

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday October 4, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of August 2, 2021 and August 30, 2021 Meeting Minutes

ITEM#3 Copper Creek 2-5/Meritage Homes: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests buffer screen design approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Site plan approved at the August 30, 2021 Meeting. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at August 30th Meeting*)

ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at August 30th Meeting*)

ITEM#7 Hendon Properties: Request recommendation to the City Commission to amend the I-65 @ Long Rivergate Parkway Interstate Sign Zone Map to include a section of the 6.13-acre property along the south side of Vietnam Veterans Memorial Blvd (SR-386) referenced as Davidson County Tax Map/Parcels# 02600000700. Property Owners: Alton B. Fitzpatrick Revocable Living Trust

ITEM#8 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000. (*Deferred at the August 2nd Meeting*)

ITEM#9 International Fire Sprinkler Protection INC/ IFP Realty, LLC: Request zoning use approval prior to site plan approval for a fire sprinkler design, engineering, and contractor facility on 1.52 acres on

Windsor Green Ct. The property is zoned GOPUD, General Office Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 026060B02400CO.

ITEM#10 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

ITEM#11 Planning Staff requests approval to amend the Planning Commission By-Laws and recommend to the Goodlettsville City Commission to request the Tennessee Department of Economic and Community Development with the approval of the Local Government Planning Advisory Committee to change the City of Goodlettsville's Planning Commission Designation from a regional designation back to a municipal designation per Tennessee Code Annotated provisions.

DISCUSSION ITEM

-Planning Commission By-Laws Overview

Public Forum on Planning Related Topics

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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**CITY OF GOODLETTSVILLE PLANNING COMMISSION
STAFF RECOMMENDATION REPORT
Monday October 4, 2021 5:00 PM**

ITEM#1 Approval of Agenda

STAFF NOTES: The agenda has been revised

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of August 2, 2021 and August 30, 2021 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Copper Creek 2-5/Meritage Homes: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

STAFF NOTES:

Project Status: One hundred (100%) percent lot construction- seventy-six (76%) lots.

Subdivision Plat Information: Copper Creek Section Two (2) Phase Five (5) recorded February 1, 2018

Subdivision Roadways: Old Stone Road cul-de-sac section and Dunbar Court

Subdivision Bond Information: Performance Bond \$ 210,000 November 9, 2021 Expiration

Remaining Improvements:

- Asphalt surface and pavement markings

- One sidewalk section by detention pond

- Storm water finish grading and detention pond and ditch sections final stabilization

- Remaining Improvement Cost Estimate: \$ 75,000

STAFF RECOMMENDATION:

Approval with \$ 40,000 maintenance bond subject to all remaining improvements being inspected, approved, and completed by the October 28, 2021 City Commission meeting. Per project representatives, the improvements are all scheduled to be completed within this time frame. Asphalt paving is anticipated the first week of October. If the remaining improvements are not completed per the Planning Commission's requirement, the project including performance bond will be in default and the City will request bond payment to complete the remaining improvements.



ITEM#4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests buffer screen design approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Site plan approved at the August 30, 2021 Meeting. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

STAFF NOTES:

The Planning Commission at the August 30th meeting approved the site plan with the stipulation for staff to discuss the rear buffer design with the adjacent residential property owner. The property line fence design and installation location were based on an agreement between both property owners. The landscape buffer was requested with the existing fence including a dense evergreen landscaping screen to have a mature height of twelve (12'+) plus feet.

STAFF RECOMMENDATION: Approval

ITEM#5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2-acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9-21) (Deferred at August 30th Meeting)

STAFF NOTES:

The Planning Commission at the April 27, 2020 meeting approved the rezoning recommendation to the City Commission with the list of project design guidelines as listed below. The City Commission at the July 23, 2020 meeting approved the rezoning ordinance on first reading only with the project guidelines listed below. The City Commission's rezoning ordinance second

reading and Planning Commission's Comprehensive Plan review were both deferred until the project master plan was submitted for review and approval.

City Commission Ordinance 20-974 (1st reading approved)

SECTION 2. Minimum Project Design and Use Requirements:

- Multi-family townhomes at a density of seven (7) units per acre for the entire 19.12-acre property including total 133 units*
- Unit cluster design to preserve natural green space*
- Fifty (50') feet conservation easement along a portion of the northern edge of parcel 02500006000 to preserve a natural boundary with the single-family properties to the north*
- Townhomes will be limited to two-stories and the intent is the units to be for-sale properties and half of them to be limited to a one-story building design*
- All of the Zoning Ordinance and Design Guidelines regulations regarding building materials and development requirements including but not limited to landscaping would apply*
- Preliminary and Final Master Plan review and approvals required by Planning Commission including a traffic study*

The project proposal includes two (2) story townhouse designs to include more square footage for the units versus a mixture of one-story designs. The applicant has discussed property dimension and grade limitations, undeveloped Tennessee Valley Authority (TVA) easement across the property, looped street design, and the fifty (50') feet buffer along the north side of the property required per property acquisition agreements limits the area available for larger one-story unit designs.

The Planning Commission at a previous meeting discussed unit layout and design and the number of units on the property. The Planning Commission at a follow up meeting discussed perimeter project buffers, open space and project layout, and if the commercial area shown at the front of the project should be included or not. The Planning Commission's 2020 review of the rezoning proposal and City Commission's approval on first reading defined half of the units limited to one story in height and the unit cluster design to preserve more green space. The approval also included the maximum permitted density. If the Planning Commission determines the site layout does not meet the open space clustering previously approved guideline then the site layout could be reviewed to incorporate more intermixed open space which would reduce the unit number. The site layout is limited with limitations as discussed above. The Planning Commission and City Commission can review reducing the density below the maximum per the following zoning ordinance section. Since the Planning Commission previously approved the permitted density then any requested reduction in density would need to be reviewed and discussed during the meeting and any motions include a basis for any proposed reduction to the City Commission.

Referenced Zoning Ordinance Section:

(g) Limitation on density. The Goodlettsville Municipal/ Regional Planning Commission and City Commission may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

The project representative discussed at the July meeting the intention for individual for-sale units. If the preliminary master plan is approved, the restrictive covenants submitted at the final master plan stage will need to include this statement.

The project design includes a public exterior loop street with multiple small private drives for the residential unit connections. The City's Fire Marshal's review comment included a loop street design for emergency services traffic. The revised design includes the loop street with designated parking. The revised design has been reviewed and agreed upon by the City's Fire Marshal. The revised design includes a wider entrance roadway section to accommodate a three (3) lane entrance section for the possible use of multiple emergency vehicles.

The proposal includes revised building design requirements per the City's Design Guidelines. One of the building designs includes revised two (2) car garage dimension of twenty-two (22') feet x twenty-two (22') feet. The one garage dimensions proposed are ten-half (10.5') feet x twenty-one (21') feet. The City Commission at the September 23, 2021 meeting adopted an ordinance requiring minimum garage dimensions of twelve (12') x twenty-two (22') feet one car garage dimensions and twenty-two (22') feet x twenty-two (22') feet for two (2) car garage dimensions. The one car garage dimension will be required to be revised to meet this requirement.

The proposal includes the additional 1.2-acre property not included in the initial 2020 rezoning review. The property area is zoned CPUD, Commercial Planned Unit Development. The additional property was included to provide an improved sight access intersection design.

An engineering traffic study will be required with the final master plan phase of the project. The revised plans include additional visitor parking areas in the one-way loop section on the south side of the project.

Staff meet with adjacent property owners after the August 30th Planning Commission meeting to discuss the project design. Staff sent the applicant the following requested design changes discussed in the property owner meeting.

1. Review flipping site design to put line of units along south property line instead along north property line adjacent to lower density large acreage single family residential properties

2. Review extending fifty (50') feet buffer easement to align with area of the front detention pond area (understand opening would be needed for 30' driveway and sewer easement access/construction)
3. Relocate some units to front area and back open space area instead of commercial and spread units over site
4. Question small spaces between units is this open space or could this be fenced?
5. Review submitting photo examples of unit designs
6. Concern with natural buffer being altered with units along it- review fence design if site not flipped
7. Review design for all units with primary bedroom downstairs- encourage original project thoughts for senior type unit

The applicant's response to the requested items is included with the meeting packet information. The flipped site design caused an issue with the planned unit development minimum setback requirements along the south property line between the units and adjacent nursing home and apartment complex. Staff would recommend the Planning Commission to review the flipped site design alternative to discuss if setback reductions could be included with the preliminary master plan to permit the alternative layout design. The project plan has been amended to extend the development area onto a larger percentage of the property and maintain the frontage commercial area.

STAFF RECOMMENDATION:

Approval with the following stipulations being included on the preliminary master plan submitted for City Commission review

1. Revised building design information including increasing the one car garage dimension to twelve (12') feet x twenty-two (22') feet and Planning Commission's determination on revised design including all two (2) story units versus a mixture of one and two (2) story units per original guidelines
2. Restrictive covenants submitted with final master plan to include statement of for-sale units.
3. Review alternative flipped project design which would include reduced exterior building setbacks along the south property line. If the flipped design with perimeter setback reductions is determined by the Planning Commission not to work, then a fence or other method be required to prevent alteration of natural buffer easement area.

ITEM#6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (Deferred at August 30th Meeting)

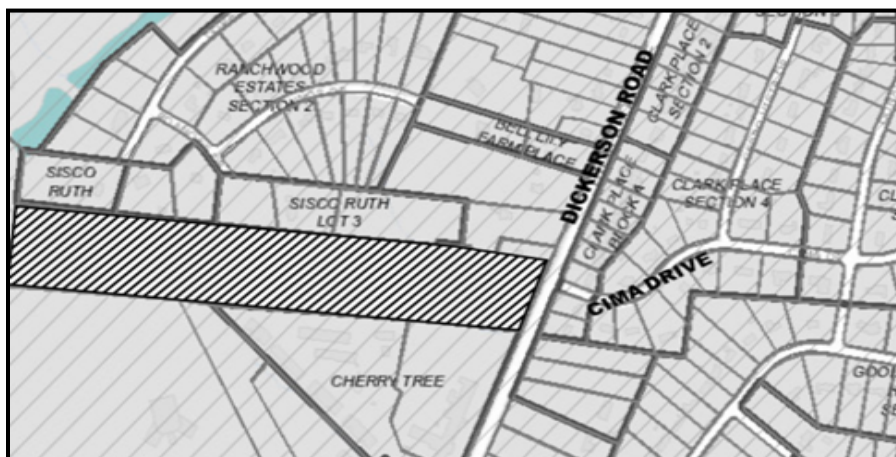
STAFF NOTES:

The Planning Commission at the June 5, 2020 meeting held a public hearing to discuss the amendment. The amendment was deferred until a preliminary master plan was submitted for the project. The amendment area is adjacent to a Commercial Development classification and an existing apartment complex. The Comprehensive Plan amendment is needed to support the High Density Residential Planned Unit Development rezoning proposal. The review of the Comprehensive Land Use Plan amendment to be based on the determined best future development of the area. The Planning Commission is the only board required to review the Comprehensive Land Use Plan amendment.

STAFF RECOMMENDATION:

Approval due to the location of the amendment area on Dickerson Road-Hwy 41/SR 11 which is a designated minor arterial route on the City's Major Thoroughfare Plan (2003) and the area would provide a transition between zoned and existing commercial and apartment areas to the south and larger lot single family lots to the north.

Proposed Comprehensive Plan Amendment Area:



Comprehensive Land Use Plan Text Sections:

GENERAL GOALS

The following listing of general goals provides overall direction to the land use policies and to the decision-making process.

- * Preserve the separate and unique identity of the City of Goodlettsville.
- * Provide a high level of public services for the citizenry.
- * Preserve the stability, integrity, and property values of viable residential neighborhoods.
- * Promote high quality commercial and industrial development.
- * Encourage and promote overall community beautification.
- * Encourage and promote redevelopment and beautification of business areas along Main Street.
- * Preserve the floodplains and steep slopes in a natural open space setting.

A. POLICIES FOR RESIDENTIAL DEVELOPMENT

The plan recommends general densities at which residential development should occur. These recommendations are based upon analyses of past and current patterns of development, availability of sanitary sewers, land character, and other factors. The densities are classified into four general categories as follows:

Low Density 1 - 2 dwelling units per acre

Low Medium Density 3 - 4 dwelling units per acre

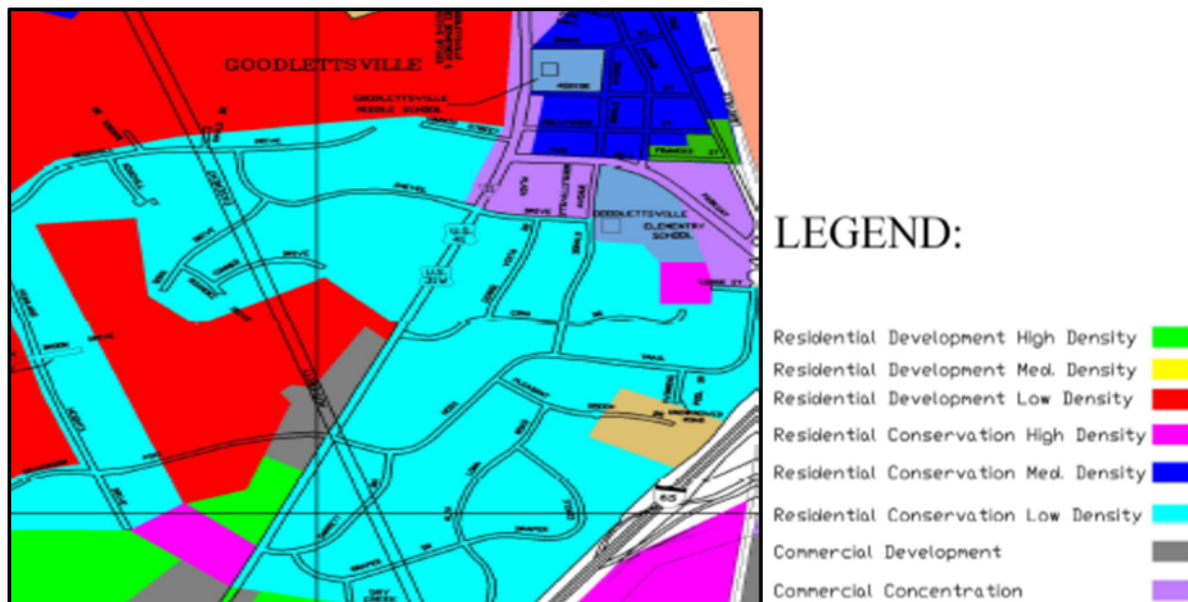
Medium Density 5 - 6 dwelling units per acre

High Density 7 and over dwelling units per acre

Residential areas are further classified as either "residential conservation" or "residential development." Conservation areas are those neighborhoods which are predominantly developed and should be protected. Development areas are those where new development or redevelopment can be permitted at varying densities.

1. Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.
2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur.
Medium and high-density development should be restricted to planned unit developments and should provide transition from low to higher densities.

3. Residential densities in development areas without sewer availability should be one dwelling unit per acre or less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.
4. ***High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.***
5. ***Planned unit development should be encouraged.*** Density and design control should be exercised through the PUD review process and through staff implementation.
6. Overzoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.



The map displays the following land use designations and features:

- Residential:** R25 (Orange), R40 (Green)
- Commercial/Industrial:** CPUD (Pink), HDRPUD (Light Blue)
- Other Designations:** A (Grey), LDRPUD (Magenta)
- Roads:** Old Dickinson Pike, San Antonio Ave, and several local streets (Dana Dr, Corcoran Dr, etc.)

STAFF NOTES:

STAFF RECOMMENDATION: Approval

STAFF NOTES:

Page 11 of 61

heavy construction equipment and building material storage yards. Staff has reviewed similar contractor's office and service uses as office and professional services uses when not including on-site heavy equipment and storage yards. Staff wanted to confirm the proposed use with the Planning Commission prior to the final site plan being submitted. The proposal includes roughly forty (40%) percent of the building for design, engineering, sales, and management services.

STAFF RECOMMENDATION:

Approval based on preliminary building and site design

ITEM#9 Planning Staff requests approval to amend the Planning Commission By-Laws and recommend to the Goodlettsville City Commission to request the Tennessee Department of Economic and Community Development with the approval of the Local Government Planning Advisory Committee to change the City of Goodlettsville's Planning Commission Designation from a regional designation back to a municipal designation per Tennessee Code Annotated provisions.

STAFF NOTES:

The request is per the discussion at the August 30th meeting including the reasons for the City requesting to remove the Regional Planning Commission designation. The Goodlettsville City Commission at the September 9th meeting approved Ordinance 21-1014 on first reading. The second reading is scheduled for October 14th. The Ordinance is the formal request for the necessary state agency to officially remove the regional designation. Goodlettsville will maintain the Municipal Planning Commission designation which includes all levels of planning and zoning jurisdiction in the city limits. This request does not alter the existing and the current proposed amendments to the Sumner County Urban Growth Boundary maps. The Planning Commission and City Commission have previously approved an amendment to the City's Sumner County Urban Growth Boundary map. The proposed amendment and other map amendments by other jurisdictions in Sumner County are currently being reviewed by the Sumner County Coordinating Committee.

The proposed by-law amendments are to remove all references to the Tennessee Code Annotated Regional Planning (13-3-xxx) sections.

The City Commission at the September 23rd meeting amended Ordinance 21-1009 to alter the Planning Commission membership to seven (7) members starting January 1, 2022.

STAFF RECOMMENDATION: Approval

ITEM#10 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 Planned Unit Development District Regulations (6) to include Regional Center Planned Unit Development Zoning District Regulations

STAFF NOTES:

The proposed amendment will include two (2) Regional Center zoning districts under the planned unit development zoning ordinance section. The Regional Center areas and project and building designs were defined by a recent Comprehensive Plan amendment. Any rezoning requests to the Regional Center classification would require the initial preliminary master plan to be reviewed and approved by Planning Commission and City Commission. The project design requirements would only apply to a property requested to be rezoned to the Regional Center classification. The intention is for the project master plans to define the individual project designs. The proposed ordinance has been amended to include additional defined areas for a minimum commercial component with new developments.

STAFF RECOMMENDATION: Approval

DISCUSSION ITEM

-Planning Commission By-Laws Overview

Staff will provide an overview of some sections of the By-Laws due to recent discussion items and questions about public comments for individual agenda items and the minimum number of members that need to be present to vote on agenda items.

