



November 11, 2021

Board of Commissioners
6:30 PM

City Hall - Massie Chambers

Agenda:

1. Call to order by the Mayor

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.

3. Approval of minutes.

- a. Reading of the minutes of the October 28th regular meeting of the Board of Commissioners by the Recorder for approval or correction.

4. Comments from citizens.

5. Comments of the City Manager and staff.

6. Reports and comments from committees, members of the Board of Commissioners and other officers.

7. Old Business.

- a. Consider Ordinance 20-974, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Dickerson Road/Hwy 41/SR 11 from Agricultural to High Density Residential Planned Unit Development. **SECOND READING AND PUBLIC HEARING**

8. New Business.

- a. Consider Ordinance 21-1018, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval. **FIRST READING**
- b. Consider Ordinance 21-1019, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville to include an automated car wash use in the convenience commercial classification in the CPUD, Commercial Planned Unit Development District. **FIRST READING**
- c. Consider Ordinance 21-1020, an ordinance of Goodlettsville, Tennessee, for the purpose of amending the Goodlettsville Zoning Ordinance regulating development within the corporate limits of Goodlettsville, Tennessee, to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program, by adopting the new FEMA Flood Insurance Rate Map. **FIRST READING**
- d. Consider Ordinance 21-1021, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include revised standards for temporary uses. **FIRST READING**
- e. Consider Ordinance 21-1022, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by extending the R10 Medium Density Residential Zoning Boundary on Hollywood Street. **FIRST READING**
- f. Consider Resolution 21-1018, a resolution ratifying proposed amendments to the Sumner County Comprehensive Growth Plan, and forwarding the same to the Local Government Planning Advisory Committee.
- g. Consider Resolution 21-1019, a resolution to amend Resolution 17-746 and the City of Goodlettsville Personnel Policies and Procedures Manual, by amending the section entitled Employee Education Incentive.
- h. Consider Resolution 21-1020, a resolution to abandon a sewer easement across property identified within Davidson County Tax Map and Parcel Number 02500006000, 0250021900, 0250021800, and 02500006200 on South Dickerson Road, as well as, require the dedication of a new sewer easement.
- i. Discuss and possibly take action in regards to the November 25, 2021 Board of Commissioners meeting.

9. Adjournment.

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

abaker@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to

enhance the quality of life for the community we serve.
105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212
www.goodlettsville.gov



October 28, 2021 Board of Commissioners 6:30 PM City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Jennifer Duncan, Stuart Huffman, Rusty Tinnin, and Zach Young.

Absent:

Also Present: Russell Freeman, Tim Ellis, Allison Baker, Marilee Tice, Addam McCormick, Gary Goodwin, Jeff Duncan, Jeff McCormick, and Julie High.

Mayor Rusty Tinnin called the meeting to order. Toby Swager offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Rusty Tinnin present, Vice Mayor Duncan present, Commissioner Anderson present, Commissioner Huffman present, Commissioner Young present.

Consider the minutes of the October 14, 2021 regular meeting of the Board of Commissioners. Commissioner Huffman made a motion to consider the minutes as written. Vice Mayor Duncan seconded the motion and motion passed 5-0.

City Manager Tim Ellis followed up on the citizen comment from the previous meeting from Chris Boyd. Our City Attorney has filed for a default ruling and the individual has not responded to the summons and that will go to court in November. He announced the Household Hazardous Waste Event and the Shredding Event to be held on Saturday, October 30th.

Vice Mayor Jennifer Duncan gave a big shout out to Parks Director Sarah Jennings for the Halloween in the Park event. She said it was a huge success and knows that it takes a lot of work to pull off. She was told about Public Works employee John Hancock and the amazing job that he does and wanted to recognize him.

Consider Old Business.

Consider Ordinance 21-1016, an ordinance to amend Title 14, Goodlettsville Municipal Code by amending the Zoning Ordinance to expand the I-65 at Rivergate Parkway Interstate Sign District Map to include an area south of Vietnam Veterans Parkway/SR-386, second reading and public hearing. Commissioner Anderson made a motion to consider Ordinance 21-1016. Commissioner Huffman seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote

was then taken which resulted in a 5-0 vote to approve Ordinance 21-1016.

Consider New Business.

Consider Ordinance 21-1017, an ordinance to amend Ordinance 06-674 as amended, to include a Regional Center Planned Unit Development Section, first reading. City Manager Ellis stated the Planning Commission approved this unanimously. Planning Director Addam McCormick addressed the Board and stated the Planning Commission amended the comprehensive plan last year to make the Rivergate/Bird Land area to be the regional center. It was based on the Nashville Next comprehensive plan that identified Rivergate as an urban center. This is an urban center where we can do multiple-story buildings with mixed use with residential and commercial blended in. This would be a planned unit development zoning and this board would see a master plan before anything could be done. Commissioner Young made a motion to consider Ordinance 21-1017. Commissioner Huffman seconded the motion. Commissioner Young thanked Addam McCormick for doing a good job putting this together. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1017.

Consider Resolution 21-1016, a resolution to extend a license agreement with the Tennessee Department of Transportation for the right to install various landscape improvements in right of way owned by the State of Tennessee. City Manager Ellis stated that in 2010 the city received a grant to plant landscaping at Exit 96 and Exit 97. We had to receive a license agreement with TDOT to plant shrubs along their right of way with their money. This extends our authority to use these areas. Commissioner Anderson made a motion to consider Resolution 21-1016. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1016.

Consider Resolution 21-1017, a resolution to enter into a Professional Services Contract for Design and Document Preparation for traffic signalization projects funded through a CMAQ (Congestion Mitigation and Air Quality) Grant. City Manager Ellis stated this is a 100% funded grant in the amount of \$3,500,000. Public Works Director Jeff McCormick explained the city put together a committee to score and select the firms for this project following TDOT's procurement process. Kimley Horn was selected for Design Services and Corradino for CEI. City Manager Ellis wanted to clarify that there is a small portion of the project we will have to fund that includes a small portion of ADA upgrades that are not on the state right of way. Commissioner Young asked what the timeline was on this project once we engage with design. Mr. McCormick stated we hope to get a categorical exclusion for environmental, but his goal is to bid construction early summer. Commissioner Huffman made a motion to consider Resolution 21-1017. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1017.

With no further business, Commissioner Anderson made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting was adjourned at approximately 6:47pm with a 5-0 vote.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 20-974</u> An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Dickerson Road/Hwy 41/SR 11 from Agricultural to High Density Residential Planned Unit Development. SECOND READING & PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 20-974 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 20-974

SUMMARY STATEMENT:

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Dickerson Road/Hwy 41/SR 11 from Agricultural to High Density Residential Planned Unit Development.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 20-974.

ORDINANCE NO. 20-974

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE PROPERTIES ON DICKERSON ROAD/HWY 41/SR 11 FROM AGRICULTURAL TO HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential and business areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the Planned Unit Development section of the City's Zoning Ordinance intent and purpose includes but is not limited to promoting flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on April 27, 2020 to recommend its passage to the Board of Commissioners to provide a transitional zoning area between commercial and apartment project to the south and single family houses and properties to the north with the stipulation of the Planning Commission's review and approval of an amendment to the City's Comprehensive Land Use Plan to support the rezoning. The Planning Commission at the June 1, 2020 deferred the Comprehensive Land Use Plan to require a master plan be submitted with the planned unit development property zoning proposal; and,

WHEREAS, The Goodlettsville Planning Commission at the April 27, 2020 meeting included the minimum project design and use requirements as defined in Section 2.

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. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the existing Agricultural classification and replacing the properties zoning designation to HDPUD, High Density Residential Planned Unit Development for the properties attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP 250000, PARCELS 6000, 21800, and 21900 CONTAINING APPROXIMATELY 19.12 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

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 in order 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

SECTION 3. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 4. 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 5. 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 Rusty Tinnin

City Recorder

Approved as to legality and form:

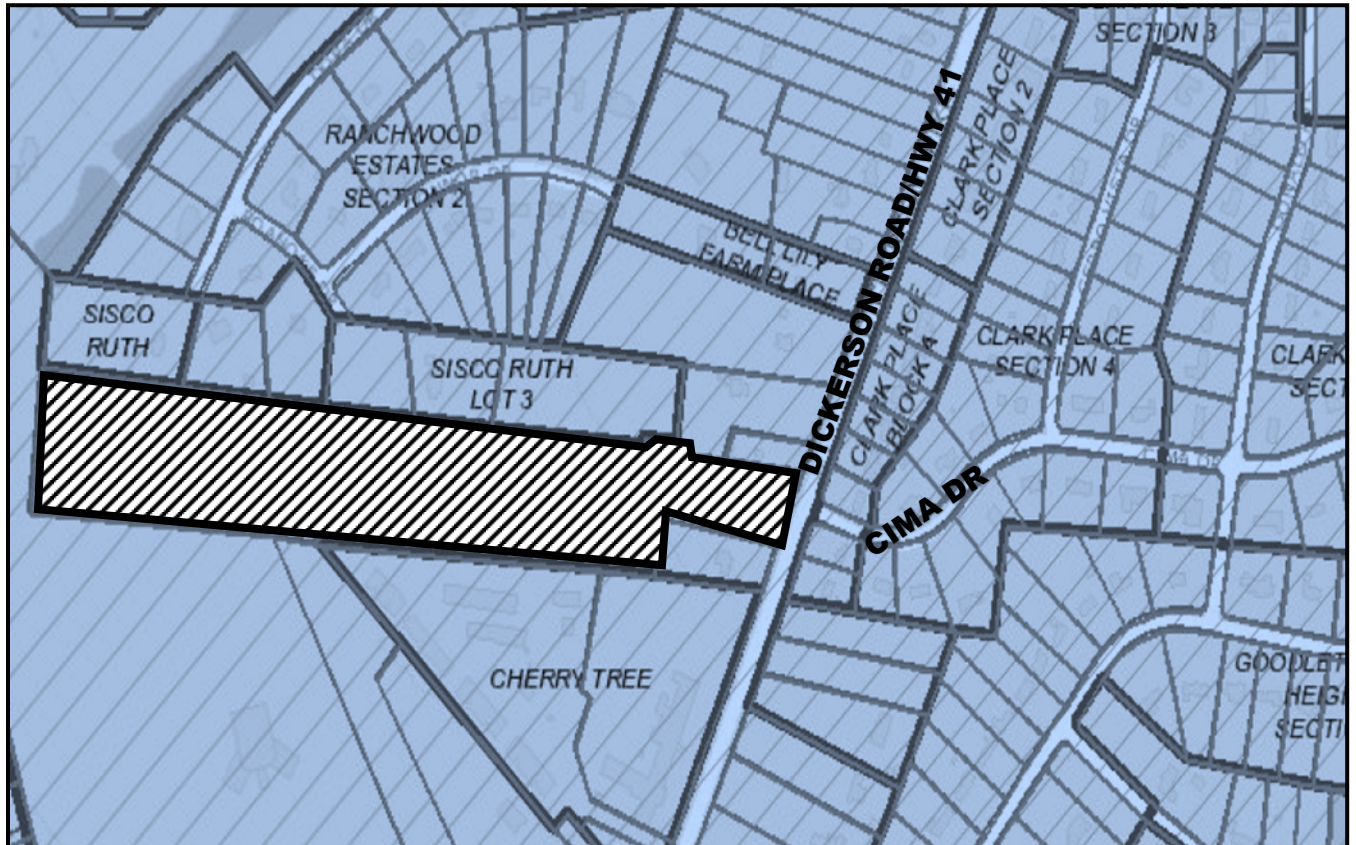
Passed First Reading:_____

Passed Second Reading:_____

City Attorney

ORDINANCE 20-974

“EXHIBIT A”





AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 21-1018</u> An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 21-1018 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 21-1018

SUMMARY STATEMENT:

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 21-1018.

ORDINANCE NO. 21-1018

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE A PROPERTY ON NORTH CREEK BOULEVARD FROM CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT TO HDRPUD, HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY MASTER PLAN APPROVAL

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential and business areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's 2020 Growth Plan intent and purpose includes but is not limited to permitting residential developments to develop at a density appropriate for the area and high density developments should be located with direct access to a major street; and,

WHEREAS, the Planned Unit Development section of the City's Zoning Ordinance intent and purpose includes but is not limited to promoting flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on November 1, 2021 to recommend its passage to the Board of Commissioners based on the designation of the City's Comprehensive Land Use Plan and existing high density residential uses in the project area including the first phase of the proposed project, to provide additional housing opportunities for residents in a mixed used commercial and office/professional area; and,

WHEREAS, The Goodlettsville Planning Commission also approved and recommended passage of the Vintage North Creek Phase Two (2) Preliminary Master Plan dated October 20, 2021 for the High Density Residential Planned Unit Development Master Plan including seventy-six (76) multifamily apartment units and maintaining a one acre commercial frontage lot to remain zoned CPUD, Commercial Planned Unit Development, and;

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. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the existing CPUD, Commercial Planned Unit Development zoning classification and replacing the property zoning designation to HDPUD, High Density Residential Planned Unit Development, per the Vintage North Creek Phase (2) Preliminary Master Plan Dated October 20, 2021 for the property attached as “EXHIBIT A” and described as follows:

A 2.26 ACRE PORTION OF PROPERTY REFERENCED AS TAX MAP 19-14, PARCEL 19 AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. 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 4. 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 RUSTY TINNIN

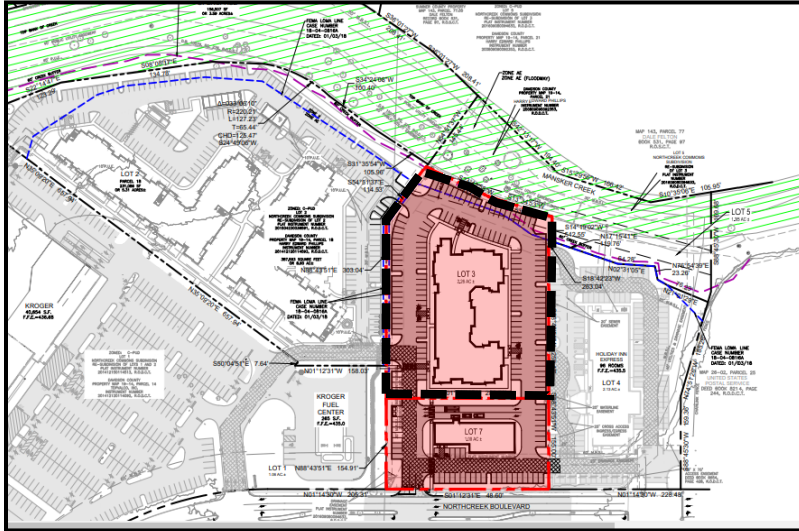
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____
Passed Second Reading: _____

ORDINANCE 21-1018
“EXHIBIT A”



