



Board of Commissioners

January 12, 2017

6:30 PM

City Hall – Massie Chambers

Agenda:

1. Call to order by the Mayor.

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.
3. Reading of the minutes of the December 8, 2016 regular meeting and the December 20, 2016 special called meeting of the Board of Commissioners by the Recorder for approval or correction.
4. Comments from citizens.
5. Comments of the City Manager and staff.
6. Reports and comments from committees, members of the Board of Commissioners and other officers.
7. Old Business.
  - a. Consider Ordinance 16-881, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to reference temporary family healthcare structures in single family residential zoning districts. **FIRST READING**
  - b. Consider Ordinance 16-882, an ordinance to amend the fiscal year 2016-2017 budget. **SECOND READING**
8. New Business.
  - a. Consider Ordinance 17-883, an ordinance to amend Section 14-213 of the Zoning Ordinance regarding amendments to the conditional use permit review procedure for community extensive impact activities. **FIRST READING**
  - b. Consider Ordinance 17-884, an ordinance to amend Section 14-208 of the Zoning Ordinance regarding Supplementary District Regulations and Architectural Design Standards. **FIRST READING**
  - c. Consider Ordinance 17-885, an ordinance to amend the Design Guidelines to define requirements for industrial projects and non-residential projects in residential zoning districts. **FIRST READING**
  - d. Consider Ordinance 17-886, an ordinance to amend Section 14-213 of the Zoning Ordinance to incorporate provisions for tourist oriented limited manufacturing activities. **FIRST READING**
  - e. Consider Resolution 17-720, a resolution authorizing the Mayor to execute a grant contract between the City of Goodlettsville, Tennessee and the State of Tennessee Department of Environment and Conservation for the purpose of creating a used oil collection and recycling program.

9. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

[abaker@goodlettsville.gov](mailto:abaker@goodlettsville.gov)

*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

[www.goodlettsville.gov](http://www.goodlettsville.gov)

**ORDINANCE NO. 16-881**

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE MUNICIPAL CODE TO REFERENCE TEMPORARY FAMILY HEALTHCARE STRUCTURES IN SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS**

**WHEREAS**, the State of Tennessee General Assembly in 2016 adopted Public Chapter 992 as enacted authorizes zoning consideration of temporary family healthcare structures; adds a requirement that, as part of the plan to expand cost-effective community-based residential alternatives to institutional care; and

**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 and use of buildings and to fix reasonable standards to which buildings or structure shall conform; and

**WHEREAS**, The Goodlettsville Planning Commission at the January 9, 2017 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; 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 the Goodlettsville Zoning Ordinance is hereby amended by revising the Temporary Use Permits section by adding section 14-208 (n) (vii) with the following language:

*vii. Accessory Family Healthcare Structure. One temporary family healthcare structure may be permitted on a lot with a single family dwelling unit in a single family zoning district meeting the definitions and regulations of Tennessee Code Annotated 13-7-501 through 13-7-505. The temporary use application shall define the purpose of the temporary dwelling, the proposed location on the property, utility connection, removal plan, and documentation to ensure compliance with the referenced standards. Temporary units are exempt from accessory building exterior building elevation requirements. Such permit may be initially issued for twelve (12) months. The board may consider requests for extensions.*

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

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

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR \_\_\_\_\_ CITY RECORDER \_\_\_\_\_

APPROVED AS TO LEGALITY AND FORM

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE 16-882  
AN ORDINANCE OF THE CITY OF GOODLETTSVILLE, TENNESSEE  
AMENDING THE FISCAL YEAR 2016-2017 BUDGET, PASSED  
BY ORDINANCE # 16-864

WHEREAS, the City of Goodlettsville adopted the fiscal year 2016-2017 budget by passage of Ordinance #16-864 on May 12, 2016; and

WHEREAS, pursuant to the Tennessee state constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, the city will receive grant funds from the Tennessee Highway Safety Office; and

WHEREAS, the city will use these funds to purchase Electronic Ticket Writers,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE THAT THE FISCAL YEAR 2016-2017 BUDGET BE AMENDED AS FOLLOWS:

**Electronic Ticket Fund**

State Grants ( <i>Increase</i> )	\$5,000.00
Electronic Ticket Supplies ( <i>Expenditures</i> )	\$5,000.00

