

**CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday January 6, 2020 5:00 PM**

Call to Order
Approval of Agenda
Approval of December 2, 2019 Meeting Minutes
Individual Review of Regular Agenda Items
Election of Planning Commission 2020 Officers

ECHO HILLS Items Removed from Agenda due to no revised plan resubmittal

AGENDA

- ITEM#1 **PUBLIC HEARING** Planning and Development Services Staff: Requests an amendment of the City’s Comprehensive Land Use Plan to change an area designation from residential conservation low density to commercial use along both sides of Long Hollow Pike from the Long Hollow Pike/Loretta Drive and Long Hollow Pike/ Ellen Drive intersections to the area of the Long Hollow Pike/Grace Drive Intersection including the area of Geneva Drive.
- ITEM#2 HOSS Auto Sales and Mechanical Shop/Klober Engineering Services: Requests site plan approval for a 2,475 sq. ft. building on 0.90 acres at 867 Springfield Highway/Hwy 41. Property referenced as Sumner County Tax Map/Parcel# 141/29.00 and is zoned CG, Commercial General. Property Owner: Able Builders, INC (9.1#01-20)
- ITEM#3 **Avalon Gas Station and Retail Space/Klober Engineering Services**: Requests site plan approval for two (2) buildings with 10,710 sq. ft. and twelve (12) fuel pumps on 2.0 acres at the intersection of Dickerson Road/Hwy 41 and Robert Cartwright Drive. Property referenced as Davidson County Tax Map/Parcel# 03300030000 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Atlanta Investment Team, LLC (9.1#02-20)
- ITEM#4 **JP Morgan Trace/RTMA Architectural and Planning**: Requests alternative setback approval for a 70 sq. ft. ATM installation at 123 North Creek Boulevard (front of gas canopy) on a portion of 13.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01914001400 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: TOPVALCO, INC (9.1#03-20)
- ITEM#5 **Dominique’s First Steps/Priscilla Rutledge, Property Owner**: Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development. {Deferred Item}
- ITEM#6 Debar Land Company, LLC/ H&H Land Surveying: Requests extension of the final subdivision plat approval of Copper Creek Section 1-Phase 2B approval for

fifteen (15) lots on Hillview Drive. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143, Parcel 22. Property contains 10.41 acres. (9.1#31-05 / 9/1#41-07). Section 1-2A final subdivision plat recorded 11-20-2018

ITEM#7

Planning and Development Services Staff: Requests approval of the 2019 Planning Commission Annual Report

Public Forum on Planning Related Topics

Agenda Items: Davidson County/ Sumner County

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

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

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 2, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Scott Trew, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, Bob Whitaker, Judy Wheeler, Vice-Mayor Rusty Tinnin

Absent: David Lynn and Grady McNeal

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Mary Laine Hucks, Commissioner Zach Young, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and Jerry Garrett offered prayer

Wheeler made a motion to approve the regular and consent agendas, Trew seconded the motion. The motion passed unanimously 9-0. Espinosa discussed the consent agenda format

Hitt made a motion to approve the minutes of the November 4, 2019 meeting, Garrett seconded the motion. Motion approved unanimously 9-0.

CONSENT AGENDA ITEMS 1-3

ITEM#1 **Parkview Preserve/ NVR Inc/Ryan Homes: Request revised townhouse residential rear building setback requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)**

ITEM#2 **Planning/Development Services Staff requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations, (5) Landscaping, Screening, and Buffering, (t) Monetary Compensation for Trees - to create an ordinance section to permit required plantings to be off-site due to site limitations**

ITEM#3 **Planning and Development Services Staff requests approval of the 2020 Planning Commission Meeting and Plan Submittal Schedule.**

Duncan made a motion to approve the Consent Agenda Items 1-3, seconded by Tinnin. Galbreath asked about consent agenda Item#2 and why ordinance proposal set up for Planning Director instead of Planning Department or why in the department. Staff discussed Planning Department is one employee but that Planning Commission would still review site plans for when the alternative tree bank design would be permitted. Motion approved unanimously 9-0.

AGENDA

ITEM#4

310 Two Mile Parkway Office Building/Klober Engineering Services: Requests site plan approval for 2,000 sq. ft. building on 0.30 acres at 310 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 02605013500 and is zoned OP, Office/Professional. Property Owners- Able Builders, Inc (9.1#12-19)

Project Representative: Chad Lacy, Klober Engineering Services

Staff Discussion Items:

- Met applicant on-site for an amendment to the direction of storm drainage design due to railroad right of way as reflected in plans shown with meeting presentation but not in the Commissioners meeting packets
- Plans reflect private trash cart pick up and small screening design- if cart service not available and a dumpster required then the requirement is for the dumpster area to be screened per note on plans and be behind the front of the building
- Sidewalk shown along Two Mile Pike- roadway referenced by City Commission with development of sidewalk in-lieu of ordinance amendment

Planning Commission Discussion Items:

- Hitt discussed correction from Two Mile Parkway to Pike.
- Lacy discussed revised design and owner will be contracting with a private trash hauler for a cart not dumpster

Motion: Galbreath made a motion to approve, Duncan seconded the motion. The motion passed unanimously 9-0.

ITEM#5

Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Requests *progress update* of final master /construction plan 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

(See Item#6- Discussed together- no action taken)

ITEM#6

Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Requests *progress update* of final master /construction plan for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19)

Project Representative: Jared Gray, Civil Design Consultants

Staff Notes:

- Revised plans were not submitted but applicant requested to leave these items on the agenda for the opportunity to update the Planning Commission on the project
- No action to be taken

Planning Commission Discussion:

- Gray discussed issues with site grading and is working on revised design to balance site grading out
- Gray discussed some areas are designed to be lowered/cut nine (9') feet and is reviewing design to reduce roadway grades
- Gray discussed that the lot layout to be per master plan and no additional lots proposed
- Gray discussed that he met with homeowner's association regarding altering detention pond in phase 1 common open space that was intended to receive storm water from area of phase 5 with original plans
- Gray discussed that the homeowners did not allow alteration to existing pond to incorporate phase 5 area drainage and expressed concern with concrete flume in area from phase 5
- Gray discussed will have to develop storm water detention systems with phase 5 and 6
- Gray discussed the intent is to bring plans in at upcoming meeting but with the delays wanted to discuss the project with the Planning Commission
- Garrett asked Duncan from an engineering point of view if the discussed design would work
- Duncan discussed the project has steep slopes which leads to steep lots, roadways, and driveways
- Duncan discussed basic hydraulic design as discussed by applicant during the meeting and that detention ponds work better and the maintenance is easier for the homeowner's association with one detention pond versus multiple detention ponds

ITEM#7

Dominique's First Steps/Priscilla Rutledge, Property Owner: Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development.

Staff Notes:

- Staff discussed that no one was present to speak for or against the request and the request should be deferred
- Staff discussed notices mailed to adjacent owners and being contacted by the homeowner's association representative about the request and their regulations not permitting occupations

Planning Commission Discussion Items:

- Galbreath asked about the request and that if that the Homeowner's association could be more restrictive and override the Planning Commission
- Freeman stated yes the homeowner's association can adopt and enforce more stringent regulations than the city

Motion: Hitt made a motion to defer the request, Trew seconded the motion. The motion passed unanimously 9-0.

DISCUSSION ITEMS

-Sumner County Urban Growth Boundary Expansion-Long Hollow Pike area

- Staff updated the Planning Commission on the process and next steps before the Sumner County Coordinating Committee and public hearings at Planning Commission and City Commission
- Garrett discussed the history of agreement with Hendersonville and Goodlettsville regarding law suit and an old agreement.
- Ellis discussed the approval by both City Boards with the recent agreement regarding expansion of growth boundary and right-of-way dedication to Hendersonville of property Goodlettsville owns in Hendersonville that was acquired for a sewer treatment plant
- Freeman discussed having both boards approve an amendment to original agreement would be wise in addition to recent agreement approval

-Accessory/Secondary Dwelling Unit

- Staff discussed the item and format of proposal based on other city example and that any Goodlettsville ordinance would define that short term rentals are prohibited
- Staff discussed requests from three (3) property owners for this provision including a lady on Cima Drive for the conversion of an existing building to use as a family residential unit for aging family members
- Hitt asked about a property on Long Hollow Pike if the owners were included
- Staff stated no the requests were from property owners on Madison Creek Road, Milwell off Dry Creek Road, and Cima Drive
- No Additional Commission comments received- Espinosa stated the lack of comments should suggest the Commission's take on the amendment proposals

-2019 Planning Commission Annual Report

- Staff discussed the new process and what the report is for
- Galbreath discussed with the Long Hollow Plan amendment that the amendment includes a section referencing TDOT's requirements for limited access with centers similar to Publix Center on Long Hollow Pike
- Galbreath discussed the TDOT Manual Constructing Driveway Entrances on State Highway Rights-of-Way and outparcel traffic and access design

Public Forum on Planning Related Topics

No one present to speak

Trew discussed that the Jackson Crossings Center is one of best looking properties in Goodlettsville and that the property used to be an eyesore

Garrett made a motion made to close the public forum, seconded by Duncan. All in favor to close the public forum

With no further business, the meeting adjourned at 5:40 pm.

Tony Espinosa, Chairman

Addam McCormick, Planning Director

December 2nd Planning Commission/Board of Zoning Appeals Training Session- Continuing Land Use Education 6pm to 8 pm

Presented by George A. Dean- Tune, Entrekin & White, PC

Members in Attendance:

Scott Trew

Jeff Duncan

Judy Wheeler

Jim Hitt

Rusty Tinnin

Tony Espinosa

Jim Galbreath

Jerry Garrett

Bob Whitaker

Cisco Gilmore

Mike Broadwell

Staff in Attendance:

Addam McCormick

Rhonda Carson

Russell Freeman, City Attorney

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday January 6, 2020 5:00 PM

STAFF RECOMMENDATION REPORT

The City Commission in December appointed Jeff Parnell to serve on the Planning Commission to fill the expired term of Jim Galbreath. Thanks to Mr. Galbreath for his decades of service on the Planning Commission including serving as Chairman. The Planning Commission will need to elect a chair and vice-chair for 2020.

ITEM#1 **PUBLIC HEARING Planning and Development Services Staff:**
Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential conservation low density to commercial use along both sides of Long Hollow Pike from the Long Hollow Pike/Loretta Drive and Long Hollow Pike/ Ellen Drive intersections to the area of the Long Hollow Pike/Grace Drive Intersection including the area of Geneva Drive.

STAFF NOTES:

A public meeting was held on December 9th to discuss the proposed comprehensive plan amendment. The meeting was well attended by roughly thirty (30) property owners. Staff presented the area included in the City Commission's Resolution 19-880 and an expanded area on both side of Grace Drive and Geneva Drive as discussed at the November Planning Commission meeting to allow for buffering and alignment similar to the Publix/Caldwell Square center. During the meeting multiple property owners discussed they thought the City had previously already approved the amendment. Staff researched the Planning Commission meeting minutes and in July 2009 the Planning Commission did approve an amendment but per the meeting minutes no public hearing was included for the July 2009 review as required by State Law and the amendment did not define an intended commercial zoning classification. The 2019 meeting minutes reference that with a future rezoning and development proposal the comprehensive plan amendment would be reviewed. The Planning Commission's 2009 review and approval included properties on both sides of Grace Drive and Geneva Drive. The City in 2007-2009 completed a Retail Development Strategy report including the Long Hollow Pike/Loretta Drive area.

The Comprehensive Plan amendment information includes a defined future development process and the basis for the amendment. These items are based on the City Commission's resolution, December 9th meeting discussion, and the Retail Development Strategy report.

The City is currently working on a submittal for the Sumner County Coordinating Committee for an expansion of the City's Urban Growth Boundary along Long Hollow Pike. A section of the proposal will include a brief summary of future land use along Long Hollow Pike. If this amendment is approved, staff

will include the area in the growth boundary amendment proposal.

STAFF RECOMMENDATION: Approval- based on the following items

- City Commission Resolution 19-880
- City of Goodlettsville Planning Commission July 2009 Review and Approval
- Goodlettsville Retail Development Strategy Plan
- Area for Future Expansion of Retail Sales and Service Area
- City's Long-Term Financial Sustainability with Expansion of Sales Tax
- City's Long-Term Financial Sustainability with Expansion of Property Tax for High Quality Commercial Development
- Promotion by the City's Economic Development and Marketing Director

ITEM#2 **HOSS Auto Sales and Mechanical Shop/Klober Engineering Services:**
Requests site plan approval for a 2,475 sq. ft. building on 0.90 acres at 867 Springfield Highway/Hwy 41. Property referenced as Sumner County Tax Map/Parcel# 141/29.00 and is zoned CG, Commercial General. Property Owner: Able Builders, INC (9.1#01-20)

STAFF NOTES:

The project will require a TDOT access permit for the new driveway access onto Springfield Hwy 41/SR 11. As discussed with similar recent project on Dickerson Road, due to limited anticipated traffic generated by the site development, staff only requested a larger entrance radius due to the speed limit in this area. The plans include a TDOT driveway standard design. Staff has requested the applicant to see if a revised larger entrance radius design could be submitted to TDOT.

Due to the slopes and the open ditch along the property, the applicant has requested instead of installing the sidewalk along Hwy 41 to pay into the City's payment in lieu of sidewalk program.

The building layout and design was amended so that the service bay doors open to the side of the building instead of toward the street. Staff has requested calculations on brick materials shown to ensure that the building design contains a minimum fifty (50%) percent brick per the City's Design Guidelines. The elevation label on sheets A-4 and A-5 are incorrect since the front elevation on sheet A-3 is toward the south property side line.

STAFF RECOMMENDATION: Approval with the following stipulations:

1. Staff review revised exterior elevations for correct elevation labels and to ensure a minimum fifty (50%) percent brick on total elevations and full brick elevation to be on front elevation visible from Hwy 41
2. Revised driveway design with larger radius to be submitted to TDOT for review
3. Relocate some of the required understory and shrubs in transitional buffer yard along the back of the property to be planted along sides of the building for screening. Staff to coordinate the revised plantings.

ITEM#3 **Avalon Gas Station and Retail Space/Klober Engineering Services:**

Requests site plan approval for two (2) buildings with 10,710 sq. ft. and twelve (12) fuel pumps on 2.0 acres at the intersection of Dickerson Road/Hwy 41 and Robert Cartwright Drive. Property referenced as Davidson County Tax Map/Parcel# 03300030000 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Atlanta Investment Team, LLC (9.1#02-20)

STAFF NOTES:

The Planning Commission at the April 2018 meeting and the City Commission at the May 2018 meeting approved the Dry Creek Farms Master Plan amendment to permit the use. The master plan amendment included a preliminary site plan including the design and location of driveways on Robert Cartwright Drive and Dickerson Road (Hwy 41/SR 11). Staff's review of the site plan submittal was based on the original master plan regarding location and preliminary design of driveways. The project will require a TDOT access permit for the new driveway access onto Dickerson Road Hwy 41/SR 11. Staff has requested a revised Dickerson Road access design including larger entrance radius due to traffic speeds in this area and the anticipated traffic from the development. The access design submitted is a standard driveway design per TDOT requirements. Due the anticipated traffic generated by the project in peak times exceeding 100 vehicles, a traffic study is required to reviewed and if the proposed access design would require any additional improvements. The requested traffic study has not yet been completed. Staff has discussed with the applicant that any site plan approval at the January meeting is subject to the results of the traffic study regarding access design. The Planning Commission will review the traffic study at an upcoming meeting.

The requested building and gas canopy architectural review comments were not included with the resubmittal including requested material percentages, canopy design, building colors, roof top units screening with parapet wall design, and gas canopy lighting.

The Dry Creek Farms site improvements bond expired December 2012. Prior to the 2016 sale of the property, the City notified potential buyers through the auction process that the remaining roadway improvements on Robert Cartwright Road and Dry Creek Road would be the responsibility of the developer. Staff has requested with this project that the project developer be responsible for completing the remaining final asphalt surface paving and striping improvements per the original 2005 construction plans.

The sidewalk extensions along Dickerson Road are included within a proposed right-of-way dedication area. Staff will coordinate the right-of-way dedication process with TDOT. The project will require the designation of a public drainage and utility easement due to the project including the extension of a forty-eight (48") drainage culvert through the property. The culvert receives and carries public storm water from a section of Dickerson Road and Robert Cartwright Drive.

The plans will be need to revised to have an accessible connection between the buildings that does not require a person to go across the main drive to area adjacent to gas canopy then back across the drive to access the other building. Staff's opinion is the proposed design does not meet the intent of ADA requirements.

The project includes a proposal for twenty-eight (28") inches of tree caliper requirement to be met with the City's Tree Bank program. The project includes off-site grading and tree removal and tree replacement. Landscape sheet L1.0 was not included with the revised submittal. The sheet details the off-site tree removal. Staff has requested an agreement with the adjacent property owner to permit clearing and grading on the adjacent property.

STAFF RECOMMENDATION:

Deferral, due to the remaining outstanding issues regarding building architectural design, Dickerson Road access design, and submittal of the required traffic study. The applicant has discussed the need for approval to start the process of obtaining grading and land disturbance permits while waiting for the traffic study to be completed. If the Planning Commission would permit a multi-phase site plan approval process, then a general site grading approval could be given with the stipulation that the initial limited approval will require a follow up approval including the items defined in this report.

ITEM#4 **JP Morgan Trace/RTMA Architectural and Planning:** Requests alternative setback approval for a 70 sq. ft. ATM installation at 123 North Creek Boulevard (front of gas canopy) on a portion of 13.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01914001400 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: TOPVALCO, INC (9.1#03-20)

STAFF NOTES:

The request is to install an ATM structure in front of the gas canopy along North Creek Boulevard with a thirty (30') feet front setback off the North Creek right-of-way/property line. The request is for a variance from the Planned Unit Development section of the Zoning Ordinance for the sixty (60') feet front building setback in the CPUD, Commercial Planned Unit Development district. The Planning Commission reviews variances from the Planned Unit Development zoning ordinance requirements. The applicant originally requested the ATM structure in the front parking area along Long Hollow Pike. Staff denied the request due to the concern of reducing parking in the area that is consistently used as parking for the shopping center section of the building fronting Long Hollow Pike.

STAFF RECOMMENDATION:

Approval- Due to the limited dimension of the proposed ATM structure and other locations on the property for the placement of the ATM would require a reduction of parking

ITEM#5 **Dominique's First Steps/Priscilla Rutledge, Property Owner:** Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is

zoned HDRPUD, High Density Residential Planned Unit Development.
{Deferred Item}

STAFF NOTES:

Staff notified the applicant by email that the request was deferred at the December meeting due to no applicant representative being in attendance for questions on the request and that someone needs to be in attendance at the January meeting.

(December 2019 Staff Notes)

The property is zoned HDRPUD, High Density Residential Planned Unit Development. The proposed home day care use is defined in the City Zoning Ordinance classification system as a personal and group care facility. The HDRPUD zoning permits the personal and group care facility use. Since the property is a single family subdivision, the use would be limited to a home day care facility. The Zoning Ordinance defines home day care facilities for up to eight (8) kids. The Zoning Ordinance includes a special conditional use process for day care centers but the HDRPUD zoning does not require a conditional use review process. The Planning Commission reviews conditional use requests in the planned unit development zoning districts. Staff would recommend the Planning Commission review the request like a conditional use request and permit any adjacent property owners that show up to the meeting to speak during the review of this agenda item. Staff sent twelve (12) notices to property owners in the proximity of the applicant's property.

The City's zoning review process would be prior to the State Department of Health and Codes Department review of the house regarding operable exits and detectors and facilities. No alterations other than the recently completed fence are proposed on the property.

The property is within a FEMA (Federal Emergency Management Agency) regulated flood plain. Per the 1991 building permit application on-file, the first level of the house is constructed at a 434.5' feet elevation. The Davidson County preliminary flood insurance rate maps expected to be effective in 2020 include for the area of the property an increased 433.1' feet- 100-year flood elevation. The house is at the edge of the large flood plain basin and the house area would be subject to flooding with sustained heavy rains.

STAFF RECOMMENDATION: Approval if applicant attends meeting and answers any questions or concerns presented by the Planning Commission. If the applicant does not attend the meeting, staff would recommend the Planning Commission to deny the application based on the provisions of the Planning Commission's By-Laws requiring an applicant to be present unless the Planning Commission determines an applicant is not needed. The Planning Commission deferred the request at the December 2019 meeting due to the applicant not being in attendance.

(December 2019 Staff Recommendation Notes)

Approval- based on the property zoning permitting the use and the applicant's evacuation plan with the property being within a section of the flood plain area that would permit a proper and timely evacuation

Staff was contacted by a Windsor Green homeowner's association representative requesting the City to deny the request based on the provisions of the private home owner's association covenants and restrictions. Staff has contacted the applicant that the City's zoning process is different than private property restrictions and association enforcement and any City zoning approval would not change the ability of private restriction enforcement.

Planning Commission By-Law Section:

All regular agenda items shall require the property owner or agent of the property owner to be present to respond to questions and comments. The Planning Commission shall defer the item until the next regularly scheduled meeting unless the Planning Commission by majority vote of the members present permits the requested item to proceed without the property owner or agent of the property owner in attendance due to special circumstances.