VINTAGE NORTHCREEK PHASE 2

REVISED PRELIMINARY MASTER PLAN

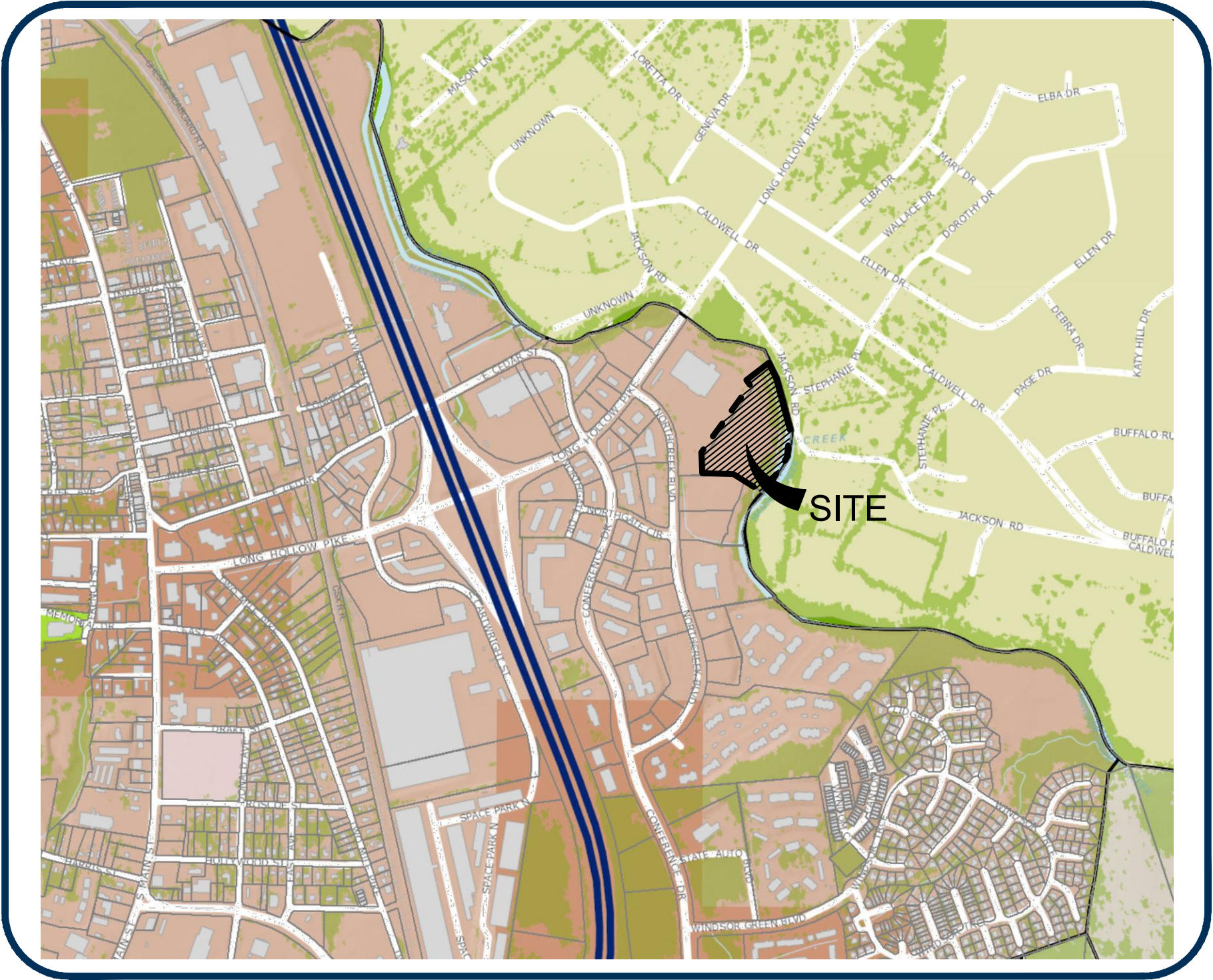
VINTAGE NORTHCREEK, LLC

CONTACTS

OWNER/DEVELOPER
JASON PHILLIPS
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1100 WILLIS BRANCH ROAD
GOODLETTSVILLE TN, 37072
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CIVIL
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NASHVILLE, TN 37206
(615) 244-8591
mlackey@ragansmith.com

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STEVE LULL
PARKER ASSOCIATES TULSA, LLC
2202 E. 49TH ST., SUITE 200
TULSA, OKLAHOMA 74105
(918) 742-2485
contact email address



LOCATION MAP
SCALE: 1"=1000"

TENTH COUNCIL DISTRICT,
NORTHCREEK BOULEVARD,
CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C0.1	EXISTING CONDITIONS PLAN
C0.2	EXISTING CONDITIONS PLAN
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT, GRADING, DRAINAGE & UTILITIES PLAN
ARCHITECTURAL PLANS	
AB7	BUILDING 3 ELEVATIONS
AB8	BUILDING 3 ELEVATIONS



VINTAGE NORTHCREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE



VINTAGE NORTH CREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTH CREEK, LLC

TENTH COUNCIL DISTRICT, NORTH CREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

EXISTING
CONDITIONS
WITHOUT TOPO
PLAN

Drawing No.

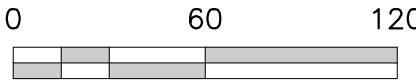
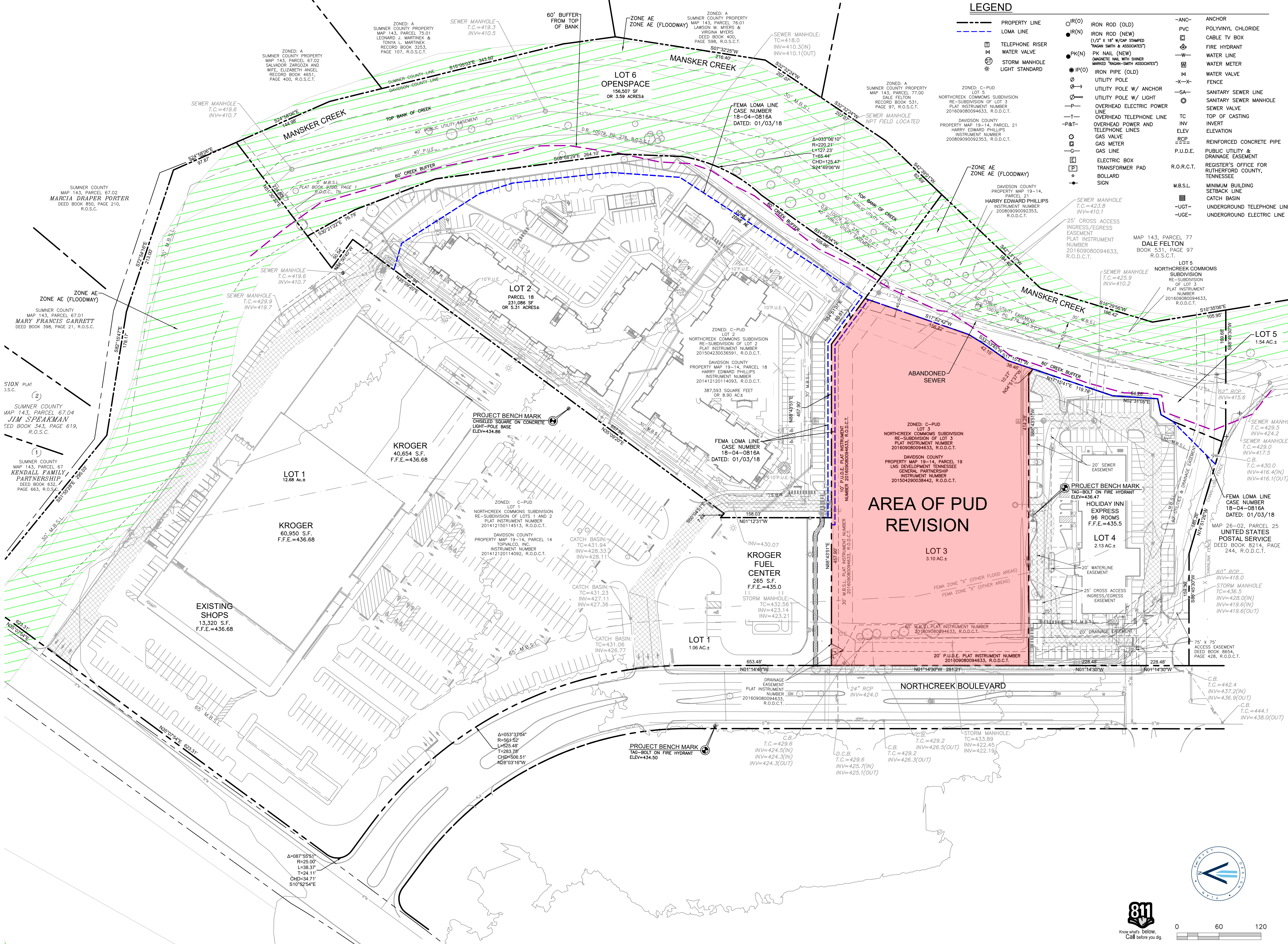
C0.1

Project No.

21-0265

LEGEND

PROPERTY LINE	IRON ROD (OLD)	ANCHOR
LOMA LINE	IRON ROD (NEW)	PVC
TELEPHONE RISER	(1/2" X 18" W/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	CABLE TV BOX
WATER VALVE	PK NAIL (NEW)	FIRE HYDRANT
STORM MANHOLE	(W/ MONITORIAL WITH SHIELD MARKED "RAGAN-SMITH ASSOCIATES")	WATER LINE
LIGHT STANDARD	IRON PIPE (OLD)	WATER METER
	UTILITY POLE	WATER VALVE
	UTILITY POLE W/ ANCHOR	FENCE
	UTILITY POLE W/ LIGHT	SANITARY SEWER LINE
	OVERHEAD ELECTRIC POWER	SANITARY SEWER MANHOLE
	OVERHEAD TELEPHONE LINE	SEWER VALVE
	OVERHEAD POWER AND	TOP OF CASTING
	TELEPHONE LINES	INVERT
	GAS VALVE	ELEVATION
	GAS METER	REINFORCED CONCRETE PIPE
	ELECTRIC BOX	PUBLIC UTILITY &
	TRANSFORMER PAD	DRAINAGE EASEMENT
	BOLLARD	P.U.D.E.
	SIGN	R.O.R.C.T.
		REGISTER'S OFFICE FOR
		RUTHERFORD COUNTY,
		TENNESSEE
		M.B.S.L.
		MINIMUM BUILDING
		SETBACK LINE
		CATCH BASIN
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND ELECTRIC LINE





Nashville - Murfreesboro - Chattanooga
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VINTAGE NORTHCREEK PHASE
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,

Scale: 1"=60'

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

EXISTING
CONDITIONS WITH
TOPO PLAN

Drawing No.

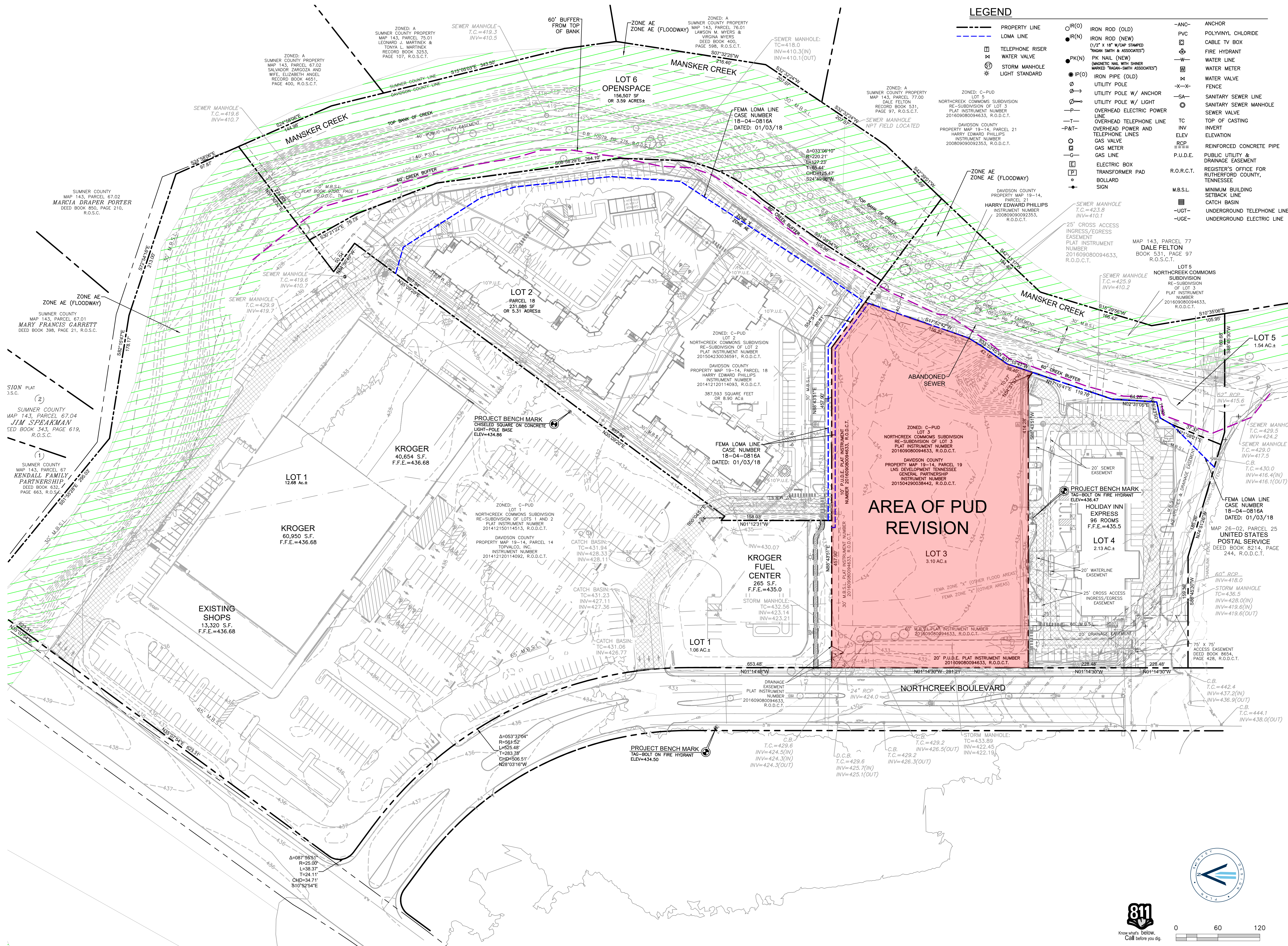
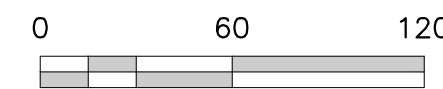
C0.2

Project No.

21-0265



Age Group	Not at all	Somewhat	A fair amount	A great deal	Don't know
0-18	10%	20%	30%	40%	0%
19-30	10%	20%	30%	40%	0%
31-45	10%	20%	30%	40%	0%
46-60	10%	20%	30%	40%	0%
61+	10%	20%	30%	40%	0%



K:\21-02851-CIVIL ENGINEING\2-PLAN SHEET\MASTER PLAN\2205 E08T.DWG
 PLOTTED BY BARAKA PATTERSON ON: 10/20/2021 3:19 PM
 LAST UPDATED BY BPATTERSON ON: 10/20/2021 7:43 AM

VINTAGE NORTH CREEK PHASE

REVISED PRELIMINARY MASTER PLAN

VINTAGE NORTH CREEK, LLC

TENTH COUNCIL DISTRICT, NORTH CREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

SITE LAYOUT,
GRADING, DRAINAGE
& UTILITIES PLAN

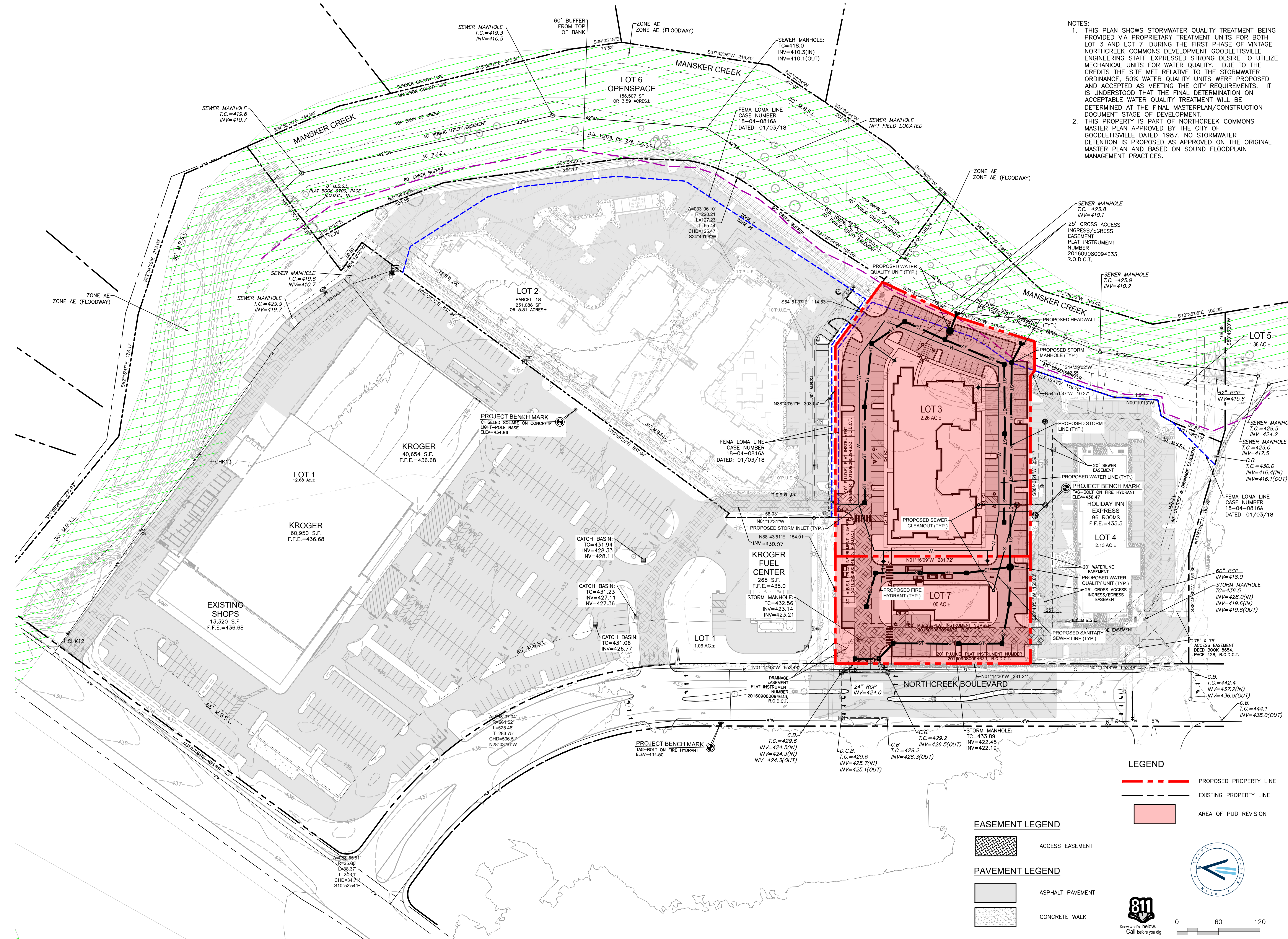
Drawing No.

