
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

February 11, 2014

6:00 p.m.

**Dr. J Deotha Malone
Council Chambers**

- Call to Order – Councilman Craig Hayes
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Kemp – Mayberry – Overton – Mayor Graves
- Approval of Minutes: January 28, 2014 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. Report from Greater Gallatin **(Mayor Graves/Donna Belote)**
2. Clarification of Building Official's Starting Salary **(Debbie Johnson, Director of HR)**
3. Standard Operating Procedure for Tracking Grant Funding **(Mayor Graves)**
4. Resolution Accepting Public Improvements for Twin Eagles, Phase 7, Section 2
(Nick Tuttle, City Engineer)
5. Vacant City-Owned Property **(Councilman Overton)**
6. Continued Discussion of Social Media Policy **(Rachel Nichols, Director of Finance)**
7. Continued Discussion of Noise Ordinance **(Mayor Graves)**
8. City Manager Form of Government **(Vice Mayor Alexander)**
9. Monthly Financial Reports **(Rachel Nichols, Director of Finance)**
10. Ordinance O1312-74 Amending and Reaffirming the Residential 8 Planned Residential Development Plan (R8-PRD) and Amending the Preliminary Master Development Plan **(Bill McCord, City Planner)**
11. Peach Valley Road **(Councilman Overton)**
12. Transient Vendors Ordinance **(Councilwoman Brackenbury)**
13. Pace Street & Council Avenue **(Mayor Graves/Chief Don Bandy)**

- Other Business
- Department Head Reports
- Adjourn

**City of Gallatin
Council Committee Meeting**

Tuesday, January 28, 2014
Dr. J. Deotha Malone Council Chambers
Gallatin City Hall

Call to Order

Councilman Craig Hayes called the meeting to order at 6:00 P.M.

Roll Call

City Recorder Connie Kittrell called the roll:

PRESENT:

Mayor Jo Ann Graves
Vice Mayor John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilman Craig Hayes
Councilman Ed Mayberry
Councilman Jimmy Overton

ABSENT:

Councilwoman Anne Kemp

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance/IT Director
Nick Tuttle, City Engineer
Debbie Johnson, Human Resources Director
Joe Thompson, City Attorney
Connie Kittrell, City Recorder
Bill McCord, City Planner
David Brown, Leisure Services Director

Don Bandy, Police Chief
Ronnie Stiles, Public Works Dir.
Chuck Stewart, Building Official
David Gregory, Public Utilities
News Examiner, Reporter
James Fenton, EDA
Billy Crook, Fire Chief

Approval of Minutes

Councilman Craig Hayes presented the minutes of the January 14, 2014 Council Committee Meeting for approval. Councilman Overton made motion to approve; Councilwoman Brackenbury second.

Councilman Camp made correction to page 2, sentence under Agenda should read "Councilman Hayes moved Item #4. to the front of the agenda without objection." Motion carried with 5 ayes and 0 nays.

Public Recognition

Councilman Hayes opened public recognition.

Vice Mayor Alexander entered the meeting at this time.

- Attorney Bart Highers, representing Awedaddy's spoke about several issues of the proposed noise ordinances.
- Tim Rayborn of 975 Aqua Drive spoke about the noise ordinance. Mr. Rayborn gave a history of previous noise incidents and requested council to not raise the decibel level.
- Susan Oliver of 963 Aqua Drive also spoke about the noise ordinance; she requested council not raise the decibel level and thanked Council members for their efforts.
- Neil Laffely of 963 Aqua Drive spoke about the noise ordinance, the two years of the noise and hopeful his family can enjoy the upcoming summer without the noise from Awedaddy's.

Mayor's Comments

Mayor had no comments.

Agenda

1. Noise Regulations

There was heavy discussion by Council on this issue.

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January 28, 2104

Council asked about the current decibel level requirements. City Attorney Joe Thompson stated the levels are in the Zoning Ordinance and they vary from 45 to 75, based on the base zoning and time of day.

Mayor Graves offered to assemble a committee to look at this and bring a recommendation to the next committee meeting in two weeks.

There was no objection from Council.

Mayor Graves appointed the following:

- Councilman Mayberry
- Councilman Overton
- Police Chief Don Bandy
- City Planner, Bill McCord
- Mayor Graves

2. Chamber Marketing Campaign Update

Gallatin Chamber of Commerce Director Paige Brown gave a power point presentation. Ms. Brown provided a copy of the recently published magazine and the decals promoting Gallatin. Ms. Brown also spoke about the video contest and highlighted the budget.

Council discussed.

Ms. Brown gave a brief history on Connect Gallatin which began in 2008. She then gave an update on the budget, current expenses and possible upcoming expenses. Ms. Brown informed Council of the users at the Connect Gallatin various locations. She advised Council the budget balance has gotten down to \$893.18 and she would be applying for a Community Enhancement from the City.

Discussion continued.

Ms. Brown stated the Gallatin Shamrock Run will be March 15th and she requested support from Gallatin Police Department and Public Works Department. There was no objection from Council.

Ms. Brown stated the Chamber Golf Tournament event is planned for May 2nd and Taste of Gallatin is planned for June. She requested permission to serve alcohol on city property at these events.

Councilman Overton made motion to approve; Councilwoman Brackenbury second. Motion carried with 6 ayes and 0 nays.

