parcel ID: 02614005400
 DB-20220227-0014415
 Lot 2 Rivergate Plaza
 Resub Part of Lot 3
 PB-00007900-0000215
 Zoned: CSL

BJS WHOLESALE CLUB, INC.
 Parcel ID: 02614006000
 DB-20240507-0033423
 Lot 1 B J Rivergate
 PB-20240227-0013104
 Zoned: CSL

DILLARD TN. OPERATING
 LTD. PARTNERSHIP
 Parcel ID: 02614006100
 DB-00010750-0000292
 Lot 2B J Rivergate
 PB-20240227-0013104

DAYTON-HUDSON
 CORPORATION
 Parcel ID: 02614004400
 DB-00005580-0000988
 Lot 2 Rivergate East
 SEC 1-1st Rev
 PB-00006900-0000334
 Zoned: SCR

KHALIK INVESTMENTS 2, LLC
 Parcel ID: 02614004500
 QC-20250919-0074962
 Lot 1 Rivergate East
 SEC 1-1st REV
 PB-00006900-0000334
 Zoned: SCR

NASHVILLE CHICKEN, LLC
 Parcel ID: 03402011000
 DB-2020406-0036251
 Lot 4A Rivergate Mall Shopping Center
 Resub LTS 4 & 5
 PB-20191126-0122177
 Zoned: SCR

DILLARD TN. OPERATING
 LTD. PARTNERSHIP
 Parcel ID: 03402007000
 DB-00010750-0000292
 Lot 2 Rivergate Mall Shopping Center
 Resub Tract A-1
 PB-20250521-0040111

IN-N-OUT BURGERS
 Parcel ID: 03402011600
 DB-20250620-0048145
 Lot 1 Rivergate Mall Shopping Center
 Resub Tract A-1
 PB-20250521-0040111
 Zoned: SCR

BRIDGESTONE RETAIL
 OPERATIONS, LLC
 Parcel ID: 03402007900
 DB-20201130-0139065
 Tract C-1 Rivergate Mall
 Shopping Center
 Resub A-1,C-1,D-1
 PB-00006900-0000349
 Zoned: SCR

DURHAM
 ENTERPRISES, INC.
 Parcel ID: 03402007100
 DB-00004513-0000615
 Lot H Rivergate Park Re-Sub
 PB-00004175-0000107
 Zoned: SCR

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 Deed Book 10750, Page 292 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 plan 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: _____
 By: Chris Johnson Date
 Title: Senior Vice President, Principle Financial Officer

(Dillard TN Operating Ltd. Partnership - Parcel ID #02614006100)
 and
 (Dillard TN Operating Ltd. Partnership - Parcel ID #03402007700)

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 plan 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 #0261400_00)

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 DILLARD'S - 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 DILLARD'S - 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. Addam 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'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, CFS Date
 Tennessee License No. 1756
 Sr. Surveyor
 CESO, Inc.
 jeff.kimbrow@cesoinc.com

SURVEYOR NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE (3) LOTS INTO 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 (SPECIFIC PLAN CASE No. 2025SP-017-001 PER METRO ORDINANCE BL2025-805) WITHIN THE JURISDICTION OF METROPOLITAN NASHVILLE, TENNESSEE.
4. 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).
5. ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE No. 79-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS WITHIN METRO'S JURISDICTION.
6. 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).
7. 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.
8. SETBACKS PER APPROVED GOODLETTSVILLE MASTER PLAN AND METRO ORDINANCE BL2025-805.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER APPROVED GOODLETTSVILLE MASTER PLAN AND METRO ORDINANCE BL2025-805.
10. 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.
11. 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.
12. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
14. LANDSCAPING PER METRO ZONING CODE.
15. LOTS INDICATED THUS * ARE NON BUILDABLE UNTIL THE FINAL SP SITE PLAN AND OTHER REQUIRED APPROVALS ARE OBTAINED.
16. NO EXISTING WATER QUALITY/DETENTION INFRASTRUCTURE AND NO NEW PROPOSED INFRASTRUCTURE BEING MAINTAINED WITH THIS APPLICATION/PLAT. FUTURE PLANS/PLATS WILL ESTABLISH THE NECESSARY STORMWATER MAINTENANCE AGREEMENT(S).
17. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES: LOT 1-CONSOLIDATION PLAT OF RIVERGATE MALL DEVELOPMENT, AS OF RECORD IN INSTRUMENT No. _____-(R.O.D.C.,TN), LOT 2 OF BJ RIVERGATE, AS OF RECORD IN INSTRUMENT No.20240227-0013104-(R.O.D.C.,TN), LOT 2 OF THE RESUBDIVISION OF TRACT A-1 OF RIVERGATE MALL SHOPPING CENTER, AS OF RECORD IN INSTRUMENT No. 20250521-0040111.



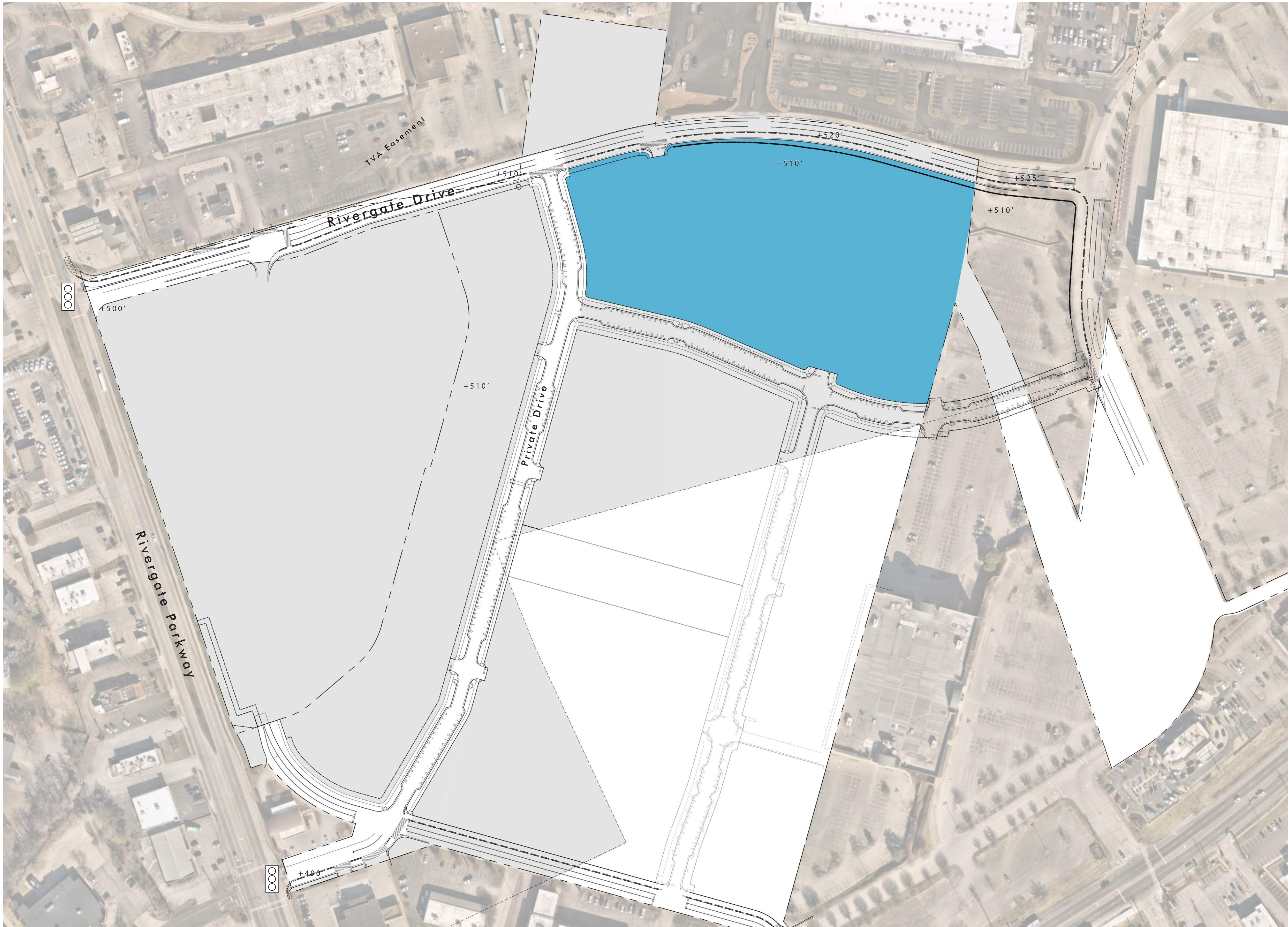
Consolidation Plat

DILLARD'S RIVERGATE MALL REDEVELOPMENT
 1000 Rivergate Pkwy
 Goodlettsville, TN 37072

Revisions / Submissions		
ID	Description	Date
1	Preliminary For Review	11/24/2025
2	Initial Submittal.	11/25/2025
3	Addressed Metro Comments.	12/29/2025

Project Number: 766283
 Scale: N/A
 Drawn By: jkK
 Checked By: jkK
 Date: December 29, 2025
 Issue: Initial Submittal

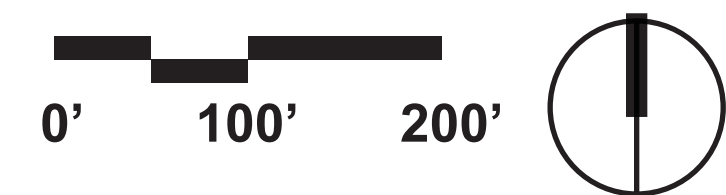
Drawing Title:
Consolidation Plat



Amended Concept Plan				
Use	SF/Units	Parking Ratio	Minimum Required	Spaces Available
Multi-family	340	x1.5sp/Unit	510 sp	510 sp

Approved Concept Plan			
Use	SF/Units	Parking Ratio	Approved Spaces
Commercial	26,000	1/200 sf	130 sp
Sports & Entertainment	75,000	1/375 sf	200 sp
Medical Office	20,000	1/200 sf	125 sp

