



November 1, 2021

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of Agenda

Approval of Meeting Minutes

2. Approval of October 4, 2021 Meeting Minutes

Individual Review of Regular Agenda Items

3. Copper Creek 2-4/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
4. Villas at Highland Park/TTL/Sage Legacy: Requests 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 recommended 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 October 4th Meeting*)
5. 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#4. (*Deferred at October 4th Meeting*)

6. Advanced Care Medical/CESO, Inc/American Development Partners: Requests site plan approval for a 3,550 sq. ft. medical office facility on 1.05 acres at the corner of Long Hollow Pike/SR 174 and Loretta Drive. Property is referenced as Sumner County Tax Map/Parcel# 143JG00400 and is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: Seeley Wallis Investments LLC (#11-21)
7. Dry Creek Townhomes/Wamble & Associates/Gallardia Properties: Request preliminary master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21)
8. Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request recommendation to the City Commission to rezone 2.26 acres on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development preliminary master plan approval for seventy-six (76) apartment units and a one acre commercial lot. Property is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: LNS Development Tennessee General Partnership (#13-21)
9. 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
10. 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
11. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations (o) Temporary Use Permits to replace ordinance with an updated section including revised review and approval process
12. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-202 Use Classification (6)(c) Auto Repair and Cleaning Establishments and (h) Convenience Commercial to add automated car washes in the convenience commercial classification
13. Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 Floodplain Districts to incorporate the updated Davidson County Flood Insurance Rate Maps (FIRM) and Flood Insurance Study report (FIS) set to be effective February 25, 2022 and other sections of the

ordinance to incorporate the updated sections of the State of Tennessee Model Flood Hazard Protection Ordinance

14. Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Map to align the R-10, Medium Density Residential, CSL, Commercial Services Limited, and CCO, Commercial Overlay zoning districts with the rear property line at 115 Hollywood Street

DISCUSSION ITEM:

Public Forum on Planning Related Topics

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

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A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

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