3. Appropriate Funds From TVA Industrial Product Readiness Grant

EDA Director James Fenton stated this returns the funds to the appropriate accounts regarding the sign at the Industrial Center.

Councilman Camp made motion to approve; Councilwoman Brackenbury second. Motion carried with 6 ayes and 0 nays.

4. List of City-Owned Property That Could Be Sold

There was discussion on the list of all city owned properties.

Councilman Overton stated he is only requesting the status of the old Health Department property on South Water. He added that the city could sell/auction that building and use the funds to purchase another building.

Councilman Overton made motion to authorize City Attorney Joe Thompson to obtain an appraisal on the old Health Department property; Vice Mayor Alexander second. Motion carried with 6 ayes and 0 nays.

5. Buying Property Next to Farmer's Market

Councilman Overton stated he would like to see Council give someone the authority to negotiate the purchase of the property next to the Farmer's Market to be used by the Police Department. Mr. Overton stated there was a current contract on the property with contingencies.

Police Chief Bandy stated he and Vice Mayor Alexander looked at the building last year. He added that the proximity of this building to the Police Department and City Hall is a great asset.

Councilman Overton stated he was not excited about paying more than the appraisal on this property.

Council agreed to authorize City Attorney Joe Thompson research the property and report back to Council.

Council members agreed that they would be interested in purchasing this property if the purchase price was reasonable.

Discussion continued.

6. Internet Cable in The Industrial Park

EDA Director James Fenton provided an email from Comcast confirming that internet/cable construction will be started within two (2) weeks.

There was also discussion on prospective tenants in the back section having access to internet/cable.

7. Grant Tracking for Financial Audit Purposes

Mayor informed Council of the grant meeting held last week and plans to write an SOP for reporting grants. Mayor said she would report back at the next committee meeting.

Finance/IT Director Rachel Nichols explained that there was no missing money; the timing of the money was the issue. She added that the money should have been booked as revenue in the 2013 budget but was not booked until 2014.

Discussion continued.

Councilman Mayberry asked Ms. Nichols how many dollars in receivables through the additional work were booked as cash.

Ms. Nichols stated \$2 million in unbooked revenue, \$2 million in assets and \$2 million in anticipated revenues makes the \$6 million amount.

There was more discussion on the grants.

8. Audit Findings

Finance/IT Director stated the only finding was the large auditing adjustment amount and that is being addressed. She added that there is a separate letter of recommendations and they are also in the process of being addressed.

Mayor stated there were four things on the letter of recommendations; take home vehicles, grants, cash taken at the Civic Center and having all departments on the same software.

9. Job Postings

Human Resource Director Debbie Johnson explained the step by step process for job postings for internal and external postings.

Discussion continued on posting/distributing internal/external job openings and specific areas designated for posting job openings.

Public Utilities Director David Gregory explained his procedure for posting all job openings.

Discussion continued.

Other Business

Councilman Hayes called for any other business.

- Councilwoman Brackenbury stated she had an email from a lady concerning safety in Fairway Farms; a missing sewer drainage cover.

City Engineer Nick Tuttle and Councilwoman Brackenbury agreed to get together to determine appropriate action.

- Vice Mayor Alexander asked City Attorney Joe Thompson the process to change to a City Manager.

Mr. Thompson stated it would be a charter revision. Mr. Thompson explained the process and vote requirements to change the charter.

Department Head Reports

Councilman Hayes called for Department Head reports.

- Councilman Hayes stated Council would meet in the EDA office immediately following this meeting.
- Joe Debord of 1007 Hart Street spoke about narrow roads within the city where two (2) vehicles cannot pass.

City Attorney Joe Thompson explained the cities responsibility.

Council Committee Meeting
January 28, 2104

Adjourn

With no further business to discuss, Councilman Hayes adjourned the meeting.

Mayor Jo Ann Graves

City Recorder Connie Kittrell

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Mayor

AGENDA #

SUBJECT:

Report from Greater Gallatin

SUMMARY:

Donna Belote, Director of Greater Gallatin, will give an update to the Council on the work of the organization.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Human Resources

AGENDA #

SUBJECT:

Clarification of Building Official's Starting Salary

SUMMARY:

Council discussed a starting salary for Building Official in the original resolution as a pay grade of MB13 and starting salary amount of \$73,260.58. The original resolution was passed in September 2013 with the pay grade and step in agreement.

However, salary charts with a 1% COLA were passed November 5, 2013, resulting in the MB13 pay grade and new salary step amount of \$73,993.19 (an increase of \$732.61).

The Building Official began employment on January 27, 2014.

RECOMMENDATION:

Council to confirm starting salary in consideration of 1% COLA passage in November 2013.
Decision to be retroactive to date of employment

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1402-3

RESOLUTION APPROVING 1% COST OF LIVING INCREASE (COLA) FOR CHARLES E. STUART, BUILDING OFFICIAL

WHEREAS, pursuant to Gallatin Municipal Code Sec. 2-178, Charles E. Stuart, was appointed to the position of Building Official for the City of Gallatin, Tennessee.

WHEREAS, the annual salary approved by Council and appropriated for the Building Official was the sum of \$73,260.58 (Grade MB13).

WHEREAS, the salary charts with a 1% Cost of Living (COLA) were passed November 5, 2013, resulting in the MB13 pay grade and new salary step amount of \$73,993.19 (an increase of \$732.61).

