CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday, September 9, 2019 5:00 PM

Call to Order
Approval of Agenda
Approval of August 5, 2019 Meeting Minutes

AGENDA ITEMS:

ITEM#1 *Long Hollow Pike Access Drive-Development Management Group, LLC: Requests site plan approval for a limited access drive connection on Long Hollow Pike for the Publix/Caldwell Square Center. Property referenced as Sumner County Tax Map 143J, Group G Parcel 04.00. Property Zoning: CPUDL, Commercial Planned Unit Development Limited. Property Owner- Caldwell Properties, LLC (9.1 # 06-19)*

ITEM#2 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Request extension of preliminary master plan approval for phases five (5) and six (6) on 18.7 acres on Solitude Circle. Project phases one (1) through four (4) are completed. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly**

ITEM#3 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Request extension 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**

ITEM#4 **Cartwright Street Hotel and Convention Center, Rhodes Engineering and Environmental Services: Requests site 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#5 **Right-of-Way Closure- Planning Staff: Requests recommendation to the City Commission to close two (2) sections of non-improved Vecchione Drive right-of-way per the Manskers Heights Section Two (2) Subdivision and designate the right-of-way area to the four (4) adjacent property owners.**

ITEM #6 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201. Provisions Relating to Construction of Language and Definitions (3) Definitions and Section 14-213. Administration and Enforcement (9) Conditional Use Permits (H)

Specific Standards for Residential Activities (ii) Bed and Breakfast Homestay to include defined definitions of a transient use and bed and breakfast homestay and included additional minimum property and building requirements for a bed and breakfast homestay conditional use

DISCUSSION ITEMS:

-Animal day care facility proposal
-Sumner County Urban Growth Boundary

Public Forum on Planning Related Topics

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

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA

Monday, September 9, 2019 5:00 PM

STAFF RECOMMEDNATION REPORT

ITEM#1 **Long Hollow Pike Access Drive-Development Management Group, LLC:** Requests site plan approval for a limited access drive connection on Long Hollow Pike for the Publix/Caldwell Square Center. Property referenced as Sumner County Tax Map 143J, Group G Parcel 04.00. Property Zoning: CPUDL, Commercial Planned Unit Development Limited. Property Owner- Caldwell Properties, LLC (9.1 # 06-19)

STAFF NOTES:

The request was previously discussed at the July 2019 meeting. The proposal is for a right-in/right-out drive design on Long Hollow Pike. If approved, the next step will be the site plan for the Long Hollow Pike out-lots developments which will include the out lot project designs and the detailed engineering design of the right-in and right-out access including traffic signage. Per project developer, the out lot developments are contingent upon the approval of the Long Hollow Pike access approval. The Tennessee Department of Transportation (TDOT) would also be required to permit the driveway proposal but TDOT requests City review and approval prior to their review and approval. The proposed access is based on the design of the Shell Market on Long Hollow Pike near the Vietnam Veterans interchange in Gallatin. The proposed alteration of the Long Hollow Pike sidewalk for safety and alignment with the proposed drive design would require the new sidewalk area to be within public right-of-way or a defined public use easement. The proposed drive location was shifted south-west due to the revised design including a larger divider island and parking lot connections and alterations.

STAFF RECOMMENDATION:

Approval due to revised design intention to limit access to right-in/ right-out and to support the development of the center.

ITEM#2 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Request extension of preliminary master plan approval for phases five (5) and six (6) on 18.7 acres on Solitude Circle. Project phases one (1) through four (4) are completed. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly

STAFF NOTES:

The Echo Hills project was approved in January 1988 as a low density planned unit development project. Phases one through four (4) of the project are completed except for a few lots. The Planning Commission in May 2007 approved the phase (5) five final master plan/construction

plans and also approved an extension of the original master plan due to approval limitations in place in 2007. The State in 2014 adopted development vested rights provisions which included multiple timeline approvals including project master plans for phased projects up to a fifteen (15) year timeline contingent upon on all applicable permits being maintained and project construction being maintained. Staff's interpretation of the state law provisions is that the project master plan is no longer valid due to the length of time since last phase approvals and the lack of any construction with phase five (5).

The development includes common areas maintained by a homeowner's association. The association has private architectural restrictions including a minimum of 1,800 sq., ft. of living space and requirements for brick and stone foundations. The City's requirements including houses in a planned unit development to meet the City's Design Guidelines including a minimum fifty (50%) percent brick or stone with the remaining materials including split face block, hardi or wood siding, and drivet.

STAFF RECOMMENDATION:

Approval with defined stipulations

- Master Plan approval three (3) additional years with extensions per State of Tennessee vested rights provisions
- New streets and drainage to meet the City's current street design and storm water quality and quantity design requirements
- Homes built in phases five (5) and six (6) to meet Echo Hills private restrictions and the City's design guidelines regarding exterior materials.

Due to property zoning that permits single family homes and the intention to complete the original project, staff would recommend approval of extending the master plan approval for three (3) years which would also include approval extensions per the State vested rights provision if the project proceeds to the next levels including construction plans, final subdivision plats, obtaining land disturbance permits and constructing improvements. Staff would recommend the new roadways and drainage be constructed to the City's new requirements and that new homes built be required to meet the requirements of the Echo Hills private restrictions and City Design Standards. The existing homes in the area are primarily brick homes.

ITEM#3 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Request extension 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

STAFF NOTES:

Staff has met with the applicant and requested the cul-de-sac cross slope and street intersection to be redesigned to meet the City's Subdivision regulations regarding a minimum level approach slopes at intersection of two (2) percent for the first sixty (60) feet, maximum street and

intersection cross slope of three (3%). Staff also requested the existing storm quality detention facilities be reviewed for capacity. Per the applicant's drainage calculations, expansions to the detention pond along Campbell Drive will be required for the development of phase five (5) which will also require approval from the homeowner's association to alter the existing pond in the common open space. The phase five (5) plans will require a storm water quality feature. The project includes gas lamp street lights. Staff is currently reviewing if the developer could continue with the lamp design or if the plans will need to be revised to show street lights meeting the City's current requirements including meeting NES specifications which would require some type of electric light fixture instead of the gas lamps. The existing sections of the project do not include sidewalks and staff would not recommend sidewalks on the new roadways in phases five (5) due to the anticipated roadway slopes of nine (9) to ten (10) percent grades.

STAFF RECOMMENDATION:
Deferral- thirty (30) day deferral so plans can be revised to meet current street and drainage requirements as noted.

ITEM#4 **Cartwright Street Hotel and Convention Center, Rhodes Engineering and Environmental Services:** Requests site 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)

STAFF NOTES:

The plans have been revised since the July meeting review to locate a single larger building on the north side of East Cedar Street. The new design will be an improvement that allowed for improved site access and parking design as well as meeting the flood plain/floodway and stream bank buffer requirements on the south side of the project area. The project area includes four (4) lots. The crosswalk over East Cedar Street has also been deleted with the revised design. The applicant has requested the building height requirement to be increased from four (4) to six (6)/seven (7) stories. The Board of Zoning Appeals at the September 3, 2019 meeting granted a variance for one additional story to permit a five (5) story building due to the limitation on the south end of the project area with the Federal Emergency Management Agency (FEMA) flood plain/floodway and Tennessee Department of Environment and Conservation (TDEC) and City required stream bank buffer. The Board of Zoning Appeals approval include a recommendation to the Planning Commission to review an ordinance amendment to permit an increased height building in the area due to the proximity to the interstate. The Board of Zoning Appeals review included any
building height increase over one story should be reviewed as a zoning amendment through the Planning Commission and City Commission. The revised plans do not include full exterior building elevations detailing materials and colors, landscape plan, lighting plan, and the drainage design plans include some remaining items. The design engineer has stated they are working on final revisions. Staff will report on the status of the revisions at the meeting.

Staff will present a zoning ordinance amendment proposal at the October meeting to permit increased building story heights in select areas in close proximity to interstate interchanges. The Zoning Ordinance currently permits seven (7) story buildings in two (2) commercial zoning districts. Staff will coordinate the amendment proposal with the Fire Department.

STAFF RECOMMENDATION: Deferral - thirty (30) to sixty (60) day deferral so plans can be revised to meet current street and drainage requirements. Staff has discussed with applicant the building elevation design and possible landscape plans and lighting plans could be reviewed at a later meeting prior to any building permits being issued but all the drainage items need to be included before staff can recommend approval.

ITEM#5 **Right-of-Way Closure- Planning Staff:** Requests recommendation to the City Commission to close two (2) sections of non-improved Vecchione Drive right-of-way per the Manskers Heights Section Two (2) Subdivision and designate the right-of-way area to the four (4) adjacent property owners.

STAFF NOTES:
This agenda item comes from the City Commission. City staff has received a request to close off the non-improved fifty (50') feet road right-of-way between four (4) property owners. The Mansker Heights Subdivision was recorded in 1961. The adjoining properties originally intended to access the Vecchione Drive right-of-way have developed into the Emerald Cove Subdivision (east property line of Mansker Heights) in 1988 including 8,000 sq. ft. single family lots and the Squires Point Subdivision Section Two (2) (west property line of Mansker Heights) in 1994 including single family lots ranging from 1.1 acres to 2.04 acres. The 2.04-acre property at 530 Utley Drive which is adjacent to the Vecchione Drive right-of-way is zoned R-25, Low Density Residential.

STAFF RECOMMENDATION:
Approval due to the limited redevelopment potential of adjacent properties with zoning, lot setup, and existing houses with stipulation that right-of-way area be included on a subdivision plat including the four (4) properties and the abandoned right-of-way area be split between the four (4) properties. Another stipulation is for the small reserved parcel "B" shown on the attached Mansker Heights Subdivision plat be combined with lot#59 with the revised subdivision plat to prevent creating a landlocked property.

ITEM #6 **Zoning Ordinance Amendment-Planning Staff:** Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201. Provisions Relating to Construction of Language and Definitions (3) Definitions and Section 14-213. Administration and Enforcement (9) Conditional Use Permits (H) Specific Standards for Residential Activities (ii) Bed and Breakfast Homestay to include defined definitions of a transient use and bed and breakfast homestay and included additional minimum property and building requirements for a bed and breakfast homestay conditional use

STAFF NOTES:
The City Commission in June adopted a six (6) month moratorium on new bed and breakfast homestay applications. The Board of Zoning Appeals had received multiple conditional use applications for bed and breakfast homestay uses that met the City's limited regulations but did not meet the traditional idea of a bed and breakfast homestay use. The Board of Zoning Appeals requested the amendments to reduce the application of the conditional use process for bed and breakfast homestay uses. The proposed ordinance includes minimum acreage requirements of five (5) acres or that the properties be historically significant. The amendments include aligning the City's bed and breakfast homestay definition with the state law definition including limiting the number of rental rooms possible from four (4) to three (3) and referencing historical significance. The proposed amendment includes in the definition one meal service for guests only. The existing ordinance referenced when meals are provided. The intention with the meal provision is to ensure it is an actual bed and breakfast homestay facility instead of a short term facility approved through a zoning loop-hole. The State's 2018 Short Term Rental Act exempts bed and breakfast and bed and breakfast homestay uses. The City Commission in January 2019 adopted a zoning ordinance amendment that only permitted short term rental units in five (5) commercial zoning districts. Another intention of this ordinance amendment is to create defined differences between bed and breakfast homestay uses and short term rentals per the intentions of the 2019 zoning ordinance amendment.

The proposed amendments include a definition of a transient use and revision to the transient use classification system of the zoning ordinance to include short term rentals and define bed and breakfast homestay uses as a conditional use only in residential zoning districts.

Staff has also presented to the City Commission an amendment to the City's adopted residential code regarding short term rental building design which can include up to five (5) rental units. The code amendment also includes requirements for exterior doors out of individual rental rooms in short term rentals and bed and breakfast homestay uses or require the installation of a fire sprinkler system. The only exception is a single rental bedroom on the same floor as other non-rental bedrooms in an owner occupied facility. Also the amendment defines new facilities to include hard lined smoke detection systems and when applicable carbon monoxide alarm systems. The Municipal Code amendment does not require Planning Commission review and recommendation like a zoning ordinance amendment does.

STAFF RECOMMENDATION: Approval

DISCUSSION ITEMS:

120 Two Mile Parkway- Home improvement business proposal

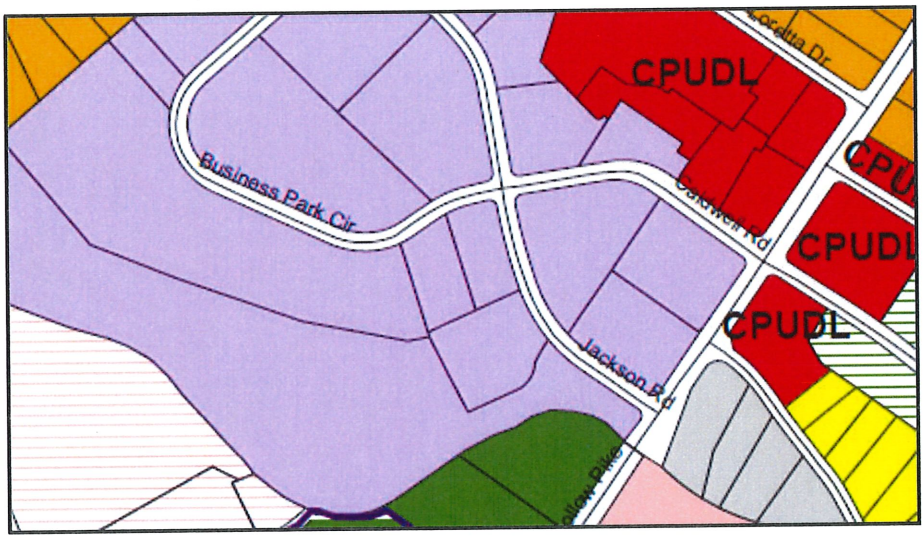
STAFF NOTES: Withdrawn 9-4-2019 item removed for agenda

Animal day care facility proposal

STAFF NOTES:

The applicant was unable to attend the August meeting. Per discussion at the August meeting, staff has received a request for a possible zoning map or zoning ordinance amendment to permit the construction of a dog day care facility on Jackson Road adjacent to the North Creek Park. The property is currently zoned GOPUD, General Office Planned Unit Development. Staff discussed with the applicant that noise would be a concern and to review the site and building design to manage the noise since the property is adjacent to a day care facility, assisted living facility, professional offices, and the city park.

Zoning Map Section –Light Purple – GOPUD, General Office Planned Unit Development



Sumner County Urban Growth Boundary

STAFF NOTES:
The City has submitted a request to the Sumner County Growth Coordinating Committee for a proposed expansion of the City's Sumner County Urban Growth Boundary along Long Hollow

Pike to Happy Hollow Road. City staff is working with Hendersonville staff for an agreement to permit the City to expand the growth boundary into an existing section of Hendersonville's growth boundary along Long Hollow Pike and the City permitting a sixty-four (64') road right-of-way dedication to the City of Hendersonville on the City's 40.8-acre property located south of Gallatin Road off South Cedar Point Road. The City purchased the property in 1992 for a possible future sewer treatment facility due to the proximity of the property to the Cumberland River. The roadway right-of-way is for a proposed Hendersonville roadway connection. The formal approval process will include review by the Planning Commission and City Commission and two (2) local public hearings. All the other cities in Sumner County and the County Commission will also have to review and approve the proposed amendments. The Cities of Gallatin, Hendersonville, and Portland also have proposed amendments.

August 2017 Meeting Packet Section:

The cities in Sumner County are working on a proposed amendment to the Sumner County Urban Growth Boundary. All the City Commissions in Sumner County and the County Commission are required to adopt the proposed revisions. Goodlettsville does not have an urban growth boundary in Davidson County due to the metropolitan form of government state law exemption. The Sumner County Urban Growth boundary is basically an area where the City can support growth including the extension of city services. The current urban growth boundaries are basically limited by topography due to future sewer service design constraints. These boundaries are near the change in local drainage watersheds.

Attached with the digital meeting packet is a section of the Sumner County Urban Growth Boundary

Light Green- Goodlettsville City Limits (Per City limits at time of map approval- 2001)

Dark Green Goodlettsville Sumner County Growth Boundary

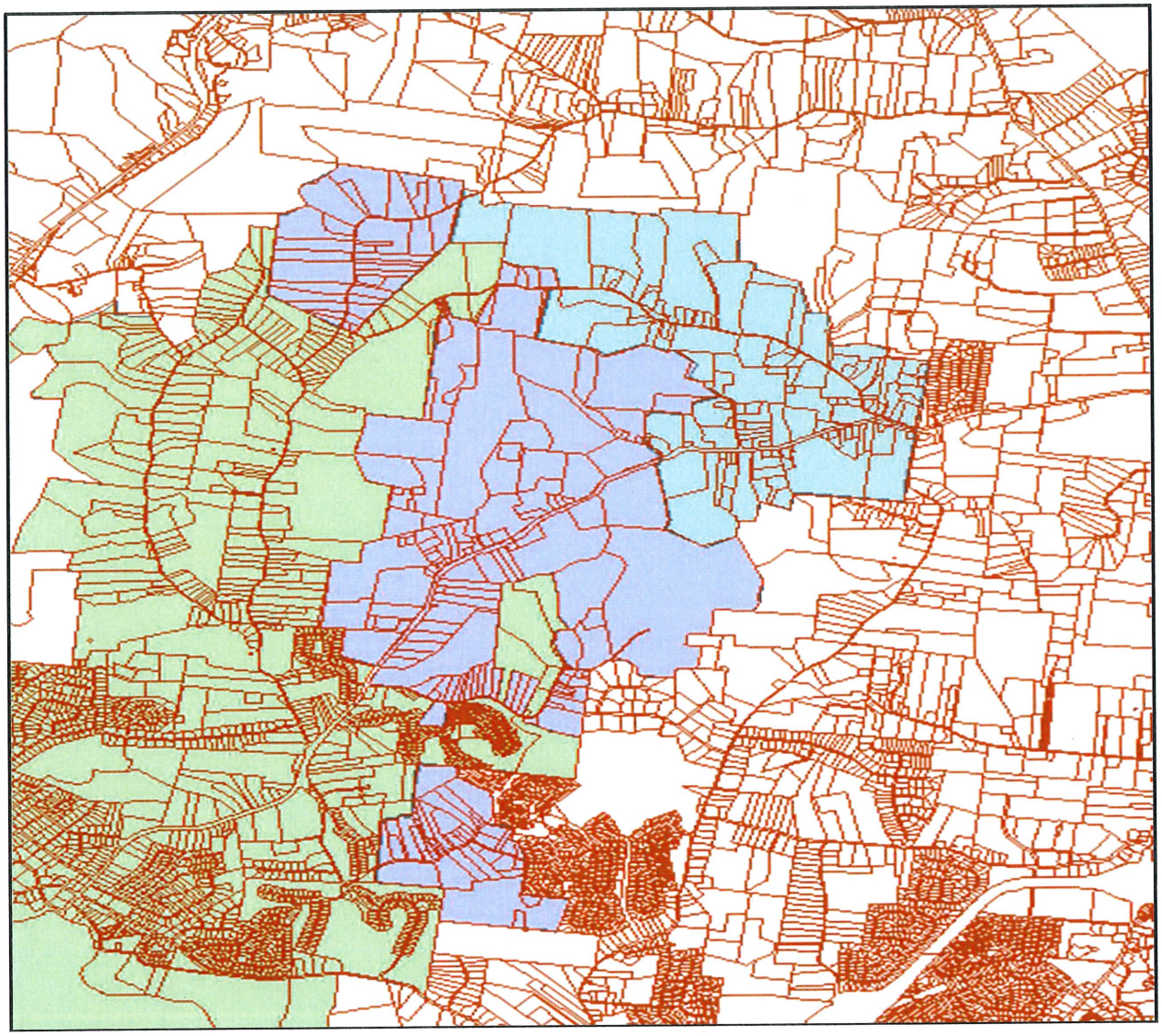
Lighter Blue- Millersville City Limits/Growth Boundary

Darker Blue- Hendersonville City Limits/Growth Boundary

Goodlettsville's Sumner County Urban Growth Boundary stops at the Ralph Hollow Road intersection on Long Hollow Pike, Hogan Branch roughly at 537/ 538 Hogan's Branch, and Happy Hollow at 344 Happy Hollow Road

Sumner County Growth Boundary Amendment Proposal Submittal

Green- Current City Limts
Purple- Current Growth Boundary
Blue- Proposed Growth Boundary Expansion



OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 5, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Vice- Mayor Rusty Tinnin, Scott Trew, Judy Wheeler, Grady McNeal, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, David Lynn

Absent: Bob Whitaker

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Mike Bauer, Tim Ellis, Mary Laine Hucks, and others.

Chairman Espinosa called the meeting to order.

Staff discussed items one and two (2) had been withdrawn by the applicant and would be removed from the agenda. Chairman Espinosa asked if items 6/7 could be considered at the same time. Staff stated yes. Vice Chairman Galbreath asked audience members if any was in attendance including requesting them to raise their hands to speak on items one or two (2). No one responded.

Jim Hitt made a motion to approve the agenda as amended. David Lynn seconded the motion. The motion passed to approve the agenda unanimously 10-0

With no additions or corrections, Jerry Garrett made a motion to approve the minutes of the July 1, 2019 meeting. Jim Galbreath seconded the motion. Motion approved 9-0 with Jeff Duncan not voting since not at July 1, 2019 meeting.

ITEM #1 AND ITEM#2 Withdrawn by Applicant. No one present to speak on public hearing for Item#1

ITEM#3

North Creek Commons-Ragan Smith: Request final subdivision plat amendment for two (2) lots on 8.9 acres. Property is located on North Creek Boulevard and is referenced as Davidson County Tax Map/Parcel 0194001800 and zoned HDRPUD, High Density Residential Planned Unit Development. The subdivision plat includes the creation of a floodway preservation lot. Property Owner: 3000 Northcreek, LLC (9.1 # 06-19)

Matt Lackey, Ragan-Smith Design Firm, Project Representative

Staff Discussion Items:
-Proposed lot is in FEMA flood way area
-Intention for a floodway preservation lot
- Notation about non-buildable area and open space area for adjacent project

- Project Representative stated can show with calculations not needed for minimum open space area

Planning Commission Discussion Items:
-Commission discussed staff stipulation and decided to include in meeting motion

Motion: Jim Hitt made a motion to approve with staff stipulation regarding notation regarding non-buildable lot for open space dedication, Stott Trew seconded the motion. The motion passed unanimously 10-0.

ITEM#4

Jackson Crossing-Willow Brook Hendersonville: Request final master plan amendment approval for revised landscaping design. Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Sumner County Tax Map/Parcels# 143067.00 and 067.04. Property Owner: Willowbrook Hendersonville, LLC (9.1#7-17)

Jack Ludington, Project Representative

Staff Discussion Items:
-Original plan approved included rezoning from agricultural zoning to commercial
-Adjacent property still agricultural zoning which is a residential zoning district
-Buffer required between residential and commercial
-Zoning Ordinance includes provision to allow Planning Commission to approve alternative designs with property topographical issues
-Original plans includes a solid fence to reduce width of buffer yard area
-Gabion basket bank stabilization in back corner
-Request is for alternative screening since with elevation change fence would not be as effective
-Staff discussed a two-layer evergreen tree buffer from basket area to front property line to meet intent of ordinance
-Project Representative agreed with staff comments- aware of stipulation

Planning Commission Discussion Items:
- Commission discussed if plants can grow in area
-Project Representative discussed would be irrigated- reason for cedar trees
-Vice Chairman Galbreath asked about if plantings would block exits at back of building
-Project Representative- said no but plants and trees would have to be trimmed in area

Judy Wheeler made a motion to approve, Grady McNeal seconded the motion. Motion approved 9-1, Vice Chairman Galbreath voted against.

ITEM#5

Copper Creek 2-6 - Meritage Homes: Requests one -year performance bond extension

Billy Waits, Meritage Homes Project Representative

Staff Discussion Items:
-Project status forty-three (43) of fifty-five (55) residential lot complete or under construction
-Remaining items- final asphalt and sidewalk sections for lots under construction.
-Staff estimate $ 155,000 remaining including percentage of installed curbs and asphalt binder for repairs
-Project Representative discussed expect to start finishing improvements next three (3) – four (4) months

Jerry Garrett made a motion to approve, David Lynn seconded the motion. Motion approved 9-0. Jim Hitt- Abstained

ITEMS #6/#7

Copper Creek 2-2 and 2-3- Meritage Homes: Requests recommendation to the City Commission for acceptance of the public improvements

Billy Waits, Meritage Homes Project Representative

Staff Discussion Items:
-November 2018 Planning Commission voted to release project bonds since per staff report items were completed
-City public acceptance process includes Planning Commission review and recommendation to the City Commission with a one-year maintenance bond
-Per applicant intention was for formal acceptance in addition to the bond release
-Two section bonds totaled $ 306,000
-Maintenance bonds typically 10% of original performance bonds
-Recommend $ 30,000 maintenance bond
-Maintenance period either one-year for formal acceptance or one-year maintenance period starting in November 2018
-Project Representative stated their intention was for acceptance

Planning Commission Discussion Items:
-Scott Trew discussed if intent was acceptance then one -year period should be from November 2018
-Russell Freeman and staff discussed state law no defined minimum maintenance period
-Project Representative agreed to maintenance bond till December 2019

Scott Trew made a motion to approve, Mayor Jeff Duncan seconded. Motion approved 9-0. Jim Hitt- Abstained

ITEM #8 **Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to include hotel and extended stay hotel uses as**

permitted uses in the CPUDL, Commercial Planned Unit Development Limited Zoning District.

Staff Discussion Items:
-City staff has had two (2) different development prospects for a hotel on the six (6) acre property behind old Rivergate Theatre and Park and Ride Lot
-Property is adjacent to SR 386/Vietnam Veterans Parkway
-Project is zoned CPUDL, Commercial Planned Unit Development that doesn't permit hotels
-Adjacent properties zoned CSL, Commercial Services Limited and GOPUD, General Office Planned Unit Development (other side of SR 386)
-Amendment would include hotels and extended stay hotels with stipulation when only adjacent to limited access highways like I-65 and SR 386
-Other CPUDL zoned properties, Publix Center including out lots, Long Hollow Winery, property across street from Publix Center on Long Hollow at Ellen Drive and section of SR 41 north side of city limits

Planning Commission Discussion Items:
-Jerry Garret asked if easier to rezone instead since adjacent properties zoned CSL, this is only CPUDL zoned property in area
-Russell Freeman discussed definition of a limited access highway
-Staff discussed either amendment or rezoning will work
-Vice-Chairman Galbreath asked about comprehensive plan
-Staff discussed area shown on comprehensive plan as commercial concentration so either CSL or CPUDL would work
-Chairman Espinosa asked why request not proposed as rezoning instead
-Staff discussed they have only been dealing with potential developers and not owner but proposed uses would be consistent with other permitted uses in area
-Staff and Commission discussed cities can zone by ordinance without property owner's request
-Staff and Commission discussed differences between CSL and CPUDL zoning and permitted uses very consistent except for animal care and hotels
-Mayor Jeff Duncan discussed that extended stay hotels would require a conditional use review in CSL but not in proposed amendment
-Tim Ellis discussed proposal for amendment rather than rezoning but request staff to discuss zoning of entire mall area portion in city limits
-Staff discussed CSL, Commercial Services Limited uses
-Vice Chairman Galbreath discussed concern with amendment and opening up issues with other CPUDL properties
-Scott Trew discussed rezoning would clean up the only property in area not CSL zoning
-Staff and Commission discussed property owner to be notified.
-Tim Ellis defined the property to be recommended to City Commission to be rezoned to CSL is Davidson County Tax Map Parcel# 02600000700

Jerry Garrett made a motion to recommend rezoning referenced property from CPUDL, Commercial Planned Unit Development Limited to CSL, Commercial Services Limited, Scott Trew seconded. Motion approved 9-1, Judy Wheeler voted no.

