

ORDINANCE NO. 19-946

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE A RIVERGATE DRIVE PROPERTY ZONING CLASSIFICATION FROM CPUDL, COMMERCIAL PLANNED UNIT DEVELOPMENT LIMITED TO CSL, COMMERCIAL SERVICES LIMITED

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

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment in order to permit a hotel use and extended hotel use through a conditional use review process on the property and voted on August 5, 2019 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 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 CPUDL, Commercial Planned Unit Development Limited zoning classification and replacing the property zoning designation to CSL, Commercial Services Limited for the property attached as "EXHIBIT A" and described as follows:

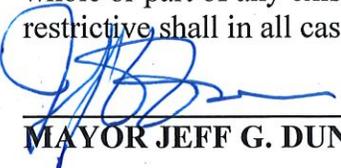
PROPERTY TAX MAP/PARCEL 02600000700 CONTAINING APPROXIMATELY 6.13 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

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.



MAYOR JEFF G. DUNCAN



CITY RECORDER

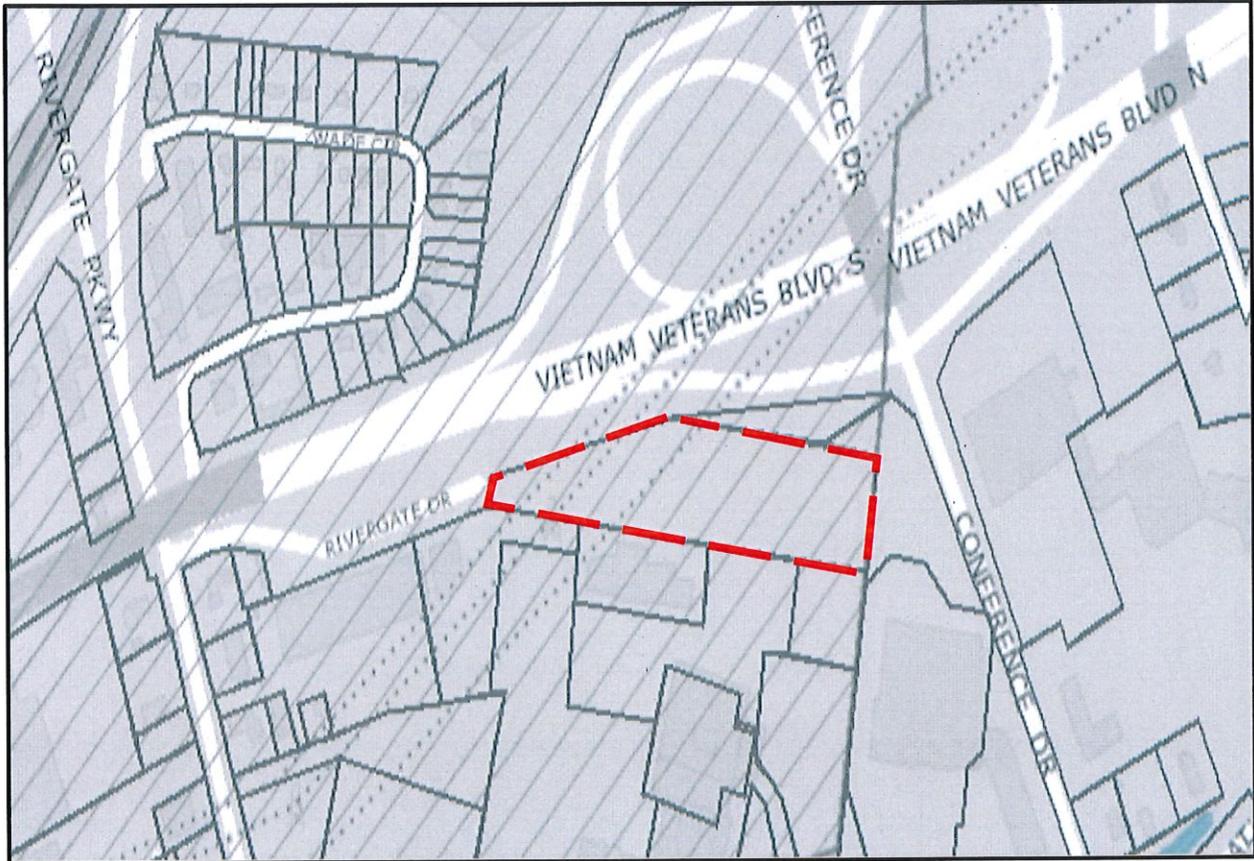
APPROVED AS TO LEGALITY AND FORM:



CITY ATTORNEY

Passed First Reading: August 8, 2019
Passed Second Reading: September 12, 2019

ORDINANCE 19-946
"EXHIBIT A"





Department of Planning and Codes/Building Safety

August 6, 2019

ALTON B. FITZPATRICK, REVOCABLE LIVING TRUST
1302 TARPAN CIR
NEW HOPE, PA 18938

RE: Property Rezoning – 704 Rivergate Parkway/Two Mile Parkway- Davidson County Tax Map/Parcel# 02600000700-6.14 Acres- Rezoning from CPUDL, Commercial Planned Unit Development Limited to CSL, Commercial Services Limited.

The City of Goodlettsville Commission will be reviewing a zoning map amendment for the above referenced property at the Thursday September 12, 2019 meeting. The City Commission meetings are held at the City of Goodlettsville City Hall- Massie Chambers at 6:30 PM. The rezoning amendment is to permit a hotel and extended stay hotel use on the above referenced property.

Attached is the City's Land Use Matrix that details the permitted uses in both the current property zoning CPUDL, Commercial Planned Unit Development Limited classification and the proposed CSL, Commercial Services Limited Zoning classification.

You can contact me with any questions or comments.

Sincerely,

Addam McCormick
City of Goodlettsville Planning/Community Development Department

APPENDIX A

P- PERMITTED USE
 N- NOT A PERMITTED USE
 C- PERMITTED ONLY BY CONDITIONAL USE

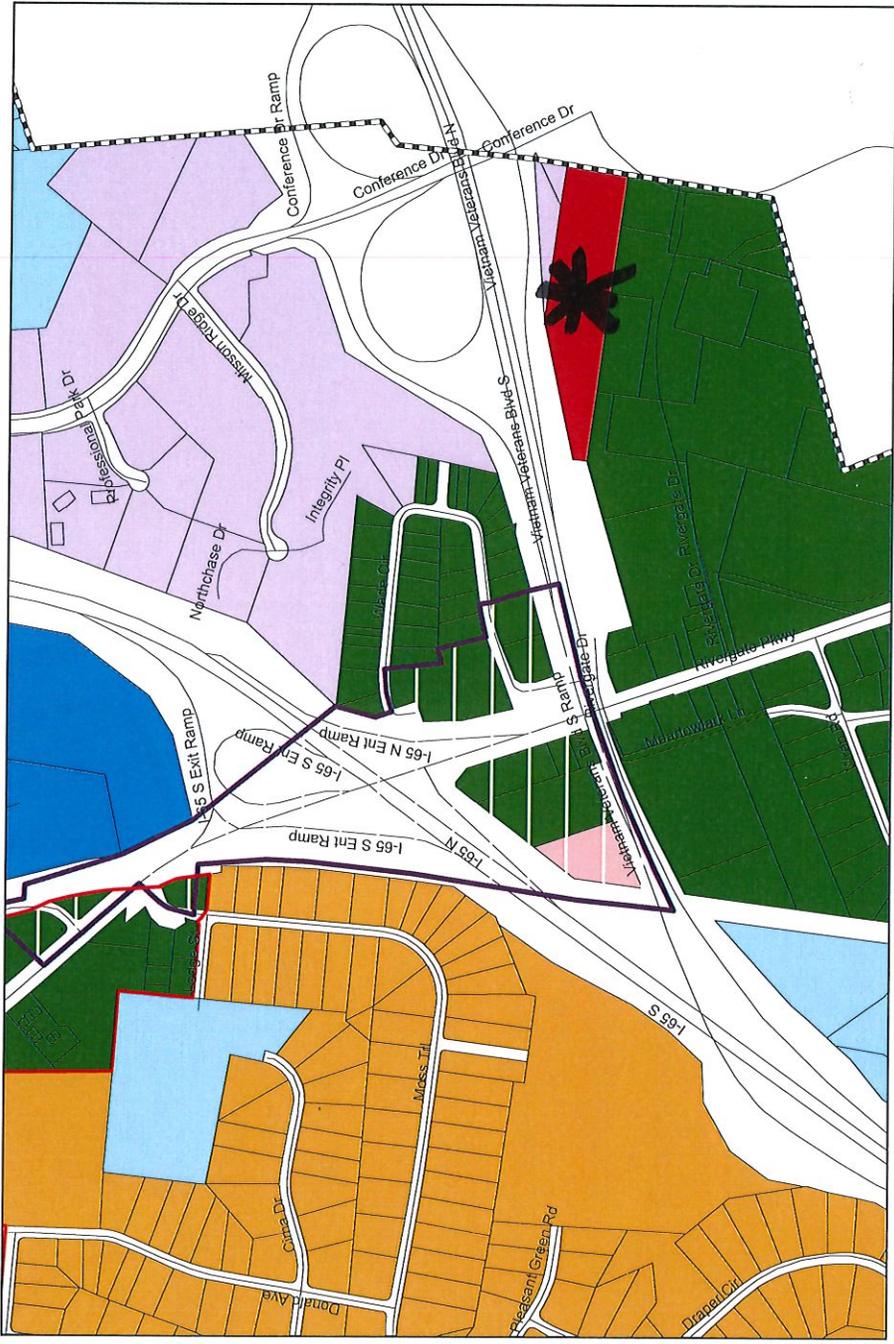
TABLE I

LAND USE ACTIVITY MATRIX
 ZONING DISTRICTS

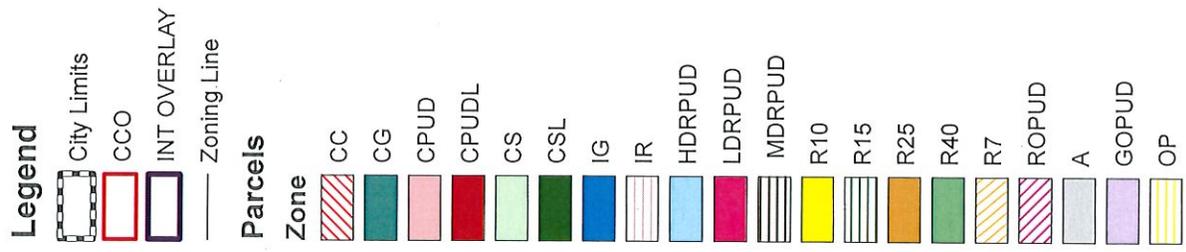
ACTIVITY	LDR MDR HDR											CP		CPL	GO	RO	
	A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT****	PUD	IR	IG
PERMANENT RESIDENTIAL																	
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N
Dwelling, two-family detached	N	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Dwelling, semi-detached	N	N	N	N	P	P	N	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
Dwelling, mobile home	N	N	N	N	N	N	N	N	P	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
Mobile Home Park	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
SEMI PERMANENT RESIDENTIAL																	
COMMUNITY FACILITY ACTIVITIES																	
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	N	P	P
Community Assembly	N	N	N	N	N	N	P	P	N	C	P	P	P	C	N	P	P
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P
Essential Services	C	C	C	C	C	C	N	C	C	C	C	P	P	C	N	P	P
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N
Health Care	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N
Institutional Care	N	N	N	N	N	N	N	P	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
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	N	P	N
Religious Facilities	C	C	C	C	C	C	N	N	N	N	N	P	P	C	N	N	C
COMMERCIAL ACTIVITIES																	
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	N
Financial, Consultive, & Administrative	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P
General Business & Communication Serv	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P
General Retail Trade	N	N	N	N	N	N	N	N	N	N	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
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P
Scrap Operations	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	N	N
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	P
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N
MANUFACTURING ACTIVITIES																	
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																	
Agricultural Services	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
Mining & Quarrying	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
Confined Animal Feeding Operations	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. Retail limited to convenience market in relation to a fuel and service station.
 ***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.
 INFORMATION EFFECTIVE ON July 12, 2019 Check for any Zoning Ordinance Amendments or Updates after this date.

Continued on Page 21



Continued on Page 12



Continued on Page 23