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

DECEMBER 19, 2025



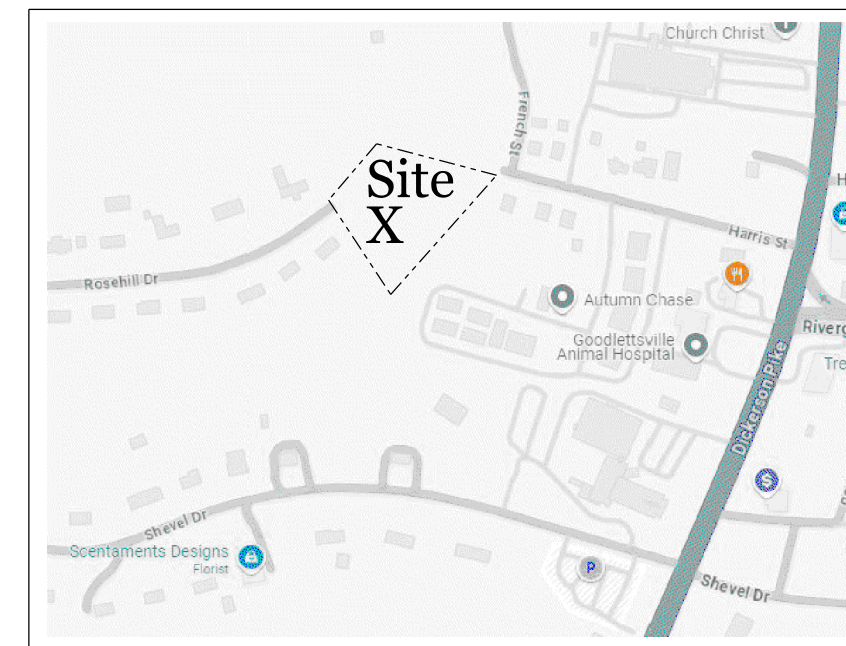
CONSTRUCTION PLANS

for:

Rosehill Park

Located:

Rosehill Drive
Goodlettsville
Davidson County
Tennessee



Vicinity Map
not to scale

Plan Prepared By:

NC
Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

Client:
Accoa LLC
Tom Harris
415 Church Street
Nashville, TN 37219

SHEET INDEX:

GENERAL:

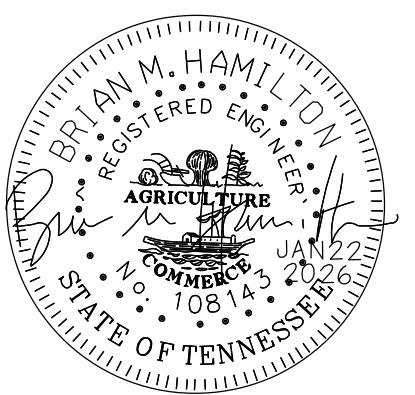
CO	COVER SHEET
----	-------------

CIVIL:

C0.1	EXISTING CONDITIONS
C1.0	SITE AND UTILITY PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C2.2	INTERMEDIATE EROSION CONTROL PLAN
C2.3	FINAL STABILIZATION PLAN
C2.4	SWPPP DETAILS AND NOTES
C3.0	ROAD PLAN AND PROFILE

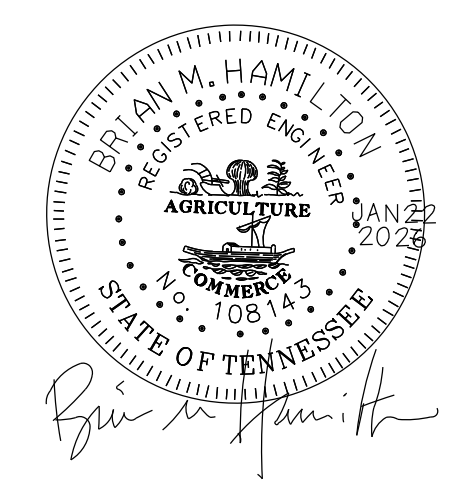
LEGEND:

- Property Line
- ⊗ Sanitary Sewer
- ⊙ Fire Hydrant
- ☐ Catch Basin
- - - - Bldg Setback Lines
- ▨ Retaining Wall



COVER

CO



sheet title:
EXISTING CONDITIONS

for:
ROSEHILL PARK

located:
121 HARRIS STREET

GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

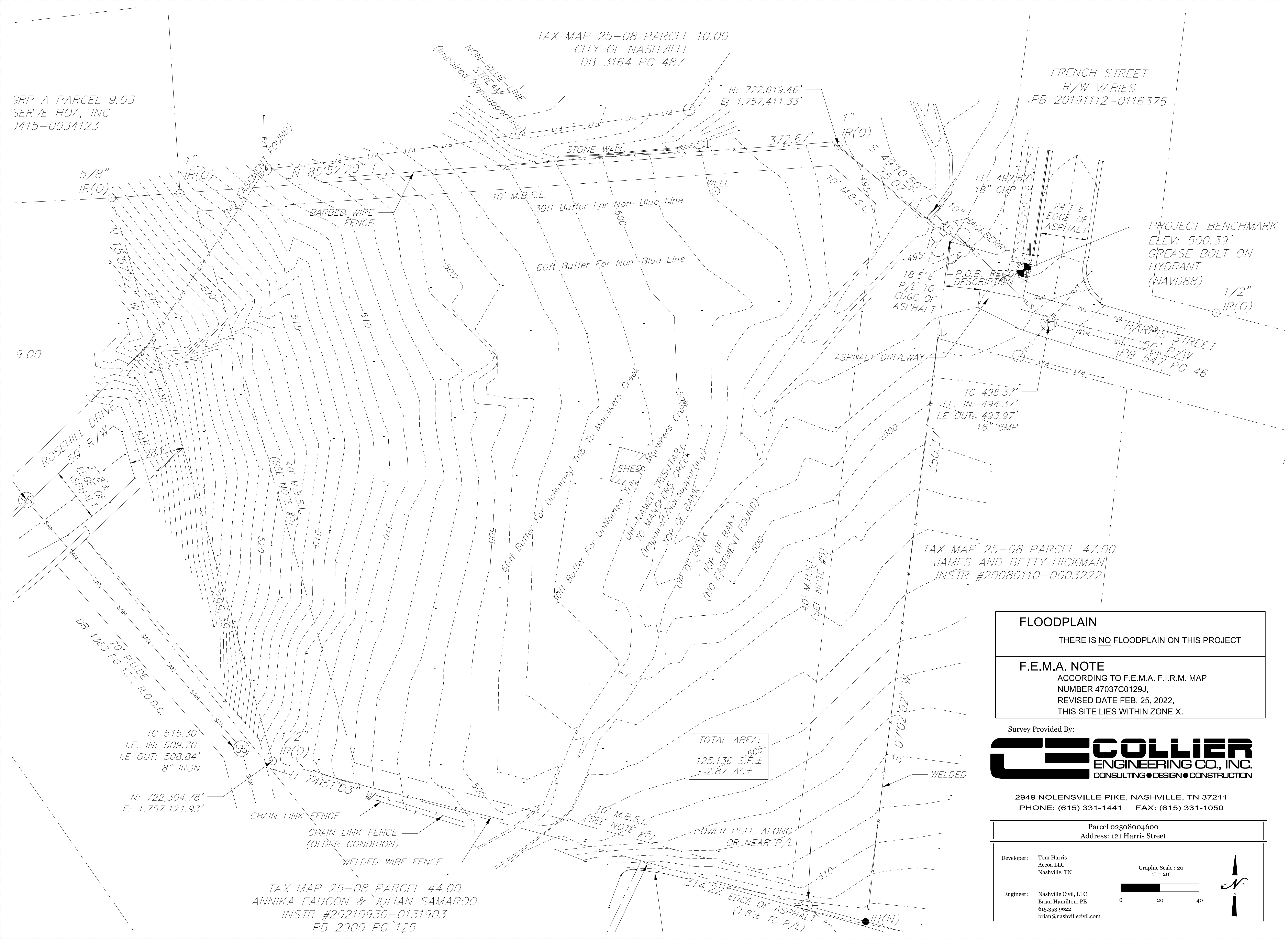
Project #:
 NC 24-481

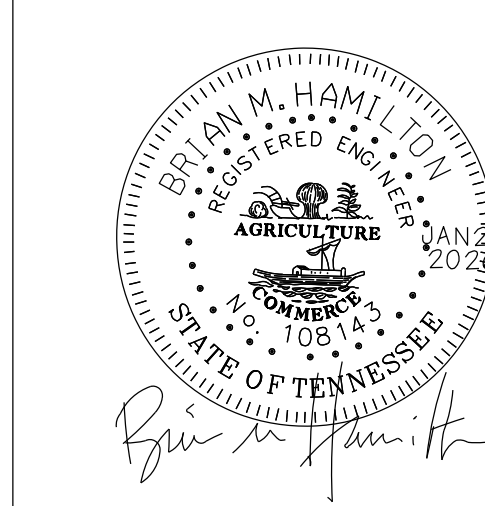
Original Issue Date:
 28 May 2024

Revisions:
 1 5Aug24 - Preliminary Resubmittal
 2 30Aug24 - Construction Plans
 3 27Sep24 - Re-Submittal
 4 29Dec25 - New Submittal
 5 31Dec25 - TDEC Submittal
 6 22Jan26 - Resub. City

Phase:
 Construction Drawings

Existing Conditions
C0.1





sheet title:
SITE PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
 NC 24-481