DISCUSSION ITEMS

Page Drive/Caldwell Drive rezoning/subdivision proposal
-Bruce Rainey Surveyors, Project Representative
Staff discussed previously denied rezoning (August 2017) request from R-25, Low Density to R-15, Medium Density to permit a single family home on Caldwell Drive
-Staff discussed meeting packet included August 2017 meeting minutes and staff report
-Project Representative discussed drainage issue discussed from August 2017- reviewed and not an issue would not be anything needed than otherwise typically done for a single home being built
-Jim Hitt- discussed location of driveway
-Project Representative discussed driveway would be across from electrician business on Caldwell Drive – good visibility
-Mayor Jeff Duncan stated request for another home in location might be too tight for area-wedging in home **on lot**
-Property Representative discussed could have minimum building material and area restrictions
-Buyer representative- currently live at 436 Buffalo Run- looking to downsize but want to remain in area- proposing 2, 100 sq. ft. home
-Property Representative discussed intention was to get take of Planning Commission to decide to proceed or not

Animal day care facility proposal
-Representative could not attend meeting
-Zoning Map and Ordinance amendment would be required
-Dog day care type facility
-Staff concerned with noise- due to adjacent uses- asked applicant to review design to deal with noise
-Vice-Chairman Galbreath asked about sanitary design of facility- handling of waste

Public Forum on Planning Related Topics
Chairman Espinosa opened the public forum.

Reba Hicks- 504 Caldwell Lane – Adjacent property owner of rezoning item discussed
-Concerned with 2,100 sq.ft house- larger than others in area
-Wanted to know about building materials – brick to grade to be consistent not siding
-Wants proposal to meet the character of area
-Discussed her home built in 1968 and proposal would change typical frontage along road

Marcia Cornell- 436 Buffalo Run
-Originally came with property owner in August 2017
-She has lived in city 17 years
-Proposal includes scale and design that would add value to area

-Businesses and townhouses across street so additional home would not be negative in area

Resident at 317 Mccoin Drive
Request to be able to do an Airbnb for songwriters a few times a month in her house- nice quiet area and end of street- adjacent to large acreage of undeveloped property
-Large basement great place to have space
-Other short term rentals in area
-Staff and Commission discussed recent amendments defining short term rentals only in select commercial zoning districts
-Staff and Commission discussed bed and breakfast homestay and differences per city ordinance and state law
-Staff discussed bed and breakfast homestay owner occupied per city rules up to 4 rooms
-State Short Term Rental Act exempt bed and break homestay uses from short term rental zoning protections

Motion made to close public forum by Jim Hitt, seconded by Jerry Garrett- All in favor to close public forum

With no further business, the meeting adjourned at 6:25

Tony Espinosa, Chairman

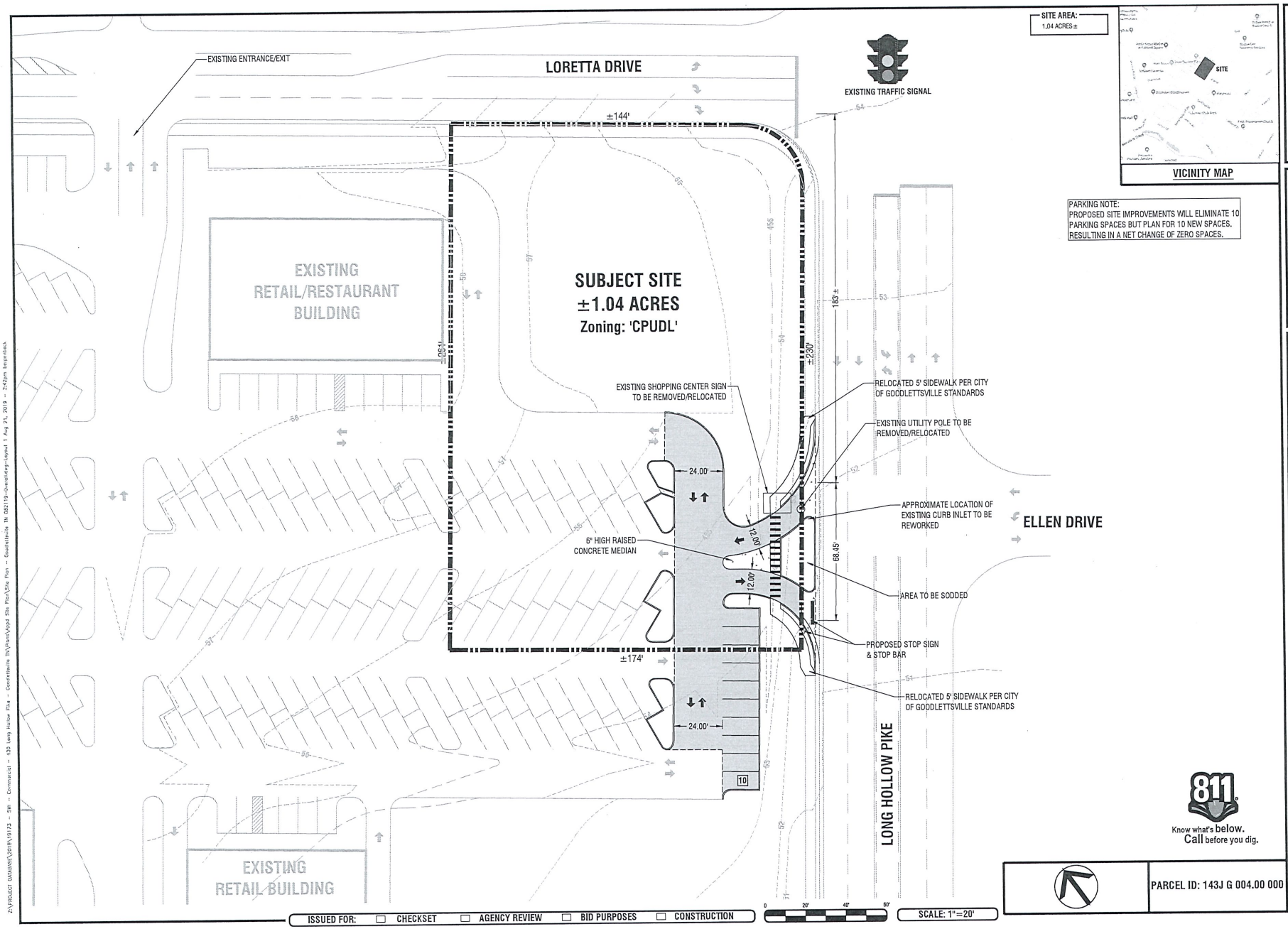
Rhonda Carson, ECD Assistant

Following Meeting- Planning Commission Training Session- Comprehensive Land Use Planning-Presented by Addam McCormick- Goodlettsville Planning Department

Members in attendance:

Chairman Tony Espinosa
Vice-Chairman Jim Galbreath,
Vice- Mayor Rusty Tinnin,
Scott Trew,
Judy Wheeler,
Grady McNeal,
Jim Hitt,
Mayor Jeff Duncan,
Jerry Garrett,
David Lynn

DRAFT



VICINITY MAP

PARKING NOTE:
PROPOSED SITE IMPROVEMENTS WILL ELIMINATE 10 PARKING SPACES BUT PLAN FOR 10 NEW SPACES. RESULTING IN A NET CHANGE OF ZERO SPACES.

811 Know what's below. Call before you dig.

PARCEL ID: 143J G 004.00 000

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 60'

SCALE: 1"=20'

PLANS PREPARED FOR:
SEELEY | WALLIS INVESTMENTS, LLC
3100 WEST END AVENUE - SUITE 930
NASHVILLE, TENNESSEE 37203
TELE: (615) 742-9955

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL DRIVEWAY
CALDWELL SQUARE SHOPPING CENTER
430 LONG HOLLOW PIKE
GOODLETTSVILLE, SUMNER COUNTY, TN

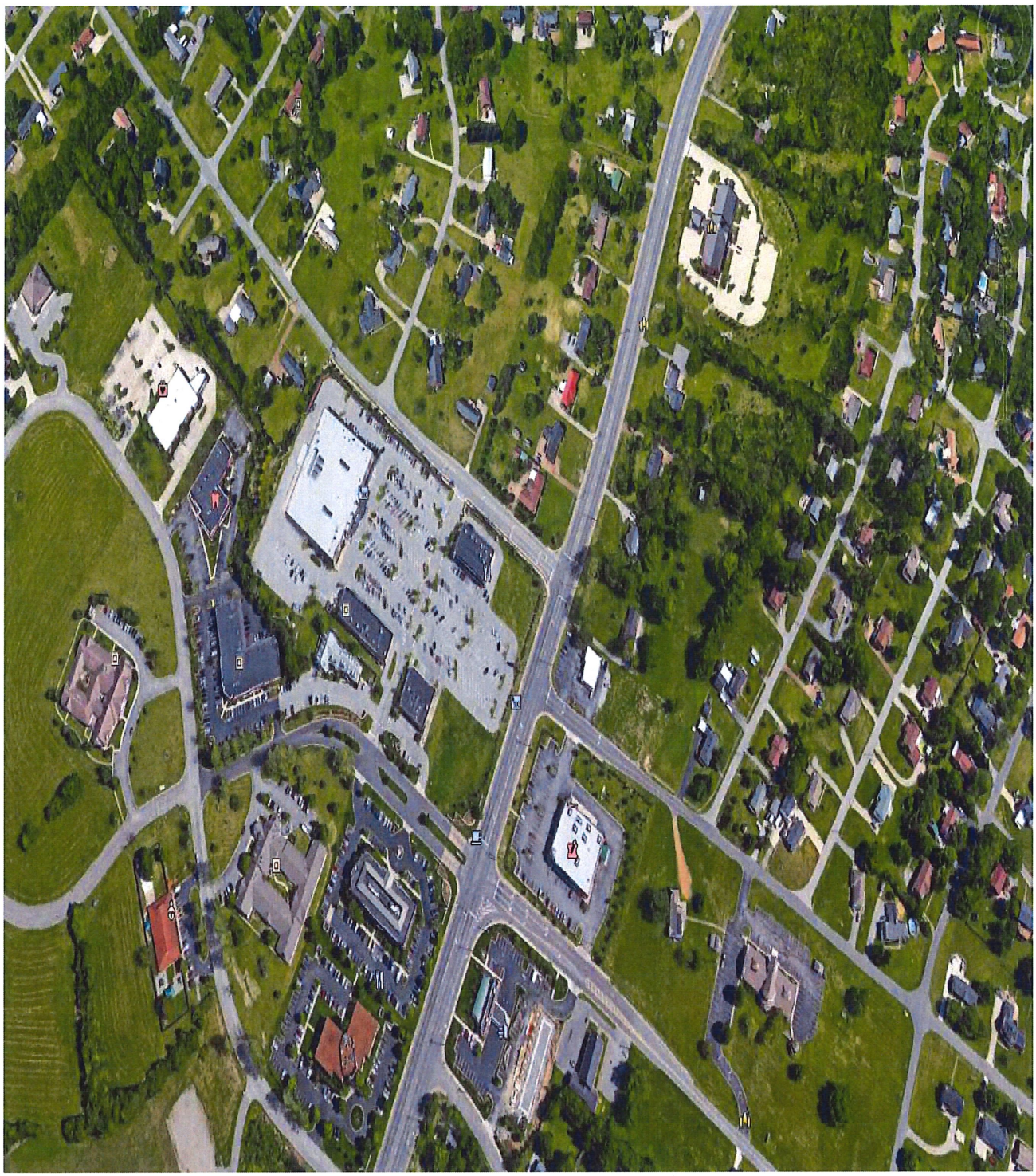
REVISIONS

NO.	DATE	DESCRIPTION
1	08-21-19	AS SUBMITTED TO PLANNING COMMISSION

DATE:	08-21-19
DMG Project No:	19173

OVERALL SITE PLAN
SP-01

17



#1

CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.
Nashville, TN 37221
Phone: 615-638-8207

August 19,2019

HAND DELIVERED

Mr. Addam McCormick
City Planner
City of Goodlettsville TN

RE: Echo Hills

Dear Mr. McCormick

As requested and at the bequest of the owner of the property and contracted purchase optionees this letter is written to formally request re-approval of the concept plan and associated submitted site plans for Echo Hills Section 5.

We ask that these items be heard at the September 9, 2019 commission meeting.

If you have any questions or need additional information please call.

Sincerely,
Civil Design Consultants LLC

Jared R. Gray, PE

NOTES:

1. All streets will be public.
2. Any detention requirements will be accommodated within the proposed open space.
3. All streets will have 50' R.O.W. unless otherwise noted.
4. Proposed Metro water supply system.
5. The 100' Buffer Zone located near the recreation center will remain free of development other than that necessary for drainage or utilities.

VICINITY MAP

EXISTING RIGHT-OF-WAY (50')

PROPOSED FUTURE RIGHT OF WAY (60')

PLANTATION ESTATES, SECTION 1
Book 3842, page 40
Zoned R-20 (Metro)

MID-SOUTH PROPERTIES
Parcel 21, Map 33
Zoned Residential P.U.D.

BETHEL MISSIONARY BAPTIST CHURCH
Parcel 32, Map 3

HELEN F. WALKER
Parcel 31, Map 33
Zoned Ag. District

WORRELL FAMILY TRUST
Parcel 29, Map 33

OLD CHRIST CHURCH OF CHRIST
Parcel 29.1, Map 33

MURPHY MEADOWS SUBD.
Book 5800, page 67
Zoned Single Family "B"

SECTION ONE

SECTION TWO

SECTION THREE

SECTION FOUR

SECTION FIVE

SECTION SIX

ECHO HILL BOULEVARD

SOLITUDE CIRCLE

SOLITUDE SECTION COURT

SOLITUDE CIRCLE (EAST)

SOLITUDE CIRCLE

open space

open space

open space

open space/ detention pond

DETENTION/WATER QUALITY POND

TEMPORARY TURNAROUND ESMT.

RSA

100' BUFFER ZONE

POOL

RECREATION CENTER

PARKING

TENNIS COURT

proposed sewer by Metro.

proposed sewer by Metro

proposed sewer by Metro.

Proposed Sewer

OLD DICKERSON PIKE

FONTAINE ROAD

Metro Government of Nashville

City of Goodlettsville

City of Goodlettsville

Metro. Government of Nashville

CAMPBELL ROAD

Metro Zoned RPO

Metro Zoned CS

highway business district

DICKERSON PIKE

City of Goodlettsville

Metro Government of Nashville

PHASE LINE

Owners: Echo Hill Partnership
1700 Hayes Street
Suite 104
Nashville, Tennessee 37203

Goodlettsville, Davidson County
Parcels 26, 28, portions of 29 and 30, map 33, and
lot 5 of Murphy Meadows Subd.(Book 5800, Page 67)

LAND USE SUMMARY

Total Site Area	60.2 acres
15% R.O.W. (street) Allocation	9.0 acres
Residential Development Area (R.D.A.)	51.2 acres

OPEN SPACE

Required	10.2 acres (20% of R.D.A.)
Proposed	11.0 acres (21% of R.D.A.)

DENSITY

Allowed	7 units/ac. (358 units)
Proposed	2.6 units/ac. (131 units)

NO	DATE	BY	CHANGE
7	10/18/93	NF/RT	Add grade, structures tables and revisions
8	3/30/07	[illegible]	Per Sect 5 & 6 Development

AREA
SQUARE FEET= 2,622,300
ACREAGE= 60.2

REVISIONS

NO	DATE	BY	CHANGE
1	9/30/87	MSB	
2	10/14/87	MSB	
3	12/3/87	MSB	Detention Added
4	12/17/87	JLO	Front lots on Campbell Road
5	7/19/94	[illegible]	Rev. Sect. & Sewer Lines.
6	10/07/02	[illegible]	Add sections & section lines.

ECHO HILL ESTATES

residential p.u.d. schematic plan

SCALE: 1"=100 0 50 100 200

RAGAN-SMITH ASSOCIATES, INC.
CIVIL ENGINEERING–SURVEYING–LANDSCAPE ARCHITECTURE
315 WOODLAND STREET
NASHVILLE TENNESSEE, 37206–PHONE 615-244-0591

DRAWN BY: MSB | DATE: 12/18/87 | APPROVED BY:

JOB NO. 87-135
WK. ORDER 2634
SHEET NO. 1

NSP 2103

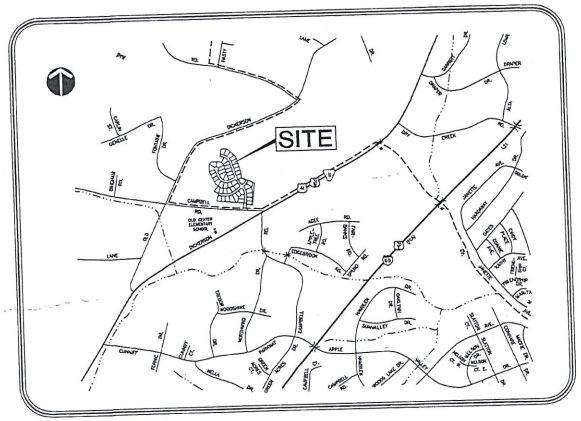
ROADWAY, GRADING, DRAINAGE, SANITARY SEWER, WATER AND EROSION CONTROL CONSTRUCTION PLANS FOR

ECHO HILL ESTATES - SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT

ECHO HILL PARTNERSHIP

c/o MR. BOB YEATMAN • 1700 HAYES STREET • SUITE 104 • NASHVILLE, TENNESSEE • 37203 • PHONE (615) 329-1720



LOCATION MAP
(Not To Scale)

INDEX OF SHEETS

SHEET	DESCRIPTION
C1	COVER SHEET
C2	STANDARD ROADWAY AND DRAINAGE DETAILS & NOTES
C3	STANDARD EROSION CONTROL DETAILS & NOTES
C4	OVERALL GRADING, DRAINAGE and EROSION CONTROL PLAN
	ROADWAY PLAN & PROFILE SHEETS
C5	SOLITUDE CIRCLE
C6	SOLITUDE COURT
C7	OVERALL WATER PLAN
C8	OVERALL SANITARY SEWER PLAN
	SANITARY SEWER PLAN AND PROFILE SHEETS
C9	LINE A
C10	LINE B & LINE C

TAX MAP: 33 - A PORTION OF PARCEL 29

2nd CIVIL DISTRICT of METROPOLITAN NASHVILLE
CITY of GOODLETTSVILLE
DAVIDSON COUNTY, TENNESSEE

METRO PROJECTS

SANITARY SEWER 07-SL-38
WATER 07-WL-18

RAGAN·SMITH ASSOCIATES
PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST., P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-8759

ECHO HILL ESTATES
SECTION 5
LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.
COVER SHEET

3 03/30/07-(WRH) SEE SHEETS C7 – C10
2 02/25/05-(RFA) SEE C7-C10
REVISIONS

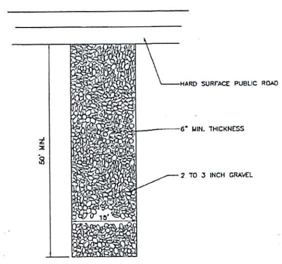
DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.
C1

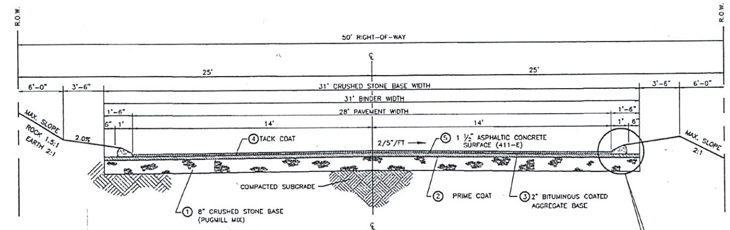
REFERENCED DRAWINGS:

GENERAL NOTES

1. Finished profile grade is shown on plans and centerline cut stake will be centerline finished grade.
2. The Contractor shall offset all centerline stakes before beginning the clearing and grading operation and set all necessary stakes for the proper execution of the work.
3. The Contractor is to check and verify all measurements, levels, etc. before ordering materials and proceeding with the work, and is to be responsible for same.
4. All trees, stumps, obstructions, etc. removed from the right-of-way and borrow areas are to be disposed of by the Contractor as approved by Owner, so as to cause no pollution of the environment.
5. Any additional material required to complete embankments beyond that removed from the roadway is to be secured from areas approved by the Owner and the Engineer.
6. The Contractor will be held responsible for the damage or loss of any reference points, monuments, hubs and staked lot corners during the construction of his work, and shall bear the cost of replacing same.
7. Care shall be taken to protect any utilities, trees, buildings, etc. which are to remain and not to be disturbed by the construction. The Contractor shall be responsible for any damages to such property.
8. All surplus excavation shall be placed on the site as approved by Owner for purposes of landscaping.
9. The Contractor shall give all necessary notices and obtain all permits, and pay all legal fees. He shall also comply with all City, County and State building laws, ordinances or regulations relating to building sidewalks, streets, water mains, sewers, blasting, etc.
10. The Contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the Owner.
11. The Contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs and lights, etc.
12. The Contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors or the carelessness of any of his employees.
13. All pay items have been explicitly set forth as such in the proposal; all other items of cost are to be included in the price of the items actually bid upon.
14. The Contractor shall provide such bracing, sheeting and shoring, blasting protection, warning lights and barricades, etc. as may be necessary for the protection of life and property for his own employees and the general public. The Contractor shall comply with all applicable safety statutes and rules requiring certain protective personal apparel such as hard hats, ear plugs, eye shields, protective shoes, etc. The Owner and Engineer assume no responsibility or liability for actions taken by the Contractor endangering life or property.
15. Contractor will exercise extreme caution in the use of equipment in and around overhead and underground utility wires and services. If at any time in the pursuit of this work the Contractor must work in close proximity of the above-noted wires, the appropriate utility company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead wires in the project area should be made by the Contractor prior to the initiation of construction. These underground and overhead lines have been shown as best as can be determined at this time from the information obtained from the utility agencies and by field inspection. The Contractor shall contact each of the affected utility agencies prior to beginning construction and have them determine the exact location and type of their respective underground line. Any injuries relating to existing or proposed utility lines on the project area should be directed to the respective utility agency.
16. The Owner and Engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual location of those shown may be different from the locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the Contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitely establish the position of underground utilities.



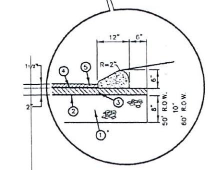
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



TYPICAL CROSS SECTION
NOT TO SCALE
SOLITUDE CIRCLE AND SOLITUDE CIRCLE (EAST)

PAVEMENT LEGEND

1. Two layers of crushed stone (pugmill mix) not to exceed 4" each in compacted thickness. Compaction to be a minimum density of 83% of the solid volume of the material. Sprinkle lightly with water to settle loose dust (total compacted thickness = 8").
2. Prime coat to be applied uniformly over the surface of the base at the rate of three-tenths (3/10) gallon per square yard using RC-70, RC-250, RT-2, RT-3, or AE-P.
3. Bituminous coated aggregate base (hot mix) – Grading "B" mixture. The rate of spread for the bituminous coated aggregate base will be 220 to 240 pounds per square yard in order to provide a minimum thickness of two (2) inches. Application and composition of mix to comply with Section 307 of the Tennessee Department of Highways "Standard Specification for Road and Bridge Construction", latest edition.
4. 0.05 gallon tack coat per square yard: RC-70, RC-250 or emulsified asphalt AE-3.
5. Asphalt concrete surface (hot mix) shall be composed of 5-8 percent (by weight) cement and 92-95 percent (by weight) mineral aggregate. The mineral aggregate shall be composed of 50-55 percent crushed limestone and 45-50 percent natural or manufactured sand. The rate of spread for the asphaltic concrete mix will be 150 lbs. per square yard in order to provide a minimum thickness of (1-1/2") one and one-half inches. Construction to be used shall meet the specifications of "Tennessee Department of Highways Standard Specifications for Road and Bridge Construction", latest edition.

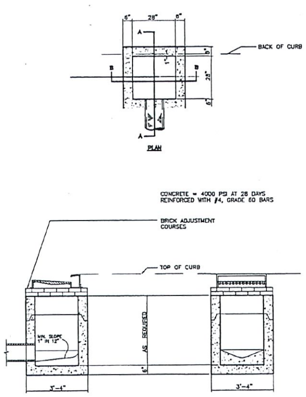


TYPICAL CURB & PAVEMENT DETAIL

NOT TO SCALE

The concrete design mix and installation shall conform to Tennessee Department of Transportation Standard Specifications Section 702 and shall be class "A" 4000 psi concrete to include polypropylene reinforcing fiber @ dosage rate of 1.5 lbs. per cubic yard.

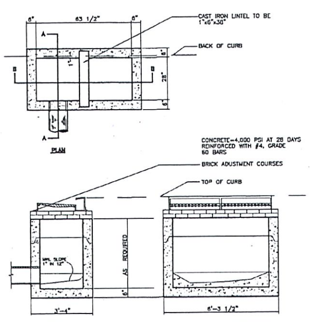
A half-inch premolded expansion joint shall be placed at tangent points of circular curves, between rigid objects, and at other stress points as directed by the engineer.



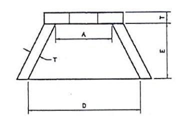
SINGLE INLET (PRECAST)
NOT TO SCALE

RIP-RAP DETAIL

NOT TO SCALE

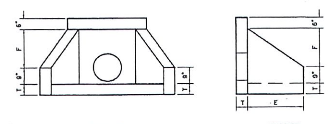


DOUBLE INLET (PRECAST)
NOT TO SCALE



CONCRETE: 4000 PSI AT 28 DAYS. REINFORCED WITH NO. 4 BARS 10" C/C/ EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.
3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	(MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-8"	5'-0"	2'-6"	1'-9"	6"
21"	2'-8"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
28"x20"	4'-0"	6'-8"	4'-0"	1'-9"	6"



CONCRETE HEADWALL
NOT TO SCALE

REFERENCED DRAWINGS:
1
2
3
4

RAGAN·SMITH ASSOCIATES
PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-6739

WILLIAM RANDALL · STATE OF TENNESSEE · No. 10456

ECHO HILL ESTATES
SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

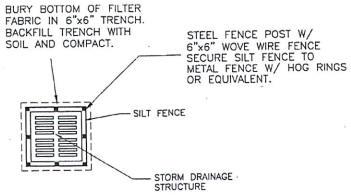
STANDARD ROADWAY AND GRADING DETAILS AND NOTES

REVISIONS

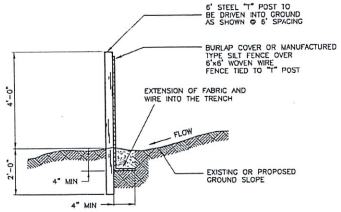
DESIGNED BY: R. TATUM
DRAWN BY: R. ANDREWS
APPROVED BY: B. NICHOLS
SCALE: AS SHOWN
DATE: MARCH 26, 2004
JOB NO. 87-135
WK. ORDER 2634
SHEET NO.
C2

EROSION/SILTATION CONTROL NOTES:

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. STRAW BALES SHOWN THUS ▬ ▬ ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED TOUCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

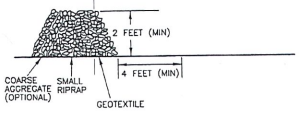


INLET PROTECTION W/FABRIC FENCE
NOT TO SCALE

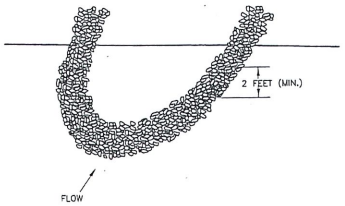


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

EROSION/SILTATION FENCE
NOT TO SCALE



CROSS-SECTION



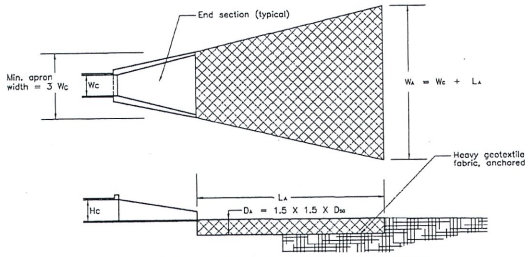
PERSPECTIVE VIEW

STONE FILTER RING
NOT TO SCALE

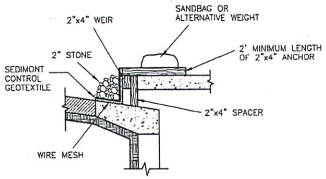
Hc = height of culvert
Wc = width of culvert
La = length of riprap apron
WA = width of riprap apron at end
D50 = median riprap size
DA = depth of riprap apron = 1.5 D50
DMAX = maximun size of riprap = 1.5 D

STRUCTURE	PIPE & DIAMETER (IN)	FLOW (CFS)	D50 (IN)	La (FT)	WA (FT)	DA (IN)
5	18" RCP	5.12	3.5	8	10.5	8

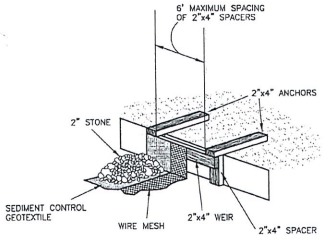
* SCHEDULE BASED ON STORM DRAINAGE OUTLET PROTECTION GUIDELINES SPECIFIED IN TDEC EROSION & SEDIMENT CONTROL HANDBOOK-MARCH 2002



RIP-RAP OUTLET PROTECTION DETAIL
NOT TO SCALE



SECTION



PERSPECTIVE VIEW

CURB INLET PROTECTION W/FABRIC FENCE
NOT TO SCALE

MAINTENANCE/INSPECTION PROCEDURES

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

1. All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
2. All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
3. Built up sediment will be removed from silt fence and/or straw bales when it has reached one-third the height of the fence.
4. Silt fence and straw bales will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
5. The sediment traps will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
6. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
7. A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is included in the Storm Water Pollution Prevention Plan (SWPPP).
8. The site superintendent, will select three individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
9. Those selected for inspection and maintenance responsibilities will receive training from qualified personnel. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used on-site in good working order.
10. Unprotected soils shall be stabilized when construction activity temporarily ceases for more than 21 days.

