

**CITY OF
GOODLETTSVILLE, TENNESSEE
PLANNING COMMISSION MEETING**

**Call to Order
Approval of Agenda
Approval of February 6th, 2017 Meeting Minutes**

Monday March 6, 2017 5:00 PM

- Item#1 *Copper Creek Section 2-Phase 5 /Ragan Smith Associates, Inc: Requests final subdivision plat approval for forty-two (42) lots on Old Stone Road. Property is zoned MRPUD, Medium Density Residential Planned Unit Development. Property is a portion of the 57.80 acre property referenced as Sumner County Map 143, Parcel 37. Property Owner: Meritage Homes of Tennessee Inc. (9.1 #4-17)*
- Item#2 *Copper Creek Section 2-Phase 6 /Ragan Smith Associates, Inc: Requests final subdivision plat approval for fifty-five (55) lots on Fall Creek Circle. Property is zoned MRPUD, Medium Density Residential Planned Unit Development. Property is a portion of the 26.16 acre property referenced as Sumner County Map 143, Parcel 36.01. Property Owner: Meritage Homes of Tennessee Inc. (9.1 #5-17)*
- Item#3 *Jackson Crossing/ Green Trails, LLC/Land Solutions Company, LLC: Request recommendation to the City Commission to rezone 2.1 acres from A, Agricultural, to CPUDL, Commercial Planned Unit Development Limited and approval of preliminary master plan approval for a 20,400 sq. ft. commercial center at 102 Long Hollow Pike and Jackson Road. Property is referenced as Sumner County Tax Map 143, Parcel 67 and 67.04. Property Owner: Jim and Carol Speakman and Alicia White. (9.1#7-17)*
- Item#4 **Mr. Fix-It/Ryan Suggs: Requests site plan approval for a 744 sq.ft. addition to an existing commercial building at 210 Graves Road. Property contains 0.47 acres and is zoned CSL, Commercial Services Limited. Property is referenced as Davidson County Tax Map/Parcel 01816015400. Property Owner: Windon & Cythia Reeder Suggs . (9.1#8-17)**
- Item#5 **Mark Morris, Property Owner: Requests approval to move in a single family structure at 404 Church Street per the provisions of Tennessee Code Annotated Movement of Single Family Residences Sections 13-3-501 – 13-3-504. The proposed single family structure is a replacement of a non-conforming residential use damaged by fire. Property contains 0.19 acres and is zoned CSL, Commercial Services Limited and IR, Industrial Restricted. Property is referenced as Davidson County Tax Map/Parcel#01913000900. (9.1#9-17)**
- Item#6 **Best Western Plus / J&S Construction and Thomsen Engineering: Request site plan approval for a 57,549 square feet/ eighty-eight (88) unit hotel**

project on Conference Drive adjacent to the Lennox Place Apartments. Property is zoned GOPUD, General Office Planned Unit Development. Property is referenced as Davidson County Tax Map/Parcel 02600010300 and contains 2.85 acres. Property Owner: Shiv Sai Hospitality Group Inc. Partial Site Plan approval at the November 7, 2016 Meeting. (9.1 # 15-16) {DEFERRED FROM FEBRUARY 6th AGENDA}

- Item#7 **Dr. Roderick Frazier, Property Owner requests a variance from the Subdivision Regulations Section 1-112.109 regarding the minimum width of an access easement to provide access for a proposed additional residential lot at 709 Dickerson Pike/Hwy 41/SR 11. Property is referenced as Davidson County Tax Map/Parcel# 02512000400 and is zoned R-25, Low Density Residential and contains two (2) acres.**
- Item#8 *Denham Blythe Design/Build: Requests building design approval for a preliminary commercial development on Business Park Circle. Property is zoned GOPUD, General Office Planned Unit Development. Item previously discussed at October 3, 2016 Meeting.*
- Item#9 **{PUBLIC HEARING#9}**
Subdivision Regulation Amendments/ Planning and Development Services Staff request approval of amendments to the Subdivision Regulations Chapter 1 General Provisions, Sections 1-102 Authority, 1-103 Jurisdiction, 1-108.1 Procedures for Resubdivision, 1-112.103 Recording of Plats , Chapter 2 Procedures for Plat Approval, Sections 2-101.1 Plat Approval Requirements, and 2-104.3 Hearing and Decision on Final Plat. The amendments are to permit staff to approve minor two (2) lot subdivisions plats per state law provisions and define procedures for successive plan applications.
- Item#10 Zoning Ordinance Amendment/ Planning and Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208(4) (b) to define the scale of site development plans for staff approval. (DEFERRED FROM FEBRUARY 6th AGENDA}
- Item#11 Zoning Ordinance Amendment/ Planning and Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208(4) (b) to define review procedures for successive site development plan applications. {DEFERRED FROM FEBRUARY 6th AGENDA}
- Item#12 Planning Commission By-Laws Amendment/Planning and Development Services Staff: Request amendments to include provisions for consent agendas, designation of staff as Commission Secretary, define a public comments section of the agenda, and define an applicant attendance procedure. {DEFERRED FROM FEBRUARY 6th AGENDA}

Discussion Items:

Comprehensive Plan Amendment April 3, 2017 Public Hearing- 71.23 Acre property French Street and Harris Street change from Residential Development Low Density to Residential Development Medium and High Density and limited area of Commercial Development. Property referenced as Davidson County Tax Map/Parcel# 02500005800

Agenda Items: **Davidson County/ Sumner County**

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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

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