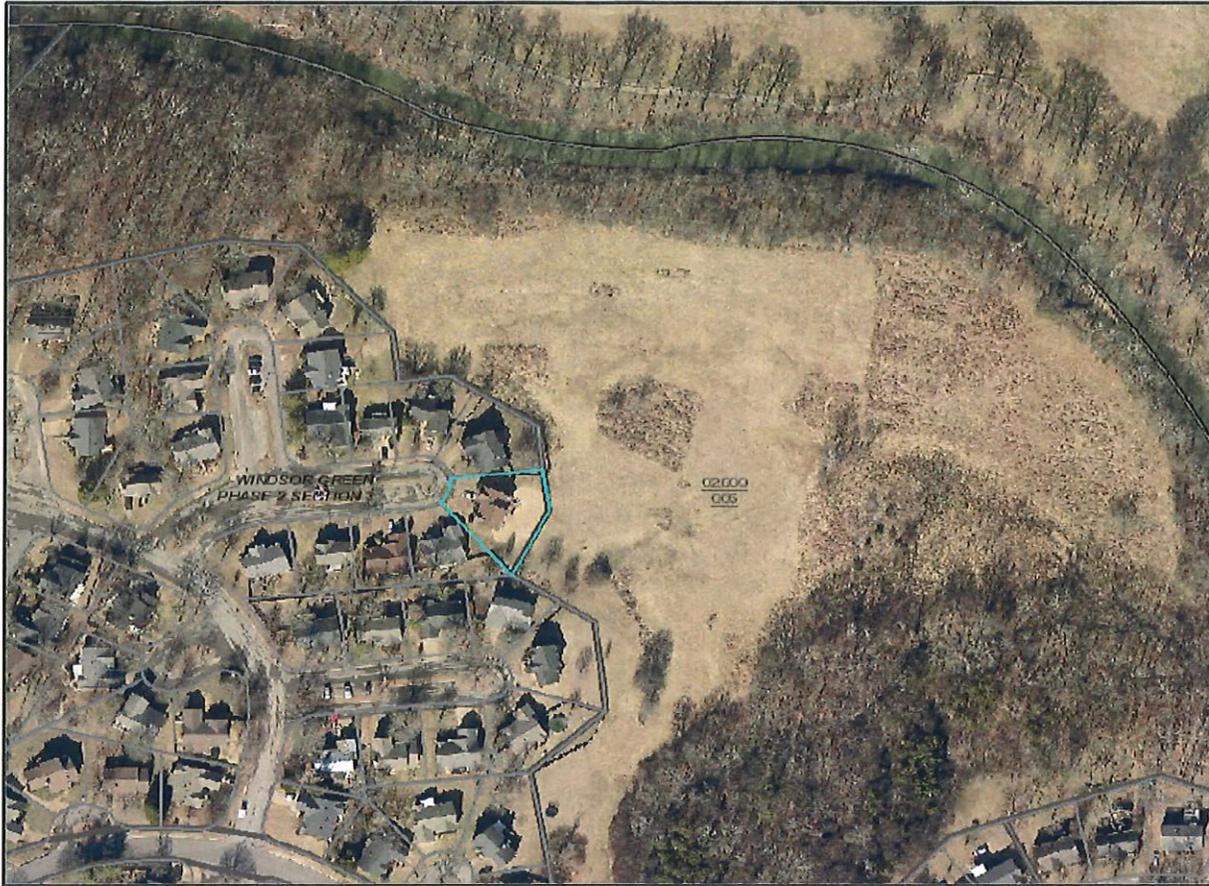
Zoning Ordinance Sections:

(j) Personal and group care facilities include the activities and facilities to provide for the care of pre-teenage children, excluding living accommodations for the clientele, the elderly and/or disabled and handicapped persons needing special care or supervision but excluding facilities oriented toward medical care and also excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include: (i) Associations for physically or mentally handicapped persons **(ii) Child care facilities** (iii) Group home for physically or mentally handicapped persons (iv) Nursing homes (v) Retirement or rest homes (without health care)

(ii) Special conditions for personal and group care facilities (day care). For purposes of this ordinance, day care facilities are classified into two (2) types as defined below: (A) Day care home - include day care in an occupied residence of not more than eight (8) children including children living in the home. (B) Day care center - includes day care for more than eight (8) pre-teenage children in any kind of building. **(1) Day care home. (i) The required lot size, yard, and bulk regulations of the district shall apply. No variances shall be permitted for lots on which such use is to be located. (ii) All public utilities and sanitary sewers shall be available and connected to the site unless the site is over one (1) acre in size and sewer is not available. The fire department shall approve the facility for safety.**

(iii) All requirements of the State of Tennessee that pertain to the use shall be met. (iv) An outdoor play area of at least two hundred (200) square feet per child in size shall be available and shall be fenced. (v) The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility. (vi) Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area. (vii) A site plan shall be submitted in conjunction with the application for a conditional use permit.





ITEM#6 Debar Land Company, LLC/ H&H Land Surveying: Requests extension of the final subdivision plat approval of Copper Creek Section 1-Phase 2B approval for fifteen (15) lots on Hillview Drive. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143, Parcel 22. Property contains 10.41 acres. (9.1#31-05 / 9/1#41-07). Section 1-2A final subdivision plat recorded 11-20-2018

STAFF NOTES:

The Planning Commission at the January 9, 2017 meeting extended the approval of the Copper Creek Section One- Phase Two (2) final master plan and final subdivision plat for a three (3) year period based on the State's vested rights law provisions. The key issue at the meeting was the storm water drainage issue with the adjacent property on Allen Road. The street drainage for the new street was required to be relocated from the perimeter of the site with a new drainage culvert installation and removal of the existing culvert. The attached construction plans show the revised drainage design. City staff has alerted the project developer including written notices and recent on-site meeting that the homes being constructed along Allen Road cannot be finished until the relocated drainage culvert improvement is completed and that no additional

work with new street construction would be permitted in the section.

The project was split into two subsections including the six (6) lots along Allen Road included as subsection A. This section final subdivision plat was recorded in November 2018. Staff received a request to review the final subdivision plat (subsection B) in November 2020. Staff notified the applicant of the Planning Commission's January 2017 approval and that the subsection B subdivision plat would need to be bonded and recorded in January 2020 or an additional time extension would be required.

Since a portion of project included in the Section One- Phase Two (2) extended approvals in January 2017 are under construction, the vested rights for the project would still be applicable but staff would recommend a one-year subdivision plat approval extension based on the January 2017 meeting approval.

STAFF RECOMMENDATION: Approval of one-year final subdivision plat extension

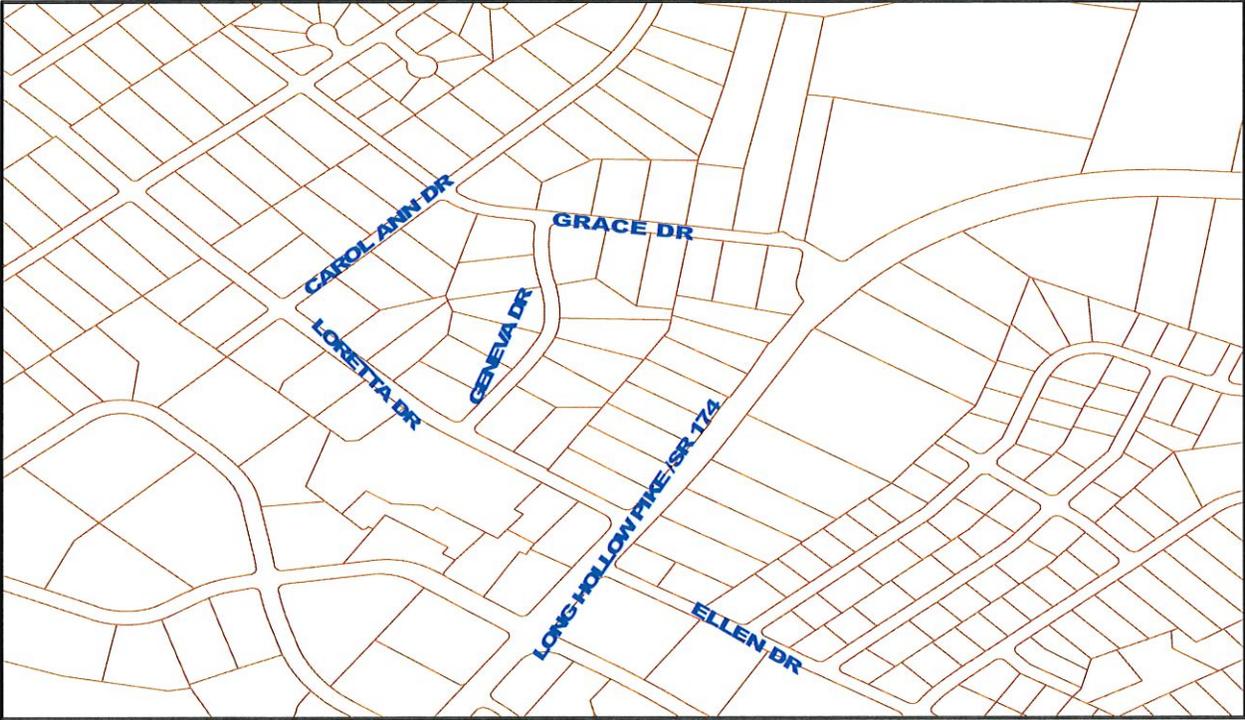
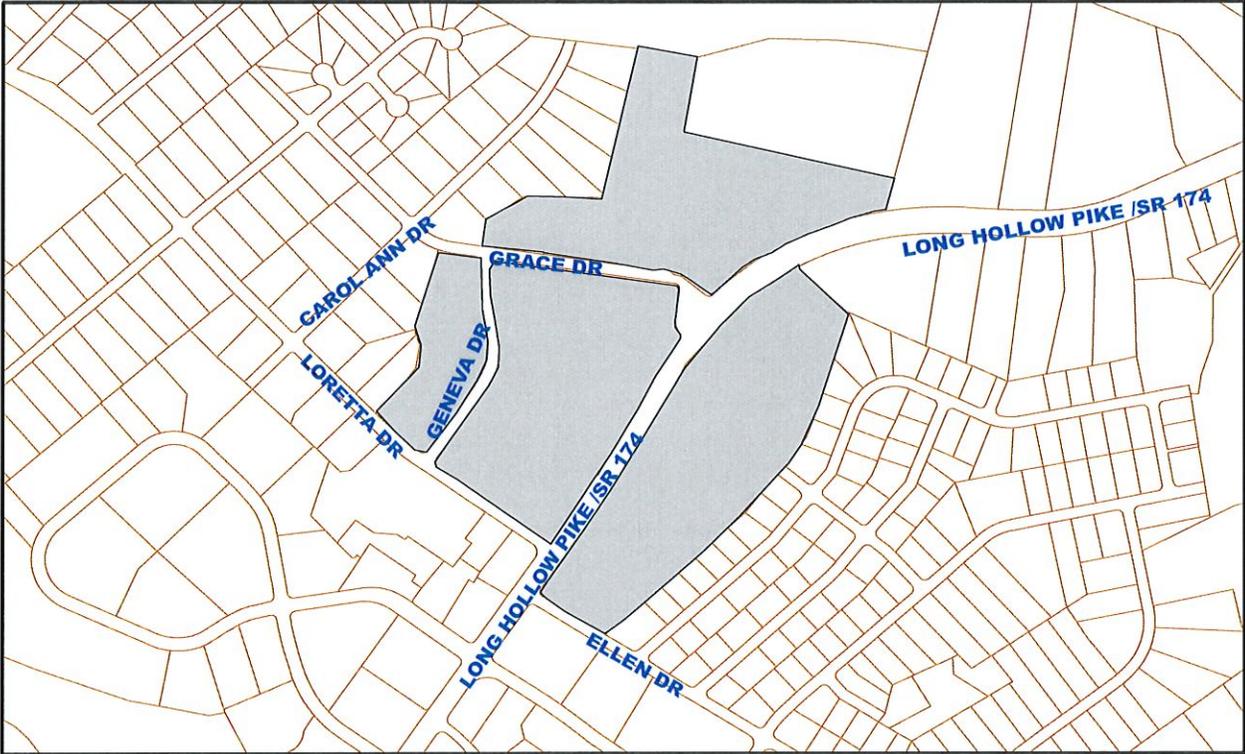
ITEM#7 **Planning and Development Services Staff:** Requests approval of the 2019 Planning Commission Annual Report

STAFF NOTES:

New administration process to summarize what the Planning Commission approved during the year and to develop an outline for ordinances and planning initiatives for the next year. The report also identifies infrastructure projects to submit to the City Commission for review.

STAFF RECOMMENDATION: Approval

City of Goodlettsville Comprehensive Land Use Plan Amendment



AMENDMENT DESCRIPTION

Land Use Classification: Commercial Development

Intended Zoning Classification: CPUDL, Commercial Planned Unit Development Limited

Intended Future Development Process:

- Master Plan based zoning and development process instead of individual property based rezoning and development but properties along Long Hollow Pike may be phased in.
- Properties on east side of Long Hollow Pike may be reviewed for individual property based rezoning and development due to limitation for large scale commercial center with hillside slope issues
- Developments to incorporate buffers to adjoining residential areas
- Developments to be designed to incorporate hillside protection buffers
- Developments to incorporate limited driveway access design with defined pedestrian connections along Long Hollow Pike and adjacent residential areas

Basis for Amendment:

- City Commission Resolution 19-880
- City of Goodlettsville Planning Commission July 2009 Review
- Goodlettsville Retail Development Strategy Plan
- Area for Future Expansion of Retail Sales and Service Area
- City's Long-Term Financial Sustainability with Expansion of Sales Tax
- City's Long-Term Financial Sustainability with Expansion of Property Tax with High Quality Commercial Development
- Promotion by the City's Economic Development and Marketing Director

December 9, 2019 Comprehensive Plan Public Meeting Summary

City Representatives in Attendance:

Addam McCormick, Planning Department

Tim Ellis, City Manager

Zack Young, City Commissioner

Scott Trew- Planning Commissioner (Audience participant)

Jim Galbreath- Planning Commissioner (Audience participant)

Staff Presentation:

- Comprehensive Plan per TN Code including amendment process
- Proposed amendment per City Commission October 2019 Resolution
- Basis for amendment (Long term financial stability through increased sales and property taxes, increase commercial service areas, Long Hollow local and regional traffic, economic development staff promote area for future commercial development)
- Proposed amendment area expanded per discussion at November PC to include both sides of Geneva Drive and Grave Drive
- Proposed amendment expanded per discussion at December PC to include reference to TDOT access manual requirements
- Amendment not a property rezoning no projects or proposal submitted for area- City pushing long term change

Public Comments/City Responses:

- No zoning and piece meal approach like Birdland Area
- Traffic concerns commercial areas –traffic study with comprehensive plan amendment
- Previous city meetings- already discussed commercial zoning in area- thought was already approved
- Expansion to both sides of Geneva and Grace – better screening design for noise and visual
- Not all property owners in agreement with proposal
- Difference between comprehensive plan and rezoning – comprehensive plans are a planning type document not regulatory. Regulatory would be zoning ordinance, zoning map, city ordinances
- Impacts to property values with comp plan versus zoning
- City's amendment and property development process developer/property acquisition versus city rezoning and development approval process

- Master plan based versus individual property zoning – Long Hollow Pike frontage could be phased in
- City's intention is for retail sales and services not all office/professional, and not any multi-family, or industrial uses
- City Commission and Planning Commission changes in membership could alter any zoning or comprehensive planning items in the future
- Comprehensive Plan approval process- January 6th Planning Commission meeting
- Commercial development and growth other areas of the city why extend to Long Hollow Pike
- Regional growth from Sumner County and income levels in area support more retail sales and services
- City will market/promote area only not list property as a real estate function

Staff Amendment Proposal Highlight:

Based on City Commission Resolution, Planning Commission discussion, and public comments

1. Expansion to both sides of Geneva Drive and Grace Drive
2. Zoning intention CPUDL, Limited – Master Plan Based Zoning- Retail Sales/Service
Regular CPUD zoning allows more uses than desired with retail sales and service area so limited zoning more appropriate
3. Possible Long Hollow Pike frontage phased in process
4. Traffic improvements anticipated with project developments at intersections of Loretta and Long Hollow and Long Hollow and Grace- limited access points, turn lanes off Long Hollow Pike, etc.

RESOLUTION 19-880

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE RECOMMENDING THAT THE GOODLETTSVILLE REGIONAL PLANNING COMMISSION MAKE CERTAIN AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN.

WHEREAS, the long-term financial sustainability of the City of Goodlettsville is driven by the expansion of its sales tax base; and,

WHEREAS, the expansion of the sales tax base is dependent up on quality commercial development sites; and

WHEREAS, the commercial expansion would require certain properties within the city to be changed to commercial uses within the City of Goodlettsville Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

Section 1. That the City of Goodlettsville recommends to the Goodlettsville Regional Planning Commission that the following land uses of said parcels be changed to Commercial Concentration within the City of Goodlettsville Comprehensive Plan.

143J C 014.00 000	143J B 007.00 000	143J B 017.00 000
143J C 014.01 000	143J B 008.00 000	143J B 018.00 000
143J C 013.00 000	143J B 009.00 000	143J B 019.00 000
143J C 012.00 000	143J B 010.00 000	143J B 020.00 000
143J C 011.00 000	143J B 011.00 000	143J B 021.00 000
143J C 010.00 000	143J B 012.00 000	143J B 022.00 000
143J C 009.00 000	143J B 013.00 000	143J B 023.00 000
143J C 008.00 000	143J B 014.00 000	143J B 024.00 000
143J C 007.00 000	143J B 015.00 000	143J B 025.00 000
143J C 006.00 000	143J B 016.00 000	143J B 026.00 000

Section 2. That this resolution shall take effect from and after its adoption, the welfare of the City of Goodlettsville requiring it.

Mayor Jeff G. Duncan

Alicia Babson
City Recorder

Approved as to form and legality

City Attorney

Passed: October 10, 2019



July 2009

the construction plans had been reviewed and approved by the Planning Department. The architect was not aware that a separate submittal to the Planning Department was required when architectural changes were made.

Mr. Terry Barker, representative for Dr. Patel, owner of the Courtyard by Marriott, provided the Planning Commission with an alternative architectural rendering of the hotel which includes an application of an adhered brick material system to the current EFIS system which is on the building. It is important to note that the EFIS system is the envelope of the building which defines the size of the air conditioning system for the building. If the EFIS system is required to be stripped from the building and replace it with traditional brick, then this would weaken the insulation system. The proposed adhered brick system has a brick face applied to a masonry backing. The product has all the performance characteristics and durability of standard masonry but it allows the current insulation system to perform as that of a regular building. The current proposal is to place the brick system to the entire ground floor perimeter, the end towers and center of the front entrance of the building which would increase the masonry brick surface from 12,000 to 14,000 sq. feet. Dr. Patel respectfully requests that the Planning Commission accept the newly proposed architectural plan.

Lowe stated his concern with how the efficiency of the application of the adhered brick system to the EFIS system will perform based on securing the brick system with tie backs to the stud system versus a traditional gravity system. Mayor Finch requested stamped revised drawings by the structural and architectural engineers and documentation from the EFIS manufacturer and system installer certifying that this is a viable, durable system for the project. The adhered brick system is to be applied evenly to both the east and west elevations. Baker respectfully requested permission to continue working on the building's interior while the revised color palette and certification documents are prepared and presented to staff prior to the next Planning Commission meeting for final review.

Franks made a motion for conditional approval of an amendment to the architectural plans for the approved Final master Plan for Courtyard by Marriott, 865 Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 based on presentation to staff and consideration by the Planning Commission of stamped revised drawings by the structural and architectural engineers, revised elevation drawings with color palette, typical wall section drawing detailing the AC unit/masonry product and documentation from the EFIS manufacturer and system installer certifying that this is a viable, durable system for the project. The adhered brick system is to be applied uniformly to both the east and west elevations. McNeal seconded the motion. The motion passed unanimously, 10-0.

Item #3 Consider an amendment to the Goodlettsville Land Use Policy Plan designation from residential use to commercial use for the denoted parcels on Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive: Sumner County Tax Map 143, Parcel 6.00; Sumner County Tax Map 143G, Group B, Ctrl. Map G, Parcels 3.01, 9.00, 10.00 and 11.00; Sumner County Tax Map 143J, Group A, Ctrl. Map 143J, Parcels 11.00, 12.00, 13.00, 14.00, 15.00 and 16.00; Sumner County Tax Map 143J, Group B, Ctrl. Map 143G, Parcels 12.00, 13.00 and 14.01; Sumner County Tax Map 143J, Group B, Ctrl. Map 143J, Parcels 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00; Sumner County Tax Map 143J, Group C, Ctrl. Map 143J, Parcels 6.00, 7.00, 8.00, 9.00, 9.01, 10.00, 11.00, 12.00, 13.00, 14.00 and 14.01.

Staff reviewed. This is a proposal of an amendment to the Goodlettsville Land Use Policy Plan regarding properties identified in the Long Hollow Pike Retail Development Study viable for commercial development. The amendment will encompass specified properties on the east and west elevations of Long Hollow Pike, Geneva Drive, Grace Drive and the northern elevation of Loretta Drive. This is the first step in the administrative process. At such time a development company submits a proposed Master Plan Development including a portion or all of the properties noted, along with a request for rezoning of said properties, the Planning Commission will take the request under consideration. At the appropriate time a request to revise the 2020 Sumner County Growth Plan will be submitted to the Sumner County Growth Plan Coordinating Committee.

Driver made a motion for approval of an amendment to the Goodlettsville Land Use Policy Plan designating the following parcels of land located on Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive be changed from Residential Conservation R25 zoning district use to an undetermined commercial use: Sumner County Tax Map 143, Parcel 6.00; Sumner County Tax Map 143G, Group B, Ctrl. Map G, Parcels 3.01, 9.00, 10.00 and 11.00; Sumner County Tax Map 143J, Group A, Ctrl. Map 143J, Parcels 11.00, 12.00, 13.00, 14.00, 15.00 and 16.00; Sumner County Tax Map 143J, Group B, Ctrl. Map 143G, Parcels 12.00, 13.00 and 14.01; Sumner County Tax Map 143J, Group B, Ctrl. Map 143J, Parcels 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00; Sumner County Tax Map 143J, Group C, Ctrl. Map 143J, Parcels 6.00, 7.00, 8.00, 9.00, 9.01, 10.00, 11.00, 12.00, 13.00, 14.00 and 14.01. Franks seconded the motion. The motion passed unanimously, 10-0.

Item #4 Consider an amendment to the Goodlettsville Zoning Ordinance to increase the maximum building footprint for accessory buildings and to permit accessory buildings to be constructed prior to the principal building in residential districts.