REFERENCED DRAWINGS:

RAGAN·SMITH ASSOCIATES
PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-8739

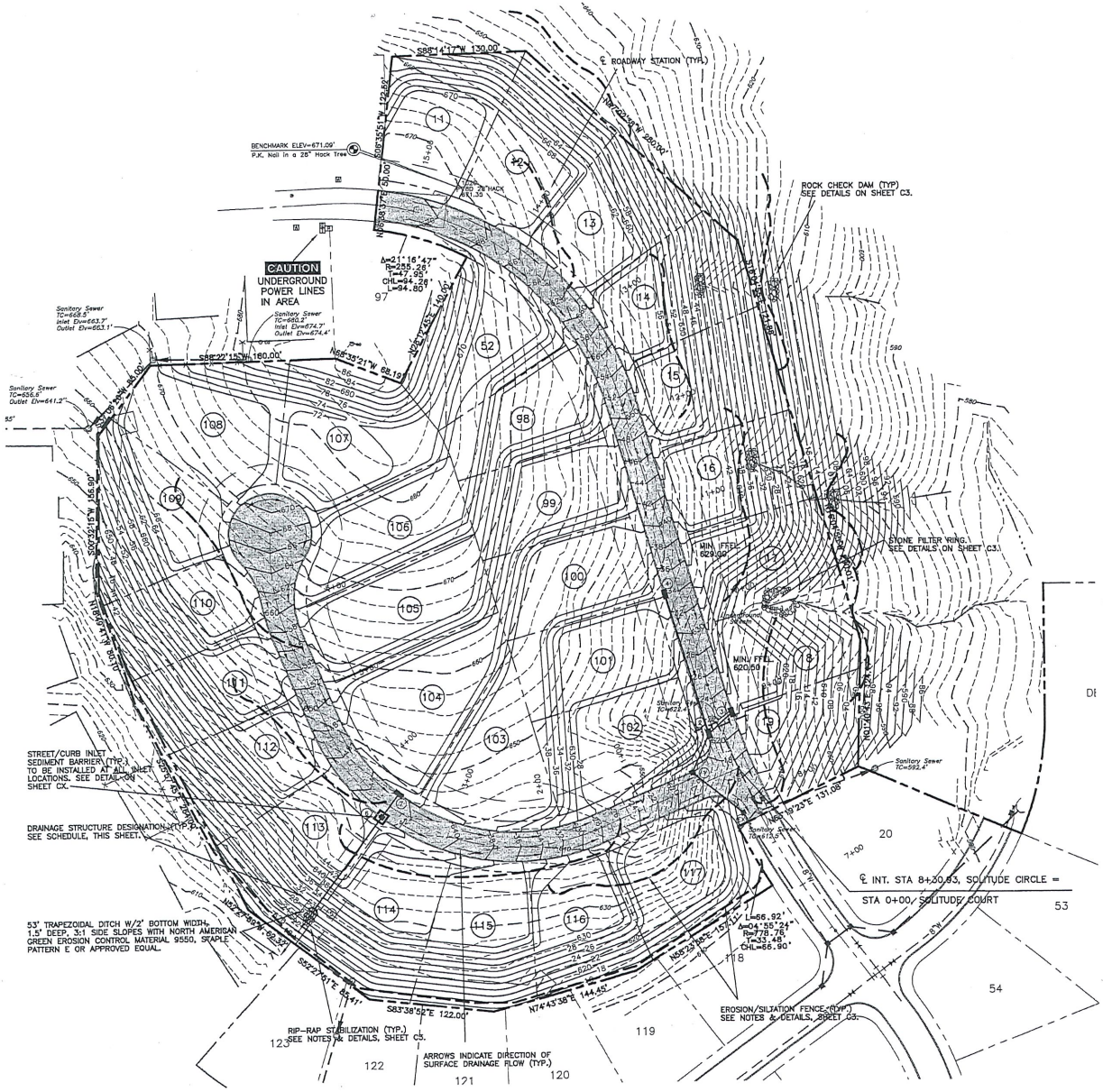
ECHO HILL ESTATES
SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

STANDARD EROSION CONTROL NOTES AND DETAILS

REVISIONS	
DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.
C3



GENERAL GRADING AND DRAINAGE NOTES:

1. TOTAL NUMBER OF LOTS IN THIS SECTION IS 30.
2. CONTOURS SHOWN ARE FROM FIELD RUN SURVEY BY RAGAN-SMITH-ASSOCIATES, INC. CONTOUR INTERVAL IS TWO FEET.
3. ROADWAY SECTIONS TO BE BUILT IS AS PER TYPICAL SECTIONS AS SHOWN ON SHEET C2 OF THESE PLANS.
4. ALL DRAINAGE COMPUTATIONS ARE BASED ON A 10-YEAR STORM FREQUENCY: A COMPOSITE RUNOFF COEFICIENT OF 0.45 FOR LOTS AND 0.90 FOR PAVED AREAS; AREA IN ACRES; AND THE RATIONAL FORMULA OF Q = CIA.
5. ALL EXPOSED PIPE CULVERT ENDS WILL HAVE HEADWALLS AS PER THE CITY OF GOODLETTSVILLE PUBLIC WORKS DEPARTMENT.
6. PAVEMENT DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB.
7. ALL PUBLIC ROADWAY CONSTRUCTION AND DRAINAGE STRUCTURES TO BE BUILT AS PER THE SPECIFICATIONS OF THE CITY OF GOODLETTSVILLE DEPARTMENT OF PUBLIC WORKS. BEFORE ANY SURFACE TREATMENT IS PUT DOWN, SUBGRADE MUST BE PROOFROLLED AND ACCEPTED BY THE GOODLETTSVILLE DIRECTOR OF PUBLIC WORKS.
8. THE GRADING CONTRACTOR WILL TAKE PRECAUTIONS TO AVOID DISTURBING OR DAMAGING TREES OUTSIDE THE PROPOSED ROADWAY AND DITCH AREAS. THE CONTRACTOR WILL COORDINATE ALL OFF-ROAD DITCHING AND GRADING WORK WITH THE OWNER.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND UNDER-GROUND AND OVERHEAD UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE RESPECTIVE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. FOR INFORMATION TO DETERMINE THE EXACT LOCATION OF UNDERGROUND CABLES AND/OR LINES, THE CONTRACTOR SHALL CONTACT SOUTH CENTRAL BELL TELEPHONE COMPANY, METRO WATER SERVICES, NASHVILLE ELECTRIC SERVICE AND NASHVILLE GAS.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY ASTM D-698) IN ALL AREAS OF FILL.
11. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
12. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION BY ACTUAL SURVEYS, OR FURNISHED AND TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE OWNER AND CIVIL ENGINEER DO NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
13. NATIVE LIMESTONE RIP-RAP EXTENDING A MINIMUM OF 10 FEET FROM END OF CONCRETE HEADWALL AND HAVING MINIMUM DIMENSIONS OF 1.0'X1.0'X0.5' SHALL BE HAND-PLACED AT THE END OF ALL CONCRETE HEADWALL TO INSURE STABILIZATION.
14. ARROWS IN STREET AREA INDICATE DIRECTION OF FLOW OF SURFACE DRAINAGE TO BE CARRIED BY CURB SECTION.
15. DRAINAGE STRUCTURES DESIGNATED THUS (4).
16. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE AS DIRECTED BY THE OWNER AND SHALL LATER BE USED IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
17. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE ENGINEER SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE SITE, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S.
18. ANY ADDITIONAL FILL MATERIAL REQUIRED TO COMPLETE EMBANKMENTS BEYOND THAT REMOVED FROM THE ROADWAY RIGHT-OF-WAY IS TO BE SECURED FROM AREAS APPROVED BY THE OWNER AND ENGINEER.
19. TRAFFIC CONTROL SIGNS TO BE IN ACCORDANCE WITH CITY STANDARDS.

NO.	STRUCTURE	D.A.	AREA FLOW	ELEVATIONS				PIPE LENGTH	% SLOPE	COMMENT
	PIPE	acres	cfs	TOP	IN	LA	OUT	feet		
EX	EXISTING CB	3.54	12.30	-	608.66		-	-	-	AS SHOWN
1-EX	18" CMP	3.54	12.30	-	-		-	62.0	8.29	
1	DOUBLE	0.60	2.53	817.00	814.90		814.70	37.0	6.81	STA. 0+42.78 CUL-DE-SAC
2-1	18" CMP	2.74	9.77	-	-		-	-	-	
2	DOUBLE	1.00	3.16	620.62	617.62	3	617.42	-	-	STA. 8+72.51 SOLITUDE CIRCLE
					617.62	4				
3-2	18" CMP	0.35	2.21	-	-		-	27.0	4.22	
3	DOUBLE	0.35	2.21	621.78	621.76		618.76	-	-	STA. 8+34.61 SOLITUDE CIRCLE
4-3	18" CMP	1.36	4.40	-	-		-	140.0	8.29	
4	DOUBLE	1.36	4.40	653.63	-		620.63	-	-	STA. 10+16.40 SOLITUDE CIRCLE
5	18" HDWLL	1.36	5.12	-	653.00		-	-	-	AS SHOWN
6-5	18" CMP	1.36	5.12	-	-		-	111.0	14.50	
6	SINGLE	0.28	1.84	642.53	639.30		639.10	-	-	STA. 3+93.36 CUL-DE-SAC
7-6	18" CMP	1.10	3.48	-	-		-	25.0	1.00	
7	DOUBLE	1.10	3.48	642.55	-		639.55	-	-	STA. 3+64.07 CUL-DE-SAC

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WILLIAM RANDALL SMITH
No. 10456
STATE OF TENNESSEE
REGISTERED ENGINEER

ECHO HILLS ESTATES
SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT

2nd CIVIL DISTRICTOF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

OVERALL GRADING, DRAINAGE AND EROSION CONTROL PLAN

REVISIONS

DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.

C4

87135\2634\SEC-5\SHEETS\DWG-GRD.dwg

REFERENCED DRAWINGS:

4	3	
3	2	
2	1	
1		

PLAN - H:\87135\2634\SEC-5\DWG\BBNG
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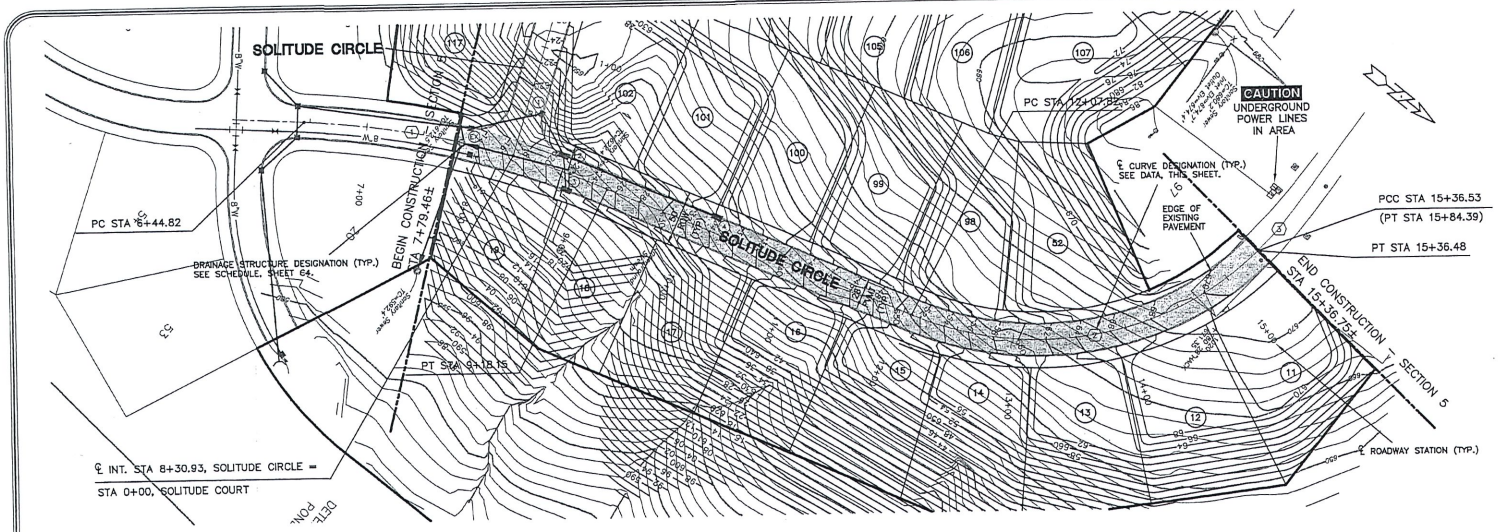

① ℄ CURVE DATA
PI STA = 7+83.00
Δ = 20°46'39"
T = 138.19'
R = 753.76'
L = 273.34'
C = 271.84'

② ℄ CURVE DATA
PI STA = 13+93.99
Δ = 67°11'31"
T = 186.18'
R = 280.86'
L = 328.67'
C = 310.15'

③ ℄ CURVE DATA
PI STA = 15+60.52
Δ = 09°32'43"
T = 23.99'
R = 287.29'
L = 47.86'
C = 47.81'

SCALES:

PLAN VIEW	PROFILE VIEW
1" =50'	1" =50' HORIZONTAL
	1" =5' VERTICAL

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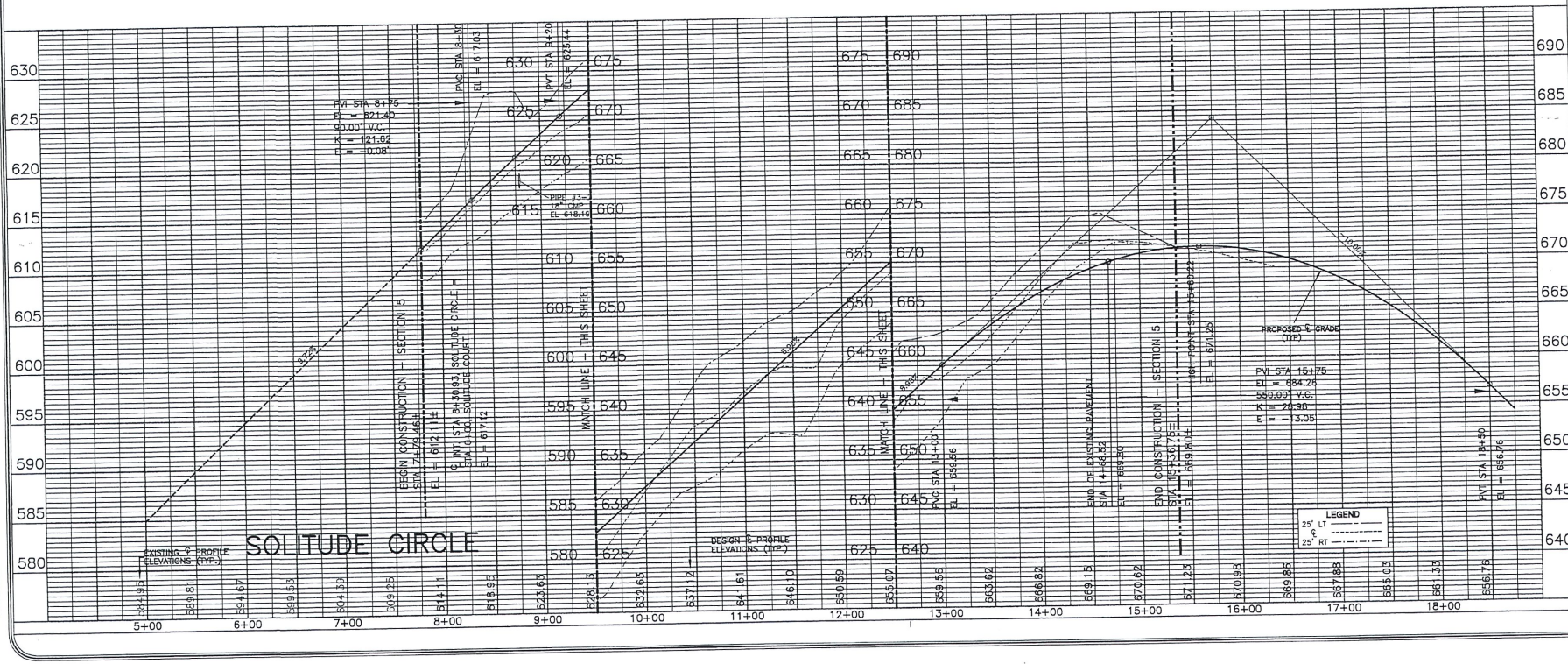

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3	2	PLAN - N:\87135\2634\SEC-5\SOLITUDE.dwg
2	1	VPORT0001 - N:\87135\2634\SEC-5\SOLITUDE.dwg

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WILLIAM RANDALL TATUM
REGISTERED ENGINEER
No. 104540
STATE OF TENNESSEE

ECHO HILLS ESTATES
SECTION 5

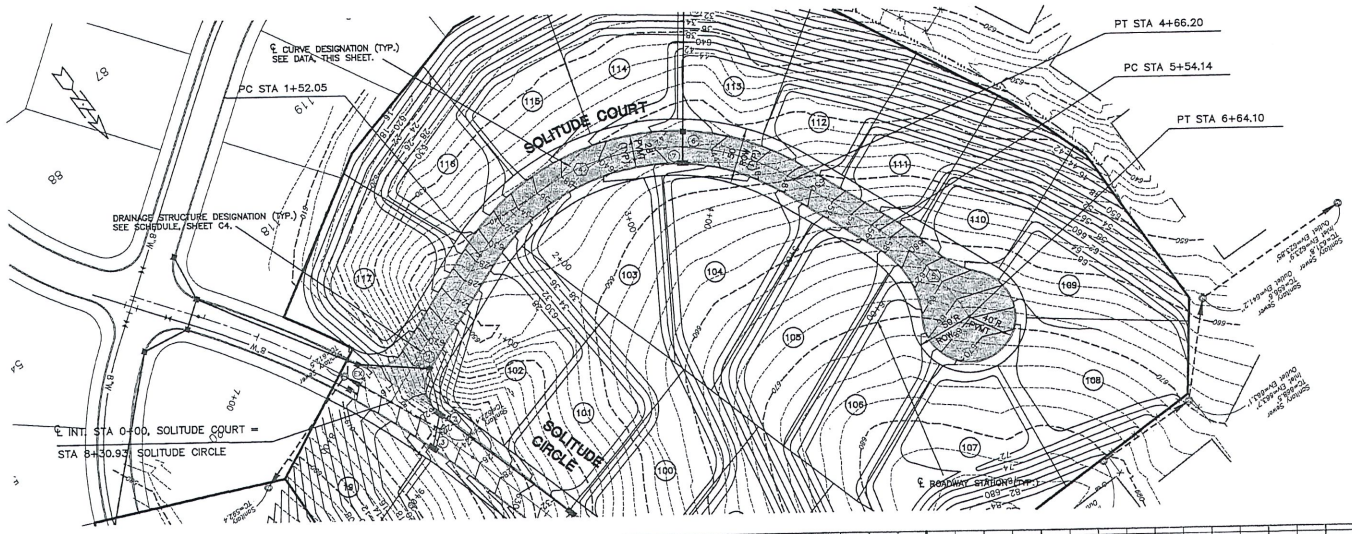
RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

ROADWAY PLAN AND PROFILE - SOLITUDE CIRCLE

REVISIONS

DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO.	87-135
WK. ORDER	2634
SHEET NO.	C5

N:\87135\2634\SEC-5\SHEETS\R-PP-1.dwg



④ ℄ CURVE DATA
PI STA = 3+52.05
Δ = 89°59'60"
T = 200.00'
R = 200.00'
L = 314.16'
C = 282.84'

⑤ ℄ CURVE DATA
PI STA = 6+10.12
Δ = 26°31'31"
T = 55.98'
R = 237.50'
L = 109.95'
C = 108.97'

SCALES:

PLAN VIEW	PROFILE VIEW
1" =50'	1" =50' HORIZONTAL
	1" =5' VERTICAL

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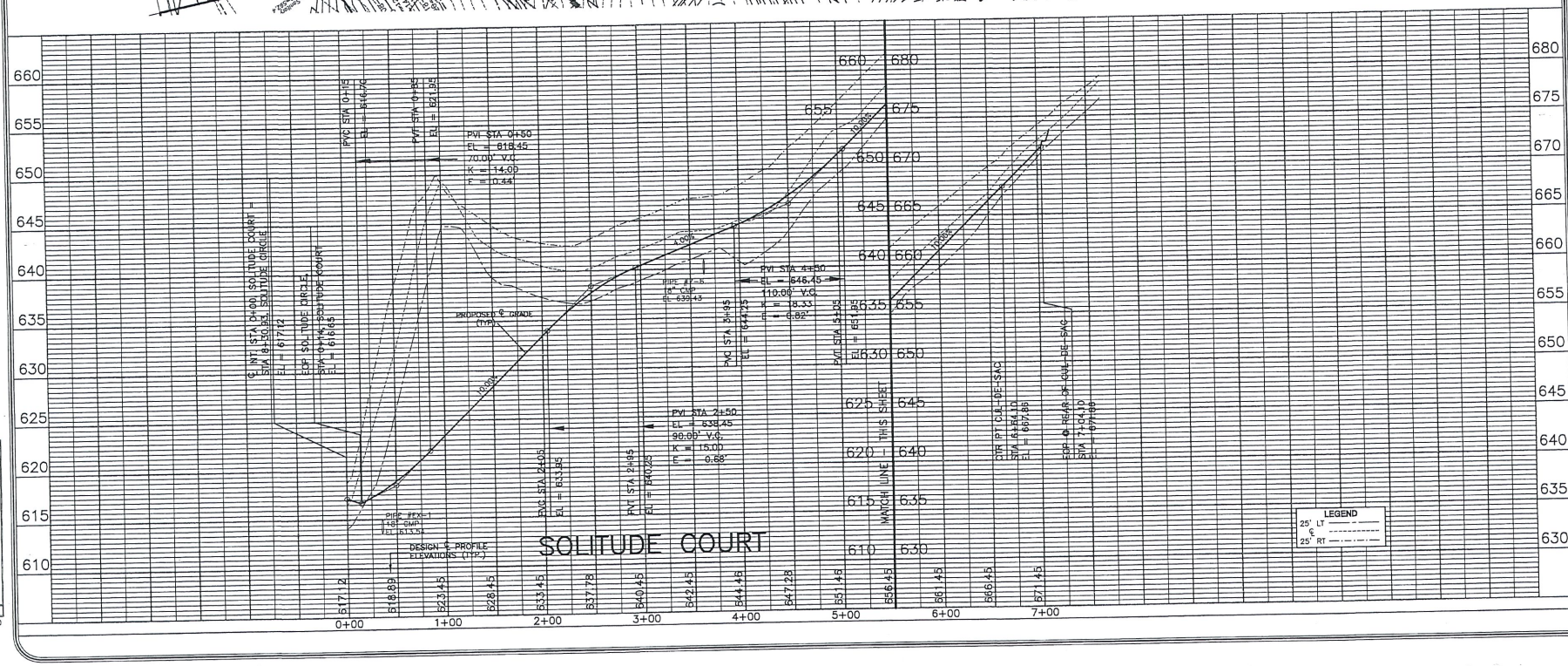

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WILLIAM RANDALL TATUM
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No. 102456
STATE OF TENNESSEE

ECHO HILLS ESTATES SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

ROADWAY PLAN AND PROFILE - SOLITUDE COURT

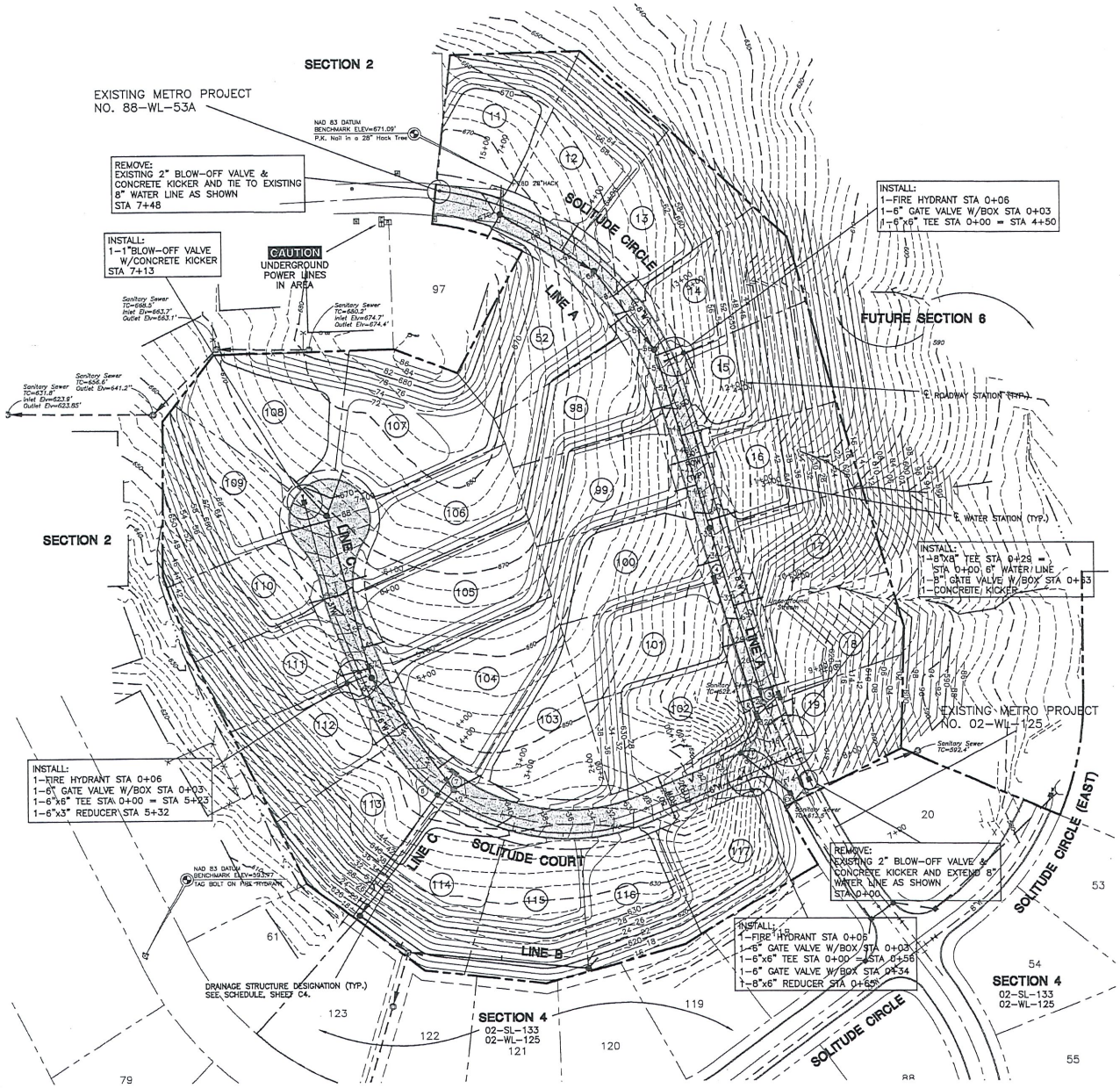
REVISIONS

DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.
C6

4		PROP.	8/17/03
3			3/31/03
2			11/15/02
1			9/26/02

FERENCED DRAWINGS:



GENERAL SEWER AND WATER NOTES:

1. The Contractor's authorized field representative shall notify the Metropolitan Department of Water and Sewerage Services prior to beginning sewer line and water line construction.
2. The Contractor shall obtain all licenses, permits, etc. prior to beginning construction and shall pay all costs associated therewith.
3. All water and sewer construction shall be in accordance with specifications and standard details of Metro Water Services.
4. The Contractor shall be responsible for reimbursing the Metropolitan Department of Water and Sewerage Services the cost of inspection.
5. The Contractor is to provide and maintain the construction identification sign for private development, approved by the Metropolitan Department of Water and Sewerage Services.
6. The Contractor shall provide the Department of Water and Sewerage Services with a set of construction cut sheets prior to the preconstruction meeting and the cut sheets shall include the stations of all proposed service connections.
7. All water meter registers shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. After completion of the sanitary sewer(s), the Developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection section. All costs will be borne by the Developer.
9. No connection to the existing sanitary sewer system or the existing water system will be permitted until the new sanitary sewer line work and the water line work has been approved by the Metropolitan Department of Water and Sewerage Services.
10. The sanitary sewer lines and water lines are to be owned and maintained by Metro Water and Sewerage Services.
11. Sanitary sewer services will be tee-connected to 8-inch main line.
12. A 10-foot minimum horizontal separation shall be maintained between water and sanitary sewer lines wherever possible.
13. All connections to existing manhole(s) shall be by coring and resilient connector method.
14. All sewer line will be PVC class 35 except where grades exceed 19.0% and depth of sewer exceeds 15 feet.
15. All manhole frames to have 24-inch clear openings and to be ASTM A48, Class 30.
16. The Contractor will be responsible for installing the proposed water line around and under proposed drainage structures shown on plan. A minimum cover of 30 inches must be maintained over the proposed water lines.
17. Fire hydrant assembly complete to include:
    a. Appropriate size tee
    b. Pipe run from tee to hydrant
    c. Gate valve and box
    d. Fire hydrant
    e. Concrete kicker (brace)
18. Fire hydrants to be located 3' to 7' behind back of curb.
19. Locate water services 25 feet from side property line to avoid conflict with driveways.
20. The Metro Department of Water and Sewerage Services will permit the use of polyvinyl chloride (PVC) pipe for use as public water mains within its jurisdiction to the following restrictions:
    a. Only 3" in diameter is permitted.
    b. Only Class 200 ~SDR 21) gasket jointed pipe is permitted.
    c. Sixteen gauge wire with bright orange jacket (or other approved means of above-ground location) must be used when installing this pipe.
    d. Service taps (3/4" and 1") will be permitted only with double-bonded tapping saddles. Taps larger than 1" will require that a tee be cut or tapping sleeve and valve.
    e. Valves will be AWWA mechanical joint, iron body-type and fitted with the appropriately sized adapter gaskets to assure compatibility with PVC pipe.
    f. All other specifications related to public water main installation must be employed, including standard leakage and pressure testing.
21. Water line to be located five feet inside roadway curb.
22. Reduced Pressure Backflow Preventer (R.P.B.P.) or dual check will be required on all test and fill lines (jumper) needed for water main construction and must be approved by Department of Water Services.
23. If during the construction of the site development portion of this project, a question of intent or clarity arises from the construction plans, the contractor will immediately bring the matter to the attention of the Civil Engineer for resolution before the affected work items are initiated or pursued further.
24. Upon completion of construction of water and/or sewer, the engineer shall provide the Department with a complete set of as-built plans on moist erasable mylars in reverse and in digital dwg format. Sewer plans shall be sealed by a Licensed Professional Engineer or a Registered Land Surveyor (RLS) and shall include actual field angles between lines, all actual service service lines and tee locations, the distance of the end service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to top of the end of the service line, and shall reflect all alignment and grade changes. Water plans shall reflect all alignment and grade changes. Water plans shall be sealed by a Licensed Engineer or RLS and will include offset distance from the curb/pavement edge, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made thereto.
25. Install water services to all lots in this section according to Metro specifications with pressure regulating valves installed on the street side of the meter and inside the meter box.

