



April 6, 2026

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of April 6, 2026 Agenda

Approval of Meeting Minutes

2. Approval of March 2, 2026 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planning Related Topics
4. Jonathan and Jenna Rummel: Requests recommendation to the City Commission to rezone the 4.54-acre properties at 7723 Old Springfield Highway referenced as Davidson County Tax Map/Parcels# 01808001000 and 01808001100 from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited Property Owner: William W. Benz
5. Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-205 (3)(b), 14-213 (9)(h)(iv), and Appendix A, Table 1 define provisions for limited secondary residential dwelling units

DISCUSSION ITEM:

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

amccormick@goodlettsville.gov

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

MONDAY APRIL 6, 2026 5:00 PM

ITEM#1 Approval of April 6, 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 March 2, 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

MOTION OPTIONS: N/A

ITEM#4 Jonathan and Jenna Rummel: Requests recommendation to the City Commission to rezone the 4.54-acre properties at 7723 Old Springfield Highway referenced as Davidson County Tax Map/Parcels# 01808001000 and 01808001100 from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited Property Owner: William W. Benz

STAFF NOTES:

The request is to rezone the 4.54-acre property from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited to permit the proposed use of the property as a retail and possible food service commercial use including the preliminary plan to conceptually show required parking and landscaping included in the meeting packet. The rezoning request would permit all the permitted uses in the CPUDL, Commercial Planned Unit Development Limited zoning district.

Adjacent Property Zoning Districts (Existing Uses)

- R-25, Low Density Residential (Residential Homes and Vacant Property)
- CS, Commercial Services (Campground)
- R-15, Medium Density Residential (Residential Homes)

Comprehensive Land Use Plan Designation: Residential Neighborhood Preservation and located at the boundary with the Commercial Corridor plan designation. The adjacent property (RV Park) is zoned General Commercial on Springfield Highway (north of Louisville Hwy overpass) and sections of Louisville Highway

Goodlettsville Zoning Map Section



Existing and Proposed Zoning

	EXISTING ZONING	PROPOSED ZONING
	A, Agricultural	CPUDL, Commercial Planned Unit Development Limited
PERMANENT RESIDENTIAL		
Dwelling, attached	N	N
Dwelling, one-family detached	P	N
Dwelling, two-family detached	N	N
Dwelling, semi-detached	N	N
Dwelling, multi-family	N	N
Dwelling, mobile home	N	N
Bed & Breakfast Homestay	C	N
Mobile Home Park	N	N
SEMI PERMANENT RESIDENTIAL		
COMMUNITY FACILITY ACTIVITIES		
Administrative	C	P
Community Assembly	N	P
Community Education	C	N
Cultural and Recreation Services	C	N
Essential Services	C	P
Extensive Impact	N	N
Health Care	N	N
Institutional Care	N	N
Intermediate Impact	C	N
Personal & Group Care	**	N
Religious Facilities	C	N
COMMERCIAL ACTIVITIES		
Adult Oriented Establishment *****	N	N
Animal Care & Veterinarian Services	N	N
Automotive Parking	N	P
Automotive Repair and Cleaning	N	N
Automotive Servicing	N	N
Building Materials and Farm Equipment	N	N
Consumer Repair Services	N	P
Construction Sales & Services	N	N
Convenience Commercial	N	P
Entertainment & Amusement Services	N	P
Financial, Consultive, & Administrative	N	P
Food & Beverage Services	N	P
Food Service Drive-in & Drive-thru	N	P
General Business & Communication Service	N	P
General Personal Services	N	P
General Retail Trade	N	P
Group Assembly	N	N
Medical Services	N	P
Scrap Operations	N	N
Transient Habitation: Hotel	N	N
Transient Habitation: Motel	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N
Transient Habitation: Short Term Rental Property	N	N
Transient Habitation: SRO	N	N
Transport & Warehousing	N	N
Undertaking Services	N	N
Vehicular, Craft & Related Equipment Sales	N	N
Wholesale Sales	N	N
Tourist Oriented Limited Manufacturing*****	N	N
MANUFACTURING ACTIVITIES		
Limited	N	N
Intermediate	N	N
High Technology Manufacturing, Assembly, Processing	N	N
Extensive	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES		
Agricultural Services	N	N
Crop & Animal Raising	P	N
Mining & Quarrying	N	N
Plant & Forest Nurseries	P	N
Confined Animal Feeding Operations	N	N

