

ORDINANCE 24-1083

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO INCREASE THE MINIMUM HOTEL ROOM REQUIREMENT FROM 90 to 120 ROOMS

WHEREAS, the City's Zoning Ordinance intent and purpose includes to promote and protect the public health, safety, and general welfare of the people; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes to fix reasonable standards to which buildings or structures shall conform; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes regulations to protect the character and maintain the stability of business, commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City of Goodlettsville amended the Zoning Ordinance in 2015 to decrease the minimum hotel room count to 90 rooms and the City has approved multiple hotels under the 2015 decreased room count Zoning Ordinance amendment including smaller room count scale hotel projects; and,

WHEREAS, the Goodlettsville Planning Commission at the April 1, 2024 meeting voted to recommend the amendment 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 Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended including revisions to sections 14-206 (5) (E), 14-210 (5)(E), 14-210 (6)(D), and Appendix A, Table 1 to increase the minimum hotel room count to 120 rooms as shown in "EXHIBIT A"

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) day 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 RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 24-1083
“EXHIBIT A”

AMENDMENT#1

14-206 (5)(e)

(e)Special regulations applying to transient habitation.(i) **Hotels shall have a minimum of ~~90~~ 120 rooms** and shall provide all of the services and amenities as defined. Rooms shall not be rented to the same person(s) for periods of time exceeding one month.(ii)Motels shall have a minimum of 150 rooms and shall provide all of the services and amenities as defined. Rooms shall not be rented to the same person(s) for periods of time exceeding one month.(iii)All existing SROs are classified as non-conforming uses and are subject to the non-conforming use provisions contained in section 14-212. Any conversion of an existing motel or hotel to an SRO shall be prohibited.(iv)Short term rental property (STRP) shall have no more than five (sleeping rooms) and shall only be permitted within the following zoning classifications: Commercial services limited (CSL), commercial core overlay (CCO), commercial services (CS), commercial general (CG) and core commercial (CC).

AMENDMENT#2

14-210 (5)(e) Commercial Planned Unit Development

Permitted activities. The activities listed in table I in appendix A may be permitted as a part of PUD only when such activities are approved as a part of the final master plan and deemed appropriate by the Goodlettsville Municipal/Regional Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited. ***Hotels/motels are included under limitations as defined in Section 14-206 (5) (e).***

AMENDMENT#3

14-210 (6) (d) Regional Center Planned Unit Developments

Permitted activities. The activities listed in table I in appendix A may be permitted as a part of planned unit development only when such activities are approved as a part of the master plans and deemed appropriate by the Goodlettsville Municipal Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited. ***Hotels/motels are included under limitations as defined in Section 14-206 (5) (e).***

AMENDMENT#4

Appendix A Table 1

| | C | C | P | P | N | PERMITTED USES PER ZONING ORDINANCE 14-2 | P | P | N | N | N | N | P |
|--|---|---|---|---|---|--|---|---|---|---|---|---|---|
| Entertainment & Amusement Services | P | P | P | P | P | | P | P | P | P | N | N | P |
| Financial, Consultive, & Administrative | P | P | P | P | P | | P | P | P | P | N | N | P |
| Food & Beverage Services | P | P | P | P | P | | P | P | P | P | P | P | P |
| Food Service Drive-in & Drive-thru | N | P | P | P | N | | P | P | N | N | P | P | P |
| General Business & Communication Service | P | P | P | P | P | | P | P | P | N | P | P | P |
| General Personal Services | P | P | P | P | P | | P | P | P | P | N | N | P |
| General Retail Trade | N | P | P | P | P | | P | P | P | P | N | N | P |
| Group Assembly | N | N | C | N | C | | P | N | N | N | N | N | P |
| Medical Services | P | P | P | P | P | | P | P | P | P | N | N | N |
| Scrap Operations | N | N | N | N | N | | N | N | N | N | N | N | N |
| Transient Habitation: Hotel ¹ | N | P | P | P | N | | P | N | N | N | N | N | N |
| Transient Habitation: Motel ¹ | N | P | P | P | N | | P | N | N | N | N | N | N |
| Transient Habitation: Extended Stay Hotel/Motel ¹ | N | C | C | C | N | | P | N | N | N | N | N | N |
| Transient Habitation: Short Term Rental Property | N | P | P | P | P | | N | N | N | N | N | N | N |
| Transient Habitation: SRO | N | N | N | N | N | | N | N | N | N | N | N | N |
| Transport & Warehousing | N | N | N | P | N | | N | N | N | N | P | P | P |

NOTES:

*Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes which shall be permitted by conditional use

***May be considered only when the HDRPUD, High Density Residential Planned Unit Development contains 200 dwelling units or more.

**** Interchange Overlay District limitation of uses per Ordinance 13-806/Zoning Ordinance Section 14-206 (7)

***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784

***** Automated Car Wash only permitted in CPUD, Commercial Planned Unit Development

*****Adult Oriented Establishment only permitted in IG, Industrial General per location/separations per Ordinance 21-994

¹ Minimum number of rooms- hotel 120/ motel 150

INFORMATION EFFECTIVE ON 1-18-2024 Check for any Zoning Ordinance Amendments or Updates after this date.