METRO PROJECTS

SANITARY SEWER 07-SL-38
WATER 07-WL-18

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ROBERT H. RAGAN III
STATE OF TENNESSEE

ECHO HILLS ESTATES SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICTOF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

OVERALL WATER PLAN

REVISIONS	
3	03/30/07-(WRH) PER METRO WATER & SEWER
2	02/25/05-(RFA) PER METRO WAT. & SEW.

DESIGNED BY: R. TATUM
DRAWN BY: R. ANDREWS
APPROVED BY: B. NICHOLS
SCALE: AS SHOWN
DATE: MARCH 26, 2004
JOB NO. 87-135 WK. ORDER 2634
SHEET NO. C7

3/29/2007 3:41:56 PM C:\ENDUORUNYLER-DUEDES\LocalFiles\Temp\acp1 D:\LOCAL\FILES\93\DV\9320.87135.2634.02.DWG-WRT-Layout1.WRH.PLT

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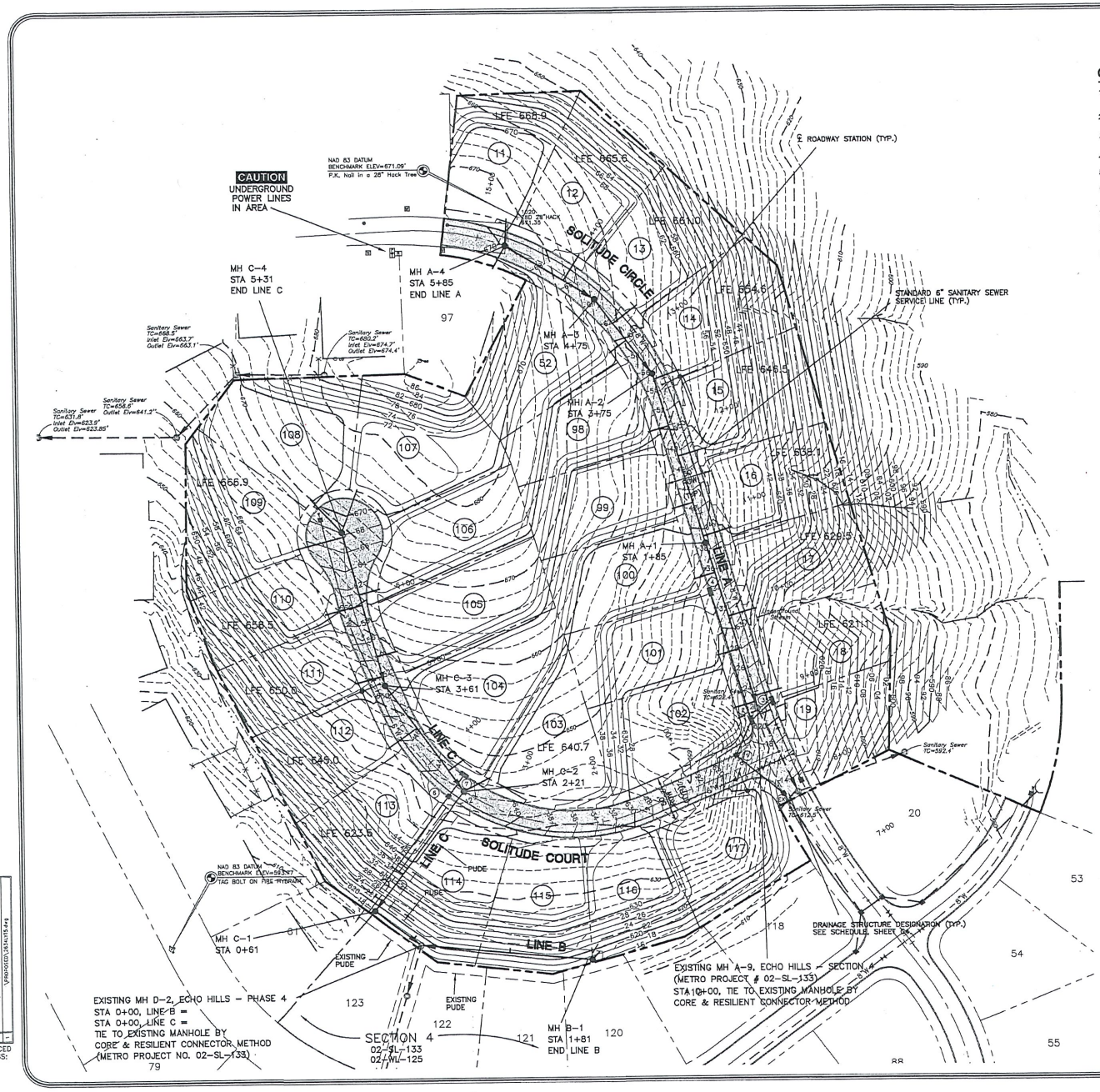

GENERAL SEWER AND WATER NOTES:

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2. The Contractor shall obtain all licenses, permits, etc, prior to beginning construction and shall pay all costs associated therewith.
3. All water and sewer construction shall be in accordance with specifications and standard details of Metro Water Services.
4. The Contractor shall be responsible for reimbursing the Metropolitan Department of Water and Sewerage Services the cost of inspection.
5. The Contractor is to provide and maintain the construction identification sign for private development, approved by the Metropolitan Department of Water and Sewerage Services.
6. The Contractor shall provide the Department of Water and Sewerage Services with a set of construction cut sheets prior to the preconstruction meeting and the cut sheets shall include the stations of all proposed service connections.
7. All water meter registers shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
8. After completion of the sanitary sewer(s), the Developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection section. All costs will be borne by the Developer.
9. No connection to the existing sanitary sewer system or the existing water system will be permitted until the new sanitary sewer line work and the water line work has been approved by the Metropolitan Department of Water and Sewerage Services.
10. The sanitary sewer lines and water lines are to be owned and maintained by Metro Water and Sewerage Services.
11. Sanitary sewer services will be tee-connected to 8-inch main line.
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17. Fire hydrant assembly complete to include:
    a. Appropriate size tee
    b. Pipe run from tee to hydrant
    c. Gate valve and box
    d. Fire hydrant
    e. Concrete kicker (brace)
18. Fire hydrants to be located 3' to 7' behind back of curb.
19. Locate water services 25 feet from side property line to avoid conflict with driveways.
20. The Metro Department of Water and Sewerage Services will permit the use of polyvinyl chloride (PVC) pipe for use as public water mains within its jurisdiction to the following restrictions:
    a. Only 3" in diameter is permitted.
    b. Only Class 200 =SDR 21) gasket jointed pipe is permitted.
    c. Sixteen gauge wire with bright orange jacket (or other approved means of above-ground location) must be used when installing this pipe.
    d. Service taps (3/4" and 1") will be permitted only with double-bonded tapping saddles. Taps larger than 1" will require that a tee be cut or topping sleeve and valve.
    e. Valves will be AWWA mechanical joint, iron body-type and fitted with the appropriately sized adapter gaskets to assure compatibility with PVC pipe.
    f. All other specifications related to public water main installation must be employed, including standard leakage and pressure testing.
21. Water line to be located five feet inside roadway curb.
22. Reduced Pressure Backflow Preventer (R.P.B.P.) or dual check will be required on all test and fill lines (jumper) needed for water main construction and must be approved by Department of Water Services.
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25. Install water services to all lots in this section according to Metro specifications with pressure regulating valves installed on the street side of the meter and inside the meter box.

NOTE:
LOW FLOOR ELEVATIONS (LFE) ARE ESTABLISHED FOR GRAVITY SEWER SERVICE ELEVATIONS.

METRO PROJECTS

SANITARY SEWER 07-SL-38
WATER 07-WL-18

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ROBERT W. HIGHTOWER
STATE OF TENNESSEE

ECHO HILLS ESTATES SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICTOF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

OVERALL SANITARY SEWER PLAN

REVISIONS
2 03/30/07-(WRH) PER METRO WATER & SEWER
1 03/25/05-(RFA) PER METRO WAT. & SEW.

DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634
SHEET NO.	C8

87135\2634\SEC-SUSHEETS\OVR-SEW.dwg

4	3	2	1
PLAN - HLV87135\SHA\SEC-SUSHEETS\OVR-SEWER.dwg			

REFERENCED DRAWINGS:

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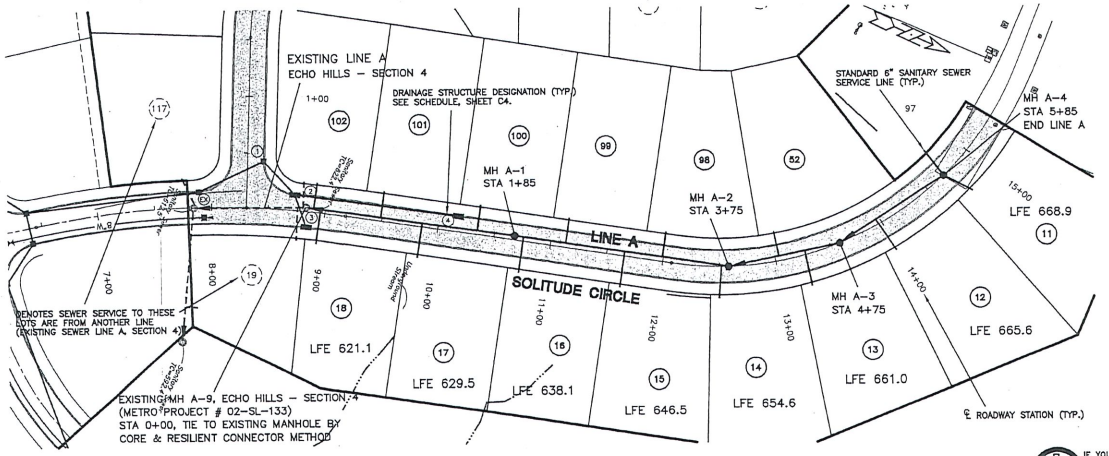
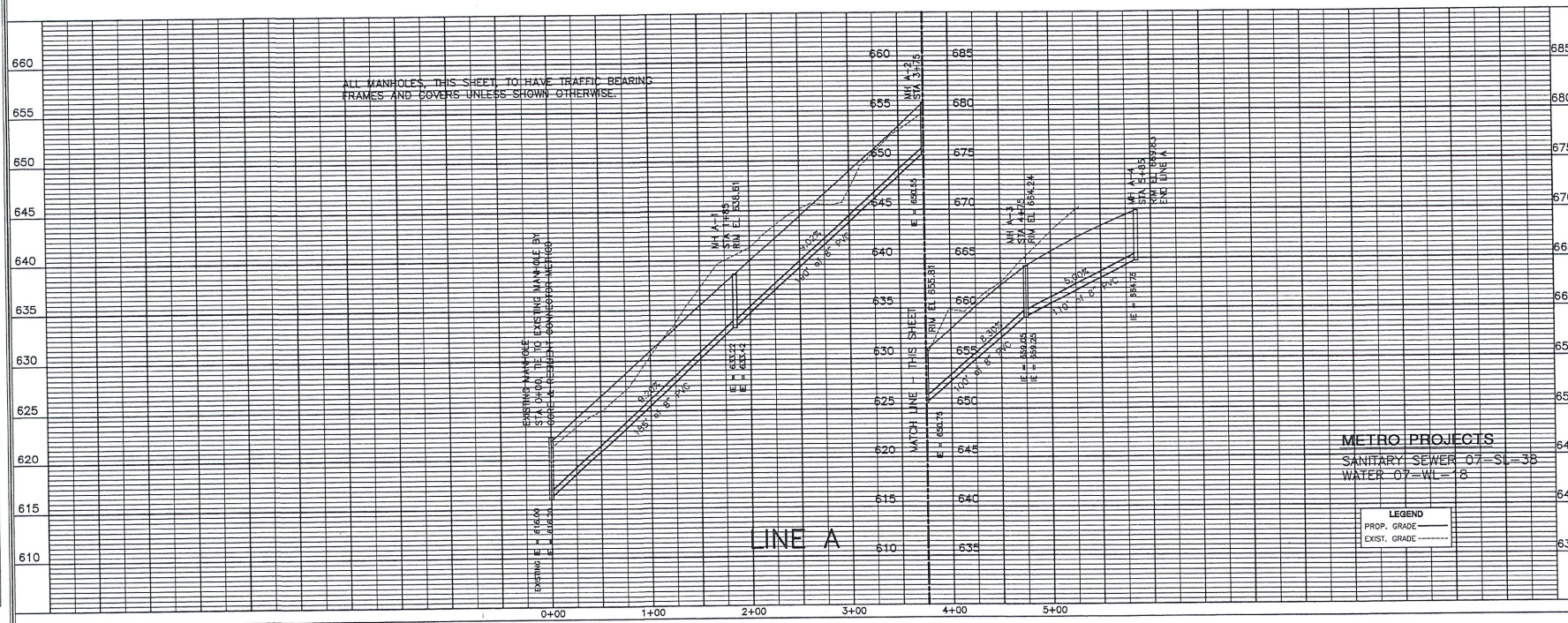


NOTE:
LOW FLOOR ELEVATIONS (LFE) ARE ESTABLISHED FOR GRAVITY SEWER SERVICE ELEVATIONS.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SCALES:

PLAN VIEW	PROFILE VIEW
1" =50'	1" =50' HORIZONTAL
	1" =5' VERTICAL



METRO PROJECTS
SANITARY SEWER 07-SL-38
WATER 07-WL-18

LEGEND
PROP. GRADE ———
EXIST. GRADE - - - -

RAGAN·SMITH ASSOCIATES
PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
315 WOODLAND ST., P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-8739

ROBERT W. SMITH
NO. 10,000
STATE OF TENNESSEE

ECHO HILLS ESTATES
SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

SANITARY SEWER PLAN AND PROFILE - LINE A

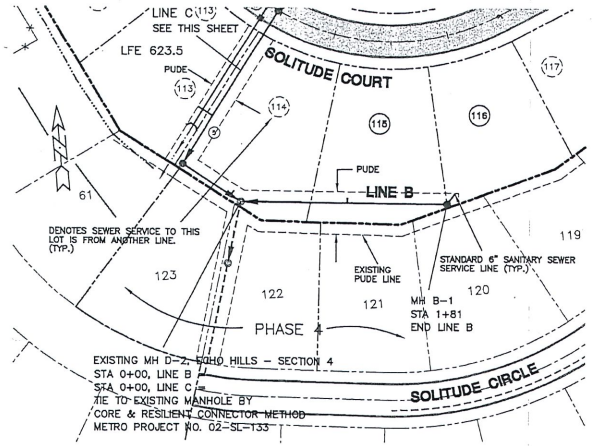
2	03/30/07-(WRH) PER METRO WATER & SEWER
REVISIONS	
DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.
C9

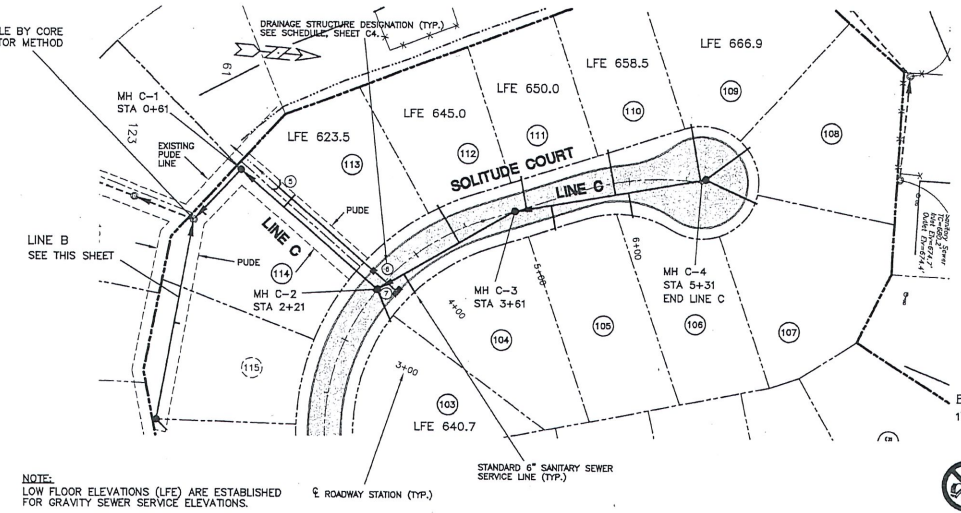
3/30/2007 9:55:23 AM G:\ENGDRWN\CR-QUEUES\icefullbordr.dwf DA:\LOCAL\FULL\BBYD\9872.87135.2634.00.5-PP-1-Layout1.WRH.PLT

4	3	LN A -H:\87135\2634\sec-5\grading\C5grd001.dwg
2	1	PLAN - N:\87135\2634\SEC-5\PROFILE\PROFILE\C5PROFILE.dwg

REFERENCED DRAWINGS:



EXISTING MANHOLE
STA 0+00
TIE TO EXISTING MANHOLE BY CORE AND RESILIENT CONNECTOR METHOD



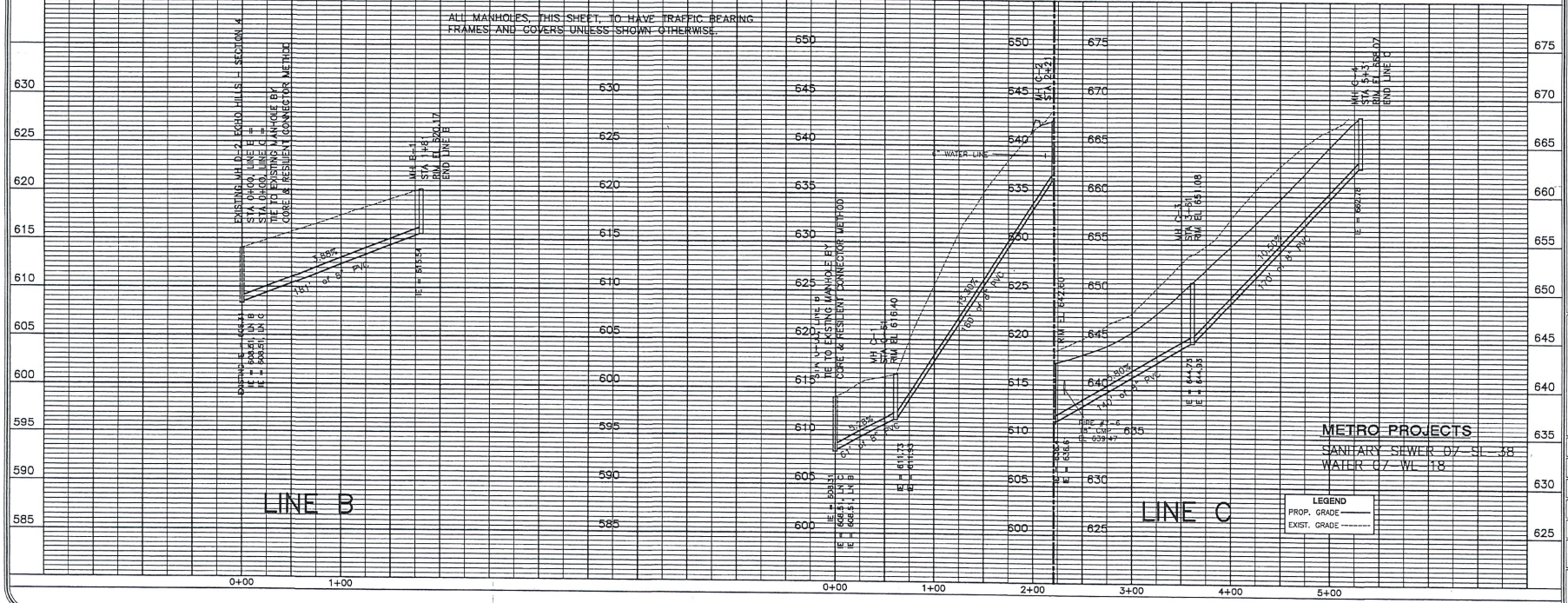
NOTE:
LOW FLOOR ELEVATIONS (LFE) ARE ESTABLISHED FOR GRAVITY SEWER SERVICE ELEVATIONS.

SCALES:

PLAN VIEW	PROFILE VIEW
1" =50'	1" =50' HORIZONTAL
	1" =5' VERTICAL

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

ALL MANHOLES, THIS SHEET, TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS SHOWN OTHERWISE.



METRO PROJECTS
SANITARY SEWER 07-SL-38
WATER 07-WL-18

LEGEND
PROP. GRADE ———
EXIST. GRADE - - - -

RAGAN·SMITH ASSOCIATES
PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-6739

ROBERT W. TATUM
STATE OF TENNESSEE

ECHO HILLS ESTATES SECTION 5

RESIDENTIAL PLANNED UNIT DEVELOPMENT
2nd CIVIL DISTRICT OF METROPOLITAN NASHVILLE, CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TN.

SANITARY SEWER PLAN AND PROFILE - LINE B & LINE C

03/30/07-(WRH) PER METRO WATER & SEWER
02/25/05-(RFA) PER METRO WAT. & SEW.
REVISIONS

DESIGNED BY:	R. TATUM
DRAWN BY:	R. ANDREWS
APPROVED BY:	B. NICHOLS
SCALE:	AS SHOWN
DATE:	MARCH 26, 2004
JOB NO. 87-135	WK. ORDER 2634

SHEET NO.
C10

BAFFLE BOX SPECIFICATION:

CONTRACTOR SHALL INSTALL A SUNTREE TECHNOLOGIES BAFFLE BOX DISTRIBUTED LOCALLY BY JEN-HILL OR EQUIVALENT FOR BOTH STORMWATER QUALITY AS WELL AS FLOW CONTROL

https://www.suntreetech.com/nsbb.html

LOCAL DISTRIBUTER CONTACT IS MR. TREY HIGHTOWER 615-812-0530

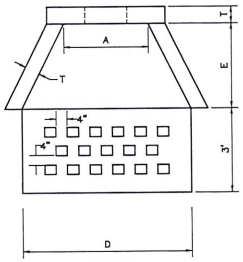
SEE SHEET C4 FOR GRADING DATA

DOWNSTREAT STORMWATER INSPECTION:

CONTRACTOR SHALL INSPECT THE DRAINAGE STRUCTURE AND PIPE SIZES TO THE REGIONAL DETENTION POND IN PREVIOUS SECTIONS TO WHICH RAINWATER FROM THIS SITE FLOWS AND ENSURE THE PIPES ARE OF GOOD QUALITY. ANY SIZE DISCREPENCIES FROM UPSTREAM PIPES SHALL BE NOTED TO THE ENGINEER AND THAT PIPE SHALL BE SIZED AND REPLACED.

DOWNSTREAT STORMWATER INSPECTION:

CONTRACTOR SHALL EXTEND THE EXISTING REGIONAL POND BY AT LEAST 4320 CF. (160 C.Y.) OF STORAGE VOLUME. SEE HYDROLOGIC STUDY FOR MORE INFORMATION AND DETAILS



TOP VIEW

ENERGY DISSAPATOR TO BE INSTALLED AT ALL OUTLET HEADWALLS.

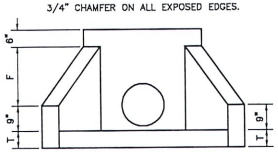
12" CORE BLOCK EMBEDDED IN CONCRETE TO EXTEND 8" ABOVE APRON. BARS.

CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C/ EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

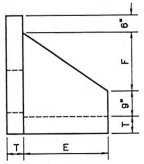
3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"



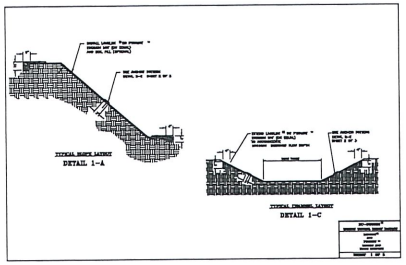
FRONT VIEW

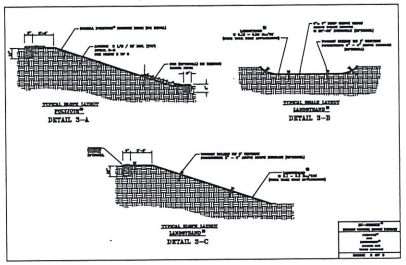


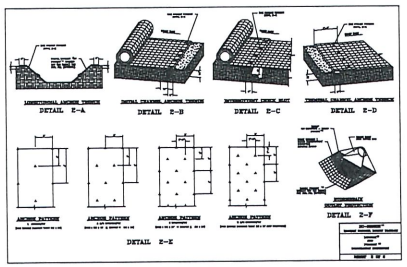
SIDE VIEW

CONCRETE HEADWALL WITH ENERGY DISSIPATOR

NOT TO SCALE







LINED DITCH DETAILS

NOT TO SCALE

TO BE INSTALLED ALONG CONVEYANCE BETWEEN LOTS 113-114 AND IN LOCATIONS OF SLOPES GREATER THAN 3:1

CIVIL DESIGN CONSULTANTS, LLC
CIVIL • GEOTECHNICAL • LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC.
1000 MEMORIAL BLVD. SUITE 100
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 213-0100 FAX: (615) 213-0101 EMAIL: CDC@CDCONSULTANTS.NET

JARED R. GRAY
No. 105403
STATE OF TENNESSEE

ECHO HILL ESTATES - SECTION 5

SITE PLAN

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY TENNESSEE

ADDITIONAL IMPROVEMENTS

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JUNE 1, 2019
JOB NO.	16-030
WK. ORDER	001

SHEET NO.