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

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ITEM#7 Hendon Properties: Request recommendation to the City Commission to amend the I-65 @ Long Rivergate Parkway Interstate Sign Zone Map to include a section of the 6.13-acre property along the south side of Vietnam Veterans Memorial Blvd (SR-386) referenced as Davidson County Tax Map/Parcels# 02600000700. Property Owners: Alton B. Fitzpatrick Revocable Living Trust

ITEM#8 International Fire Sprinkler Protection INC/ IFP Realty, LLC: Request zoning use approval prior to site plan approval for a fire sprinkler design, engineering, and contractor facility on 1.52 acres on Windsor Green Ct. The property is zoned GOPUD, General Office Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 026060B02400CO.

ITEM#9 Planning Staff requests approval to amend the Planning Commission By-Laws and recommend to the Goodlettsville City Commission to request the Tennessee Department of Economic and Community Development with the approval of the Local Government Planning Advisory

Committee to change the City of Goodlettsville's Planning Commission Designation from a regional designation back to a municipal designation per Tennessee Code Annotated provisions.

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OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 2, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice Chairman Scott Trew, Jeff Duncan, Jim Hitt, Jeff Parnell, Grady McNeal, Bob Whittaker, Mayor Rusty Tinnin

Absent: Chairman Tony Espinosa, Judy Wheeler

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Trew called the meeting to order and asked for a moment of silence to remember and honor the passing of board member Jerry Garrett. McNeal offered prayer.

Trew announced due to health issues, Mr. David Lynn resigned from the Planning Commission.

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

Item #2 Approval of July 12, 2021 Meeting Minutes: Duncan made a motion to approve the minutes of the July 12, 2021 meeting, Parnell seconded the motion. Motion passed unanimously.

AGENDA

Item #3 Copper Creek 2-1/Meritage Homes: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning Staff to define final improvement completion status.

Staff Discussion:

-The project construction is completed. The developer is proposing to finish all remaining improvements for public acceptance. The developer recently completed the asphalt surface paving and striping on Allen Road.

-Remaining improvements are sections of sidewalk repair and one section of curb repair and

-Fire hydrant height extension at Allen Road and Old Stone Road intersection and

-Storm water finish grading- cleaning out detention pond adjacent to Allen Road and sections of detention bank repair.

-Recommend approval with \$ 125,000 maintenance bond with majority of the sidewalk repair work completed by the September 9, 2021. City Commission and detention pond work completed by November 1, 2021.

Motion: Motion by Tinnin to approve, seconded by McNeal . The motion passed unanimously.

Item #4 Parkview Preserve Phase 2/NVR Land Development: Request final subdivision plat amendment for lots 93-104 on Wicklow Drive to reduce the rear building setback from 17.5 feet to 16.5 feet. Properties are zoned MDRPUD, Medium Density Residential Planned Unit Development

Item Representative: Andrew Robertson, NVR Land Development Manager

Staff Discussion:

The Planning Commission at the December 2, 2019 meeting approved a final plat amendment to reduce the rear building setback on a section of lots from twenty (20') feet to 17.5 feet. Due to a lot dimension issue the request is to expand that original revised approval from 17.5 to 16.5 feet for referenced lots 93-104.

-The Zoning Ordinance permits a fifteen (15') feet minimum rear building setback in the MDRPUD, Medium Density Residential Planned Unit Development zoning district.

-The referenced lots are 720 feet from the south project property line and 400 feet from the west project property line.

Planning Commission Discussion:

-Duncan asked McCormick are there properties behind this property line

-McCormick states yes, the common area which is roughly 700 feet to south project line and 400 feet to west property line

-Parnell states another option would be to increase the depth of the lots

-Robertson states the lots are part of the original approval in 2019 and did not realize the grouping of lots are about one (1') ft. less deep.

Motion: Motion by Parnell to approve, seconded by Tinnin. The motion passed unanimously.

Item #5 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

Item Representative: No representative in attendance

Motion: Duncan made the motion to defer, seconded by Parnell. The motion passed unanimously.

Item # 6 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000

Item Representative: John and Nicole Levoy, Property Owner

Staff Discussion:

-Applicants will be requesting a conditional use request for a religious facility on the 117-acre property zoned R40 Low Density. The conditional use request will be reviewed by the Board of Zoning and Sign appeals.

- The requested facility is for a small-scale counseling facility associated with multiple area churches.
- The applicant is requesting to build their home on the property and the detached accessory building for the counseling center on roughly 100 acres of the property.
- The applicant has discussed the counseling center being for married couples that would include a weekend retreat setting.
- The applicant has discussed dividing off a five (5+) plus acre tract for a family member to build a home on the divided off property.
- The Board of Zoning and Sign Appeals can request and review interpretations from the Planning Commission on conditional use requests.
- The applicant has not requested the conditional use application at this time.
- The Board of Zoning and Sign Appeals review process includes a public hearing. The Appeal's Board public hearing process includes notices being sent to adjacent property owners.
- This request is for the Planning Commission to review the proposal to provide a recommendation to the Appeals Board if the use proposed would be classified as a religious facility per the City's Zoning Ordinance provisions and the State's religious use protections listed below. The applicant has not requested the conditional use application at this time.
- The City's home occupation zoning requirements would not permit the requested use since the counseling service includes serving clients and being in an accessory building separate from the primary single-family dwelling.
- Due to the limited traffic and impacts associated with the request based on the property acreage and separation to adjacent properties and homes, staff's interpretation is the State law section would not permit the city to prohibit the request. This interpretation is based on the provision of State law which only permits cities and other types of governments to regulate a proposed religious use for a clearly defined essential purpose and the regulation being the least restrictive means to facilitate that essential purpose.
- Staff's interpretation is based on the setting and large acreage of property and the limited impact onto adjacent properties with the proposed use.
- The City's essential purpose for regulating a religious use in residential zoning district would be limiting the traffic, noise, lighting, drainage, property values, etc. impacts onto adjacent residential uses and properties.
- Staff presented the Zoning Ordinance Sections including definition and classification of religious facilities and conditions for reviewing a religious facility in a residential zoning district
- Staff presented sections of the State of Tennessee Religious Freedom Law including substantial burdens by location government agencies and that any regulation has to be the least restrictive means to furthering a compelling government interest like traffic, noise, drainage, etc for religious motivated uses

Planning Commission Discussion:

- Nicole Levoy states she works with Lantern Lane Farm in Mt. Juliet, TN. They are a faith-based Marriage and Family Counseling center on approximately 5 to 7 acres, and they see clients on a daily basis. Their mission is to bring healing to people in a peaceful countryside setting. At Happy Hollow it is beautiful countryside, and we are looking to replicate what they have done at Lantern Lane. In addition, do some marriage retreats for a day or weekend.
- Levoy states they are working with an architect but do not have plans to submit at this time. The goal is small with a two thousand (2,000) square foot home with counseling offices in the rooms. This is for family counseling and not for psychiatric issues.

-Duncan states he wants to confirm what has been described and that is a home, a second home and a counseling center. Can all of the homes and facilities be located on one parcel?

-McCormick states their personal home and center will be located on one parcel and second home on another parcel.

-Duncan states he fears building smaller units will be more bed and breakfast or airbnb units and getting away from counseling more into the hospitality industry will violate the variance they are considering.

-Hitt asked how many facilities are being built?

-Levoy states one for the counseling, personal home and home for parents.

-Hitt asked McCormick are we being asked to advise the other board if this is a religious facility?

-McCormick states an advisory opinion to the Board of Zoning and Sign Appeals

-Hitt states they do not have enough information to make a recommendation to another board that this is a religious endeavor

-Trew asked Levoy will the counseling facility look like a commercial facility or will it look like a house

-Levoy states it will look like a house

-Parnell asked for the counseling sessions lasting two (2) or three (3) days where will the people stay during those sessions?

-Levoy states very early stages and right now they do not know if on-site or in local hotels

-Parnell asked McCormick per zoning what can be built there today?

-McCormick states with 117 acres it is zoned for over hundred (100) homes but the property is severely limited by sewer and topography.

-McNeal asked McCormick do we require the owners to survey property for use?

-McCormick states the Appeals board will want to see a sketch when they review to set the location of house and can request accessory items with the review

-Duncan asked Levoy when you recruit for patients is that through the churches?

-Levoy states patients come from area churches and is all church supported.

-McCormick asked Freeman to share his thoughts on the limitations of the TN Religious Freedom Act.

-Freeman states he has not done research on this issue but agrees with Hitt we need more information to make the recommendation if this is a religious organization.

-Parnell asked McCormick what zoning would this be if we re-zoned?

-McCormick states will not have to re-zone because it is zoned R-40 now.

-Parnell asked McCormick what zoning code would this be for this type of use?

-McCormick states if we do not consider religious facility the counseling would be considered a commercial use

-Parnell asked McCormick what the requirements and buffer zones are for commercial property next to residential property

-McCormick states depending on the landscape range is between 30' – 40' feet.

-Parnell states that at this point it's not but kind of like commercial property and he wants to make sure there is a strong buffer protecting the residents located there.

-Trew asked Levoy if they own the property.

-John Levoy states yes, as of the end of May 2021.

-Ellis requested information of the non-profit status of the proposed use

-Levoy discussed possible agency set up with either a separate operating agency or extension of any existing facility

-Trew asked Levoy what is their timeline for construction?

-John Levoy states they hope to break ground for private home this fall and for counseling office next year.

-Duncan asked McCormick what it takes to become a bed and breakfast?

-McCormick states over five (5) acres, Board of Zoning and Appeals review, and has to be owner occupied.

-Duncan states he wants the applicant to understand there are other options to make this happen if they go for profit.

Motion: Parnell made the motion to defer to next meeting, seconded by McNeal. The motion passed unanimously.

ITEM#7 Kenjoh Outdoor Advertising: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 (8) and 14-207 (6) to include provisions for a primary use interstate advertisement facility use. The proposed amendment is for an increased square footage pole type sign (billboard size) for a proposed sign at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

Item Representative: Dan Nielsen, and John Kirirah, Kenjoh Outdoor Advertising

Staff Discussion:

-Applicant is requesting a ninety-six (96') feet -750 square feet digital (billboard type size) sign.

-The existing billboard type signs in the city are non-conforming signs due the square footage of the signs.

-The information included with the meeting packet includes the applicant's sign proposal including the TDOT permit and approval and the timeline associated with their request.

-The applicant discussed with staff a sign variance option and staff recommend first to discuss with the Planning Commission if the proposed location of the billboard type sign would be possible. After Planning Commission discussion then a sign ordinance amendment could be reviewed to incorporate provisions for the proposed sign.

-The City previously amended the sign ordinance to a content neutral sign ordinance format which defines sign regulations including location and height.

-The proposed square footage of the proposed sign exceeds the current maximum square footage for pole signage within the Interstate District (subject to signage location on the property) at 227.5 sq. ft. which is the maximum thirty (30%) percent increased square footage permitted over the base maximum 175 square footage.

-The City has defined interstate interchange sign districts including districts for high rise signs. Signs installed under the sign ordinance are regulated as accessory uses of the primary use of the property. Example the pole sign, high rise interstate sign, entrance and exit signs and menu boards for a drive thru fast food restaurant. The restaurant would be primary use of the property and the signs are accessory to the restaurant.

-The proposed sign location is within the Rivergate Parkway exit 96 interstate sign district overlay. Per the proposed location of the sign on the property, the City's ordinance permits subject to Planning Commission's review and approval a maximum sign height of ninety (90') feet and 227.5 square feet in area.

-The applicant discussed possible variances, but the Board of Zoning Appeals would not have any basis to grant a variance for a signage increase from 227.5 to 750 square feet.

- The proposed ordinance includes creating a primary interstate advertisement proposed use approval process for properties adjacent to I-65 zoned CSL, Commercial Services Limited and IG, Industrial General and IR, Industrial Restricted. An applicant would be required to submit a site plan to the Planning Commission for review and approval.
- The proposed ordinance is not included in the sign ordinance to separate general signage and interstate sign district provisions.
- The proposed ordinance is creating the billboard type sign as a primary use of the property in addition to other permitted primary uses on the property.
- The proposed amendment would also permit similar type signs along interstate frontage meeting the defined criteria.
- The proposed amendment cannot be set up only for the applicant's request.
- The proposed amendment was prepared by staff to incorporate the requested signage.
- There are thirteen (13) billboard type signs along the west side of I-65 and five (5) along the east side of I-65 and one sign adjacent to SR-386 along the east side of I-65.
- Staff discussed the proposed ordinances with separate ordinances for commercial and industrial zoning districts and ordinance amendment would be a permitted use of the property
- Staff discussed the proposed amendments including square footages, sign design, digital messaging, and TDOT approval
- Staff discussed the proposed amendments including separation to residential zoning district and other interstate type signs

Planning Commission Discussion:

- Nielsen states they started working on the project in 2019 and since then the City has changed their sign codes regarding height and area of signs. He and his partner find areas that are billboard applicable and work with landowners to do business.
- Kirirah states TDOT issued the permit for the billboard after waiting six (6) months and at that time the codes have changed. He agrees the height could be amended to meet the City's standard and the only issue is square footage and location.
- Trew asked if the billboard will impede the vision at the exit
- Kirirah states no it would be too high to impede the visibility
- Parnell states billboards are not known for aesthetic appeal but understands taking advantage of the resources of property in this case I-65 and would like to hear from others their opinion
- Kirirah states they get the opinion that billboards are not attractive all the time. They spend a lot of money on their billboards, and they are very attractive and discussed examples of signs
- Hitt states we are not here to argue the beauty of signs. We are here to discuss if we want a sign this size in the middle of Goodlettsville.
- Freeman confirms with McCormick the board is making a motion and voting to take the amended Zoning Ordinance to the City Commission
- McCormick states yes, it will be a Zoning amendment request that will go to the City Commission.

Motion: Whittaker made the motion to deny the request, seconded by Hitt. The motion passed unanimously.

ITEM#8 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-201. Provisions Relating to Construction of Language and Definition (3) to include definitions of a one and two (2) car garages including minimum interior dimensions.

Staff Discussion:

-The Planning Commission has previously discussed issues with street and sidewalk over-hang parking associated with new residential developments. The Planning Commission recently discussed the example of a limited dimension two (2) car garage including nineteen (19') feet dimension that limits a residential tenant from using the attached garage to meet the intended design of the City requirements. The Planning Commission expressed concern that the limited garage dimensions which result in the cars being parked on the street or overhanging the street sidewalk. The proposed dimensions listed below include an additional two (2') feet along the sides of vehicles measured with an average width of eight (8') feet and also an area between vehicles in a two (2) car garage. The City's parking space requirement is a nine (9') by eighteen (18') feet parking stall.

-Staff discussed the proposed amendments including minimum dimensions for one car garage at twelve (12') feet width x twenty-two (22') feet depth and two (2) car at twenty-two (22') width x twenty-two (22') feet depth

Planning Commission Discussion:

-Freeman states this will not affect previously approved site plans and planned unit developments

-Trew asked McCormick if the builders will have a problem with the size increase?

-McCormick states an issue has been identified with the builder's minimum dimensions so this could be an issue for builders

-Freeman discussed increasing the dimensions will not make people park in the garage and what the impact will be on future developments.

-Trew and Duncan discussed if parking regulations were enforced the larger garage area could assist with more vehicles parked in the garage

Motion: Duncan made the motion to approve, seconded by Parnell. The motion passed unanimously.

ITEM#9 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208. Supplementary District Regulations. (1)(B) to include fence material and height requirements for fences in front yards

Staff Discussion:

The proposed amendment is to include material requirements for fences. Staff received a request to review existing ordinance requirements for incompatible fence materials and fencing located in the front yards of properties between the building and street. Staff reviewed options including limited fencing in the front yard of residential zoned properties to four (4') feet.

Staff discussed the proposed amendments including materials and different types of fences

Motion: Hitt made the motion to approve, seconded by McNeal. The motion passed unanimously.

ITEM#10 Zoning Ordinance Amendment – Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 Planned Unit Development District Regulations (6) to include Regional Center Planned Unit Development Zoning District Regulations

Staff Discussion:

- The proposed amendment will include two (2) Regional Center zoning districts under the planned unit development zoning ordinance section
- The Regional Center area and project and building designs was defined by a recent Comprehensive Plan amendment.
- Any rezoning requests to the Regional Center classification would require the initial preliminary master plan to be reviewed and approved by Planning Commission and City Commission. These project design requirements would only apply to a property requested to be rezoned to the Regional Center classification. The intention is for the project master plans to define the individual project designs.
- Staff discussed the proposed amendments expanding on previous draft submitted and change regarding minimum building heights or similar design based on two (2) stories to define streetscape.

Planning Commission Discussion:

- Parnell discussed concerns with the minimum lot area and the number of units per acre.

Motion: Duncan made the motion to defer to the October meeting, seconded by McNeal. The motion passed unanimously.

DISCUSSION ITEMS:

- Staff discussed deferring the public forum and public hearing review until next month and no one was present to speak on the Conference Drive item

Public Forum on Planning Related Topics:

No one requested to speak at the meeting.

With no further business, the meeting adjourned at 7:02 pm.

Scott Trew, Vice Chairman

Sharon Reed, Planning Assistant

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 30, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Jeff Duncan, Jim Hitt, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: Mayor Rusty Tinnin, Bob Whittaker

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Espinosa called the meeting to order and read a scripture verse from the Psalm of David.

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

Item #2 Approval of August 2, 2021 Meeting Minutes: Trew made a motion to approve the minutes of the August 2, 2021 meeting, Hitt seconded the motion. Espinosa and Wheeler abstained since both were absent at meeting. Motion passed.

Ellis discussed concern with the minutes passing due to members abstaining.

Duncan made a motion to defer the minutes of the August 2, 2021 to next meeting, Hitt seconded the motion. Motion passed unanimously.

AGENDA

Item #3 Parkview Preserve 2- Insight Properties LLC: Performance Bond Extension

Item Representative: N/A

Staff Discussion:

- Project Status: Forty-one (41) of eighty-five (85) residential single family and townhouse lots currently completed. Forty-eight (48%) percent lot completion. Fourteen (14) additional townhouse units under construction.
- Subdivision Plat Information: Parkview Preserve Phase Two (2) recorded November 12, 2019
- Subdivision Roadways: Public: French Street section, Private: Exmoor Drive, Killarney Park section, and Wicklow Drive section
- Subdivision Bond Information: Performance Bond \$ 315,000-October 15, 2021 Expiration
- Remaining Improvements:
- Any applicable concrete curb and asphalt binder surface repairs due to construction
- Asphalt surface and pavement markings
- Landscaping
- Sidewalk sections
- Storm water finish grading and detention pond final stabilization
- Remaining Improvement Cost Estimate: \$ 250,000
- Recommend approval of reduction and one-year bond extension and reduction at \$ 300,000.

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

Item #4 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,055 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21) (*Deferred at August 2nd Meeting*)

Item Representative: Jamarvis Boykin, Community Solutions by Design, LLC.