NOW THEREFORE BE IT RESOLVED that Charles E. Stuart, Building Official, is hereby granted a 1% COLA increase, effective as of his initial date of employment and that his new annual salary shall be \$73,993.19 (Grade MB13).

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION APPOINTING CHARLES E. STUART BUILDING OFFICIAL AND
ESTABLISHING INITIAL SALARY

BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. Pursuant to Gallatin Municipal Code Sec. 2-178, Charles E. Stuart, is hereby appointed to the position of Building Official for the City of Gallatin, Tennessee effective upon the necessary completion of pre-employment protocols and upon the commencement of the first day of employment.

2. The initial annual salary appropriated for the Building Official shall be the sum of \$73,260.58 (Grade MB13), and shall be effective immediately.

3. BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE: 6

NAY: 2

DATED: September 17, 2013.

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Mayor Graves

AGENDA #

SUBJECT:

Standard Operating Procedure (SOP) for Tracking Grant Funding

SUMMARY:

Mayor Graves will give an update on the status of the Grant SOP.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: **Engineering**

AGENDA #

SUBJECT:

Resolution Accepting Public Improvements for Twin Eagles, Phase 7, Section 2

SUMMARY:

The Planning Commission approved this resolution on January 27, 2014, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
TWIN EAGLES, PHASE SEVEN, SECTION TWO

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Twin Eagles, Phase Seven, Section Two;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way, public easements, and public utility improvements, described in Twin Eagles, Phase Seven, Section Two Subdivision, Plat Book 26, Page(s) 120-122, Recorded February 17, 2009 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR WILDCAT RUN AND FRANCISCAN WAY LOCATED IN TWIN EAGLES, PHASE SEVEN, SECTION TWO TO THE GALLATIN CITY COUNCIL – (PC0195-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Twin Eagles, Phase 7, Section 2 on January 28, 2008 and recorded in Plat Book 26, page 120, R.O.S.C., Tennessee; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Twin Eagles, Phase Seven, Section Two submitted by the applicant, Rogers Engineering Group, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Twin Eagles, Phase Seven, Section Two to the Gallatin City Council with the following condition:

1. The owner and applicant shall submit a maintenance surety in the amount of \$45,200 to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

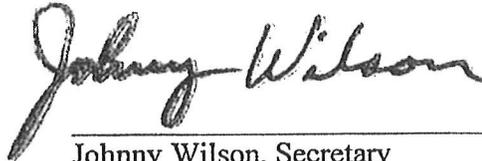
AYE: 6

NAY: 0

DATED: 01/27/2014

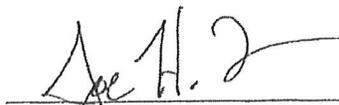


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A



Item 4

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance for Twin Eagles – Phase Seven,
Section Two (PC0195-13)

Wildcat Run and Franciscan Way

Date: January 17, 2014

REQUEST: OWNER AND APPLICANT REQUESTS ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR WILDCAT RUN AND FRANCISCAN WAY LOCATED IN TWIN EAGLES PHASE SEVEN, SECTION TWO. THE PROPERTY CONTAINS 33 LOTS ON 9.735 (+/-) ACRES.

OWNER: RANDALL R. JONES, ETUX BARBARA JONES

APPLICANT: ROGERS ENGINEERING GROUP

STAFF RECOMMENDATION: RECOMMEND PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL WITH CONDITION

STAFF CONTACT: ROBERT J. KALISZ

PLANNING COMMISSION DATE: JANUARY 27, 2014

PROPERTY OVERVIEW: The owner and applicant are requesting acceptance of the public improvements for Wildcat Run and Franciscan Way located in Twin Eagles Phase Seven, Section Two. The property contains 33 lots on 9.735 (+/-) acres and all lots located in Phase Seven, Section Two are developed. The property is currently zoned Mixed Use (MU). No portion of this property is located within a flood hazard area.

CASE BACKGROUND:

Previous Approvals

The Planning Commission approved the Final Plat for Twin Eagles Phase Seven, Section Two (PC File #1-7-08C) containing 33 lots on 9.735 (+/-) acres at the January 28, 2008 meeting.

DISCUSSION:

The owner and applicant is requesting approval of Resolution 2013-92 accepting public improvements constructed in the Twin Eagles Phase 7, Section 2 Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 4-1) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements. The public improvements are to be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division has certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Twin Eagles, Phase Seven, Section Two as identified in Attachment 4-2.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and it has been over four (4) years since Final Plat recorded and over 80 percent of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be \$45,200, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of \$45,200 to the Planning Department.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2013-92, to recommend acceptance of the public improvements in Twin Eagles Phase Seven, Section Two, Plat Book 26, Page(s) 120-122, recorded February 17, 2009 in the Register's Office of Sumner County, to the City Council with the following condition:

1. The owner and applicant shall submit a maintenance surety in the amount of \$45,200 to the Planning Department.

ATTACHMENTS:

Attachment 4-1 City Council Resolution Number R1312-53

Attachment 4-2 Twin Eagles Phase Seven, Section Two Recorded Final Plat

Attachment 4-3 Response Letter from John A. Leath, P.E. dated 11/14/2013

EXHIBIT A

ATTACHMENT 4-1

RESOLUTION NO. R1312-53

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
TWIN EAGLES, PHASE SEVEN, SECTION TWO

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Twin Eagles, Phase Seven, Section Two; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the Twin Eagles, Phase Seven, Section Two Subdivision have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations; and