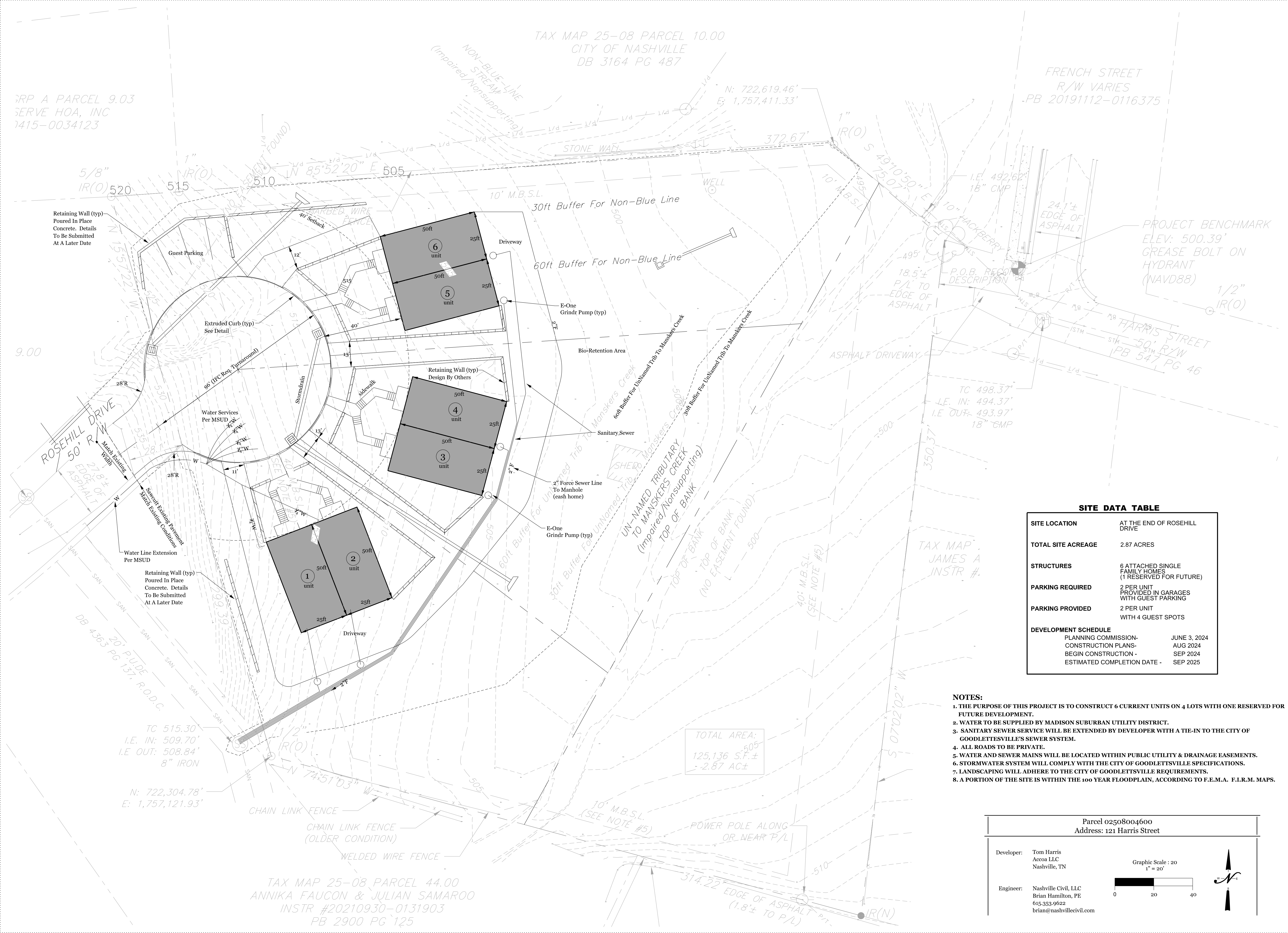
Original Issue Date:
 28 May 2024

- Revisions:
- 1 5Aug24 - Preliminary Resubmittal
 - 2 30Aug24 - Construction Plans
 - 3 27Sep24 - Re-Submittal
 - 4 29Dec25 - New Submittal
 - 5 31Dec25 - TDEC Submittal
 - 6 22Jan26 - Resub. City

Phase:
 Construction Drawings

Site Plan

C1.0



SITE DATA TABLE	
SITE LOCATION	AT THE END OF ROSEHILL DRIVE
TOTAL SITE ACREAGE	2.87 ACRES
STRUCTURES	6 ATTACHED SINGLE FAMILY HOMES (1 RESERVED FOR FUTURE)
PARKING REQUIRED	2 PER UNIT PROVIDED IN GARAGES WITH GUEST PARKING
PARKING PROVIDED	2 PER UNIT WITH 4 GUEST SPOTS
DEVELOPMENT SCHEDULE	
PLANNING COMMISSION-	JUNE 3, 2024
CONSTRUCTION PLANS-	AUG 2024
BEGIN CONSTRUCTION -	SEP 2024
ESTIMATED COMPLETION DATE -	SEP 2025

- NOTES:**
- THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT 6 CURRENT UNITS ON 4 LOTS WITH ONE RESERVED FOR FUTURE DEVELOPMENT.
 - WATER TO BE SUPPLIED BY MADISON SUBURBAN UTILITY DISTRICT.
 - SANITARY SEWER SERVICE WILL BE EXTENDED BY DEVELOPER WITH A TIE-IN TO THE CITY OF GOODLETTSVILLE'S SEWER SYSTEM.
 - ALL ROADS TO BE PRIVATE.
 - WATER AND SEWER MAINS WILL BE LOCATED WITHIN PUBLIC UTILITY & DRAINAGE EASEMENTS.
 - STORMWATER SYSTEM WILL COMPLY WITH THE CITY OF GOODLETTSVILLE SPECIFICATIONS.
 - LANDSCAPING WILL ADHERE TO THE CITY OF GOODLETTSVILLE REQUIREMENTS.
 - A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. F.I.R.M. MAPS.

TOTAL AREA:
 125,136 S.F. ±
 -2.87 AC ±

Parcel 02508004600
 Address: 121 Harris Street

Developer: Tom Harris
 Accoa LLC
 Nashville, TN

Engineer: Nashville Civil, LLC
 Brian Hamilton, PE
 615-353-9622
 brian@nashvillecivil.com

Graphic Scale : 20
 1" = 20'

SRP A PARCEL 9.03
 SERVE HOA, INC
 7415-0034123

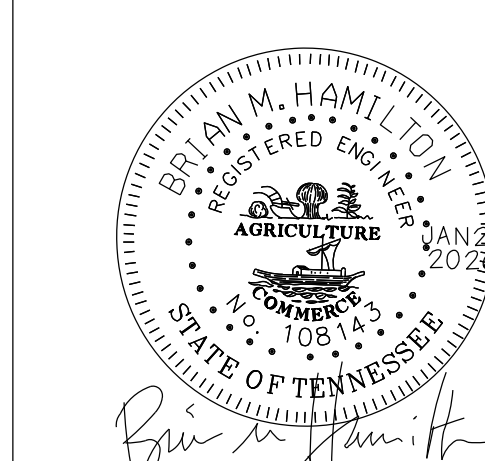
TAX MAP 25-08 PARCEL 10.00
 CITY OF NASHVILLE
 DB 3164 PG 487

FRENCH STREET
 R/W VARIES
 -PB 20191112-0116375

9.00

TAX MAP
 JAMES A
 INSTR #

TAX MAP 25-08 PARCEL 44.00
 ANNIKA FAUCON & JULIAN SAMAROO
 INSTR #20210930-0131903
 PB 2900 PG 125



sheet title:
GRADING AND DRAINAGE PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

GOODLETTSVILLE DAVIDSON COUNTY TENNESSEE

Project #:
 NC 24-481

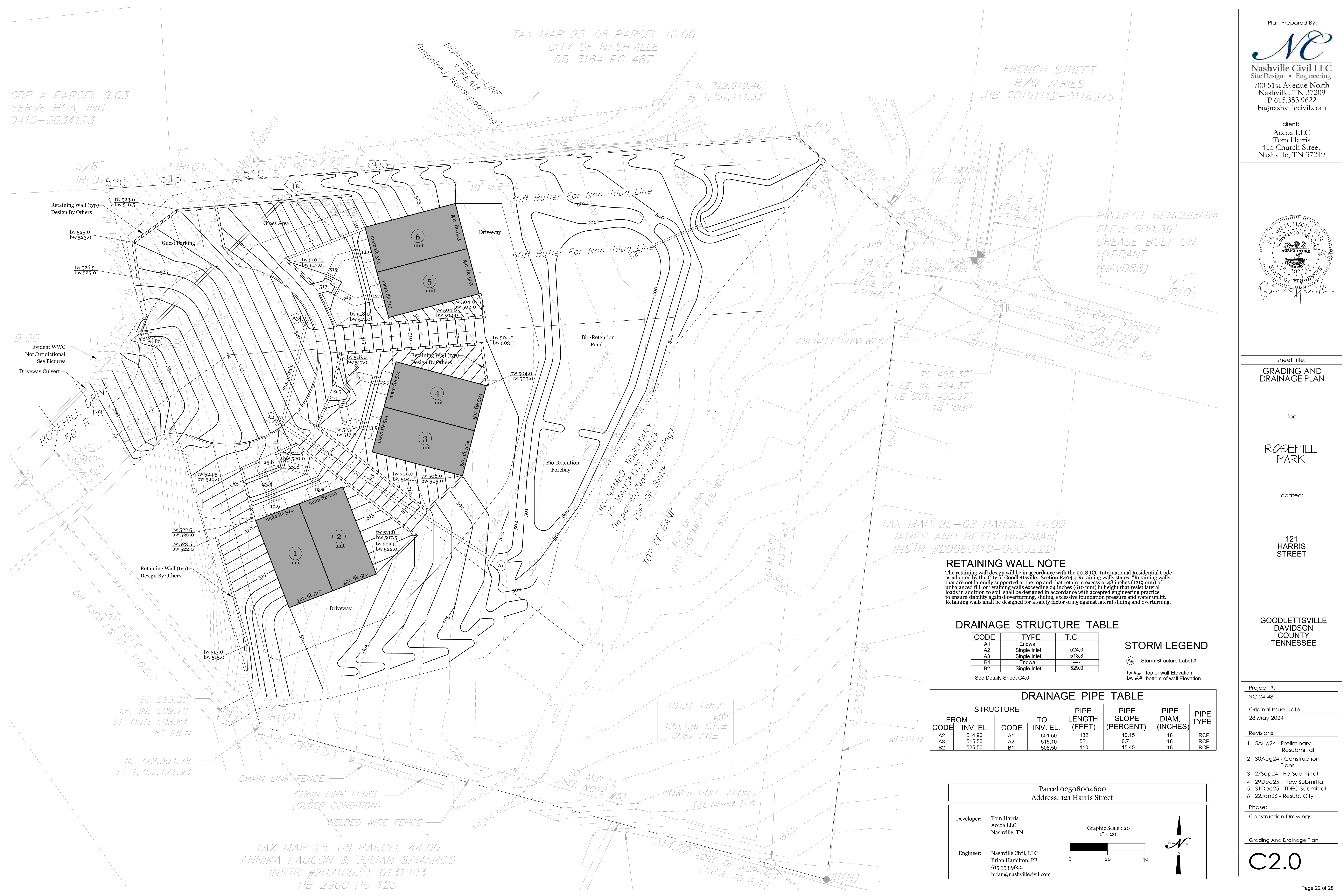
Original Issue Date:
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- Revisions:
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 - 27Sep24 - Re-Submittal
 - 29Dec25 - New Submittal
 - 31Dec25 - TDEC Submittal
 - 22Jan26 - Resub. City

Phase:
 Construction Drawings

Grading And Drainage Plan

C2.0



RETAINING WALL NOTE
 The retaining wall design will be in accordance with the 2018 ICC International Residential Code as adopted by the City of Goodlettsville. Section R404.4 Retaining walls states: "Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches (1219 mm) of unbalanced fill, or retaining walls exceeding 24 inches (610 mm) in height that resist lateral loads in addition to soil, shall be designed in accordance with accepted engineering practice to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning."