Surrounding Zoning Districts

- Red - R-25, Low Density Residential
- Light Purple - CS, Commercial Services
- Purple - R-15, Medium Density Residential

MOTION OPTIONS:

1. Recommend to the Goodlettsville City Commission approval of the CPUDL, Commercial Planned Unit Development Limited zoning district based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan
2. Recommend to the Goodlettsville City Commission denial of the CPUDL, Commercial Planned Unit Development Limited zoning designation based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan.
3. Defer the request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at meeting

ITEM#5 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-205 (3)(b), 14-213 (9)(h)(iv), and Appendix A, Table 1 define provisions for limited secondary residential dwelling units

STAFF NOTES:

The Planning Commission at the February 2nd agenda discussed a citizen requested Zoning Ordinance amendment to permit secondary dwelling units on larger acreage properties with defined limitations. The Planning Commission discussed site design options and deed restrictions to prevent future subdivision of the property under the current property zoning designations and regulations. The Planning Commission has previously discussed and denied Zoning Ordinance requests to incorporate accessory dwelling units in the residential zoning districts. The key difference between secondary and accessory dwelling units is secondary dwellings units would only be permitted on properties with dimensions and acreage that permit a subdivision of the property per the property designated zoning.

The proposed amendment Zoning Ordinance includes the defined administrative application process including 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 sufficient 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 minimum property dimension requirements and private neighborhood property restrictions. The Planning Commission previously discussed limiting the application of the secondary dwelling units to larger properties which would further limit the application of the ordinance section to only defined areas of the city based on designated property zoning and property dimensions.

Currently, the General Assembly is considering Tennessee House Bill 2031 (HB 2031) that seeks to standardize and ease regulations for accessory dwelling units (ADUs), limiting local governments from imposing stricter rules than those for single-family homes. If HB 2031 is approved, it could alter and possibly eliminate the need of this Zoning Ordinance amendment. If the bill passes, cities will have defined limited regulations available for accessory dwellings units.

Zoning Ordinance Amendments: Secondary 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.

LAND USE ACTIVITY MATRIX													
ACTIVITY	ZONING DISTRICTS												
								PUD					
	A	R40	R25	R15	R10	R7	LDR	MDR	HDR	RC1	RC2	MHP*	RLSPUD
PERMANENT RESIDENTIAL													
Dwelling, attached	N	N	N	N	N	N	N	P	P	P	P	N	P
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	N	N	P
Dwelling, two-family detached	N	N	N	N	P	P	N	P	P	N	N	N	P
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	P
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	P	P	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	N	N	P	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	P	N
Secondary Dwelling, one-family detached	C	C	C	C	C	C	C	N	N	N	N	N	N

14-213 (9)(h)(iv)

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

(9) Conditional Use Permits

(h) Specific Standards for Residential Activities

(iv) Secondary Dwelling Unit

Secondary One-Family Detached Residential Dwelling Unit:

A secondary one-family detached dwelling unit provides complete and independent living facilities, including living, bedroom, bathroom, and food preparation kitchens on the same property as the primary one-family detached dwelling unit.

A secondary dwelling unit is an alternative to subdividing a property to create to an additional residential lot for an additional one-family detached dwelling unit. A secondary dwelling unit shall only be permitted on a parcel that meets minimum lot area, frontage, and dimensional requirements of the underlying zoning district sufficient to allow subdivision into an additional conforming residential lot.