C1.1

Project No.

21-0265

- NOTES:
1. THIS PLAN SHOWS STORMWATER QUALITY TREATMENT BEING PROVIDED VIA PROPRIETARY TREATMENT UNITS FOR BOTH LOT 3 AND LOT 7. DURING THE FIRST PHASE OF VINTAGE NORTH CREEK COMMONS DEVELOPMENT GOODLETTSVILLE ENGINEERING STAFF EXPRESSED STRONG DESIRE TO UTILIZE MECHANICAL UNITS FOR WATER QUALITY. DUE TO THE CREDITS THE SITE MET RELATIVE TO THE STORMWATER ORDINANCE, 50% WATER QUALITY UNITS WERE PROPOSED AND ACCEPTED AS MEETING THE CITY REQUIREMENTS. IT IS UNDERSTOOD THAT THE FINAL DETERMINATION ON ACCEPTABLE WATER QUALITY TREATMENT WILL BE DETERMINED AT THE FINAL MASTERPLAN/CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.
 2. THIS PROPERTY IS PART OF NORTH CREEK COMMONS MASTER PLAN APPROVED BY THE CITY OF GOODLETTSVILLE DATED 1987. NO STORMWATER DETENTION IS PROPOSED AS APPROVED ON THE ORIGINAL MASTER PLAN AND BASED ON SOUND FLOODPLAIN MANAGEMENT PRACTICES.





RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

VINTAGE NORTHCREEK PHASE 2
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale:

Date: OCTOBER 20, 2021

Approved By: M/ LACKEY

Revisions:

Drawing Title:

BUILDING 3
ELEVATIONS

Drawing No.

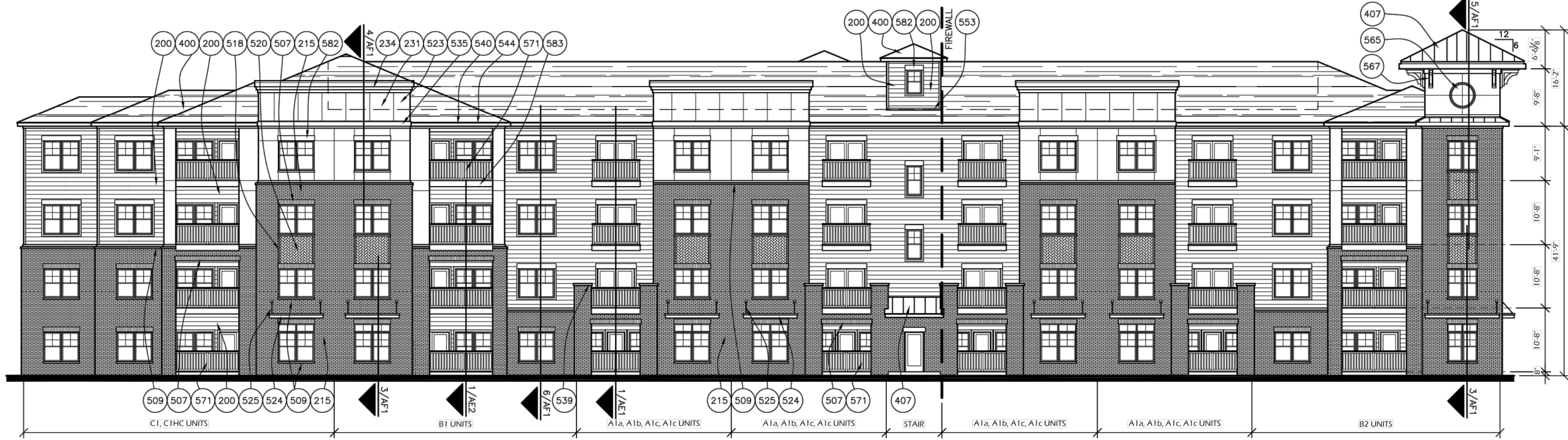
AB7

Project No.

21-0265

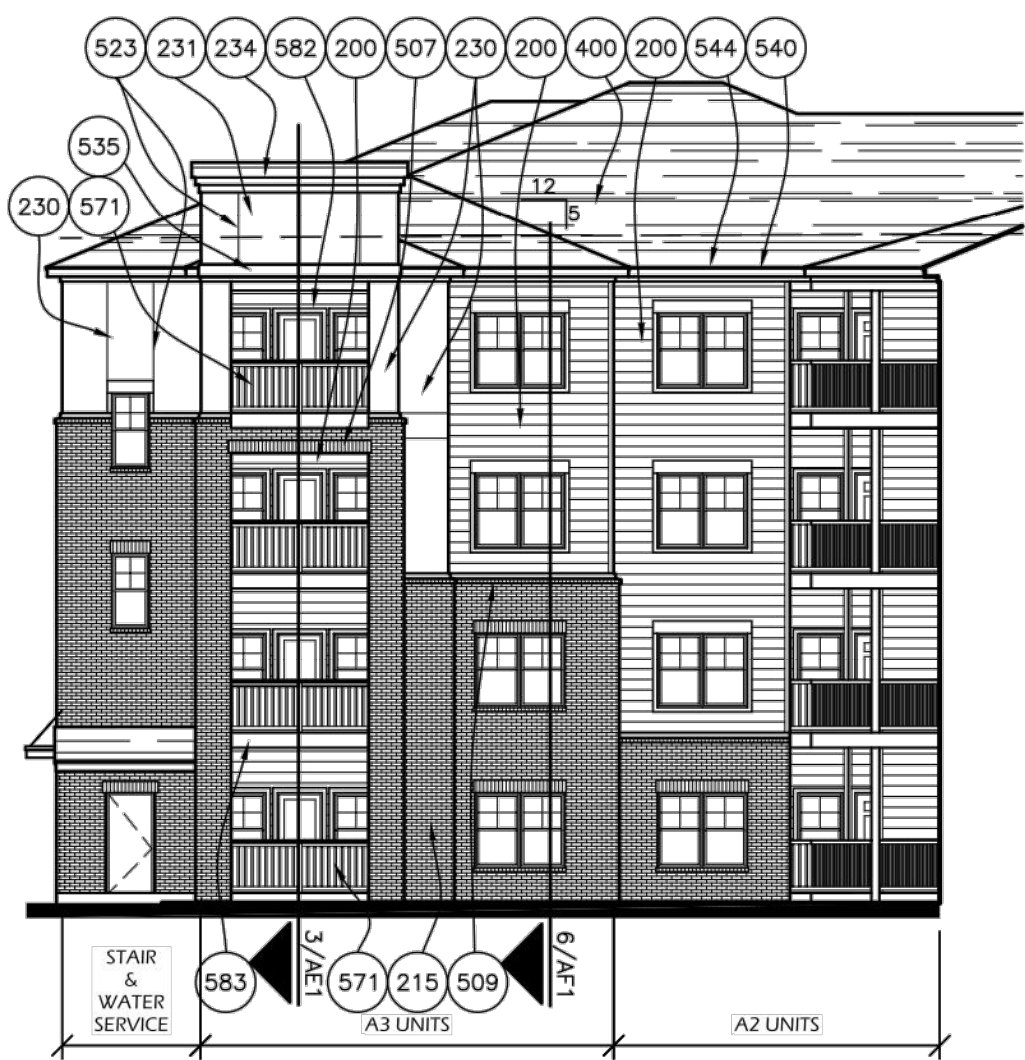
KEYNOTES

200. FIBER-CEMENT SIDING ATTACHED TO MOISTURE RESISTANT BARRIER, AND SHEATHING AND STUDS PER SCHEDULE WITH R-15 BATT INSULATION AND 5/8" FIRE RESISTANT GYPSUM BOARD AT INTERIOR. OMIT INSULATION AT NON-CONDITIONED SPACES.
215. BRICK VENEER ATTACHED TO MOISTURE BARRIER ON SHEATHING AND STUDS WITH R-15 BATT INSULATION AND 5/8" FIRE RESISTANT GYPSUM BOARD AT INTERIOR. REFER TO SCHEDULES FOR SHEATHING TYPE AND STUD SPACING. OMIT INSULATION AT EXTERIOR STORAGE CLOSETS.
230. CEMENT FIBER STUCCO BOARD, INSTALLED PER MFR REQUIREMENTS, ON 1X3 CEMENT FIBER FURRING ON CODE APPROVED DRAINAGE WRAP AS RECOMMENDED BY SIDING MFR. ON SHEATHING ON STUDS WITH R-15 BATT INSULATION AND 5/8" FIRE RESISTANT GYPSUM BOARD AT INTERIOR. OMIT INSULATION AT NON-CONDITIONED SPACE.
231. CEMENT FIBER STUCCO BOARD, INSTALLED PER MFR REQUIREMENTS, ON 1X3 CEMENT FIBER FURRING ON CODE APPROVED DRAINAGE WRAP AS RECOMMENDED BY MFR. ON SHEATHING ON STUDS PER SCHEDULE.
234. PRE-FINISHED ALUMINUM COPING ON FRAMING WITH 5/4x12 ON TWO LEVELS OF 5/4x6 CEMENT FIBER TRIM AS SHOWN ON DETAILS.
235. CEMENT FIBER STUCCO BOARD ON MOISTURE RESISTANT BARRIER, SHEATHING AND PARAPET STUDS. EXTEND VERTICALLY UNDER PARAPET CAP ABOVE.
400. FIBERGLASS ARCHITECTURAL SHINGLES ON #15 FELT ON DECKING PER SCHEDULE ON ROOF TRUSSES WITH R-49 INSULATION WITH 1 LAYERS 5/8" FIRE RESISTANT GYP. BOARD ON RESILIENT CHANNELS AT CEILING OMIT INSULATION OVER NON-CONDITIONED SPACES.
407. STANDING SEAM ROOF ON 3/8" WEATHER BARRIER ON 5/8" PLYWOOD DECKING ON WOOD TRUSSES AT 2'-0" O.C.
507. BRICK SOLDIER COURSE.
509. BRICK ROWLOCK - SLOPE AWAY FROM STRUCTURE.
518. BRICK COURSE PROJECTION 1/2" FROM BRICK FACE.
520. BRICK HERRINGBONE PATTERN AT LOCATIONS SHOWN ON ELEVATIONS.
523. ALUMINUM TRIM BETWEEN CEMENT FIBER PANELS AT LOCATIONS SHOWN ON ELEVATIONS. REFER TO DETAILS AND INSTALL PER MFR. INSTRUCTIONS.
524. PRE-MANUFACTURED ALUMINUM CANOPY WITH INTEGRAL DRAINAGE SYSTEM AT ENDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW.
525. TENSION ROD, RE. STRUCTURAL DRAWINGS FOR DETAIL.
535. GALVANIZED FLASHING OVER 5/4x8 ON 5/4x6 AND 5/4x4 CEMENT FIBER TRIM. RE: DETAILS.
539. 4" PRECAST STONE CAP - PITCH TOP FOR DRAINAGE.
540. GALVANIZED DRIP ON ALUMINUM WRAPPED 6" CEMENT BOARD FASCIA TRIM ON TREATED 2x4 SUB-FASCIA ATTACHED TO TRUSS ENDS.
544. GUTTER WITH DOWNSPOUTS AND SPLASH BLOCKS AT GRADE.
553. FLASHING
565. 4'-0" DIAMETER 1x3 WOOD TRIM SURFACED MOUNTED TO CEMENT FIBER STUCCO BOARD.
567. DECORATIVE EAVE BRACKET, PER DETAILS.
571. STANDARD VINYL RAILING SYSTEM WITH TOP RAIL AT 3'-6" A.F.F. AND PICKETS SPACED TO PROVIDE OPENINGS LESS THAN 4" RAILINGS TO HAVE STRUCTURAL POSTS AS REQUIRED BY RAILING MFR. TO MEET PROJECT DESIGN REQUIREMENTS.
582. 5/4x8 FIBER CEMENT TRIM.
583. 7/16x12 CEMENT BOARD TRIM ON BEAM PER FRAMING PLANS.



1 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

BUILDING MASONRY CALCULATIONS	
NORTH ELEVATION (1/AB7)	
TOTAL ELEVATION GROSS AREA:	11,042.45 SF
NET AREA W/O OPENINGS:	7,568.70 SF
AREA OF FIBER CEMENT SIDING:	3,763.15 SF
AREA OF MASONRY:	3,805.55 SF
PERCENT MASONRY:	50.28 %
WEST ELEVATION (2/AB7)	
TOTAL ELEVATION GROSS AREA:	5,469.27 SF
NET AREA W/O OPENINGS:	3,910.73 SF
AREA OF FIBER CEMENT SIDING:	1,871.79 SF
AREA OF MASONRY:	2,038.94 SF
PERCENT MASONRY:	52.14 %
WEST COURTYARD ELEVATION (3/AB7)	
TOTAL ELEVATION GROSS AREA:	2,362.11 SF
NET AREA W/O OPENINGS:	1,476.03 SF
AREA OF FIBER CEMENT SIDING:	730.37 SF
AREA OF MASONRY:	745.66 SF
PERCENT MASONRY:	50.52 %



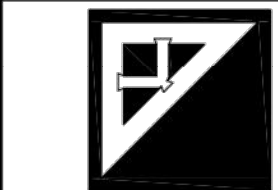
3 BUILDING 3 - WEST COURTYARD
3/32" = 1'-0"



2 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"

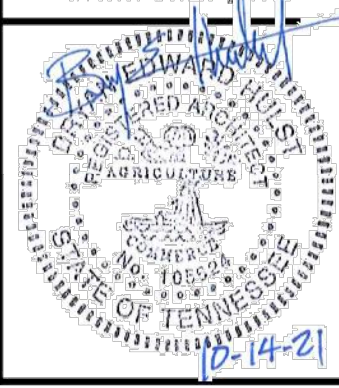


PHASE II



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2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2483

Bryan Hulet - Architect of Record
Tennessee License # 25414



VINTAGE
NORTHCREEK,
LLC
1610 S. CHURCH STREET
MURFREESBORO, TN 37130

JOB NUMBER: 221023
DRAWN BY: SRL/AT,HA,TA
DATE: 09/06/2021

BUILDING 3 ELEVATIONS
SHEET AB7 OF 11



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

VINTAGE NORTHCREEK PHASE 2
REVISED PRELIMINARY MASTER PLAN
VINTAGE NORTHCREEK, LLC

TENTH COUNCIL DISTRICT, NORTHCREEK BOULEVARD, CITY OF GOODLETTSVILLE,
DAVIDSON COUNTY, TENNESSEE

Scale:

Date: OCTOBER 20, 2021

Approved By: M. LACKEY

Revisions:

Drawing Title:

BUILDING 3
ELEVATIONS

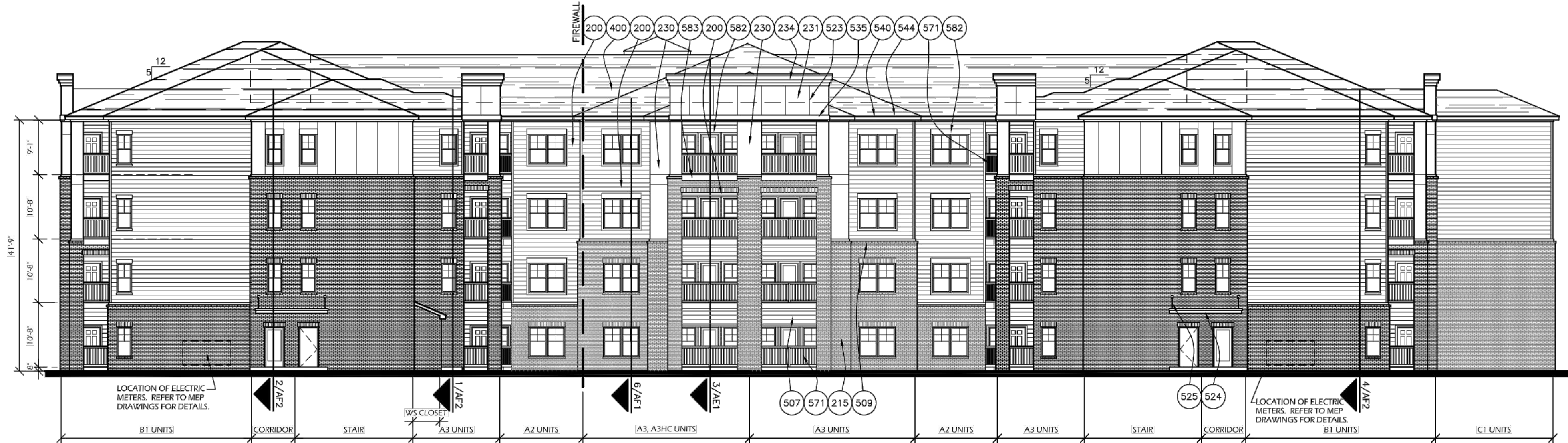
Drawing No.