Gregory reported this information is a result of the commission's request for information from numerous jurisdictions regarding established ordinances utilized to regulate accessory buildings. The matrix depicts each jurisdiction which responded and includes minimum/maximum square footage of the structure, maximum height, permitted materials and lot size. Each jurisdiction indicates that an accessory building must be built at the time of the main structure or after the completion of the main structure.

The Planning Commission discussed the issues relating to the size of lot determining the maximum square footage of the accessory structure. Some commission members stated that a home owner currently has the option to utilize an attached garage with unencumbered square footage and that additional regulations are not required. Gregory stated that several variables relating to the size of an accessory building create problems for administering inspection approval and maintaining regulations. Lowe stated that if controlling parameters in the regulations are considered, that it not be based on the size of the existing parcel. The zoning district should control the size of the accessory building and also determine architecture, setbacks, heights, etc.

Driver made a motion to deny the request for an amendment to the Goodlettsville Zoning Ordinance to increase the maximum building footprint for accessory buildings and to permit accessory buildings to be constructed prior to the principal building in residential districts. The Commission requested that staff research an option to the current accessory building regulations based on zoning districts. Hitt seconded the motion. The motion passed unanimously, 10-0.

Item #5 Discuss Temporary Use Permit requirements relating to temporary food vendor sales.

Gregory reported this is only a discussion item this evening. There is concern regarding the appearance of multiple temporary food vendors bordering our city limits. The question was raised as to whether the City has provisions to properly address this issue. The current provisions of the zoning ordinance address temporary food vendors. Temporary Use Permit regulations provide an annual sixty (60) day permit for the sale of seasonal foods and an annual seven (7) day permit for the sale of all other foods. This ordinance can be revised to narrow the scope of regulations and be brought back to this body for consideration.

Item #6 Consider Letter of Credit No. 669 for The Vineyards at Twelve Stones, Phase III in the amount of \$87,000 due to expire on July 26, 2009. The applicant is Villa Properties LLC, Brock Rust, 509 Indian Hills Mound, Goodlettsville, TN 37072.

Staff reviewed. Brasier reported that street lighting, sidewalk and street overlay remain to be installed. Staff recommends an extension of the LOC for a period of one year and the amount to remain at \$87,000.

Addam McCormick

From: Jack Bowers <jcblrjack@comcast.net>
Sent: Saturday, December 14, 2019 9:37 AM
To: Addam McCormick
Cc: 'Jack Bowers'
Subject: Expansion of Commercial zone beyond Loretta Drive along Long Hollow Pike

Expires: Wednesday, July 1, 2020 12:00 AM

Dear Adam McCormick:

As a resident of the City of Goodlettsville in District 11 in Sumner County I ask that you, as Director of Planning & Development Services for the City, oppose the considered City Commission's proposed expansion of the Long Hollow Pike commercial zone to include the residential area beyond Loretta Drive. I am concerned about the infrastructure, traffic and already numerous empty commercial locations along Long Hollow Pike. Additionally, this appears to be more than just the Long Hollow Pike facing properties; including those down Loretta Drive to and on both Geneva Drive and Grace Drive. Changing not just the Highway facing properties, including these long standing residential and demarcation properties in this conversion is another concern because of the precedent the encroachment creates.

Thank you for your time, service and consideration.

Sincerely,
Jack Bowers
615.335.0732

CITY OF GOODLETTSVILLE, TENNESSEE

Land Use Plan

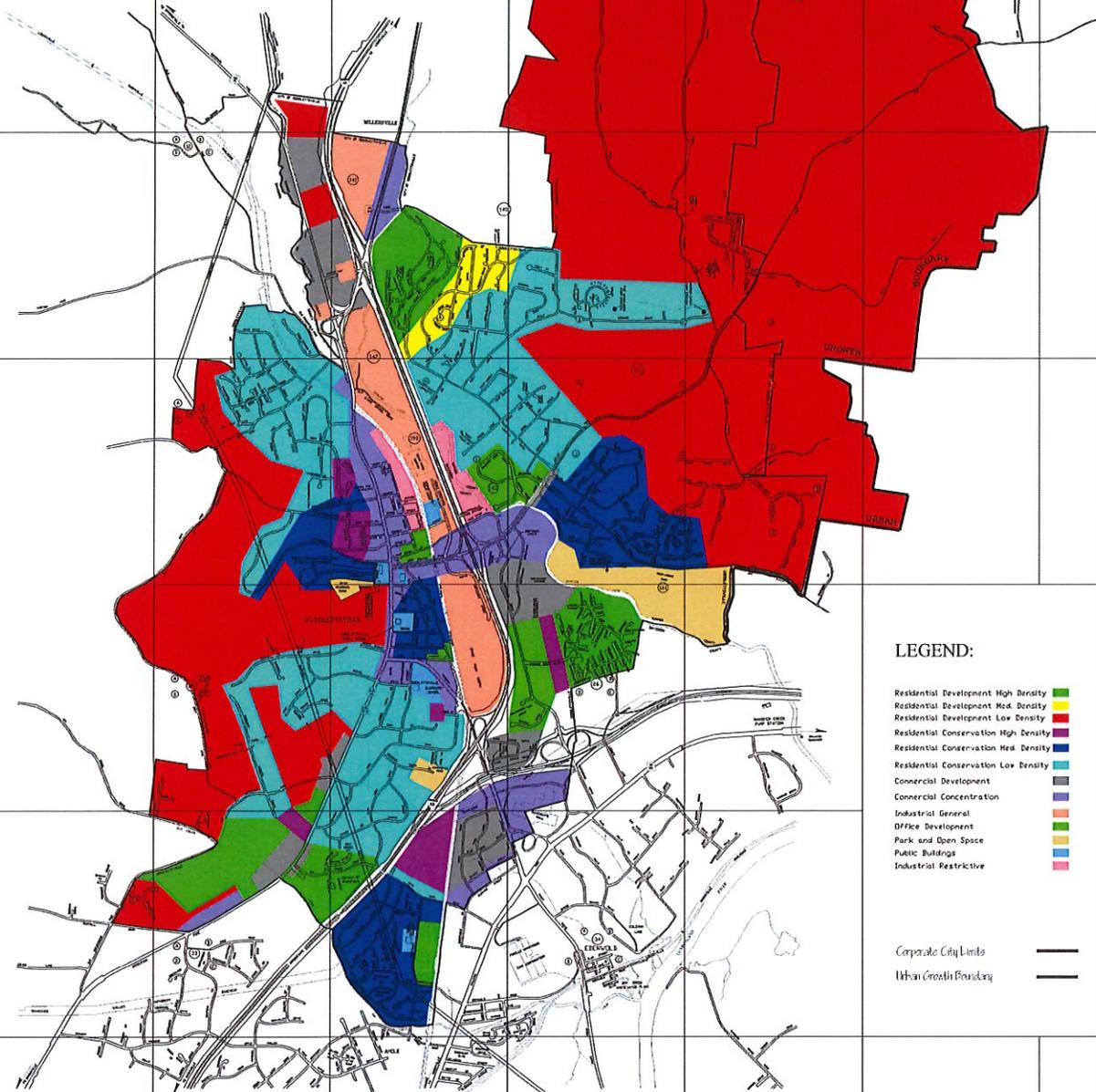
SEPTEMBER 2005



I SHALL COLID LINES SHOWN THIS OR REFER TO THE DAVIDSON AND SUMNER COUNTY PROPERTY MAPS, RESPECTIVELY.



AREA OF DAVIDSON COUNTY
4357.52 ACRES
AREA OF SUMNER COUNTY
4713.99 ACRES



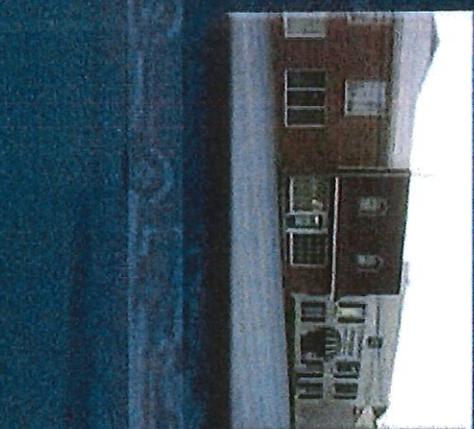
LEGEND:

- Residential Development High Density
- Residential Development Med. Density
- Residential Development Low Density
- Residential Conservation High Density
- Residential Conservation Med. Density
- Residential Conservation Low Density
- Commercial Development
- Commercial Concentration
- Industrial General
- Office Development
- Park and Open Space
- Public Buildings
- Industrial Restrictive

- Corporate City Limits
- Urban Growth Boundary

Goodlettsville Retail Development Strategy

Goodlettsville, Tennessee



Project Background



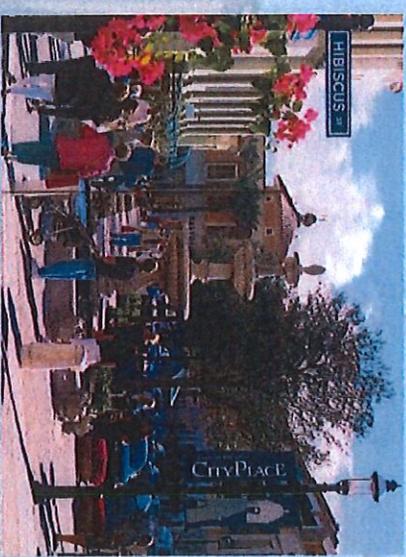
- ◆ Goal – Increase the City’s tax base
- ◆ Phase I – Determine Market Potential for Additional Retail Development
- ◆ Phase II – Identify Opportunity Sites for Development/Redevelopment
- ◆ Phase III – Identify Development/Redevelopment Strategy for Rivergate Area

Phase I - Market & Economic Analysis



◆ Is Additional Retail Supportable?

- How much?
- What type?
- Where can it locate?
- How to make it happen?



Goodlettsville, Tennessee

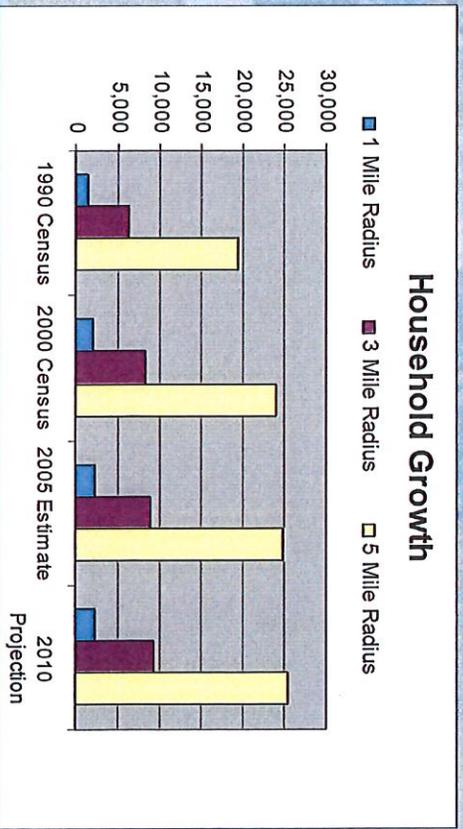
Study Methodology

- ◆ Data Collection and Analysis
- ◆ Site Reconnaissance
- ◆ Area-wide View
- ◆ Stakeholder Interviews
- ◆ Input / Output Modeling
- ◆ Projections for Supportable Retail Development
- ◆ Projections for Economic and Fiscal Impacts
- ◆ Conclusions and Recommendations



Key Findings

- ◆ Approximately 2 million square feet of retail space exists in Goodlettsville today
- ◆ Strong growth projections support new development options



Goodlettsville, Tennessee

Key Findings

- ◆ Approximately 400,000 square feet of new space is supportable in Goodlettsville over the next 5 – 10 years
- ◆ Market strength alone could support more (500,000+)
- ◆ Constraints associated with land availability and terrain will limit development opportunities



Key Findings

- ◆ 400,000 Square Feet of new Gross Leasable Retail Space will generate annually approximately:
 - \$1.125 million in additional local option sales tax revenue
 - \$86,000 in new business tax revenue
 - \$166,000 in new property taxes



Upon Buildout

- ◆ Approximately 1,000 jobs
- ◆ \$32 million in wages and salaries
- ◆ Construction jobs and indirect spending
- ◆ Approximately \$3 - \$5 million in direct spending by operations in the local economy
- ◆ Limited additional fiscal cost associated with commercial development as opposed to residential



Goodlettsville, Tennessee

Recommendations & Next Steps



- ◆ Base policy decisions on the results of the full study – including the Phase II transportation and infrastructure analysis and development strategy.
- ◆ Consider adding a full-time economic development professional to spear head the retail development strategy.
- ◆ Establish a system of tracking retail/commercial developments that are known or planned.
- ◆ Target efforts to attract projects that offer multiple revenue streams (mixed-use).

Recommendations & Next Steps

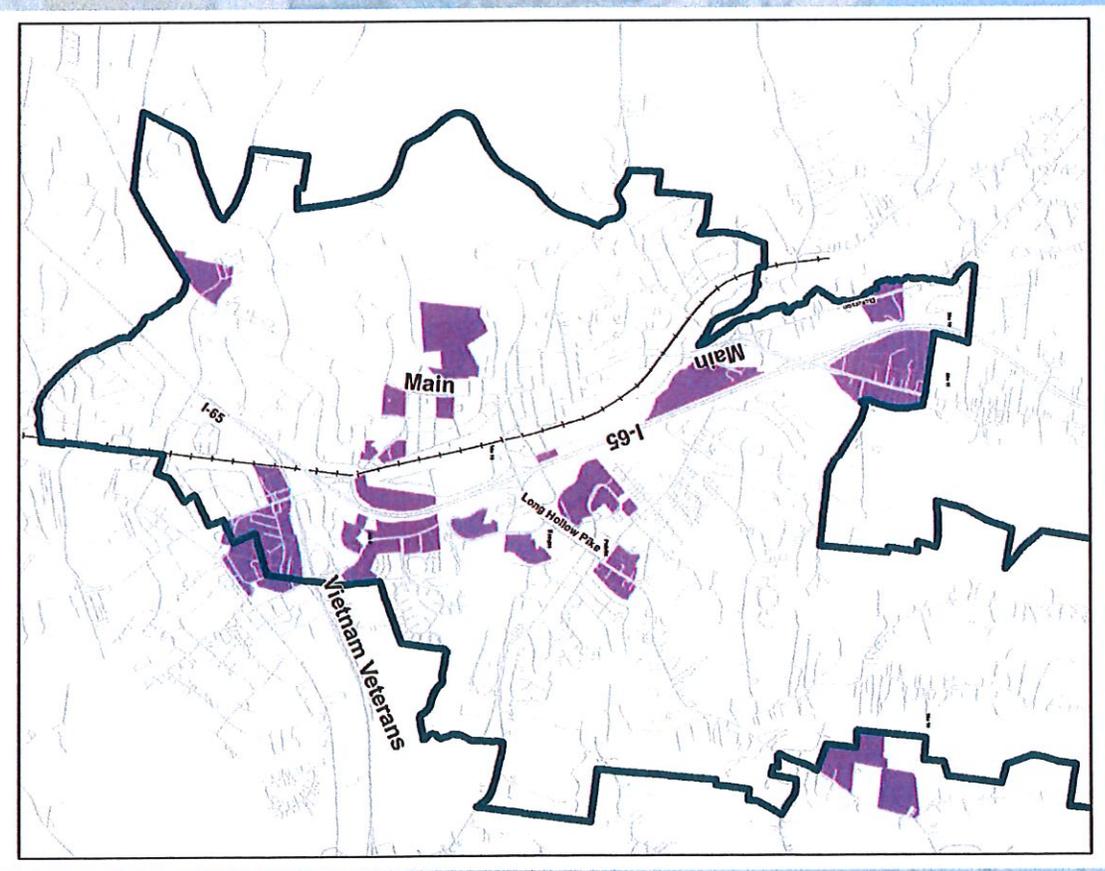


- ◆ Identify opportunity sites throughout the City, including older commercial areas that could be candidates for revitalization.
- ◆ Review zoning and land development regulations to assess the City's environment for retail and mixed-use development.
- ◆ Analyze transportation and infrastructure system and future needs in relation to retail opportunity sites.
- ◆ Take a proactive role in working with the private sector to attract retail/commercial projects.

Initial 16 Sites



◆ Purple areas were identified by consultant team and City of Goodlettsville

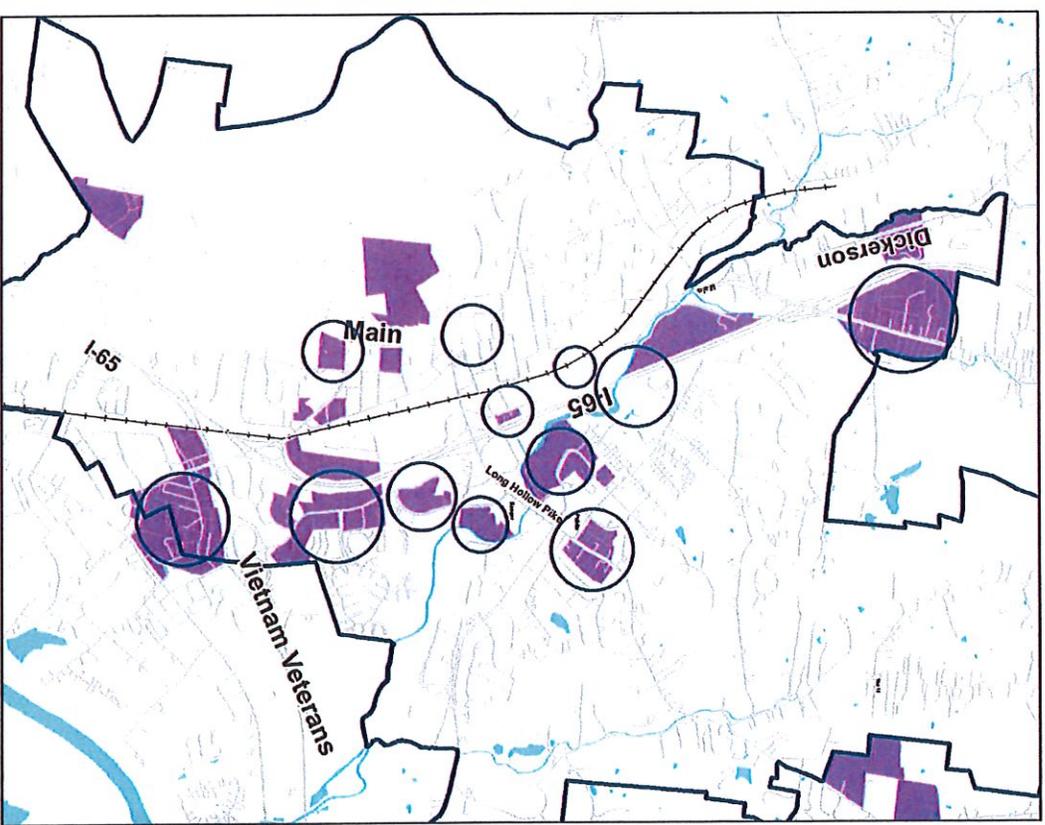


Goodlettsville, Tennessee

Initial 16 Sites – w/Public Input



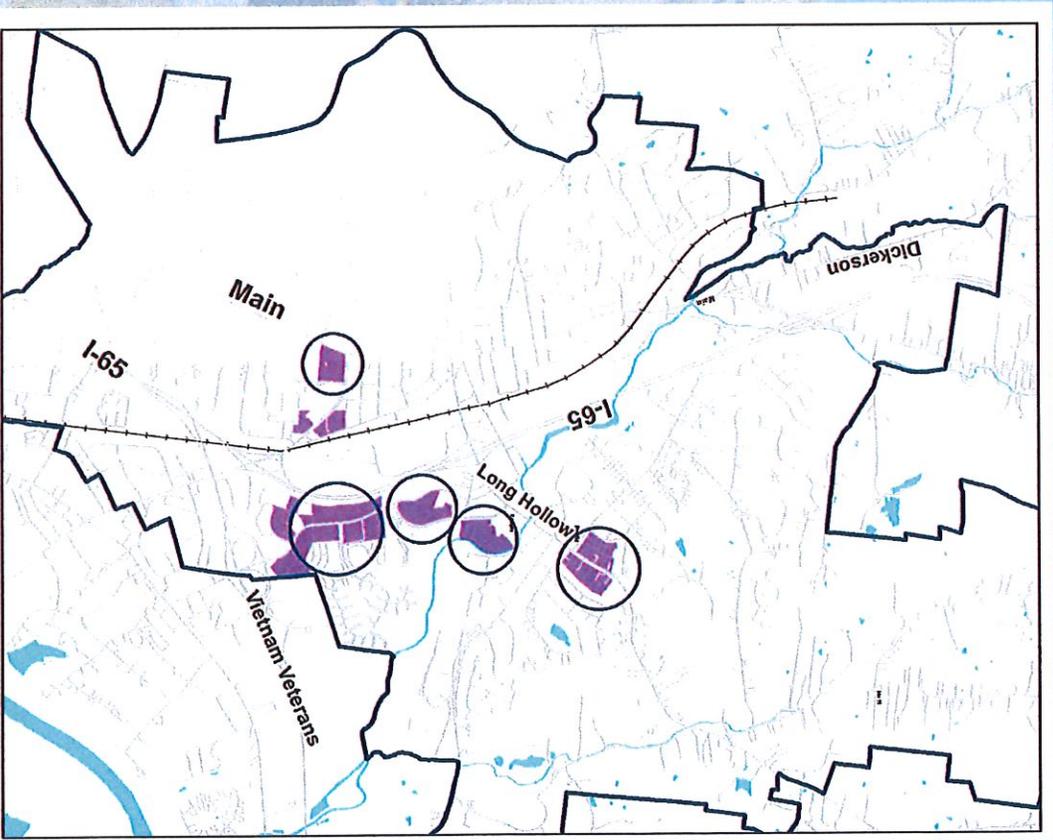
◆ Circles represent areas identified by the public as desirable for development or redevelopment