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

1. No more than one (1) secondary residential dwelling unit shall be permitted on a lot.
2. A secondary dwelling unit shall be a detached structure and shall not be attached to the primary dwelling.
3. The secondary unit shall be owned by the same person(s) as the primary dwelling unit and shall not be sold separately unless the lot is subdivided in accordance with all applicable regulations.
4. The combined lot coverage and floor area of all structures, including the primary dwelling, secondary dwelling units, and accessory structures, shall comply with the requirements of the underlying zoning district.
5. The secondary dwelling unit shall comply with the minimum building square footage dimensions and attached garage requirements for the underlying zoning district and Zoning Ordinance. The Board of Zoning and Sign Appeals may permit a reduction in the minimum square footage of the secondary dwelling unit to not less than one thousand (1,000) square feet when the secondary dwelling unit is located within thirty (30) feet of the primary dwelling unit, as measured between the closest exterior walls.
6. The secondary dwelling unit shall comply with the minimum building setbacks for the underlying zoning district and Zoning Ordinance. The Board of Zoning and Sign Appeals may permit a reduction in the minimum setbacks of the secondary dwelling unit when the secondary dwelling unit is located within thirty (30) feet of the primary dwelling unit, as measured between the closest exterior walls.
7. The property shall contain adequate off-street parking for both the primary and secondary residential dwelling units per the parking requirements of the Zoning Ordinance.
8. A secondary dwelling unit shall not be located within the required front yard, nor between the primary dwelling unit and the front lot line.
9. A secondary dwelling unit shall not be located on a property less than two (2) acres.

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.

MOTION OPTIONS:

1. Recommend approval to the City Commission for the amendment of the Zoning Ordinance to include the Secondary Dwelling Units section as presented by staff or with ordinance revisions determined by the Planning Commission
2. Recommend denial to the City Commission to not include the Secondary Dwelling Units section in the Zoning Ordinance
3. Defer request to include additional information as determined by the Planning Commission

Staff recommendation to be provided at the meeting

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 2, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jeff Parnell

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 Coats offered prayer.

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

Item #2 Approval of February 2, 2026 Meeting Minutes: Commissioner Gilmore made a motion to approve the minutes of the February 2, 2026 meeting, Wheeler seconded the motion. The motion passed.

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

No one requested to speak.

Mayor Tinnin made a motion to close the public forum, seconded by Barnfield. The motion passed.

The Public Forum was closed.

AGENDA

Item #4 Cedar Side at Dry Creek Phase One/ Natelli Communities: Requests reduction and one-year extension of the project performance bond.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The developer has requested a bond reduction from \$285,600 to \$238,000 due to the site development improvements completed.
- Project Status: Five (5) of the fifty-five (55) lots are under construction.
- Subdivision Plat Recording Date: March 26, 2025.
- Current Project Bond: \$285,600 performance bond- March 13, 2026 Expiration.
- Remaining Project Improvements: Final asphalt paving, Site finish grading/stabilization, Site Landscaping, Sidewalk sections.
- Improvement Cost Estimate: \$225,000 based on original cost estimates with inflation percentages added.
- Motion Option-Approval of a one-year bond extension at the current bond amount of \$285,600.

- Motion Option-Approval of a one-year bond extension per the developer requested bond amount of \$238,000. (Staff Recommendation at \$242,760 includes 2.5% increase)
- Motion Option-Approval of a one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

Planning Commission Discussion: N/A

Motion: Motion by Commissioner Gilmore to approve the one-year extension and bond amount of \$242,760 per staff recommendation, seconded by Barnfield. The motion passed.