Staff Discussion:

- The project area includes an additional property on Rivergate Parkway being added to the previous property to provide a larger site for improved site design.
- The proposal includes an access point on Rivergate Parkway that is limited to a right-in and right-out only design with the center median in the area. The site plan also includes an access on Donald Ave.
- The site design includes a pervious concrete paving system.
- The site plan includes a proposal to maintain the existing sidewalk along Rivergate Parkway. The project is within the City's CCO, Commercial Overlay which requires an eight (8') feet sidewalk along new and existing projects and in this case would include both the Rivergate Parkway and Donald Ave frontages. An existing five (5') feet sidewalk is along the Rivergate Parkway frontage.
- The property is adjacent to a R-10 residential zoning district.
- The City's Zoning Ordinance includes a transitional buffer yard to be used within the CCO, Commercial Core Overlay district. The transitional buffer requires a solid wall within a minimum ten (10') feet landscape buffer.
- The adjacent residential property owner recently installed a wood fence along the property line.
- The proposed buffer design does not include a solid wall due to the adjacent solid fence.
- The design includes a building emergency exit sidewalk with small retaining wall within the ten (10') feet buffer area.
- Planning Commission to discuss the buffer yard design including if a design with two (2) solid fence/walls in the defined area would be preferred to a multi-layered evergreen screen design.

Planning Commission Discussion:

- Duncan asked McCormick if the board needed to discuss the handicap ramp.
- McCormick states the handicap ramp is there but does not meet ADA requirements.
- McNeal questions McCormick about the interior restroom area and if the one-hour fire separation includes the doors.
- McNeal asked if the next-door property owner has trouble with his fence how will he repair if there is landscaping.
- McCormick explains the interior layout and the door openings would be rated as required by building code. The landscaping will be a problem another option would be a solid fence, but long term will be issues.
- Trew asked McCormick how close the landscaping is to the existing fence

- McCormick explains the property line landscape, solid fence area and maintaining the area.
- Boykin discussed the issues with building a brick wall three (3') ft. from the existing fence and having two (2') ft. of landscaping
- McCormick discussed the option of a solid fence on the boundary line with the gap maintained by the property owners.
- Espinosa asked for this agenda item will this impact the recommended stipulations.
- McCormick states no that it will be part of the Planning Commission's recommendation what type of landscaping will be appropriate.
- Trew discussed McCormick talking with the property owner and getting their feedback regarding landscaping or fence
- McCormick states he will talk with the property owner and report back at the October meeting.
- Parnell asked McCormick to explain why the number of parking spaces.
- McCormick explained the recommendation of parking spaces for a small site and employees with certain uses can take up a majority of parking spaces
- Hitt discussed issues with a fence and property owners not maintaining the area
- Espinosa asked McCormick what the recommendation is for a five (5') ft. gap?
- Trew discussed if no landscaping the property owner will see the upper part of the building and with landscaping the view would be obstructed and be more appealing.

Motion: Motion by Wheeler to approve the request with stipulations one (1) and two (2) (sidewalk) and defer stipulation three (3) (landscape design) until October, seconded by Trew. Motion passed unanimously.

Item #5 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2-acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9- 21) (*Deferred at July 12th Meeting*)

Item Representative: George Grundler, Sage Legacy LLC, and Barry Cleveland, TTL

Espinosa-made a recommendation to follow the guidelines of the Planning Commission regarding Public Forum speakers.

Trew made a motion to allow speaking for agenda Item #5, seconded by McNeal. The motion passed.

Staff Discussion:

- The Planning Commission at the April 27, 2020 meeting approved the rezoning recommendation to the City Commission with the list of project design guidelines.
- The City Commission at the July 23, 2020 meeting approved the rezoning ordinance on first reading only with the project guidelines.
- The City Commission's rezoning ordinance second reading and Planning Commission's Comprehensive Plan review were both deferred until the project master plan was submitted for review and approval.

- Staff discussed the City Commission guidelines.
- The project proposal includes two (2) story townhouse designs to include more square footage for the units versus a mixture of one-story designs.
- Unit cluster design to preserve green space
- Fifty (50') feet conservation easement along a portion of the northern edge in order to preserve a natural boundary with the single-family properties to the north
- The project representative discussed at the July meeting the intention for individual for-sale units. If the preliminary master plan is approved, the restrictive covenants submitted at the final master plan stage will need to include this statement.
- The project design includes a public exterior loop street with multiple small private drives for the residential unit connections.
- The revised design includes the loop street with designated parking.
- The revised design has been reviewed and agreed upon by the City's Fire Marshal.
- The revised design includes a wider entrance roadway section to accommodate a three (3) lane entrance section for the possible use of multiple emergency vehicles.
- All of the Zoning Ordinance and Design Guidelines regulations regarding building materials and development requirements including but not limited to landscaping would apply
- Preliminary and Final Master Plan review and approvals required by Planning Commission including a traffic study
- The proposal includes the additional 1.2-acre property not included in the previous review. The project is zoned CPUD, Commercial Planned Unit Development
- Revised building design information including increase the garage dimensions. The City Commission at the August 26, 2021 meeting approved the garage dimension amendment on first reading.
- Staff would recommend approval with following stipulations being included on the preliminary master plan submitted for City Commission review:
 - Stipulation-revised building design information including increase the garage dimensions and exterior elevations reflecting City's Design Guideline requirements and Planning Commission's determination on revised design including all two (2) story units versus a mixture of one and two (2) story units per original guidelines
 - Stipulation-revised master plan defining the permitted commercial uses listed above for the commercial area at the front of the site
 - Stipulation-restrictive covenants submitted with final master plan to include statement of for-sale units.

Planning Commission Discussion:

- Cleveland states TVA denied the release of TVA easement due to population growth
- Cleveland discussed the looped street design, the wider entrance roadway, and garage dimensions.
- Grundler discussed the traffic flow study and parking areas
- Espinosa asked applicant to share his opinion of one (1) level versus two (2) level unit
- Grundler discussed based on the market today the limitations of the one (1) level versus two (2) level units
- Glen Garrett discussed concern with seven (7) units per acre for the 19.2 acre for a total of 133 units and the units to the North that are adjacent to other property owners.
- Glen Garrett states he is not opposed to land being developed but if this is the last project design, he requests the Commission not approve this development.

- Cleveland discussed the properties cluster design regarding the acreage concern and the requirements for a mixture of green space
- Grundler discussed the fifty (50') ft. conservation easement along the Northern edge to preserve a natural boundary
- Hitt asked for explanation on the size of the units
- Espinosa asked for the footprint square footage
- McCormick states according to the plans for units A with one (1) car garage square footage is 1920 and units B with two (2) car garage square footage is 2304
- Trew asked applicant if there is a buffer where the commercial property will be located
- Grundler and Cleveland discussed the plans for storm water management and landscaping buffer in accordance with City guidelines for commercial to residential area
- Trew discussed concerns that if the City officials determined this should be a one-story (1) vs two-story (2) mixed use units would this be feasible
- Cleveland explained the previous project concept was with a developer considering the property as a one (1) and two (2) story product for senior living. That developer left. Based on market rate structure and residential this is now the proposal.
- Hitt asked McCormick to explain "Limitation on density"
- McCormick explains the planning commission has the ability to recommend limiting the density to blend in with the adjacent property.
- Espinosa discussed the challenges with the "scrunching" of the project, the design of the one (1) and two (2) story units cosmetically respecting the area.
- Espinosa asked McCormick to explain staff recommendation stipulation number one.
- McCormick discussed the City Commission Ordinance 20-974 (1st reading approved)
- McCormick discussed the intent and limitations with the site layout, looped street design, and the fifty (50') feet easement along the North side of the property.
- Espinosa states he struggles with the "scrunching" together and does it really work for this area
- Parnell states he will be abstaining from the vote but would like to comment on the project.
- Parnell shared his perspective on the best use of area in front of property being commercial, the distance between the commercial area and the residential area, the open space along the North and South side, and thirty (30') feet between units. Discussed the property along the South side being an apartment complex with higher density than this proposal.
- Cleveland discussed the best use of the front section for commercial property, the building design for master bedroom to be on base floor of unit for senior living with no stairs.
- Espinosa thanked everyone for their comments and asked McCormick if he had additional comments to share
- McCormick discussed the City's Comprehensive Land amendment, agrees the front section be designated commercial development and Planning Commission can review reducing the density.
- Trew asked McCormick if the landscaping buffer was adequate for adjacent property
- McCormick discussed the fifty (50') feet property acquisition conservation easement along the Northern edge to preserve a natural boundary with the single-family properties to the North
- McCormick discussed the Planning Commission design guidelines and the City Commission project guidelines
- Duncan discussed concern with the density calculation of the 19-acre property including residential and commercial.

- Duncan states this is a transition piece of property due to high density to the South and medium density to the North.
- Hitt expressed concerns with the distance between the units and the adjacent property owners also the calculation of the 19-acre
- Parnell explains the fifty (50') feet natural boundary distance between the units and property owners.
- Duncan states he is undecided about the property and suggest they defer and continue to work with the developer to satisfy the board
- Cleveland discussed the zoning and commercial square foot area
- McCormick asked if the item is deferred what do they think about that being commercial because if they do not approve that would be an area for the residential units also.
- Espinosa asked Mary Laine Hucks for her thoughts on the area for commercial development
- Mary Laine Hucks discussed traffic flow for the area and best possible options for developing the property
- Parnell stated from a real estate perspective more difficult to sale 19-acre as commercial but once it is developed the commercial out-lot parcel will sale
- Ellis discussed the possibility of not having enough votes with the member abstaining from voting and recommends deferral
- Espinosa states he knows something needs to be done and understands a lot has been put into this project so deferring would encourage further discussion

Motion: Hitt made the motion to defer the request, seconded by Wheeler. The motion passed unanimously.

Item #6 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#5. (*Deferred at July 12th Meeting*)

Motion: Duncan made the motion to defer, seconded by Hitt. The motion passed unanimously.

Item #7 Associated Wholesale Grocers, LLC/ Complete Signs: Request recommendation to the City Commission to amend the I-65 @ Long Hollow Pike Interstate Sign Zone Map to include a section of the twenty-seven (27) acre property at 500 S. Cartwright Street referenced as Davidson County Tax Map/Parcel# 02600008600.

Item Representative: Blake Sheppard, Complete Signs

Staff Discussion:

- The request is to expand the Long Hollow Pike exit ninety-seven (97) Interstate Sign Zone Map to include a section of the Associated Wholesale Grocers Site to permit a sixty (60') feet height/ 170 square feet digital sign for promoting the company and employment opportunities.
- The proposed sign dimensions meet the Zoning Ordinance Interstate Sign Zone requirements.
- The proposed sign location is within one hundred feet on the I-65 interstate right-of-way.

Planning Commission Discussion:

- Sheppard discussed expanding the interchange within the sign zone

- Duncan stated that most signs are service related, or travel related, how will this sign be used?
- Sheppard explains use will be advertising employment and product opportunities.

Motion: Hitt made the motion to approve the request, seconded by Wheeler . The motion passed unanimously.

Item #8 Bojangles/ACES, Arnold Consulting Engineering Services: Request site plan approval for a 2,362 sq. ft. restaurant on the 1.19-acre property at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited. (#10-21) Property Owners: SRK and Sunset Investments Partnership

Item Representative: Jonathan Cochrane and Arron Arnold, Arnold Consulting

Staff Discussion:

- The Planning Commission with the original Caldwell Square-Publix Center required brick veneer finish materials to be used for the entire complex. The Publix store building and two (2) shopping centers are consistent brick material, colors and building awning designs. The project is proposed to be constructed primarily of brick with a section of metal wall panel and EIFS (Exterior Insulation and Finish System).
- The proposal is to provide a separate design for the restaurant building.
- Staff has requested material colors to be submitted to provide a connection to the existing building designs. Due to the size, location, and use of the out-lot buildings, staff recommends a design that provides a type of connection with the exiting building designs but also ensure a separate design from the other buildings.
- The original master plan included the storm water quantity design connecting into the center drainage system behind the Publix store building. The front area including the existing parking areas in the area of the out-lots are draining directly into the Long Hollow Pike- TDOT (Tennessee Department of Transportation) roadway drainage pipe system which drains to Manskers Creek. Staff has requested individual site water quality and quantity design due to the out-lot area direct connection to the Long Hollow Pike drainage system.
- Staff recommends approval with the following stipulations:
 - Provide building material colors to determine a design connection with the center design but still provide an individual design with colors and materials
 - Revised building plans to meet original intentions. The EIFS design meets the City's Design Standards but not the intention of the original Planning Commission approval
 - Revised landscape plan to include landscape screen in addition to brick wall around the dumpster enclosure
 - Provide storm water quality and quantity facility and support calculation design per the City's Storm Water Ordinance requirements and engineer consultant review comments
 - Provide additional details for sidewalk connection from building entrance to the Long Hollow Pike sidewalk including elevations and ramps at drive

Planning Commission Discussion:

- Cochrane discussed the preference of one brick color

- Trew states a good idea to be different from the other buildings as long as it is not too drastic, but he has concerns about the landscaping along Long Hollow Pike
- Parnell asked if they are approving the sign
- McCormick states the sign is next agenda item.
- Duncan asked if the dumpster enclosure is in the middle of parking lot?
- McCormick states across the lot which is adjacent to a drive aisle and the location relocate due to a man-hole issue
- Duncan discussed the location of the dumpster and the adjacent business with the new right-in, right-out
- McNeal asked if there is a conflict between people and cars with the drive-in set up?
- McCormick discussed the ADA parking access, sidewalks, and striping.
- Espinosa asked McCormick if the stipulation regarding building materials need to be designated and defined?
- McCormick discussed the staff recommended stipulations regarding metal wall panel and brick.

Motion: Trew made the motion to approve the request with stipulation's #1,#3,#4 and #5, referenced in meeting seconded by McNeal. The motion passed unanimously.

Item #9 Masstar Signs: Request revision to the Caldwell Square/Publix Center Final Master Plan regarding signage design for the Bojangles Restaurant at the corner of Long Hollow Pike and Caldwell Drive. Property referenced as Sumner County Tax Map/Parcel# 143JG00402000 and is zoned CPUDL, Commercial Planned Unit Development Limited.

Item Representative: Jeanette Rader, Masstar Signs

Staff Discussion:

- The Planning Commission approved the original signage plan for the Caldwell Square/Publix Center including ground type signs for the out-lots.
- The signage request is to elevate the sign to be visible from behind the decorative entry wall feature at the corner of Long Hollow Pike and Caldwell Square.
- The sign would be a similar design as the Walgreen's sign across Long Hollow Pike.

Planning Commission Discussion:

- Rader discussed the maximum fifty (50') square feet of sign, the visibility of sign behind the entry wall and the design to be beautiful on all sides.
- Espinosa asked McCormick what are they approving?
- McCormick states ground type sign, location, and height
- Parnell discussed concern with the entrance and exit signs, and the location of the Bojangles sign behind the brick wall and if sign could be relocated to front Long Hollow Pike beside the corner area.
- Rader discussed the issue with sign visibility next to the Publix sign and the visibility of the corner intersection above the brick wall
- Parnell discussed the Caldwell Square/Publix Center sign and future development adding to the sign
- McCormick discussed the signage for the out-lots

Motion: Trew made the motion to approve the request, seconded by Duncan. The motion passed unanimously.

Item #10 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-101. Provisions Creation and Membership to reduce the number of Planning Commission members from eleven (11) to nine (9).

Staff Discussion:

- Due to recent Planning Commission membership changes and possible quorum issues, the amendment will reduce the number of Planning Commission members from eleven (11) to nine (9) members.
- Staff presented the Zoning Ordinance Amendment Section 14-101 amendment additions.

Planning Commission Discussion:

- Duncan discussed the designation of “regional” and no control outside of City limits
- Ellis explained the request to reduce the number of Planning Commission members

Motion: Wheeler made the motion to approve the request, seconded by McNeal. The motion passed unanimously.

Item #11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(F) Residential District Regulations to permit the extension of a single-family dwelling unit on a property in an accessory building in the R-7, High Density Residential and R-10, Medium Density Residential zoning districts.

Item Representative: N/A

Staff Discussion:

- A property owner contacted staff about remodeling an existing accessory building in a R10, Medium Density Residential zoning district for residential use for visiting family members.
- Staff discussed the City’s Zoning Ordinance does not permit accessory buildings to be used for a dwelling unit with living space.
- Accessory buildings can be used for non-commercial uses including game rooms, recording studios, storage uses, garages, swimming pool changing area and bathrooms, but the Zoning Ordinance does not permit the accessory building to be a dwelling unit living space including bedrooms and kitchens.
- The property owner discussed options including a possible variance.
- Staff discussed first submitting a request to the Planning Commission to review the possibility of an ordinance amendment to permit the requested item.
- The amendment includes the proposal being limited to the non-planned unit development base smaller lot (10,000 sq. ft.) R10 medium density zoning district and the non-planned unit development base R7 high density residential zoning district. The zoning districts are located adjacent to commercial zoning districts on Harris Street, Two Mile Pike, Jackson Street/Caldwell Drive, area between Brick Church Pike and Moncrief Avenue and sections on Church Street and Alta Loma Drive.
- The zoning districts permit one-and two-family dwellings and semi-detached dwellings. The proposed amendment is based on the above referenced property owner request.

- Staff requests the Planning Commission discuss including the proposed amendment and if the use should require a prior review by the City's Board of Zoning and Sign Appeals per the Conditional Use review process in the Zoning Ordinance.
- Staff presented a proposed amendment for discussion.

Planning Commission Discussion:

- Duncan discussed accessory buildings and the size of lots
- Trew discussed the changes to the ordinance years ago
- Espinosa asked McCormick for his thoughts
- McCormick discussed property owners are requesting alternative use of property and expansion of family members living on a property
- Duncan discussed more flexibility with the expansion of existing home vs an accessory building

Motion: Hitt made the motion to deny the request, seconded by Duncan. The motion passed unanimously.

DISCUSSION ITEMS:

Planning Commission Review Process: Public Forum, Public Hearings, and Community Review Meetings

- McCormick discussed the best option to increase public comments at the meeting would be to advertise all agenda items as public hearings and prior to any votes open up a public hearing for anyone that has signed up to speak during the meeting on each item. The public forum part of the agenda could remain at the end of the agenda to allow someone to speak on a planning issue not related to an agenda item.
- Espinosa discussed the past meetings, public comments, and advertising of agenda items
- Hitt states he agrees with Espinosa regarding public hearings
- Duncan discussed agenda items and property owners have the right to speak on an agenda item
- Ellis discussed agenda items and standards for speaking
- McCormick discussed standards for public speaking
- Espinosa discussed the procedures for agenda items and public speaking
- Wheeler discussed the public signing in and what agenda item they are interested in speaking
- McCormick discussed a possible Zoning Ordinance amendment to either encourage or require a community meeting administered by a property owner/developer to gain input on projects requiring rezoning prior to the Planning Commission or City Commission agenda items being reviewed.
- Parnell expressed his opinion of community meetings.
- Espinosa thanked everyone for the discussion and comments

Planning Commission designation change from a Regional to a Municipal Planning Commission

- McCormick discussed the Planning Commission is currently a Regional Planning Commission and if approved the City's Planning Commission would be changed back to a municipal designation.
- Staff discussed the regional planning provisions per state law and only limited small acreage proposals received since and limited use with the Sumner County Highway Superintendent completing all roadway inspections and approvals outside the city limits.