DRAINAGE STRUCTURE TABLE

CODE	TYPE	T.C.
A1	Endwall	---
A2	Single Inlet	524.0
A3	Single Inlet	518.8
B1	Endwall	---
B2	Single Inlet	529.0

See Details Sheet C4.0

STORM LEGEND

A# - Storm Structure Label #
 tw #.# top of wall Elevation
 bw #.# bottom of wall Elevation

DRAINAGE PIPE TABLE

STRUCTURE		PIPE LENGTH (FEET)	PIPE SLOPE (PERCENT)	PIPE DIAM. (INCHES)	PIPE TYPE
FROM CODE	TO CODE				
A2	A1	132	10.15	18	RCP
A3	A2	52	0.7	18	RCP
B2	B1	110	15.45	18	RCP

Parcel 02508004600
 Address: 121 Harris Street

Developer: Tom Harris
 Accoa LLC
 Nashville, TN

Engineer: Nashville Civil, LLC
 Brian Hamilton, PE
 615-353-9622
 brian@nashvillecivil.com

Graphic Scale: 20
 1" = 20'

TOTAL AREA:
 125,136 S.F. ±
 -2.87 AC ±

GRP A PARCEL 9.03
 SERVE HOA, INC
 0415-0034123

TAX MAP 25-08 PARCEL 10.00
 CITY OF NASHVILLE
 DB 3164 PG 487

FRENCH STREET
 R/W VARIES
 -PB 20191112-0116375

TAX MAP 25-08 PARCEL 47.00
 JAMES AND BETTY HICKMAN
 INSTR #20080110-00032221

TAX MAP 25-08 PARCEL 44.00
 ANNIKA FAUCON & JULIAN SAMAROO
 INSTR #20210930-0131903
 PB 2900 PG 125



Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

client:
Accoa LLC
Tom Harris
415 Church Street
Nashville, TN 37219



Brian M. Hamilton

sheet title:

INITIAL EROSION CONTROL PLAN

for:

ROSEHILL PARK

located:

121 HARRIS STREET

GOODLETTSVILLE
DAVIDSON COUNTY
TENNESSEE

Project #:

NC 24-481

Original Issue Date:

28 May 2024

Revisions:

- 5Aug24 - Preliminary Resubmittal
- 30Aug24 - Construction Plans
- 27Sep24 - Re-Submittal
- 29Dec25 - New Submittal
- 31Dec25 - TDEC Submittal
- 22Jan26 - Resub. City

Phase:

Construction Drawings

Initial Erosion Control Plan

C2.1

TAX MAP 25-08, GRP A PARCEL 9.03
PARKVIEW PRESERVE HOA, INC
INSTR# 20190415-0034123

TAX MAP 25-08 PARCEL 10.00
CITY OF NASHVILLE
DB 3164 PG 487

FRENCH STREET
R/W VARIES
-PB 20191112-0116375

RP A PARCEL 9.03
ERVE HOA, INC
415-0034123

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DAVID ALLEN SMITH
DB 11448 PG 627
PB 5210 PG 93

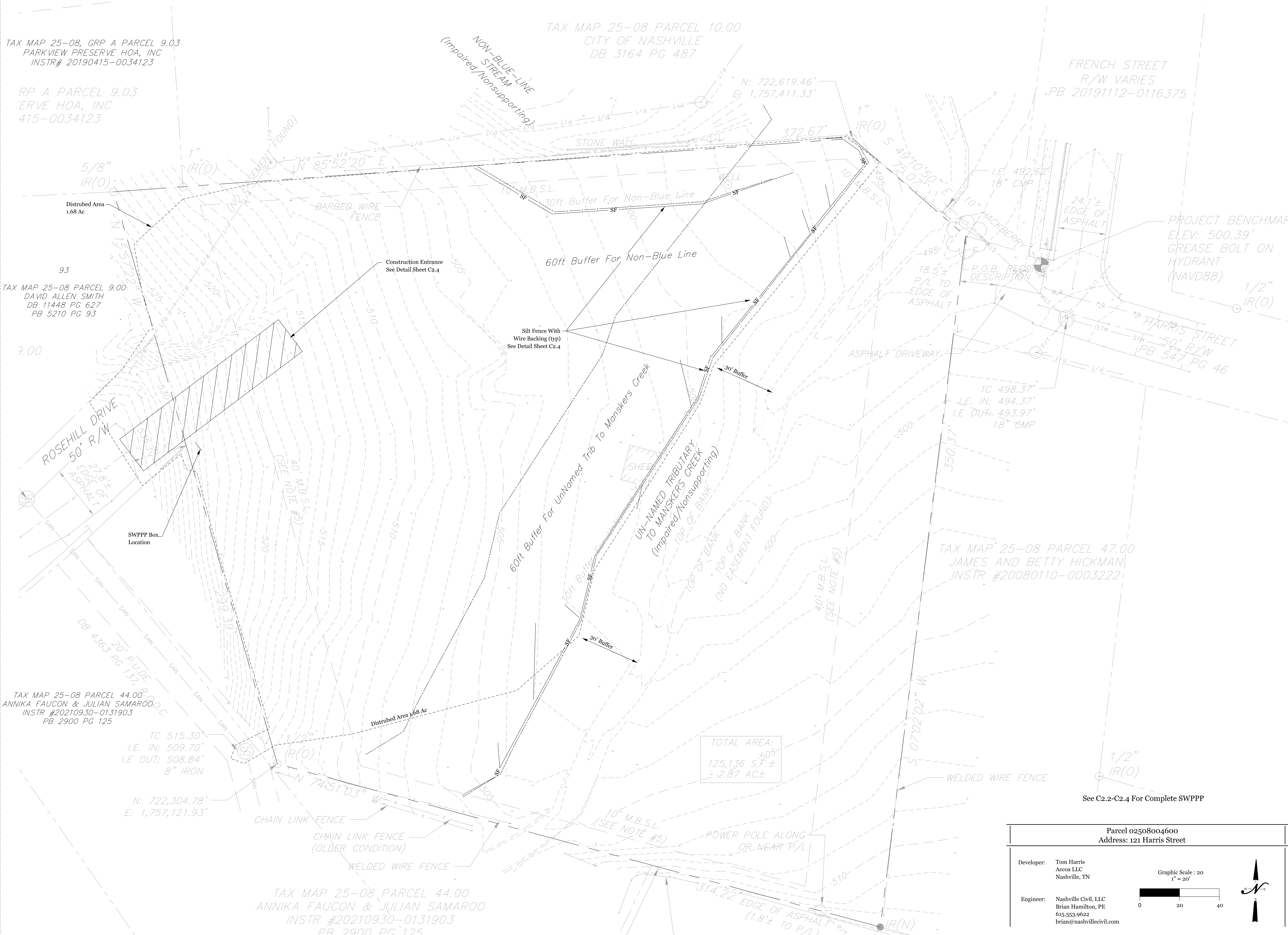
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ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125

TAX MAP 25-08 PARCEL 47.00
JAMES AND BETTY HICKMAN
INSTR #20080110-0003222

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125



Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615-353-9622
brian@nashvillecivil.com

Graphic Scale: 20
1" = 20'

0 20 40



sheet title:
INTERMEDIATE - BUFFER
RESTORATION PLAN

for:

ROSEHILL
PARK

located:

121
HARRIS
STREET

GOODLETTSVILLE
DAVIDSON
COUNTY
TENNESSEE

Project #:

NC 24-481

Original Issue Date:

28 May 2024

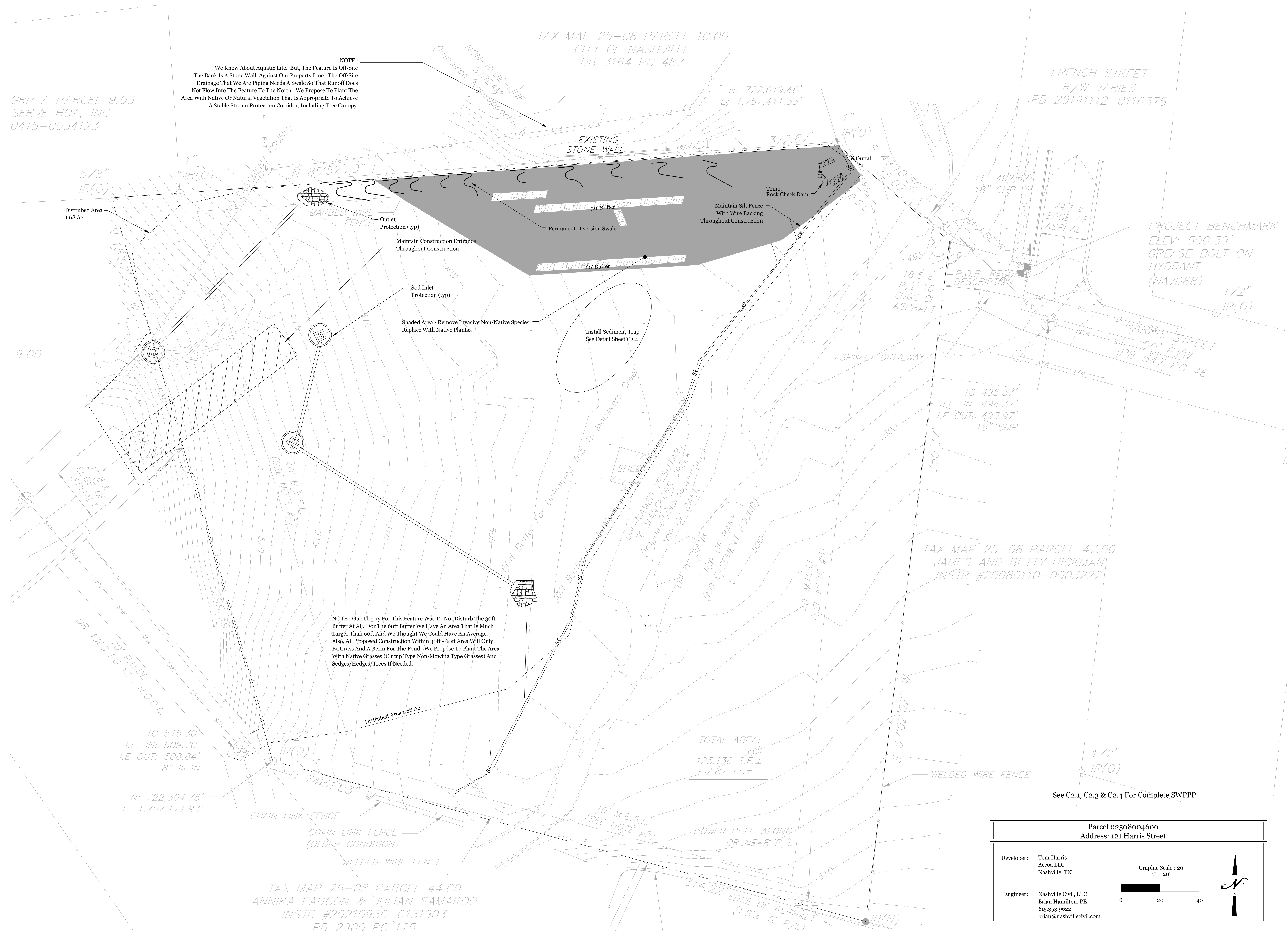
Revisions:

- 1 5Aug24 - Preliminary Resubmittal
- 2 30Aug24 - Construction Plans
- 3 27Sep24 - Re-Submittal
- 4 29Dec25 - New Submittal
- 5 31Dec25 - TDEC Submittal
- 6 22Jan26 - Resub. City

Phase:
Construction Drawings

Intermediate Erosion Control Plan

C2.2



NOTE:
We Know About Aquatic Life. But, The Feature Is Off-Site The Bank Is A Stone Wall, Against Our Property Line. The Off-Site Drainage That We Are Piping Needs A Swale So That Runoff Does Not Flow Into The Feature To The North. We Propose To Plant The Area With Native Or Natural Vegetation That Is Appropriate To Achieve A Stable Stream Protection Corridor, Including Tree Canopy.