AB8

Project No.
21-0265

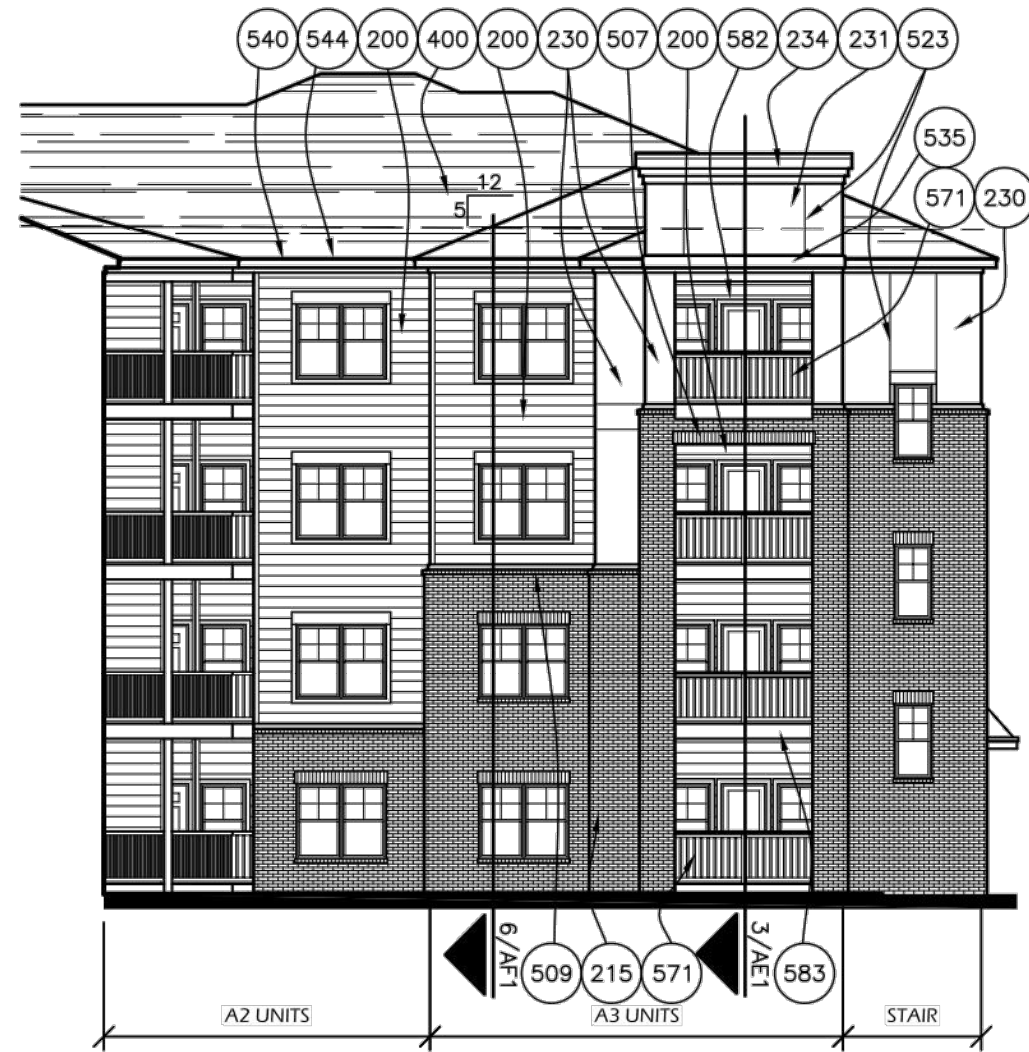
KEYNOTES

200. FIBER-CEMENT SIDING ATTACHED TO MOISTURE RESISTANT BARRIER, AND SHEATHING AND STUDS PER SCHEDULE WITH R-15 BATT INSULATION AND 5/8" FIRE RESISTANT GYPSUM BOARD AT INTERIOR. OMIT INSULATION AT NON-CONDITIONED SPACES.
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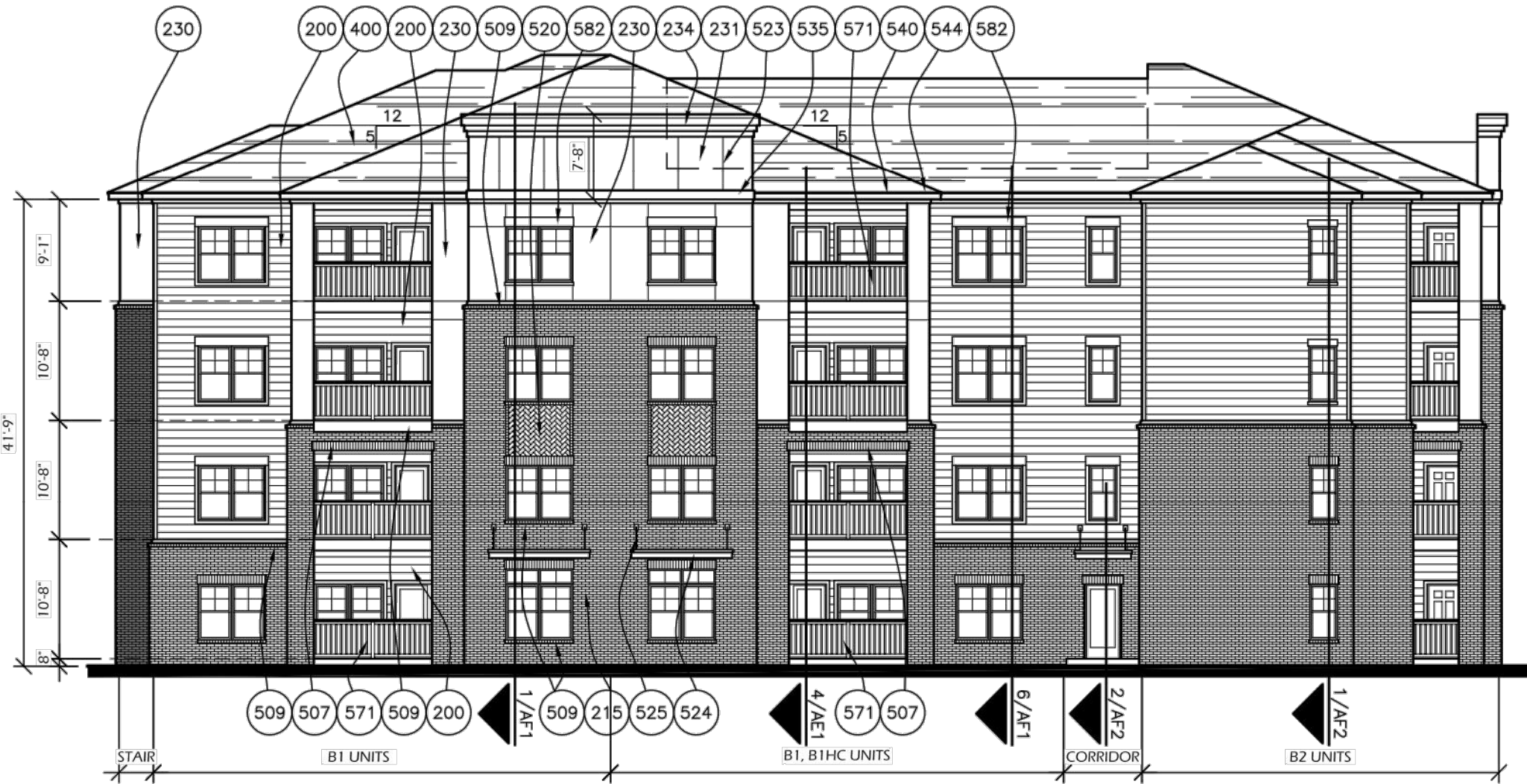


1 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"

BUILDING MASONRY CALCULATIONS	
SOUTH ELEVATION (1/AB8)	
TOTAL ELEVATION GROSS AREA:	9,085.21 SF
NET AREA W/O OPENINGS:	7,168.74 SF
AREA OF FIBER CEMENT SIDING:	3,419.98 SF
AREA OF MASONRY:	3,748.76 SF
PERCENT MASONRY:	52.29 %
EAST ELEVATION (2/AB8)	
TOTAL ELEVATION GROSS AREA:	5,021.20 SF
NET AREA W/O OPENINGS:	3,581.76 SF
AREA OF FIBER CEMENT SIDING:	1,787.63 SF
AREA OF MASONRY:	1,794.13 SF
PERCENT MASONRY:	50.10 %
EAST COURTYARD ELEVATION (3/AB8)	
TOTAL ELEVATION GROSS AREA:	2,362.11 SF
NET AREA W/O OPENINGS:	1,483.53 SF
AREA OF FIBER CEMENT SIDING:	702.97 SF
AREA OF MASONRY:	780.56 SF
PERCENT MASONRY:	52.62 %



3 BUILDING 3 - EAST COURTYARD
3/32" = 1'-0"



2 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"

DWELL WELL

VINTAGE

NORTHCREEK

PHASE II

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Tulsa, Oklahoma 74105
918-742-2483

Bryan Hulet - Architect of Record
Tennessee License # 25414

VINTAGE NORTHCREEK, LLC

1610 S. CHURCH STREET
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JOB NUMBER: 221023
DRAWN BY: SRL/AT,HA,TA
DATE: 09/06/2021

BUILDING 3 ELEVATIONS

SHEET NUMBER AB8 OF 11



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 21-1019</u> An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include an automated car wash use in the convenience commercial classification in the CPUD, Commercial Planned Unit Development Zoning District. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 21-1019 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
--	---

AGENDA ITEM ATTACHMENTS:

Ordinance 21-1019

SUMMARY STATEMENT:

An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include an automated car wash use in the convenience commercial classification in the CPUD, Commercial Planned Unit Development Zoning District.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 21-1019.

ORDINANCE 21-1019

AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GOODLETTSVILLE, TO INCLUDE AN AUTOMATED CAR WASH USE IN THE CONVENIENCE COMMERCIAL CLASSIFICATION IN THE CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT ZONING DISTRICT

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration and use of buildings; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of business, commercial, and manufacturing areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to providing for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the districts in which they are respectively located; and,

WHEREAS, the Goodlettsville Planning Commission's review included the proposed use would be considered a favorable use under the convenience commercial zoning classification within the CPUD, Commercial Planned Unit Development zoning classification and not within other commercial zoning districts permitting convenience commercial uses; and,

WHEREAS, the Goodlettsville Planning Commission's review included an existing non-conforming car wash in the CPUD, Commercial Planned Unit Development zoning district proposed to be demolished and rebuilt and the proposed property and business ownership's concern with property development investment with an alteration and continuation of a car wash non-conforming use; and,

WHEREAS, the Goodlettsville Planning Commission' review determined that with the proposed quality and improvement of the site that the proposed use was determined to be a permitted use in the CPUD, Commercial Planned Unit Development zoning district; and,

WHEREAS, The Goodlettsville Planning Commission at the November 1, 2021 regularly scheduled meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners.

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. That Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by adding an automated car wash use under the Convenience Commercial use classification limited to the CPUD, Commercial Planned Unit Development zoning district including amended section 14-202 Use Classification (6)(h)(xi) as listed in "EXHIBIT A" and amended referenced in Appendix A- Table 1 Land Use Activity Matrix as listed in "EXHIBIT B".

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days

from the date of its final passage, the public welfare demanding it.

SECTION 3. 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 4. 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 Rusty Tinnin

Passed First Reading:_____

Passed Second Reading:_____

City Recorder

Approved as to Form and Legality

City Attorney

ORDINANCE 21-1019

“EXHIBIT A”

Zoning Ordinance Section 14-202 (6)(h)(xi)

Amendments: **bold underline italics**

h) Convenience commercial includes the retail sale, from the premises, of groceries, drugs and other frequently needed personal convenience items, as well as the provision of personal convenience services that are typically needed frequently or recurrently; provided that no establishment shall exceed five thousand (5,000) square feet of gross floor area **unless noted below.**

(i) Bakeries

(ii) Barber shops

(iii) Beauty shops

(iv) Drug stores

(v) Grocery stores

(vi) Hardware stores (no outside storage)

(vii) Laundry and dry cleaning pick-up stations

(viii) News stands (excluding adult bookstores as defined)

(ix) Self-service gasoline pumps, excluding fuel services for trucks over ten thousand (10,000) pounds in gross vehicle weight

(x) Shoe repair services

(xi) Automated car washes for passenger vehicles in the CPUD Zoning Districts. The non-customer services areas are excluded from the square footage limitation.

“EXHIBIT B”

		APPENDIX A																			
P- PERMITTED USE	N- NOT A PERMITTED USE	TABLE I																			
C- PERMITTED ONLY BY CONDITIONAL USE		LAND USE ACTIVITY MATRIX																			
		ZONING DISTRICTS																			
ACTIVITY		LDR MDR HDR																CP CPL GO RO			
		A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT	PUD	IR	IG			
PERMANENT RESIDENTIAL																					
Dwelling, attached		N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N			
Dwelling, one-family detached		P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N			
Dwelling, two-family detached		N	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N			
Dwelling, semi-detached		N	N	N	N	P	P	N	P	N	N	N	N	N	N	N	N	N			
Dwelling, multi-family		N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N			
Dwelling, mobile home		N	N	N	N	N	N	N	P	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			
Mobile Home Park		N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N			
SEMI PERMANENT RESIDENTIAL		N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N			
COMMUNITY FACILITY ACTIVITIES																					
Administrative		C	C	C	C	C	C	N	P	N	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			
Community Education		C	C	C	C	C	C	P	C	P	N	C	C	C	N	N	N	N			
Cultural and Recreation Services		C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P			
Essential Services		C	C	C	C	C	C	C	N	C	C	C	P	P	C	N	P	P			
Extensive Impact		N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N			
Health Care		N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N			
Institutional Care		N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N			
Intermediate Impact		C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N			
Personal & Group Care		**	**	**	**	**	**	**	N	P	**	C	C	C	C	N	P	N			
Religious Facilities		C	C	C	C	C	C	N	N	C	N	P	C	C	N	N	C	N			
COMMERCIAL ACTIVITIES																					
Animal Care & Veterinarian Services		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P			
Automotive Parking		N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P			
Automotive Repair and Cleaning		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	P			
Automotive Servicing		N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	P			
Building Materials and Farm Equipment		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	P			
Consumer Repair Services		N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P			
Construction Sales & Services		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	P			
Convenience Commercial		N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P	P			
Entertainment & Amusement Services		N	N	N	N	N	N	N	N	N	C	C	P	P	N	P	N	N			
Financial, Consultive, & Administrative		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N			
Food & Beverage Services		N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P			
Food Service Drive-In & Drive-thru		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P			
General Business & Communication Service		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P			
General Personal Services		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N			
General Retail Trade		N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N			
Group Assembly		N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N			
Medical Services		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N			
Scrap Operations		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	P	P	P	N	P	N	N			
Transient Habitation: Motel		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N			
Transient Habitation: Extended Stay Hotel/Motel		N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N			
Transient Habitation: Short Term Rental Property		N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N			
Transient Habitation: SRO		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	P	N	N	N	N	P			
Undertaking Services		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N			
Vehicular, Craft & Related Equipment Sales		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	P			
Wholesale Sales		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P			
Tourist Oriented Limited Manufacturing****		N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C			
MANUFACTURING ACTIVITIES																					
Limited		N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P			
Intermediate		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P			
High Technology Manufacturing, Assembly, Process		N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P			
Extensive		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES																					
Agricultural Services		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			
Mining & Quarrying		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	P	P	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			
*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																					
*****Convenience Commercial- Automated Car Wash permitted only in CPUD, Commercial Planned Unit Development per Ordinance# 21-1019																					



AGENDA SUMMARY SHEET
Board of Commissioners
City of Goodlettsville

<u>SUBJECT TITLE: ORDINANCE 21-1020</u> An ordinance of Goodlettsville, Tennessee, for the purpose of amending the Goodlettsville Zoning Ordinance regulating development within the corporate limits of Goodlettsville, Tennessee, to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program, by adopting the new FEMA Flood Insurance Rate Map. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 21-1020 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 21-1020

SUMMARY STATEMENT:

An ordinance of Goodlettsville, Tennessee, for the purpose of amending the Goodlettsville Zoning Ordinance regulating development within the corporate limits of Goodlettsville, Tennessee, to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program, by adopting the new FEMA Flood Insurance Rate Map.