Goodlettsville, Tennessee

Targeted 5 Sites

◆ These sites were targeted for detailed study based on analysis and public input



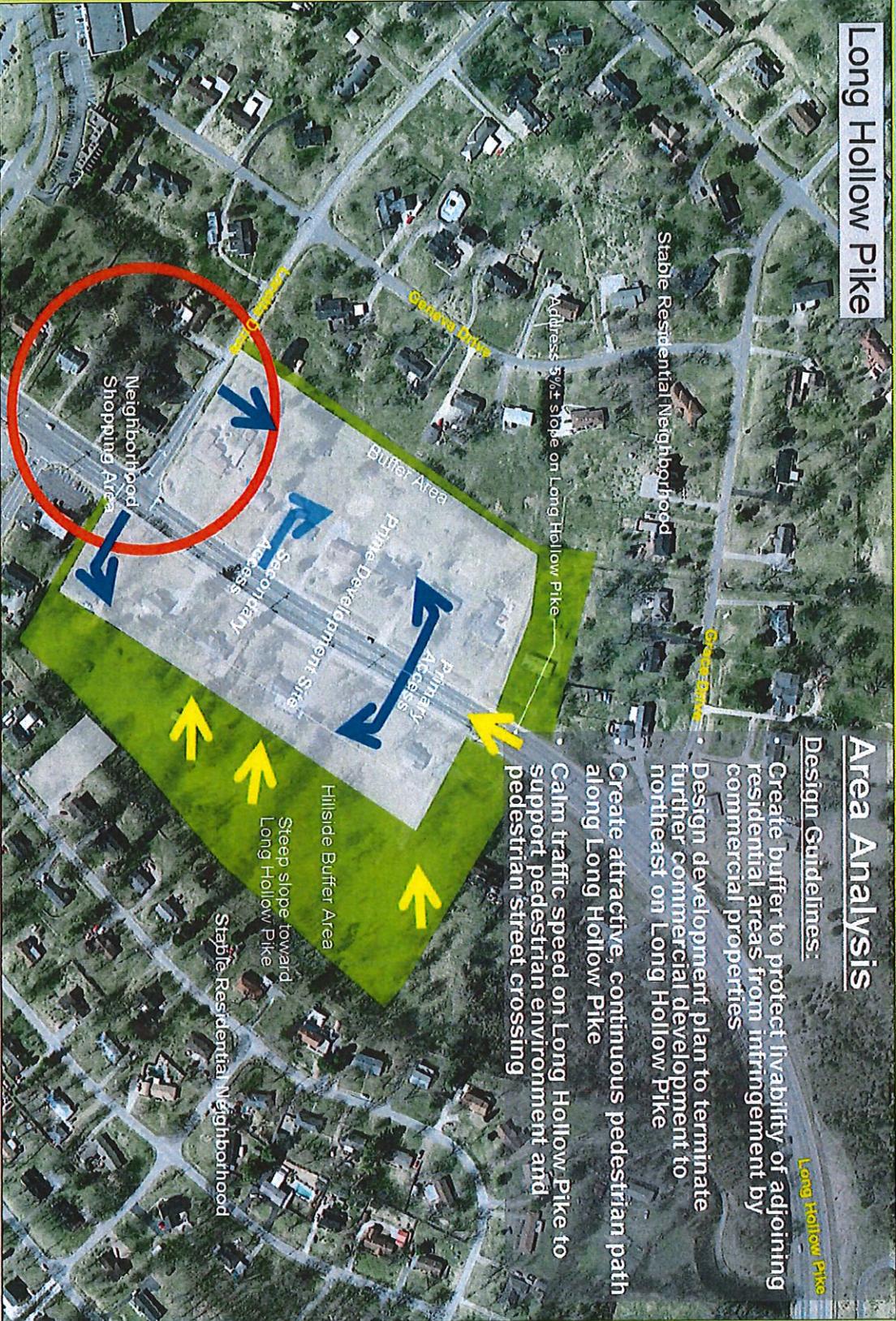
Goodlettsville, Tennessee

Long Hollow Pike



Land Use Plan

Long Hollow Pike



Area Analysis

Design Guidelines:

- Create buffer to protect livability of adjoining residential areas from infringement by commercial properties
- Design development plan to terminate further commercial development to northeast on Long Hollow Pike
- Create attractive, continuous pedestrian path along Long Hollow Pike
- Calm traffic speed on Long Hollow Pike to support pedestrian environment and pedestrian street crossing

SITE PLAN FOR

HOSS AUTO SALES & MECHANICAL SHOP

867 SPRINGFIELD HWY
GOODETTSVILLE, TN
SUMNER COUNTY

SHEET INDEX

C1.00	PROJECT NOTES
C1.01	DEMO AND INITIAL EPSC
C1.02	SITE PLAN
C1.03	GRADING & DRAINAGE PLAN
C1.04	FINAL STABILIZATION
C1.05	PHOTOMETRIC PLAN
C2.01	CONSTRUCTION DETAILS
C2.02	CONSTRUCTION DETAILS
L1.0	TREE REMOVAL
L1.1	LANDSCAPE PLAN
A3	ARCHITECTURAL ELEVATION
A4	ARCHITECTURAL ELEVATION

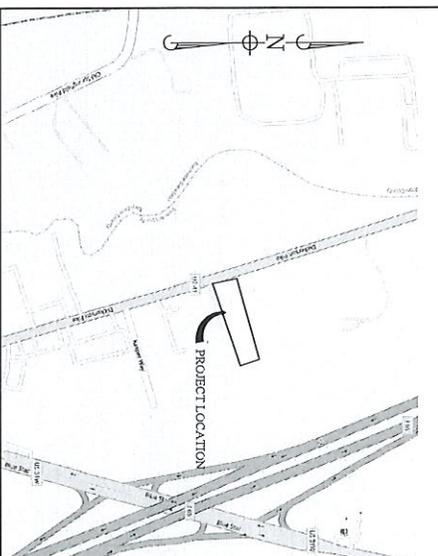


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3505 TOM ALSTON HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: 615.226.0000
WWW.KLOBERENGINEERING.COM



JOSHUA M. COOK, P.E. TN#171231

NOT FOR CONSTRUCTION

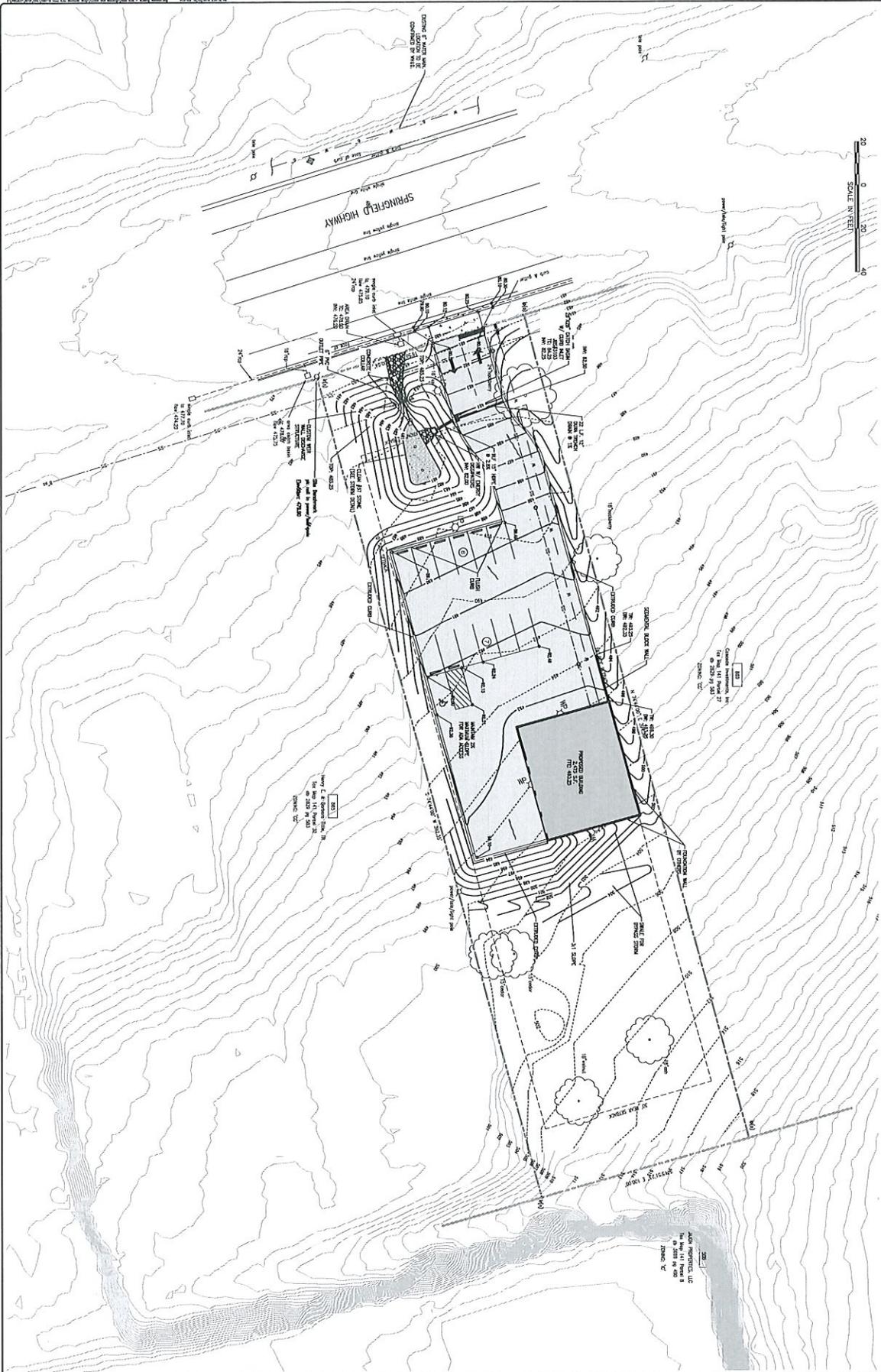


Vicinity Map
NOT TO SCALE



LEGEND

Symbol	Description
---	Proposed Grading
---	Proposed Pavement
---	Proposed Concrete
---	Proposed Asphalt
---	Proposed Gravel
---	Proposed Sand
---	Proposed Silt
---	Proposed Clay
---	Proposed Rock
---	Proposed Foundation
---	Proposed Footing
---	Proposed Wall
---	Proposed Retention Wall
---	Proposed Slope
---	Proposed Erosion Control
---	Proposed Storm Drain
---	Proposed Sewer Line
---	Proposed Water Line
---	Proposed Gas Line
---	Proposed Electric Line
---	Proposed Telephone Line
---	Proposed Cable TV Line
---	Proposed Fire Hydrant
---	Proposed Fire Alarm
---	Proposed Fire Sprinkler
---	Proposed Fire Extinguisher
---	Proposed Fire Alarm Pull Station
---	Proposed Fire Alarm Control Panel
---	Proposed Fire Alarm Notification Appliance
---	Proposed Fire Alarm Test Panel
---	Proposed Fire Alarm Control Unit
---	Proposed Fire Alarm Control Panel
---	Proposed Fire Alarm Notification Appliance
---	Proposed Fire Alarm Test Panel
---	Proposed Fire Alarm Control Unit



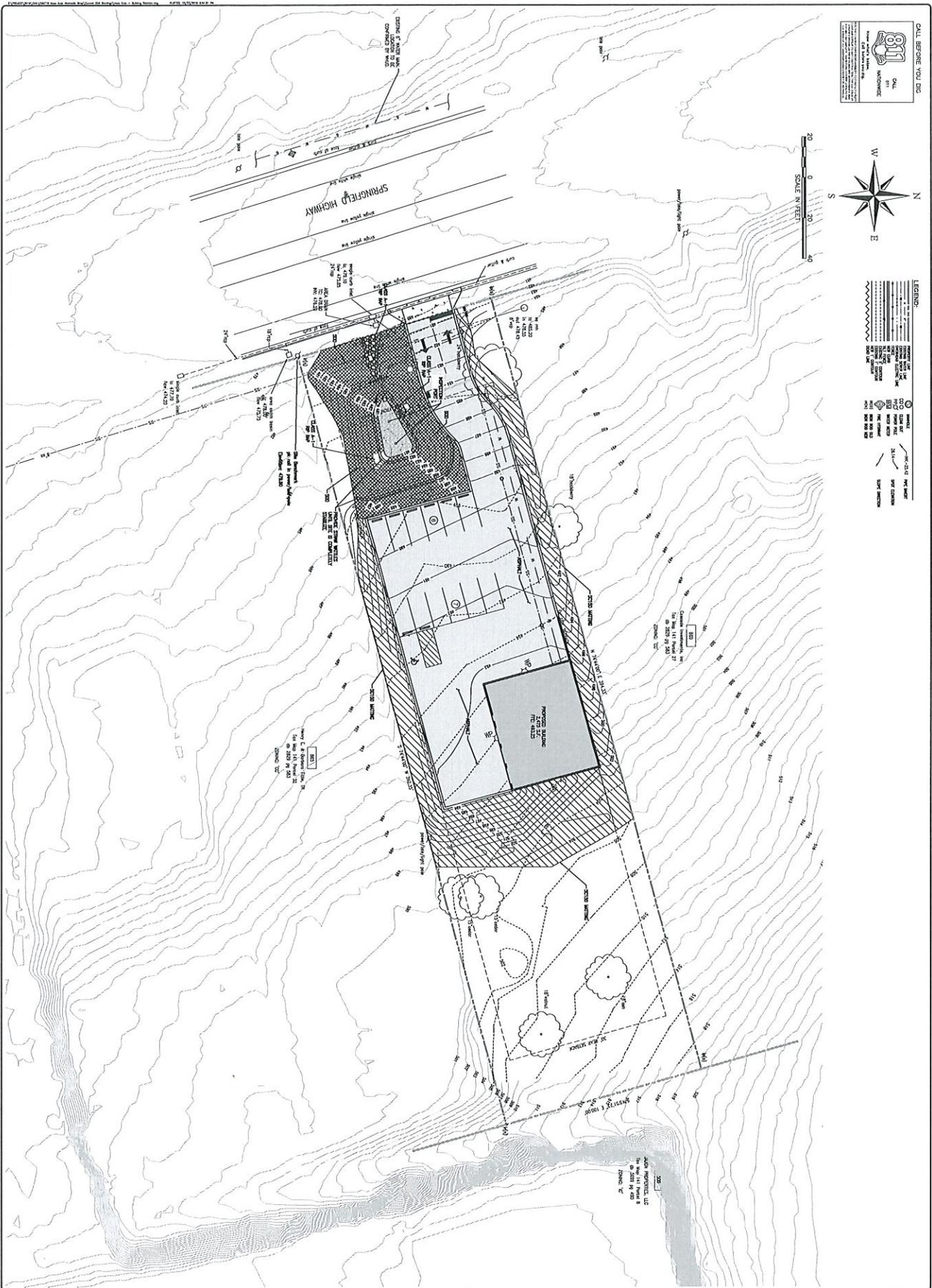
DRAWN BY: C.B.L.
 CHECKED BY: J.M.L.
 PROJECT NO.: CMB179
GRADING & DRAINAGE PLAN
C1.03

HOSS AUTO SALES & MECHANIC SHOP
 867 SPRINGFIELD HIGHWAY
 GOODLETTSVILLE, TN
 SUMNER COUNTY

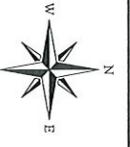
NOT FOR CONSTRUCTION
 JOSEPH A. LYNN, P.E. 00112313

REVISIONS		
NO.	DATE	DESCRIPTION

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 3556 TOWN AUSTIN HWY., SUITE 1, SPRINGFIELD, TN 37172
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LEGEND

PROPOSED	EXISTING	ADJACENT PROPERTY
PROPOSED BUILDING	EXISTING BUILDING	ADJACENT PROPERTY
PROPOSED DRIVEWAY	EXISTING DRIVEWAY	ADJACENT PROPERTY
PROPOSED SIDEWALK	EXISTING SIDEWALK	ADJACENT PROPERTY
PROPOSED PAVEMENT	EXISTING PAVEMENT	ADJACENT PROPERTY
PROPOSED GRASS	EXISTING GRASS	ADJACENT PROPERTY
PROPOSED TREES	EXISTING TREES	ADJACENT PROPERTY
PROPOSED FENCES	EXISTING FENCES	ADJACENT PROPERTY
PROPOSED UTILITY LINES	EXISTING UTILITY LINES	ADJACENT PROPERTY
PROPOSED EROSION CONTROL	EXISTING EROSION CONTROL	ADJACENT PROPERTY
PROPOSED STABILIZATION	EXISTING STABILIZATION	ADJACENT PROPERTY

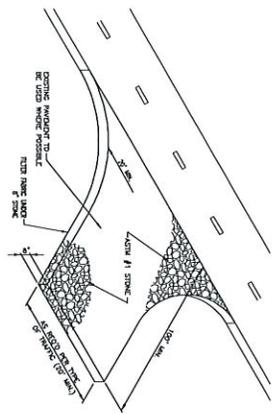
REVISIONS

NO.	BY	DATE	DESCRIPTION

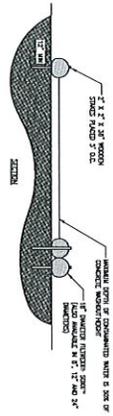
HOSS AUTO SALES & MECHANIC SHOP
 167 SPRINGFIELD HIGHWAY
 GOODLETTSVILLE, TN
 SUMNER COUNTY

NOT FOR CONSTRUCTION
 JOSEPH A. DON, P.E., No. 12237

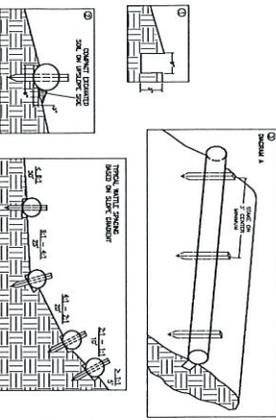
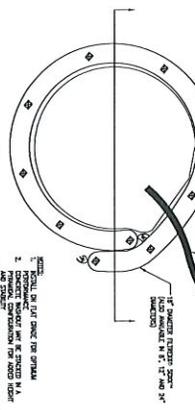
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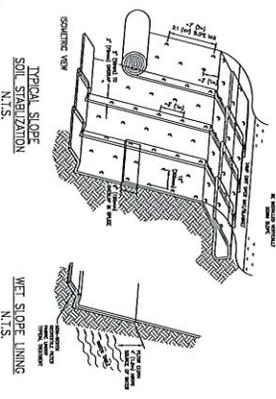
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
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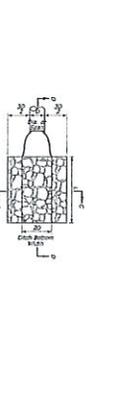
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NOT TO SCALE



STRAW WATTIE ON SLOPE
NOT TO SCALE

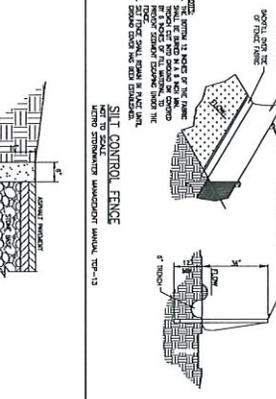


GRASS MATTING PLACEMENT
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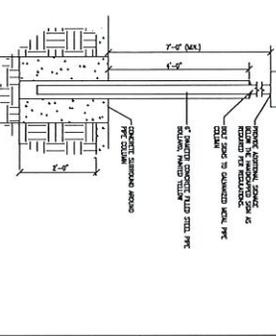


RIP-RAP APRON AT HEADWALLS
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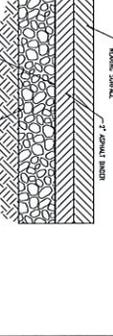
CLASSIFICATION	CLASS	MINIMUM CURB HEIGHT	MINIMUM CURB WIDTH	MINIMUM CURB LENGTH	MINIMUM CURB SPACING				
CLASS 1	CLASS 1	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 2	CLASS 2	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 3	CLASS 3	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 4	CLASS 4	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 5	CLASS 5	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 6	CLASS 6	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 7	CLASS 7	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 8	CLASS 8	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 9	CLASS 9	12"	12"	12"	12"	12"	12"	12"	12"
CLASS 10	CLASS 10	12"	12"	12"	12"	12"	12"	12"	12"



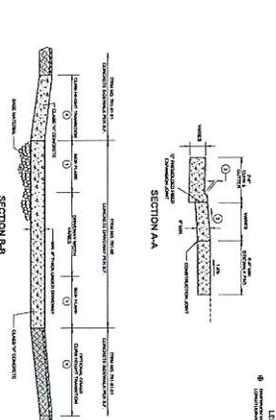
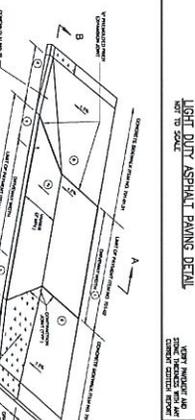
SILT CONTROL FENCE
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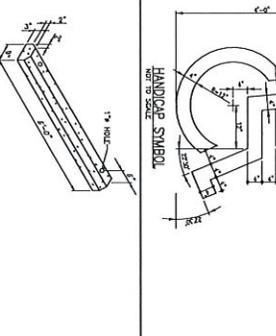
EXTERIOR HANDICAPPED SIGN
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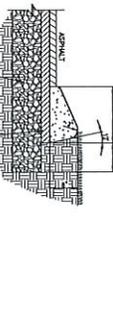
TYPE 'X' DRIVEWAY ACROSS SIDEWALK WITH GRASS STRIP
NOT TO SCALE