Item #5 Springfield Highway/Hwy 41/Pape-Dawson Company: Requests recommendation to the City Commission to rezone the 7.4-acre property on Springfield Highway/Hwy 41 referenced as Sumner County Tax Map/Parcel# 14100801000 from CPUDL, Commercial Planned Unit Development Limited to CG, Commercial General. Property Owner: Wesley Greene

Item Representative: Benjamin Hawk, Pape-Dawson Co. and Wesley Greene, ABG Caulking

Staff Discussion:

- The request is to rezone the 7.4-acre property from CPUD, Commercial Planned Unit Development and CPUDL, Commercial Planned Unit Development Limited to CG, Commercial General to permit the proposed use of the property as an office and warehouse use including the preliminary layout plan.
- The rezoning request would permit all the permitted uses in the CG, Commercial General zoning district.
- The Comprehensive Plan designated the area of Springfield Highway north of the 31W interchange as commercial corridor intended for general commercial
- The current commercial planned unit development zoning districts are not connected to a preliminary master plan.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the CG, Commercial General zoning district based on the Planning Commission’s determination during the meeting that the proposal is in compliance with the City’s Comprehensive Plan. (Staff Recommendation)
- Motion Option-Recommend to the Goodlettsville City Commission denial of the CG, Commercial General zoning designation based on the Planning Commission’s determination during the meeting that the proposal is not in compliance with the City’s Comprehensive Plan.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Hawk stated the zoning CPUDL only allowed for mini warehousing, but for business needs they are trying to zone to Commercial General to be able to bring in supplies and materials for the business.
- Greene stated that they would like to really grow this and they are at a point now where they are out of parking and space in the office.
- Greene stated that the zoning Commercial General would be a good way to help them expand and grow.

Motion: Motion by Mayor Tinnin to approve the request, seconded by Barnfield. The motion passed.

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) Deferred at the February 2nd Meeting.

Item Representative: Brian Hamilton, PE Nashville Civil LLC

Staff Discussion:

- The request was deferred at the February 2, 2026 meeting due to the number and type of remaining plan revisions required.
- 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 a limited reduced slope from the existing Rose Hill Street slope with the cul-de-sac designed slope of 13.8% percent due to the current 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 proposal includes the extension of Rose Hill Drive with a public cul-de-sac.
- 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.
- Staff Stipulation-Obtain TDEC approvals for the proposed stream buffer alteration.
- Staff Stipulation-Complete City's Engineer Consultant and City Staff plan review comments prior to any project land disturbance permit issuance including full plan details, lot dimensions, notation that the lot#4 area referenced is to be open space, location of utility and drainage easements, complete storm water facility design, sewer service capacity service and design approval, and cul-de-sac street light design per the Nashville Electric Services (NES) lighting manual.
- Motion Option-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. (Staff Recommendation)
- Motion Option-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.
- Motion Option-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.

Planning Commission Discussion:

- Hamilton stated that they could have the TDEC approvals by the end of the week for the stream buffer alteration.
- Hamilton stated they have no problem with staff and engineer consultants comments or stipulations.
- Commissioner Gilmore asked for clarification on the buffers
- Hamilton responded that there's a 30' and 60' foot buffer and discussed the buffer along Mansker

Creek and stated that there's nothing in the 30' foot buffer, only grass on both streams.

Motion: Motion by Wheeler to approve the request with staff stipulations, seconded by Mayor Tinnin. The motion passed.

Item #7 Goodlettsville City Commission requests the Planning Commission to: Review and provide a recommendation for six (6) vacant properties with existing HDRPUD, High Density Residential Planned Unit Development zoning including a possible property zoning change.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The Goodlettsville City Commission has requested the Planning Commission provide a recommendation on the zoning on the following six (6) properties.
- The City Commission previously reviewed ten (10) current vacant properties zoned HDRPUD, High Density Residential Planned Unit Development.
- Four (4) of the properties include active development vested plan rights.
- The following six (6) properties do not include active development plan rights due to either the timeline of prior approvals or due to there being no available plans associated with the property.
- The Planning Commission can recommend maintaining the existing zoning for all of the six (6) properties or individual properties or recommend a revised property zoning district for all of the six (6) properties or individual properties.
- Motion Option-Recommend to the Goodlettsville City Commission to alter the HDRPUD, High Density Residential Planned Unit Development zoning of the six (6) properties or certain defined properties based on the Planning Commission's determination during the meeting that the revised property zoning designations are in compliance with the City's Comprehensive Land Use Plan.
- Motion Option-Recommend to the Goodlettsville City Commission to maintain the existing HDRPUD, High Density Residential Planned Unit Development zoning of the six (6) properties or certain defined properties based on the Planning Commission's determination during the meeting that the current HDRPUD property zoning designations are in compliance with the City's Comprehensive Land Use Plan.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