NOTE: Our Theory For This Feature Was To Not Disturb The 30ft Buffer At All. For The 60ft Buffer We Have An Area That Is Much Larger Than 60ft And We Thought We Could Have An Average. Also, All Proposed Construction Within 30ft - 60ft Area Will Only Be Grass And A Berm For The Pond. We Propose To Plant The Area With Native Grasses (Clump Type Non-Mowing Type Grasses) And Sedges/Hedges/Trees If Needed.

TOTAL AREA:
125,136 S.F. ±
-2.87 AC ±

See C2.1, C2.3 & C2.4 For Complete SWPPP

Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615-353-9622
brian@nashvillecivil.com

Graphic Scale: 20
1" = 20'

GRP A PARCEL 9.03
SERVE HOA, INC
0415-0034123

TAX MAP 25-08 PARCEL 10.00
CITY OF NASHVILLE
DB 3164 PG 487

FRENCH STREET
R/W VARIES
-PB 20191112-0116375

TAX MAP 25-08 PARCEL 47.00
JAMES AND BETTY HICKMAN
INSTR #20080110-0003222

TAX MAP 25-08 PARCEL 44.00
ANNIKA FAUCON & JULIAN SAMAROO
INSTR #20210930-0131903
PB 2900 PG 125



sheet title:
FINAL STABILIZATION PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET

**GOODLETTSVILLE
DAVIDSON
COUNTY
TENNESSEE**

Project #:
NC 24-481

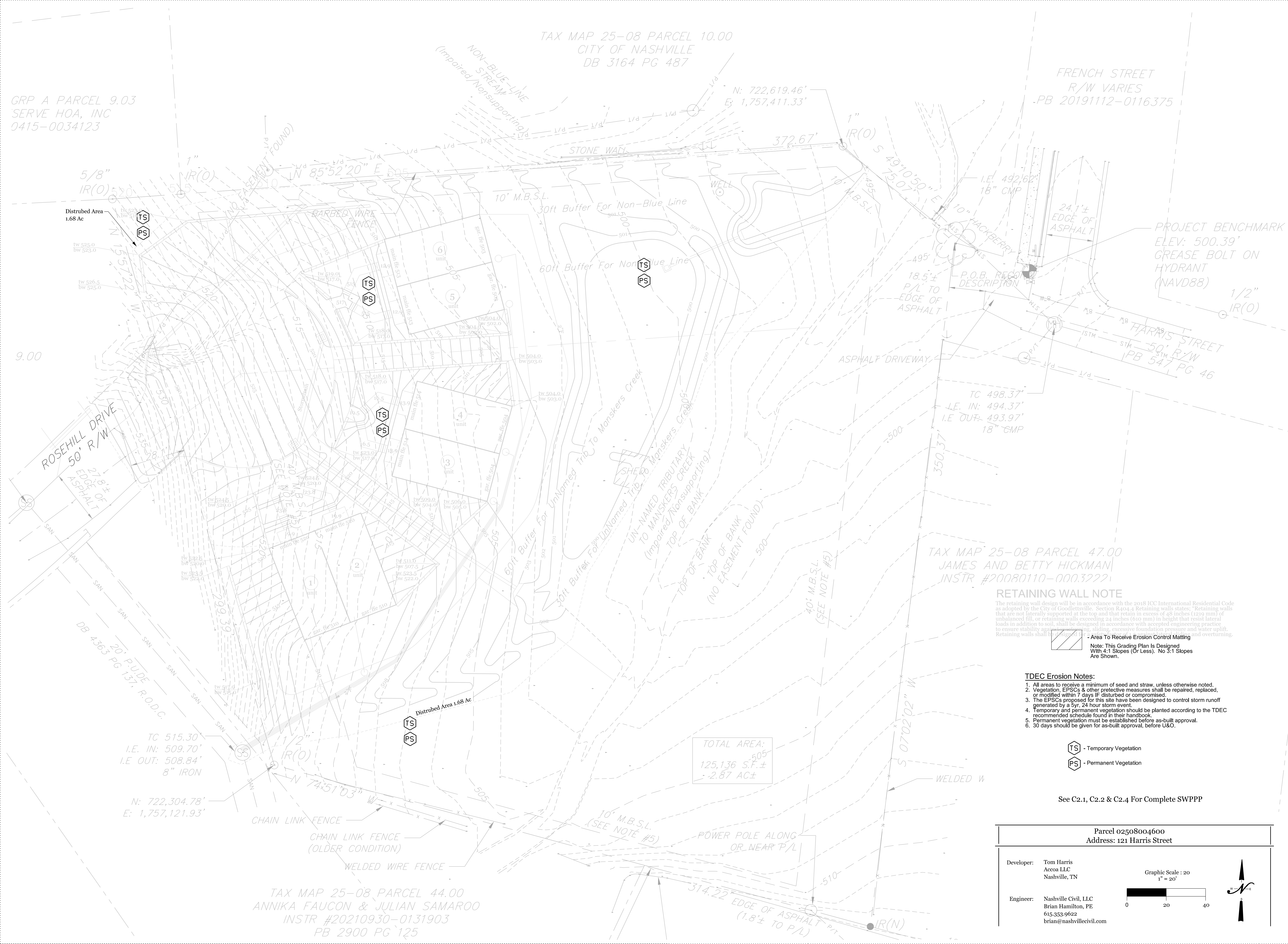
Original Issue Date:
28 May 2024

- Revisions:
- 5Aug24 - Preliminary Resubmittal
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 - 29Dec25 - New Submittal
 - 31Dec25 - TDEC Submittal
 - 22Jan26 - Resub. City

Phase:
Construction Drawings

Final Stabilization Plan

C2.3



STORMWATER POLLUTION PREVENTION PLAN NOTES

- The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer is not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure): a.) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number, b.) name, company name, email address, telephone number and address of the project site owner or a local contact person; c.) a brief description of the project; d.) the location of the SWPPP if an on-site location for storing the plan is not available.
- The owner of this project site will provide erosion control measures as shown on this SWPPP. If the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
- Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc., along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
- Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
- All erosion control measures shall be installed and maintained in accordance with the manufacturer's specifications and recommendations. It is the purpose of all control measures to slow runoff so that fill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
- Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 s.f. of area. Provide adequate amounts of water to establish a healthy stand of grass.
- If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.

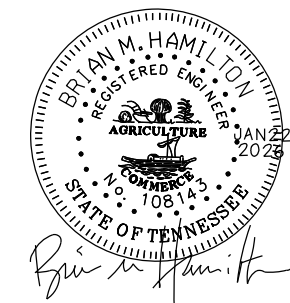
- The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
- Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
- There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
- There are no streams or wetlands on or near this project site, therefore no additional permits associated with these features are required.**
- All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from being washed from the site by storm water runoff.
- Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
- This project does not disturb more than 50 acres, but areas of the completed phase must be stabilized within 14 days.
- For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their review.
- Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
- The contractor shall maintain a rain gauge and daily rainfall records at the site.
- The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 14 days after the construction activity on that portion of the site has temporarily or permanently ceased.
- The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
- No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or silt fines from the federal and state agencies may be levied.

- Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
- After construction is complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
- Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
- All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
- All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. He shall erect construction barriers or take other means necessary to insure that the areas remain protected.
- The contractor shall employ a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
- Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
- Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent heavy rain over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
- Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.

- Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control devices that failed to operate as designed or proved inadequate for a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
 - Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
 - The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
 - Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
 - Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
 - During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
 - This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNGCP), and is prepared using sound engineering practices. Nashville Civil, LLC personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.
- As instructed by Part III.F of the TNGCP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC). This SWPPP is an evolving document that can change with field adjustments. And changes in the field need to be noted and TDEC provided a copy of the changes.