FINANCIAL SUMMARY:

This ordinance will have no fiscal impact on the City of Goodlettsville.

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 21-1020.

ORDINANCE NO. 21-1020

AN ORDINANCE OF GOODLETTSVILLE, TENNESSEE, FOR THE PURPOSE OF AMENDING THE GOODLETTSVILLE ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF GOODLETTSVILLE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM, BY ADOPTING THE NEW FEMA FLOOD INSURANCE RATE MAP.

WHEREAS, The Goodlettsville, Tennessee, and its City Commission wishes to maintain eligibility in the National Flood Insurance Program (“NFIP”) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3; and

WHEREAS, areas of the Goodlettsville, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages; and

WHEREAS, the Legislature of the State of Tennessee has, in Tenn. Code Ann. §§ 13-7-201 through 13-7-210, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, having already adopted a Floodplain District in Subsection 14-209 of the Goodlettsville Zoning Ordinance, the City Commission now wishes to amend the Goodlettsville Zoning Ordinance to repeal and adopt the new model flood damage prevention ordinance dated February 25, 2022

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE Goodlettsville, TENNESSEE that the Section 14-209 shall be deleted and replaced with the following:

ORDINANCE NO. 21- 1020

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF GOODLETTSVILLE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF GOODLETTSVILLE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission, do ordain as follows:

Section B. Findings of Fact

1. The City of Goodlettsville, Tennessee, Mayor and its City Commission wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.
2. Areas of the City of Goodlettsville, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

Section C. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

4. Control filling, grading, dredging and other development which may increase flood damage or erosion;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a floodprone area;
8. To maintain eligibility for participation in the NFIP.

ARTICLE II. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

1. Accessory structures shall only be used for parking of vehicles and storage
2. Accessory structures shall be designed to have low flood damage potential.
3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see **"Structure"**.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood

hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or **"Flood-related Erosion Prone Area"** means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City of Goodlettsville, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the

effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets

and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated February 25, 2022 and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47037C0136H dated April 5, 2017, 47165C0264H, 47165C0270H, 47165C0376H, 47165C0377H, 47165C0378H, 47165C0379H, 47165C0381H and 47165C0383H dated February 26, 2021 and 47037C0126J, 47037C0128J, 47037C0129J and 47037C0137J dated February 25, 2022 along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

Section E. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Goodlettsville, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section H. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Goodlettsville, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The Planning Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage
 - a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
 - b. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
 - c. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Article V, Sections A and B.
 - d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
 - e. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.

- A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

3. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.

2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
6. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Article IV, Section B.
7. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Article IV, Section B.
8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.
9. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
10. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of Goodlettsville, Tennessee FIRM meet the requirements of this Ordinance.
11. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
12. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to

submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;

10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
11. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;
13. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

Section B. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) feet above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

2. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than two (2) feet above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Article IV, Section B.

3. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.
 - 1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - 3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
- c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured

home parks or subdivisions, must meet all the requirements of new construction.

- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - 1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than two (2) feet above the level of the Base Flood Elevation or
 - 2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Article II).
- c. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Article V, Sections A and B.
- d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - 1) Be on the site for fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - 3) The recreational vehicle must meet all the requirements for new construction.

5. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

- a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home

parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
2. A community may permit encroachments within within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.
2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
3. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.
4. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of Goodlettsville, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where

the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).
3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the City of Goodlettsville, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.

2. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V
3. ONLY if Article V, Section I, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. Procedure

Meetings of the Municipal Board of Zoning Appeals shall be held at such times, as the Board shall determine. All meetings of the Municipal Board of Zoning Appeals shall be open to the public. The Municipal Board of Zoning Appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the Municipal Board of Zoning Appeals shall be set by the City Commission.

3. Appeals: How Taken

An appeal to the Municipal Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Municipal Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of \$ 200 dollars for the cost of publishing a notice of such hearings shall be paid by the appellant. The Administrator shall transmit to the Municipal Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Municipal Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than thirty (30) days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

- 1) The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- 3) In passing upon such applications, the Municipal Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;
 - f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- 4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Municipal Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.

- 5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. Conditions for Variances

1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.
2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.
3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

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, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be 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 of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective on February 25, 2022, in accordance with the Charter of the City of Goodlettsville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission.

Mayor of Goodlettsville, Tennessee

City Attorney

Attest: _____
City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

Date of Publication of
Caption and Summary



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 21-1021</u> An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include revised standards for temporary uses. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 21-1021 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 21-1021

SUMMARY STATEMENT:

An ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include revised standards for temporary uses.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 21-1021.

ORDINANCE 21-1021

AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GOODLETTSVILLE, TO INCLUDE REVISED STANDARDS FOR TEMPORARY USES

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration and use of buildings including temporary uses; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of business, commercial, and manufacturing areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the Goodlettsville Planning Commission's review included the review and approval process for major temporary uses in and adjacent to residential zoning districts and the increased staff review process per the defined ordinance process; and,

WHEREAS, the Goodlettsville Planning Commission's review included the limited benefits of temporary uses and the need to define maximum operation timelines of the uses; and,

WHEREAS, The Goodlettsville Planning Commission at the November 1, 2021 regularly scheduled meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners.

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. That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by deleting in its entirety section 14-208 (1) (o) Temporary Uses and replacing with new section 14-208 (1)(o) Standards for Specific Temporary Uses section as listed in "EXHIBIT A."

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. 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 4. 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 Rusty Tinnin

Passed First Reading: _____

City Recorder
Approved as to Form and Legality

Passed Second Reading: _____

City Attorney

ORDINANCE 21-1021

“EXHIBIT A”

14-208 (o) Standards for Specific Temporary Uses

Temporary uses include special events which by their nature continue for the limited period of time provided in this ordinance. Temporary uses may occur indoors or outdoors, on improved or unimproved property, and should be consistent with the zoning for that property and its uses. Such temporary uses require regulation because they may result in street closures, traffic and parking needs, temporary buildings, electrical connections, portable restrooms, the use of flammable materials. Temporary uses may be classified as major or minor. The Board of Zoning and Sign Appeals shall review all major uses in residential zoning districts and when located in a non-residential zoning district when proposed to be operated within 500 feet of a residential zoning district. Major temporary uses require a temporary use permit including temporary use permit fee. Minor temporary use requires a temporary use permit excluding fee. The Planning Director shall review all minor temporary use permits. The temporary use time limits apply to both property and applicant use.

- (i) **Charitable Activities and Outside Meetings:** Maximum thirty (30) days per year permitted in all zoning districts. Such use must be sponsored by a public agency, religious institution, civic group, school, or other charitable non-profit organization. Such uses must be located on the site of the sponsor organization. **(Minor)**
- (ii) **Carnival, Circus, Fair, Festival:** Maximum seven (7) operating days within a fourteen (14) day period once a year in the CC, CG, CS, CSL, CPUD, IR zoning districts. The hours of operation for such uses shall be limited to between 9 AM and 11 PM. Items to address lighting, noise, and traffic plans must be submitted as part of the temporary use permit. No use permitted within 500 feet of a low or medium density residential zoning district. **(Major)**
- (iii) **Outdoor Displays, Sales of Foods or Merchandise:** Maximum sixty (60) days per year in CC, CG, CS, CSL, CPUD, CPUDL and Industrial zoning districts. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted. Food Trucks regulated by Zoning Ordinance 14-206 (5)(h) and 9-506. Maximum sixty (60) days per year in the Agricultural zoning district for products grown on the property. **(Major)**
- (iv) **Construction or Sales Office or other structures associated with the development of property:** Permitted for length of construction period in all zoning districts. Construction offices, and all other structures associated with the development of the property, shall be removed upon completion of construction project. Such uses must be located on the same site as the development/construction with which they are associated. Such structures shall meet the required setbacks for the applicable zoning district to extent practicable given the location of existing buildings and improvements on the site and the location of permitted construction areas.

Such structures may not be regularly occupied by anyone except construction or sales personnel. **(Minor)**

- (v) **Temporary Dwelling Unit in Cases of Special Hardship:** In any residential district, a temporary use permit may be issued to place a mobile or modular home temporarily on a lot in which the principal structure was destroyed by fire, explosion, or natural phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent exceptional hardship on the same. Water supply and appropriate sewage disposal must be available. Such permit may be initially issued for nine (9) months, with one (1) extension for up to six (6) months maybe granted only in case with an on-going reconstruction project **(Minor)**
- (vi) **Outdoor Performances:** Maximum three (3) day outdoor plays or musical performances in all commercial or industrial district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 P.M. A temporary use permit may be issued for outdoor plays or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 P.M. Such permits in residential and agricultural district are limited to two (2) days no more than three (3) times per year. **(Major)**
- (vii) **Christmas Tree/Holiday Merchandise Sale:** Maximum sixty (60) days in any zoning district for the display and/or sale of Christmas trees/Holiday merchandise and not regulated as a Special Lighting Exhibit and Holiday Lighting Display. **(Major)**
- (viii) **Commercial Special Lighting Exhibits and Holiday Lighting Displays:** Maximum sixty (60) days in any commercial and industrial zoning district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 P.M. A temporary use permit may be issued in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 P.M. **(Major)**
- (xi) **Exempt Uses:**

City, state, federal, school district, community college district, or other public agencies' event(s) when conducted wholly on that agency's public property or with the consent of another public property owner and which will not require public road closures or significantly impact on traffic on adjacent public streets; and

(x) Other Temporary Uses:

For temporary uses that are not listed in this Chapter, the Planning Director may determine whether such use should be regulated as a minor or major use and the request be reviewed by the Board of Zoning and Sign Appeals. This determination shall be based upon the similarities and differences with the above listed uses and an assessment of the proposed temporary use's compatibility with the zoning district and surrounding land uses. Garage and Yard Sales not to exceed three (3) sales a year per property with only normal household items permitted to be sold. Garage and Yard Sale permits available in the customer service center. On-site auction and estates sales not to exceed three (3) days.

(xi) Procedures for Issuance of Permit

Application and Fee. Applications for a temporary use permit shall be made to the Community Development Department on forms provided for that purpose. Forms shall include the name and address of the applicant, the location of the proposed use (including an APN number), a detailed description of the proposed use including use of buildings and other areas, and a description of how the applicant will meet the requirements for issuance of the permit. The application will not be processed until the Planning Director deems it complete and all applicable fees have been paid. The applicant is responsible for the submission of all information necessary to make a determination regarding the temporary use permit.

- (a) **Time of Application:** The applicant should be submitted at least 60 days in advance of the first date of the proposed use.
- (b) **Planning Director Review and Approval:** A minor or a major temporary use may be approved, conditionally approved, or denied administratively without notice or hearing. Notwithstanding, the Planning Director may refer such application to the Board of Zoning and Sign Appeals for a noticed public hearing.
- (c) **Board of Zoning and Sign Appeals Review and Approval:** A major temporary use which impacts surrounding land uses or which requires a negative declaration or mitigated negative declaration shall be approved conditionally approved or denied by the Board of Zoning and Sign Appeals after a noticed public hearing. Notice shall be given as set out in the City of Goodlettsville Board of Zoning and Sign Appeals requirements.
- (d) **Appeal:** Decisions of the Planning Director may be appealed to the Board of Zoning and Sign Appeals and decisions of the Board of Zoning and Sign Appeals may be reviewed to the City Commission as a zoning ordinance amendment request.
- (e) **Extension:** An extension of a temporary use permit cannot be granted; a new use for different time frames requires a new application.
- (f) **Transfer:** No permit shall be transferable to another location or to another permittee.
- (g) **Suspension and/or Revocation:** The permit may be suspended effective immediately by the Planning Director pending revocation in the same manner as granted in the event that the permit was obtained by fraud or misrepresentation; the permittee fails or refuses to comply with the conditions of the permit or violates any

applicable state law or regulation; circumstances have changed so that the findings required may not be made.

- (h) Posting: The permit (along with any other required permits) shall be posted on the premises where the event is conducted and/or a copy of the permit must be in the possession of the person responsible for the event at all times while it is occurring.

(xii) Findings Required for Issuance of Permit

In order to approve or conditionally approve a temporary use permit, all of the following findings shall be made:

- a) The proposed temporary use is compatible with the zoning, nature, character and use of the surrounding area; and
- b) The temporary use will not adversely affect the adjacent uses, buildings, or structures (with or without mitigation); and
- c) The nature of the proposed temporary use is not detrimental to the public health, safety, or welfare of the community.

(xiii) Requirements for Permit Issuance

No minor or major temporary use permit shall be issued unless the use meets the following criteria:

- a) Activities shall not block, restrict, or impair any of the following:
 - i. The public's complete view of another business or activity; and
 - ii. The view or visibility of the operator of any motor vehicle; and
 - iii. The movement of any pedestrian or motor vehicle; and
 - iv. The points of ingress and egress to a site.
- b) No activity (including parking), event, structure or signage may be located in the public right of way unless an encroachment permit specifically is granted by the City of Goodlettsville
- c) Signage/banners shall be limited as follows per Temporary Sign Ordinance Section 14-306.
- d) No open flames except for campfires when specifically permitted for historical, camping, or similar events with the appropriate permit for clearance by the Fire Department; covered barbeques only for cooking
- e) Canopies shall meet Building Code requirements.
- f) There shall be no balloons of any kind or size used for advertising of any kind. Balloons regarding the event shall be allowed only if they are normal sized and intended to be sold or given away. Balloons must meet applicable standards for helium and ambient balloons.

- g) Tents may be allowed when specifically permitted for meeting Fire Code requirements and be under a separate permit review process by the Goodlettsville Fire Marshal and Codes Department.
- h) The use shall meet all applicable provisions of local, state, or federal laws and regulations, as well as City Codes and policies, including but not limited to City business licensing.
- i) If the holder of the permit is not the owner of the property to be used, the holder of the permit shall have a written agreement from the owner of the property for such use and consent to the request and/or the application must also be signed by the property owner.
- j) The holder of the permit shall have all necessary regulatory licenses or permits (i.e. food handling may only be allowed subject to the requirements of the Davidson County or Sumner County Environmental Health Department).
- k) The event shall not be scheduled at a location and/or time that conflicts with another already scheduled event for the same place and time.

(xiv) Conditions of Approval

In approving an application for a temporary use permit (or for amendment of a temporary use permit), whether major or minor, the Planning Director or Board of Zoning and Sign Appeals may impose restrictions determined to be necessary to mitigate the impacts of the use and meet the requirements of this Chapter or of applicable local, state, or federal laws or regulations.