C11

Tenn. Code Ann. § 13-4-310

Copy Citation

13-4-310. Power of municipal planning commission to promulgate provisions for development -- Vesting period for development standards as to approved development plans.

(a) A municipal planning commission shall have the power to promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property. The provision of well-designed and properly constructed infrastructure within such development is vital to the health, safety and welfare of the public utilizing said development and the community as a whole. These types of developments typically contain infrastructure that may be dedicated to a governmental entity or may be controlled by other types of bodies or nongovernmental entities including, but not limited to, property owner associations. These infrastructure and internal development improvements such as, but not limited to, public and nonpublic roads, water and sewer lines, landscaping, green space, sustainable design features and other improvements as required by the planning commission, either through its subdivision regulation or through the local government's zoning ordinance, shall be subject to bonding or other methods of guaranteeing their installation. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.

(b) A vested property right shall be established with respect to any property upon the approval, by the local government in which the property is situated, of a preliminary development plan or a final development plan where no preliminary development plan is required by ordinance or regulation or a building permit allowing construction of a building where there was no need for prior approval of a preliminary development plan for the property on which that building will be constructed. During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the date of approval of a building permit, as described by this subsection (b), shall remain the development standards applicable to that property or building during the vesting period.

(c) Unless an extension is granted by the local government, the vesting period applicable to an approved construction project for which a building permit has been issued shall begin on the date of issuance of the building permit by the local government and shall remain in effect for the time period authorized by the approved building permit, including any approved renewal obtained by the applicant prior to the expiration or termination of the permit to be renewed; provided, that the applicant pursues with reasonable diligence site preparation, if applicable, and construction.

(d)

(1) The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan,

#213

secures any necessary permits and commences site preparation within the vesting period. If the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.

(2) If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the preliminary development plan unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period.

(3) In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.

(e) A local government may, by ordinance or resolution, specifically identify the type or types of development plans within the local government's jurisdiction that will cause property rights to vest; provided, that regardless of nomenclature used in the ordinance or resolution to describe a development plan, a plan which contains any of the information described in subdivision (k)(5) or (k)(6) shall be considered a development plan that will cause property rights to vest according to this section. Any such ordinance or resolution shall also specify what constitutes approval of a development plan within its jurisdiction. If a local government has not adopted an ordinance or resolution pursuant to this section specifying what constitutes a development plan that would trigger a vested property right, then rights shall vest upon the approval of any plan, plat, drawing, or sketch, however denominated, that is substantially similar to any plan, plat, drawing, or sketch described in subdivision (k)(5) or (k)(6).

(f) (1) During the vesting period described in subsections (c) and (d), the locally adopted development standards which are in effect on the date of approval of a preliminary development plan or the issuance of a building permit, whichever applies, shall remain the development standards applicable to the property described in such preliminary development plan or permit, except such rights shall terminate upon a written determination by the local government under the following circumstances pursuant to subdivision (f)(2):

(A) When the applicant violates the terms and conditions specified in the approved development plan or building permit; provided, that the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, that the local government may, upon a determination that such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;

(B) When the applicant violates any of the terms and conditions specified in the local ordinance or resolution; provided, the applicant is given ninety (90) days from the date of notification to cure the violation; provided further, that the local government may, upon a determination that

such is in the best interest of the community, grant, in writing, an additional time period to cure the violation;

(C) Upon a finding by the local government that the applicant intentionally supplied inaccurate information or knowingly made misrepresentations material to the issuance of a building permit or the approval of a development plan or intentionally and knowingly did not construct the development in accordance with the issued building permit or the approved development plan or an approved amendment for the building permit or the development plan; or

(D) Upon the enactment or promulgation of a state or federal law, regulation, rule, policy, corrective action or other governance, regardless of nomenclature, that is required to be enforced by the local government and that precludes development as contemplated in the approved development plan or building permit, unless modifications to the development plan or building permit can be made by the applicant, within ninety (90) days of notification of the new requirement, which will allow the applicant to comply with the new requirement.

(2) A written determination by the local government of the occurrence of any of the circumstances provided in subdivision (f)(1) shall cause the vested property rights to terminate; provided, however, that a local government may allow a property right to remain vested despite such a determined occurrence when a written determination is made that such continuation is in the best interest of the community.

(g) (1) A vested development standard shall not preclude local government enforcement of any development standard when:

(A) The local government obtains the written consent of the applicant or owner;

(B) The local government determines, in writing, that a compelling, countervailing interest exists relating specifically to the development plan or property which is the subject of the building permit that seriously threatens the public health, safety or welfare of the community and the threat cannot be mitigated within a reasonable period of time, as specified in writing by the local government, by the applicant using vested property rights;

(C) Upon the written determination by the local government of the existence of a natural or man-made hazard on or in the immediate vicinity of the subject property, not identified in the development plan or building permit, and which hazard, if uncorrected, would pose a serious threat to the public health, safety, or welfare and the threat cannot be mitigated within a reasonable period of time, as specified in writing by the local government, by the applicant using vested property rights;

(D) A development standard is required by federal or state law, rule, regulation, policy, corrective action, order or other type of governance that is required to be enforced by local governments, regardless of nomenclature; or

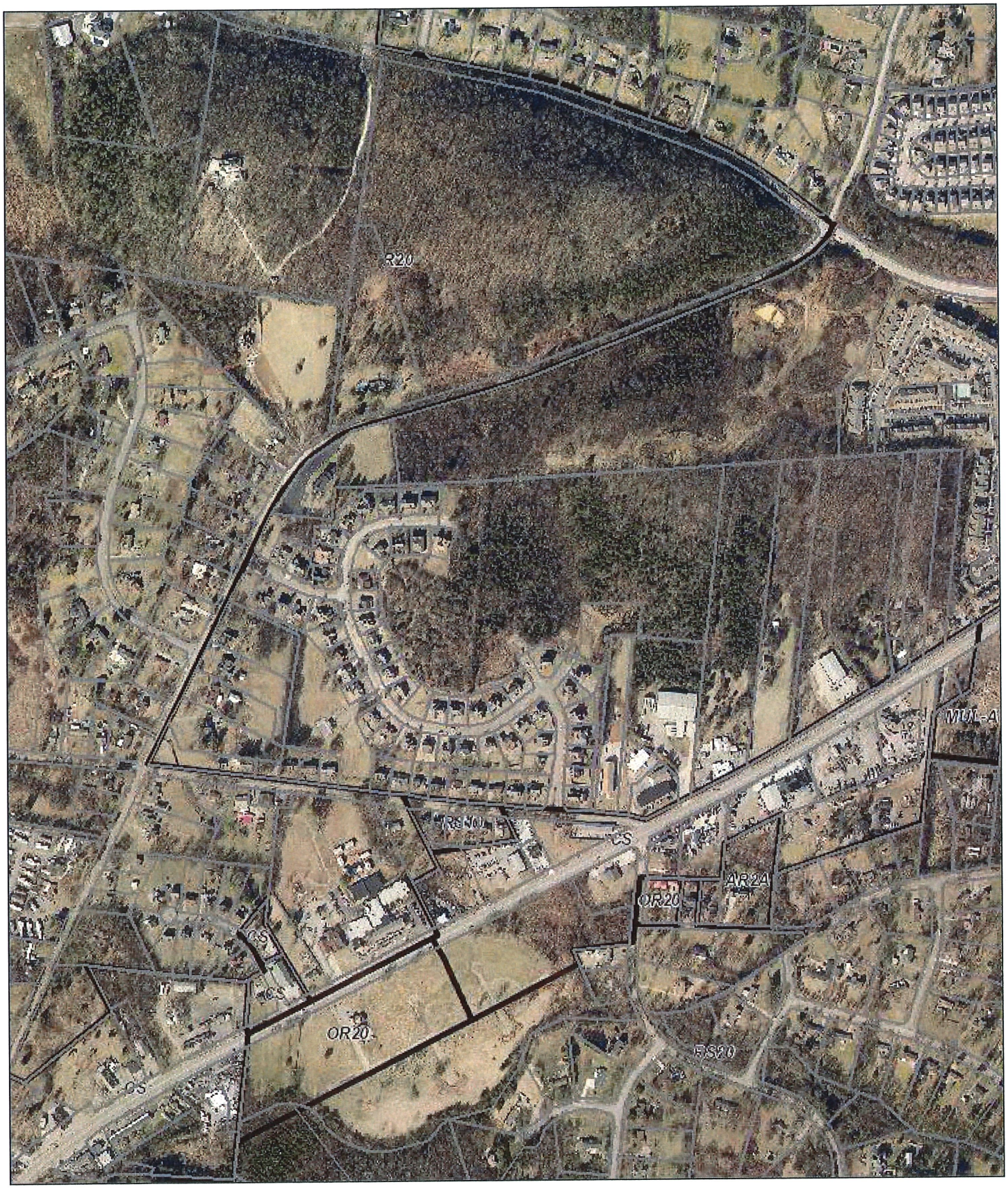
(E) A local government is undertaking an action initiated or measure instituted in order to comply with a newly enacted federal or state law, rule, regulation, policy, corrective action, permit, order or other type of governance, regardless of nomenclature.

(2) A vested property right does not preclude, change, amend, alter or impair the authority of a local government to exercise its eminent domain powers as provided by law.

(3) This section shall not preclude, change, amend, alter or impair the authority of a local government to exercise its zoning authority, except a vested property right, once established as provided for in this section, precludes the effect of any zoning action by a local government which would change, alter, impair, prevent, diminish, or otherwise delay the development of the property, while vested, as described in an approved development plan or building permit.

(4) In the event the local government enacts a moratorium on development or construction, the vesting period authorized pursuant to this section shall be tolled during the moratorium period.
(h) (1) An amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right. An amendment may be denied based upon a written finding by the local government that the amendment:
(A) Alters the proposed use;
(B) Increases the overall area of the development;
(C) Alters the size of any nonresidential structures included in the development plan;
(D) Increases the density of the development so as to affect traffic, noise or other environmental impacts; or
(E) Increases any local government expenditure necessary to implement or sustain the proposed use.
(2) If an amendment is denied by the local government based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application under this section. Notwithstanding this subsection (h), a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right.
(i) A local government shall not require an applicant to waive the applicant's vested rights as a condition of approval or as a consideration of approval of a development plan or the issuance of a building permit.
(j) A vested property right shall attach to and run with the applicable property and shall confer upon the applicant the right to undertake and complete the development and use such property under the terms and conditions of a development plan, including any amendments thereto or under the terms and conditions of any building permit that has been issued with respect to the property.
(k) As used in this section:
(1) "Applicant" means a landowner or developer who is responsible for filing with the local government an application for a building permit, a development plan or application for a permit requisite to a development plan, or the representatives, assigns, successors, transferees, heirs or agents of such landowner or developer;
(2) "Construction" means the erection of construction materials in a permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun prior to rebuilding, such excavation, demolition or removal shall be deemed to be construction; provided, that work shall be carried on diligently and complies with all applicable requirements;
(3) "Development plan" means both a preliminary development plan and a final development plan;
(4) "Development standards":
(A) Means all locally adopted or enforced standards, regulations or guidelines applicable to the development of property, including, but not limited to, planning; local storm water requirements, layout, design; local construction standards for buildings, streets, alleys, curbs, sidewalks; zoning as provided for in subsection (g); lot size; lot configuration; yard dimensions; and off-site improvements, including public or private infrastructure, in which an applicant may acquire vested rights or vested property rights according to this section; and

(B) Does not include standards required by federal or state law; or building construction safety standards which are adopted pursuant to authority granted under § 68-120-101;
(5) (A) "Final development plan" means a plan which has been submitted by an applicant and approved by a local government describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. Such plan may be in the form of, but not be limited to, any of the following plans or approvals:
(i) A planned unit development plan;
(ii) A subdivision plat;
(iii) General development plan;
(iv) Subdivision infrastructure construction plan;
(v) Final engineered site plan; or
(vi) Any other land-use approval designation as may be utilized by a local government;
(B) Unless otherwise expressly provided by the local government, such a plan shall include the boundaries of the site; significant topographical and other natural features affecting development of the site; the location on the site of the proposed buildings, structures, and other improvements; the dimensions, including height, of the proposed buildings and other structures or a building envelope; and the location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways. A variance shall not constitute a final development plan, and approval of a final development plan with the condition that a variance be obtained shall not confer a vested property right unless and until the necessary variance is obtained. Neither a sketch plan nor any other document which fails to describe with reasonable certainty the type of use, the intensity of use, and the ability to be served with essential utilities and road infrastructure for a specified parcel or parcels of property may constitute a final development plan;
(6) "Preliminary development plan" means a plan which has been submitted by an applicant and that depicts a single-phased or multi-phased planned development typically used to facilitate initial public feedback and secure preliminary approvals from local governments. Examples of information found on development plans include proposed land uses, density and intensity of development, public utilities, road networks, general location of off-street parking, building location, number of buildable lots, emergency access, open space, and other environmentally sensitive areas such as lakes, streams, hillsides, and view sheds. An approved preliminary development plan serves as a guide for all future improvements within defined boundaries; and
(7) "Site preparation" means excavating, grading, demolition, removing excess debris to allow for proper grading, or providing a surface for a proper foundation, drainage, and settling for a development project, and physical improvements including, but not limited to, water and sanitary sewer lines, footings, or foundations installed on the site for which construction permits are required



September 5, 2019

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Ownership Parcels

Planned Unit Development

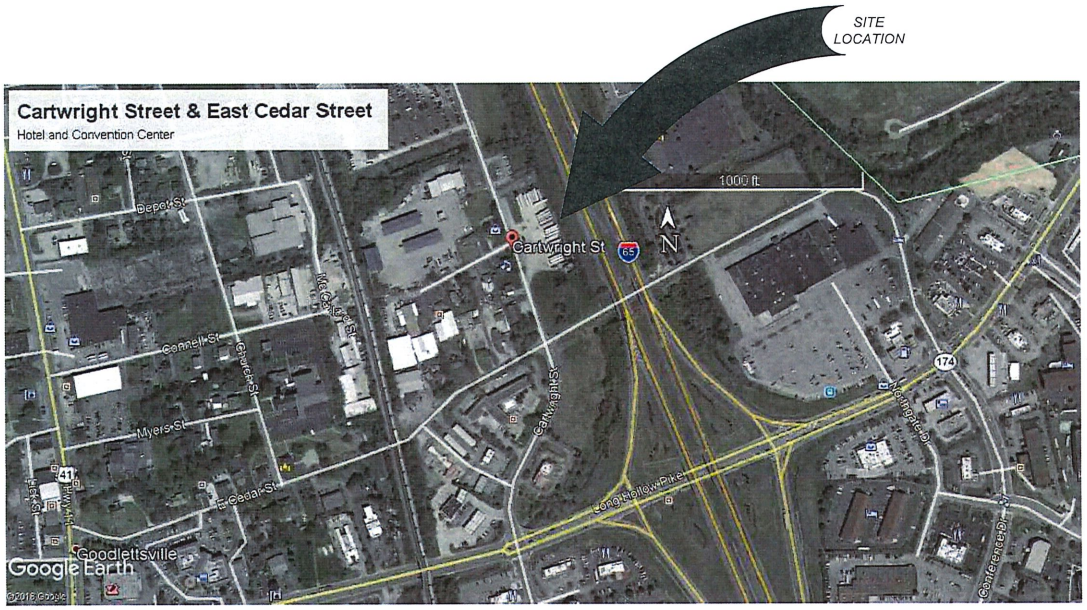
Urban Design Overlay District

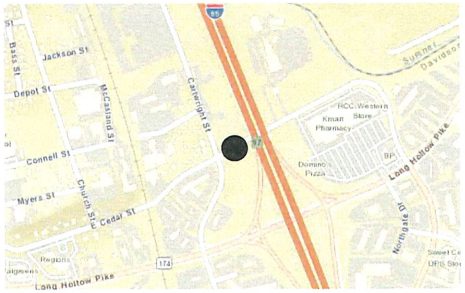
Zoning

#2/3

Metro GIS; Pictometry International

PRELIMINARY MASTER DEVELOPMENT PLAN





NOTE: ACCORDING TO FEMA FLOOD MAP AREA *47037C0129H* EFFECTIVE ON 04-05-2017 THIS SITE HAS ONLY A SMALL PORTION LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

Tennessee 'Construction General Permit Notice of Coverage (NOC Certification:

1. The project associate with these submitted plans is covered under Tennessee Construction General Permit TN__Applied For_____.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Imparied for habitat alteration ☐ Exceptional

Chester A. Rhodes — Signature
4.5 of 4.84 Acres disturbed — 4-15-19 — Date

Circle one: Developer (Project Engineer) Other _____

NOTE: A projet will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. *I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is:_____ acres.*

Check all that apply: This site discharges into waters identified by TDEC as:
☐ *Impaired for siltation* ☐ *Impaired for habitat alteration* ☐ *Exceptional*

_____ *Signature* _____ *Date*

Circle one: Developer Project Engineer Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

BOOTH BUSINESS PARK
PARCEL #1

Hotel and Convention Center
302 East Cedar Street
Goodlettsville, TN 37072-1442
Parcel ID #2: 01913009800

BOOTH BUSINESS PARK
PARCEL #2

Hotel and Convention Center
300 East Cedar Street
Goodlettsville, TN 37072-1442
Parcel ID #1: 01913009700

BOOTH BUSINESS PARK
PARCEL #3

Hotel and Convention Center
300 Cartwright Street
Goodlettsville, TN 37072-1442
Parcel ID #3: 01913007400

BOOTH BUSINESS PARK
PARCEL #4

Hotel and Convention Center
0 East Cedar Street
Goodlettsville, TN 37072-1442
Parcel ID #4: 01913010300

PLAN NORTH

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	GRADING PLAN
C-3.1	CUT & FILL PLAN
C-4.0	INITIAL EROSION CONTROL PLAN
C-4.1	INTERMEDIATE & FINAL EROSION CONTROL PLAN
C-4.2	EROSION CONTROL DETAILS
C-5.0	UTILITY PLAN
C-5.1	CIVIL DETAILS
L-0.0	LANDSCAPE PLAN

DEVELOPER:
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Dean Patel & Unique Omega
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EMAIL: RhodesEngineering@gmail.com
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CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER WASTEWATER

CHESTER A. RHODES — STATE OF TENNESSEE — REGISTERED ENGINEER
8/23/19

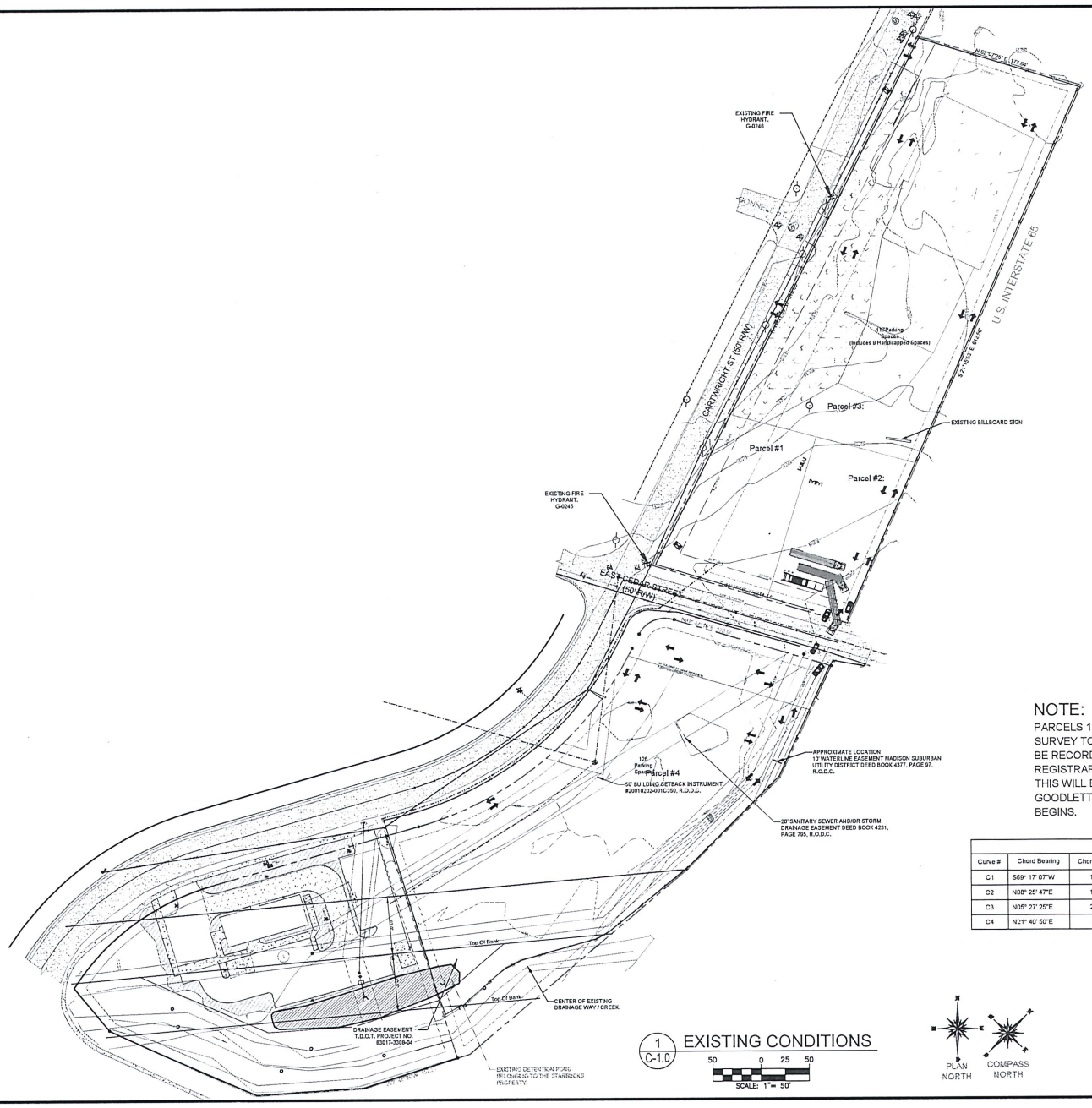
Site Plan
Hotel and Convention Center
330 Cartwright Street & East Cedar Street
Goodlettsville, TN 37072-1442

PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	PWB
CHECKED BY:	CAR
DRAWING DATE:	
DESCRIPTION:	

REVISIONS:	DATE:

COVER SHEET

C-0.0



1 C-1.0 EXISTING CONDITIONS

50 0 25 50

SCALE: 1" = 50'

PLAN NORTH

COMPASS NORTH

NOTE:

PARCELS 1, 2 & 3 WILL BE COMBINED WITH SURVEY TO CREATE A NEW PARCEL. IT WILL BE RECORDED AT THE DAVIDSON COUNTY REGISTRAR OF DEEDS OFFICE. A COPY OF THIS WILL BE PROVIDED TO THE CITY OF GOODLETTSVILLE BEFORE THE PROJECT BEGINS.

Curve Table

Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	S69° 17' 07"W	118.61'	118.62'	2804.79'	002°25'33"
C2	N08° 25' 47"E	177.68'	181.77'	246.48'	041°03'50"
C3	N05° 27' 25"E	290.14'	298.72'	358.31'	047°45'59"
C4	N21° 40' 50"E	38.65'	42.00'	30.00'	080°12'51"

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CHESTER A. RHODES
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PROFESSIONAL ENGINEER
No. 102.01
STATE OF TENNESSEE

8/23/19

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Hotel and Convention Center
330 Cartwright Street & East Cedar Street
Goodlettsville, TN 37072-1442

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DESCRIPTION:

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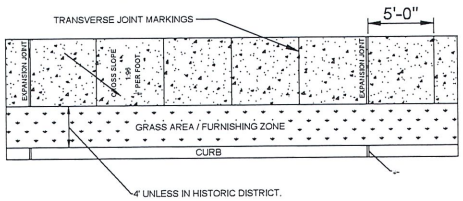
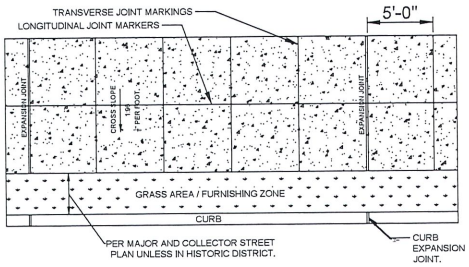
EXISTING CONDITIONS

C-1.0

NOTE:
EXPANSION JOINT TO BE SPACED 25" OR 30" APART DEPENDING ON TRANSVERSE JOINT MARKINGS OR AS DIRECTED BY THE ENGINEER TO MATCH EXISTING LAYOUT.



5' SIDEWALK WITH GRASS PLOT (LOCAL STREET)



SIDEWALK WIDTH GREATER THAN 6'-0"

GENERAL NOTES:

1. SIDEWALK SHALL BE A MINIMUM OF 4" IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK , OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

2 C-2.0 SIDEWALK DETAIL ST-210

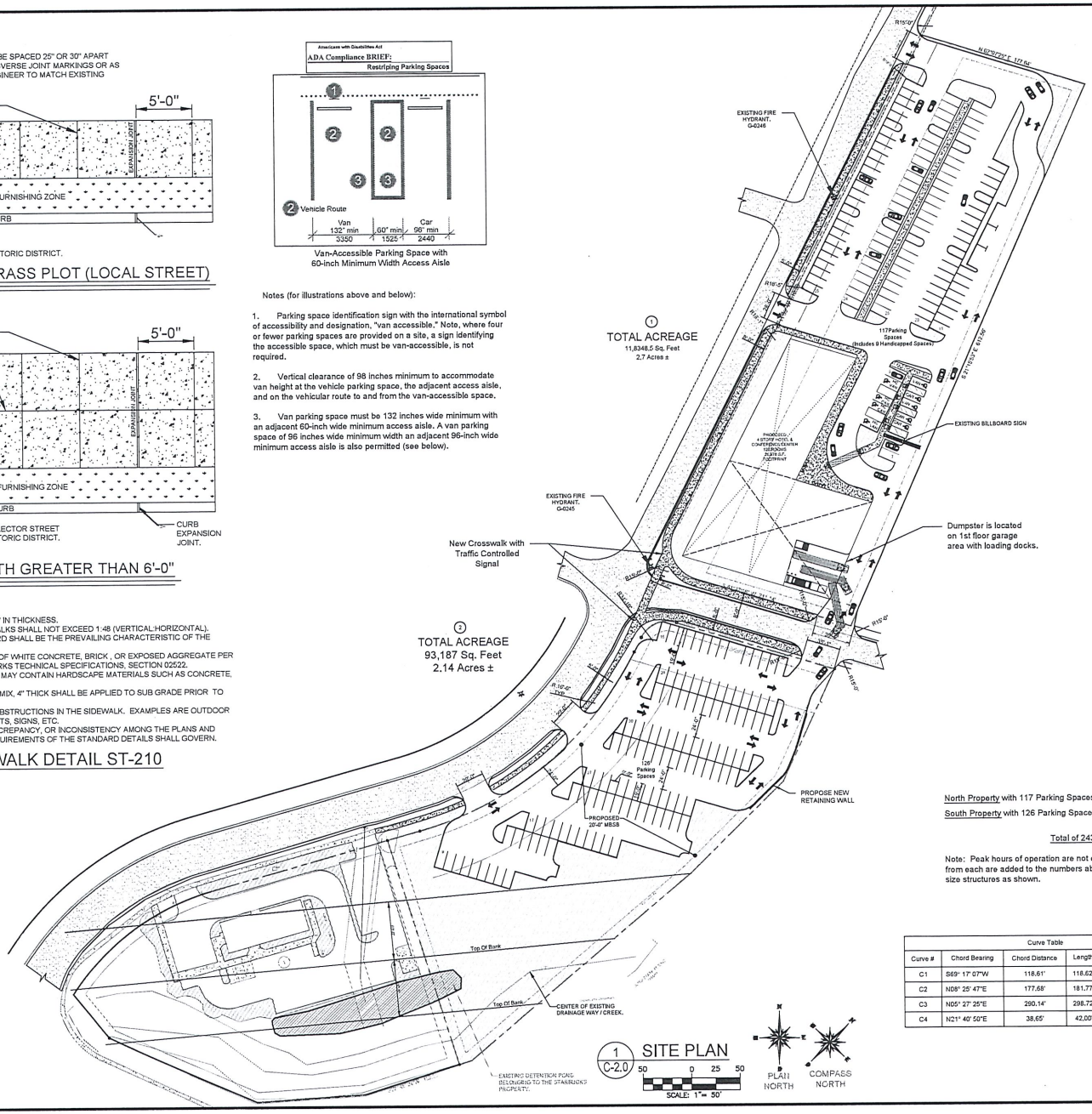
Van-Accessible Parking Space with 60-inch Minimum Width Access Aisle

Notes (for illustrations above and below):

1. Parking space identification sign with the international symbol of accessibility and designation, "van accessible." Note, where four or fewer parking spaces are provided on a site, a sign identifying the accessible space, which must be van-accessible, is not required.