- Property#1- 6.69 Acres- 0 Alta Loma along east side of I-65 south of Rivergate Parkway: Property Owners: Brittney and Richard Fisher- Davidson County Tax Map/Parcel# 03401008200. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD or R25, Low Density. Staff Recommended Zoning District: HDRPUD.
- Trew stated this property is very rough and can't imagine anything going on the property.
- McCormick discussed the limitations of the property.
- Commissioner Gilmore discussed the connection to Cobblestone and the neighborhood opposition of past commercial applicants.

Motion: Motion by Mayor Tinnin to recommend staff recommendation to maintain HDRPUD zoning, seconded by Wheeler. The motion passed.

-Property#2- 5.92 Acres- O West Monticello Ave. Property Owner: Dr. D.N Singh. Davidson County Tax Map/Parcel# 03409002400. Property Zoning: HDRPUD, High Density Residential Planned Unit

Development. Zoning District Options: HDRPUD or R15, Medium Density. Staff Recommended Zoning District: HDRPUD. Zoning District Options: HDRPUD or R15, Medium Density.

-McCormick discussed the limitations of the property and best use of the property with limited road frontage.

Motion: Motion by Barnfield to recommend staff recommendation to maintain HDRPUD zoning, seconded by Wheeler. The motion passed.

-Property#3- 5.9 Acres- O Dry Creek Road. Property Owner: Warren B Properties, LLC. Davidson County Tax Map/Parcel# 03300020600. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD. Staff Recommended Zoning District: HDRPUD

-McCormick discussed the stream across the property and buffer issues with the property.

-McCormick discussed what they can build on this property currently zoned HDRPUD.

-Commissioner Gilmore discussed specifying zoning R15 for single family homes.

-McCormick discussed possible spot zoning limitations

-Trew commented when people hear high density they start thinking about apartment complex it could be high density single family homes or townhomes.

Motion: Motion by Mayor Tinnin to recommend staff recommendation to maintain HDRPUD zoning, seconded by Barnfield. The motion passed.

-Property#4- 2.54 Acres- Dry Creek Road. Property Owners: Sam Tinnin and James Simpson. Davidson County Tax Map/Parcel# 03300020400. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD or CPUD. Staff Recommended Zoning District: HDRPUD.

-Property Representative: James Simpson

-Simpson stated they do not have any plans for development at this time.

-Commissioner Gilmore asked Simpson if he would like to market the property more toward Commercial and is listed on the MLS now?

-Simpson responded it would be beneficial if it was zoned commercial and no it isn't listed on the market but he has received several calls regarding the property.

-Commissioner Gilmore asked Simpson on the calls he has received did he know what they were wanting to do with the property?

-Simpson responded he did not have a realistic price so he told them he would have more information after this meeting.

-Trew asked if the front part was zoned commercial what happens to the back part?

-Mayor Tinnin responded that part is high density residential.

-McCormick responded that if you are going to do commercial I recommend you do the whole property.

-McCormick discussed maintaining the back corner as HDRPUD and changing the front to CPUD.

-Barnfield asked McCormick what that would do to his tax base right now?

-McCormick responded he did not think anything until they actually use the property.

