



CITY OF GOODLETTSVILLE
COMPREHENSIVE LAND USE PLAN

AMENDMENT#4

APPROVED DECEMBER 7, 2020

AMENDMENT DESCRIPTION

Expansion of Amendment#3 approved at the October 5, 2020 meeting to include seven (7) additional properties at the intersection of Alta Loma Drive and Gleaves Street as shown on the attached map below. The seven (7) properties would be included in the Lower Intensity Regional Mixed Use Center designation.

Land Use Classification: Regional Center Commercial

Intended Zoning Classification: CPUDL, Commercial Planned Unit Development Limited and HDRPUD, High Density Residential Planned Unit Development including the density provision for commercial centers. The ideal land use property zoning classification due to the complex development and redevelopment administration process would be a new Zoning Ordinance section for a Regional Center Development Zoning Classification. The new zoning classification would permit mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center. The Regional Center Zoning Classification would support both higher and lower intensity redevelopment classifications as detailed per this amendment.

Definition of Commercial Type- Regional Center

Areas including commercial and residential mixed uses located on and serviced by major national (I-65) and regional (Vietnam Veterans Boulevard/SR 386, Hwy 31E, Rivergate Parkway, and Conference Drive) transportation routes including corridor routes planned for future transit connections. Such areas include mixed use and mixed intensity residential and commercial centers with commercial facilities but excluding any conflicting industrial uses and facilities. The higher intensity section would include increased development density and building heights than the defined lower intensity section. The lower intensity section would include building heights in the range of five (5) stories to seven (7) stories and residential densities per the existing High Density Residential Planned Unit development provisions for a commercial center area. The areas would include transitional zones to adjacent developed areas regarding reductions in building heights and building mass and scale for consistency with the surrounding existing developed areas. The areas would include strong pedestrian oriented streetscape site and buildings designs and recreational open space facilities with parking and service oriented facilities to the back of buildings and sites.

Intended Future Development and Redevelopment Designs and Administration Process:

-Higher Intensity Regional Mixed Use Center including the east side of Rivergate Parkway from RiverGate Mall to Conference Drive and Vietnam Veterans Boulevard/SR 386.

-Lower Intensity Regional Mixed Use Center including the west side of Rivergate Parkway to Alta Loma Road including properties between Gleaves Street and the railroad tracks. The lower intensity area would also include the Wade Circle area.

-Mixed use residential and commercial center for various residential types, entertainment, retail sales and services, hospitality and restaurants, professional and medical offices and clinics, research and development, educational facilities but exempting conflicting industrial type facilities

-Higher intensity area to support increased densities and building heights in the range of ten (10) stories subject to available fire protection equipment, water supply, and site access with edge transition zones for reduced building heights, mass, and scale for consistency with the surrounding existing developed areas.

-Lower intensity area consistent with current zoning regulations for commercial centers but building heights could be increased up to a range of five (5) to seven (7) stories.

-Building and site designs incorporating varied architectural features to limit building mass and scale with defined outdoor use areas for an integrated, identifiable, and lively urban center design

-Strong pedestrian oriented street and development design including buildings fronting sidewalks and usable outdoor area with links to adjacent areas including but not limited to a separate and protected pedestrian connection across Rivergate Parkway

-Interconnected street grid system for center access and service vehicles with non-street parking and all service oriented facilities oriented to the back of buildings and sites and internal service drives. Interconnected street grid systems including a connected frontage road along the west side of Rivergate Parkway