Planning Commission Training

-McCormick discussed The Tennessee Chapter of the American Planning Association is planning a virtual four (4) hour training session on November 5th from eight (8) am to noon.

Public Forum on Planning Related Topics:

- Espinosa asked Freeman the process for allowing members of the public to speak at a Public Forum
- Freeman discussed the rules for the public to speak at a Public Hearing or Public Forum

No one requested to speak at the meeting the public forum was closed.
Hitt made a motion to close the public forum, seconded by McNeal.

With no further business, the meeting adjourned at 8:00 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant



5010 Linbar Drive,
Suite 153
Nashville, TN 37211
615.331.7770
www.TTLUSA.com

September 20, 2021

Mr. Addam McCormick
City of Goodlettsville Planning
318 N. Main Street
Goodlettsville, TN 37072

RE: Mater Concept Plan Re-Submittal
Villas at Highland Park
Parcels: 02500021800, 02500021900, 02500006000, 02500006200
Goodlettsville, TN

Mr. McCormick;

TTL has revised and attached the Master Concept Plan for the above referenced project location for the City of Goodlettsville Planning review and approval with the revisions as requested for the deferral as noted on the September 08, 2021 email notice. The Master Concept Plan was revised based as comments received from yourself and discussions with the Planning Commissioners after the September 08, 2021 meeting. Below is the Developers Response to the comments received.

1. Move some units in commercial area at front of site to reduce amount of units along north property boundary
Response: The latest revision has relocated the residential units towards the rear of the property based on larger footprint to accommodate the larger two car garage,(22' x 22') and master on the main for the Villa (Unit B) homes.
2. Revise design with one level units along north section of roadway/property boundary
Response: The units along the northern property line have been spread along the conservation area and east of the conservation area to reduce the massing affect.
3. Provide photo examples of unit construction in additional to elevations revised to show compliance with design standards.
Response: The homes being proposed are a new product for this builder. The builder has provided the attached elevations for Units A and B. The intent is for the homes to meet the exterior design standards for the City of Goodlettsville. The unit design will be provided upon completing the site plan designing process.
4. Provide photo of northern property boundary with natural buffer.
Response: Attached is an aerial view of the site which shows the mature trees within the 50 feet wide conservation area along the northern property line. This area will remain natural buffer with the existing tree canopy.
5. Review flipping site to put line of units along south property line instead along north property line adjacent to lower density large acreage single family residential properties.
Response: The design team along with the developer did review flipping the site layout during the first revision. We again reviewed this option but came to the conclusion this is not a viable option since the houses would extend beyond a proposed 20 feet building setback along the southern property line.
6. Review extending 50' buffer easement to align with area of the front detention pond area (understand future opening would be needed for 30' driveway and sewer easement access/construction)

Response: The property was purchased from Dawn Milanovich with the conservation easement as shown to provide buffer for herself and her family members and friends along the subject property northern property line. In addition to the conservation easement, an ingress/egress easement was also stipulated from the subject property road to the David J. Wilson property. This easement is shown on the attached Master Concept Plan.

7. Relocate some units to front area and back open space area instead of commercial and spread units over site.

Response: The units have been spread over the site while retaining the best use of the property along Dickerson Pike as commercial. Units A (20' x 48') and Units B (28'x60') have been placed further back into the property. Spacing between the units has been increased along the norther property line to provide less massing. The Commercial uses have been stated on the Master Concept Plan as required by the City of Goodlettsville Planning staff.

8. Question small spaces between units is this open space or could this be fenced?

Response: The spaces between the units will be common area for open space and drainage. No permanent residential fence allowed in these areas.

9. Concern with natural buffer being altered with units along it- review fence design if site not flipped.

Response: The Developer will endeavor to provide protection for the natural conservation area during construction and post construction.

10. Review design for all units with primary bedroom downstairs- encourage original project thoughts for senior type unit.

Response: Unit B concept will have master on the main build. The Unit A townhome intent is to provide variability in the residential matrix for the development. The size of these units does not provide interior heated living space for master on the main or as one level.

11. Provide a transition within the street to provide a visual break from the straight main road.

Response: A grass island has been provided within the TVA Easement area to provide a visual break from the straight road. The natural slope of the topography of the site will also provide a visual break along the road profile since a driver cannot see from one end to the other.

If you have any questions or need additional information, please do not hesitate to call or email me at (615) 331-7770 or bcleveland@ttlusa.com.

Sincerely,
TTL, Inc.



Barry Cleveland, P.G.

CC: Sage Legacy, LLC



PROPERTY INFORMATION

PROJECT NAME		ZONING	
PROJECT DEVELOPER	SAGE LEGACY	CURRENT	PROPOSED
PARCEL ID - 02500006000 0 DICKERSON PIKE GOODLETTSVILLE, TN 37072	6.23 ACRES	A	HDR-PUD
PARCEL ID - 02500021900 DICKERSON PIKE GOODLETTSVILLE, TN 37072	6.22 ACRES	A	HDR-PUD
PARCEL ID - 02500021800 DICKERSON PIKE GOODLETTSVILLE, TN 37072	6.67 ACRES	A	HDR-PUD
PARCEL ID - 02500006200 805 DICKERSON PIKE GOODLETTSVILLE, TN 37072	1.2 ACRES	CPUD	CPUD
DEVELOPMENT REQUIREMENTS		REQUIREMENTS	PROVIDED
DENSITY	7/ACRE MAX	6.55/ACRE	
OPEN SPACE	20% MIN.	47.98%	
MAXIMUM BUILDING HEIGHT	3 STORIES	2 STORIES	
PARKING REQUIREMENTS	133 - UNITS 2 SPACES PER UNIT TOTAL = 266 SPACES	A - 58 - UNITS w/ 2 SPACES = 116 SPACES B - 79 - UNITS w/ 4 SPACES = 300 SPACES PUBLIC SPACES = 79 TOTAL = 495 SPACES	
AREA OF PUBLIC R.O.W. = 2.73 acres			

THE INTENT IS TO DEVELOP A HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT TO DEVELOP A COMMUNITY WITH ALL OF THE ENTITLEMENTS INCLUDING 133 RESIDENTIAL TOWNHOMES AND VILLAS.

PROJECT INFORMATION

- 58 - UNITS ARE 20' x 48' 79 - UNITS ARE 28' x 60'
- EACH UNIT IS PROVIDED MINIMUM 10' WIDE DRIVEWAY
- CONCEPT PROVIDES A 50' MINIMUM BUILDING SETBACK ALONG DICKERSON PIKE AND A 35' SIDE AND REAR YARD MINIMUM BUILDING SETBACK
- PRIMARY ACCESS ROAD IS PUBLIC ROW. STUB ROADS AND COMMERCIAL ACCESS ARE PRIVATE.
- PERIMETER LANDSCAPE BUFFER TO BE PROVIDED EXCEPT IN AREAS WHERE THE NATURAL VEGETATION WILL NOT BE DISTURBED.
- ALL PROPOSED UTILITIES (SEWER, WATER, GAS, STORM WATER, ELECTRIC, INTERNET) WILL BE LOCATED WITHIN THE 50' STREET R.O.W.
- COMMERCIAL USE AREA EXCLUDES USES OF JUNKYARDS, ADULT ENTERTAINMENT, MOBILE HOMES, AUTO REPAIR, WAREHOUSE, STORAGE UNITS, AUTO SALES.
- RESIDENTIAL DESIGN SHALL MEET THE CITY GUIDELINES OF A MINIMUM 50% BRICK/STONE WITH REMAINING SIDING TO BE CEMENT FIBER OR WOOD SIDING, EIFS, AND SOME WITH SPLIT FACE BRICK FOUNDATION OPTIONS.

STAFF RECOMMENDATION: Approval with the following stipulations being included on the preliminary master plan submitted for City Commission review

- Revised building design information including increase the garage dimensions and exterior elevations reflecting City's Design Guideline requirements and Planning Commission's determination on revised design including all two (2) story units
- Revised master plan defining the permitted commercial uses listed above for the commercial area at the front of the site
- Restrictive covenants submitted with final master plan to include statement of for-sale units.

LEGEND

	REQ'D ASPHALT PAVEMENT (LIGHT DUTY) (SEE DETAILS)
	REQ'D CONCRETE PAVEMENT (SEE DETAILS)
	REQ'D CONCRETE SIDEWALK (SEE DETAILS)
	REQ'D STRUCTURES
	OPEN SPACE (GRASS/LANDSCAPE)
	REQ'D WATER MAIN
	REQ'D FIRE HYDRANT
	REQ'D WATER METER
	REQ'D GAS MAIN
	REQ'D UNDERGROUND CABLE TELEVISION
	REQ'D UNDERGROUND TELEPHONE
	REQ'D UNDERGROUND ELECTRICAL
	REQ'D SANITARY SEWER MAIN
	REQ'D SANITARY SEWER MANHOLE
	PRIVATE STREET/R.O.W.



5010 Linbar Drive, Suite #153 | Nashville, TN 37211
615.331.7770 | www.ttlusa.com

VILLAS AT HIGHLAND PARK

SAGE LEGACY

DICKERSON PIKE, GOODLETTSVILLE
DAVIDSON COUNTY, TENNESSEE

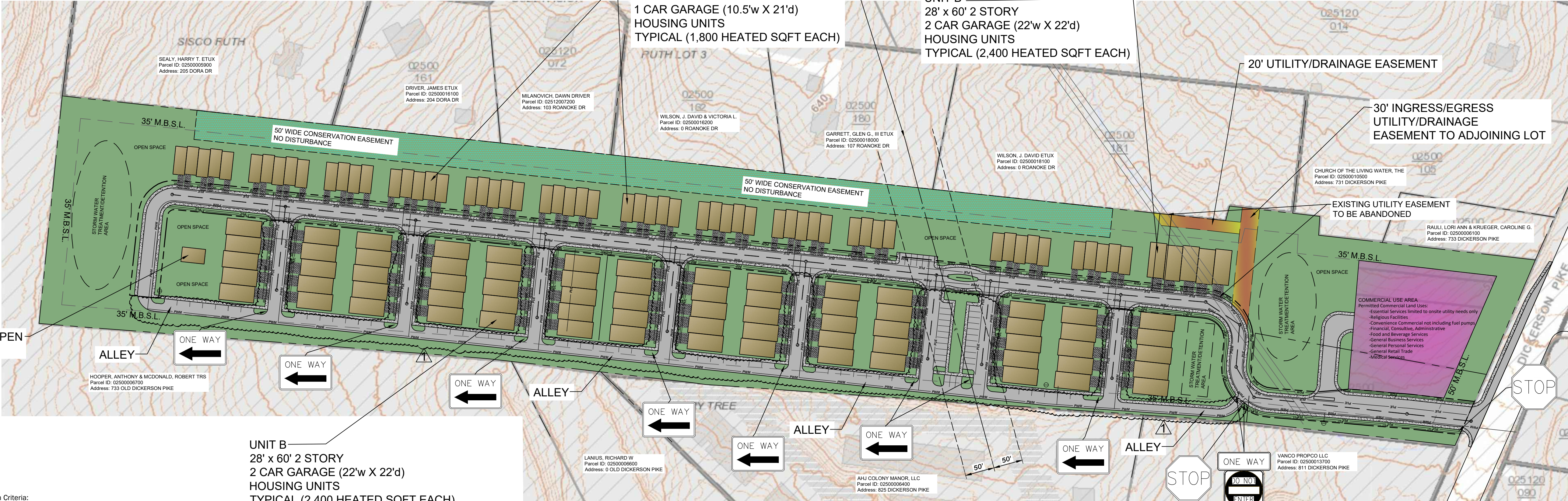
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

MASTER CONCEPT PLAN

Sheet Title

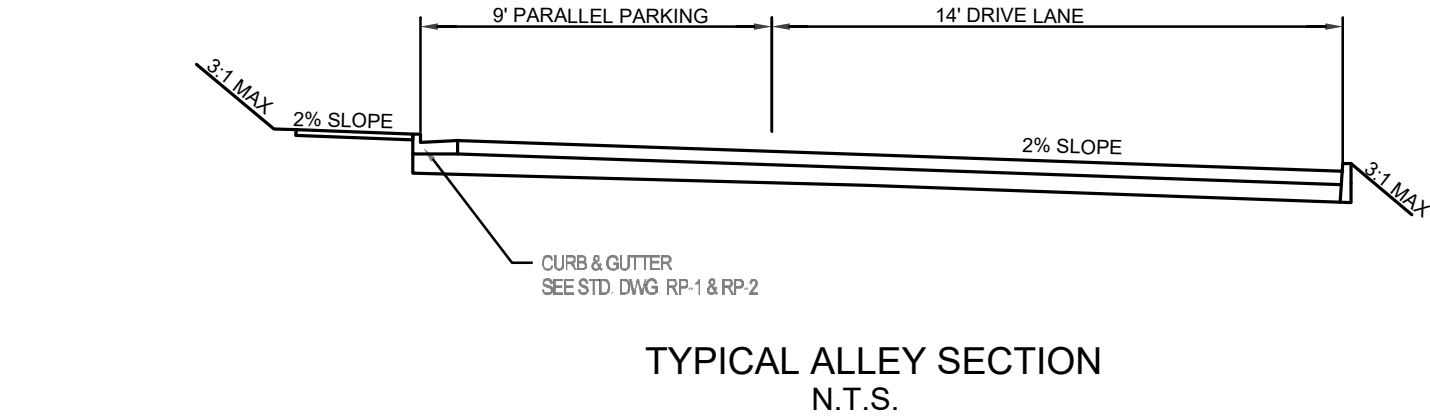
Sheet No.
C 1.0

ORDINANCE NO. 17-908

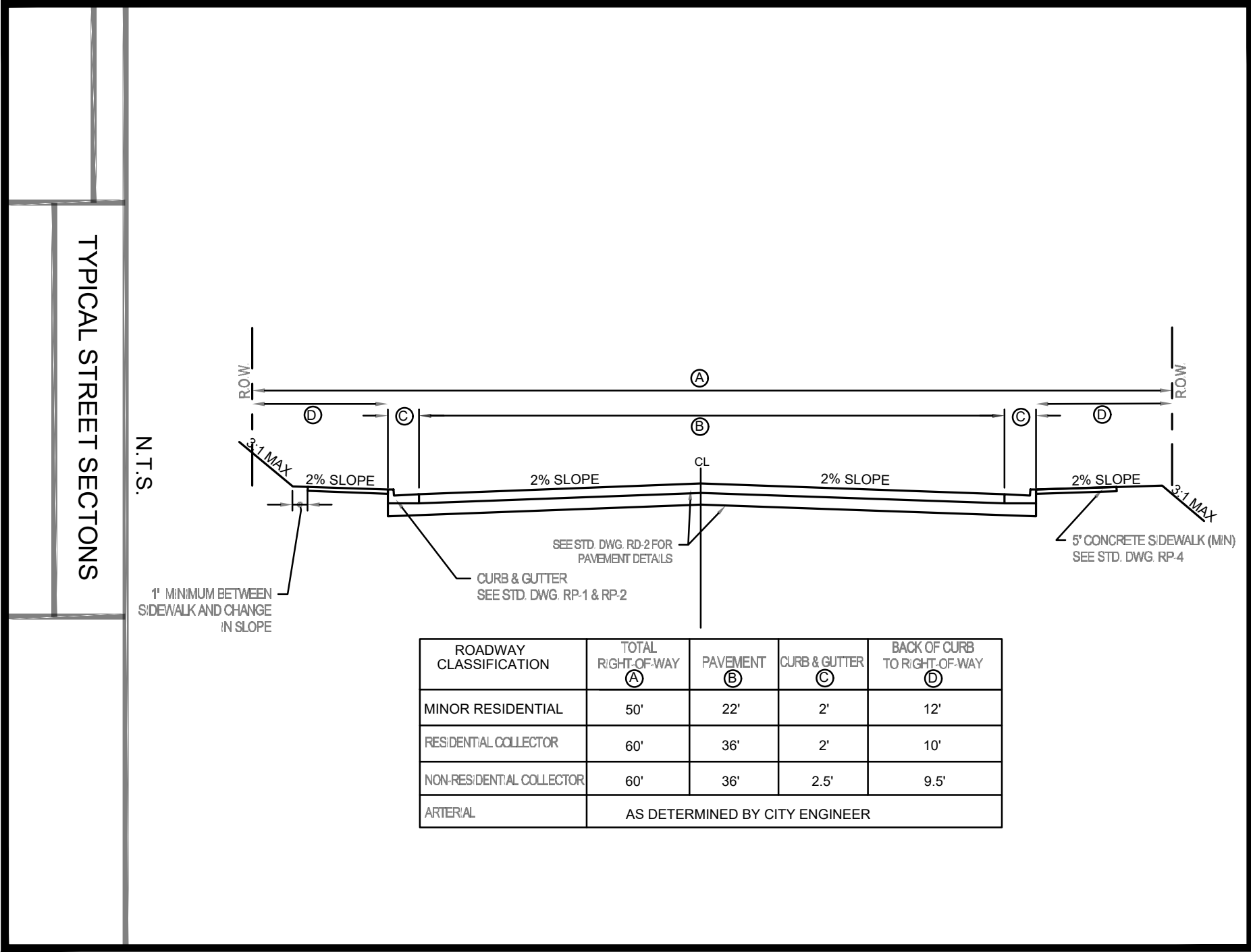


Master Concept Plan Criteria:

- The location and size of the area involved.
Response: See the Master Concept Plan
- Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas.
Response: All streets to be public with all public utilities within the public right of way.
- Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units.
Response: See the Master Concept Plan
- Location and extent of required landscape buffer yards and a generalized plan to indicate how the landscaping regulations will be met.
Response: See the Master Concept Plan
- Estimated population and density and extent of activities to be allocated to parts of the project.
Response: The development will be family friendly with safe pedestrian friendly mobility throughout the planned development. It is the intent to have families, singles, couples with and without families purchase the units. The open space will be an amenity the development community can use for active or passive recreational activities as decided by the homeowner's within the community.
- Reservations for public uses including schools, parks and other open spaces.
Response: Open space has been shown on the Master Concept Plan and is currently more than the required 20%. At this time, there are no confirmed plans for the open space. The homeowners within the development will decide on the recreation areas needed for the community.
- Availability commitments from the appropriate water and sewer provider.
Response: Madison Utility District will provide the necessary public water and has stated they have sufficient water capacity for the community. The City of Goodlettsville will provide the public sewer services for the community.
- Major landscaping features including topography.
Response: The 50 feet wide tree line will be maintained as conservation and landscape buffer will be provided as noted on the Master Concept Plan. Some grading will occur on the property to provide the amenities and necessary infrastructure to the community, but the intent is to provide the necessary landscaping as needed to provide the necessary aesthetics and functionality to the community and surrounding residents.
- The general means of the disposition of sanitary wastes and storm water.
Response: The development will be served by public sewer and water serviced by City of Goodlettsville and The Madison Utility District, respectively. Madison Utility District serves the site with public water main in close proximity who have indicated there is sufficient capacity to service the site. The utilities will be located within the proposed public road right of way.
- North arrow, graphic scale, and location map showing relationship to existing street system and adjoining properties.
Response: See the Master Concept Plan
- A tabulation of the land area to be devoted to various uses and activities and overall densities.
Response: See the Master Concept Plan
- The nature of the landowner's interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property.
Response: The landowner will sell the property to developer after obtaining the zoning entitlements. The City of Goodlettsville has received a letter from the interested parties for the written concurrence statement.
- The general substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.
Response: The Planned Unit Development will maintain the homeowner's association covenants and restrictions for the properties as common and private ownership. At this time, this document has not been developed. The Master Concept Plan shows the planned utility locations within utility easements for ingress/egress, water/sewer. Water/Sewer easements will be located with the Public Street easement where electrical and phone/internet will be located within a twenty-foot easement on either side of the public right of way.
- A development schedule, setting forth when the landowner intends to commence construction and an estimated completion period.
Response: Site plan design and construction permitting to commence on September 2021. April/May 2022 for development plan completion. All homes to be built and constructed by April 2024.
- A general summary explaining the character, intent, and financing of the PUD
Response: The intent of the Villas at Highland Park is to provide a diverse and vibrant pedestrian friendly community for families or single adults enjoy and call home. The various housing types promotes a diverse product for home ownership while maintain open space for community use. Sage Legacy will be working with an investment group for the acquisition and entitlement of the community. Once entitlements have been completed, the approved community will be sold to a builder/developer via a Joint Venture to complete the horizontal development and home construction.

