

GOODLETTSVILLE PLANNING AND ZONING BOARD  
GOODLETTSVILLE CITY HALL – 105 SOUTH MAIN STREET  
GOODLETTSVILLE, TENNESSEE 37072

**MASTER PLAN RECORD - PLANNED UNIT DEVELOPMENTS**

PUD Name \_\_\_\_\_ Map & Parcel No. \_\_\_\_\_

Location \_\_\_\_\_

Owner \_\_\_\_\_ Ph \_\_\_\_\_

Address

E-Mail Address:

Agent \_\_\_\_\_ Ph \_\_\_\_\_

Address

E-Mail Address:

Designer(s) \_\_\_\_\_ Ph \_\_\_\_\_

Address

E-Mail Address:

Date Submitted to Staff \_\_\_\_\_ Date of Hearing \_\_\_\_\_

Fee Paid \_\_\_\_\_ Zoning District Requested \_\_\_\_\_

**Steps of Approval Process**

- 1) Preapplication conference with city staff (optional).
- 2) Submission of preliminary master plan & payment of required fee.
- 3) If approved by planning commission, referral to the city commission with zoning recommendation.
- 4) Submission of final master plan & payment of required fee. If any part is to be subdivided, a preliminary plat shall be submitted simultaneously.
- 5) Prior to the sale or transfer of any property, a final plat shall be submitted and recorded.

**Preliminary Master Plan Checklist**

- \_\_\_\_\_ Location map showing relationship to street system and adjoining properties with adjoining lot pattern (1" - 1,000').
- \_\_\_\_\_ North point, date drawn, & graphic scale.
- \_\_\_\_\_ Acreage.
- \_\_\_\_\_ Streets, driveways, sidewalks, off-street parking & loading areas.
- \_\_\_\_\_ All landscape features including topography at no more than 5' intervals field run or taken from acceptable aerial photography.
- \_\_\_\_\_ Location & dimensions of all structures including height, bulk, the utilization of structures & number of living units.
- \_\_\_\_\_ Estimated population & extent of all activities to all parts of the project.
- \_\_\_\_\_ Reservations for schools, parks, & open spaces.
- \_\_\_\_\_ Availability commitments from appropriate water & sewer provider.
- \_\_\_\_\_ Location of all utilities.

- \_\_\_\_\_ Location & size of drainage structures & proposed methods of disposing of storm water.
- \_\_\_\_\_ Tabulation of land area to be devoted to various uses & activities & proposed densities.
- \_\_\_\_\_ Nature of all interests in the land & a written statement of concurrence from all parties having an interest.
- \_\_\_\_\_ General substance of covenants, easements, & other restrictions to be imposed.
- \_\_\_\_\_ Development schedule including commencement & completion dates & phasing schedule.
- \_\_\_\_\_ General summary explaining the character, intent, & financing of the PUD.
  
- \_\_\_\_\_ Submittal per the Planning Commission Plan Review and Submittal Schedule.

**Final Master Plan Checklist**

- \_\_\_\_\_ Detailed building & landscaping plans including extent & type of landscape materials, all elevations of the buildings, & use of each building.
- \_\_\_\_\_ Exact location & size of water, gas, sewerage, drainage, & firefighting facilities.
- \_\_\_\_\_ Location & specifications of all signs.
- \_\_\_\_\_ Plans for street & parking lot improvements.
- \_\_\_\_\_ Location, extent, & use of any area proposed for common use.
- \_\_\_\_\_ Grading plans showing existing & proposed topography.
- \_\_\_\_\_ Schedule of stages & phases.
- \_\_\_\_\_ Legal documents required for dedications, reservations, & maintenance of common elements & for the creation of a non-profit owners association.
- \_\_\_\_\_ All aspects of the preliminary plan.
  
- \_\_\_\_\_ Submittal per the Planning Commission Plan Review and Submittal Schedule.