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way, public easements, and public utility improvements, described in Twin Eagles, Phase Seven, Section Two Subdivision, Plat Book 26, Page(s) 120-122, Recorded February 17, 2009 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

EXHIBIT A
DATED:

ATTACHMENT 4-1

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ATTACHMENT 4-3



ROGERS ENGINEERING GROUP

114 B West Main Street
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

November 14, 2013

City of Gallatin
Planning Commission
132 West Main Street
Gallatin, TN 37066

**Re: Street Acceptance
Twin Eagles Phase 7 Section 2
PC#0195-13**

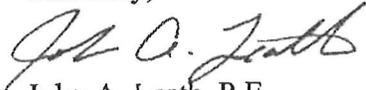
We are submitting thirteen (13) half size sets of the recorded plat of the above mentioned project. In addition we are submitting a digital file with pdf formatted plans. Addressed below are the project comments dated 10-24-2013.

Planning Department
No comments to address. Plans and digital file provided with the submittal of this response letter.

Engineering Department
Developer understands headwall is to be installed.

If our office may be of further assistance to you on this project please contact us at your convenience.

Sincerely,


John A. Leath, P.E.
Rogers Engineering Group

RECEIVED
NOV. 14 2013

GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC0195-13

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Mayor

AGENDA #

SUBJECT:

Vacant City-Owned Property

SUMMARY:

A list of vacant city-owned properties that could be sold will be provided at the meeting. The City Attorney's Office prepared a list and distributed it to the Department Heads. The Department Heads are reviewing it to confirm the properties are, indeed, not necessary for current or future projects.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

2/11/2014

DEPARTMENT: Finance/I. T.

AGENDA #

SUBJECT:

Social Media policy, continued discussion

SUMMARY:

The social media committee met on February 3, 2014 to discuss the formation of a comprehensive policy. At that meeting, it was apparent that additional guidance is needed from the City Council before the committee can move forward. Therefore the committee is requesting guidance from the City Council with respect to the following:

1. To what extent does the City want to participate in social media? Facebook only? Facebook and Twitter only? Facebook, Twitter, and You Tube? Instagram? Linkedin? Nixil? Others?
2. What additional resources, if any, is the Council willing to devote to the task? Funding for a webmaster/social media position, accomplish with existing staff, or some alternative in between?
3. Some departments already have and some departments have indicated a future intent to have a separate social media site. Does the City Council support the concept of individual departments having pages/presences on the various medias or will it be one page for the entire city?

RECOMMENDATION:

guidance

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Mayor Graves

AGENDA #

SUBJECT:
Noise Ordinance

SUMMARY:
Mayor Graves will give an update on the work of the committee that is reviewing the noise ordinance to make recommendations to the Council.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Vice Mayor Alexander

AGENDA #

SUBJECT:
City Manager Form of Government

SUMMARY:
At the February 4, 2014 Council Meeting, Vice Mayor Alexander made a motion to send a charter change to the State Legislature to convert Gallatin to a City Manager form of government. A majority of Council asked that the item be tabled until the February 11 Council Committee Meeting for further discussion.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. _____

RESOLUTION AMENDING THE CITY OF GALLATIN, TENNESSEE CHARTER AS ESTABLISHED
IN CHAPTER 67 OF THE PRIVATE ACTS OF 1953 AND AS AMENDED THEREAFTER

WHEREAS the City of Gallatin, Tennessee is incorporated by Chapter 67 of the Private Acts of Tennessee for 1953, as amended, by the General Assembly of the State of Tennessee; and

WHEREAS, the interests of the City of Gallatin, Tennessee, will be served if the charter of the city is further amended; and now; therefore:

BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

The Honorable Diane Black is hereby requested to introduce the following act to the General Assembly of the State of Tennessee:

AN ACT to amend the charter of the City of Gallatin, Tennessee, being Chapter 67 of the Private Acts of Tennessee for 1953, as amended:

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

1. Chapter 67 of the Private Acts of 1953, as subsequently amended, Article III, Section 5 is amended by deleting said section in its entirety and replacing it with the following:

“The salary of the newly elected Mayor taking office on January 2, 2007 shall be \$60,000. The Mayor’s salary shall not be subject to increase or decrease on or after the date of his/her election nor during the term of his/her office. The Mayor shall further receive any and all benefit plans and programs available to appointed officers. Each Alderman and Alderwoman shall be paid a salary of one hundred fifty dollars (\$150.00) for each City Council meeting and one hundred dollars (\$100.00) for each council committee meeting attended by such Alderman and Alderwoman. In addition, the Council shall have the authority to appropriate and pay to the Mayor and to any Alderman or Alderwoman such allowances for expenses as the City Council may from time to time deem necessary for the orderly conduct of their duties in office. The City Council may, after January 2, 2007, determine the compensation of Mayor and Aldermen by ordinance, but no ordinance affecting such salary shall

become effective until the first Tuesday in January following a regular city election, provided that such election follows the adoption of such ordinance by at least six (6) months.

2. Chapter 67 of the Private Acts of 1953, as subsequently amended, Article V, Section 1 is amended by deleting this section in its entirety and replacing it with the following:

Section 1 Mayor. General powers and duties. The Mayor shall be the chief executive officer of the city and shall receive the compensation provided by Article III, Section 5 of this charter.