-Trew commented it would be nice to see a big piece of commercial there if possible.

Motion: Motion by Wheeler to recommend changing to CPUD, seconded by Commissioner Gilmore. Mayor Tinnin abstained. The motion passed.

-Property#5- 31.05 Acres- 188 Dry Creek Road. Property Owners: Donovan and Edna Grant. Davidson County Tax Map/Parcel# 03300002100. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD, MDRPUD, Medium Density Residential, LDRPUD, or R25. Staff Recommended Zoning District: HDRPUD or MDRPUD, Medium Density Residential Planned Unit Development.

-Property Representative: Donovan Grant

-Grant stated he is good with whatever they decide but at least medium density would be better for him.

-Commissioner Gilmore asked Grant if he had home builders talk to him about the property?

-Grant responded yes all the time but they want high density and because the way the land has a grade to it they want to build more units on less land.

-Grant discussed combining the property with Echo Hills and a developer wanting to develop the Properties as phase 5 and 6 of Echo Hills.

-McCormick discussed the approved Echo Hills phase 5 and 6 and the sixty-one (61) lots.

-McCormick commented if they do medium density they could specify in the ordinance it was intended for single family detached dwellings because medium density allows three (3) units an acre.

Motion: Motion by Commissioner Gilmore to recommend changing to MDRPUD for single family detached homes, seconded by Wheeler. The motion passed.

-Property#6- 6.9 Acres- 1211 S. Dickerson Road Rear Portion. Property Owners: Goodlettsville Partners, LLC. Davidson County Tax Map/Parcel# 03300003400. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD, CS, Commercial Services. Staff Recommended Zoning District: HDRPUD.

-Trew asked McCormick if he thought this property could be a continuation of medium density and commercial on the front?

-McCormick responded medium density in the back with five (5) acres would be about fifteen (15) units with town homes and discussed the road frontage and maintaining the commercial frontage on the property.

-Barnfield asked McCormick how much commercial on the front of the property?

-McCormick responded maybe four or five hundred feet maintain roughly two (2) acres commercial.

Motion: Motion by Commissioner Gilmore to recommend staff recommendation of maintaining HDRPUD zoning for the back of the property, seconded by Barnfield. The motion passed.

DISCUSSION ITEM

-Draft Zoning Ordinance Amendment- Fence Regulations-

The City's Board of Zoning and Sign Appeals recently reviewed an administrative appeal regarding the fence section of the Zoning Ordinance. The appeal was based on the ordinance section limiting solid fences over four (4') feet in the front yard of the property and the percentage of open portions of the fence that would be required to not be considered a solid type fence.

A Board of Zoning and Signs Appeals member provided the following Zoning Ordinance amendment suggestion to address the open and solid fence ordinance text.

Staff discussed the proposed ordinance amendments to clarify open fencing and the ordinance amendment was researched and prepared by Mr. Stuart Huffman a member of the Board of Zoning and Sign Appeals.

The board and City Manager Tim Ellis thanked Addam McCormick for his dedication to the Planning Commission and wished him all the best in his new opportunity.

With no further business, the meeting was adjourned at 6:31 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

