

**CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday, October 7, 2019 5:00 PM**

Call to Order
Approval of Agenda
Approval of September 9, 2019 Meeting Minutes

AGENDA ITEMS:

- ITEM#1 **Parkview Preserve Phase Two (2)/Ragan Smith Associates:** Requests final subdivision plat approval for seven (7) single family lots and seventy-eight (78) townhomes lots on 39.83 acres located on French Street and Harris Street. Properties referenced as Davidson County Tax Map/Parcels 0250005800 and 02508008500 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owner- Parkview Preserve Holding, LP. (9.1 #06-19)
- ITEM#2 **The Hill Place/L. Steven Bridges Land Surveying and Consulting:** Requests recommendation to the City Commission for an amendment to the final master plan for six (6) additional units in the existing buildings on Old Brick Church Pike. Properties referenced as Davidson County Tax Map/Parcels 018160A1100CO-1600CO and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner- GMAC Properties, LLC
- ITEM#3 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests approval of final master /construction plan approval for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (Deferred 9-2019 Meeting)
- ITEM#4 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests extension of final master /construction plan approval for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19)
- ITEM#5 **Cartwright Street Hotel and Convention Center, Rhodes Engineering and Environmental Services:** Requests site landscaping and lighting plan approval for a Hotel and Convention Center on Cartwright Street and East Cedar Street, Properties referenced as Davidson County Tax Map/Parcels-. 01913010300, 01913007400, 01913009700 and 01913009800 containing 4.84-acres. Property zoning- CS, Commercial Services, CCO, Commercial Core Overlay, and INT, Interchange Overly District. Property Owner- Unique Omega, LLC (9.1 #05-19)

- ITEM#6 **William Hall Lots Long Hollow Pike/Cindy Toby:** Requests alternative building material percentage requirements for a single family home in a LDRPUD, Low Density Residential Planned Unit Development zoning district. Property referenced as Sumner County Tax Map/Parcel 143 – 22.04 and William Hall Lots Subdivision Plat lot one.
- ITEM#7 **Domino’s Pizza/ Business Owner:** Requests administrative appeal regarding Planning Staff requirement to reduce the primary color wall coverage percentage at 322 Long Hollow Pike, Suite 101 per the provisions of the Goodlettsville Design Guidelines. Property is referenced as Davidson County Tax Map Parcel 01900002000 and is zoned CSL, Commercial Services Limited. Property Owner- The Northgate Investment Trust.
- ITEM#8 **Right-of-Way Closure- Planning Staff:** Requests recommendation to the City Commission to close two (2) sections of non-improved ten (10’) feet alleyway right-of-ways per the W.B Myers Home Place Subdivision Plat and designate the right-of-way area to the adjacent property owners.
- ITEM #9 **Zoning Ordinance Amendment-Planning Staff:** Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-203 Commercial District Regulations (5) Other Regulations (b) Special height provisions applicable within the CC, CS and commercial planned development districts to include defined districts and requirements for increased building height of seven (7) stories for all commercial zoning districts adjacent to the I-65 interchanges.
- ITEM#10 **Zoning Ordinance Amendment- Planning Staff:** Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-304 Signs in Residential and Agricultural Districts and Section 14-305 Signs in Commercial and Industrial Districts to define consistent minimum pole and ground sign setbacks of five (5’) to twenty (20’) based on the height of the pole or ground signs.

DISCUSSION ITEMS:

- Animal day care facility proposal
- Church Street and Depot Street- cellular tower proposal**
- Secondary residential dwelling units

Public Forum on Planning Related Topics

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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