2. Vertical clearance of 98 inches minimum to accommodate van height at the vehicle parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.

3. Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum width an adjacent 96-inch wide minimum access aisle is also permitted (see below).



1 C-2.0 SITE PLAN

SCALE: 1" = 50'

North Property with 117 Parking Spaces Shown - (Includes 10 Handicaped Spaces)

South Property with 126 Parking Spaces Shown

Total of 243 parking spaces.

Note: Peak hours of operation are not coinciding and therefore 55 parking spaces from each are added to the numbers above for final parking calculations allowing the size structures as shown.

Curve Table

Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	S69° 17' 07"W	118.61'	118.62'	2804.79'	002°25'23"
C2	N08° 25' 47"E	177.68'	181.77'	246.48'	041°03'50"
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C4	N21° 40' 50"E	38.65'	42.00'	30.00'	080°12'51"

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No. 25215
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LICENSED PROFESSIONAL ENGINEER
8/23/19

Site Plan
Hotel and Conference Center
330 Cartwright Street & East Cedar Street
Goodlettsville, TN 37072-1442

PROJECT NUMBER:
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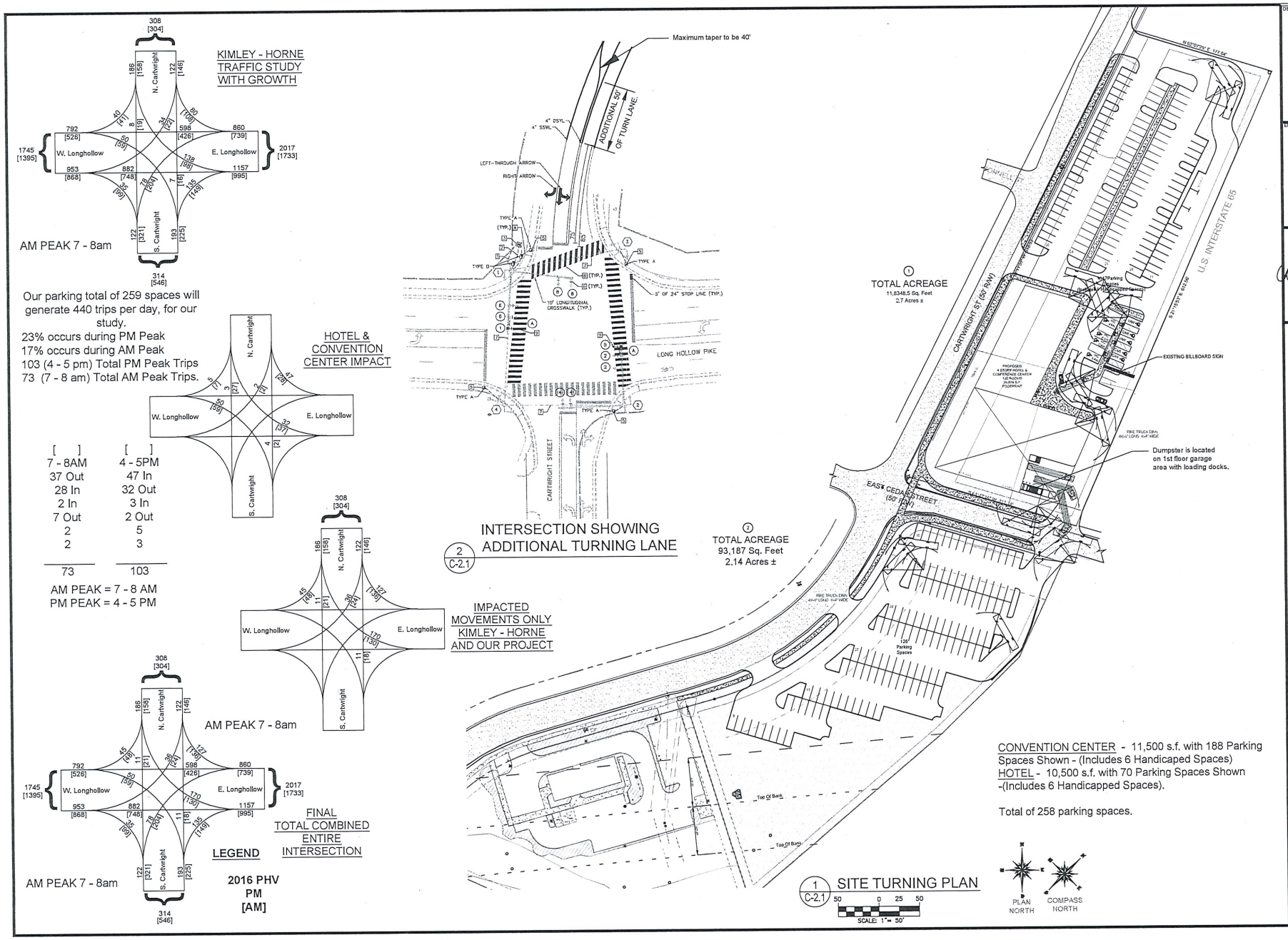
CHECKED BY: CAR
DRAWING DATE:
DESCRIPTION:
REVISIONS: DATE

SITE PLAN

C-2.0



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8/23/19

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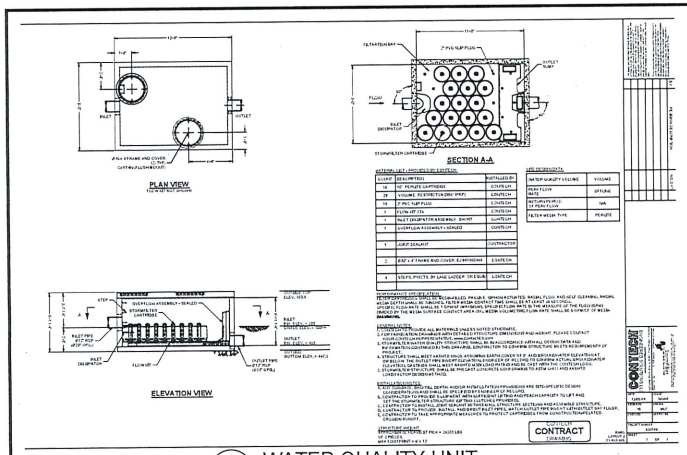
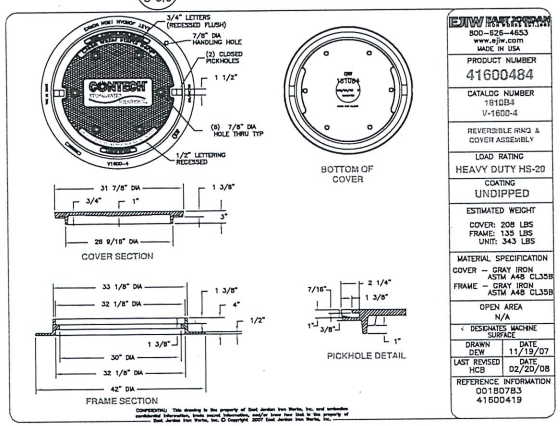
SITE TURNING PLAN

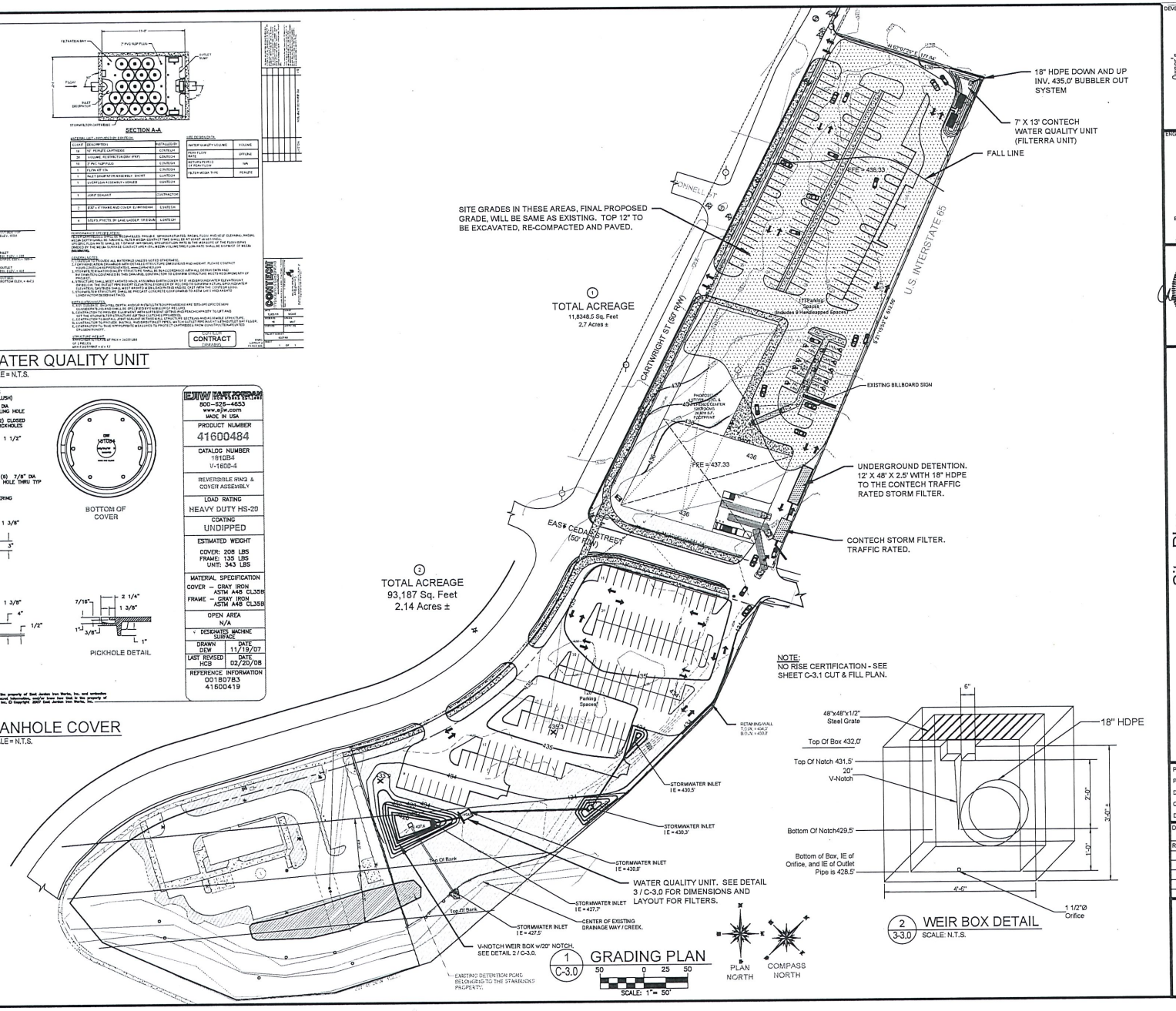
C-2.1



3 C-3.0 WATER QUALITY UNIT
SCALE = N.T.S.



4 C-3.0 MANHOLE COVER
SCALE = N.T.S.



2 3-3.0 WEIR BOX DETAIL
SCALE: N.T.S.

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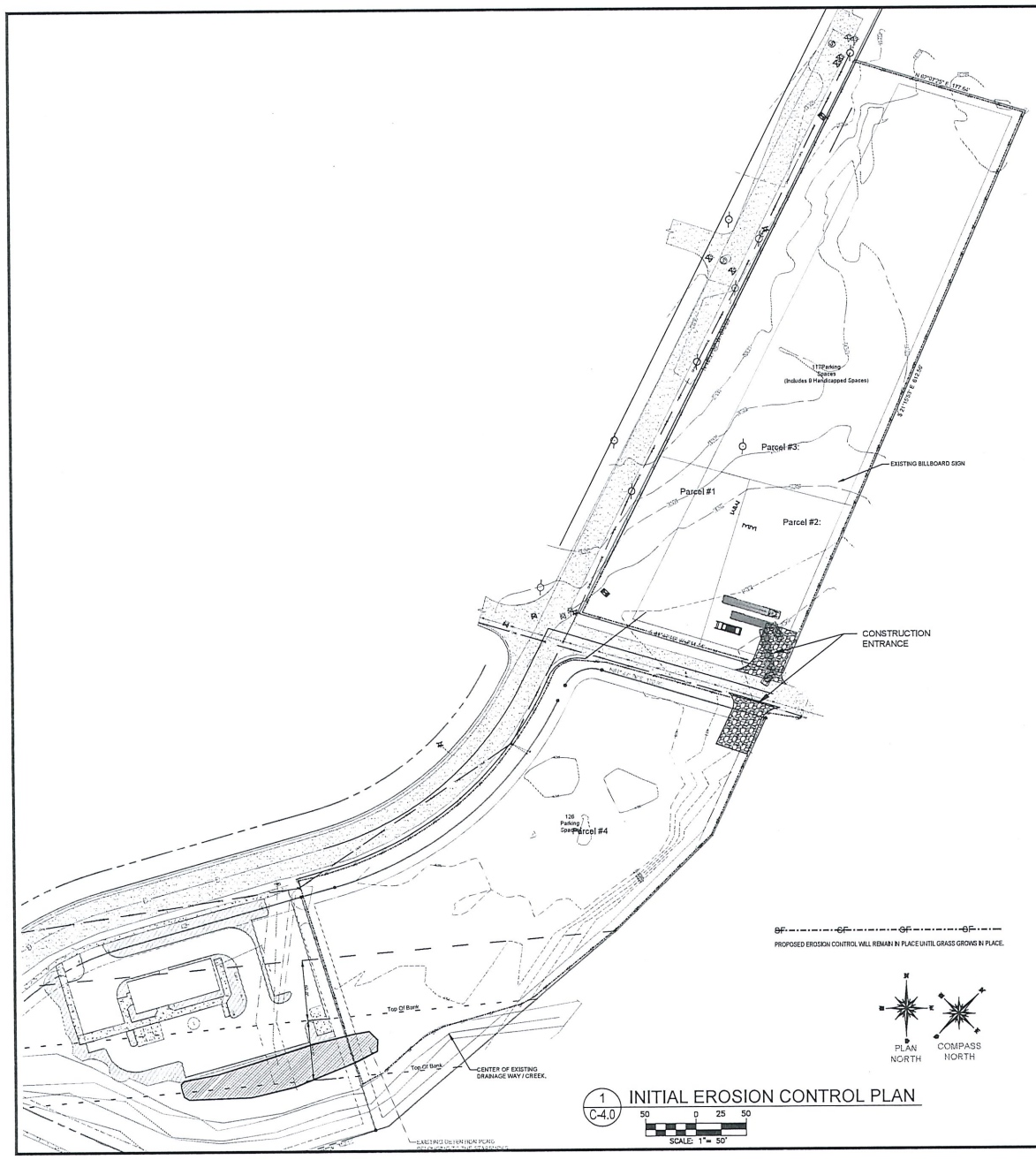
GRADING PLAN

C-3.0



1 C-4.0 INITIAL EROSION CONTROL PLAN

SCALE: 1" = 50'

Erosion Control Notes

1. This is a suggested erosion control plan. Additional erosion control measures may be necessary as work progresses. The contractor is responsible for maintaining and adjusting the erosion control measures as necessary throughout the life of construction, and until full stabilization of the site and/or the completion of construction which ever comes later.
2. The contractor shall insure that all documents (Notice of Intent (NOI) and storm water pollution prevention plan (SWPPP)) necessary for receiving an NPDES permit for storm water discharge (including payment of permit fees) have been filed with the Tennessee Department of Environment and Conservation (TDEC) and a notice of coverage (NOC) received prior to the start of construction. The NOC and SWPPP shall be posted at the project site per TDEC requirements.
3. The contractor is responsible for complying with applicable state and federal regulations with regard to erosion and sediment control.
4. The contractor shall be responsible for any fines, assessments, damages and/or other monies levied against the project, owner and/or contractor as a result of improper permit filing, inadequate erosion control measures, and/or inadequate erosion control record keeping.
5. The contractor shall implement the erosion and sediment control plan, document the effectiveness of the installation through on-site inspections, maintain the erosion and sediment control measures and adjust the plan and/or erosion and sediment control measures as necessary to comply with the conditions of the permit. All proposed revisions shall be in consultation with the design engineer.
6. Erosion and sediment control measures shall be installed prior to cleaning operations and shall be functional prior to beginning earth moving operations. Embankments and excavated areas shall be promptly stabilized after completion to prevent erosion.
7. Contractor shall maintain a rain gage on site at all times and record rainfall daily. Contractor must inspect erosion control twice per calendar week. Inspections must take place at least 72 hours apart. Inspection reports shall be maintained on site at all times with the results of each inspection and action taken. Inspector shall be Level I certified in accordance with TDEC requirements.
8. Any earthen structures such as dams, dikes, and diversions must be seeded and mulched within fifteen (15) days of installations. These areas must be maintained in good working order until the area is declared stabilized by the City of Columbia.
9. The construction of temporary construction access roadway must be made to minimize the transport of sediment by runoff or vehicles onto paved surface. Clear the immediate area at the construction access road from all vegetation, roots and any other objectionable material and then lay a layer of gravel at a minimum of 6" thick for a minimum of one hundred (100) feet from the edge of the paved public road. Where sediment is transported on to a public road pavement, the roads shall be cleaned thoroughly at the end of each work day or more often as deemed necessary. Remove sediment from paved public roads by shoveling or sweeping and take the removed sediment to a sediment controlled disposal area. The washing of the street shall be allowed only after sediment debris has been removed in the above mentioned manner.
10. All excavation and fill activities must be conducted in the dry.
11. Clearing, grubbing, and other disturbance to vegetation shall be limited to the minimum necessary for slope construction and equipment operations.
12. All disturbed areas shall be stabilized. Notations elsewhere n the plans indicate whether seed, sod and/or other stabilizations methods are required. If not noted elsewhere, the site shall be seeded and mulched at minimum. Stabilizing materials shall be applied as soon as possible upon completion of final grading and in no case greater than 14 days. Stabilization for steep slopes (35% or greater) shall be applied within 7 days. Priority shall be given to finishing operations and permanent stabilization over temporary erosion prevention and sediment control measures.
13. Where earth disturbing activity has been temporarily ceased, temporary stabilization will be applied within (7) days if the activity will not resume within (14) fourteen days.
14. After full stabilization of all disturbed areas the contractor shall remove all temporary erosion control items. After full stabilization, the contractor shall file a "Notice of Termination" with the state of Tennessee. Full stabilization shall mean coverage of the site with permanent grass (a significant percentage of bermuda or fescue depending upon the mix specified and the time of year of application) which is sustainable and growing.
15. All baled straw shall be replaced at 60 day minimum intervals, until full stabilization is achieved.
16. Silt fence shall be installed beyond the toe of all fill slopes.
17. Place clean rock check dams in ditches and other areas as necessary to prevent silts from migrating from the project site.
18. Any stockpiled soils for fill material, shall be located and treated in a manner to prevent silt from leaving the property either through storm drains or over land. Erosion and sediment control measures shall be installed on the downstream side of all stockpiled soil material.
19. Prior to dewatering of the excavation for below grade construction, the contractor shall develop a plan for the treatment and release of water off site, generally through a filter bag or filter system.
20. The concrete truck washout may be either above-grace or below grade. An above grade washout should consist of a ring of staked hay bales lined (sides and bottom) with an impermeable layer of 10-mil plastic sheeting. A below-grade washout should consist of an excavated pit lined with an impermeable layer of 10-mil plastic sheeting and surrounded by temporary silt fence. The volume of either type washout should be sufficient to hold the anticipated concrete volume with a minimum 4" freeboard. Recommended minimum dimensions are 10' x 10'.
21. Contractor shall provide the following documents to the engineer:
    - Signed copy of the notice of intent prior to disturbance
    - Evidence of certification of inspector
    - Location of notice of coverage on site
    - Copy of TDEC acceptance of Notice of Termination to be included with close out documents
22. The design drawings indicate the disturbance of 1.23 acres of land and therefore a national pollutant discharge elimination system (NPDES) general permit for construction storm water is required. The contractor shall submit a notice of intent (NOI) and a storm water pollution prevention plan (SWPPP) to the appropriate environmental field office of the Tennessee Department of Environment and Conservation (TDEC).
21. All temporary erosion and sediment control measures shall be removed from the premises within thirty (30) days after the City of Goodlettsville determines the temporary control measures are no longer needed

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8/23/19

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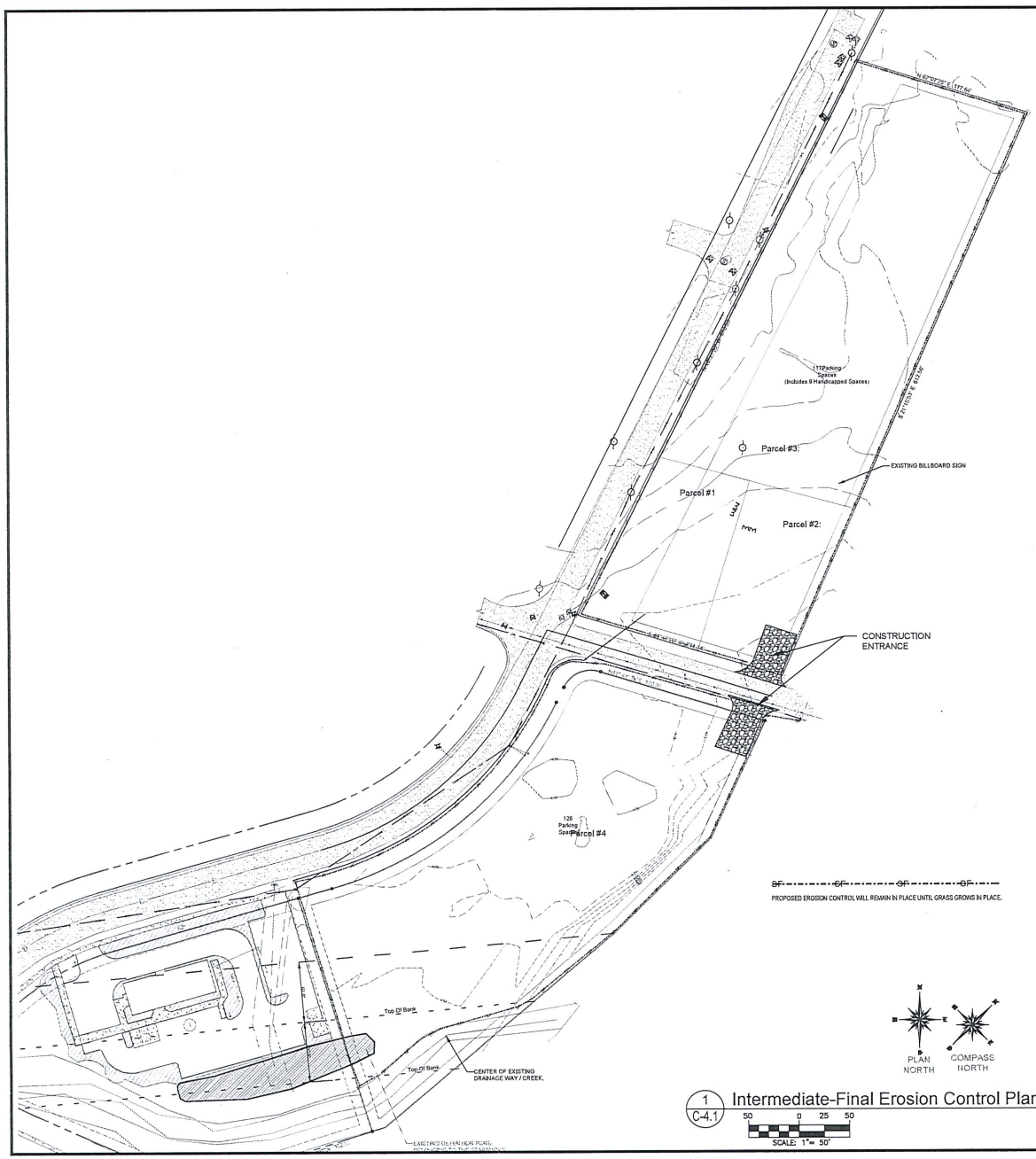
INITIAL EROSION CONTROL PLAN

C-4.0



1 C-4.1 Intermediate-Final Erosion Control Plan

SCALE: 1"= 50'

Erosion Control Notes

1. This is a suggested erosion control plan. Additional erosion control measures may be necessary as work progresses. The contractor is responsible for maintaining and adjusting the erosion control measures as necessary throughout the life of construction, and until full stabilization of the site and/or the completion of construction which ever comes later.
2. The contractor shall insure that all documents (Notice of Intent (NOI) and storm water pollution prevention plan (SWPPP)) necessary for receiving an NPDES permit for storm water discharge (including payment of permit fees) have been filed with the Tennessee Department of Environment and Conservation (TDEC) and a notice of coverage (NOC) received prior to the start of construction. The NOC and SWPPP shall be posted at the project site per TDEC requirements.
3. The contractor is responsible for complying with applicable state and federal regulations with regard to erosion and sediment control.
4. The contractor shall be responsible for any fines, assessments, damages and/or other monies levied against the project, owner and/or contractor as a result of improper permit filing, inadequate erosion control measures, and/or inadequate erosion control record keeping.
5. The contractor shall implement the erosion and sediment control plan, document the effectiveness of the installation through on-site inspections, maintain the erosion and sediment control measures and adjust the plan and/or erosion and sediment control measures as necessary to comply with the conditions of the permit. All proposed revisions shall be in consultation with the design engineer.
6. Erosion and sediment control measures shall be installed prior to cleaning operations and shall be functional prior to beginning earth moving operations. Embankments and excavated areas shall be promptly stabilized after completion to prevent erosion.
7. Contractor shall maintain a rain gage on site at all times and record rainfall daily. Contractor must inspect erosion control twice per calendar week. Inspections must take place at least 72 hours apart. Inspection reports shall be maintained on site at all times with the results of each inspection and action taken. Inspector shall be Level I certified in accordance with TDEC requirements.
8. Any earthen structures such as dams, dikes, and diversions must be seeded and mulched within fifteen (15) days of installations. These areas must be maintained in good working order until the area is declared stabilized by the City of Columbia.
9. The construction of temporary construction access roadway must be made to minimize the transport of sediment by runoff or vehicles onto paved surface. Clear the immediate area at the construction access road from all vegetation, roots and any other objectionable material and then lay a layer of gravel at a minimum of 6" thick for a minimum of one hundred (100) feet from the edge of the paved public road. Where sediment is transported on to a public road pavement, the roads shall be cleaned thoroughly at the end of each work day or more often as deemed necessary. Remove sediment from paved public roads by shoveling or sweeping and take the removed sediment to a sediment controlled disposal area. The washing of the street shall be allowed only after sediment debris has been removed in the above mentioned manner.
10. All excavation and fill activities must be conducted in the dry.
11. Clearing, grubbing, and other disturbance to vegetation shall be limited to the minimum necessary for slope construction and equipment operations.
12. All disturbed areas shall be stabilized. Notations elsewhere n the plans indicate whether seed, sod and/or other stabilizations methods are required. If not noted elsewhere, the site shall be seeded and mulched at minimum. Stabilizing materials shall be applied as soon as possible upon completion of final grading and in no case greater than 14 days. Stabilization for steep slopes (35% or greater) shall be applied within 7 days. Priority shall be given to finishing operations and permanent stabilization over temporary erosion prevention and sediment control measures.
13. Where earth disturbing activity has been temporarily ceased, temporary stabilization will be applied within (7) days if the activity will not resume within (14) fourteen days.
14. After full stabilization of all disturbed areas the contractor shall remove all temporary erosion control items. After full stabilization, the contractor shall file a "Notice of Termination" with the state of Tennessee. Full stabilization shall mean coverage of the site with permanent grass (a significant percentage of bermuda or fescue depending upon the mix specified and the time of year of application) which is sustainable and growing.
15. All baled straw shall be replaced at 60 day minimum intervals, until full stabilization is achieved.
16. Silt fence shall be installed beyond the toe of all fill slopes.
17. Place clean rock check dams in ditches and other areas as necessary to prevent silts from migrating from the project site.
18. Any stockpiled soils for fill material, shall be located and treated in a manner to prevent silt from leaving the property either through storm drains or over land. Erosion and sediment control measures shall be installed on the downstream side of all stockpiled soil material.
19. Prior to dewatering of the excavation for below grade construction, the contractor shall develop a plan for the treatment and release of water off site, generally through a filter bag or filter system.
20. The concrete truck washout may be either above-grace or below grade. An above grade washout should consist of a ring of staked hay bales lined (sides and bottom) with an impermeable layer of 10-mil plastic sheeting. A below-grade washout should consist of an excavated pit lined with an impermeable layer of 10-mil plastic sheeting and surrounded by temporary silt fence. The volume of either type washout should be sufficient to hold the anticipated concrete volume with a minimum 4" freeboard. Recommended minimum dimensions are 10' x 10'.
21. Contractor shall provide the following documents to the engineer:
    - Signed copy of the notice of intent prior to disturbance
    - Evidence of certification of inspector
    - Location of notice of coverage on site
    - Copy of TDEC acceptance of Notice of Termination to be included with close out documents
22. The design drawings indicate the disturbance of 1.23 acres of land and therefore a national pollutant discharge elimination system (NPDES) general permit for construction storm water is required. The contractor shall submit a notice of intent (NOI) and a storm water pollution prevention plan (SWPPP) to the appropriate environmental field office of the Tennessee Department of Environment and Conservation (TDEC).
21. All temporary erosion and sediment control measures shall be removed from the premises within thirty (30) days after the City of Goodlettsville determines the temporary control measures are no longer needed.

