

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

Monday January 9, 2017 5:00 PM

Call to Order

Approval of Agenda

Approval of December 5, 2016 Meeting Minutes

- Item#1 *Karl J. Nixon Property/L. Steve Bridges Land Surveying and Consulting: Requests minor final subdivision plat approval to add 0.35 acres to a 1.85 acre property at 3155 Patton Branch Road. Property is zoned R-40, Low Density Residential. Property is referenced as a portion of Sumner County Map 140, Parcel 57.01. Property Owners: Mark and Patricia Writesman. The 0.35 acres is from the adjacent 17.95 acre property referenced as Sumner County Map 140, Parcel 57.00. (9.1 # 1-17).*
- Item#2 **Miller Finishing & Equipment Sales Subdivision/ Steven E. Artz and Associated, Inc request minor final subdivision plat approval to create two (2) lots on 1.07 Acres at 200 Connell Street. Property is zoned IR, Industrial Restricted. Property is referenced as Davidson County Map/Parcel# 01913006200. Property Owners: Miller Property Owners (9.1 # 2-17)**
- Item#3 *Tinnin Car Lot/Klober Engineering Services: Requests site plan approval for a 750 sq. ft. automobile sales building at Forks Road and Hwy 41/Springfield Hwy. Property is zoned CS, Commercial Services District and contains 0.25 acres. Property is referenced as Sumner County Map 26, Parcel 6.03. Property Owners: Sam and Glenda Tinnin. (9.1# 3-17)*
- Item#4 *Copper Creek Section 2-Phase 5 /Ragan Smith Associates, Inc: Requests final master plan 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#5 *Copper Creek Section 2-Phase 6 /Ragan Smith Associates, Inc: Requests final master plan 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#7 *Copper Creek Section 2- Phase 2/ Meritage Homes of Tennessee: Requests reduction of \$ 250,000 Subdivision Performance Bond performance bond. (9.1 #12-15)*
- Item#8 *Copper Creek LLC: Requests extension of the final master plan and final subdivision plat approval of Copper Creek Section 1-Phase 2 approval for*

twenty-one (21) lots on Hillview Drive and Allen Road. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143, Parcel 22. Property contains 9.6 acres. (9.1#31-05 / 9/1#41-07).

- Item#9 **Cobblestone Townhomes/Mid-TN Capital, LLC: Requests reduction of \$ 351,935 Subdivision Performance Bond (9.1# 36-07)**
- Item#10 **North Creek Commons Lots 23-27/ Suiter Surveying & Land Planning, Inc: Requests construction master plan approval for five (5) lots on Conference Drive across from Windsor Green Boulevard. Property contains 9.29 acres and is referenced as Davidson County Map/Parcel# 02600010600. Property is zoned GOPUD, General Office Planned Unit Development. Property Owner: Armed Services Mutual Benefits Association. (9.1 # 6-17)**
- Item#11 **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)**
- Item#12 Zoning Ordinance Amendment/ Planning and Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations to incorporate temporary family healthcare structures in single family residential zoning districts. **Deferred from December 5th Meeting.**

Discussion Items:

- Allen Road right-of-way annexation progress report February 6th Planning Commission Meeting
- 2016 Planning Commission Training Report

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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