Plan Prepared By:
NC
Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

client:
Accoa LLC
Tom Harris
415 Church Street
Nashville, TN 37219



sheet title:
SWPPP NOTES & DETAILS

for:
ROSEHILL PARK

located:
121 HARRIS STREET

GOODLETTSVILLE
DAVIDSON COUNTY
TENNESSEE

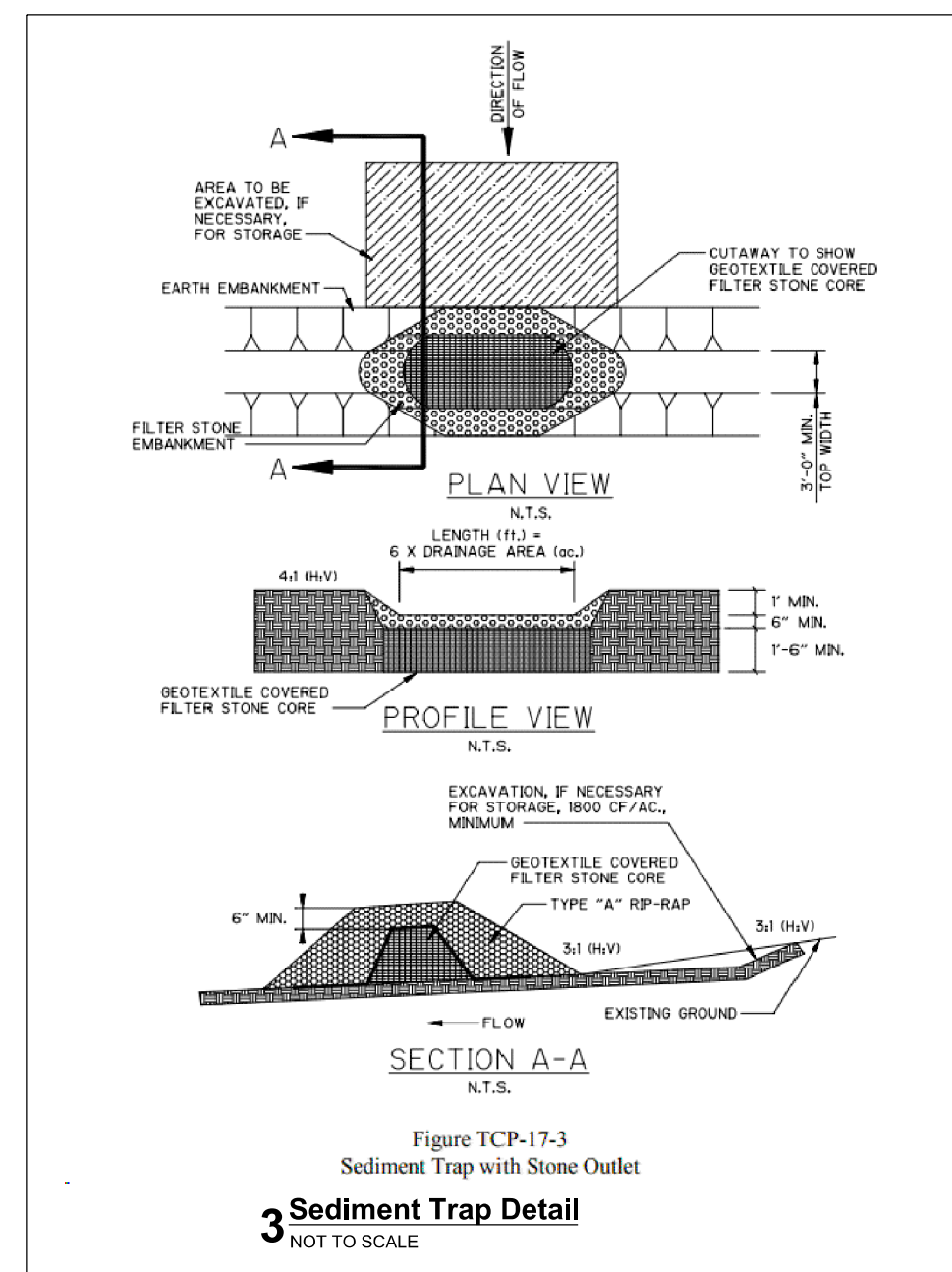
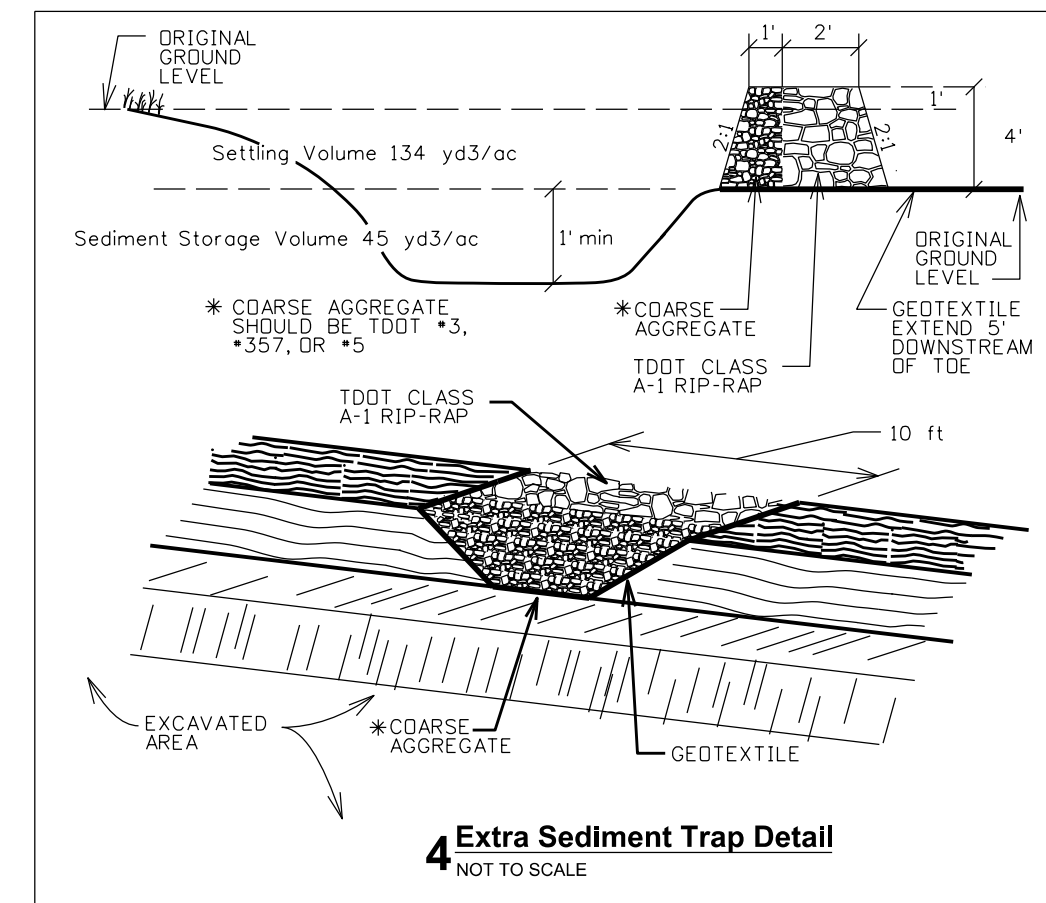
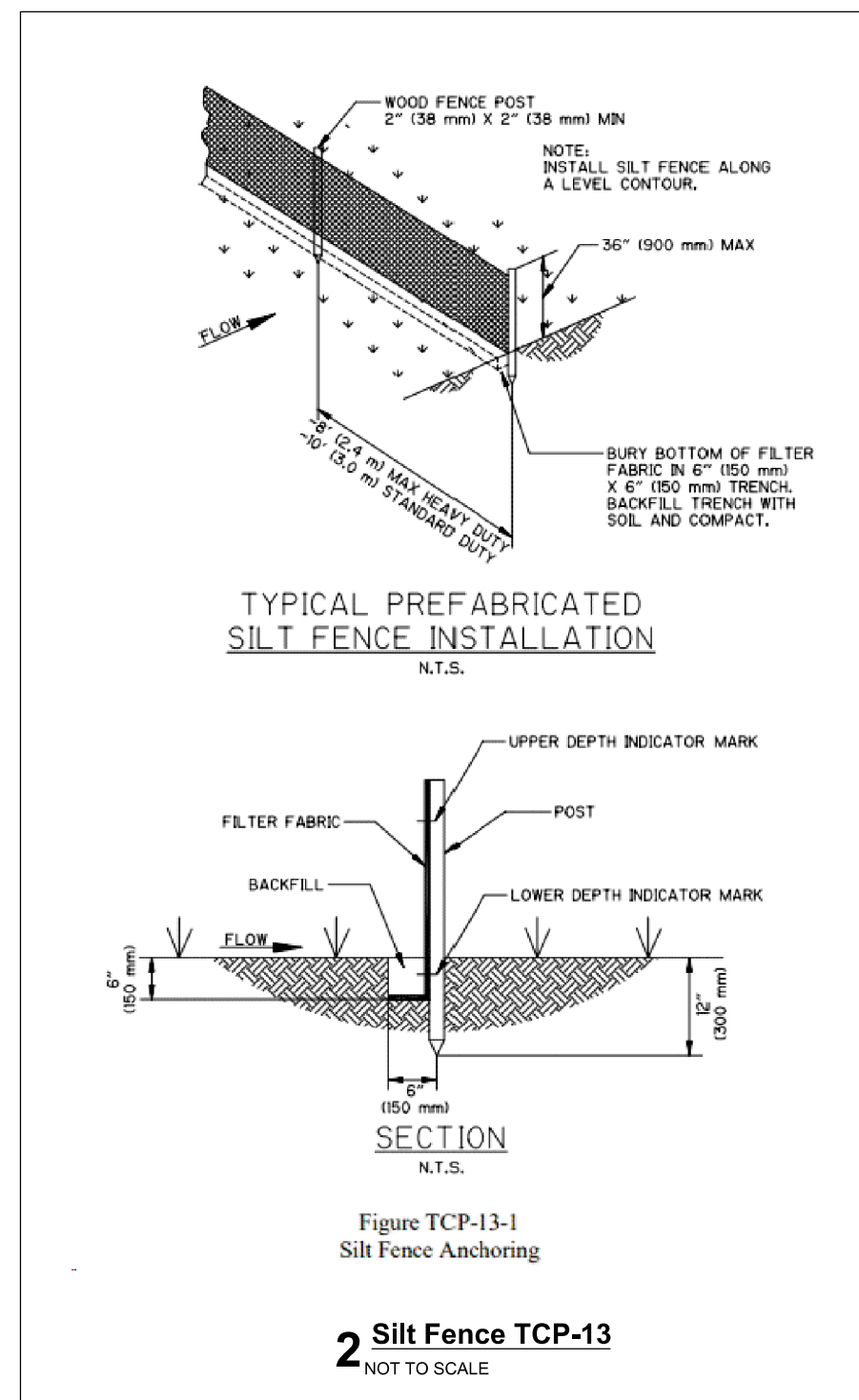
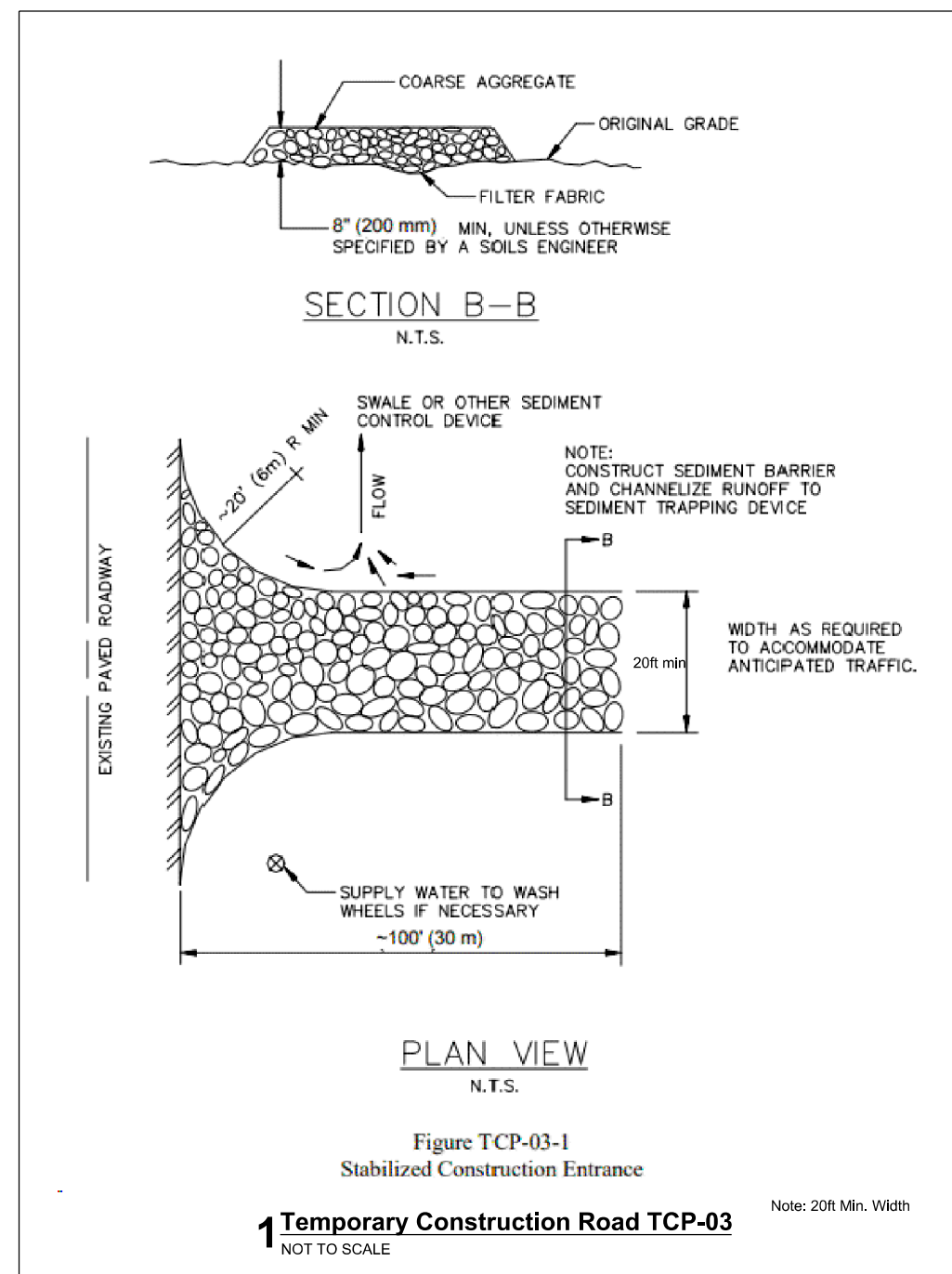
Project #:
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Original Issue Date:
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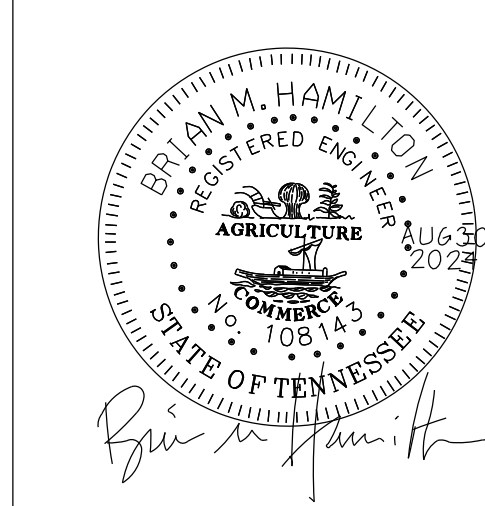
Revisions:
1 5Aug24 - Preliminary Resubmittal
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3 27Sep24 - Re-Submittal
4 29Dec25 - New Submittal
5 31Dec25 - TDEC Submittal
6 22Jan26 - Resub. City