DRAFT

Parking Plan

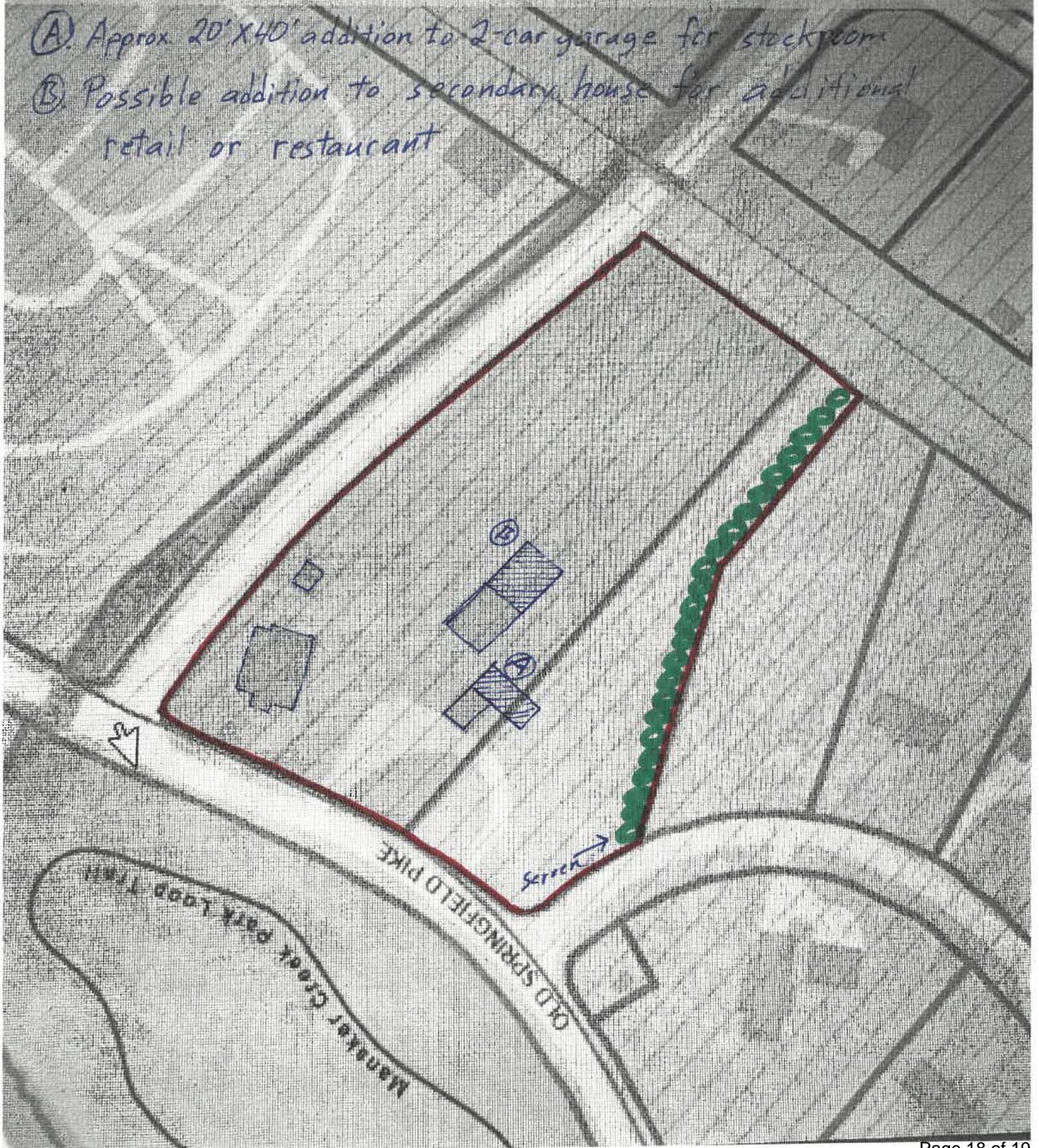
→ 30 hard surface parking spaces including 1 handicap



Manaker Creek Park Loop Trail

OLD SPRINGFIELD PIKE

- 0810
- UC
- Ⓐ Approx 20' X 40' addition to 2-car garage for stockroom
 - Ⓑ Possible addition to secondary house for additional retail or restaurant



2/24/2026

City of Goodlettsville/Davidson County –

Please accept this letter of permission granting Jonathan and Jenna Rummel permission to act on behalf of the William Benz Estate for the purpose of re-zoning 7723 Old Springfield Pike into a commercial property suitable for their needs.

Thank you,

 *William W Benz by Curtis Benz, Executor*

02/24/26

Curtis Benz, Trustee for William W Benz