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SITE DEVELOPMENT WATER/WASTEWATER

CHESTER A. RHODES
No. 101
REGISTERED ENGINEER
STATE OF TENNESSEE

8/23/19

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Hotel and Convention Center
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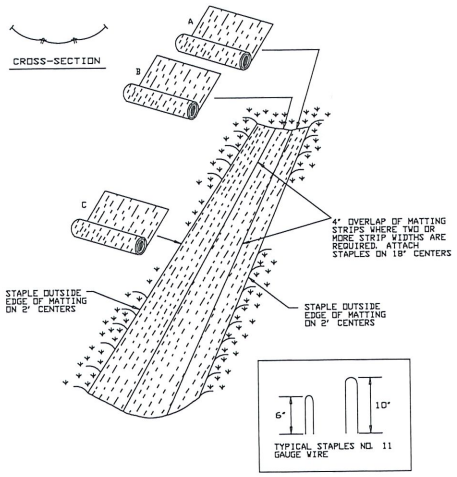
INTERMEDIATE EROSION CONTROL PLAN

C-4.1

EROSION CONTROL MATTING



Construction Notes

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4' down slope from the trench. Spacing between staples is 6".

2. Staple the 4' overlap in the channel center using an 18" spacing between staples.

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

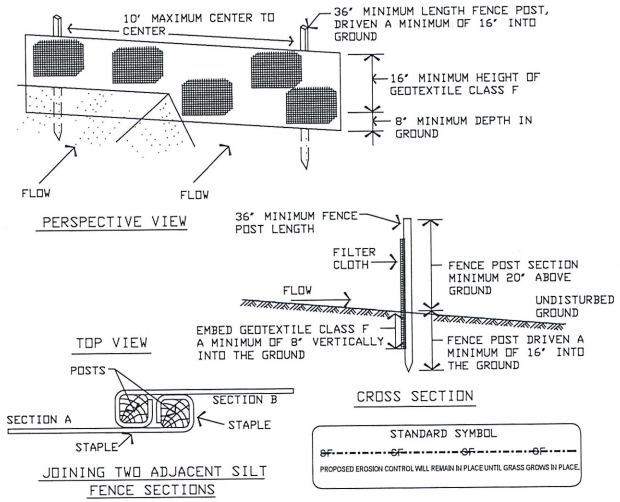
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4', shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

1 / C-4.2 EROSION CONTROL MATTING DETAILS
SCALE: N.T.S.

SILT FENCE



Construction Notes

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

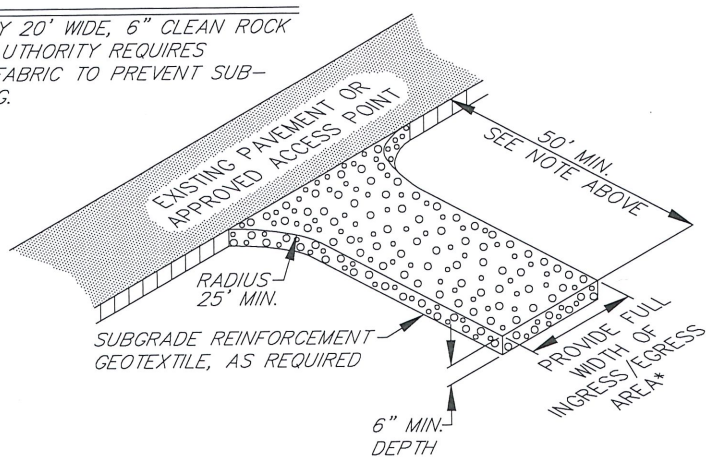
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

2 / C-4.2 SILT FENCE DETAILS
SCALE: N.T.S.

NOTE:

100' LONG BY 20' WIDE, 6" CLEAN ROCK GOVERNING AUTHORITY REQUIRES GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.



3 / C-4.2 CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

DEVELOPER:
Owner's
Dean Patel & Unique Omega
1516 Hampton St.
Nashville, TN 37207
(615)406-9955
d4s1230@aol.com

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENGINEERING/DESIGN
SITE DEVELOPMENT WATERWAYS/STORMWATER

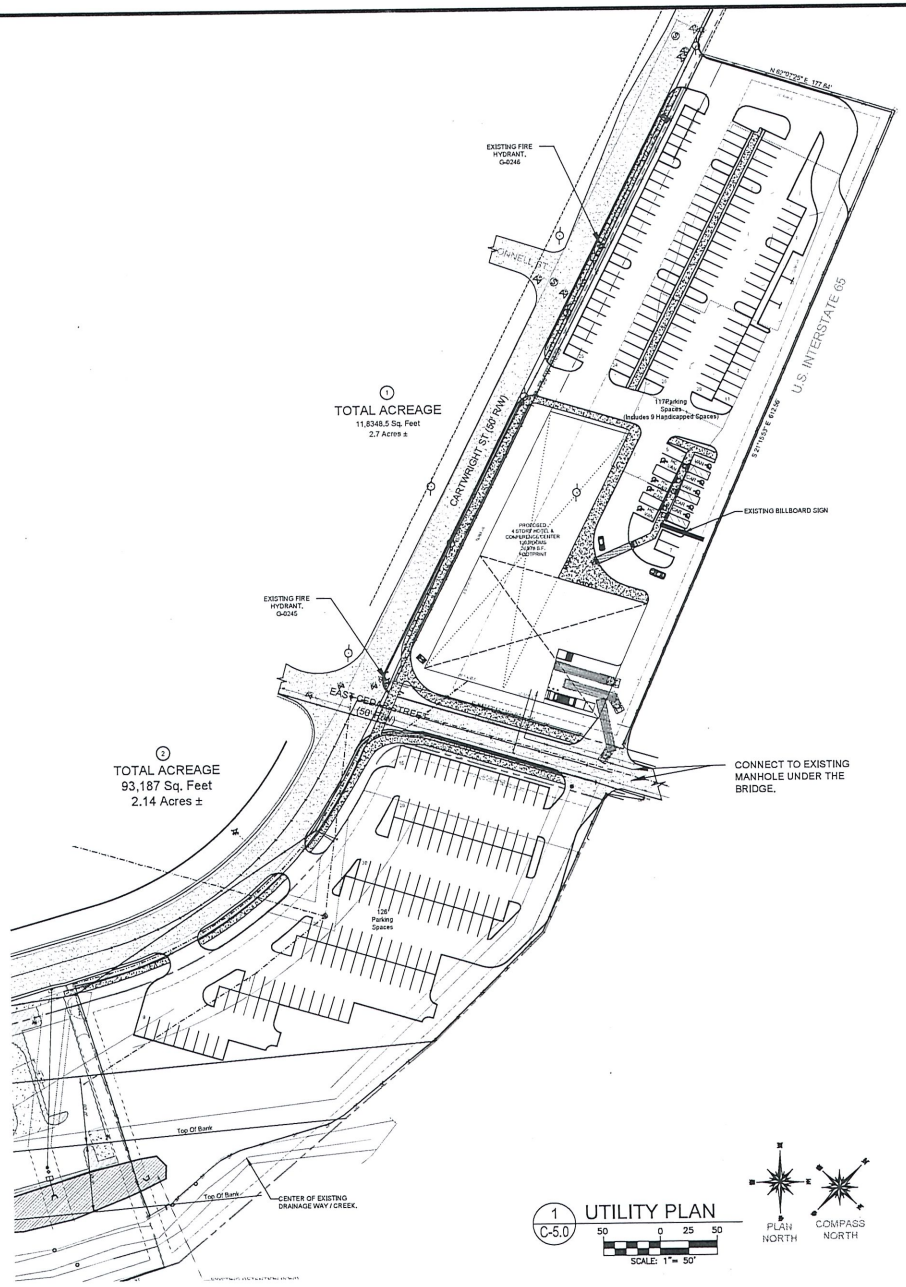
CHESTER A. RHODES
No. 120
STATE OF TENNESSEE
8/23/19

Site Plan
Hotel and Convention Center
330 Cartwright Street & East Cedar Street
Goodlettsville, TN 37072-1442

PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	PWB
CHECKED BY:	CAR
DRAWING DATE:	
DESCRIPTION:	
REVISIONS:	DATE:

EROSION CONTROL DETAILS

C-4.2



1 TOTAL ACREAGE
11,8348.5 Sq. Feet
2.7 Acres ±

2 TOTAL ACREAGE
93,187 Sq. Feet
2.14 Acres ±

1 C-5.0 UTILITY PLAN
SCALE: 1"= 50'

Hydrant History Report
Hydrant ID G-0245; Tests Completed Between 5/6/2018 & 5/6/2019

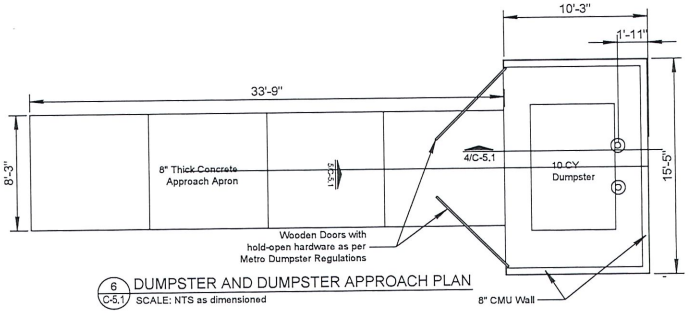
Hydrant #G-0245
Location: Cartwright Street
Make: Mueller
Connected To: 8"
Control Valve: Y Valve Opens: L
Cap Color:ORANGE
Book:G Sequence:12250

Test Date	Begin PPM	End PPM	STAT	FLOW	GPM	Minutes	Employee
11/26/2018	1.02	1.91	133	80	1500	8	ERIK GLENN

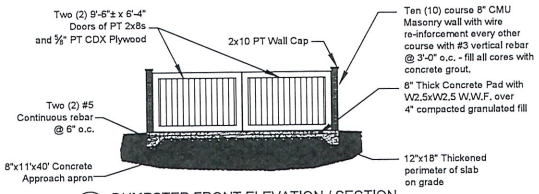
Hydrant History Report
Hydrant ID G-0246; Tests Completed Between 5/6/2018 & 5/6/2019

Hydrant #G-0246
Location: Cartwright Street
Make: Mueller
Connected To: 8"
Control Valve: Y Valve Opens: L
Cap Color:ORANGE
Book:G Sequence:12300

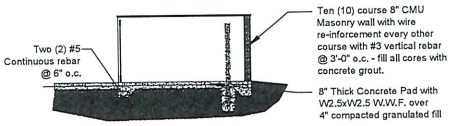
Test Date	Begin PPM	End PPM	STAT	FLOW	GPM	Minutes	Employee
12/14/2018	1.19	2.02	109	80	1500	7	ERIK GLENN



6 C-5.1 DUMPSTER AND DUMPSTER APPROACH PLAN
SCALE: NTS as dimensioned



3 C-5.0 DUMPSTER FRONT ELEVATION / SECTION
SCALE: NTS as dimensioned



4 C-5.0 DUMPSTER ENCLOSURE DETAIL
SCALE: NTS as dimensioned

DEVELOPER:
Owner's
Deem Patel & Unique Omega
1516 Hampton St.
Nashville, TN 37207
(615)406-9955
d4st23@aol.com

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC.
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATERSHEDS/STORMWATER

CHESTER A. RHODES
REGISTERED ENGINEER
No. 102311
STATE OF TENNESSEE
8/23/19

Site Plan
Hotel and Convention Center
330 Cartwright Street & East Cedar Street
Goodlettsville, TN 37072-1442

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: PWB
CHECKED BY: CAR
DRAWING DATE:
DESCRIPTION:
REVISIONS: DATE:

UTILITY PLAN

C-5.0

Nashville / Davidson County Parcel Viewer

September 3, 2019

Ownership Parcels

Planned Unit Development

Zoning

#4

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Metro GIS; Pictometry International

Made by: Metro GIS

June 26, 2019 Revised Plan Review Comments

August 28, 2019 Revised Plan Comments:

General Zoning:

1. ~~Revise plans showing minimum 90 hotel rooms instead of 80- per City Zoning Requirements.~~
2. Provide parking light details and photometric plans
3. Provide landscape plan meeting city zoning requirements includes preparation and stamped by a state licensed landscape architect including tree types and calculations. Concerned with large trees in 2-4' grass strip sections located in public right-of-way. Parking perimeter plantings needed on site including but not limited to the one-way drive to block headlight glare onto intersection.
4. Provide building exterior elevation design including materials and colors.
5. Per City's Floodplain Regulations which are the State's Floodplain Regulations, plans to be revised to state the properties contain both floodway and floodplain. Show graphic location of floodway on plans. Plans to include a certification on plans or with stamped drainage calculations- that no rise created by work in regulated floodway and no-more than a one (1) foot rise in the floodplain area.
6. ~~North side of East Cedar – City staff previously requested two driveway access points instead of three- concerned about access closest to East Cedar Street- concern with existing intersection block up at adjacent facility employee shift changes.~~
7. ~~Label all driveway entrances widths and radius dimensions – minimum for type and speed of roadway is 15' radius~~
8. Label typical parking space and aisle dimensions on north side
9. ~~Van accessible parking to include an 8' aisle- label dimensions~~
10. ~~Show location of dumpster/deliveries area.~~
11. ~~City Commission will be required to grant lease agreement to permit skywalk over public street right-of-way and an agreement for private parking aisle drive within the Cartwright Street public right-of-way~~
12. ~~Cartwright Street improvements- show design and how turn lane extension will coordinate with Starbucks drive design~~
13. Will need joint use agreements since minimum parking for hotel parking requirements being met on the adjacent north side properties.
14. Before project is closed out the three (3) lots on the north side of project to be combined into a single property.
15. ~~Fire Truck turn radius design will need to include access into East Cedar drives including one-way outlet.~~

Storm Water/Sewer

16. Inlet and Detention pond outfall details- with north outfall 100' beyond site
17. Label location of drainage culvert flow from Cedar Street to north side of project

#4

18. Label all storm drainage dimensions
~~19. Filterra location on plans conflicts with detail sheet provided regarding tree placement~~
~~20. Provide location and detail of erosion control and silt fence~~
~~21. Erosion control notes to be corrected- based on Goodlettsville Storm Water Management Ordinance.~~
~~22. Show all utilities in area and sewer connection proposal~~
~~23. Show adjacent Starbucks detention area on plans- section on the south property~~
24. Drainage calculations do not include a pond outlet CFS number or ~~written water quality structure verification from selected vendor?~~ Disagree with statement that City does not require detention volumes – the City's storm water ordinance includes a reference to a manual that includes a 2-100 year pre/post requirement. Will need to review 2-100 year pre and post outlet rates since down stream flows include two (2) TDOT drainage culverts.

Additional Comments/Notes per August 28, 2019 Staff Revised Plan Review Meeting:

25. Will need to see building design plans to review where the Fire Department Connection (FDC) and Fire Sprinkler room will be to determine location of FDC which also requires a fire hydrant to be within 100' of the FDC. Note is to alert that based on building design and additional fire hydrant may be required.
26. Plans have changed from 80 to 120 hotel rooms. City minimum requirement is 90. Based on parking available would recommend reviewing reducing from 120 but still at or above city 90 room requirement.
27. No C3-1 plan or L0.0 Plan included with submittal as referenced on Cover Sheet C0.0
~~28. Property owner has requested a building height variance to be reviewed by the Goodlettsville Board of Zoning and Sign Appeals on the September 3, 2019 Meeting- will report results at 9-9-2019 Planning Commission meting~~

RE Rhodes Engineering and Environmental Services, LLC

1. Is 4 stories building height the proposal- or will setback variance will still be needed? **The Hotel and Conference Center will be 4 stories.**

2. Show East Cedar paved radius at access – 15 ft minimum (3) Non-residential use on roadways with posted speed limit less than thirty (30) mph: Fifteen foot (15') minimum.) **All entrances to the property are at a minimum of 15' radius.**

3. Does access into loading area require truck to back in site from East Cedar? **No. The trucks can pull into the property as usual and back into the loading dock area. They can then pull forward out of the dock area and pull onto the street.**

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
No. 023
STATE OF TENNESSEE

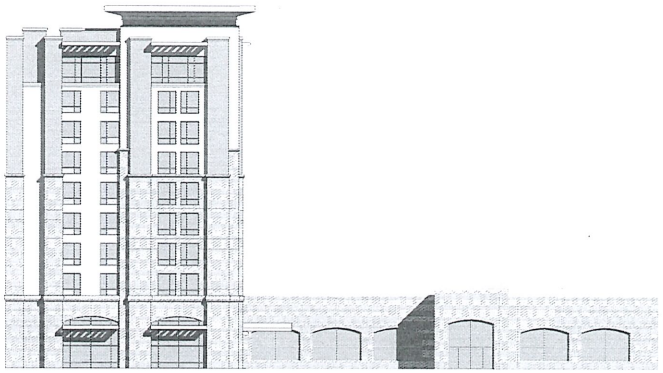
08-23-19

Chet Rhodes, PE
Rhodes Engineering and Environmental Services, LLC
Civil * Structural * Geo-Technical * Storm Water

h#

3 SD205 3D View 1 - Simple

1 SD205 Schematic Elevation- East-Simple
1/16" = 1'-0"



2 SD205 Schematic Elevation- South-Simple
1/16" = 1'-0"

STUDIO A architecture
2330 frankfort ave
louisville, ky 40206
p: (502) 589-8007
f: (502) 589-8004
www.studioaarch.com

Consultants

Project Name
Project Name
Enter address here

Client
Owner
Client Address

Seal

NOT FOR CONSTRUCTION

Revisions

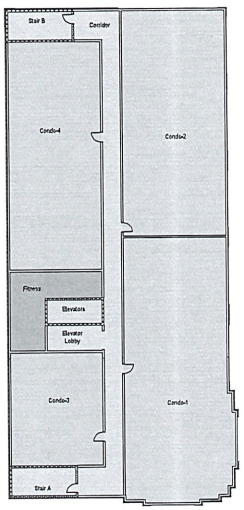
No.	Description	Date

SCHEMATIC ELEVATIONS

Project number Project Number
Date 07/25/17

SD205

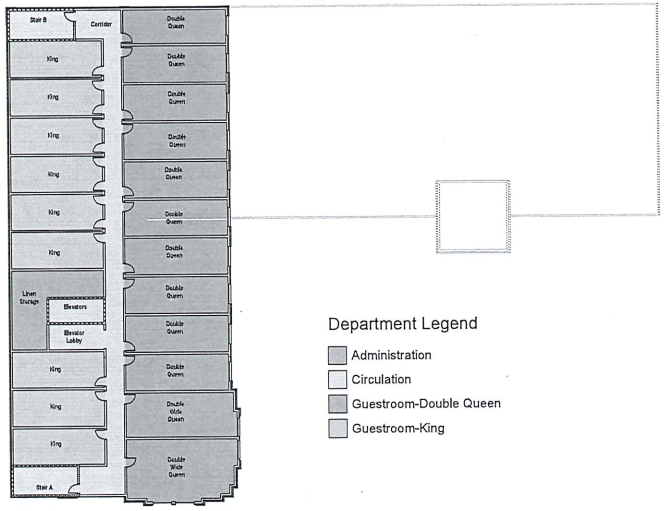
Scale 1/16" = 1'-0"



Department Legend

- Administration
- Circulation
- Condo

3 Dimension Plan- Level 09- Schematic
SD101 1/16" = 1'-0"



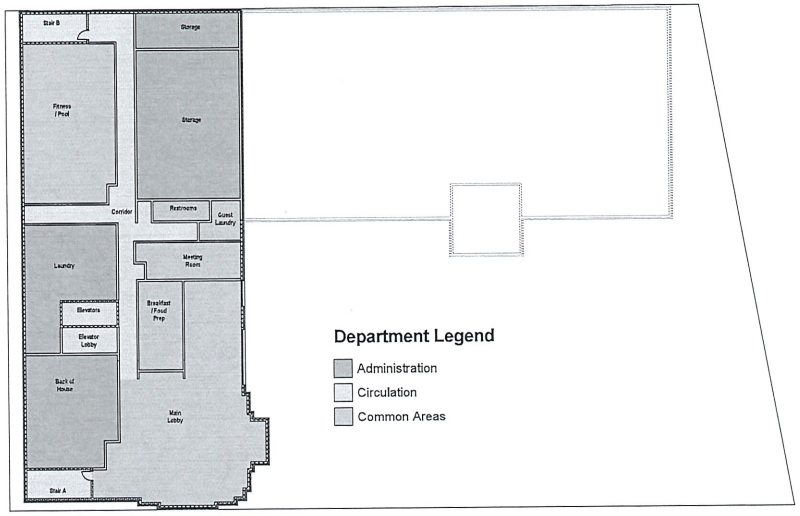
Department Legend

- Administration
- Circulation
- Guestroom-Double Queen
- Guestroom-King

2 Dimension Plan- Level 02- Schematic
SD101 1/16" = 1'-0"

QA-Guestroom Schedule	
Name	Count
Level 2	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 3	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 4	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 5	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 6	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 7	
Double Queen	10
Double Wide Queen	2
King	9
	21
Level 8	
Double Queen	10
Double Wide Queen	2
King	9
	21
Grand total: 147	147

QA-Square Footage Per Level Schedule		
Department	Count	Area
Level 1		
Administration	4	4,050.79 SF
Circulation	5	1,811.35 SF
Common Areas	6	5,149.00 SF
		11,011.15 SF
Level 2		
Administration	1	456.68 SF
Circulation	2	1,248.43 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 3		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 4		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 5		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 6		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 7		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 8		
Administration	3	1,705.12 SF
Guestroom-Double Queen	12	5,238.29 SF
Guestroom-King	9	3,224.80 SF
		10,168.21 SF
Level 9		
Administration	1	456.68 SF
Circulation	2	1,248.43 SF
Condo	4	8,846.22 SF
		10,551.34 SF
Grand total		92,738.97 SF



Department Legend

- Administration
- Circulation
- Common Areas

1 Dimension Plan- Level 01- Schematic
SD101 1/16" = 1'-0"

STUDIO A architecture
2330 frankfort ave
louisville, ky 40206
p: (502) 589-8007
f: (502) 589-8004
www.studioaarch.com

Consultants

Project Name
Project Name
Enter address here

Client
Owner
Client Address

Seal

NOT FOR CONSTRUCTION

Revisions

No.	Description	Date

SCHEMATIC PLAN

Project number Project Number
Date 12/18/15

SD101

Scale 1/16" = 1'-0"

Re-recorded 43 — 16

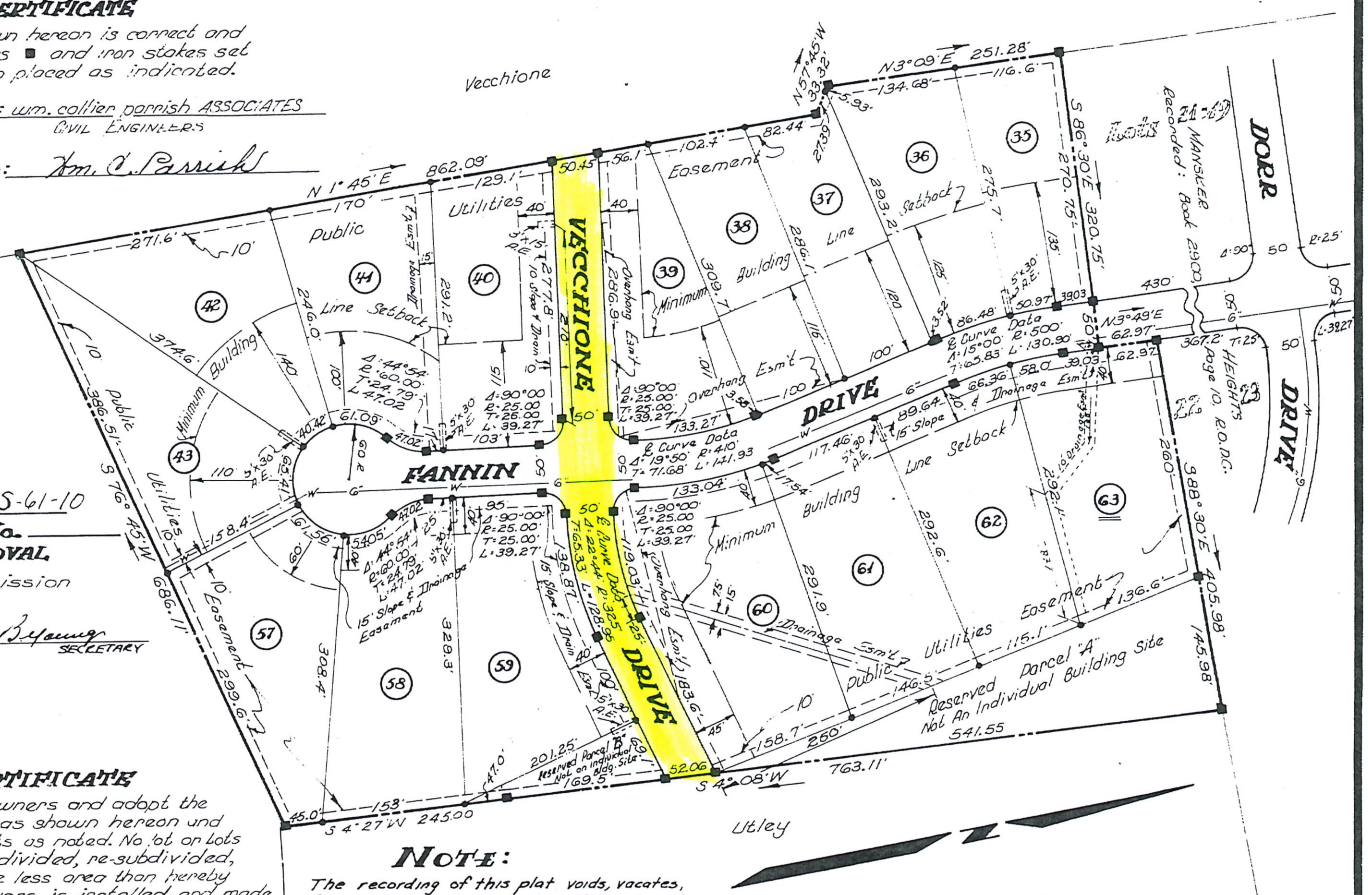
Area = 16.92 Acres

SURVEYOR'S CERTIFICATE

We hereby certify that the plan shown hereon is correct and that approved monuments shown thus ■ and iron stakes set in concrete shown thus X have been placed as indicated.