Phase:
Construction Drawings

SWPPP Notes & Details

C2.4





sheet title:
ROAD PLAN AND PROFILE

for:
ROSEHILL PARK

located:
121 HARRIS STREET

**GOODLETTSVILLE
 DAVIDSON
 COUNTY
 TENNESSEE**

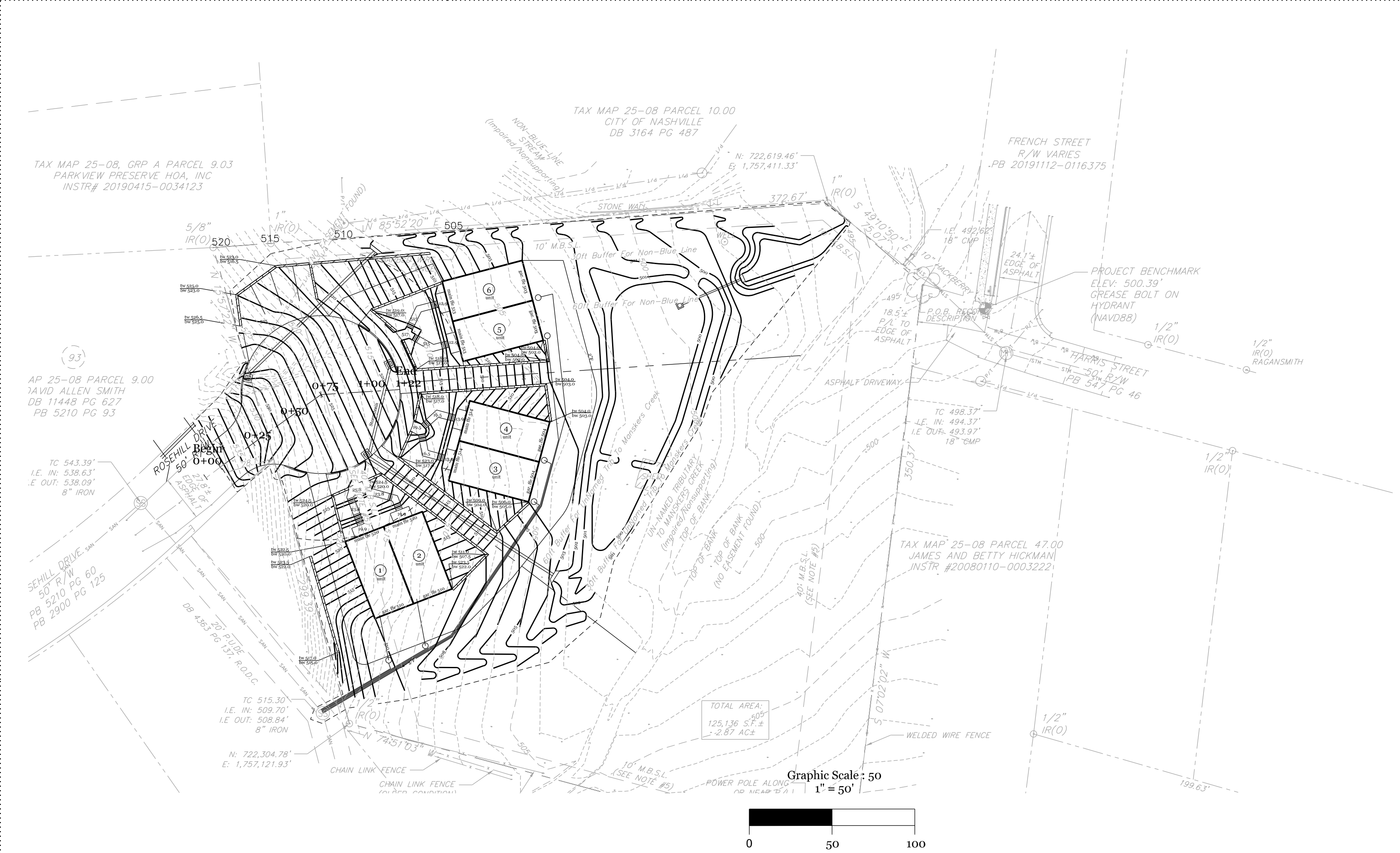
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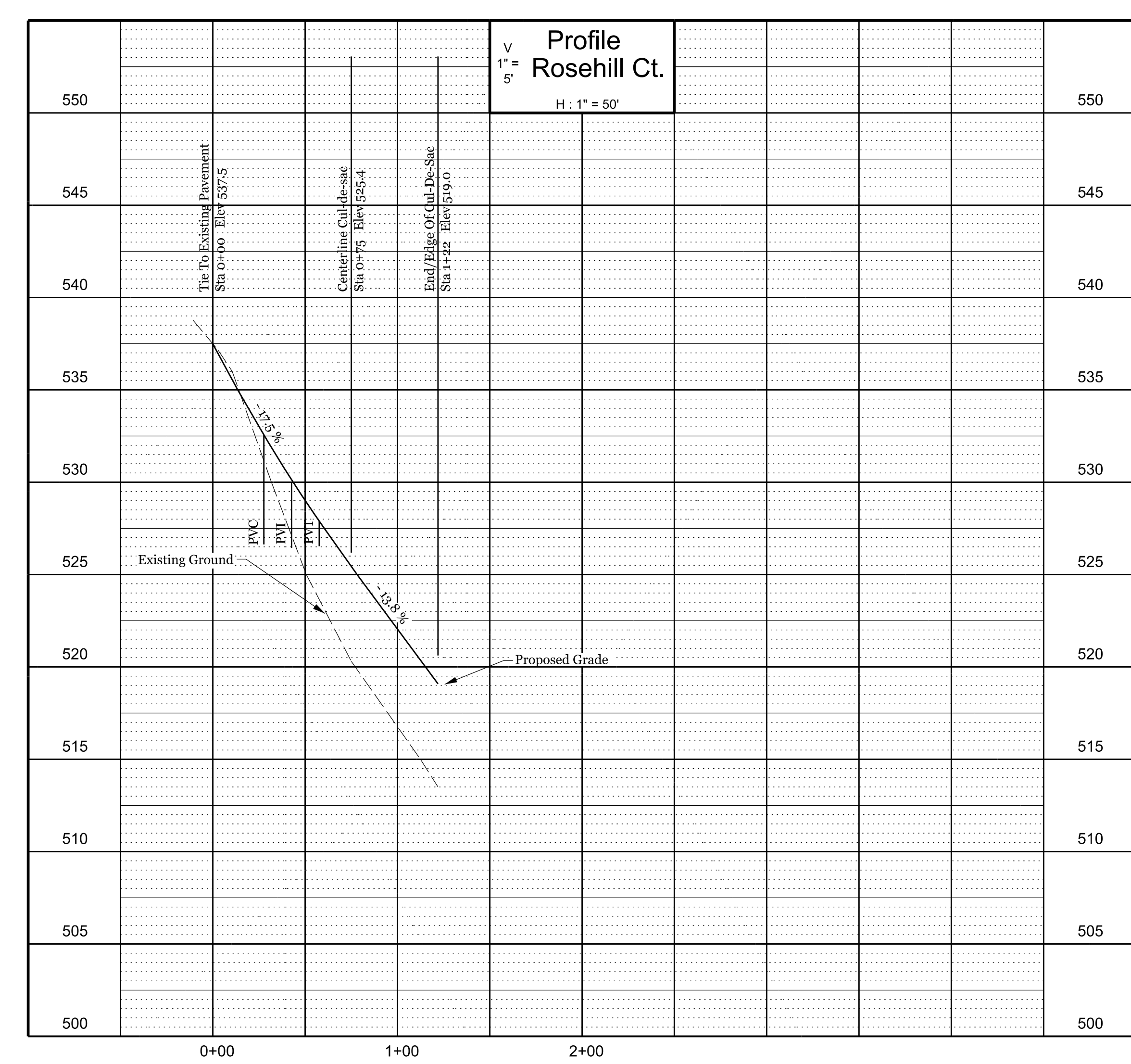
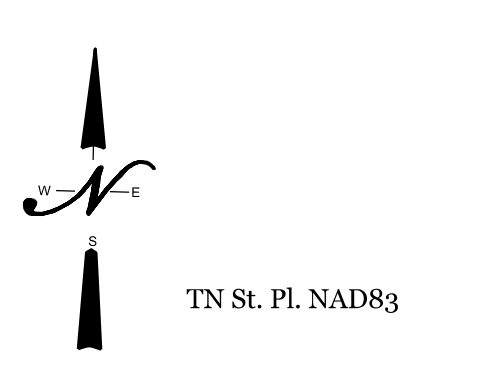
Revisions:
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Phase:
 Construction Drawings