\_\_\_\_\_  
Mayor

Passed First Reading: \_\_\_\_\_

Passed Second and Final Reading: \_\_\_\_\_

\_\_\_\_\_  
City Recorder  
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE NO. 17-883**

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE MUNICIPAL CODE TO AMEND THE APPROVAL PROCESS FOR COMMUNITY EXTENSIVE IMPACT ACTIVITY USES IN CERTAIN COMMERCIAL ZONING DISTRICTS**

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

**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 and use of buildings and to fix reasonable standards to which buildings or structure shall conform; and,

**WHEREAS**, The Goodlettsville Planning Commission at the December 5, 2016 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; 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 the Goodlettsville Zoning Ordinance is hereby amended by adding a section in the Administration and Enforcement and Conditional Use Permits section 14-213 (9)(f) and revising two lines in Appendix A, Table 1 as included with “EXHIBIT A” with the following language and revised table as shown in “EXHIBIT A”

*(F) Prior to the Appeals Board review, the Planning Commission shall first review the request and submit an advisory opinion regarding compliance with the conditional use provisions listed above.*

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

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

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR \_\_\_\_\_

CITY RECORDER \_\_\_\_\_

APPROVED AS TO LEGALITY AND FORM:

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE 17-883**  
**“EXHIBIT A”**

		APPENDIX A																			
P- PERMITTED USE																					
N- NOT A PERMITTED USE		TABLE I																			
C- PERMITTED ONLY BY CONDITIONAL USE																					
		LAND USE ACTIVITY MATRIX																			
		ZONING DISTRICTS																			
ACTIVITY		LDR MDR HDR												CP CPL GO RO							
		A	R40	R25	R15	R10	R7	PUD		MHP*	OP	CSL	CS	CG	CC	INT****	PUD		IR	IG	
<b>PERMANENT RESIDENTIAL</b>																					
Dwelling, attached		N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, one-family detached		P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	
Dwelling, two-family detached		N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, semi-detached		N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, multi-family		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, mobile home		N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
Bed & Breakfast Homestay		C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mobile Home Park		N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
<b>SEMI-PERMANENT RESIDENT</b>		N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
<b>COMMUNITY FACILITY ACTIVITIES</b>																					
Administrative		C	C	C	C	C	C	N	P	N	N	P	P	P	P	P	N	P	P	P	
Community Assembly		N	N	N	N	N	N	P	P	P	N	C	P	P	P	C	N	P	P	P	
Community Education		C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N	
Cultural and Recreation Services		C	C	C	C	C	C	C	C	C	N	C	C	P	P	N	C	N	P	N	
Essential Services		C	C	C	C	C	C	C	N	C	C	C	C	P	P	P	C	N	P	P	
Extensive Impact		N	N	N	N	N	N	N	N	N	N	N	N	C	<b>C</b>	<b>C</b>	N	N	N	N	
Health Care		N	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	N	P	N	
Institutional Care		N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
Intermediate Impact		C	C	C	C	C	C	P	**	P	N	C	C	C	C	C	N	N	N	N	
Personal & Group Care		**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	
Religious Facilities		C	C	C	C	C	C	N	N	N	N	N	P	P	C	N	N	C	N	N	

**ORDINANCE NO. 17-884**

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE MUNICIPAL CODE TO DEFINE THE APPLICATION PROCEDURES FOR SITE AND ARCHITECTURAL DESIGN STANDARDS OF THE GOODLETTSVILLE DESIGN GUIDELINES**

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

**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 and use of buildings and to fix reasonable standards to which buildings or structure shall conform; and,

**WHEREAS**, The Goodlettsville Planning Commission at the December 5, 2016 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; 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 Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by deleting the existing section 14-208(4)(c) and replacing with a new section 14-208(4)(c) as listed in "EXHIBIT A".

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

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

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
CITY ATTORNEY

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**ORDINANCE 17-884**  
**“EXHIBIT A”**

14-208 Supplementary District Regulations

Item (4) Site and Architectural Design Standards

(c) All new non-residential developments including commercial, industrial, community facility activities in residential zoning districts, multiple family residential, and any entrance to a non-residential development are subject to design review and shall comply with the standards of the Goodlettsville Design Guidelines. In the event of damage or destruction to a building exceeding fifty percent (50%) of its total floor area or value, any repairs or reconstruction shall also be made in conformity with the Goodlettsville Design Guidelines Architecture Section.