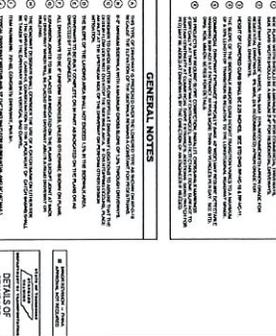
EXTERIOR HANDICAPPED SIGN
NOT TO SCALE



HANDICAPPED SYMBOL
NOT TO SCALE



EXPANDED CURB DETAIL
NOT TO SCALE



EXTERIOR HANDICAPPED SIGN
NOT TO SCALE

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HOSS AUTO SALES & MECHANIC SHOP

167 SPRINGFIELD HIGHWAY
SUNDER COUNTY

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WWW.KLOBER.COM

NOT FOR CONSTRUCTION

JOSHA M. URBAN, P.E. 10/11/2023

NO	DATE	DESCRIPTION

DATE: 10/11/23
DRAWN BY: JMU
CHECKED BY: JMU
PROJECT NO: C2.01

C2.01

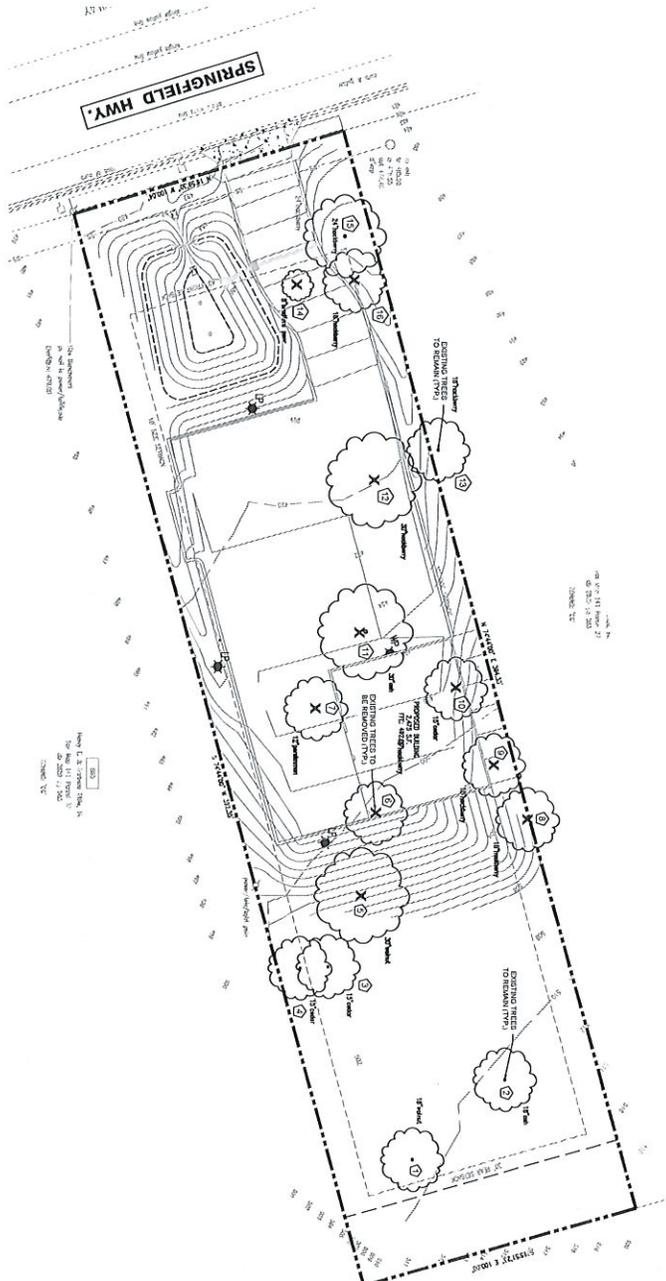
CONSTRUCTION DETAILS

DETAILS OF STANDARD DIMENSIONS

REVISIONS



Kevin Ruff, RLA
 KITTA Sustainable Design, LLC
 2014 Masters Drive
 Springfield, TN 37172
 (615) 489-1222, CMC
 (615) 594-7323, O&L
 kruff@kittadesign.biz



E.X. TREE TABLE

NO.	TYPE	SIZE	REPLACE	REMAIN	COMMENTS
1	WALNUT	18"	-	-	6"
2	WALNUT	18"	-	-	6"
3	CELANO	15"	-	-	7.5"
4	CELANO	15"	-	-	7.5"
5	WALNUT	18"	30"	-	REMOVE
6	WALNUT	18"	30"	-	REMOVE
7	FERNISH	12"	6"	-	REMOVE
8	HACK	18"	18"	-	REMOVE
9	HACK	18"	18"	-	REMOVE
10	HACK	18"	18"	-	REMOVE
11	ASH	30"	30"	-	REMOVE
12	HACK	30"	30"	-	REMOVE
13	HACK	18"	4"	-	OFFSITE REMOVE
14	HACK	24"	-	-	REMOVE
15	HACK	24"	-	-	REMOVE
16	HACK	18"	-	-	REMOVE

ACI REPLACEMENT 169" 45"

DRAWN BY: JML
 CHECKED BY: CMB
 PROJECT NO.: 1223-19
 TREE REMOVAL PLAN
 SHEET NUMBER: L-1.0

867 SPRINGFIELD HWY MECHANIC SHOP
 867 SPRINGFIELD HIGHWAY
 COOK COUNTY, TN
 SUMNER COUNTY

NOT FOR CONSTRUCTION

NO	BY	DATE	DESCRIPTION

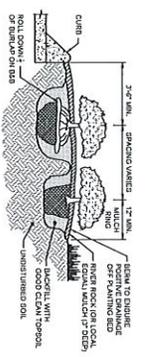
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 3756 TON AUSTIN HWY, SUITE 111, SPRINGFIELD, TN 37172
 PHONE: (615) 382-2000 FAX: (615) 375-4415
 WWW.KLOBER.COM

LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN ON THE SITE. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLANT ARE PROVIDED FOR THE BENEFIT OF THE OWNER AND ARE NOT TO BE USED AS A BASIS FOR BIDDING. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. ALL PLANT MATERIALS SHALL BE NEAREST GRADE, QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND Z60.1.
4. NO SUBSTITUTIONS TO THE SPECIFICATIONS OF PLANT MATERIAL SPECIFIED ON THE PLANT LIST SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY UNAPPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SET OUT SHEETS FOR REDEMPTION/WORK LOCATION.
7. SOIL USED FROM A MINING SOURCE OR FROM OTHER SOURCES SHALL BE PROTECTED FROM CONTAMINATION. A SAND SHALL BE USED IN ALL AREAS WHERE SOIL IS TO BE EXPOSED. SOIL SHALL BE PROTECTED FROM CONTAMINATION BY THE USE OF A SAND OR OTHER MATERIAL. FERTILIZER SHALL HAVE 60% OF ITS TOTAL NUTRIENT IN WATER INSOLUBLE FORM.
8. PRE-IRRIGATION WATER SHALL BE APPLIED TO ALL PLANT BEDS AND SOIL AREAS PRIOR TO INSTALLATION. THEREAFTER, AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH WHICH SHALL BE SHEDDED IMMEDIATELY.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONTROL MATERIAL QUANTITIES. IN ORDER TO AVOID OVER QUANTITIES, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRREGULAR INSTALLATION.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT THE PREPARATION DOES NOT INFRINGE DRAINAGE.
14. ALL LUMBER SHALL BE CUT TO A SPLIT OF 4" PRIOR TO SECOND AND THIRD TRIMMING. TRIM SHALL BE FROM STOCK OVER 7" DIAMETER. WEEDS AND OTHER UNDESIRABLE VEGETATION SHALL BE REMOVED FROM ALL AREAS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL SOIL AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO DRIVERS LEVEL WITH TOP OF CURB.
17. EXPOSED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED.
18. EXPOSED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED.
19. IF CONTRACTOR SHOWS PLANTS SHOWING OR BEING ROOT ROT, SCORE REPORTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ANY MATERIAL THAT IS DAMAGED OR MISSING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIALS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIALS FROM DAMAGE.
22. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY THE OWNER OR OTHER ACTIVITIES BEFORE THE LANDSCAPE CONTRACTOR'S CONTROL.

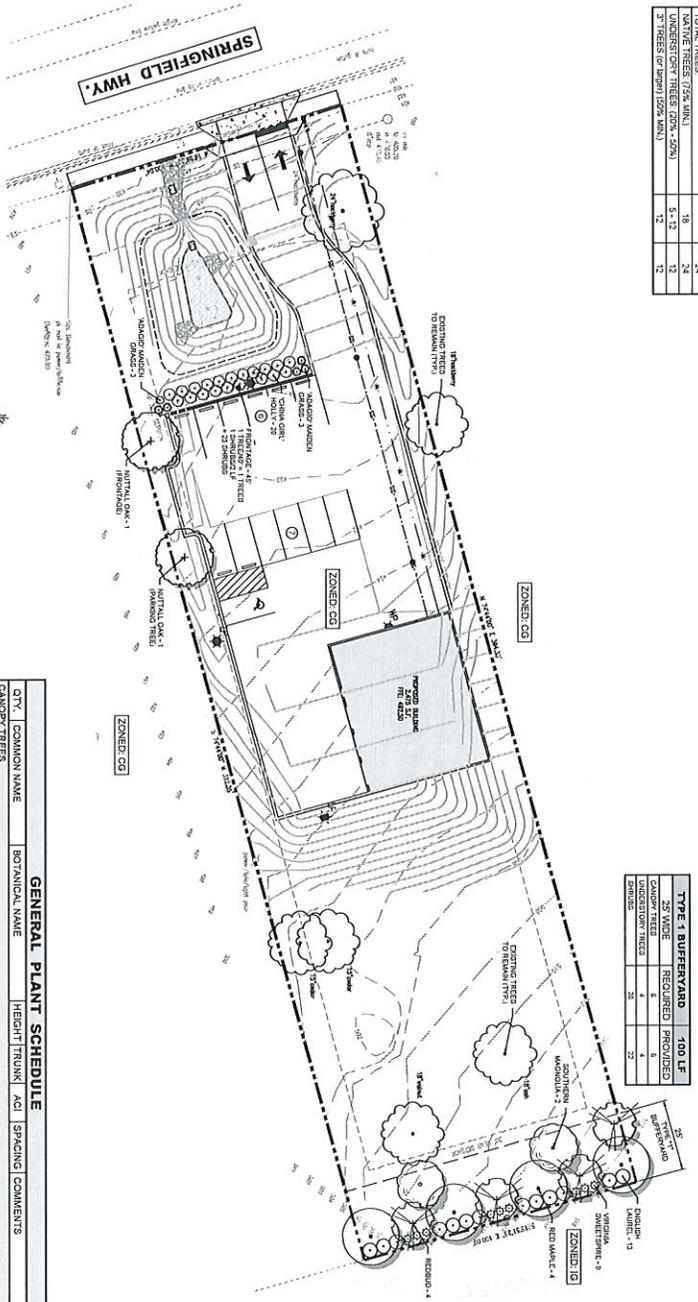
LANDSCAPE CALCULATIONS

ITEM	REQUIREMENTS	QUANTITY	PROVIDED
TOTAL SITE ACRES		30.323	0.000 AC
SITE ACRES TO BE PLANTED		63.2 AC	42
REPLACEMENT TREES (120% MAX)		168	24
PROPOSED TREES		24	24
TREE BANK		94.8'	100.0'
TOTAL AC (120% MAX AC)		1	1
1 TREE / 12 SPACES		1	1
FRONTAGE (65')		23	26
SHRUBS (1 TREE / 7.5')		1.1	1
TOTAL STREETS BUFFER		1.1	1
PLANTING TREES (75% MIN)		18	24
UNDERSTORY TREES (20% - 50%)		5 - 12	12
3" TREES (OR EQUIV) (20% MAX)		12	12

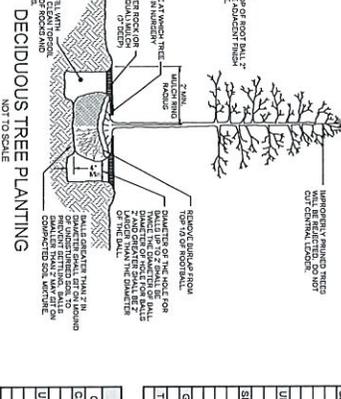


SHRUB / GROUND COVER PLANTING

NOT TO SCALE



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205 Westwood Design LLC
205 Westwood Drive
Springfield, TN 37172
(615) 489-1222, C/O
(615) 594-7333, O/E
kref@kittadesigns.biz



DECIDUOUS TREE PLANTING

NOT TO SCALE

GENERAL PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	ACI	SPACING	COMMENTS
2	Red Oak	Quercus rubra	12'-14'	3" Cal.	12	12'	PLANTING AND MAINTENANCE REQ.
4	Red Oak	Quercus rubra	12'-14'	3" Cal.	12	12'	PLANTING AND MAINTENANCE REQ.
8	Red Oak	Quercus rubra	8' Min.	3" Cal.	24	24'	PLANTING AND MAINTENANCE REQ.
24	Red Oak	Quercus rubra	8'-10'	2" Cal.	9	9'	PLANTING AND MAINTENANCE REQ.
4	Red Oak	Quercus rubra	8'-10'	2" Cal.	9	9'	PLANTING AND MAINTENANCE REQ.
20	Red Oak	Quercus rubra	24' Min.	5" Cal.	12.5' x 6'	FRONTAGE	
13	Red Oak	Quercus rubra	24' Min.	5" Cal.	5' x 6'	FRONTAGE	
8	Red Oak	Quercus rubra	14' Min.	3" Cal.	6' x 6'	FRONTAGE	
6	Red Oak	Quercus rubra	24'	3" Cal.	FRONTAGE	FRONTAGE	

REPLACEMENT PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	ACI	SPACING	COMMENTS
4	Red Oak	Quercus rubra	12'-14'	3" Cal.	9	9'	REPLACEMENT
8	Red Oak	Quercus rubra	8'-10'	2" Cal.	16	16'	REPLACEMENT
8	Red Oak	Quercus rubra	8'-10'	2" Cal.	16	16'	REPLACEMENT
16	Red Oak	Quercus rubra	24'	3" Cal.	16	16'	REPLACEMENT

867 SPRINGFIELD HWY
MECHANIC SHOP
LANDSCAPE PLAN
L-1.1

867 SPRINGFIELD HWY
MECHANIC SHOP
LANDSCAPE PLAN
L-1.1

NOT FOR CONSTRUCTION
12-23-19

REVISIONS

NO	DATE	DESCRIPTION

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PHONE: (615) 382-2000 FAX: (615) 373-4445
WWW.KLOBER.COM

SITE PLAN FOR

AVALON GAS STATION AND RETAIL LEASE SPACE

ROBERT CARTWRIGHT DRIVE & DICKERSON PIKE
GOODLETTSVILLE, TN
DAVIDSON COUNTY

SHEET INDEX

	PROJECT NOTES
C1.00	INITIAL EPSC AND DEMO
C1.01	SITE PLAN
C1.02	TRAFFIC & PAVING
C1.03	GRADING & DRAINAGE PLAN
C1.04	INTERMEDIATE EPSC
C1.05	UTILITY PLAN
C1.06	FINAL STABILIZATION
C1.07	PHOTOMETRIC PLAN
C1.08	CONSTRUCTION DETAILS
C2.01	CONSTRUCTION DETAILS
C2.02	CONSTRUCTION DETAILS
C2.03	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
A1.01	ARCHITECTURAL ELEVATION
A1.02	ARCHITECTURAL ELEVATION

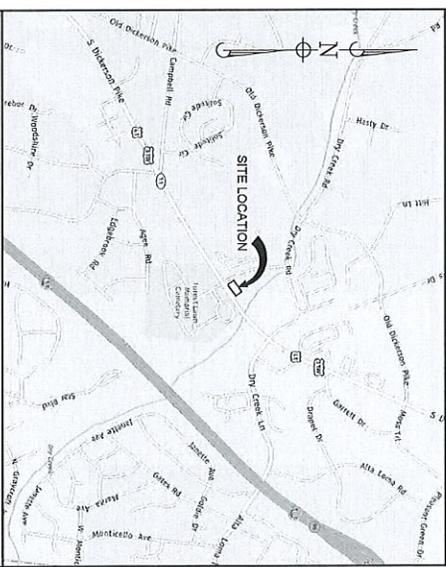


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PHONE: 615-266-8888
WWW.KLOBBER.COM

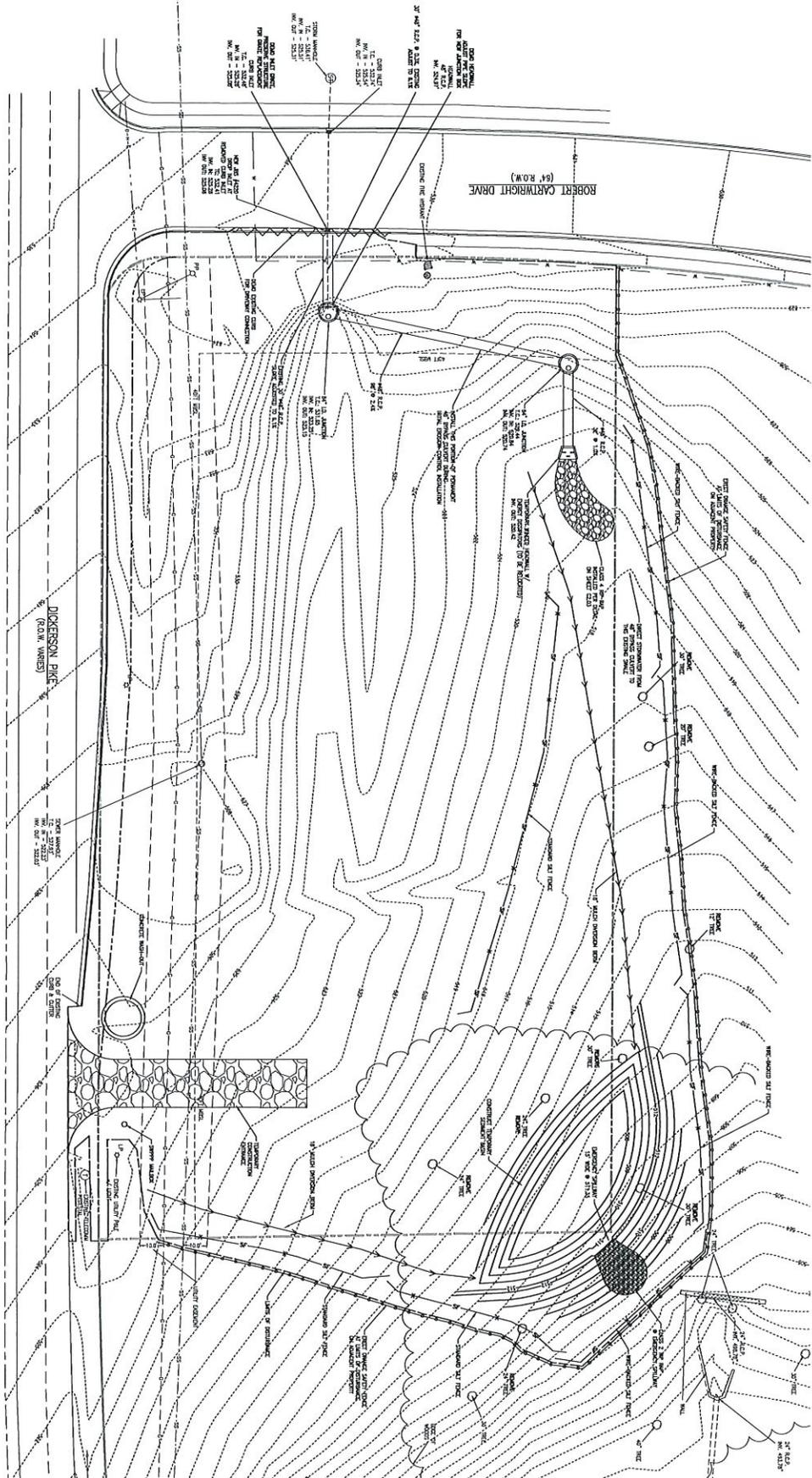


JOSHUA M. LIRON, P.E. NO. 112331

NOT FOR CONSTRUCTION



Vicinity Map
NATS SCALE



DRAWN BY: JML
 CHECKED BY: JML
 PROJECT NO: C1.01
 SHEET NUMBER: C1.01
DEMO AND INITIAL ER&SC

AVALON GAS STATION AND LEASE SPACE

ROBERT CARTWRIGHT & DICKERSON PIKE
 ROCKFELT TOWN, TENNESSEE
 DAVIDSON COUNTY



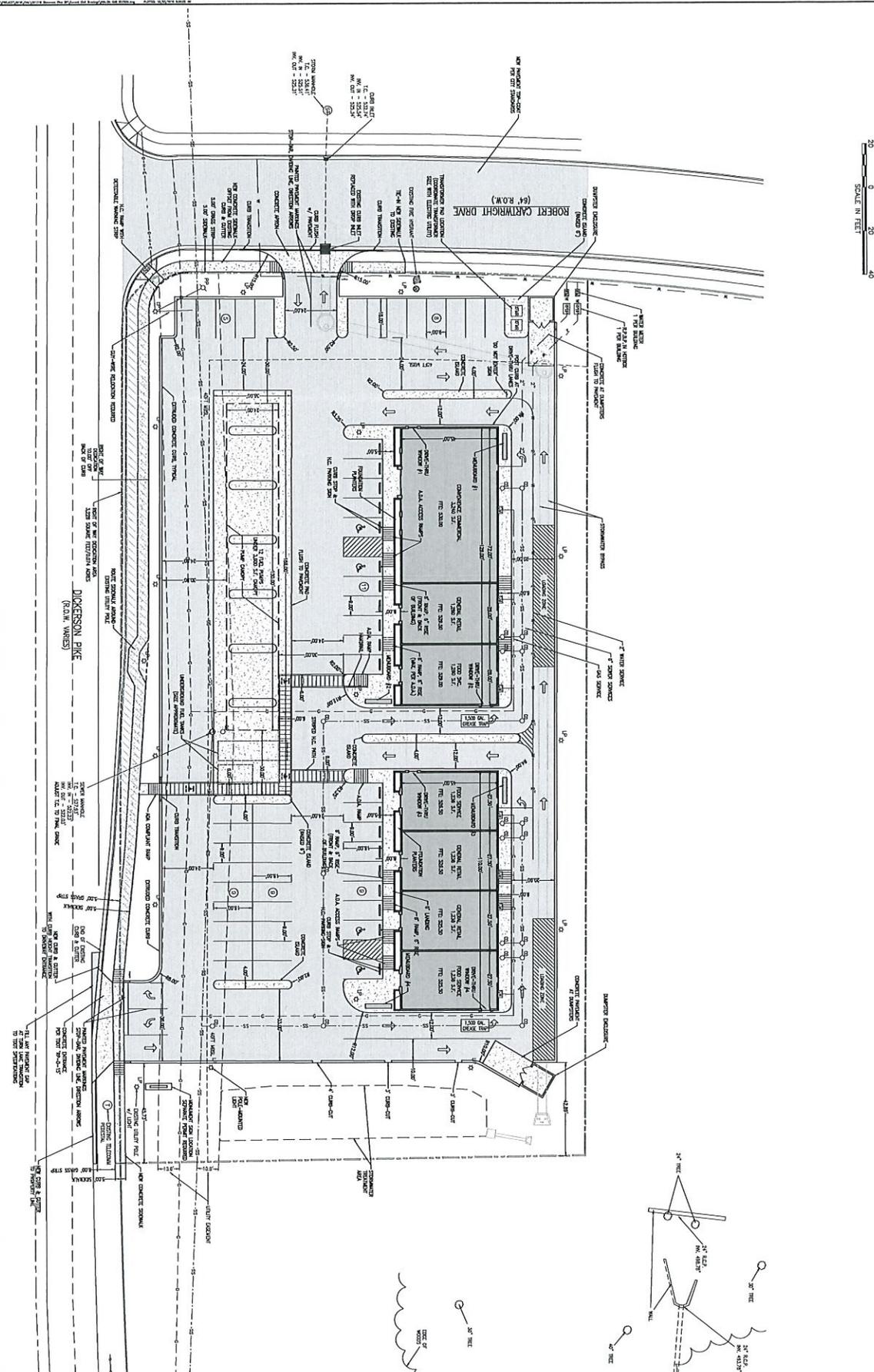
REVISIONS		
NO	BY	DATE DESCRIPTION

KLOBER
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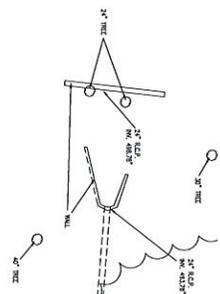
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 3555 TOWN AUSTIN HWY., SUITE 100 SPRINGFIELD, TN 37172
 PHONE: (615) 363-2200 FAX: (615) 375-1405



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PARKING INFORMATION:
 1/200 ST. (EXIST. INTL) = 1,200 SQ. FT. = 5 SPACES
 1/200 ST. (EXIST. CONCRETE) = 1,200 SQ. FT. = 5 SPACES
 1/200 ST. (POSS. ASPHALT) = 1,200 SQ. FT. = 5 SPACES
 1/200 ST. (POSS. ASPHALT) = 1,200 SQ. FT. = 5 SPACES
 TOTAL SPACES INCLUDING 1 (C. ACCESS) & 1 (NEW SPACE)



DESIGNED BY:	DATE:
CHECKED BY:	DATE:
PROJECT NO.:	DATE:
C1.02	

AVALON GAS STATION AND LEASE SPACE

ROBERT CARTWRIGHT & DICKERSON PIKE
DAVISONVILLE TN
DAVISON COUNTY



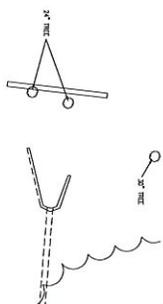
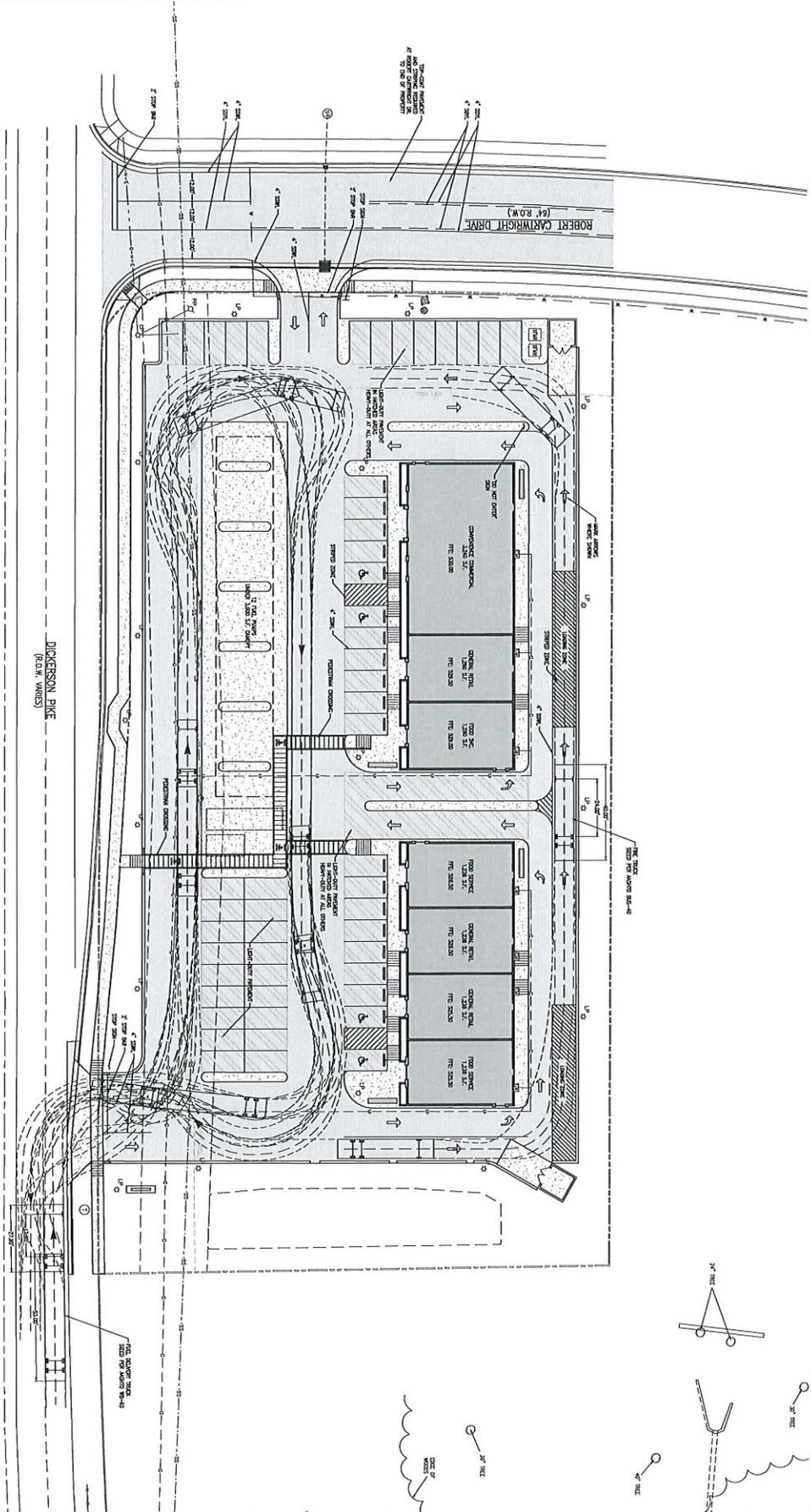
REVISIONS		
NO.	DATE	DESCRIPTION

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ENGINEERING SERVICES

SERVING CLIENTS WITH C.E. ENGINEERING & LAND DEVELOPMENT SERVICES
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PROJECT NO. C1.03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TRAFFIC & PAVING

AVALON GAS STATION AND LEASE SPACE

ROBERT CARTWRIGHT & DICKERSON PIKE
SCOTTSDALE, TN
DAVIDSON COUNTY



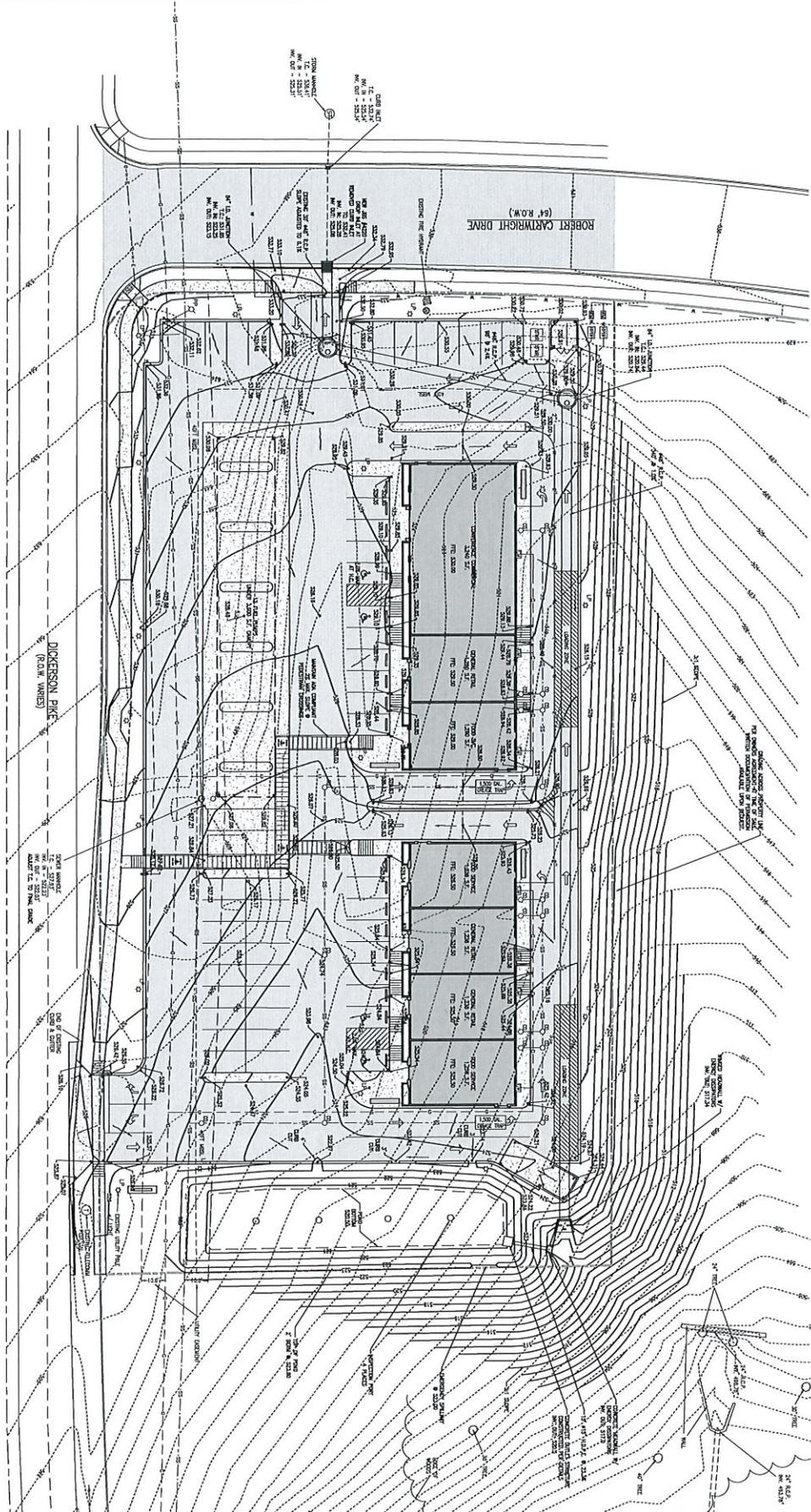
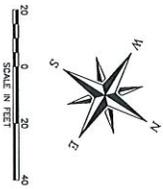
REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT NUMBER
C1.04

GRADING &
DRAINAGE PLAN

**AVALON GAS STATION
AND LEASE SPACE**

ROBERT CARTWRIGHT & DICKERSON PIKE
GOSWELL TOWN, TENN. 37063
DAVIDSON COUNTY



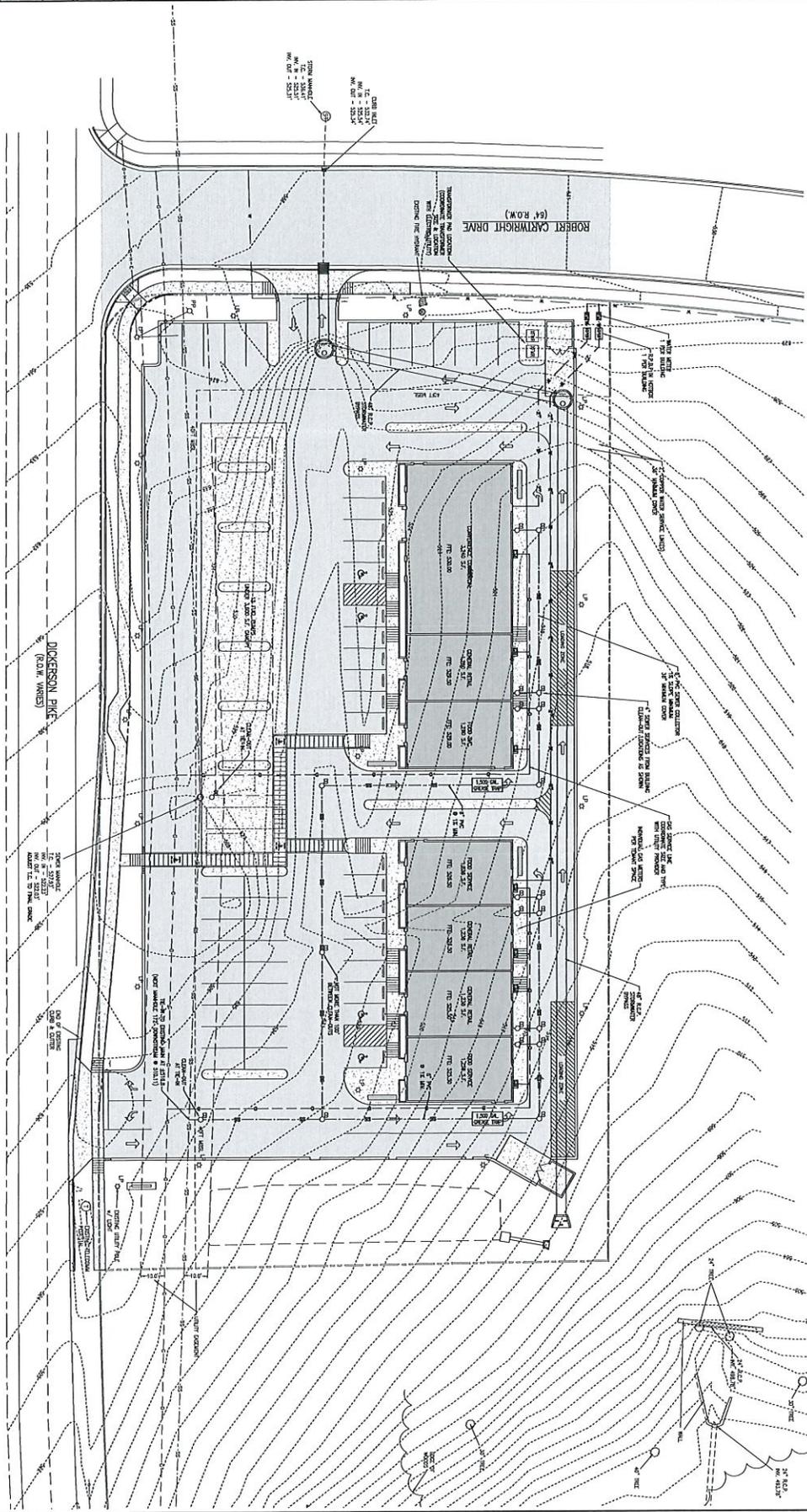
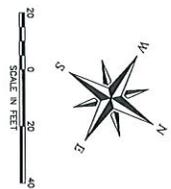
REVISIONS		
NO.	DATE	DESCRIPTION

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ENGINEERING SERVICES

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GENERAL NOTES FOR UTILITY LINE CONSTRUCTION:

1. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE AMERICAN STANDARD STATE CODES.
2. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE AMERICAN STANDARD STATE CODES.
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GENERAL NOTES FOR UTILITY LINE CONSTRUCTION:

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UTILITY PLAN
C1.06

AVALON GAS STATION AND LEASE SPACE
 ROBERT CARTWRIGHT & DICKERSON PIKE
 COOPER & FERRVILLE, TN
 DAVIDSON COUNTY

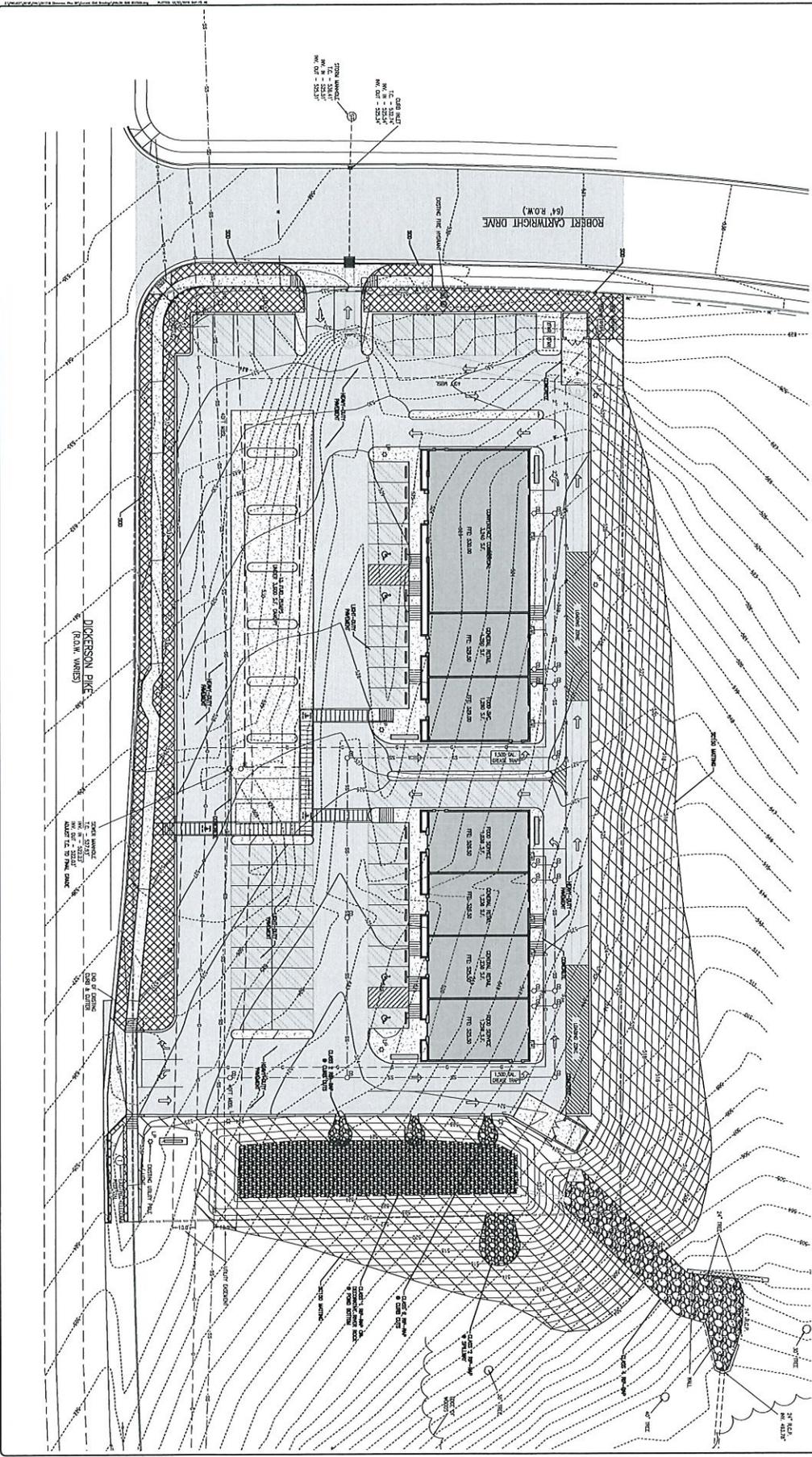
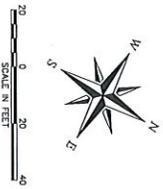


NO	BY	DATE	DESCRIPTION

KLOBER ENGINEERING SERVICES
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 3405 TOM AUSTRIN WAY, SUITE 100, GREENSBORO, TN 37172
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PROJECT NO. C1.07
 FINAL STABILIZATION
 SHEET NUMBER

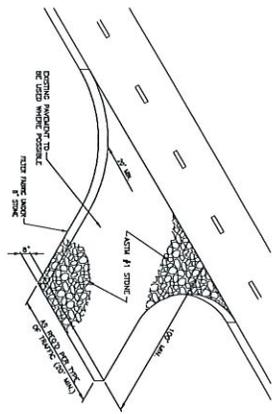
AVALON GAS STATION AND LEASE SPACE
 ROBERT CARTWRIGHT & DICKERSON PIKE
 DOOR KUTZVILLE, TN
 DAVIDSON COUNTY



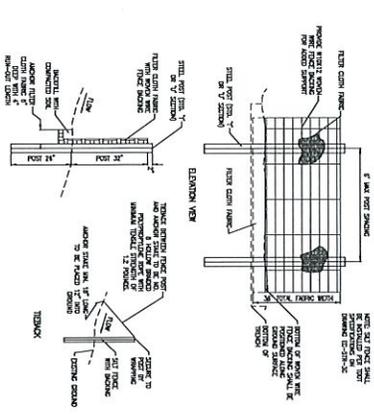
REVISIONS		
NO.	BY	DATE DESCRIPTION

KLOBER ENGINEERING SERVICES

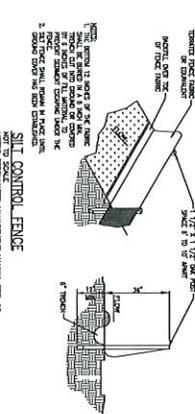
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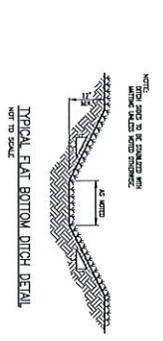
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
KLEBER ENGINEERING SERVICES



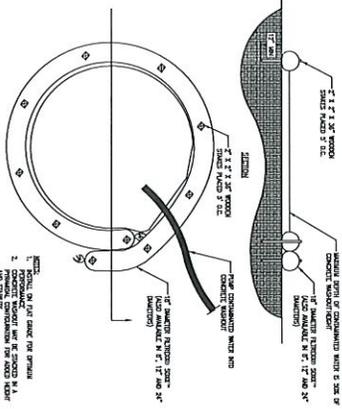
TEMPORARY SILT FENCE WITH BACKING
NOT TO SCALE



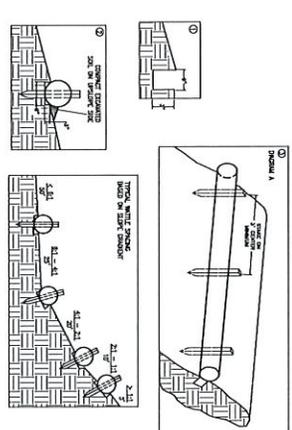
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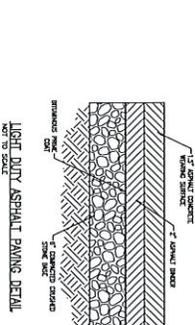
TYPICAL FLAT BOTTOM DITCH DETAIL
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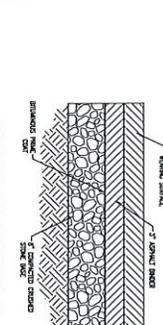
FILTERBOX CONCRETE WASHOUT
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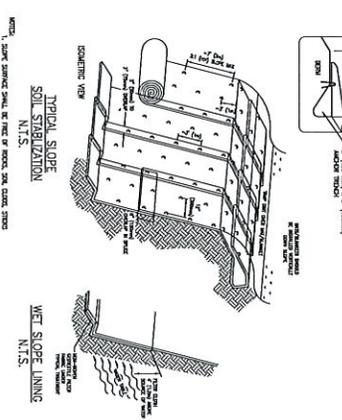
STRAW MATS ON SLOPE
NOT TO SCALE



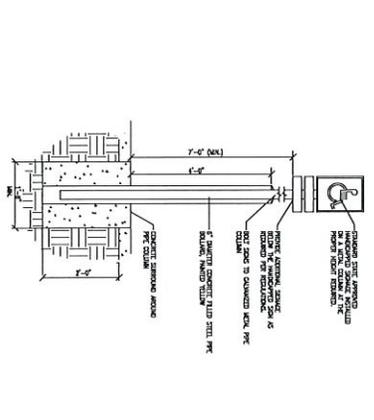
LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE



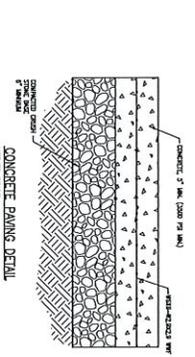
HEAVY DUTY ASPHALT PAVING DETAIL
NOT TO SCALE



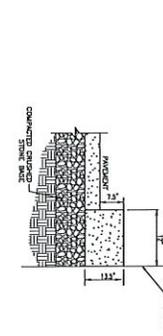
GRASS MATING PLACEMENT
NOT TO SCALE



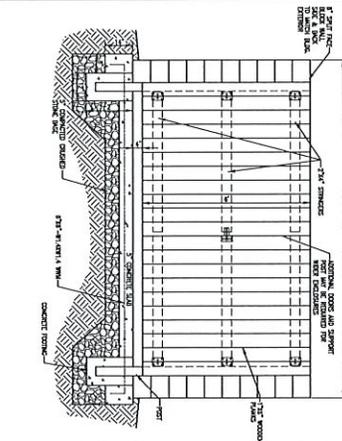
EXTERIOR HANDICAPPED SIGN
NOT TO SCALE



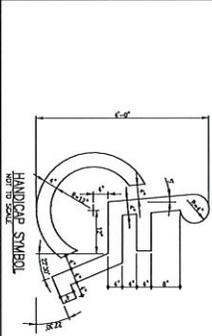
CONCRETE PAVING DETAIL
NOT TO SCALE



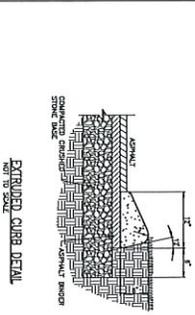
POST-TYPE CURB AT BUILDING
NOT TO SCALE



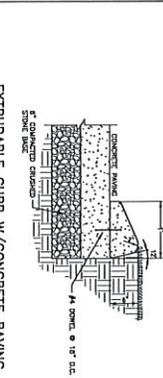
TRASH & RECYCLING BIN ENCLOSURE DETAIL
NOT TO SCALE



HANDICAP STAIRWELL
NOT TO SCALE



EXPANDED CURB DETAIL
NOT TO SCALE



EXTRUDABLE CURB W/CONCRETE PAVING
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION



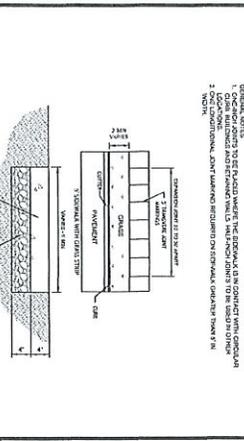
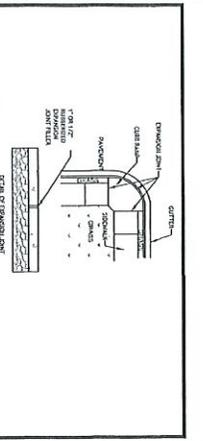
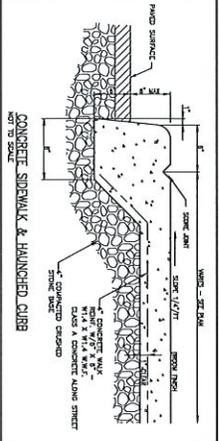
AVALON GAS STATION AND LEASE SPACE

ROBERT CARTWRIGHT & DICKERSON PIKE
12123
DAVIDSON COUNTY

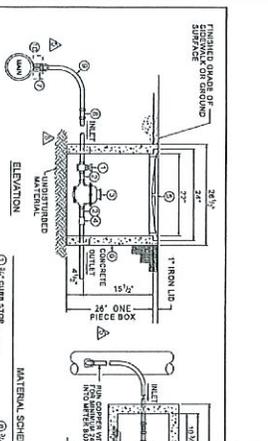
CONSTRUCTION DETAILS
C2.01

KLEBER ENGINEERING SERVICES

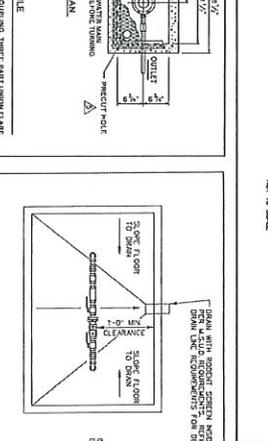
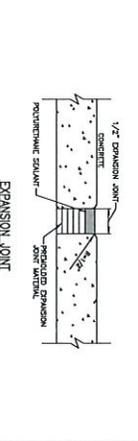
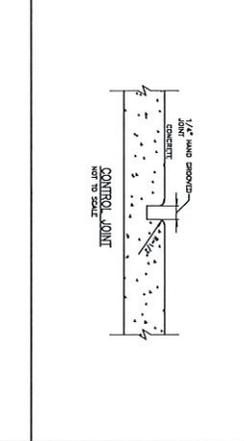
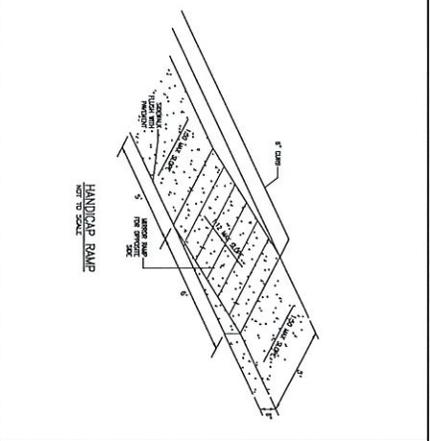
SERVING CLIENTS WITH CIVIL, ENVIRONMENTAL & LAND DEVELOPMENT SERVICES
365 TOWN ALLIANCE WAY, SUITE 100, SPRINGFIELD, TN 37172
PHONE: (615) 262-2000 FAX: (615) 275-4455
WWW.KLEBERENGINEERING.COM



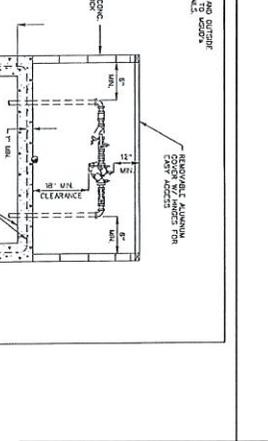
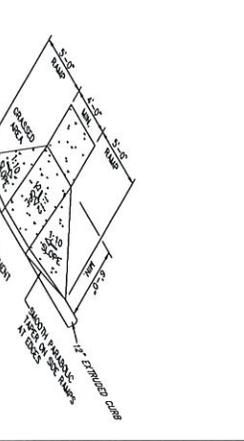
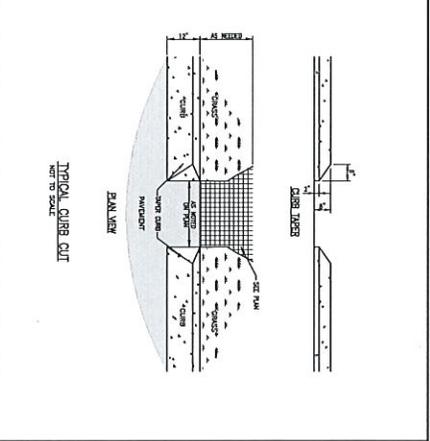
DATE: 10/27/16
 REVISIONS:
 TYPICAL S-5 CONCRETE SIDEWALK
 STD. DWG. RP-4
 COMBUSTIBLE WILLS
 N.T.S.



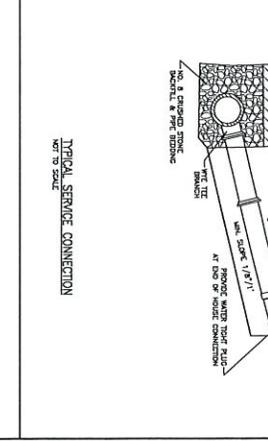
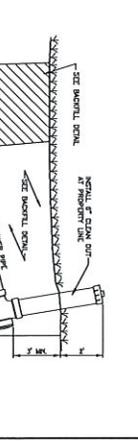
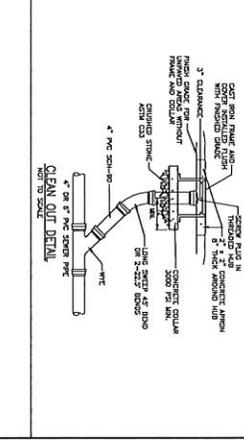
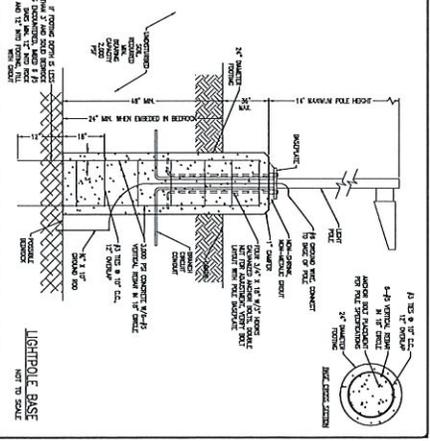
NOTES:
 1. ALL WORK TO BE INSTALLED BY A MAJOR FIRM.
 2. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.
 3. CONCRETE SHALL BE CAST IN PLACE.
 4. ALL REINFORCING SHALL BE EPOXY COATED.
 5. ALL REINFORCING SHALL BE 1/2\"/>



DATE: 10/27/16
 REVISIONS:
 TYPICAL S-5 CONCRETE SIDEWALK
 STD. DWG. RP-4
 COMBUSTIBLE WILLS
 N.T.S.



DATE: 10/27/16
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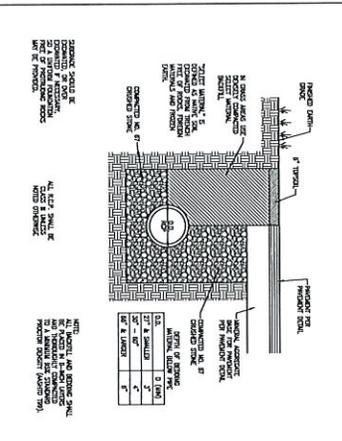
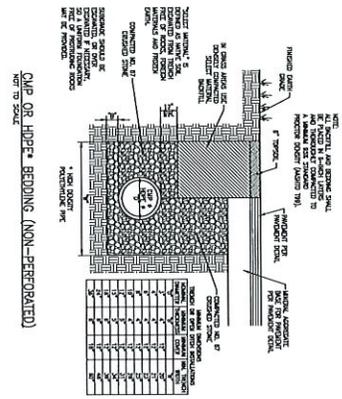
KLOBER
 ENGINEERING SERVICES
 SERVING CLIENTS WITH CIVIL, ENVP/NEEDPS & LAND DEVELOPMENT SERVICES
 3508 YORK ROAD, SUITE 100, WYOMING, WY 83091
 PHONE: (307) 733-4355

NO.	DATE	DESCRIPTION

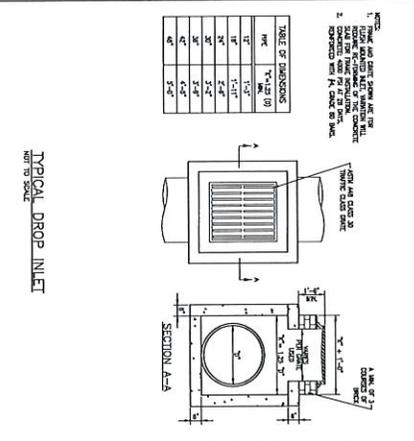
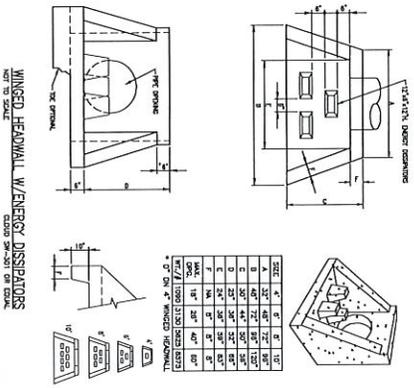


AVALON GAS STATION AND LEASE SPACE
 ROBERT CARTWRIGHT & DICKERSON FIRE
 ENGINEERS & ARCHITECTS
 DAVIDSON COUNTY

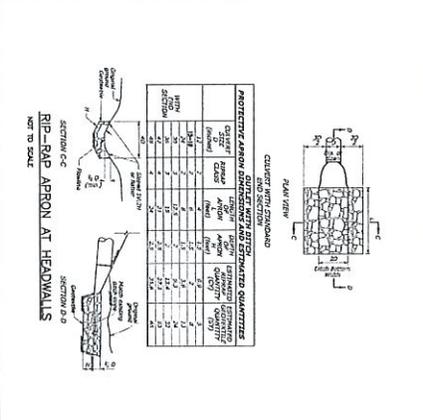
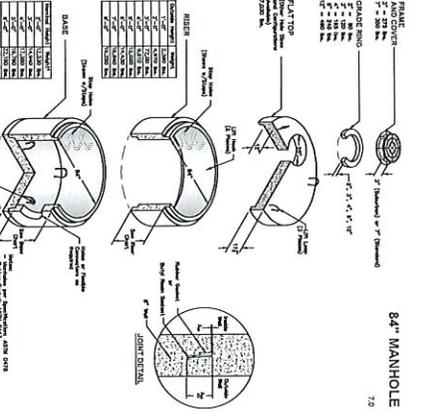
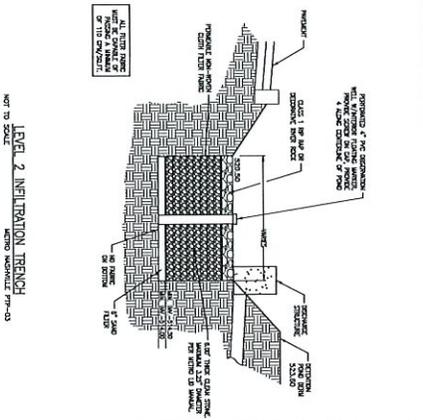
CONSTRUCTION DETAILS
 C2.02



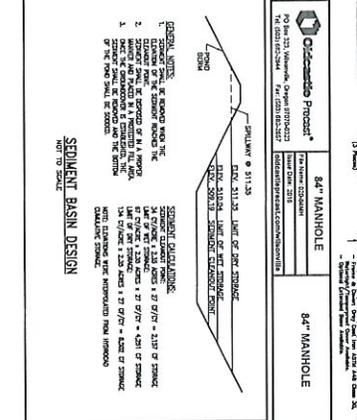
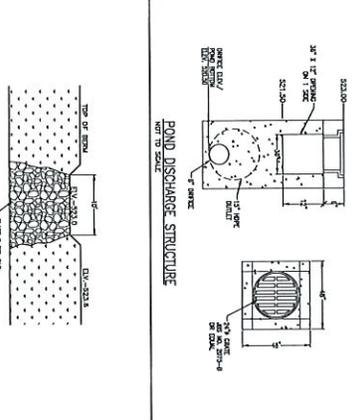
PIPE OR HOPPER BEDDING (NON-PRECAST)
NOT TO SCALE



TYPICAL DROP INLET
NOT TO SCALE



RIP-RAP APRON AT HEADWALLS
NOT TO SCALE



SEDIMENT BASIN DESIGN
NOT TO SCALE

SPILLWAY DETAIL
NOT TO SCALE

64" MANHOLE
NOT TO SCALE

WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

TYPICAL DROP INLET
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION

KLOBBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL, ENGINEERING & LAND DEVELOPMENT SERVICES
354 TOWN CENTER DRIVE, SUITE 1, SPRINGFIELD, VA 22151
PHONE: (815) 342-2000 FAX: (815) 373-4145

CONSTRUCTION DETAILS

C2.03

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AVALON GAS STATION AND LEASE SPACE

ROBERT CARTWRIGHT & DICKERSON PIKE
GOODLETTSVILLE, VA
DAVIDSON COUNTY



DESIGNED BY	TRG
CHECKED BY	TRG
PROJECT NO.	CS2103
SHEET NUMBER	

ORDINANCE NO. 18-917

AN ORDINANCE TO AMEND AREA H OF THE DRY CREEK FARMS MASTER DEVELOPMENT PLAN FOR THE USE OF GENERAL RETAIL, CONVENIENCE COMMERCIAL, AND FOOD SERVICES AS LISTED IN "APPENDIX C" OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE, ALONG WITH MINOR REVISIONS TO THE BULK REQUIREMENTS SET FORTH IN THE ORIGINAL DRY CREEK FARMS MASTER DEVELOPMENT PLAN FOR AREA H.

WHEREAS, The City's Zoning Ordinance, Section 14-210(1), intent and purpose of Planned Unit Developments includes but is not limited to promoting flexibility in the design, and permit planned diversification in the location of structures; and to promote the efficient use of land that will facilitate a more economic arrangement of buildings, circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; and,

WHEREAS, the City's Zoning Ordinance, Section 14-210(5), intent and general purpose of Commercial Planned Unit Developments is to provide for a wide range of activities developed for high quality, and under controlled conditions; and,

WHEREAS, The City of Goodlettsville Planning Commission reviewed and discussed this proposed amendment on April 2, 2018, and voted to forward the request to the Goodlettsville City Commission for consideration and approval, and,

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 Area H of the Dry Creek Farms Master Development Plan, referenced as a portion of Davidson County Tax Map/Parcel# P/O 03300004200 with approximately 2.00 acres, be amended (see Exhibit A, attached) to reflect General Retail, Convenience Commercial, and Food Services uses as listed in "Appendix C" of the City of Goodlettsville Zoning Ordinance, and where minor revisions to the Bulk Requirements set forth in the original Dry Creek Farms Master Development Plan for Area H be amended with the following condition:

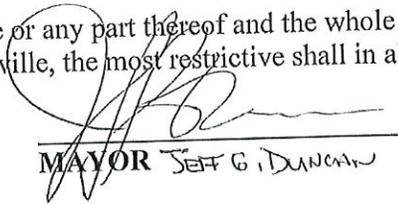
- The remaining portion of Area H, once developed, must not exceed an F.A.R. of 0.13. This shall give Area H an average F.A.R. of approximately 0.15, overall, thus providing sufficient space for future parking and landscaping.

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.

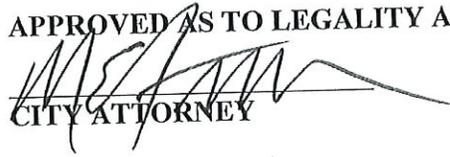
SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

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.


CITY RECORDER

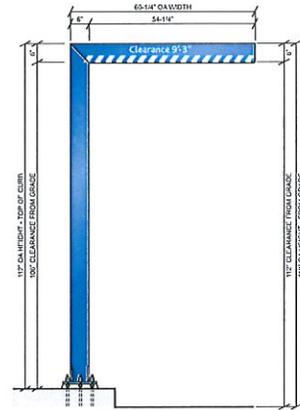
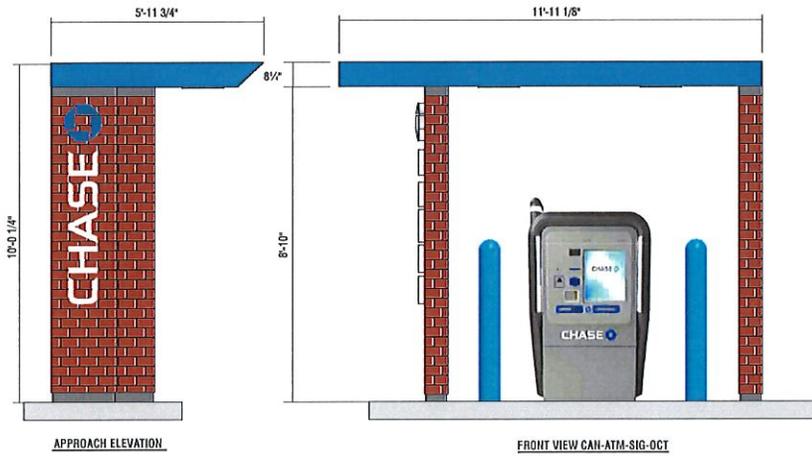

MAYOR JEFF G. DUNCAN

APPROVED AS TO LEGALITY AND FORM:

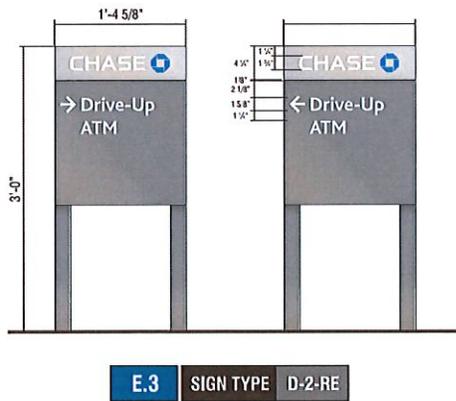

CITY ATTORNEY

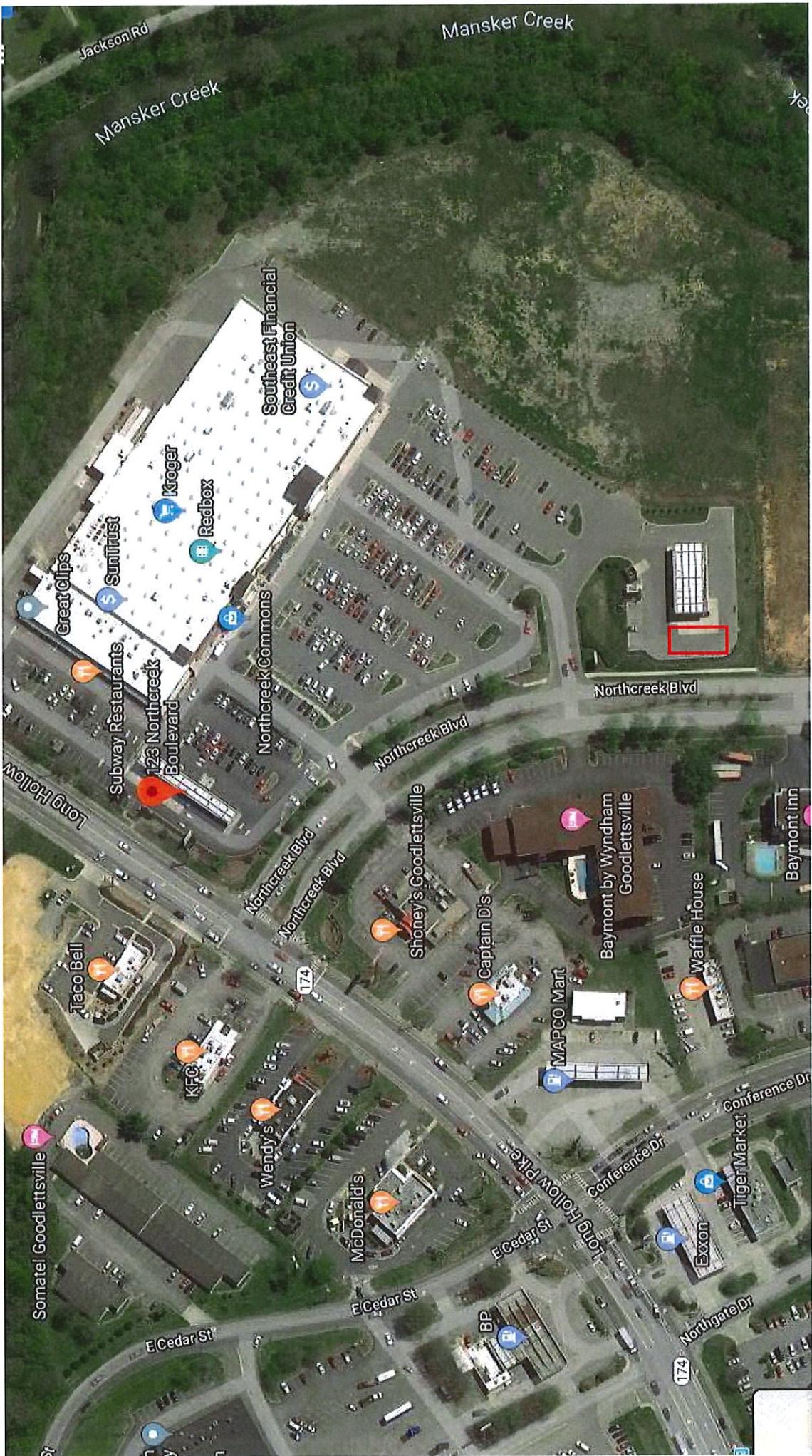
Passed First Reading: April 12, 2018
Passed Second Reading: May 10, 2018

SIGNAGE OVERVIEW



E.1 SIGN TYPE CUSTOM CAN-ATM-SIG
**ATM BOLLARDS w/ COVERS, (4) TOTAL
 TO BE MANUFACTURED/INSTALLED BY OTHERS**





Jackson Rd

Mansker Creek

Mansker Creek

Southeast Financial Credit Union

Kroger

Redbox

SunTrust

Great Clips

Subway Restaurants

123 Northcreek Boulevard

Northcreek Commons

Northcreek Blvd

Northcreek Blvd

Long Hollow

Northcreek Blvd

Shoney's Goodlettsville

Baymont by Wyndham Goodlettsville

Baymont Inn

Taco Bell

Captain D's

Waffle House

KFC

MAPCO Mart

Somatel Goodlettsville

Wendy's

McDonald's

Long Hollow Pkwy

Conference Dr

Conference Dr

E Cedar St

E Cedar St

E Cedar St

Conference Dr

TigerMarket

Northgate Dr

174

November 4, 2019

To whom it may concern,

My name is Pricilla Rutledge, I have been in the daycare industry for 4 plus years and CPR certified. I am writing this proposal to request a permit to have an in-home daycare at my residence at 323 Whitham Ct, Goodlettsville, TN 37072. The name of my daycare is Dominiques first steps.

My home has 2 rooms and a separate bathroom designated to the children. I also have a fenced in yard with playground equipment for the children to enjoy the outdoors when the weather permits.

At Dominiques First Steps, I provide a clean and structured environment for children between the ages of newborn-7 years of age. I will provide breakfast, lunch and a snack, fun activities to expand the creative mind of the children, and educational learning.

Thank you for taking the time to review my proposal.

Sincerely,

Pricilla Rutledge

P.O. Box 70634
Nashville, TN 37207

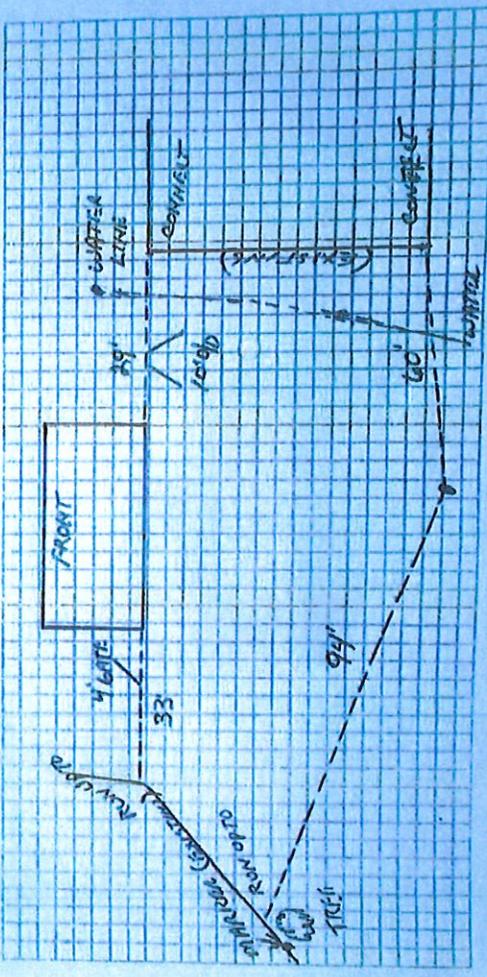


Phone: (615) 299-9979
Fax: (615) 299-9719

Quote To: PRISCILLA PORTLEDGE Job Site: same
Address: 323 WITHAM CT
City/State/Zip: GOODWETSVILLE TN
Telephone: 615-524-4536
Fax: N/A
E-mail: PRUTLEDGE@ESTIG.COM
Job Description: INSTALL ONE 10' DIA GATE AND ONE 4' GATE
NOTE: PLEASE SIGN BOTTOM LEFT AND EMAIL BACK TO CRHOOSHER@
J-CLOUD.COM (NO CAPS)

In accordance with the following terms and conditions which upon acceptance of this quotation by buyer are agreed to by buyer:

1. Price: Payment Terms:
2. Seller Carries worker comp and liability insurance and will provide proof upon request.
3. Seller shall not be responsible for delays or damages caused by acts of God, strikes, riots or other causes beyond its control, and accepts no responsibility for liquidated damages.
4. No conditions or representations altering, detracting from or adding to the terms hereof shall be valid unless reduced to writing and accepted by seller.
5. All quotations are valid for 30 days only unless otherwise noted.
6. If upon completion, the invoice for this project is placed in the hands of the court or attorney for collection, buyer agrees to pay all attorney fees, court costs, and expenses incident to the collection of said indebtedness.
7. If Compressor is required to remove rock, an additional fee will be required. AS 250⁰⁰ ONE TIME WILL BE ADDED
8. Buyer is responsible for accurate disclosure property lines and all underground services (i.e. Telephone, cable, gas, electric, plumbing, water, sewer, irrigation, etc.) In no way shall seller be liable for improper infringements or damages to services.
9. Workmanship shall be warranted for a period of one year. However, due to the unpredictable nature of wood, seller cannot warranty these materials.



Accepted: Fences Unlimited, Inc.
By: Chuck Hoosier
Date: 9-15-19

This quotation is sent to you in duplicate. If accepted, sign and return original.

Evacuation Checklist

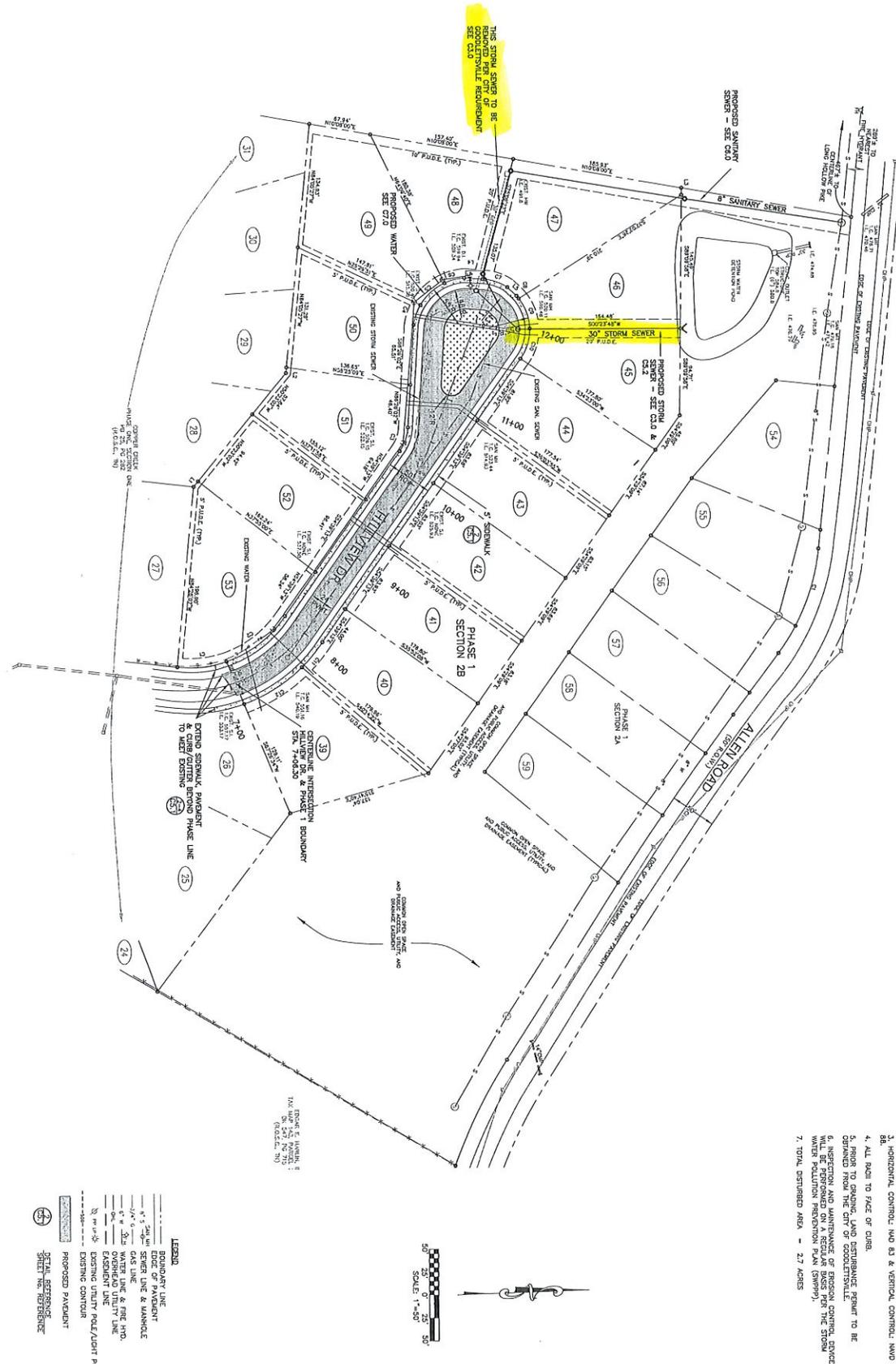
Before Evacuation:

- 1) Pick meeting place for parents to meet inside and outside of my neighborhood.
- 2) Gather Disaster Kit.
- 3) Keep vehicles gas tank at least on half full in case gas stations are close during emergency.
- 4) Have multiple evacuations routes planned in case roads are closed.

During Evacuation:

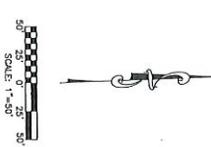
- 5) Grab Emergency Kit And take kids to primary exit
- 6) If primary exit is inaccessible go to secondary exit
- 7) Go to designed meeting point
- 8) Call emergency for help
- 9) Contact parents

A handwritten signature in black ink, appearing to read "James Paul Hill", is written across the bottom of the page.



- GENERAL SITE NOTES**
1. BOUNDARY & TOPOGRAPHICAL INFORMATION BY H. H. & H. LAND SURVEYING, INC. HANCOCKBORO, MISSISSIPPI. 11-1-2011-2012. HANCOCKBORO, MISSISSIPPI.
 2. ALL INFORMATION FROM SURVEY RECORDS, AND/OR PLANS BY OTHERS, ACTUAL FIELD SURVEY, AND/OR PHOTOGRAPHIC SURVEY, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL SURVEYING AND/OR PHOTOGRAPHIC SURVEYING MAY BE NECESSARY TO LOCATE BOUNDARIES AND/OR STRUCTURES. BOUNDARIES AND/OR STRUCTURES SHALL BE IDENTIFIED BY SURVEY TO LOCATE BOUNDARIES AND/OR STRUCTURES. B.11 FOR UNDERGROUND UTILITY CONDITIONS.
 3. HORIZONTAL CONTROL: NAD 83 & VERTICAL CONTROL: NAVD 83.
 4. ALL INCH TO FACE OF CURB.
 5. PRIOR TO GRADING, LAND RESTORANCE PERMIT TO BE OBTAINED FROM THE CITY OF GOODLETTSVILLE.
 6. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE OBTAINED FROM THE CITY OF GOODLETTSVILLE WITH A PROPOSED EROSION PREVENTION PLAN (SEPP).
 7. TOTAL DISTURBED AREA - 2.7 ACRES.

- LEGEND**
- BOUNDARY LINE
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT
 - 5" 3/4" DIA. SEWER LINE & MANHOLE
 - 4" 3/4" DIA. WATER LINE & FIRE HD.
 - 4" 3/4" DIA. GAS LINE
 - EXISTING UTILITY POLE/LIGHT POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR



DATE: JULY 2019	SITE & UTILITY PLAN
DRAWN BY: BSM	COPPER CREEK PHASE 1 SECTION 2B
APPROVED: TPC	COPPER CREEK SUBDIVISION
SCALE: 1"=50'	GOODLETTSVILLE, TENNESSEE
DWG. NO. C2.0	

CLEMONS & ASSOCIATES, LLC
 Engineering Consulting Services
 612 West Main St., Lebanon, TN 37087
 Phone (615) 449-9999 / Fax 449-9990
 clemsonassociates.com



DATE	REVISIONS	REMARKS



City of Goodlettsville Municipal-Regional Planning Commission 2019 Annual Report

2019 Site Development Plans Approved:

- Grand Ole RV- Twenty-five (25) RV parking spaces- Springfield Highway/SR 11/Hwy 41
- Ace Automotive-1,500 sq. ft. - Automobile sales and service- Dickerson Road/SR 11/Hwy 41
- Long Hollow Dental- 6,287 sq.ft. - Dental facility- Business Park Circle
- 310 Two Mile Pike Office Building- 2,000 sq. ft. -Business/office- Two Mile Parkway
- Cartwright Street Hotel and Conference Center- 53,500 sq. ft.- Cartwright Street and E. Cedar Street – 120 hotel rooms
- Dry Creek Commons- Plan Revision including forty (40) townhouse units- Dry Creek Road
- Happy Hollow- Sketch Plat twelve (12) single family estate lots- Happy Hollow Road

2019 Subdivision Plats Approved

- Parkview Preserve Phase 2 Final Subdivision Plat- Seven (7) single family dwellings and seventy-eight (78) townhouse dwellings- French Street
- White Property- Three (3) commercial/industrial lots- N. Main Street/SR 11/Hwy 41 and Church Street
- North Creek Commons- One commercial lot/one floodplain preservation lot- North Creek Boulevard

2019 Performance Bonds/Letter of Credit:

Seven (7) Bond Extensions and Reductions Totaling \$ 1,987,455

2019 Zoning Ordinance Amendment City Commission Recommendation Approvals

- Bed and Breakfast Homestay- redefinition and acreage limitations
- Sign Setbacks- based on size and height in all zoning districts

- Special Building Heights- provision to permit a seven (7) story buildings adjacent to interchange meeting defined access, utility service, and design requirements with increased building heights
- Monetary Compensation for Trees- alternative provision for tree bank payment instead of installation

2019 Zoning Map Amendment- City Commission Recommendation Approvals:

- 60.95 Acres Moncrief Ave/McCoin Drive- MDRPUD, Medium Density Residential Planned Unit Development
- 6.13 Acres Rivergate Parkway- CSL, Commercial Services Limited
- Hill Place Master Plan Amendment- Conversion of sections of existing buildings for six (6) residential units- Old Brick Church Pike

2019 Streets Acceptances/Closures- City Commission Recommendation Approvals

- Cordell Court- Copper Creek Section Two (2) Phase Two (2) acceptance
- Burgess Drive- Copper Creek Section Two (2) Phase Two (2) acceptance
- Old Stone Drive- Copper Creek Section Two (2) Phase Two (2) acceptance
- Sydney Drive- Copper Creek Section Two (2) Phase Three (3) acceptance
- Crockett Court- Copper Creek Section Two (2) Phase Three (3) acceptance
- Non-improved Vecchione Drive Right-of-way closure
- Non-Improved Alleyway Right-of-way closure- Two (2) ten feet (10') sections between Connell Street and E. Cedar Street

2019 Training Sessions:

- Legal Aspects of Planning/Zoning
- Comprehensive Planning/Goodlettsville Planning Survey Results
- Historic Preservation Planning
- Site Landscaping Design

2020 Proposed Work Program:

- Sumner County Urban Growth Boundary Extension
- Comprehensive Plan Amendment-Long Hollow Pike- commercial area extension
- Sumner County Planning Region Amendment- including Growth Boundary extension
- Residential Planned Unit Development Regulation Amendments- building and street designs
- Slope/Steep Grade Preservation Ordinance Section
- Auto Services/Repair Zoning Ordinance Amendment – redefine auto service uses

-Development access requirements including limited access including TDOT manual for developments on Long Hollow Pike (SR 174) Dickerson Road/Main Street (SR 11/Hwy 41) Louisville Highway (Hwy 31W/SR 41), traffic impact improvements, and provisions for when traffic signals alterations are required

Proposed Infrastructure Improvements:

- Harris Street/Rivergate Parkway Intersection realignment
- Cartwright Street/Long Hollow Pike Intersection/I-65 south bound ramp improvements
- Begin project designation and budgeting for ADA accessible sidewalk improvements