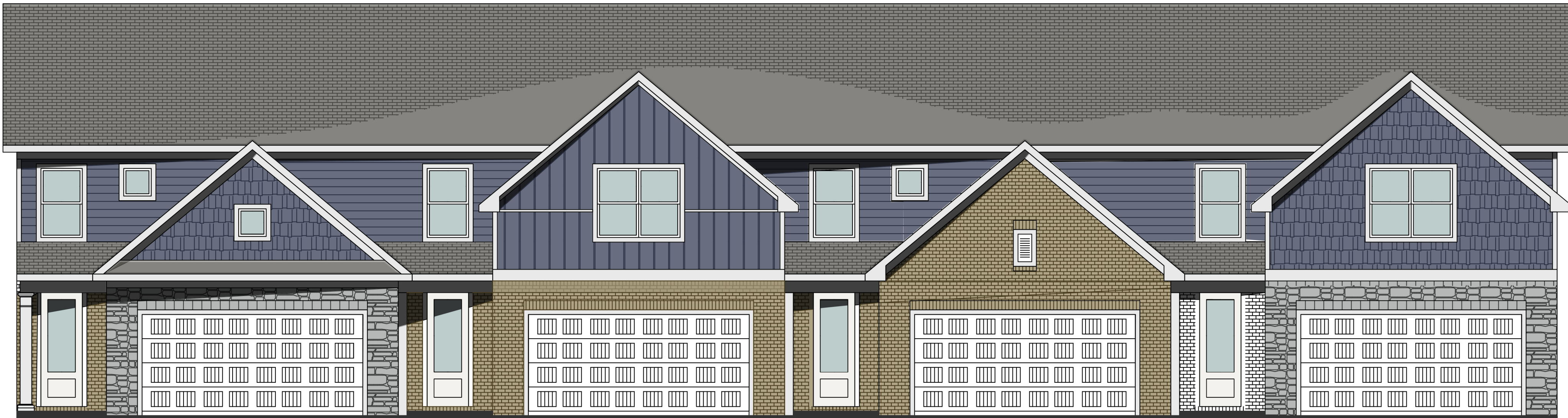


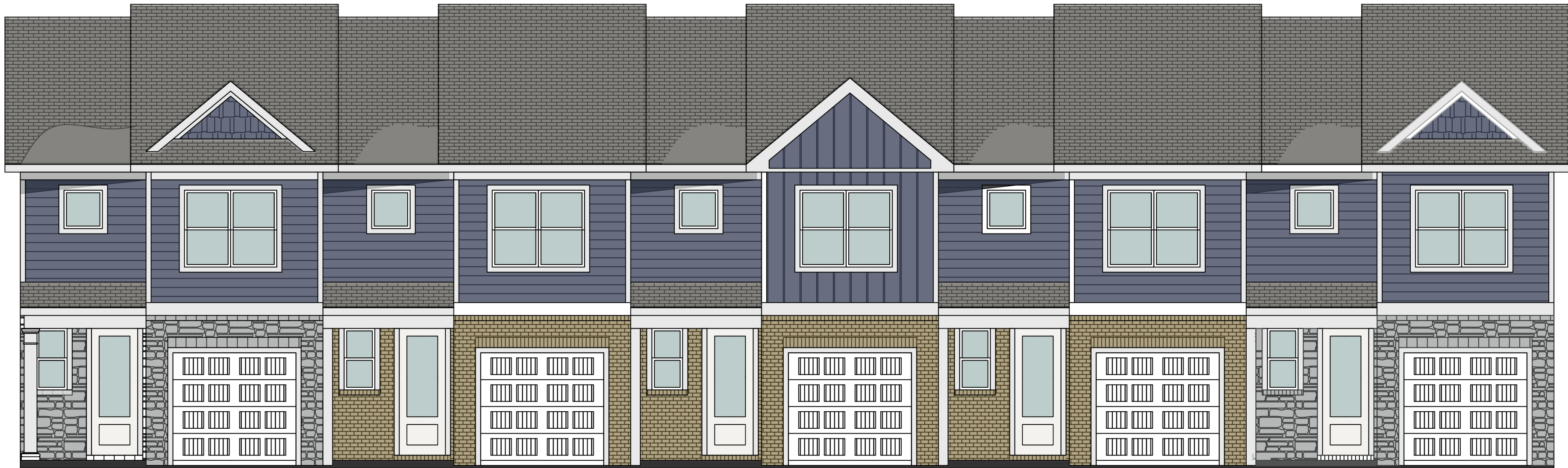
- High density residential planned unit development. (A) The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development. (B) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein. (C) **Yard requirements are waived and the following minimum controls shall be applied.** Maximum density 7/acre Maximum floor area ratio .20 Minimum open space 20 percent Maximum building height 3 stories (D) The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for projects in commercial center mixed use areas with infrastructure to support the increased density including pedestrian connections to the mixed use commercial center areas. Maximum floor area ratio 1.0, maximum building height four (4) stories but may be increased to be consistent with the adjacent commercial developments in commercial center mixed uses areas. The minimum open space twenty percent (20%) and minimum size of site may be reduced in size as determined by planning commission and city commission during master plan review
- Development standards. (i) Perimeter requirements. Along the perimeter of the PUD, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. Perimeter landscaping shall also be required. The **minimum building setback along the perimeter of the site shall be thirty-five feet (35')**. The minimum setback from a public street that is external to the PUD shall be fifty feet (50').
- ATTACHED DWELLINGS:
- Yards. (1) For units located along the periphery of a site containing attached dwellings, the yard provisions established for the district adjacent to the perimeter shall apply subject to a maximum front yard for the attached dwellings of thirty feet (30'). (2) **For units located entirely within a site, no side or rear yard as such is required in connection with any attached dwelling located entirely within a site containing attached dwellings** but each such unit shall on its own lot have one (1) yard containing not less than two hundred fifty (250) square feet. This yard shall be reasonably secluded from view from streets or from neighboring property and shall not be used for off-street parking or for any accessory building.

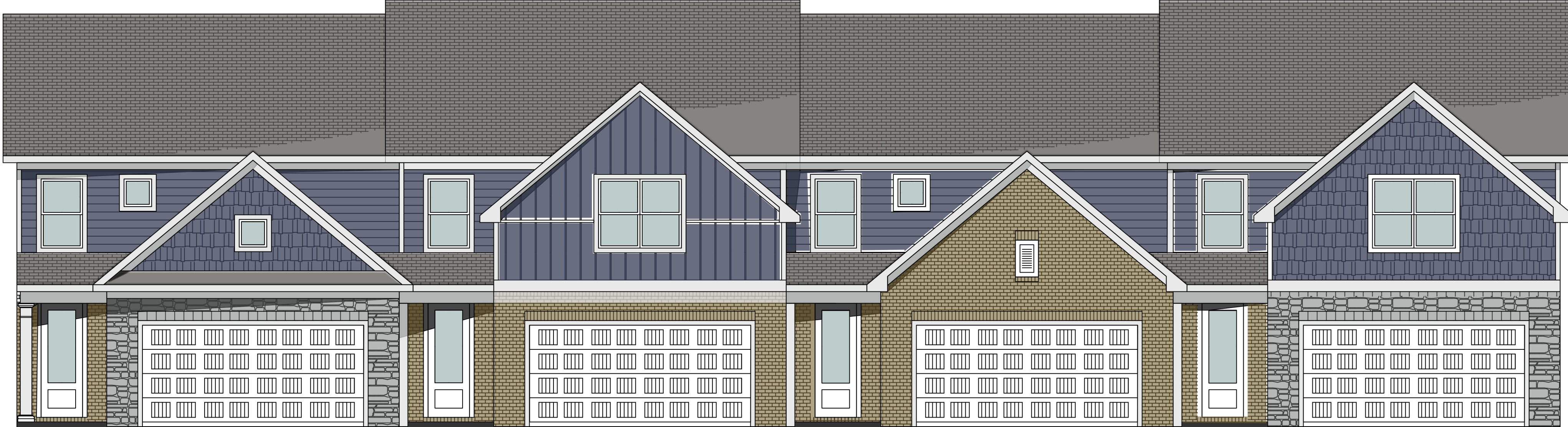


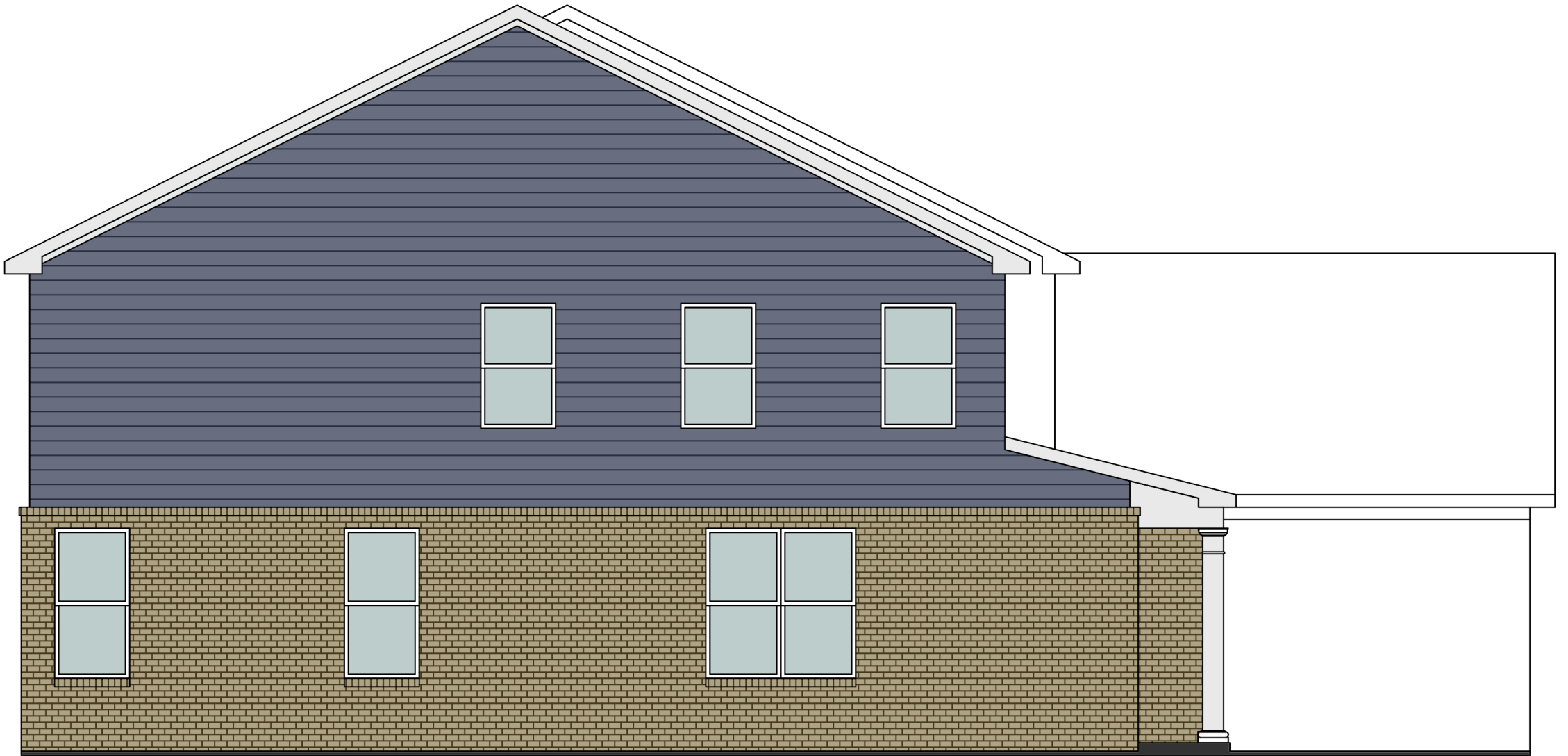
ROADWAY CLASSIFICATION	TOTAL RIGHT-OF-WAY (A)	PAVEMENT (B)	CURB & GUTTER (C)	BACK OF CURB TO RIGHT-OF-WAY (D)
MINOR RESIDENTIAL	50'	22'	2'	12'
RESIDENTIAL COLLECTOR	60'	36'	2'	10'
NON-RESIDENTIAL COLLECTOR	60'	36'	2.5'	9.5'
ARTERIAL	AS DETERMINED BY CITY ENGINEER			