In all commercial, industrial or planned unit development districts no temporary building or structure of any kind may be used for any activity except for temporary uses specifically permitted by action of the board of zoning appeals or special sales or promotions authorized by the planning and codes department through the issuance of a temporary building permit for a specified period of time not to exceed two (2) weeks. This prohibition shall include tents, trailers, mobile buildings, storage buildings or similar structures that are not permanent buildings constructed on a legally established lot.

**ORDINANCE NO. 17-885**

**AN ORDINANCE TO AMEND THE APPLICATION PROCEDURES AND BUILDING MASS, SCALE, COLOR, AND MATERIAL PROVISIONS OF THE GOODLETTSVILLE DESIGN GUIDELINE MANUAL**

**WHEREAS,** The City’s Design Guidelines Manual purpose includes, but is not limited to, retaining, protecting, and promoting the quality of life that exists in the City of Goodlettsville by providing a defined overview of the standards for development within the city limits; and,

**WHEREAS,** The City’s Design Guidelines Manual purpose includes, but is not limited to, providing a document that regulates and communicates the design expectations of the City of Goodlettsville including guidelines that provide flexible and equitable set of objectives for developing and redeveloping land, and guidelines that promote new and innovative ideas; and,

**WHEREAS,** The Goodlettsville Planning Commission at the December 5, 2016 meeting has reviewed and discussed this proposed amendment based on administration experience with developments design review and the need to expand on building design regulations and voted to recommend its passage to the Board of Commissioners; 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 Ordinance No. 11-767 adopted on second and final reading on January 12, 2012, being the Design Guidelines Manual of Goodlettsville, Tennessee, be and the same is hereby amended by deleting the existing sections I (1.2), III (3.5)(3), and III(3.5)(5) and replacing with new sections I (1.2), III (3.5)(3), and III(3.5)(5) as listed in “EXHIBIT A”.

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

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

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE 17-885**  
**“EXHIBIT A”**

**SECTION I. INTRODUCTION**

**1.2 PROJECTS SUBJECT TO COMMISSION REVIEW**

All new non-residential developments including commercial, industrial, community facilities activities in residential zoning districts, multiple family residential activity use, and any entrance to a non-residential development are subject to design review and shall comply with the standards established by this document. In the event of damage or destruction to a building exceeding fifty percent (50%) of its total floor area or value, any repairs or reconstruction are also subject to Design Review and shall comply with the standards established by this document.

**SECTION III. DESIGN GUIDELINE CRITERIA**

**3.5 Architecture**

**3. Building Mass and Scale**

*Objective:* To utilize building mass to establish a scale that is appropriate for the location of the development.

The mass of the building should be appropriate for the intended use.

Lengthy unbroken facades should be avoided. This can be accomplished by varying the building height and front plane, varying visual height, or providing breaks in large developments to allow pedestrian connections. **The maximum length of any façade shall be one hundred (100') feet. Any such wall in excess of one hundred (100') feet shall be integrated with windows, awnings, projections, recesses, arcades or similar measures.**

Horizontal delineations should be provided to establish a base for multistory buildings. Every building should have a distinctive base, middle and cap by utilizing variation in materials, colors and architectural detailing.

**The building entrance shall be clearly defined with appropriate prominence and high visibility for customer entrances with distinguishing features such as canopies or porticos.**

Architectural elements such as doorways, windows, dormers, gables, porches and canopies can effectively articulate and reduce the scale of larger structures.

**SECTION III. DESIGN GUIDELINE CRITERIA**

**3.5 Architecture**

**5. Color and Materials**

*Objective:* To utilize color and materials to provide visual interest while not distracting and dominating the architectural character of the building.