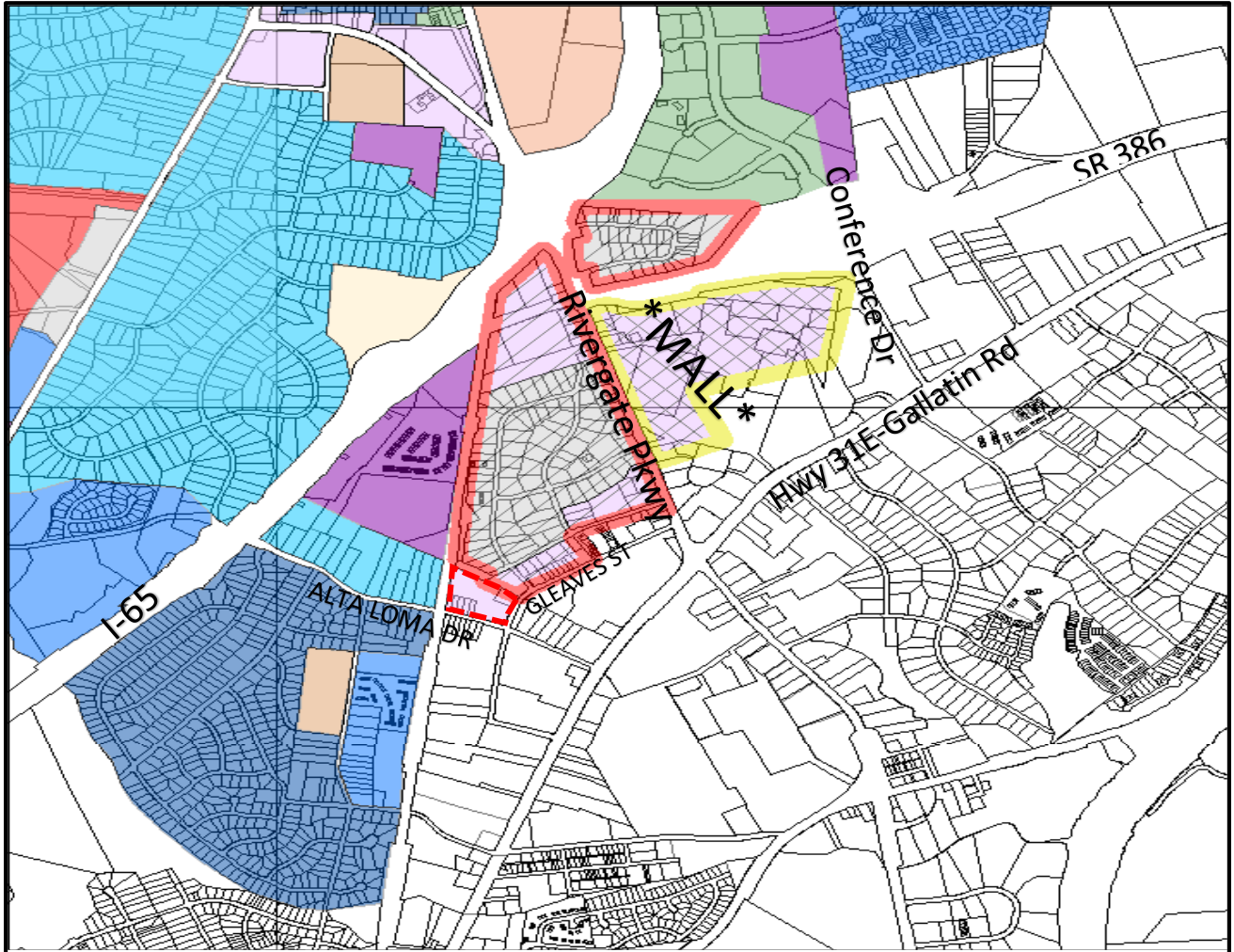
-Master Plan oriented zoning and plan review and approval administration process that would allow complete or phased redevelopment process

-Public and private open space facilities including potential areas for city park dedications for use by residents, employees, and visitors of the center






Basis for Amendment:

- Goodlettsville Retail Development Strategy Plan
- Goodlettsville Bike and Pedestrian Plan including new facility connections
- Goodlettsville RiverGate Area Land Use Study
- Coordination with the Nashville Next General Plan- Madison Community Plan
- Transportation Center with national and regional transportation center I-65, Vietnam Veterans Boulevard/ SR 386, Conference Drive, Rivergate Parkway, and Gallatin Road/Hwy 31E
- Planned Transit Options along Gallatin Road/Hwy 31E and SR 386

- City's Long-Term Financial Sustainability with Expansion of Sales Tax
- City's Long-Term Financial Sustainability with Expansion of Property Tax with High Quality Commercial and Residential Developments
- Promotion by the City's Economic Development and Marketing Director



CURRENT LAND USE CLASSIFICATION

-  RESIDENTIAL CONSERVATION HIGH DENSITY
-  RESIDENTIAL CONSERVATION LOW DENSITY
-  RESIDENTIAL CONSERVATION MEDIUM DENSITY
-  COMMERCIAL CONCENTRATION
-  COMMERCIAL DEVELOPMENT



OFFICE DEVELOPMENT



INDUSTRIAL GENERAL

LAND USE CLASSIFICATION



REGIONAL CENTER HIGH INTENSITY



REGIONAL CENTER LOW INTENSITY

Expansion Area -----