(a) Powers and duties. The Mayor shall have the following powers and duties:

- a. The Mayor shall preside at all meetings of the City Council. S/he shall have a seat, a voice, but no vote, except for the purpose of breaking a tie, and in the election or termination of public officers or Alderpersons.
- b. S/he shall sign all checks or orders, and shall sign the minutes of the City Council and all ordinances and resolutions upon their final passage and shall execute all deeds, bonds, and contracts made in the name of the City and his or her signature shall be attested by the City Recorder. A facsimile of the Mayor's signature may be used and shall be as effective as the original signature, upon the written direction of the Mayor filed in the Finance Director's office, and then only for the purpose of checks for payroll and City expenses.
- c. Give to City Council, from time to time, information relative to the condition of the city.
- d. Recommend to the City Council for its consideration such measures as s/he may deem expedient for the interests of the city.
- e. See to the enforcement of the ordinances of the city, and to the preservation of its health and peace.

3. Chapter 67 of the Private Acts of 1953, as subsequently amended, is hereby amended by adding a new Article XIV, which shall read as follows:

ARTICLE XIV. CITY ADMINISTRATOR

Section 1. City Administrator. There shall be created the position of City Administrator for the City of Gallatin, Tennessee. The city administrator shall be selected by a majority vote of the City Council. The administrator shall serve at the will and pleasure of the City Council.

Section 2. Duties of City Administrator. The city administrator shall be the chief administrative officer of the city and shall have duties set by ordinance, which shall include but not be limited to:

- (a) Take executive direction only from the City Council & Mayor.
- (b) Discuss city business, including constituent concerns, with the Mayor and members of the City Council.
- (c) Nominate department heads, who are confirmed by affirmative vote of a majority of the City Council.
- (d) Initiate discipline or discharge proceedings against department heads.
- (e) Give executive direction to department heads.
- (f) Participate in the preparation of long-range plans as they affect budgetary considerations.
- (g) Perform such other duties required by this charter or other law, and such duties as may be required by ordinance not inconsistent with this charter or other law.

This Resolution shall have no effect unless it shall be ratified within the time required by law by a two-thirds (2/3) vote of the Gallatin City Council after passage by the Tennessee General Assembly.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE: _____

NAY: _____

DATED: _____, 2006.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

2/11/2014

DEPARTMENT: Finance/I. T.

AGENDA #

SUBJECT:
monthly financial reports

SUMMARY:
Reports will be presented at the meeting.

RECOMMENDATION:
Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 11, 2014

DEPARTMENT: CODES/PLANNING

AGENDA #

SUBJECT:

Ordinance O1312-74 amending and reaffirming the Residential 8 Planned Residential Development Plan (R8-PRD) and amending the Preliminary Master Development Plan.

SUMMARY:

Applicant requests approval to amend the Gallatin Zoning Ordinance for property containing 417.2 (+/-) acres located north of Long Hollow Pike at Big Station Camp Boulevard and East of Liberty Lane. The Gallatin Municipal-Regional Planning Commission recommended approval at the January 27, 2014 Planning Commission meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, AMENDING THE OFFICIAL ZONING MAP BY REAFFIRMING THE RESIDENTIAL 8-PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) ZONING AND APPROVING THE AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE CARELLTON DEVELOPMENT ON 417.2 (+/-) ACRES (COMPRISING S.B.E. TAX MAP 124//PARCELS 007.00, 007.01, AND 007.02 AND INCLUDING PHASES IA AND IB OF THE CARELLTON SUBDIVISION), LOCATED NORTH OF LONG HOLLOW PIKE AT BIG STATION CAMP BOULEVARD AND EAST OF LIBERTY LANE.

WHEREAS, the Gallatin Municipal-Regional Planning Commission considered the proposed change as a major amendment to the Carellton Preliminary Master Development Plan pursuant to Article 15, Section 15.07.040 and Article 12, Section 12.02.020 and Section 12.02.050 of the Gallatin Zoning Ordinance; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance reaffirmed the zoning of the property and reviewed and recommended approval of this Amended Preliminary Master Development Plan for Carellton pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance as described in GMRPC Resolution No. 2013-96, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

1. The Gallatin City Council hereby concurs with recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A, and imposes those recommendations as conditions of approval to this Amended Preliminary Master Development Plan as described in Exhibit B; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Zoning and Amended Preliminary Master Development for Carellton, is hereby approved with conditions as described in Exhibit B.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

Legal Description

The following legal description is for property in the Eleventh Civil District of Sumner County, City of Gallatin, Tennessee, located on the lands of Northern Property, LLC, of record in Deed Book 3559, Page 789, R.O.S.C., TN and in Deed Book 3550, Page 307, R.O.S.C., TN.. And being more particularly described per a survey provided by Bruce Rainey & Associates, Job # 06-0186, dated January 3, 2007.