1. Building façade colors shall be of low reflectance, subtle, **neutral or natural earth** tones. Primary and metallic colors shall be prohibited except when used in accent elements to create interest but **shall not exceed fifteen (15%) of the building walls**. National “standard” or “trademark” designs shall be adapted to be compatible with these standards.
2. Natural materials are preferred consisting of brick and **natural or masonry** stone. Each building wall **shall at a minimum include** fifty (50%) of these materials. **Minimum percentage exceptions may be considered as detailed in these standards** and for walls that are not visible by the public if the required brick and stone material is relocated to the other building walls.
3. The following buildings materials are acceptable:
  - Brick;
  - **Natural or masonry** stone;
  - **Exterior walls with aluminum insulated panels and glass may be permitted up to seventy-five (75%) percent of building walls when used in combination with brick, natural or masonry stone;**
  - Exterior insulation and finish system (trade name Dryvit) or similar material, if used in combination with brick or **natural and masonry stone**;
  - Wood or fibrous cement board (simulated wood fibrous cement siding) if used in combination with brick or natural and masonry stone;
  - **Glass but excluding opaque or reflective window tints and glazes may be permitted up to seventy-five (75%) percent of building walls when used in combination with brick, natural or masonry stone.**
  - Split face block if used in combination with brick or natural and masonry stone;
  - Similar materials as approved by the Goodlettsville Municipal/Regional Planning Commission
4. **Metal exterior siding or wall panels**, vinyl siding, aluminum siding, tilt-up panels, **artificial non-masonry stone** are prohibited materials. This section shall not be interpreted to prohibit the use of metal roofs and **decorative metal wall materials used as accents to create interest but shall not exceed fifteen (15%) percent of building walls. See Item#9 regarding Industrial developments in industrial zoning districts.**
5. Where the Goodlettsville Zoning Ordinance requires, in developments with multiple buildings, a common color palette should be established to create a harmonious appearance.
6. The color palette of a building should be coordinated to establish a defined hierarchy of tones.
7. Variation in the use of materials is encouraged to create interest.
8. Along Main Street and in the commercial core overly zone, certain façade materials **including transparent windows are required to create a unified appearance**. The designer should also consult with the planning staff relative to the use of color and materials in the downtown district of Goodlettsville.
9. **Industrial buildings shall incorporate on building walls fronting public street(s) a minimum thirty-three (33%) percent brick, natural or masonry stone. Other building walls areas are permitted to be metal panels, tilt-up concrete panels, and other items listed above with item #3.**
10. **Alternative design proposal for Community developments in residential zoning districts are permitted regarding an increased percentage of the materials permitted with item#3 but each building wall shall have at least thirty-three (33%) percent of natural materials consisting of brick and natural or masonry stone. Exceptions may be considered for walls that are not visible by the public if the required brick and stone material is relocated to the other facades.**

11. The fifteen (15%) percent maximum provision listed in items # 1 and #4 shall not exceed a total of fifteen (15%) percent of building walls if both decorative metals panels and primary and metallic colors are proposed.

**ORDINANCE NO. 17-886**

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE MUNICIPAL CODE TO INCORPORATE PROVISIONS FOR TOURIST ORIENTED LIMITED MANUFACTURING ACTIVITIES**

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

**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 and use of buildings and to fix reasonable standards to which buildings or structure shall conform; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to providing protection against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort, and general welfare; and,

**WHEREAS**, The Goodlettsville Planning Commission at the December 5, 2016 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; 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 the Goodlettsville Zoning Ordinance is hereby amended by adding a definition and specific regulations for Tourist Oriented Limited Manufacturing in Sections 14-201(2), 14-213 (9)(f)(vii) and one line in Appendix A, Table 1 as included with "EXHIBIT A" with the language and revised table as shown in "EXHIBIT A"

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

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

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY

**ORDINANCE 17-886**  
**“EXHIBIT A”**

**14-201. Provisions relating to construction of language and definitions.**

**Section (2) Definitions**

**Tourist Oriented Limited Manufacturing:** Limited scale manufacturing activities including the processing, assembling, packaging, treatment, or fabrication of beverage and food products, clothes, furniture, furnishings, and similar uses oriented toward tourist retail sales and services and the facility shall include on-site retail sales and services of the products manufactured at the facility.

**14-213. Administration and enforcement.**

**Section 9. Conditional Use Permit**

Item (f) Specific standards for commercial activities.