Such conditions will vary with the size and nature of the proposed use and may include but are not limited to:

- a) Location and timing of the use (i.e. outdoors versus in an enclosed building); and
- b) Provision for temporary parking facilities, including vehicular ingress and egress; and
- c) Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination on adjacent properties, noise, vibration, smoke, dust, din, odors, vapors, and heat; and
- d) Regulation of temporary structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards; and
- e) Provision for restroom and related sanitary facilities as well as medical facilities and emergency medical services; and
- f) Provision for solid waste collection and disposal, dust control; and
- g) Provision for security and safety measures including review by the City of Goodlettsville Police Department when determine necessary; and
- h) Regulation of canopies, and on-site signs; and
- i) Regulation of the number and length operating hours and days, including limitation of the duration of the temporary use; and
- j) Regulation of number, type, location and duration of cooking facilities, open flames, barbeques, food services and temporary inflatables or similar child entertainment devices; and

- k) Submission of a performance bond or other surety devices, to ensure that any temporary facilities or structures used will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition; and
- l) If overnight habitation is required, adequate security or other personnel as well as sanitary facilities are provided; and
- m) If City property is damaged or destroyed as a result of the use, the permittee will reimburse the City for the actual cost of repair or replacement and the City may require a deposit therefor if such damage reasonably may be anticipated; and
- n) Deposit for traffic control and/or clean up fees unless already provided with an encroachment permit; and
- o) A requirement that the approval of the requested temporary use permit is contingent upon compliance with applicable provisions of the Municipal Code and City's adopted Building and Fire Codes
- p) Any other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accordance with the intent and purpose of this section.

(xv) Enforcement

The requirement for a temporary use permit may be enforced by the City through any legally available means, including but not limited to an administrative citation where a use is in violation of the provisions of this Chapter. Where necessary to protect public health and safety, the Planning Director may issue a written suspension of a temporary use permit for its violation pending revocation of the permit pursuant to the provisions of this Chapter for approval of such permit.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 21-1022</u> An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by extending the R10 Medium Density Residential Zoning boundary on Hollywood Street. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Ordinance 21-1022 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 21-1022

SUMMARY STATEMENT:

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by extending the R10 Medium Density Residential Zoning boundary on Hollywood Street.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 21-1022.

ORDINANCE NO. 21-1022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY EXTENDING THE R10 MEDIUM DENSITY RESIDENTIAL ZONING BOUNDARY ON HOLLYWOOD STREET

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business and commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the property owner of 115 Hollywood Street requested the zoning boundary amendment to align the property zoning with recent changes to the rear property line due to concern with possible tax assessment issues with the section of commercial zoning on a single family residential property; and,

WHEREAS, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on November 1, 2021 to recommend its passage to the Board of Commissioners based on the limited zoning boundary revision to align with recent property line changes; and,

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. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By extending the R-10 Medium Density Residential zoning boundary to the back of the property line of the property referenced below per the Final Plat Resubdivision of Lot 10, 23, and 24- Block H Roscoe Plan Recorded October 29, 2020 per Instrument# 20201029-0125608. Said area is attached as "EXHIBIT A" and described as follows:

A PORTION OF MAP 026 05 PARCEL 0141.00 CONTAINING APPROXIMATELY 0.59 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. 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 4. 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 RUSTY TINNIN

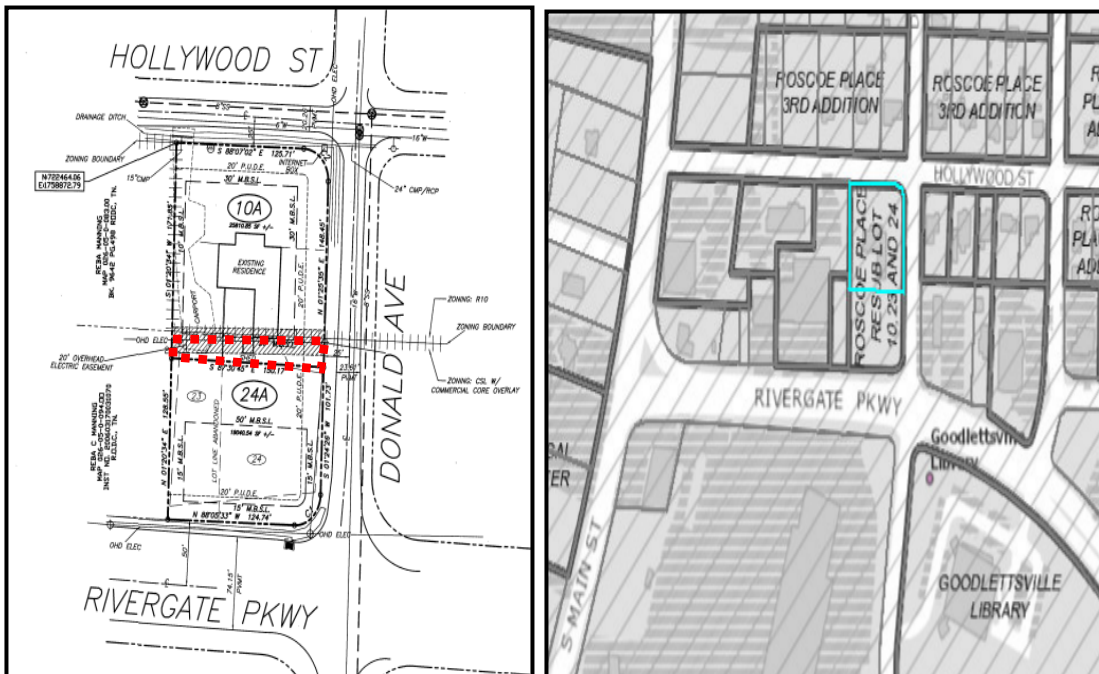
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____
Passed Second Reading: _____

ORDINANCE 21-1022 “EXHIBIT A”



Zoning Boundary Extension -----



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 21-1018</u> A resolution ratifying proposed amendments to the Sumner County Comprehensive Growth Plan, and forwarding the same to the Local Government Planning Advisory Committee. <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Planning Dir.	Agenda Item: Resolution 21-1018 Dept. of Origin: Planning For Agenda of: November 11, 2021 Originator: Addam McCormick Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 21-1018

SUMMARY STATEMENT:

A resolution ratifying proposed amendments to the Sumner County Comprehensive Growth Plan, and forwarding the same to the Local Government Planning Advisory Committee.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 21-1018.

RESOLUTION 21-1018

A RESOLUTION RATIFYING PROPOSED AMENDMENTS TO THE SUMNER COUNTY COMPREHENSIVE GROWTH PLAN, AND FORWARDING THE SAME TO THE LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

Whereas, the state's comprehensive growth policy is intended to provide an orderly framework for municipal and county growth; and

Whereas, Tennessee state law requires that Counties shall adopt a Comprehensive Growth Plan as stipulated within Public Chapter 1101, adopted by the Tennessee State Legislature in May of 1998; and

Whereas, in the year 2000, the constituent local governments within Sumner County did adopt a Comprehensive Growth Plan in accordance with state law; and

Whereas, it has now been over 20 years since this Countywide Comprehensive Growth Plan has been updated; and

Whereas, in 2018, elected leaders from across the County did request that Municipal and County planning staff members begin the process of researching and crafting proposed amendments to the County's Comprehensive Growth Plan; and

Whereas, Municipal and County planning staff members have worked diligently over the last three (3) years to identify areas of future growth, and to produce a set of maps indicating proposed amendments to the County's Comprehensive Growth Plan; and

Whereas, several of the cities of Sumner County are requesting changes to their existing Urban Growth Boundaries; and

Whereas, such cities of Sumner County did formally approve by resolution and forwarded their proposed changes as required by State Law; and

Whereas, the County is not proposing changes to the Planned Growth and Rural areas of the County's Comprehensive Growth Plan except where affected by municipal amendments; and

Whereas, the Greater Nashville Regional Council provided invaluable technical assistance in assembling a set of maps depicting proposed changes; and

Whereas, maps attached to this Resolution as "Exhibit A", depict Urban Growth Boundaries, County Planned Growth Areas and County Rural Areas approved by the municipalities and the County; and

Whereas, the Mayor of Sumner County did convene the Coordinating Committee in accordance with State law on June 29, 2021; and

Whereas, the Coordinating Committee did hold the first of two required public hearings at Hendersonville City Hall on October 5, 2021, such hearing being advertised in a newspaper of General Circulation in the County 15 days prior to the meeting in accordance with applicable state law; and

Whereas, the Coordinating Committee did hold the second of two required public hearings at Portland City Hall on November 4, 2021, such hearing being advertised in a newspaper of General Circulation in the County 15 days prior to the meeting in accordance with applicable state law; and

Whereas, following such required public hearings, the Coordinating Committee did vote on November 4, 2021 to approve the proposed revisions to the County's Comprehensive Growth Plan, and to forward such plan for ratification by the governing bodies of the County's Municipal Governments and to the Sumner County Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GOODLETTSVILLE

The City of Goodlettsville City Commission does hereby ratify the proposed revisions to the County's Comprehensive Growth Plan depicted upon the maps attached to this document as "Exhibit A".

AND BE IT FURTHER RESOLVED THAT:

A signed copy of this approved Resolution shall be forwarded to the Local Government Planning Advisory Committee as soon as is practicable.

Adopted:_____

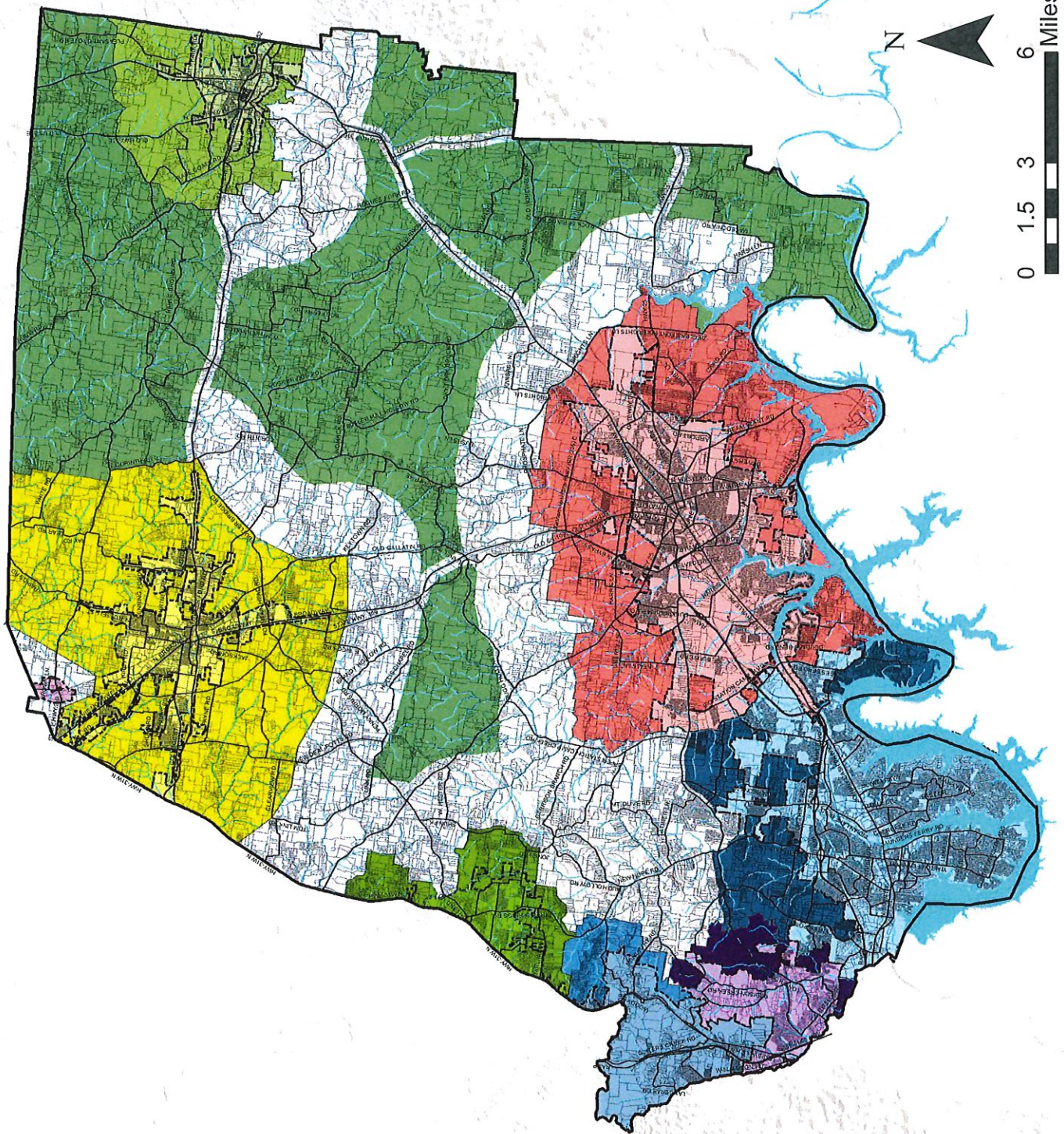
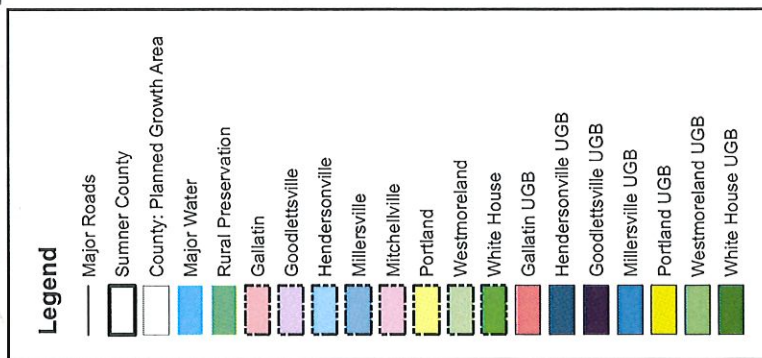
Mayor Rusty Tinnin

City Recorder

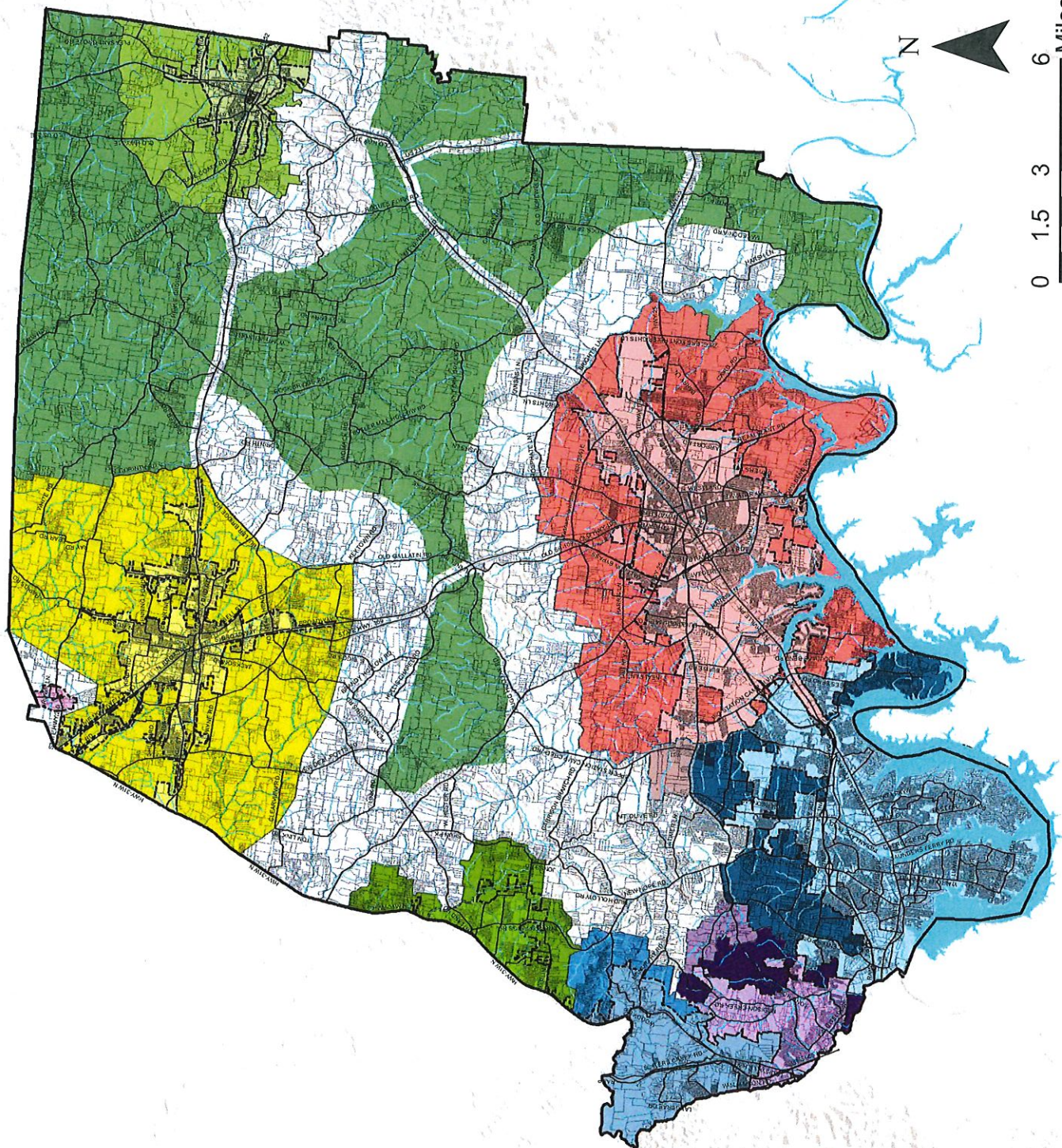
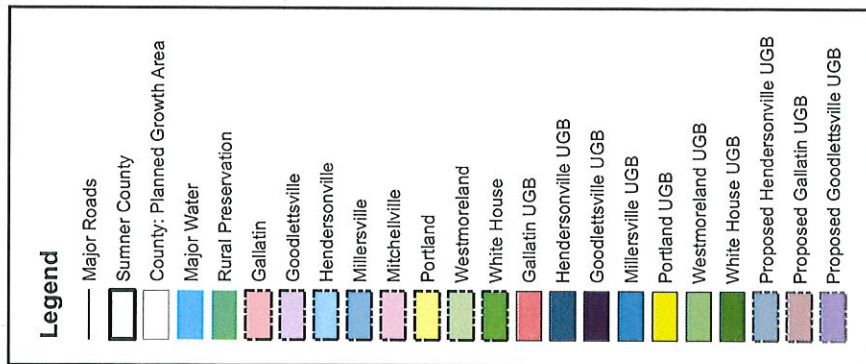
Approved as to Form and Legality