Road Plan And Profile
C3.0



Plan View

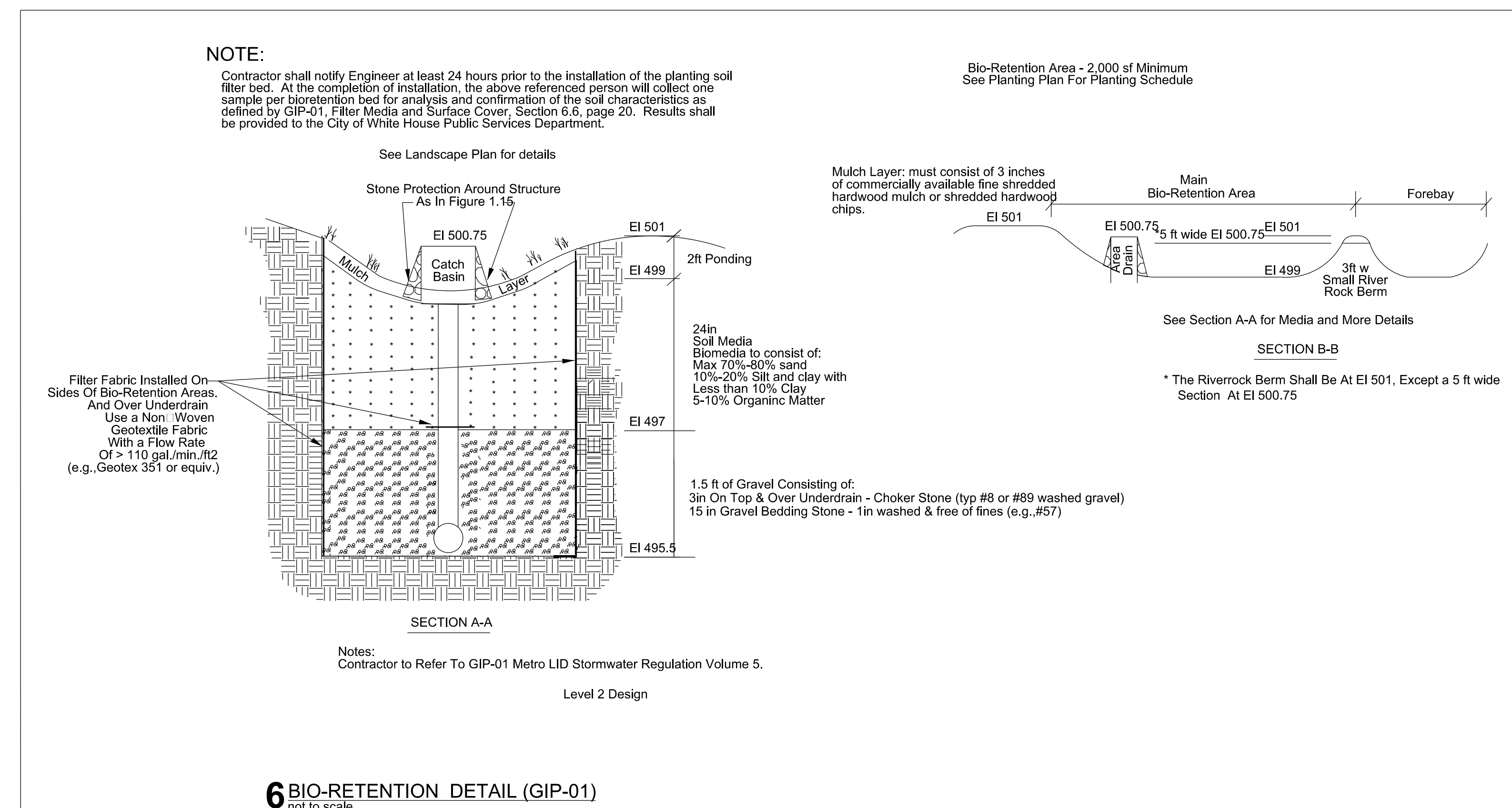


Parcel 02508004600
 Address: 121 Harris Street

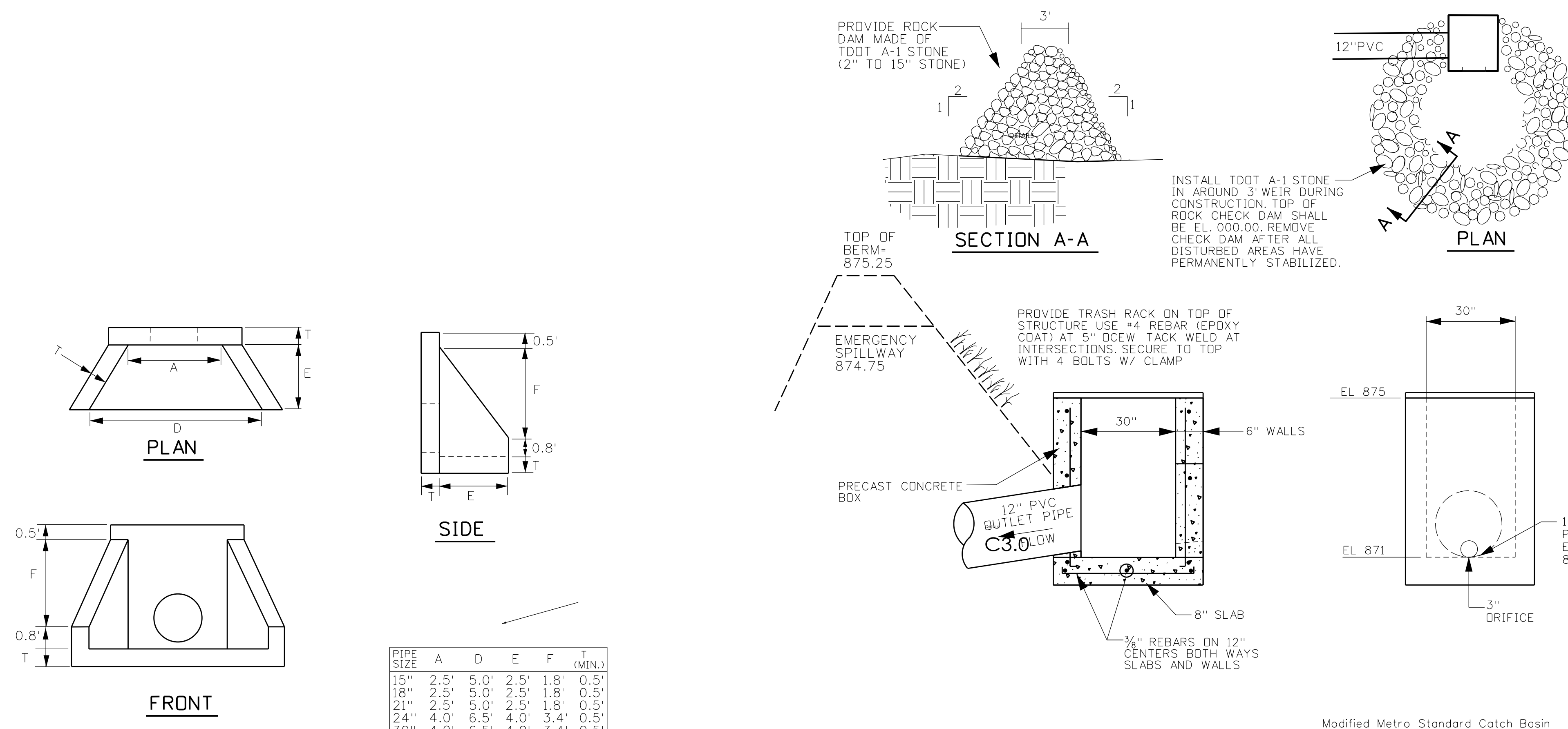
Developer: Tom Harris
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 Brian Hamilton, PE
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 brian@nashvillecivil.com

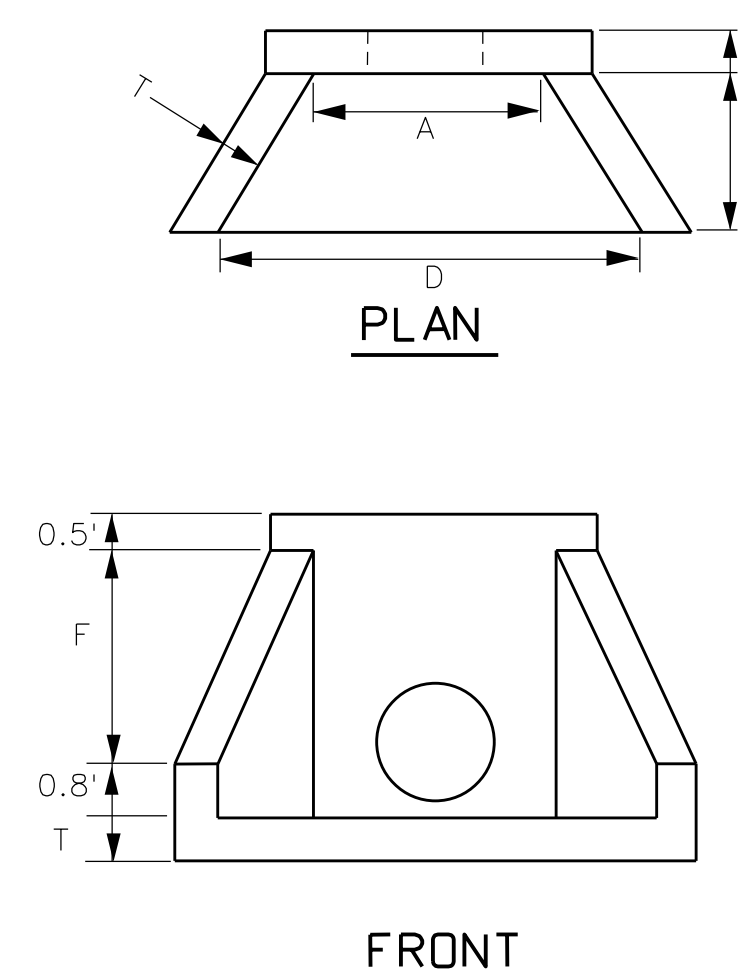
Graphic Scale : 20
 1" = 20'



6 BIO-RETENTION DETAIL (GIP-01)
not to scale



4 BIO-RETENTION POND OUTLET STRUCTURE
not to scale



CONCRETE : 4000 P.S.I. AT 28 DAYS
REINFORCED WITH NO. 4 REBARS
10" C/C EACH WAY WITH WINGS
AND TDE SLAB DOWELLED TO
HEADWALL WITH NO. 5 BARS.
3/4" CHAMFER ON EXPOSED EDGES.

PIPE SIZE	A	D	E	F	T (MIN.)
15"	2.5'	5.0'	2.5'	1.8'	0.5'
18"	2.5'	5.0'	2.5'	1.8'	0.5'
21"	2.5'	5.0'	2.5'	1.8'	0.5'
24"	4.0'	6.5'	4.0'	3.4'	0.5'
30"	4.0'	6.5'	4.0'	3.4'	0.5'
36"	5.5'	8.0'	3.5'	4.5'	0.5'
42"	5.5'	8.0'	3.5'	4.5'	0.5'
48"	5.5'	8.0'	3.5'	4.5'	0.5'
54"	7.0'	9.5'	4.5'	5.8'	0.5'
60"	7.0'	9.5'	4.5'	5.8'	0.5'
66"	8.5'	11.0'	5.5'	7.0'	0.5'
72"	8.5'	11.0'	5.5'	7.0'	0.5'

5 CONCRETE HEADWALL
not to scale