

✓

**ORDINANCE NO. 18-912**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE A PROPERTY ON NORTH CREEK BOULEVARD FROM CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT TO HDRPUD, HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY MASTER PLAN APPROVAL**

**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 City's 2020 Growth Plan intent and purpose includes but is not limited to permitting residential developments to develop at a density appropriate for the area and high density developments should be located with direct access to a major street; 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 January 8, 2018 to recommend its passage to the Board of Commissioners based on the designation of the City's Comprehensive Land Use Plan and existing high density residential uses in the project area, to provide additional housing opportunities for residents in a mixed used commercial and office/professional area; and,

**WHEREAS**, The Goodlettsville Planning Commission also approved and recommended passage of the North Creek Commons Revised Preliminary Master Plan dated December 20, 2017 for the High Density Residential Planned Unit Development Master Plan including one hundred thirty (130) multifamily apartment units, 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 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 CPUD, Commercial Planned Unit Development zoning classification and replacing the property zoning designation to HDPUD, High Density Residential Planned Unit Development, per the North Creek Commons Revised Preliminary Master Plan Dated December 20, 2017 for the properties attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP 19-14, PARCEL 18 CONTAINING APPROXIMATELY 8.90 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

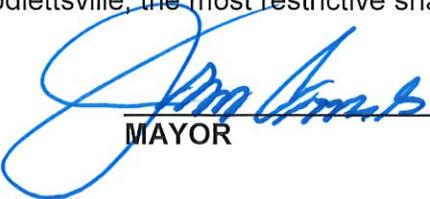
**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice 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.

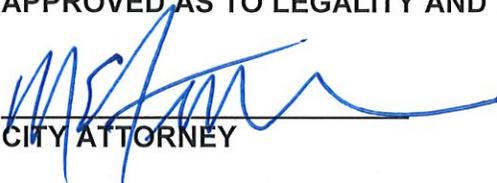
**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or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

APPROVED AS TO LEGALITY AND FORM:

  
CITY ATTORNEY

Passed First Reading: January 25, 2018  
Passed Second Reading: February 8, 2018

ORDINANCE 18-912  
"EXHIBIT A"