Beginning at a Point located approximately 641 feet West of the intersection of Long Hollow Pike and Big Station Camp Boulevard, along the North margin of Long Hollow Pike right of way, said Point being the southwestern corner of said Northern Property, LLC and the southeastern corner of Kenneth and Pamela Cobb, of record in Deed Book 48, Page 62, R.O.S.C., TN. Thence with the east line of said Cobb, North 05 degrees 48 minutes 40 seconds East, a distance of 1210.66 feet to a Point, said Point being the northeastern corner of said Cobb;

Thence, with the north line of said Cobb, North 85 degrees 37 minutes 27 seconds West, a distance of 205.36 feet, passing the northwest corner of said Cobb along the way and from there following the east line of Elizabeth Wiggins, of record in Deed Book 2579, Page 239, R.O.S.C., TN to a Point;

Thence, continuing with the east line of said Wiggins, North 05 degrees 20 minutes 13 seconds East, a distance of 612.95 feet to a Point, said Point being the northeast corner of said Wiggins;

Thence, with the north line of said Wiggins, North 81 degrees 37 minutes 52 seconds West, a distance of 210.97 feet to a point;

Thence North 82 degrees 20 minutes 03 seconds West, a distance of 208.40 feet to a point;

Thence North 81 degrees 57 minutes 35 seconds West, a distance of 884.74 feet to a point;

Thence North 81 degrees 10 minutes 50 seconds West, a distance of 390.00 feet to a point;

Thence North 05 degrees 44 minutes 13 seconds West, a distance of 86.95 feet to a point;

Thence North 77 degrees 01 minutes 44 seconds West, a distance of 1448.07 feet, passing the northwest corner of said Wiggins along the way and from there following the north line of Kelly Hibbs, of record in Deed Book 713, Page 37, R.O.S.C., TN, to a point, said point being in the east margin of Upper Station Camp Creek Road right of way and the northwest corner of said Hibbs;

Thence, with the east margin of said Upper Station Camp Creek Road right of way, North 06 degrees 40 minutes 40 seconds East, a distance of 312.50 feet to a point;

Thence North 06 degrees 22 minutes 00 seconds East, a distance of 309.56 feet to a point;

Thence North 03 degrees 16 minutes 06 seconds East, a distance of 36.74 feet to a point;

Thence, leaving the east margin of said Upper Station Camp Creek Road right of way and following the south margin of Liberty Lane right of way, along a curve to the right having a delta of 94 degrees 58 minutes 00 seconds, a radius of 25.00 feet, a tangent of 27.27 feet, an arc of 41.44 feet, a chord bearing of North 50 degrees 45 minutes 06 seconds East, and a chord length of 36.85 feet to a point;

Thence South 81 degrees 45 minutes 54 seconds East, a distance of 220.08 feet to a point;

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& ZONING

PC0214-13

EXHIBIT A

ATTACHMENT 4-5

Thence along a curve to the left having a delta of 13 degrees 45 minutes 32 seconds, a radius of 340.00 feet, a tangent of 41.02 feet, an arc of 81.65 feet, a chord bearing of South 88 degrees 38 minutes 40 seconds East, and a chord length of 81.45 feet to a point;

Thence South 83 degrees 37 minutes 59 seconds East, a distance of 154.43 feet to a point;

Thence North 10 degrees 24 minutes 06 seconds East, a distance of 65.31 feet to a point;

Thence North 71 degrees 27 minutes 29 seconds East, a distance of 64.05 feet to a point;

Thence along a curve to the left, having a delta of 55 degrees 15 minutes 31 seconds, a radius of 150.00 feet, a tangent of 78.52 feet, an arc of 144.67 feet, a chord bearing of North 43 degrees 49 minutes 43 seconds East, and a chord length of 139.13 feet to a point;

Thence North 16 degrees 11 minutes 58 seconds East, a distance of 166.07 feet to a point;

Thence along a curve to the left, having a delta of 17 degrees 15 minutes 38 seconds, a radius of 1000.00 feet, a tangent of 151.78 feet, an arc of 301.25 feet, a chord bearing of North 07 degrees 34 minutes 08 seconds East, and a chord length of 300.12 feet to a point;

Thence North 01 degrees 03 minutes 41 seconds West, a distance of 84.67 feet to a point;

Thence along a curve to the left, having a delta of 09 degrees 05 minutes 09 seconds, a radius of 325.21 feet, a tangent of 25.84 feet, an arc of 51.57 feet, a chord bearing of North 04 degrees 39 minutes 01 seconds West, and a chord length of 51.52 feet to a point, said point being the southwest corner of Charles Lee, of record in Deed Book 356, Page 656, R.O.S.C., TN;

Thence, leaving the margin of said Liberty Lane right of way and following the south line of said Lee, South 89 degrees 29 minutes 30 seconds East, a distance of 825.82 feet to a point;

Thence South 89 degrees 10 minutes 20 seconds East, a distance of 818.52 feet to a point, said point being the southeast corner of said Lee;

Thence, with the east line of said Lee, North 05 degrees 53 minutes 25 seconds East, a distance of 797.46 feet, passing the northeast corner of said Lee along the way and from there following the east line of David Allen, of record in Deed Book 2209, Page 274, R.O.S.C, TN, to a point;

Thence, continuing with the east line of said Allen, North 05 degrees 53 minutes 02 seconds East, a distance of 380.36 feet, passing the northeast corner of said Allen along the way and from there following the east line of Sandra McDonald, of record in Deed Book 608, Page 148, R.O.S.C, TN, to a point;

Thence, continuing with the east line of said McDonald, North 06 degrees 18 minutes 55 seconds East, a distance of 238.69 feet to a point;

Thence North 06 degrees 16 minutes 30 seconds East, a distance of 241.68 feet, passing the northeast corner of said McDonald along the way and from there following the south line of Arthur Rawls, of record in Deed Book 3355, Page 856, R.O.S.C, TN, to a point;