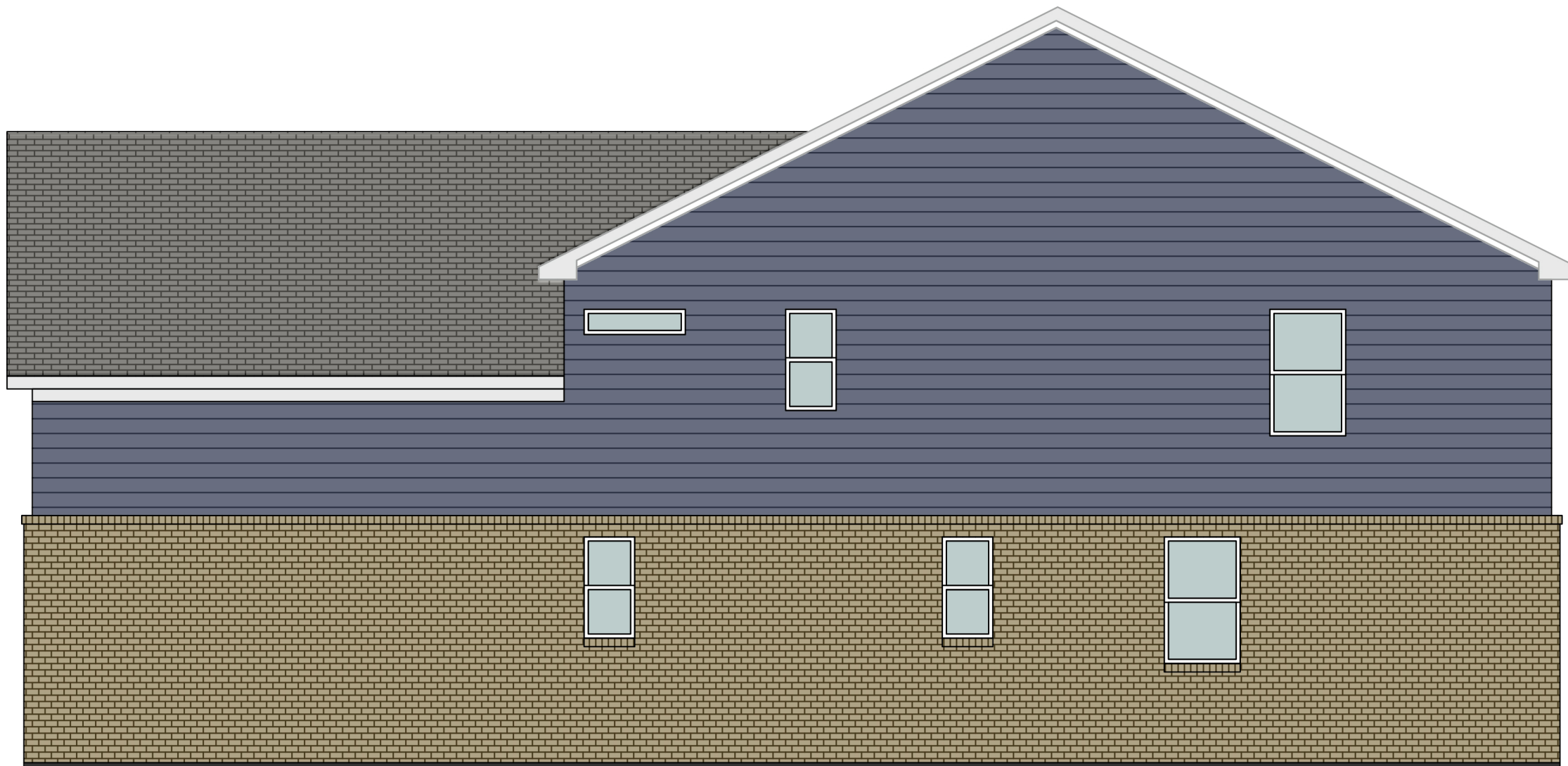










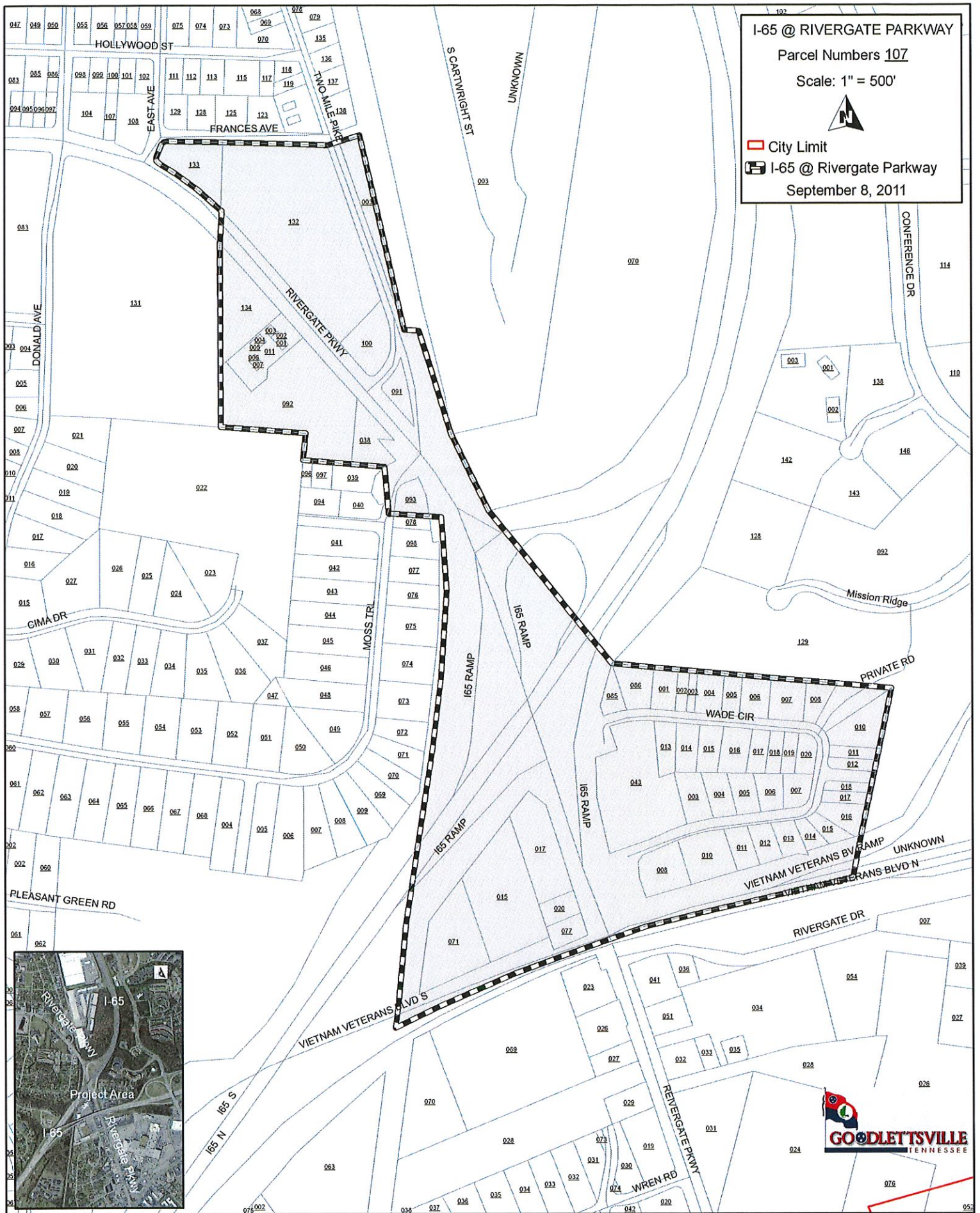


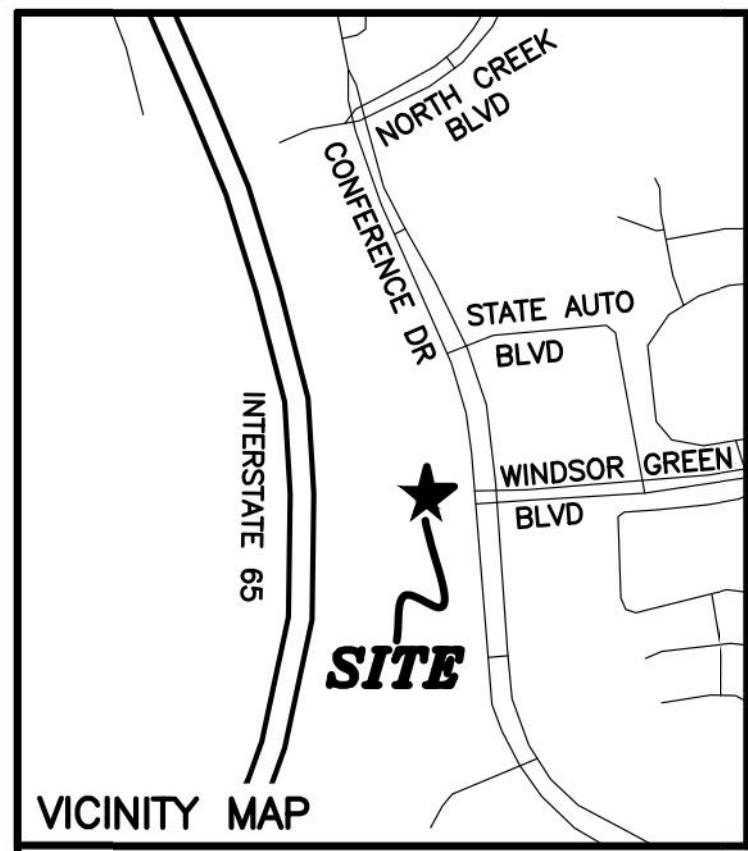


Existing Rivergate Parkway Interstate Sign District -Solid Red Line

Applicant's Proposed Expansion of District-Retail Development- Dotted Red Line

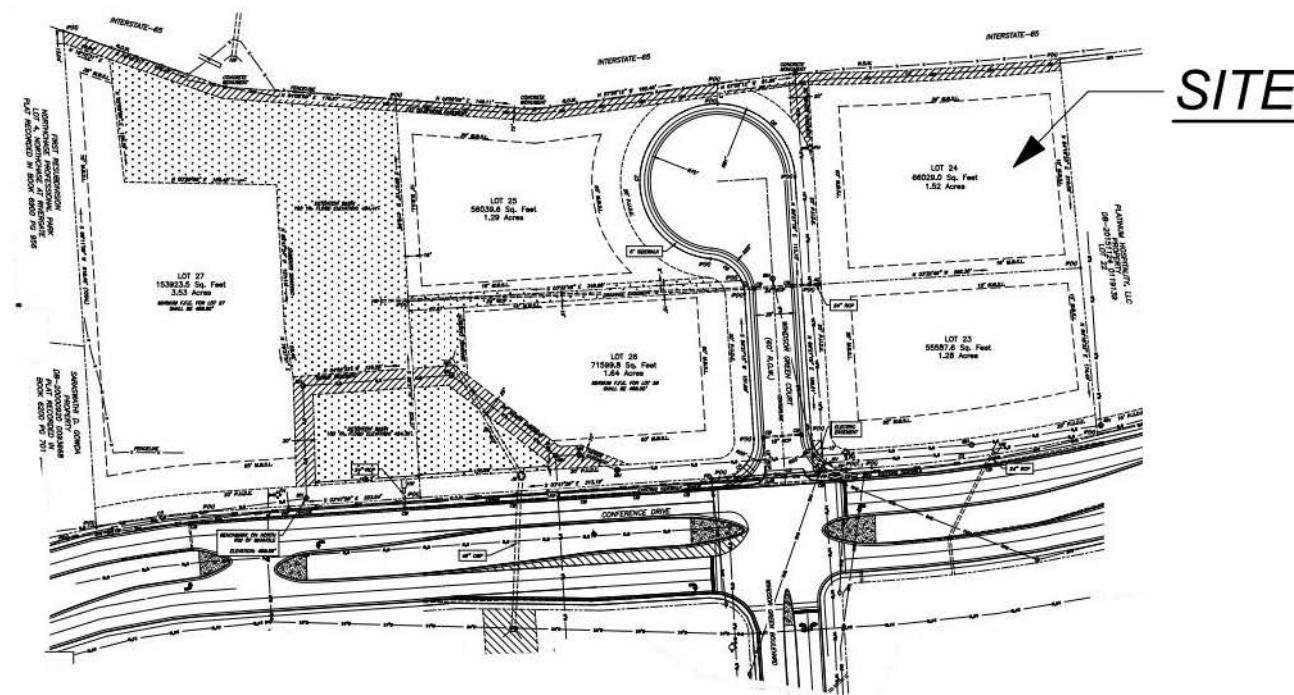
Staff's Proposed Expansion Review- Larger Area Expansion- Dotted Yellow Line



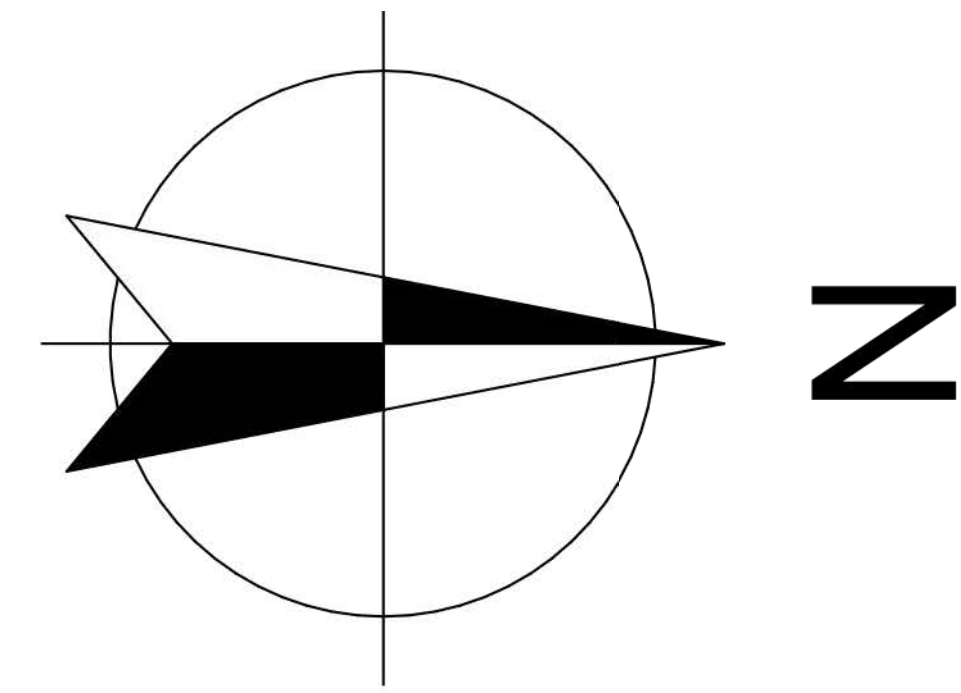


VICINITY MAP
NOT TO SCALE

NORTHCREEK COMMONS
LOT 24
INSTRUMENT NO. 20171218-0128723
DEED BOOK 10863, PAGE 141
GOODLETTSVILLE, TENNESSEE.
TOTAL AREA: 1.52 ACRES +/-
ZONING: GOPUD



NORTHCREEK COMMONS MASTER PLAN
NOT TO SCALE



PROJECT DESCRIPTION:
I.F.P. FACILITY
PRELIMINARY PLANS FOR INTERNATIONAL FIRE PROTECTION
LOT 24 WINDSOR GREEN CT. GOODLETTSVILLE, TN 37072

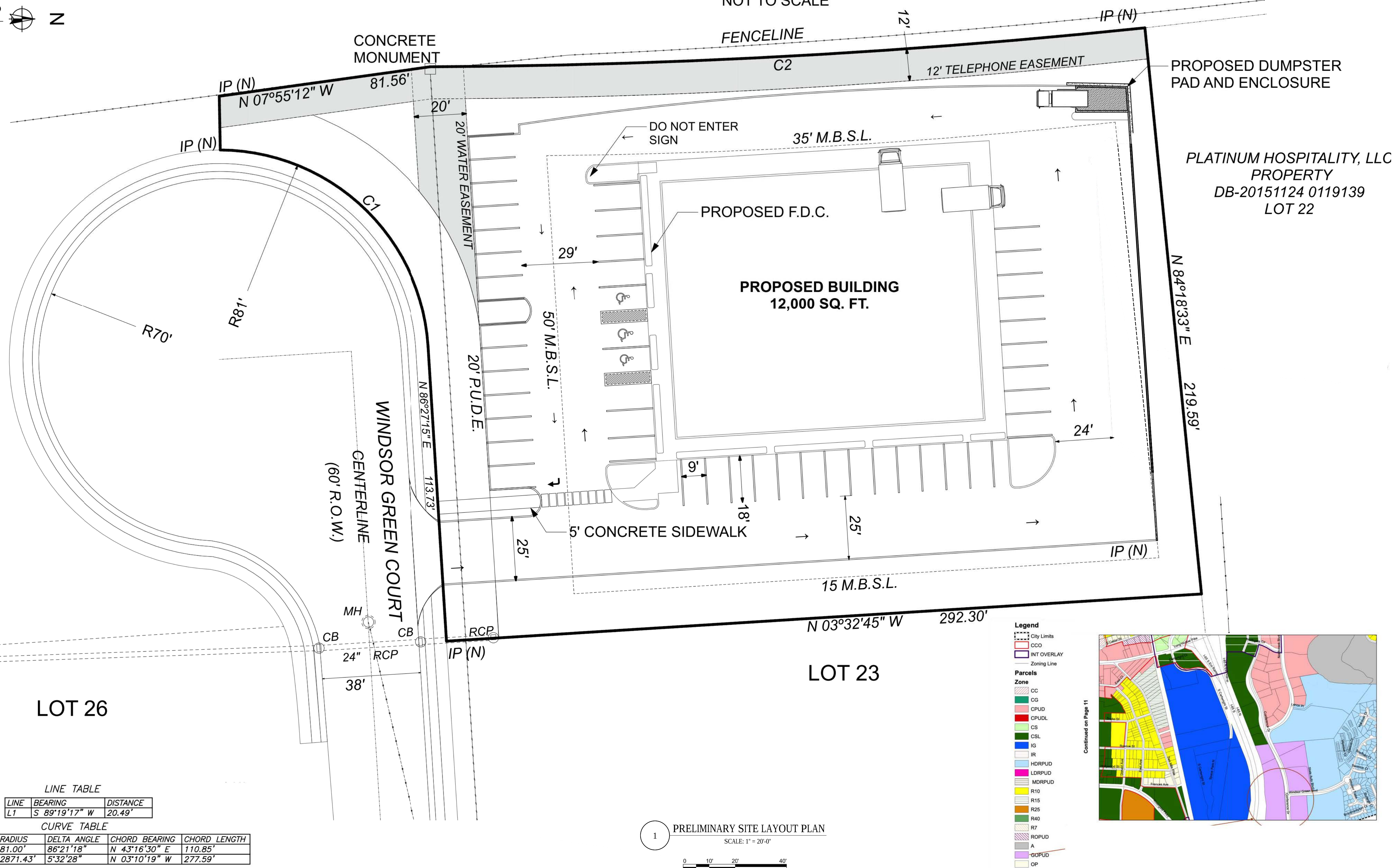
REV.	DESCRIPTION	DATE

DESIGNED BY: R.S.A.
DRAWN BY: S.A.K.
SCALE: 1" = 20' - 0"
PROJECT NO. 2109-02
DATE: 9/23/2021
ISSUED FOR:
PRELIMINARY SET

PRELIMINARY
SITE PLAN

DRAWING NO.

C1



PLAN REVIEW DATA

APPLICABLE CODES:

This list is provided as a convenience to the Contractor and is not to be considered to be all inclusive of Codes and Regulations that may apply to the work. The Contractor shall comply with all the applicable codes, standards, regulations and laws. All code books are available from the model code organizations.

List of code editions adopted by the City of Goddlettsville:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Existing Building Code
- 2018 NFPA 101 Life & Safety Code
- 2017 ICC/ANSI A117. 1-2017 Accessible and Usable Buildings and facilities Code
- 2017 National Electrical Code

BUILDING CLASSIFICATION:

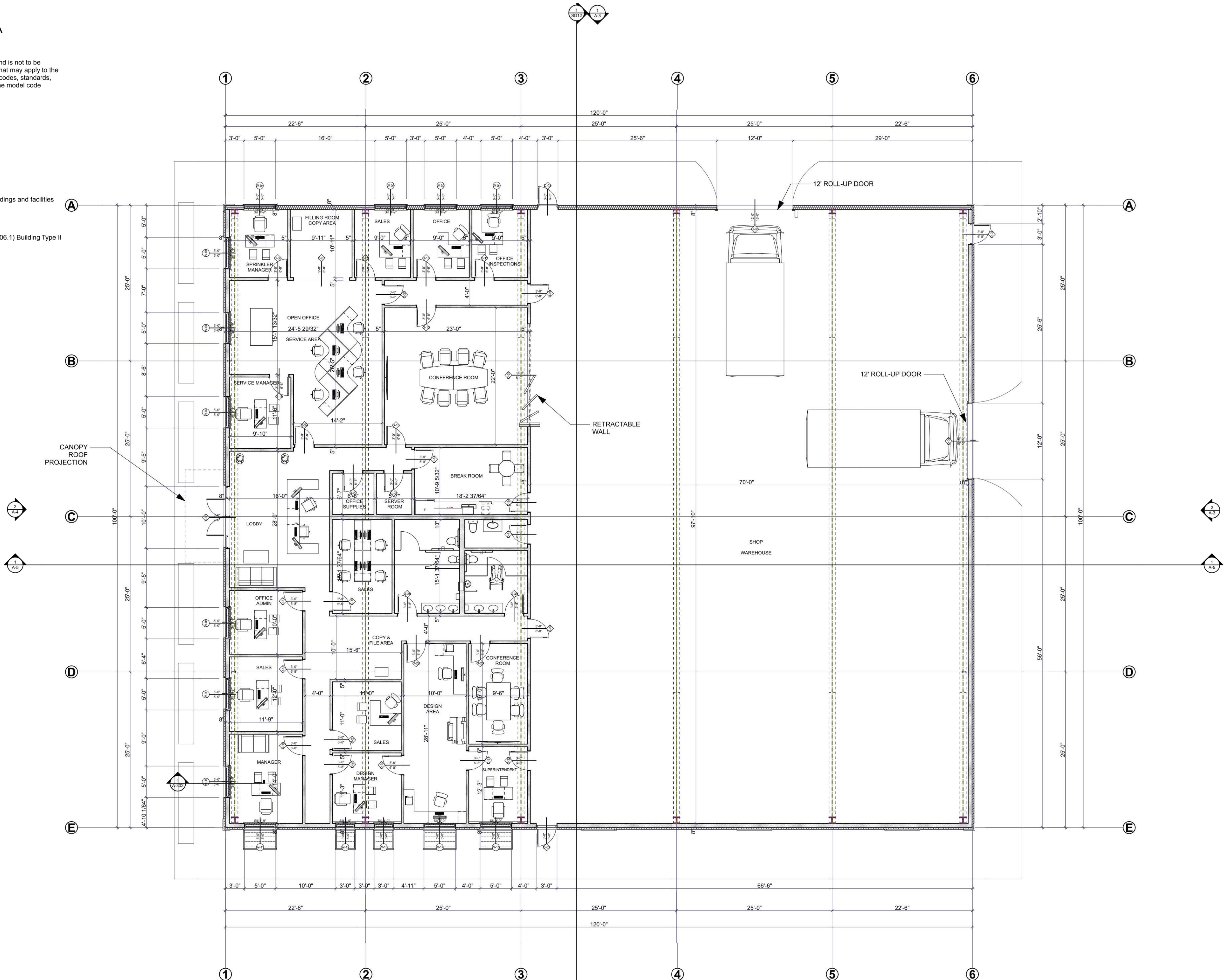
Use & Occupancy: Factory Industrial Group F (Section 306.1) Building Type II
B. Sprinkled
BUILDING AREA = 12,000 S.F.