Date: April 11, 1961 Name: wm. collier parrish ASSOCIATES CIVIL ENGINEERS

By: Wm. C. Parrish



SUBDIVISION NO. S-61-10
A Part Of Master Plat No. _____
COMMISSIONS APPROVAL

Approved by the Planning Commission City of Goodlettsville, Tennessee.

Date: April 17, 1961 Earl Bryant SECRETARY

OWNER'S CERTIFICATE

We hereby certify that we are the owners and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways & easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than hereby established untill a system of sewers is installed and made accessible to such lot or lots or otherwise approved by the Goodlettsville City Planning Commission and the Health Officers and under no condition shall such lot or lots be sub-divided re-subdivided, altered or changed so as to produce less area than prescribed by the restrictive covenants, Recorded Book 3119, Page 377, R.O.D.C. Tenn., running with the title to the property.

Date: April 11, 1961 Name: SWIFT DEVELOPERS

By: H. A. Swift

NOTE:

The recording of this plat voids, vacates, & supersedes the recording of the plan of Section Two MANSKER HEIGHTS as recorded in Book 3106 Page 16 R.O.D.C. Tenn.

A REVISION OF
Section Two
MANSKER HEIGHTS
GOODLETTSVILLE, TENNESSEE

10TH CIVIL DISTRICT-DAVIDSON COUNTY, TENN.

SWIFT DEVELOPERS
Owners & Developers

SCALE: 1" = 100'

RECORD
Recorded: April 19, 1961 Book 3106, Page 16, in the Registers Office of Davidson County, Tennessee.

RECORD
Re-Recorded: Sept. 11, 1961 Book 3106, Page 43 in the Registers Office of Davidson County, Tennessee.

59-014-2
Pagen Fuqua

#5

SURVEYOR'S CERTIFICATE

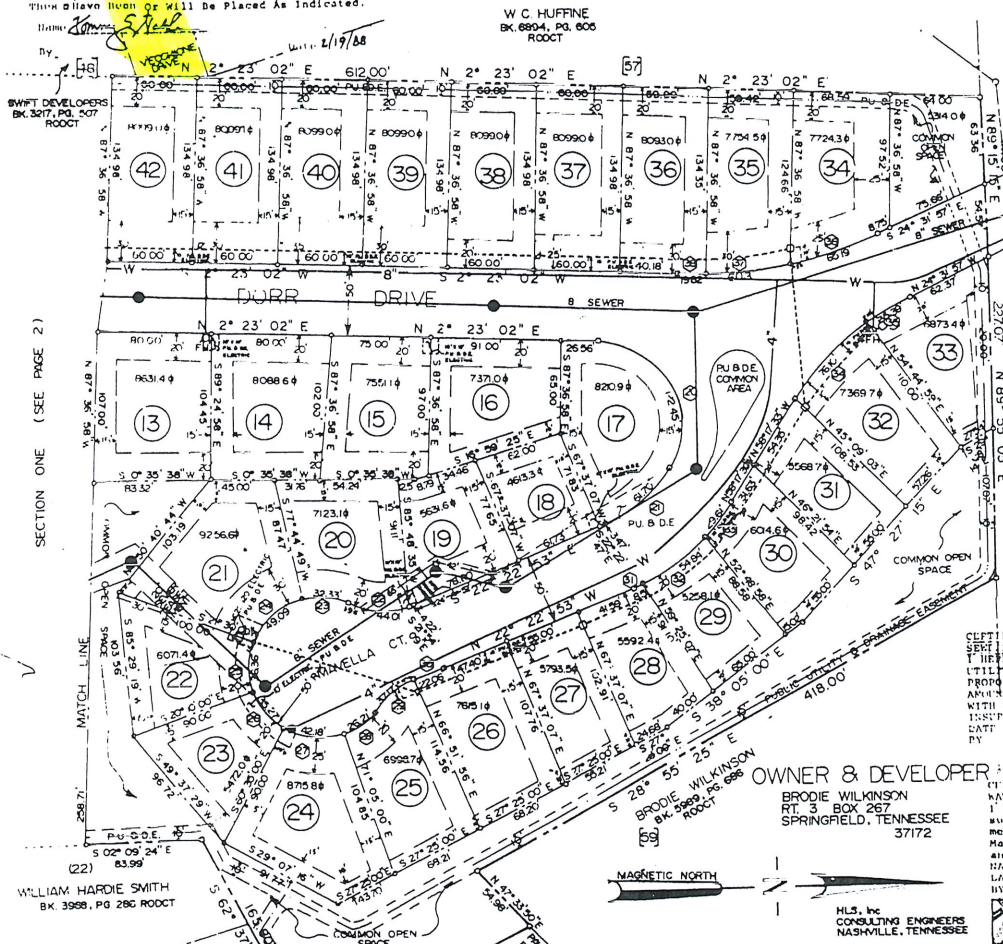
We Hereby Certify That The Subdivision Plat Shown Hereon, Is Correct And That Approved Monuments Shown Thus ⊙ Have Been Or Will Be Placed As Indicated.

Name: Tommy Stell

By: _____ Date: 2/19/88

NOTES

1. BEARINGS ARE FROM RECORDED PLATS, AND BOUNDARY SURVEY BY RAMAN-SMITH-MCCOY & ASSOCIATES DATED DEC. 21, 1988.
2. ALL BUILDING SETBACKS TO BE AS SHOWN.
3. 10' LANDSCAPING EASEMENT, EXISTING HEDGE ROWS TO BE SUPLEMENTED WHERE NEEDED.
4. PU. & D.E. INDICATES PUBLIC UTILITIES & DRAINAGE EASEMENT
5. ALL TRAFFIC ISLANDS TO BE LANDSCAPED & MAINTAINED BY HOMEOWNERS OF EMERALD COVE.
6. THIS SURVEY EXCEEDS THE REQUIREMENTS OF A SUBURBAN LAND SURVEY AS PER STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE.
7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
8. ALL COMMON AREAS TO BE OPEN GRASS & MAINTAINED BY THE HOMEOWNERS OF EMERALD COVE.



SEWER EASEMENT & BUILDING SETBACK ARE ONE AND THE SAME

CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that I am the owner of the property shown and described hereon as conveyed in Deed Book 5969, Page 686 and that I hereby adopt this plan of subdivision with my free consent, establish minimum building restriction lines, dedicate all streets, alleys, walks, parks and other open spaces to public use forever, and that the land is not encumbered.

Date: 7-6-88 Signed: Brodie Wilkinson

Title: Owner

CERTIFICATE OF APPROVAL OF STREETS & SEWERS

I HEREBY CERTIFY THAT STREETS & UTILITIES SHOWN HEREON ARE ALL PROPOSED & A SECURITY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH THE CITY OF GOODLETTSVILLE TO INSURE THEIR COMPLETION

DATE: _____

BY: _____ DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water supply system installed [illegible] meet the requirements of the Madison Suburban Utility District and are hereby approved [illegible]

NAME: MADISON SUBURBAN UTILITY DISTRICT

DATE: [illegible]

BY: [illegible]

OWNER & DEVELOPER

BRODIE WILKINSON
RT. 3 BOX 267
SPRINGFIELD, TENNESSEE
37172

HLS, Inc
CONSULTING ENGINEERS
NASHVILLE, TENNESSEE

THIS PLAT VOIDS & VACATES PROVIDE IS PLAT OF SECTION 1 WILKINSON HEIGHTS RODCT. BK 5800, PG. 10

PARCEL NUMBER SHOWN THUS (00) REFER TO PROPERTY MAP 18-16.

PARCEL NUMBER SHOWN THUS [00] REFER TO PROPERTY MAP 18-12.

PARCEL NUMBER SHOWN THUS (00) REFER TO PROPERTY MAP 18-12-A.

(191) JUDI TINNIN BK. 6035 PG 012 RODCT

PARCEL NUMBERS AND LOT NUMBERS ARE ONE AND THE SAME.

CURVE NO	20	21	22	23	24	25	26	27
CHD DIST	101.49	60.69	42.60	3.77	47.14	35.57	34.54	40.94
CHD BRNG	N 42° 52' 46" E	S 40° 20' 12" E	S 51° 47' 27" W	S 67° 16' 06" W	S 40° 22' 39" E	S 89° 20' 00" E	N 49° 37' 30" E	N 53° 15' 00" E
Δ	19° 19' 27"	38° 54' 35"	5° 16' 06"	0° 13' 02"	55° 16' 50"	34° 40' 00"	50° 35' 20"	49° 20' 00"
R	300.00'	96.44'	50.00'	50.00'	50.00'	50.00'	50.00'	50.00'
L	101.46'	61.70'	46.07'	3.93'	49.09'	30.36'	35.27'	42.18'
T	50.47'	31.90'	23.04'	1.97'	26.70'	18.63'	18.40'	22.24'
R.E. END	28	29	30	31	32	33	34	35
CHD DIST	28.92	36.32	20.16	3.5	54.53	29.64	78.58	35.24
CHD BRNG	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Δ	35° 02' 22"	142° 35' 35"	15° 17' 46"	127° 05'	[illegible]	[illegible]	[illegible]	0° 43' 01"
R	50.00'	50.00'	300.00'	150.00'	46.54'	46.54'	46.54'	59.22'
L	28.21'	37.17'	80.16'	3.5'	44.94'	28.89'	76.07'	35.39'
T	14.42'	19.49'	40.04'	2.26'	24.73'	15.89'	38.67'	17.70'

R.E. END	36	37	38
CHD DIST	69.07'	60.20'	9.82'
CHD BRNG	S 8° 29' 46" E	S 14° 32' 22" E	S 32° 42' 46" W
Δ	127° 06' 32"	114° 01' 13"	23° 42' 17"
R	50.00'	50.00'	225.00'
L	110.95'	99.48'	93.09'
T	90.00'	80.00'	47.29'

Approved by The Goodlettsville Planning Commission

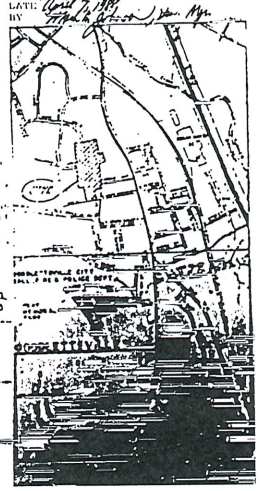
By: [illegible] Date: 1-1-88

Recorded: 4-7-88

Book 6900, Page 621, of the Registers of Davidson County, Tennessee.

SUBDIVISION NO.

Total Area Within Boundary - [illegible] Acres



EMERALD COVE

FINAL PLAT

SECTION 1

GOODLETTSVILLE, TN

SCALE: 1" = 100'

DATE: FEB. 1988

SHEET 3 OF 3

TOTAL AREA = 5.592 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 7164, Page 54, County Registers Office, and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

12-27, 1994 — Date
Owner

Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled SQUIRES POINT - SECT II has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Nov. 28, 1994 — Date
Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY:(1) THAT ALL DESIGNATED PUBLIC STREETS AND DRAINAGE ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF GOODLETTSVILE. OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE CITY OF GOODLETTSVILLE TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS AS SHOWN HEREON IN CASE OF DEFAULT.

NAME: DIRECTOR OF PUBLIC WORKS, CITY OF GOODLETTSVILLE
DATE: 12-27-94 BY:

CERTIFICATE OF ACCURACY

I (We) hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those regulations, and that this is a Class "A" (CAT. I) Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000'.

1-[illegible], 1994
Registered Land Surveyor Number 1547

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

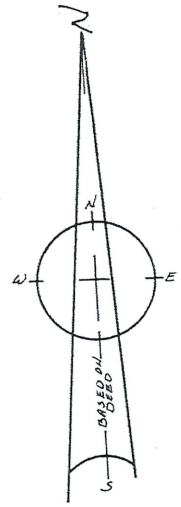
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled SQUIRES POINT SECT. II have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

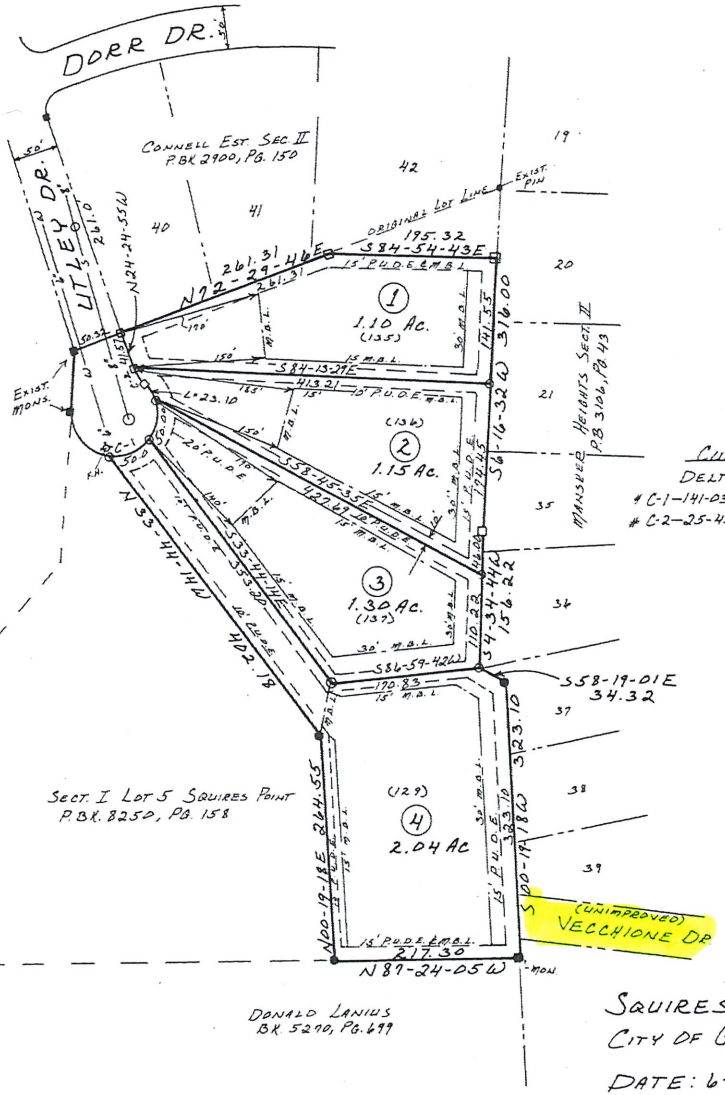
Sewer System 11-28, 1994
Date
Name, Title and Agency of Authorized Approving Agent

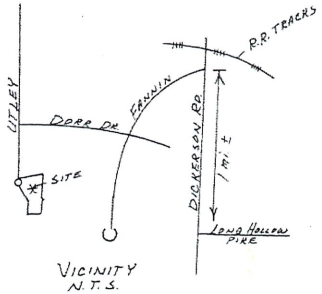
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

12-27, 1994
Date — Secretary, Planning Commission







VICINITY
N.T.S.

CURVE DATA:

	DELTA	RADIUS	LENGTH	CHORD & BRG.
# C-1	141-03-33	50.00	123.10	94.28 N27-18-17E
# C-2	25-43-05	50.00	22.44	22.25 N30-21-58W

THIS PROPERTY IS NOT INCLUDED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA. IT IS WITHIN ZONE "C". MAP 470237-1

LOT SETBACK REQUIREMENTS:
FRONT - As Shown MINIMUM
REAR - 30' MINIMUM
SIDE - 15' MINIMUM

"O" DENOTES SET IRON ROD
"●" DENOTES EXISTING IRON ROD
"□" " SET MONUMENT

(00) PARCEL NUMBERS SHOWN THUS, PERTAIN TO METRO TAX MAP # 18
THIS PROPERTY IS CURRENTLY ZONED R-25

FINAL PLAT

SQUIRES POINT SUBD. - SECT II
CITY OF GOODLETTSVILLE, DAVIDSON CO., TN.

DATE: 6-8-94 SCALE: 1" = 100'

FOR: CHUCK CROOK - OWNER/DEVELOPER
2128 EAST HILL DRIVE, MADISON 37115

RECORD: DEED BK. 7164 PG. 54

Prepared By:

WILLIS LAND SURVEYING
345 NORTH CENTER POINT RD.
PORTLAND, TN 37148
615-325-2690

Recorded 12-27-94
Book 8250
Page 361

#5

ORDINANCE 19-954

AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GOODLETTSVILLE, TO DEFINE THE BED AND BREAKFAST HOMESTAY USE TO BE CONSISTNENT WTH THE STATE LAW DEFINITION AND LIMIT THE APPLICATION OF THE CONDITIIONAL USE AND INCLUDE A DEFINITION AND CLASSIFCIATION OF TRANSIENT USES

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

WHEREAS, the City's Zoning Ordinance intent and purpose includes prohibiting uses, building or structures which are incompatible with the character of development or the permitted uses within specified zoning districts; and,

WHEREAS, the Goodlettsville Board of Zoning and Sign Appeals received multiple conditional use applications for bed and breakfast homestay uses that while met the City's limited requirements defined decades ago do not meet the traditional idea of a bed and breakfast homestay and the current requirements do not define a difference between a bed and breakfast homestay uses and the recently popular short term rentals units. The Board of Zoning and Sign Appeals requested amendments to define the City's intention and limit application of the bed and breakfast homestay conditional use: and,

WHEREAS, The Goodlettsville City Commission on June 27, 2019 approved Ordinance 19-940 defining a one hundred and eighty (180) day moratorium on new bed and breakfast homestay applications; and,

WHEREAS, The State of Tennessee Short Term Rental Act of 2018 includes provisions regarding city ordinances developed for the regulation short term rental units defined as transient uses and includes an exemption to bed and breakfast homestay uses: and,

WHEREAS, The Goodlettsville Planning Commission at the September 9, 2019 regularly scheduled meeting reviewed and discussed these 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 and replacing the following sections in their entirety 14-201 (3)(i), 14-201 (3)(zzzz), 14-202 (6)(s), and 14-213 (9)(h)(ii) 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

_____
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

_____
CITY ATTORNEY

Passed First Reading:

_____

Passed Second Reading:

_____

"EXHIBIT A"

Referenced Zoning Ordinance Sections: ***(Draft Amendments)***

Amendment#1
14-201. Provisions relating to construction of language and definitions. (3) Definitions (i)

~~*(i) "Bed and breakfast homestay." An owner-occupied building or portion thereof offering transient lodging accommodations and breakfast to guests where rent is paid in money. Such building shall be considered as a one-family detached dwelling or an extension of the one-family dwelling with detached accessory guest buildings under the provisions of Item (I) for purposes of use classification and shall be permitted only through a conditional use permit issued by the board of appeals.*~~

(i) ***"Bed and breakfast homestay," Based on the definition of Tennessee Code Annotated Section 68-14-502 (1)(B) is a building, private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the owner resides on the premises or property. Guest rooms shall be established and maintained distinct and separate from the owner's quarters. Such building shall be considered as a one-family detached dwelling or an extension of the one-family dwelling with detached accessory guest buildings under the provisions of Item (I) for purposes of use classification and shall be permitted only through a conditional use permit issued by the board of appeals.***

Amendment#2
14-201. Provisions relating to construction of language and definitions. (3) Definitions (zzzz)

(zzzz) Transient any person who exercises occupancy or is entitled to occupancy of any rooms, lodgings or accommodations for a period of less than thirty (30) continuous days

Amendment#3
14-202. Use classification. (6) Commercial actives (s) Transient habitation

(s) Transient habitation includes the provision of lodging services for transient guests. The term shall include **five (5)** different types of activities as defined in § 14-201(3).
(i) Hotel
(ii) Motel
(iii) Extended stay hotel/motel

(iv) Single room occupancy residential facility (SRO)
(v) Short term rental property (STRP)
(Bed and Breakfast Homestay is considered an accessory use to a permanent residential use and approved only by conditional use in the defined residential zoning district)

Amendment#4
14-213. Administration and Enforcement. (9) Conditional Use Permits. (H) Specific Standards for Residential Activities. (ii)

(ii) Bed and breakfast homestay.

(A)**A property proposed for a bed and breakfast homestay shall include public street frontage and shall either contain a minimum of five (5) acres or shall be located on property that contains a structure of historical significance. A historical significant structure is listed on the National Register of Historic Places, or is determined by the state historical commission to be eligible to be placed on the National Register of Historic Places, or is a structure that is within an area designated by the local governing body as a historical or conservation district;**

(B) *The owner of the property must reside permanently in the home. If there is more than one (1) owner, the owner with the largest share of the ownership shall reside permanently in the home. If two (2) or more owners own equal shares, at least one (1) of the owners shall reside permanently in the home.*

(C) *A maximum of one (1) off-street parking space shall be provided for each guest room. The design of the parking spaces and their number and location shall also take into account the owner's parking spaces. Fencing, screening and landscaping shall be required to buffer and protect adjoining properties. Large expanses of paved area shall be avoided. No more than two (2) such spaces shall be located in the front yard.*

(D) *A maximum of* ***~~four~~ three ~~(4)~~ (3)*** *guest rooms shall be available for rent, and such rooms shall not occupy more than fifty percent (50%) of the total habitable floor area. A guest register shall be maintained and made available to the codes administrator or other enforcing officer.*

(E) Meal service shall be limited to breakfast and shall be restricted to overnight guests only. No cooking facilities shall be available in any guest room. ***Application shall be in compliance with County Health Department requirements and applicable inspections.***

(F) No exterior structural or architectural alterations or expansions ***exceeding twenty (20) percent of the building square footage including those necessary to ensure the safety of the building,*** shall be made to the building for the purpose of providing a bed and breakfast homestay.

(G) *The maximum length of stay for any guest(s) shall be fourteen (14) consecutive days.*

(H) *The building shall comply with the ~~International Residential Code~~* ***City's adopted building and residential code standards*** *and shall be inspected prior to occupancy by the codes administrator and the fire chief or other enforcement officials. In the event the home is a* ***registered*** *historic building the board may consider the varying the strict application of the code requirements as long as the safety of the guests is not compromised.*

(I)*One (1) incidental sign may be permitted in accordance with the Goodlettsville Sign Ordinance.*

(J) *Detached accessory guest building alternative bed and breakfast homestay use to meet the provisions of (ii) Bed and breakfast homestay* ***items (A) through ~~(H)~~ (I)*** *but the application may also be reviewed through the Conditional Use process defined by the Zoning Ordinance including the following additional sections:*

-Detached accessory building quest buildings shall only be permitted for properties five (5) acres or larger; and,

-Existing accessory residential dwellings unit buildings constructed prior to the effective date of this section (I) may be reviewed in current condition; and,

-Detached accessory building quest buildings shall only be permitted on the property of the primary single family dwelling unit; and,

-The total number ***of ~~four~~ three quest units ~~(4)~~ (3)*** *shall apply to the entire property and guest accessory buildings shall not contain any kitchen or cooking facilities; and,*

-The accessory quest buildings units shall be constructed per the requirements of the Zoning Ordinance accessory building requirements regarding location, maximum floor area ratio and lot coverage, maximum building height; and,

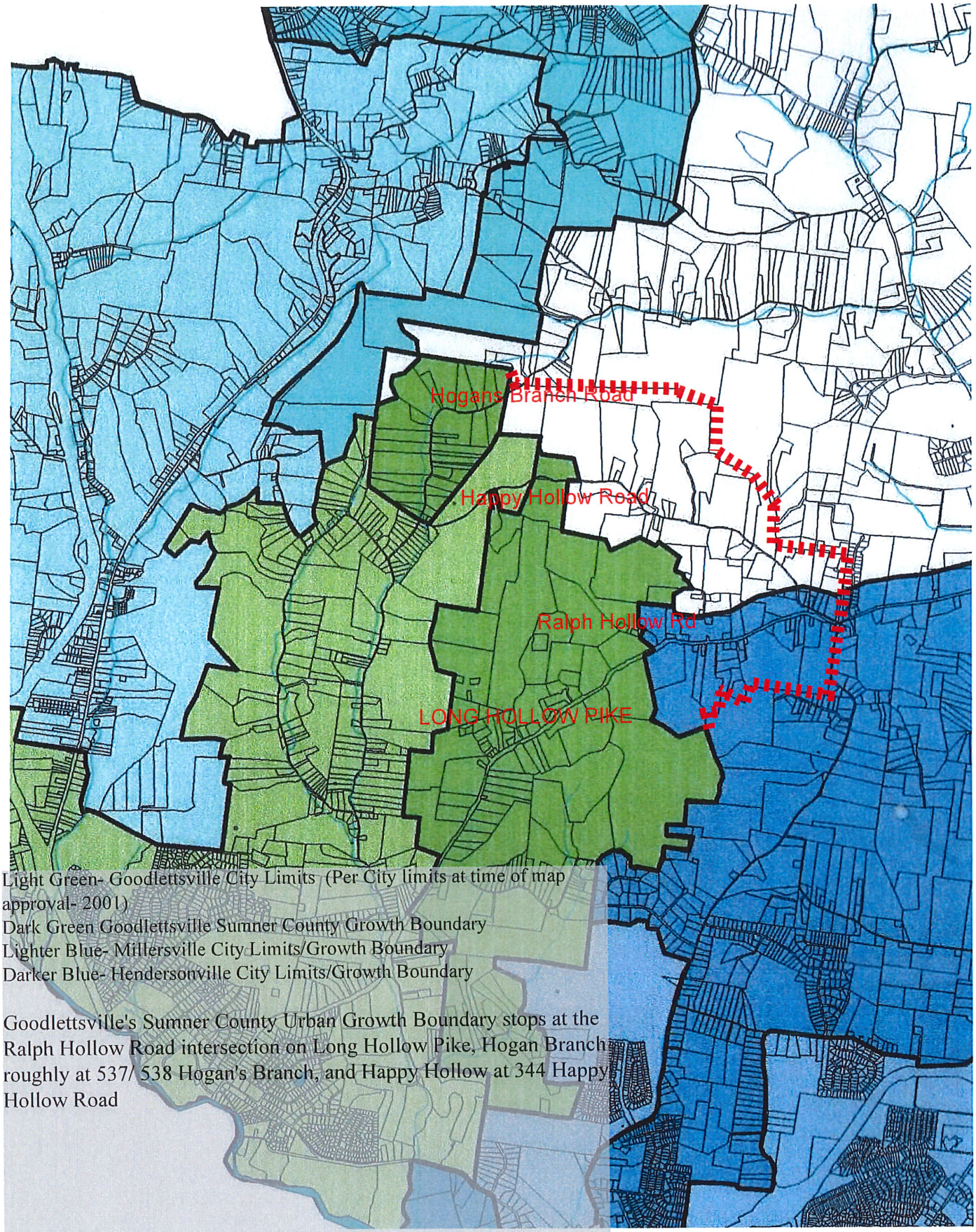
-The accessory quest buildings units shall be constructed to be consistent with the wall and roof materials of the primary single family dwelling unit; and

-The accessory quest buildings units shall be constructed to meet the minimum side and rear

setbacks of the residential zoning district; and,

-The accessory buildings shall be permanent buildings meeting the requirements of the ~~*International Residential Building Code*~~ ***City's adopted building and residential code standards and shall not include any portable structures; and,***

-The accessory quest buildings shall be connected to the primary single family. ~~*residence building where a meal is provided to overnight quests only.*~~ *The connection shall be either a vehicular or pedestrian connections and the accessory quest buildings shall be accessible for emergency services. A scaled site plan shall be submitted to the Board of Zoning and Sign Appeals as part of the Conditional Use application process to ensure the compliance with this item; and,*



Light Green- Goodlettsville City Limits (Per City limits at time of map approval- 2001)
Dark Green Goodlettsville Sumner County Growth Boundary
Lighter Blue- Millersville City Limits/Growth Boundary
Darker Blue- Hendersonville City Limits/Growth Boundary

Goodlettsville's Sumner County Urban Growth Boundary stops at the Ralph Hollow Road intersection on Long Hollow Pike, Hogan Branch roughly at 537/ 538 Hogan's Branch, and Happy Hollow at 344 Happy Hollow Road