Thence, continuing with the south line of said Rawls, South 82 degrees 51 minutes 20 seconds East, a distance of 271.38 feet to a point, said point being the southeast corner of said Rawls and the southwest corner of William Angell, of record in Deed Book 816, Page 117, R.O.S.C, TN;

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Thence, with the south line of said Angell, South 81 degrees 43 minutes 32 seconds East, a distance of 89.85 feet to a point;

Thence South 80 degrees 35 minutes 46 seconds East, a distance of 171.75 feet to a point;

Thence South 83 degrees 08 minutes 41 seconds East, a distance of 246.64 feet to a point;

Thence South 81 degrees 15 minutes 29 seconds East, a distance of 152.20 feet to a point;

Thence South 80 degrees 57 minutes 29 seconds East, a distance of 252.23 feet to a point;

Thence South 81 degrees 49 minutes 34 seconds East, a distance of 296.82 feet to a point, said point being the southwest corner of said Angell and the southwest corner of Gary Dorris, of record in Deed Book 521, Page 753, R.O.S.C, TN;

Thence, with the south line of said Dorris, South 81 degrees 04 minutes 40 seconds East, a distance of 1256.76 feet to a point being in the west line of Lawrence McMurtry, of record in Deed Book 163, Page 228, R.O.S.C, TN;

Thence, leaving the south line of said Dorris and following the west line of said McMurtry, South 24 degrees 50 minutes 34 seconds West, a distance of 1706.59 feet to a point, said point being the southwest corner of said McMurtry;

Thence, with the south line of said McMurtry, South 82 degrees 28 minutes 47 seconds East, a distance of 86.73 feet to a point;

Thence South 81 degrees 06 minutes 34 seconds East, a distance of 1397.13 feet to a point;

Thence South 05 degrees 49 minutes 12 seconds West, a distance of 145.15 feet to a point;

Thence South 79 degrees 24 minutes 54 seconds East, a distance of 826.23 feet to a point;

Thence South 06 degrees 48 minutes 03 seconds West, a distance of 538.74 feet to a point, said point being the northwest corner of V.L. and Carolyn Ivy, of record in Deed Book 1946, Page 840, R.O.S.C, TN;

Thence, leaving the south line of said McMurtry and following the west line of said Ivy, South 06 degrees 14 minutes 38 seconds West, a distance of 298.69 feet to a point, said Point being the northeast corner of Joseph Hufstedler, of record in Deed Book 1238, Page 1, R.O.S.C, TN;

Thence, leaving the west line of said Ivy and following the north line of said Hufstedler, North 82 degrees 39 minutes 59 seconds West, a distance of 720.58 feet, passing the northwest corner of said Hufstedler along the way and from there following the north line of Elizabeth Griffith, of record in Deed Book 3070, Page 607, R.O.S.C, TN, to a Point;

Thence, continuing with the north line of said Griffith, North 82 degrees 11 minutes 30 seconds West, a distance of 198.82 feet, passing the northwest corner of said Griffith along the way and from there following the north line of James Ray Mathis, or record in Book 277, Page 501, R.O.S.C, TN, to a Point;

Thence, continuing with the north line of said Mathis, North 75 degrees 43 minutes 34 seconds West, a distance of 61.68 feet to a Point;

Thence North 75 degrees 11 minutes 57 seconds West, a distance of 99.73 feet to a point;

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PC024-13

EXHIBIT A ATTACHMENT 4-5

Thence North 77 degrees 14 minutes 05 seconds West, a distance of 104.48 feet to a point;
Thence North 78 degrees 17 minutes 24 seconds West, a distance of 60.80 feet to a point;
Thence North 73 degrees 06 minutes 11 seconds West, a distance of 49.51 feet to a point;
Thence North 55 degrees 33 minutes 02 seconds West, a distance of 30.87 feet to a point;
Thence North 63 degrees 02 minutes 17 seconds West, a distance of 43.84 feet to a point;
Thence North 51 degrees 45 minutes 36 seconds West, a distance of 18.74 feet to a point;
Thence North 71 degrees 30 minutes 43 seconds West, a distance of 37.61 feet to a point;
Thence North 59 degrees 36 minutes 34 seconds West, a distance of 41.52 feet to a Point, said Point being the northwest corner of said Mathis;
Thence, with the west line of said Mathis, South 05 degrees 08 minutes 15 seconds East, a distance of 689.03 feet to a Point;
Thence South 00 degrees 06 minutes 49 seconds East, a distance of 104.03 feet to a point;
Thence South 09 degrees 35 minutes 23 seconds West, a distance of 525.47 feet to a point;
Thence South 09 degrees 27 minutes 10 seconds West, a distance of 833.56 feet to a point;
Thence South 09 degrees 07 minutes 28 seconds West, a distance of 310.71 feet to a point, said point being in the north margin of said Long Hollow Pike right of way;
Thence with the north margin of said Long Hollow Pike right of way South 88 degrees 39 minutes 29 seconds West, a distance of 567.11 feet to a point;
Thence South 88 degrees 42 minutes 33 seconds West, a distance of 100.95 feet to a point;
Thence South 88 degrees 36 minutes 47 seconds West, a distance of 83.10 feet to a point;
Thence South 88 degrees 37 minutes 55 seconds West, a distance of 872.36 feet to a point;
Thence South 86 degrees 15 minutes 50 seconds West, a distance of 396.30 feet to the Point of Beginning and containing 18,173,230.43 square feet or 417.20 acres more or less.