OCCUPANCY LOAD:

Occupancy Load: Per (IBC 2018) Table 1004.5
Office Area: 4,783 s.f. / 100 = 48 Persons
Warehouse Area 7,145 / 500 = 14 Persons

EGRESS DATA:

Maximum Travel Distance = T.B.D.
Egress Width Provided Per Table = T.B.D.



1 Building Floorplan
SCALE: 1/8" = 1'-0"

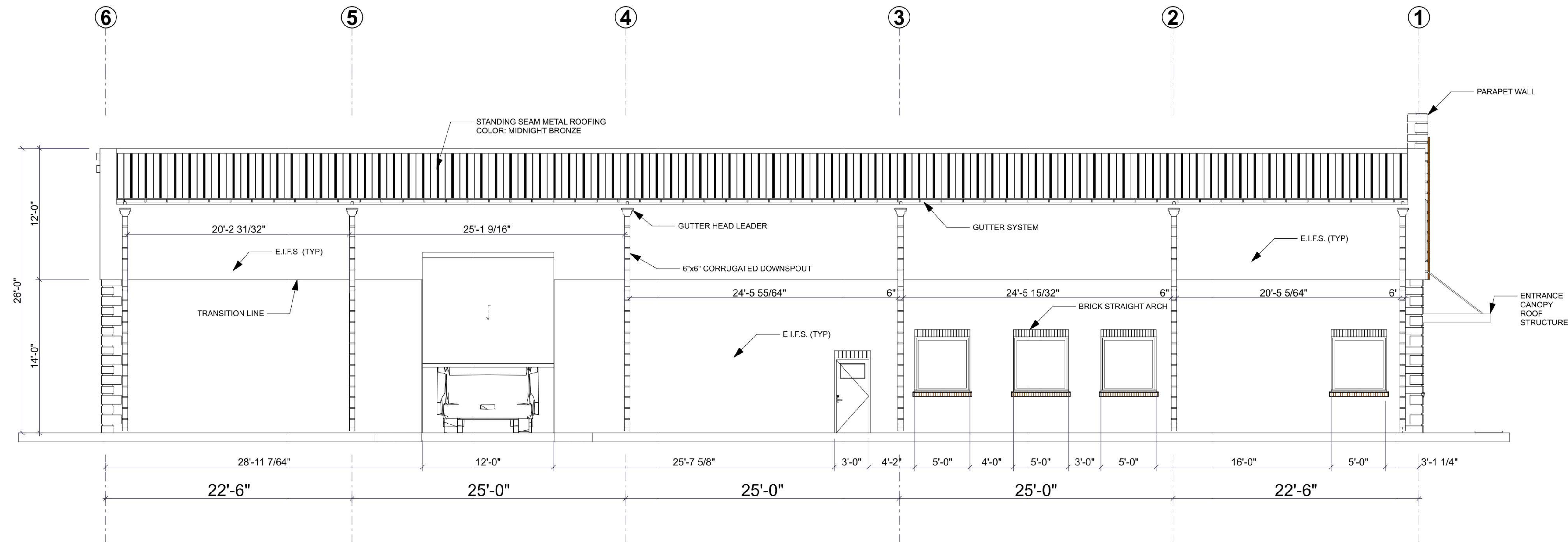
PROJECT DESCRIPTION:
I.F.P. FACILITY
PRELIMINARY PLANS FOR INTERNATIONAL FIRE PROTECTION
LOT 24 WINDSOR GREEN CT. GODDLETTSVILLE, TN 37072

REV.	DESCRIPTION	DATE

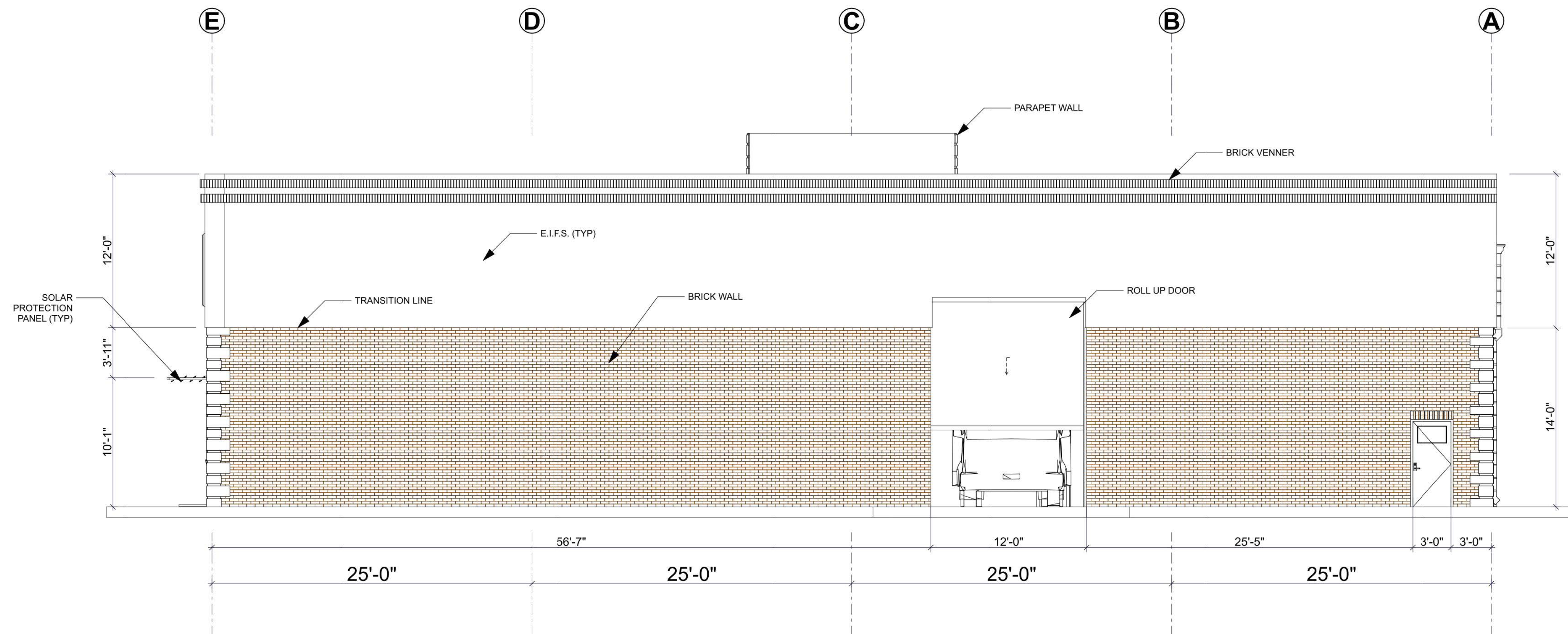
DESIGNED BY :	R.S.A.
DRAWN BY :	M.R.B.
SCALE :	1/8" = 1' - 0"
PROJECT NO.	2109-02
DATE :	9/23/2021
ISSUED FOR :	PRELIMINARY SET
DRAWING TITLE :	

FIRST FLOOR
PLAN

DRAWING NO.
A1



1 East Elevation
SCALE: 3/16" = 1'-0"



2 North Elevation
SCALE: 3/16" = 1'-0"

REV.	DESCRIPTION	DATE

DESIGNED BY : R.S.A.
DRAWN BY : M.R.B.
SCALE : 3/16" = 1' - 0"
PROJECT NO. 2109-02
DATE : 9/23/2021

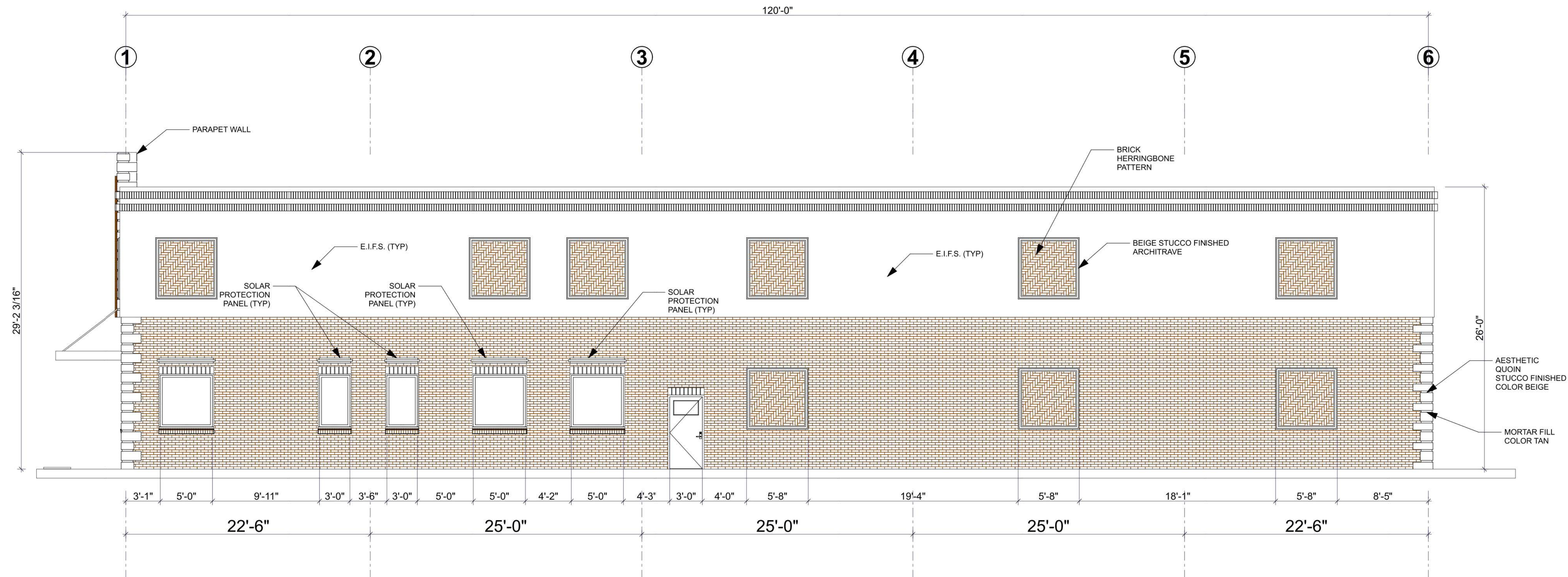
ISSUED FOR:
PRELIMINARY SET

DRAWING TITLE:

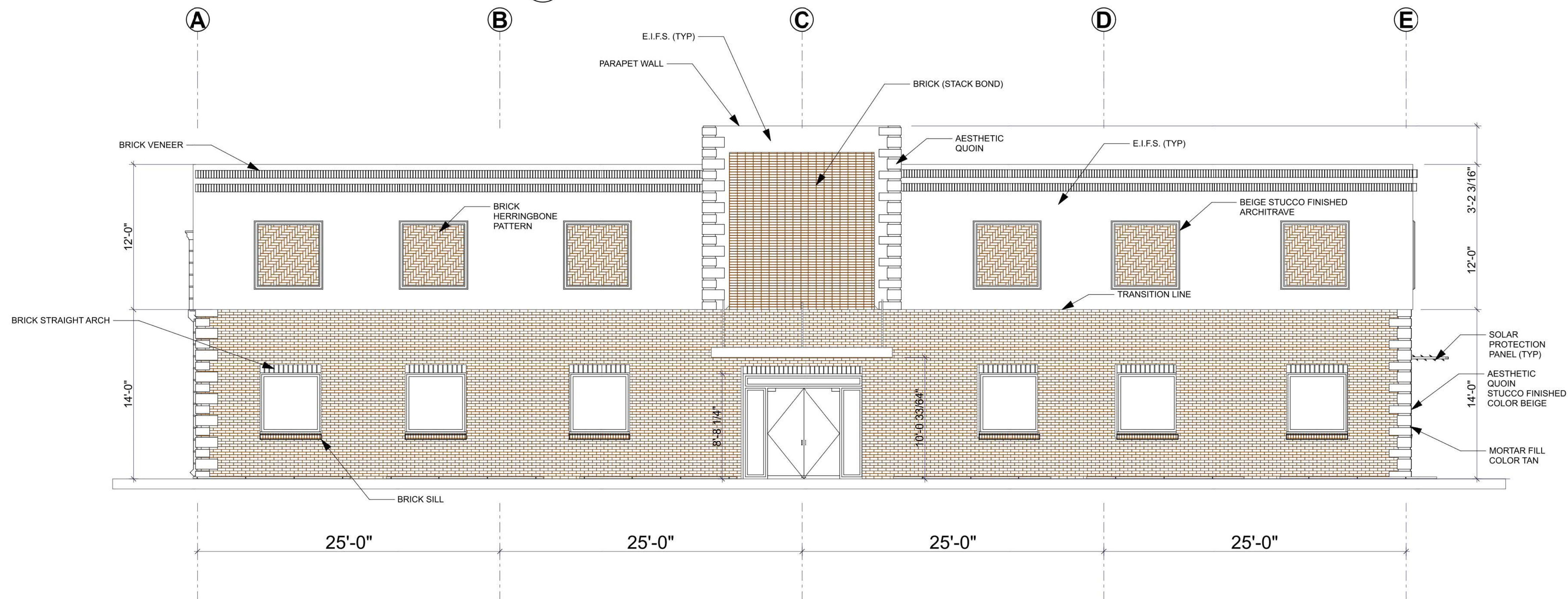
**EXTERIOR
ELEVATIONS**

DRAWING NO.

A3



1 West Elevation
SCALE: 3/16" = 1'-0"



2 South Elevation
SCALE: 3/16" = 1'-0"

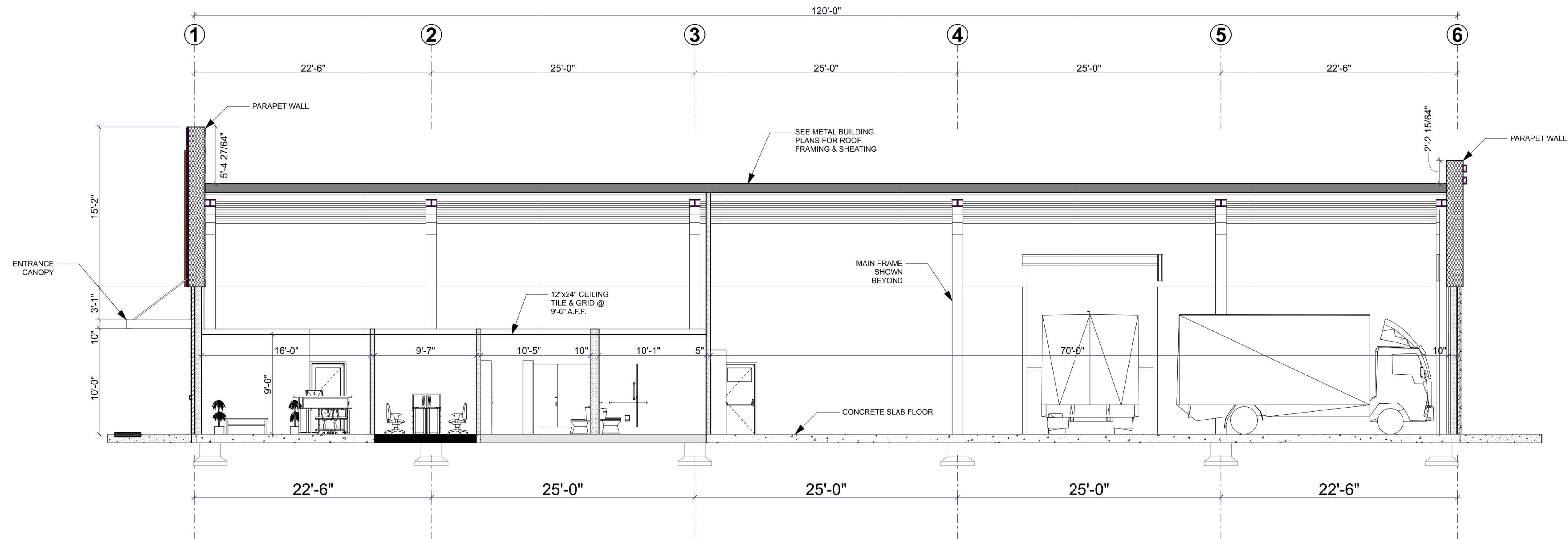
REV.	DESCRIPTION	DATE

DESIGNED BY :	R.S.A.
DRAWN BY :	M.R.B.
SCALE :	3/16" = 1' - 0"
PROJECT NO.	2109-02
DATE :	9/23/2021
ISSUED FOR :	PRELIMINARY SET
DRAWING TITLE :	

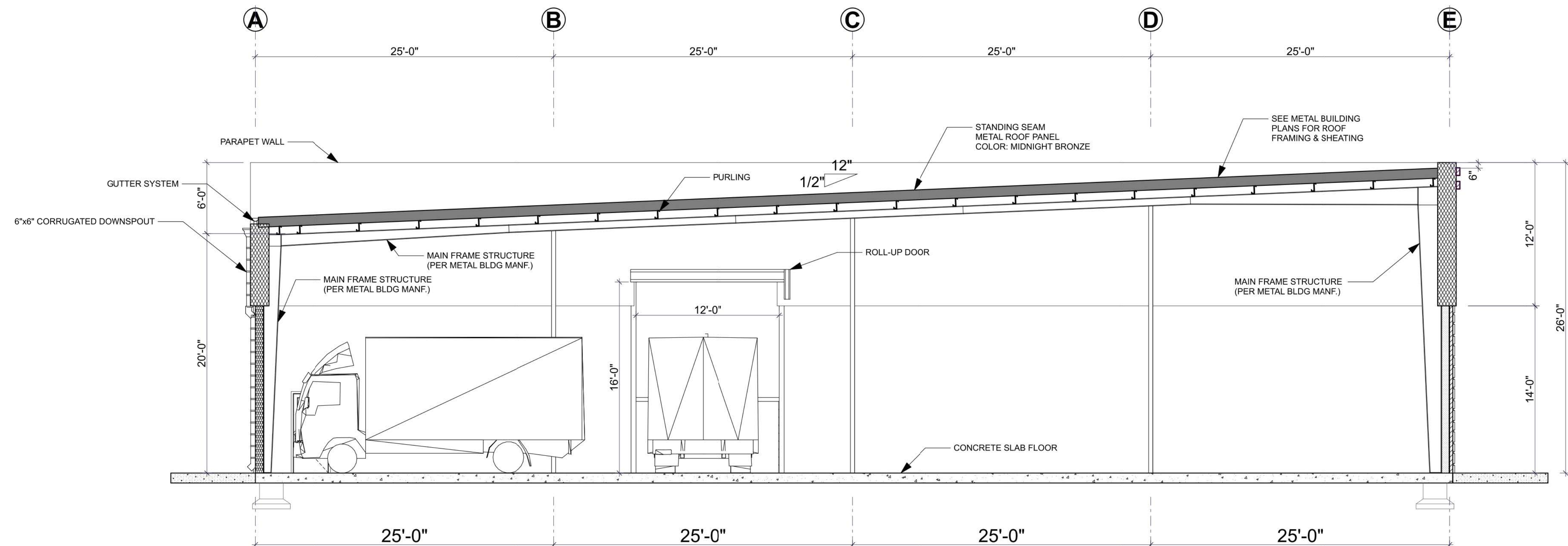
EXTERIOR
ELEVATIONS

DRAWING NO.