City Attorney

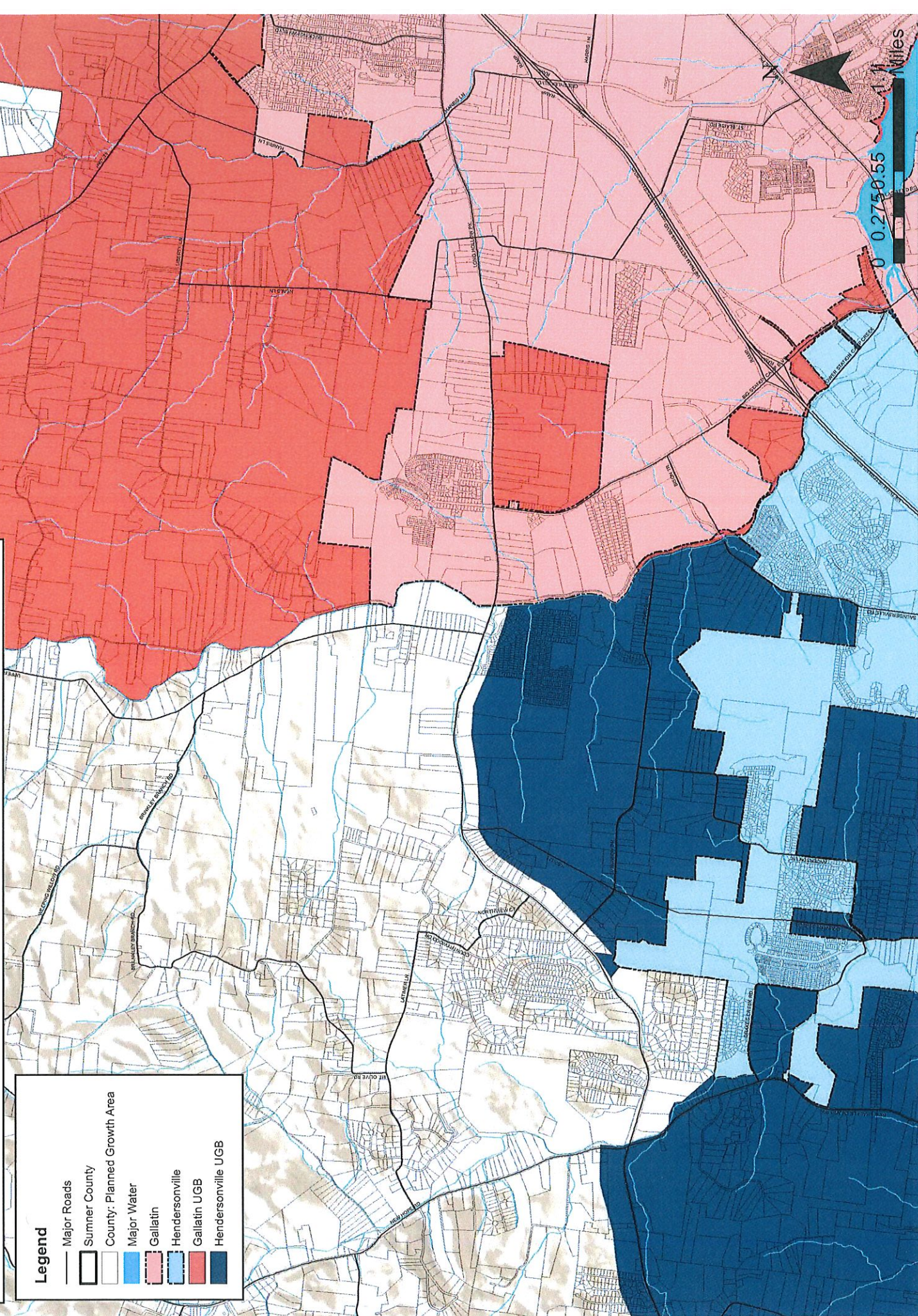
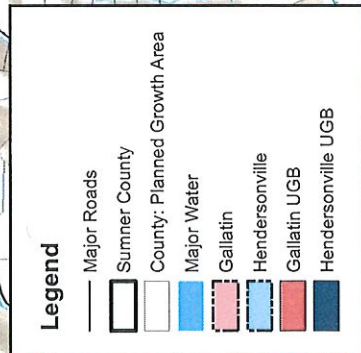
Sumner County: Current Planned Growth Areas



Sumner County: Proposed Planned Growth Areas



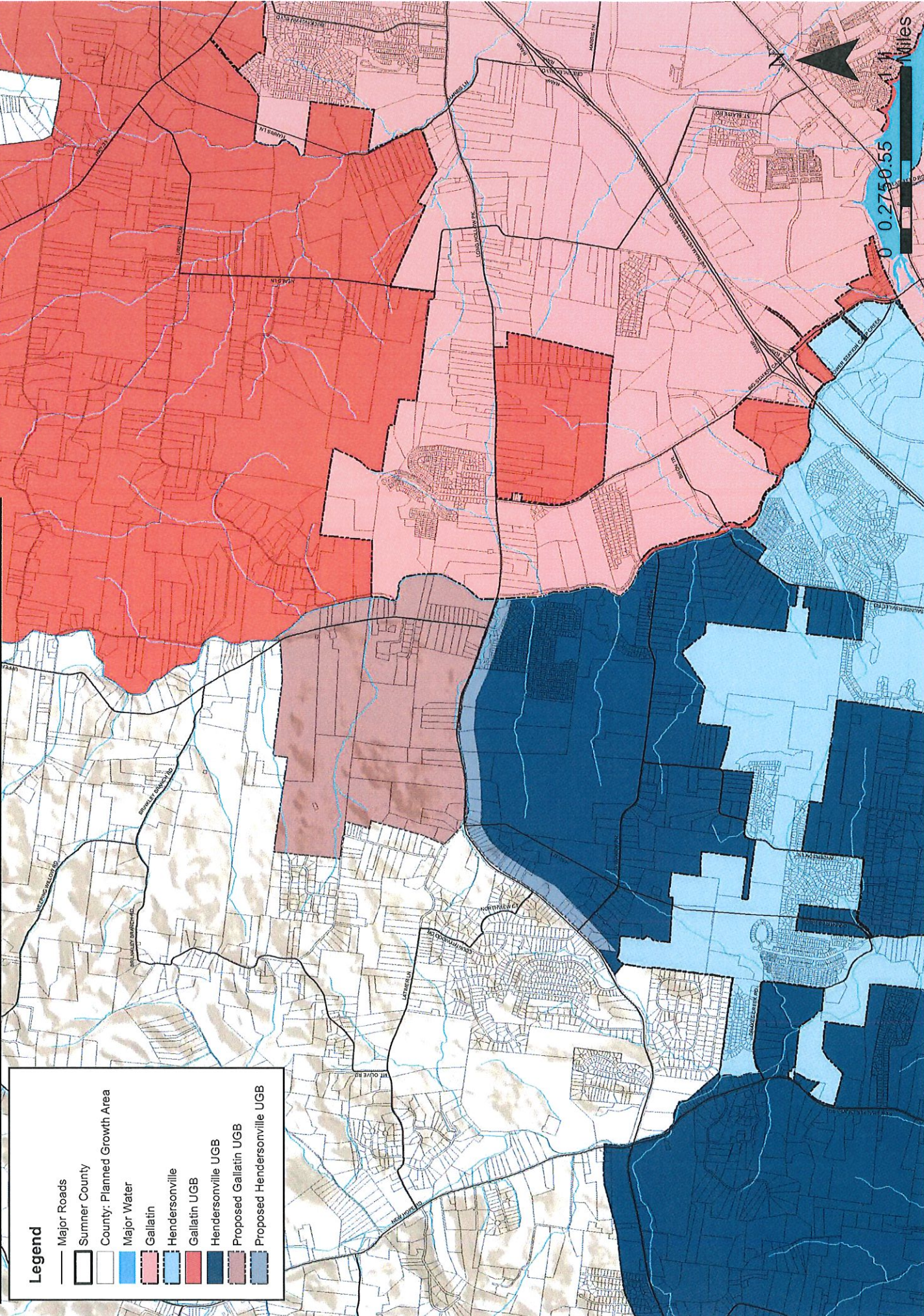
Sumner County: Current Planned Growth Areas **Current Gallatin & Hendersonville UGBs**



Sumner County: Proposed Planned Growth Areas **Proposed Gallatin & Hendersonville UGBs**

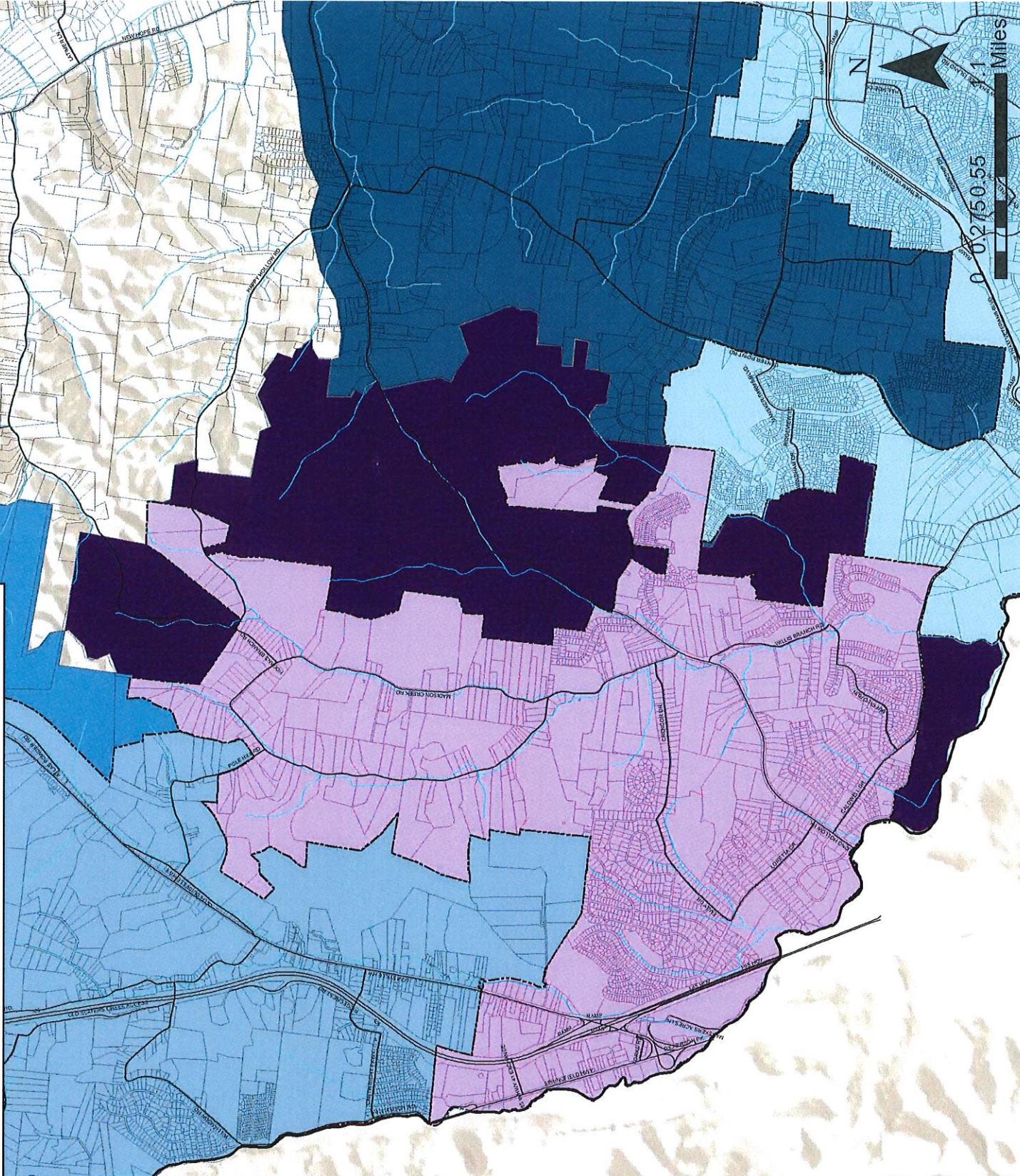
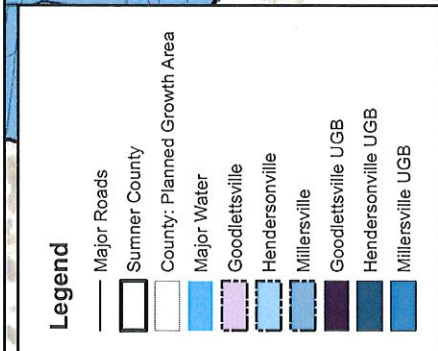
Legend

- Major Roads
- Sumner County
- County: Planned Growth Area
- Major Water
- Gallatin
- Hendersonville
- Gallatin UGB
- Hendersonville UGB
- Proposed Gallatin UGB
- Proposed Hendersonville UGB



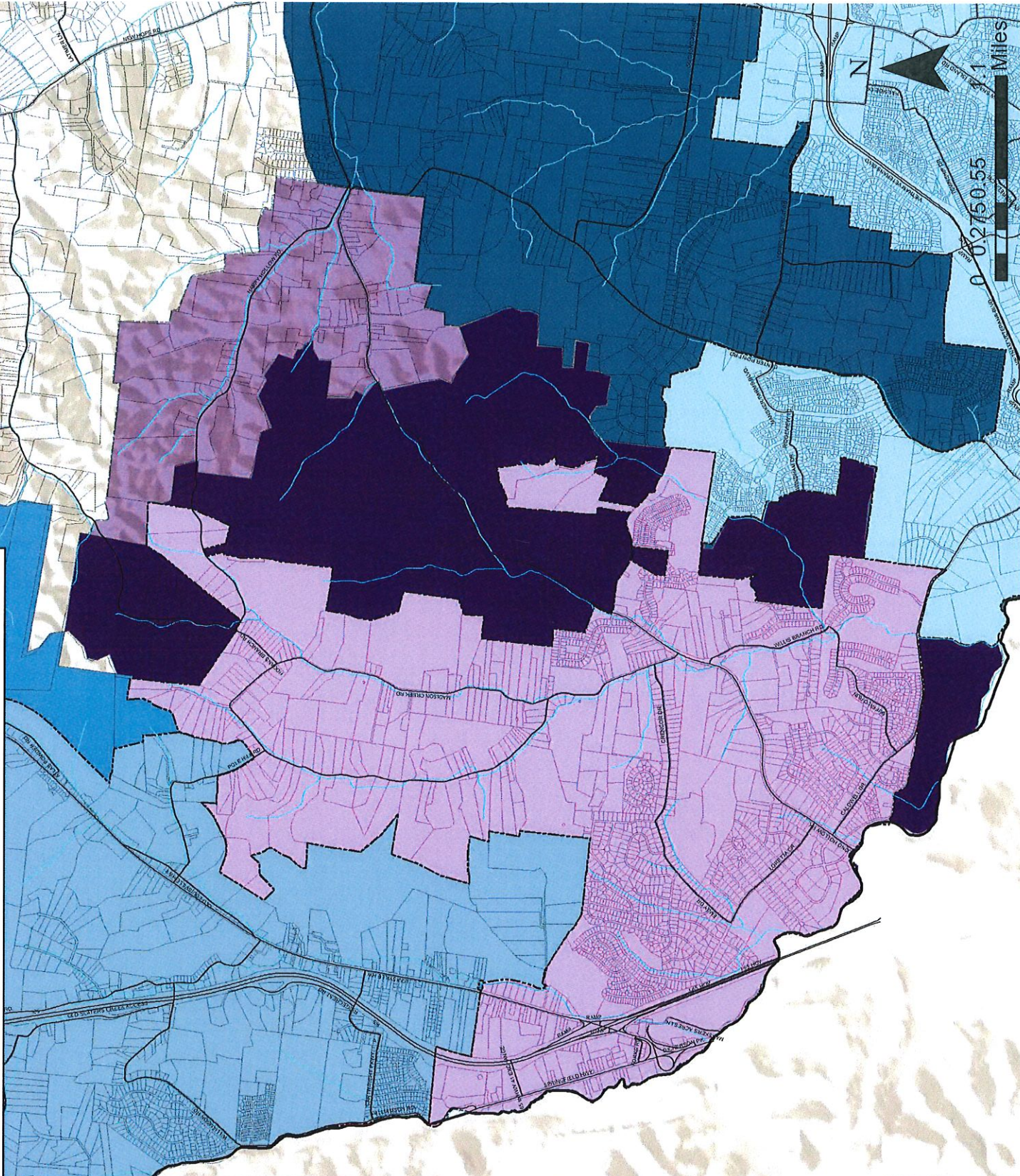
Sumner County: Current Planned Growth Areas

