

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:

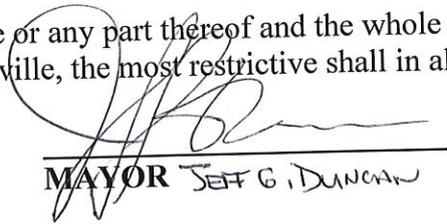
SECTION 1. That Area H of the Dry Creek Farms Master Development Plan, referenced as a portion of Davidson County Tax Map/Parcel# P/O 03300004200 with approximately 2.00 acres, be amended (see Exhibit A, attached) to reflect General Retail, Convenience Commercial, and Food Services uses as listed in "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.

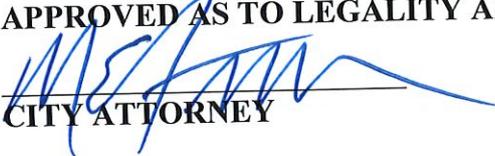
SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

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.


MAYOR JEFF G. DUNCAN

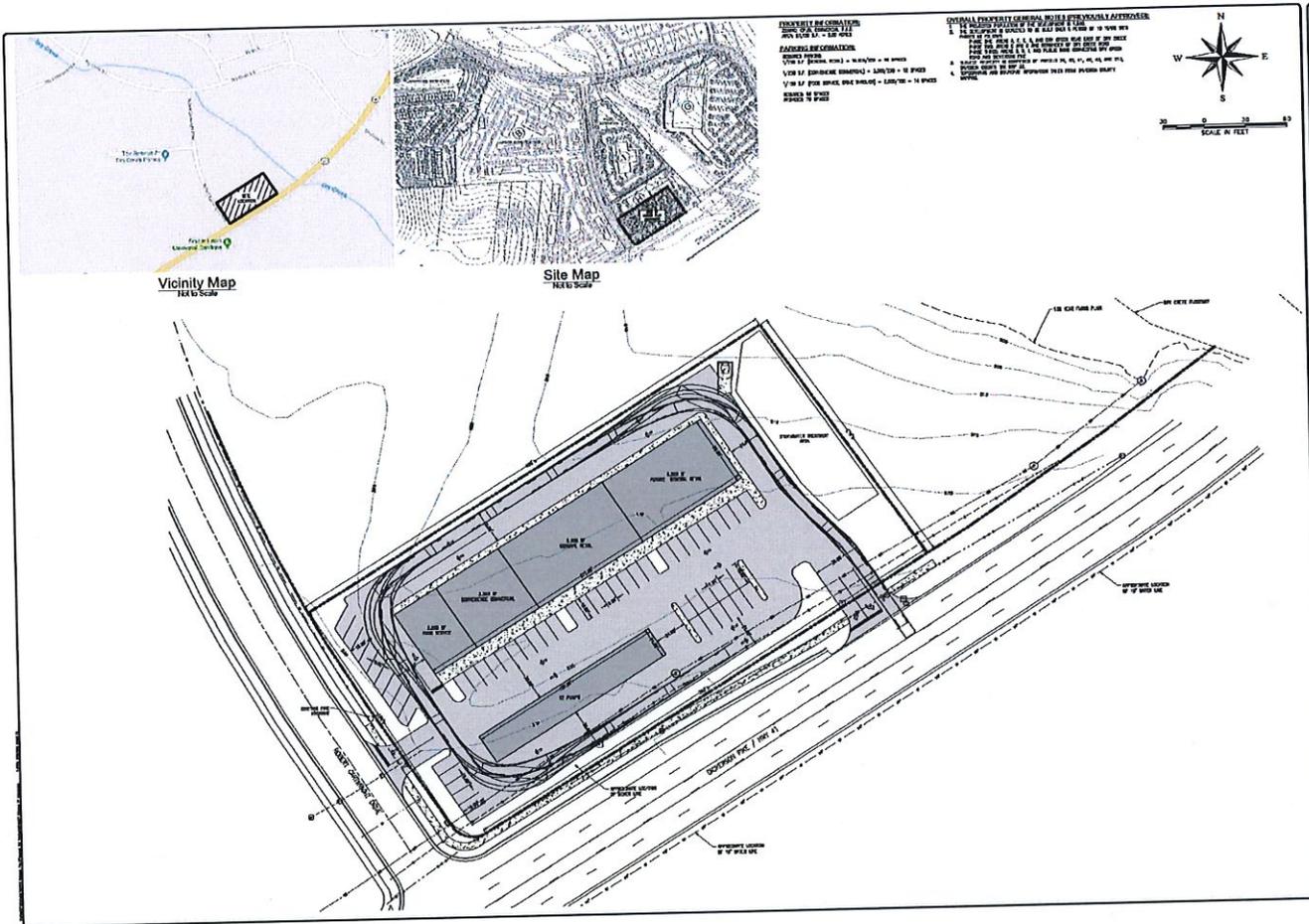

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:


CITY ATTORNEY

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

ORDINANCE 18-917 "EXHIBIT A"



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**MASTER PLAN
AMENDMENT FOR
DRY CREEK**

SUBMIT DATE: 10/15/18
 PROJECT NO: 18-917

**MASTER PLAN
AMENDMENT**

C1.00