

ORDINANCE NO. 17-909

**AN ORDINANCE TO AMEND THE NUMBER OF HIGH DENSITY RESIDENTIAL UNITS PER ACRE IN HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT IN DEFINED MIXED USE COMMERCIAL CENTERS WITH PEDESTRIAN CONNECTIONS**

**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, structures, and land for residence; 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 of the City's Zoning Ordinance intent and purpose includes but is not limited to promoting the efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use: and,

**WHEREAS**, and The Goodlettsville Planning Commission at the November 6, 2017 regularly scheduled meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners.

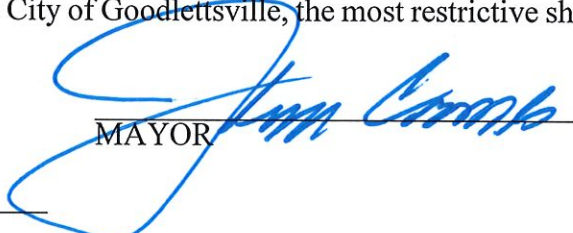
**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:**

**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 adding Section 14-210(4)(f)(iii)(D) as included with "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.

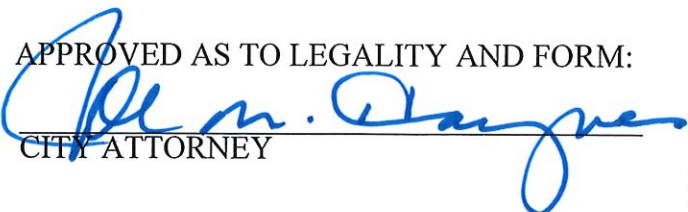
**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or 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

  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

  
CITY ATTORNEY

Passed First Reading: 11/9/17  
Passed Second Reading: 12/14/17

**ORDINANCE 17-909**  
**"EXHIBIT A"**

14-210 Planned unit development district regulations.

(4) Residential planned unit developments

(iii) High density residential planned unit development.

***(D) AMENDED SECTION***

(A) The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development.

(B) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.

(C) Yard requirements are waived and the following minimum controls shall be applied. Maximum density 7/acre Maximum floor area ratio .20 Minimum open space 20 percent Maximum building height 3 stories.

***(D) The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for projects in commercial center mixed use areas with infrastructure to support the increased density including pedestrian connections to the mixed use commercial center areas. Maximum floor area ratio 1.0, maximum building height four (4) stories but may be increased to be consistent with the adjacent commercial developments in commercial center mixed uses areas. The minimum open space twenty (20) percent and minimum size of site may be reduced in size as determined by Planning Commission and City Commission during master plan review.***

(iv) Special high rise projects. The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a PUD to be a high rise project if said project is specifically designed for the use and occupancy of persons sixty (60) years old or older. The following requirements shall apply: Maximum density 25/acre Maximum floor area ratio 1.0 Minimum open space 20 percent Maximum building height 6 stories The minimum size of site may be reduced to three (3) acres.