A4



1 Building Section A
SCALE: 3/16" = 1'-0"



2 Building Section B
SCALE: 3/16" = 1'-0"

REV.	DESCRIPTION	DATE

DESIGNED BY : R.S.A.
DRAWN BY : M.R.B.
SCALE : 3/16" = 1' - 0"
PROJECT NO. 2109-02
DATE : 9/23/2021

ISSUED FOR:
PRELIMINARY SET

DRAWING TITLE:

**BUILDING
SECTIONS**

DRAWING NO.

A5

ORDINANCE 21-1014

AN ORDINANCE OF THE CITY OF GOODLETTSVILLE, TENNESSEE, REQUESTING THE COMMISSIONER OF THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO DEACTIVATE THE REGIONAL PLANNING AUTHORITY OF THE GOODLETTSVILLE REGIONAL PLANNING COMMISSION AND DISSOLVE THE GOODLETTSVILLE PLANNING REGION.

WHEREAS, the in accordance with Tenn. Code Ann § 13-3-102, the Tennessee Department of Economic and Community Development, with the approval of the Local Government Planning Advisory Committee has designated the Goodlettsville Municipal Planning Commission as the Goodlettsville Regional Planning Commission for its future planning and for the purposes of controlling the subdivision of certain territory outside said City; and

WHEREAS, in accordance with Tenn. Code Ann. § 13-3-102, the acceptance of a designation of a municipal planning commission as a regional planning commission is not obligatory, but is subject to the consent of the designated municipal planning commission; and

WHEREAS, Sumner County created and established a county planning commission, county subdivision regulations, and a professional engineering and planning staff and, therefore, demonstrated the means of conserving or controlling the physical development of the territory located outside of the corporate limits of the City of Goodlettsville, which territory is located in Sumner County, Tennessee; and

WHEREAS, the City of Goodlettsville Regional Commission has recommended deactivation of its role and authority as a regional planning authority and dissolution of the Goodlettsville Planning Region; and

WHEREAS, the deactivation of the City of Goodlettsville's regional planning authority is deemed desirable for the operation of planning administration of the City of Goodlettsville and the immediate surrounding area; and

WHEREAS, the City of Goodlettsville Zoning Ordinance, Subdivision Regulations and other regulations adopted and approved by the City of Goodlettsville Municipal – Regional Planning Commission shall remain applicable and the policy for development within municipal boundaries

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

SECTION 1. In accordance with Tenn. Code Ann. § 13-3-102 and § 13-4-101, the City of Goodlettsville requests the Commissioner of the Tennessee Department of Economic and

Community Development, with the approval of the Local Government Planning Advisory Committee, to deactivate the regional planning authority of the Goodlettsville Regional Planning Commission and to dissolve the Goodlettsville Planning Region.

SECTION 2. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 3. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

PASSED FIRST READING: _____

PASSED SECOND READING: _____

By-Laws and Rules of Procedure

Goodlettsville Municipal ~~Regional~~ Planning Commission

I. THE COMMISSION

- A. **Name.** The name of the Commission shall be the “Goodlettsville Municipal ~~Regional~~ Planning Commission” as established and provided by Section 13-4-101 ~~and 13-3-102,~~ **Tennessee Code Annotated.** It may also be known as the “Planning and Zoning Board”.
- B. **Records.** The records of the Commission shall be kept in City Hall and be available to the public during all normal business hours.
- C. **Membership.** The membership of the Commission shall conform to the requirements of Section 13-4-101 ~~and 13-3-102,~~ **Tennessee Code Annotated.**
- D. **Order of Business.**
1. Call to order
 2. Approval of Regular and Consent Agenda
 3. Presentation and approval of minutes of previous meeting
 3. Hearing of persons having business with the commission
 4. Reports of officers, committees, or staff
 5. Old Business
 6. New Business
 7. Public Forum on Planning-Related Topics
 8. Adjournment

II. OFFICERS

- A. **Officers.** The officers of the Commission shall be a Chair and Vice-Chair. The Secretary shall be the Planning and Development Services Director or the appointed employee during a vacancy, unless altered by the Commission.
- B. **Elections.** The chair and vice-chair shall be elected at the January meeting of the Commission. In accordance with Section 13-4-102 **Tennessee Code Annotated,** the chair shall be elected from among the appointive members. All officers shall serve for a term of one year and shall be eligible for re-election.
- C. **Chair.** The chair shall preside at all meetings of the Commission and shall perform such duties as the Commission shall authorize. The chair may exercise his voice and vote as a member of the Commission.
- D. **Vice-Chair.** In the absence of the chair, the vice-chair shall perform the duties of the chair.
- E. **Secretary.** The secretary shall maintain accurate minutes of the proceedings of the Commission. The secretary shall also perform such other duties as the Commission may direct, including the

certification of official records and transcripts and subdivision plats as required in Section 13-4-302 and ~~13-3-402~~, Tennessee Code Annotated.

- F. **Vacancies.** Should any office become vacant, the Board of Commissioners shall elect successors to serve for the unexpired term of said office.

III. MEETINGS

- A. **Regular Meetings.** Regular meetings of the Commission shall be held on the first Monday of each month at 5:00 PM in the Goodlettsville City Hall or at such other place as designated by the chair. Public notice of all regular meetings shall be posted and/or duly advertised in order to meet the legal requirements of Section 8-44-101, Tennessee Code Annotated. All meetings shall be open to the public, however, not all meetings are public hearings.
- B. **Special Meetings.** The chair may, and shall upon the request of two members, call a special meeting of the Commission for the purpose of transacting any business. Special meetings shall meet the public notice requirements as noted in Section III A above.
- C. **Quorum.** A constitutional majority of the membership of the Commission shall constitute a quorum for the purpose of conducting the business of the Commission. Approval of any item of business shall require a favorable vote of a majority of the members in attendance.
- D. **Agenda.** The secretary shall have prepared for each meeting an agenda specifying the order in which the items of business shall appear before the Commission. All items shall be submitted to the secretary prior to the meeting per the annual adopted Meeting Calendar and Plan Submittal schedule but the time period may be waived by the Secretary or upon special request to the Commission and by unanimous consent of all members present at such meeting.
- E. **Conflict of Interest.** Any member who has a personal interest involved in any matter before the Commission shall make a disclosure of such interest and be excused from voting on such matter. In such event, the member shall not be regarded as a member of the Commission for quorum or majority purposes on that particular vote. It shall be the responsibility of the Commission members to disclose any conflict of interest.

IV. PROCEDURES

- A. **General.** Agendas for the Planning commission are prepared in advance of each meeting and the planning commission shall adopt said agenda as its first order of business after the meeting is called to order. Agenda items shall be followed in order of appearance on the printed agenda, but, additional items not requiring a vote may be placed on the agenda by unanimous consent vote of the members of the planning commission present at the meeting. The regular agenda items are to be heard and voted on individually. The consent agenda items are to be heard and voted on with a single motion. The Commission during the adoption of the agenda may choose to move an item or items from the regular agenda to the consent agenda or from the consent agenda to the regular agenda. The consent agenda shall include minor items determined by the secretary due to the limited scale and scope of the project or if the projects contain limited staff

comments or recommended stipulations. Items may be removed from the agenda at the request of the applicant or the order of appearance on the agenda may be changed by majority vote of the planning commission members present at the meeting. All regular agenda items shall require the property owner or agent of the property owner to be present to respond to questions and comments. The Planning Commission shall defer the item until the next regularly scheduled meeting unless the Planning Commission by majority vote of the members present permits the requested item to proceed without the property owner or agent of the property owner in attendance due to special circumstances. When an agenda item is called to be heard by the Chair, the staff shall present the item and explain to the members the action requested and a statement of facts as to the requested item (example: subdivision plat located on Jones Road, zoned R-1, with water and sewer services available). Staff will state or read their recommendation as to the requested action (example: how the plat conforms to or does not conform to the zoning of the property, subdivision regulation or general plan of the city). At the conclusion of staff's comments, the owner or agent of the owner may present facts or evidence in support of the approval of their agenda item. The Chair may then ask if anyone in the audience has facts or evidence they may wish to present to the Planning Commission regarding the agenda item and shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same agenda item, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same agenda item but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and respectful manner. The Chair is responsible for maintaining order and decorum and will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting. All comments, recommendations, or questions shall be directed to the Chair who shall where appropriate redirect them to the staff or owner or agent of the owner. At the conclusion of all discussion on the agenda item, there shall be a motion stating the finding of facts, statement of material evidence and statement of reasons for the action. A proper second should be made and a vote then taken on the motion.

- B. Subdivision Plat and Site Plans.** The steps for approval of a subdivision plat shall be in accord with the Subdivision Regulations. Site plans shall be reviewed in accord with the standards contained in the Zoning Ordinance.
- C. Zoning Amendments.** The Commission shall review all requests for zoning amendments as required by Section 13-7-204 and 13-7-105, **Tennessee Code Annotated.** If the proposed amendment involves the text of the ordinance, the applicant shall submit in writing a statement detailing the section of the ordinance suggested for change. If the proposed amendment involves a change in zoning on the official zoning map, the applicant shall:

1. file a map of the area proposed for rezoning showing the subject property and adjoining properties with accurate property lines,

2. file a statement which identifies the applicant's legal interest in the property and if the applicant is other than the owner, a statement of the owner agreeing to such change.

In all cases, the burden of proof to justify a change is on the applicant.

D. Public Forum. The Planning Commission may allow members of the public to speak on planning-related topics. The Public Forum is intended for discussion of topics associated with the duties of the Planning Commission only. Members of the public shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same topic, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same topic but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and respectful manner. The Chair is responsible for maintaining order and decorum and will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting.

V. INTERPRETATION AND FILING

A. The Commission shall interpret the meaning of these by-laws and rules. The Commission may, in extraordinary cases, make an exception by majority vote. In any parliamentary matter not covered herein, **Roberts Rules of Order** shall apply.

B. Upon adoption, these by-laws and rules of procedure shall be filed in the office of the City Recorder.

Version approved by the Planning Commission at the ~~April 3, 2017~~ **October 4, 2021** Meeting.

Planning and Development Services Director

14-210 14-210. Planned Unit Development District Regulations

(6) Regional Center Planned Unit Development

a) Type of Developments. There are two (2) types of Regional Center Planned Unit Developments as follows: RC1 High Intensity and RC2 Low Intensity

b) General Purpose. The general purpose of the Regional Center Planned Unit Developments is to provide for mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center. The Regional Center design includes pedestrian and streetscape-oriented design with regulations permitting flexibility for design oriented planned unit developments.

c) Feasibility study. The Goodlettsville Municipal Planning Commission or the City Commission may require a feasibility study/market analysis for any proposed planned unit development. The study will be utilized, among other things, to determine the impact of the proposed development on the long-range development of the residential and commercial land use in the city, the timing of any proposed development to ascertain the effects of a proposed development upon lands used or zoned for commercial purposes, to form a basis for evaluating the estimated effects on traffic, the financial capability of the developer, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed development. The study, if required, shall be provided by the landowner and the landowner

d) Permitted Activities. The activities listed in Table I in Appendix A may be permitted as a part of planned unit development only when such activities are approved as a part of the master plans and deemed appropriate by the Goodlettsville Municipal Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited.

e) Building and Property Dimension and Design Requirements

-RC1- Ten (10) stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building two (2) stories or similar height building height design

-RC2- Seven (7) stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building height of two (2) stories or twenty-five (25) feet, or similar height building height design

-RC1 and RC2 Transition Zones- Planned unit developments along the perimeter of the Regional Center Comprehensive Land Use Plan designated area to include reduced building heights, mass, and scale to step down for consistency with developed areas outside the Regional Center designated area.

-RC1 limited to a residential density of forty (40) units per acre

-RC2 limited to a residential density of twenty (25) units per acre

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

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

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

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

-RC1 minimum lot area 30,000 square feet and minimum street frontage one hundred (100') feet

-RC2 minimum lot area 15,000 square feet and minimum street frontage seventy-five (75') feet

-RC1 and RC2 minimum building and parking lot open space setbacks are to be minimum of five (5') feet unless Planning Commission authorizes setbacks less than five (5') feet for streetscape and zero-lot line designs subject to available fire protection equipment, water supply, and emergency vehicle site access

-RC1 and RC2 building designs to meet the provisions of the Design Guidelines with ground floor designs to include pedestrian oriented street scape designs with glass store fronts when including non-residential uses and pedestrian and outdoor use designs. Building designs to include reduced mass and scale along streetscapes and at transitional building height zones. Building designs exceeding five (5) stories to include building step back or similar design features to allow sun light to reach adjacent sidewalks and designated open spaces.

f.) Street and Site Design.

-All new streets and sidewalks adjacent to street to be public with interconnected street grid system with multiple connections and pedestrian oriented streetscape design with a minimum clear pedestrian sidewalk width of eight (8') feet along both sides of existing and new streets

-Additional pedestrian connections to adjacent developments and public use areas within designated public right-of-way or public access easements

-All new utilities to be underground including main and service lines- Planning Commission may review relocation of existing lines with developments at the back or service area of the project

-Minimum parking requirements can be met on-site or in a collective off-site shared private or public parking area except that all required residential use parking shall be met on-site only. A parking needs study may be submitted with the preliminary master plan for proposed reduced parking needs due to the intention of the Regional Center pedestrian oriented mixed-use design.

-All building loading and trash service areas to be located at the rear of the project with buildings constructed along streets for the intended street scape design.

-Storm water quality and quantity designs may be on-site or in shared collective off-site public or private facilities within designated public utility and drainage easements

-Site landscaping limited to screening along the perimeter of parking areas, interior parking lot planting breaks, streetscape plantings including street trees per the landscaping requirements of the Zoning Ordinance. Buffer designs along the perimeter of the project property to be per the requirements of this section. The transitional buffers along the perimeter of the Regional Center Comprehensive Land Use

Plan area to be a minimum fifteen (15') feet in width with solid wall or fence design with dense evergreen screen along the perimeter of the wall or fence. Planning Commission may review landscaping only screens when the available clear buffer width exceeds the minimum width. The minimum height of the wall, fence, evergreen planting screen height to be a minimum of eight (8') feet and maximum height of twelve (12') feet. Project buffers along property boundaries within the Regional Center Comprehensive Land Use Plan area to be determined based on the master plan design and adjacent property use and zoning. Designated buffer areas less than ten (10') feet in width to include a solid fence or masonry wall. Fence designs to include masonry column and base designs.

-Development signage limited to building wall, awning, and projecting signs. Ground signs limited to seven (7') feet in height and fifty (50') square feet except pole signs per the provisions of the City's Sign Ordinance section of Zoning Ordinance are permitted along Rivergate Parkway.

The Planning Commission during the master plan phase may approve alternative designs meeting the intention of the provision above due to property or adjacent property dimensions and conditions and right-of-way and easement limitations.

APPENDIX A

P- PERMITTED USE
N- NOT A PERMITTED USE
C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I

LAND USE ACTIVITY MATRIX
ZONING DISTRICTS

ACTIVITY	LDR MDR HDR																	CP CPL GO RO				RC1 RC2			
																		INT							
	A	R40	R25	R15	R10	R7	PUD			MHP*	OP	CSL	CS	CG	CC	****	PUD				IR	IG			
PERMANENT RESIDENTIAL																									
Dwelling, attached	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	P	N	C	N	N	N	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	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	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	P	P	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	P	N	N	N	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	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
SEMI PERMANENT RESIDENTIAL																									
COMMUNITY FACILITY ACTIVITIES																									
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P
Community Assembly	N	N	N	N	N	N	P	P	P	N	C	P	P	P	C	N	P	P	P	N	P	P	P	P	P
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N	N	P	P	P	N	N
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P	N	P	P	P	N	N
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P	P	N	N	P	P	P
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N	N	N	C	C
Health Care	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	P	N	P	N	N	P	P	P	N	N
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	C	N	N	N	N	N	C	C	C	C	C
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	N	P	P	P	C	C
Religious Facilities	C	C	C	C	C	C	N	N	N	N	P	P	C	N	N	C	N	N	N	N	P	P	C	N	N
COMMERCIAL ACTIVITIES																									
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	N	P	P	P	P
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P	P	P	P
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	P	P
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	N	N	N	N	N	N	P	P
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	P	P
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	C	C	P	P	P
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	P	P
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P	P	P	P	P	P	P	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	P	P	N	N	N	P	P	P	N	N
Financial, Consultive, & Administrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P	P	P	N	N
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	P	P	P	P	P
General Business & Communication Service	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	P	P	P	N	N
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	P	P	P	N	N
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	N	N
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N	P	P	N	N
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	P	P	P	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	P	P	N	N
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	N	N	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N	P	P	N	N
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	P	P	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	N	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	N	N	N	N	P	P
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N	C	C	C	N
MANUFACTURING ACTIVITIES																									
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	P	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
High Technology Manufacturing, Assembly, Processing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	P	P
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																									
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use

***May be considered only when the PUD contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784

INFORMATION EFFECTIVE ON SEPTEMBER 11, 2020 Check for any Zoning Ordinance Amendments or Updates after this date.