

**ORDINANCE NO. 17-902**

**AN ORDINANCE TO AMEND THE PREVIOUS DEVELOPMENT MASTER PLAN WITH THE DRY CREEK COTTAGES MASTER PLAN FOR SIXTEEN (16) RESIDENTIAL UNITS ON 2.34 ACRES AT DRY CREEK ROAD.**

**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 areas within the city, and to promote the orderly and beneficial development of such areas; and,

**WHEREAS**, the City's Zoning Ordinance Planned Unit Development Section intent and purpose includes but is not limited to promote 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 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 reviewed and discussed this proposed amendment on June 5, 2017 and voted to deny the request to the Board of Commissioners based on questions with the proposed final master plan, and,

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:**

**SECTION 1.** That the Cedar Glen Development Master Plan approved in 2004 has been renamed to Dry Creek Commons Dry Creek Road and amended to increase the residential unit number from twelve (12) to sixteen (16) and to change the project layout and the architectural design of the residential units for the property attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP/PARCEL 03300020800 CONTAINING APPROXIMATELY 2.34 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.

Allison Balser  
CITY RECORDER

Jim Camp  
MAYOR

**APPROVED AS TO LEGALITY AND FORM:**

Joe M. Dwyer  
CITY ATTORNEY

Passed First Reading: 6/22/17  
Passed Second Reading: 7/13/17

ORDINANCE 17-902  
"EXHIBIT A"





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CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.  
Nashville, TN 37221  
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June 14, 2017

**HAND DELIVERED**

Mr. Addam McCormick  
City of Goodlettsville Planning Department  
Goodlettsville, TN

**RE: Dry Creek Cottages Plan**

Dear Mr. McCormick

Attached please find digital file copies of the proposed revised plan. This plan has been revised to address the deficiencies noted from city staff and included in the attached response documentation.

We request that this item be heard at the next available city commission meeting.

If you have any questions or need additional information please call.

*Sincerely,*

**Civil Design Consultants LLC**

Jared R. Gray, PE  
President

Attachments

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CIVIL DESIGN CONSULTANTS, LLC

CIVIL ENGINEERS - LAND PLANNERS