Current Goodlettsville UGB



Sumner County: Proposed Planned Growth Areas Proposed Goodlettsville UGB

- Legend**
- Major Roads
 - Sumner County
 - County: Planned Growth Area
 - Major Water
 - Goodlettsville
 - Hendersonville
 - Millersville
 - Goodlettsville UGB
 - Hendersonville UGB
 - Millersville UGB
 - Proposed Goodlettsville UGB



Sumner County: Current Planned Growth Areas

Current Hendersonville UGB

Legend

Major Roads

Sumner County

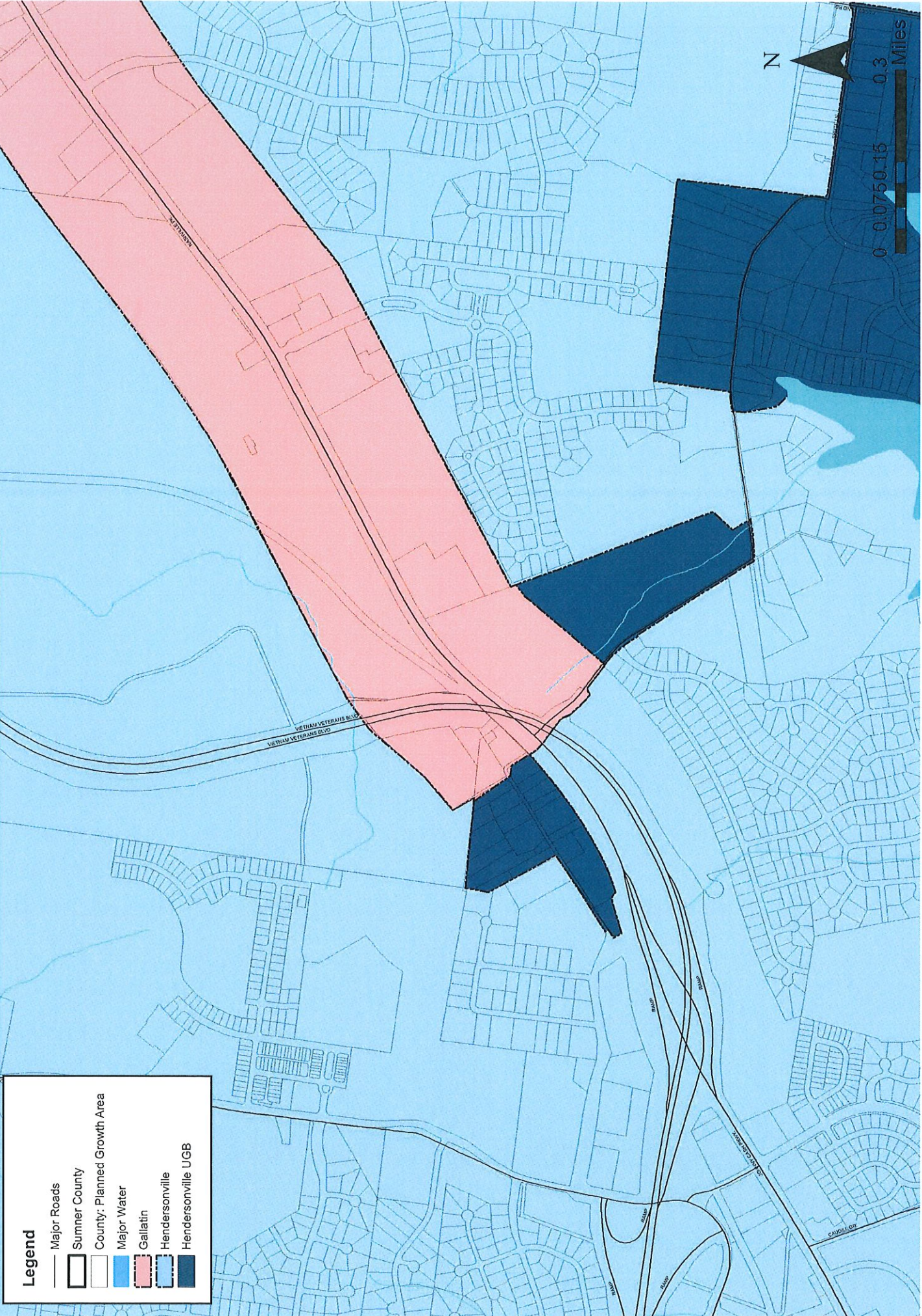
County: Planned Growth Area

Major Water

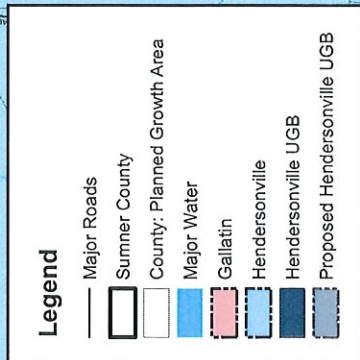
Gallatin

Hendersonville

Hendersonville UGB



Sumner County: Proposed Planned Growth Areas Proposed Hendersonville UGB



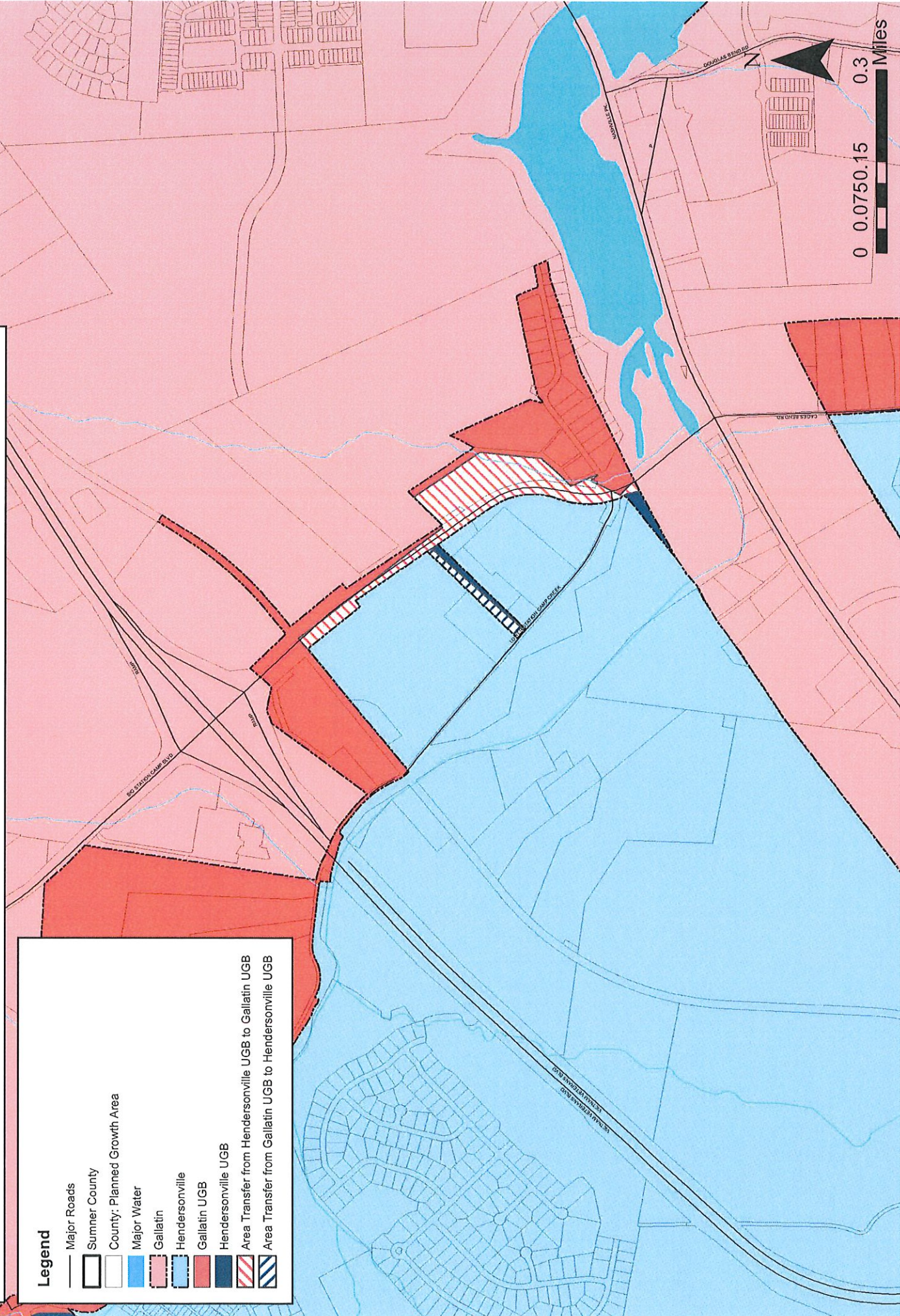
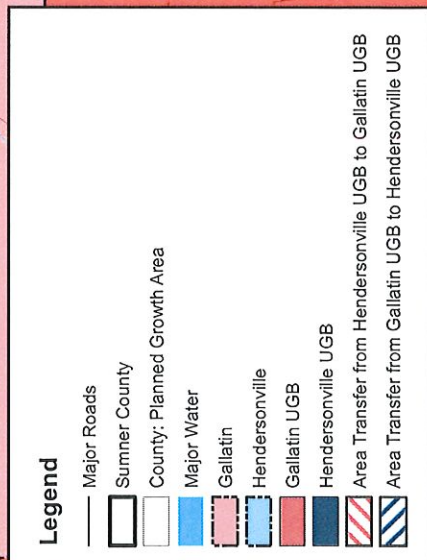
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Sumner County: Current Planned Growth Areas

Hendersonville-Gallatin UGB Swap

Previously Approved by the Local Government Planning Advisory Committee (LGPAC)





AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 21-1019</u> A resolution to amend Resolution 17-746 and the City of Goodlettsville Personnel Policies and Procedures Manual, by amending the section entitled Employee Education Incentive. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 21-1019 Dept. of Origin: Administration For Agenda of: November 11, 2021 Originator: Tim Ellis Cost of Item: Minimal
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AGENDA ITEM ATTACHMENTS:

Resolution 21-1019

SUMMARY STATEMENT:

A resolution to amend Resolution 17-746 and the City of Goodlettsville Personnel Policies and Procedures Manual, by amending the section entitled Employee Education Incentive.

The only change is the addition of the Master's Degree.

FINANCIAL SUMMARY:

Minimal

RECOMMENDED ACTION:

Staff recommends approval of Resolution 21-1019.

RESOLUTION NO. 21-1019

A RESOLUTION TO AMEND RESOLUTION 17-746 AND THE CITY OF GOODLETTSVILLE PERSONNEL POLICIES AND PROCEDURES MANUAL, BY AMENDING THE SECTION ENTITLED EMPLOYEE EDUCATION INCENTIVE

WHEREAS, the City of Goodlettsville Board of Commissioners previously determined that the creation of an employee education incentive program was warranted and was approved by Resolution 17-746, and

WHEREAS, the original Employee Education Incentive Program was inclusive to employees in pay grade 17 and below and provided incentives for those earning Associate and Bachelor Degrees; and

WHEREAS, it has been determined that it would be in the best interest of the city to also include an incentive for those employees attaining a Master's Degree.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE THAT THE PERSONNEL POLICIES AND PROCEDURES MANUAL ENTITLED EMPLOYEE EDUCATION INCENTIVE BE AMENDED AS FOLLOWS:

EMPLOYEE EDUCATION INCENTIVE: Any full-time employee of the City of Goodlettsville, Tennessee that is employed within a position that has a paygrade of 17 or less in accordance to the adopted City of Goodlettsville Compensation plan shall receive the following adjustment in compensation:

Associates Degree: Two Percent (2%) increase in the base pay for the attainment of the aforesaid degree.

Bachelor's Degree: Four Percent (4%) increase in the base pay for the attainment of the aforesaid degree.

Master's Degree: Six Percent (6%) increase in the base pay for the attainment of the aforesaid degree.

*All increases in the base pay are based upon the highest degree earned and not an accumulation of each degree.

*All degrees are to be earned from an institution listed on the U.S. Department of Education database of Accredited Postsecondary Institutions and Programs.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

MAYOR RUSTY TINNIN

CITY RECORDER

Adopted: _____

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY



AGENDA SUMMARY SHEET

Board of Commissioners

City of Goodlettsville

<u>SUBJECT TITLE:</u> Resolution 21-1020 A RESOLUTION TO ABANDON A SEWER EASEMENT ACROSS PROPERTY IDENTIFIED WITHIN DAVIDSON COUNTY TAX MAP AND PARCEL NUMBER 02500006000, 0250021900, 0250021800, AND 02500006200 ON SOUTH DICKERSON ROAD, AS WELL AS, REQUIRE THE DEDICATION OF A NEW SEWER EASEMENT <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 21-1020 Dept. of Origin: Planning & Administration For Agenda of: November 11, 2021 Originator: Tim Ellis Cost of Item: NONE
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AGENDA ITEM ATTACHMENTS:

Resolution 21-1020

SUMMARY STATEMENT:

A RESOLUTION TO ABANDON A SEWER EASEMENT ACROSS PROPERTY IDENTIFIED WITHIN DAVIDSON COUNTY TAX MAP AND PARCEL NUMBER 02500006000, 0250021900, 0250021800, AND 02500006200 ON SOUTH DICKERSON ROAD, AS WELL AS, REQUIRE THE DEDICATION OF A NEW SEWER EASEMENT

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 21-1020.

Resolution 21-1020

A RESOLUTION TO ABANDON A SEWER EASEMENT ACROSS PROPERTY IDENTIFIED WITHIN DAVIDSON COUNTY TAX MAP AND PARCEL NUMBER 02500006000, 0250021900, 0250021800, AND 02500006200 ON SOUTH DICKERSON ROAD, AS WELL AS, REQUIRE THE DEDICATION OF A NEW SEWER EASEMENT

WHEREAS, the City of Goodlettsville has a permanent sewer easement across property located on South Dickerson and identified as tax map and parcel numbers 02500006000, 0250021900, 0250021800, and 02500006200; and

WHEREAS, with a proposed new development on said property has created a need to abandon said sewer easement; and

WHEREAS, in consideration of abandoning the current sewer easement, the developer will dedicate a new sewer easement across same said parcels in order to service adjoining property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. The sewer easement located on Tax Map and Parcel Numbers 02500006000, 0250021900, 0250021800, and 02500006200 shall be abandoned upon all requirements of this resolution being met.

SECTION 2. The developer of said property will dedicate a new sewer easement across the same property and incur the cost of recording such. The said sewer easement must allow for gravity transmission of wastewater.

SECTION 3. The City Manager is authorized to execute any documents necessary in order to fulfill the requirements this resolution.

SECTION 4. This resolution shall not become effective until which time the new sewer easement is established and recorded.

Passed: _____

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY