

**ORDINANCE NO. 17-908**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE PROPERTIES ON MEMORIAL DRIVE AND HARRIS STREET FROM AGRICULTURAL AND R-10, MEDIUM DENSITY RESIDENTIAL TO MDRPUD, MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

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

**WHEREAS**, the Planned Unit Development section of the City's Zoning Ordinance intent and purpose includes but is not limited to promoting flexibility in design and permit planned diversification in the location of structures; to promote 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; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

**WHEREAS**, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on September 12, 2017 to recommend its passage to the Board of Commissioners based on the Medium Density designation of the City's Comprehensive Land Use Plan to provide additional housing opportunities for residents in the Main Street/Town Center area; and,

**WHEREAS**, The Goodlettsville Planning Commission also approved and recommended passage of the Parkview Preserve Preliminary Master Plan dated August 30, 2017 as the Medium Density Residential Planned Unit Development Zoning Plan including one hundred seventy-one (171) townhouse attached residential lots and thirty-nine (39) single family detached lots with stipulations, including but not limited to, the submittal of a engineer traffic study, Nashville Electric Service (NES) approval for French Street extension of roadway to Harris Street, and designation of public drainage easements to permit the city to construct regional storm water detention facilities for the existing storm water issue of the Main Street/ Town Center area.

**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 the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

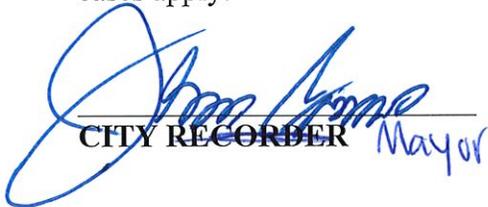
By changing the existing Agricultural and R-10, Medium Density zoning classifications and replacing the properties zoning designation to MDPUD, Medium Density Residential Planned Unit Development, per the Parkview Preservice Preliminary Master Plan Dated August 30, 2017 for the properties attached as "EXHIBIT A" and described as follows:

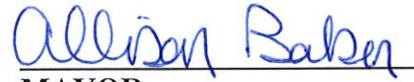
PROPERTY TAX MAP 25, PARCEL 58 and PROPERTY TAX MAP 25-08, PARCEL 28.00 CONTAINING APPROXIMATELY 71.63 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

**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*

  
~~MAYOR~~  
City Recorder

**APPROVED AS TO LEGALITY AND FORM:**

  
CITY ATTORNEY

Passed First Reading: 9/28/17  
Passed Second Reading: 10/26/17

ORDINANCE 17-908  
"EXHIBIT A"