Part (vii) Special conditions for Tourist Oriented Limited Manufacturing Activities

**Tourist Oriented Limited Manufacturing Activities:**

The use would include limited alcohol and beverage manufacturing, food products, clothes, furniture, furnishings, and similar uses that include on-site retail sales and services associated with a tourist oriented business. The intention is for a limited scale facility to reduce impacts onto adjacent non-industrial zoned properties. The following specific conditional uses standards are to be reviewed with all conditional use requests:

1. Applicant to provide documentation of business process including a preliminary site sketch with application including buildings and site improvements proposed including interior building layout, storage areas, and any specific traffic needs regarding shipping, delivery, and tour buses to determine impacts on adjacent properties.
2. Applicant to provide list of the City’s Building and Fire Code requirements for the board to determine the level of fire risk associated with the business to determine any impacts onto adjacent properties.
3. Applicant to provide information regarding the manufacturing process to determine any odor, dust, vapor, and noise associated with the process that would create a nuisance or negative impact onto adjacent non-industrial zoning districts to determine use compatibility with adjacent uses and compliance with the performance standards of the zoning ordinance.
4. The use shall include a minimum twenty-five (25%) on-site retail customer sales and service area to meet the intention of a tourist oriented use. The board may review variations due to unique site, building, or business conditions.
5. The use shall not exceed a total building area of 10,000 square feet to meet intention for a limited scale use. The board may review variations due variations due to unique site, building, or business conditions. The manufacturing process shall take place indoors.

Applicant is required to obtain all additional required local and state permits and licenses

APPENDIX A																				
TABLE I																				
LAND USE ACTIVITY MATRIX																				
ZONING DISTRICTS																				
ACTIVITY	LDR MDR HDR										CP				CPL		GO		RO	
	A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT****	PUD	IR	IG			
<b>PERMANENT RESIDENTIAL</b>																				
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Dwelling, mobile home	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
<b>SEMI-PERMANENT RESIDENT COMMUNITY FACILITY ACTIVITIES</b>																				
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	N	P	P	P	P	
Community Assembly	N	N	N	N	N	N	N	P	P	N	C	P	P	P	C	N	P	P	P	
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N	
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P	
Essential Services	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P	P	P	
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N	C	
Health Care	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N	P	N	
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N	N	C	
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	N	P	N	P	C	
Religious Facilities	C	C	C	C	C	C	N	N	N	N	N	P	P	C	N	N	C	N	N	
<b>COMMERCIAL ACTIVITIES</b>																				
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	P	
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	P	
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	P	
Convenience Commercial	N	N	N	N	N	N	N	N	P****	N	N	P	P	P	N	P	P	P	P	
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	N	N	
Financial, Consultive, & Administrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	
General Business & Communication Serv	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	
General Personal Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N	
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Transient Habitation																				
Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	
Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	
Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	N	N	N	N	
SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P	
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	P	
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	P	
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	C	
<b>MANUFACTURING ACTIVITIES</b>																				
Limited	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P	
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
<b>AGRICULTURAL, RESOURCE PRODUCTION &amp; EXTRACTIVE ACTIVITIES</b>																				
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

\*Mobile Home Park  
 \*\*All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use  
 \*\*\*May be considered only when the PUD contains 200 dwelling units or more.  
 \*\*\*\* Interchange Overlay District limitation of uses per Ordinance 13-806.  
 \*\*\*\*\* Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

**RESOLUTION NO. 2017-720**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A GRANT CONTRACT BETWEEN THE CITY OF GOODLETTSVILLE, TENNESSEE AND THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR THE PURPOSE OF CREATING A USED OIL AND RECYCLING PROGRAM.**

**WHEREAS**, it has been determined that it is in the best interest of the City of Goodlettsville to create a used oil collection and recycling program; and

**WHEREAS**, the State of Tennessee Department of Environment and Conservation provides grant funding to assist in creating a used oil and recycling program at no cost to the city.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE THAT THE MAYOR IS HEREBY AUTHORIZED TO EXECUTE A GRANT CONTRACT WITH THE STATE OF TENNESSEE FOR THE PURPOSE OF CREATING A USED OIL AND RECYCLING PROGRAM FOR THE CITY.**

Passed on January 12, 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
CITY ATTORNEY