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PC0214-13

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE CARELLTON SUBDIVISION, CONSISTING OF 417.2 (+/-) ACRES LOCATED NORTH OF WHITESTONE LANE NORTH OF LONG HOLLOW PIKE AT BIG STATION CAMP BOULEVARD – TO AMEND THE SITE LAYOUT, LOT SIZES, AND CHANGE THE OVERALL PHASING OF THE DEVELOPMENT — (PC0214-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Dewey/Estes Engineering, at its regular meeting on January 27th, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104 and 13-4-103 and 13-4-104:

1. The proposed Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.
2. The proposed changes shown in the Amended Preliminary Master Development Plan do constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The amended PMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the Amended PMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

EXHIBIT A

6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a major amendment to the Preliminary Master Development Plan to Gallatin City Council with the following conditions:

1. Label the traffic circle landscape areas as an open space tract.
2. A separate rezoning Preliminary Master Development Plan application will be required to rezone this area (the proposed commercial outparcel). All rezoning requests will require approval from the Gallatin City Council.
3. Remove "Agricultural" uses in the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2.
4. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.
5. Indicate by a plan note how lots (492, 493, 494, 495, 694, and 695), will be arranged to provide a building envelope that meets the typical lot layouts. (Staff will not support variances for these six (6) lots (492, 493, 494, 495, 694, and 695)
6. Show location of existing detention pond in open space "C".
7. Revise note 17 (sheet C0.0) addressing traffic signal to read:
Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
8. Revise Phase lines to include the length of Bedford Way from the northern most roundabout to Liberty Lane, including the Liberty Lane re-alignment in Phase 4. A reduction in the number of lots shall not be considered a major amendment to this PMDP.
9. Add the following note to the PMDP:
The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic

EXHIBIT A

infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

10. Submit 14 corrected folded copies of the Amended Preliminary Master Development.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

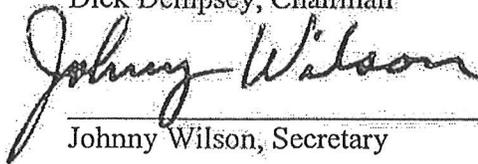
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DATED: 1/27/14

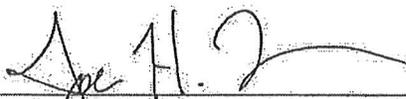


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 7



PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Carellton Subdivision

(PC0214-13)

North of Whitestone Lane, East of Liberty Lane – North of Long Hollow Pike at Big Station Camp Boulevard

Date: January 15, 2014

PUBLIC COMMENT

REQUEST: OWNER/APPLICANT REQUESTS APPROVAL TO AMEND THE CARELLTON PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) SITE LAYOUT, LOT SIZES, AND PHASING BY CHANGING THE ENTIRE CARELLTON SUBDIVISION EXCEPT PHASE 1-A AND 1-B.

- OWNER:** GREEN TRAILS, LLC (RICK DECKBAR)
- APPLICANT:** DEWEY/ESTES ENGINEERING (MICHAEL DEWEY)
- STAFF RECOMMENDATION:** RECOMMEND APPROVAL WITH CONDITIONS TO CITY COUNCIL
- STAFF CONTACT:** KEVIN CHASTINE
- PLANNING COMMISSION DATE:** JANUARY 27, 2014
- CITY COUNCIL DATE:** FEBRUARY 4, 2014

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan (PMDP) for the Carellton Subdivision (formerly known as the Paddock), zoned Residential-8 Planned Residential Development (R8-PRD). The amended PMDP will change the site layout, number of lots, lot sizes, and phasing for the entire Carellton subdivision, except Phase 1-A and 1-B. The development contains 719 residential lots, three (3) tracts for future large lot residential development, and 21 open space tracts on 417.2 (+/-) acres located north of Whitestone Lane, east of Liberty Lane north of Long Hollow Pike at Big Station Camp Boulevard. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

Prior to annexation approved the Sumner County Planning Commission approved the Amended Preliminary Master Development Plan for The Paddock at the December 19, 2006 meeting, since it was located outside the Gallatin City Limits and the Gallatin Planning Region. The Final Master Development Plan for The Paddock was approved with conditions by the Sumner County Planning Commission at the January 23, 2007 meeting.

Carellton Subdivision – Amended PMDP (PC0214-13)

The City of Gallatin annexed this property on May 2, 2008 and established the Residential-8 Planned Residential Development (R8-PRD) zoning and Preliminary Master Development Plan for The Paddock on April 15, 2008, affective upon annexation. One-family attached and detached dwellings are permitted uses in the R8-PRD zone district.

The Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approval for the Paddock Final Master Development Plan (PC9803-11) at the May 23, 2011 commission meeting. The Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock was approved, with conditions, at the June 23, 2008 Gallatin Planning Commission meeting. The Final Plat for Phase 1-A was recorded on July 25, 2013. The Preliminary Plat for Carellton Phase 1-B was approved, with conditions, August 26, 2013 Planning Commission meeting.

DISCUSSION:

Proposed Development

The owner/applicant requests approval of an Amended Preliminary Master Development Plan (PMDP) for the Carellton Subdivision located north of Long Hollow Pike at the intersection with Big Station Camp Boulevard. (Attachment 7-1) Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the changes to the Carellton Preliminary Master Development Plan are considered a major or minor amendment. The applicant proposes changing the phasing for most of the Carellton subdivision, reducing the overall number of lots, reconfiguring the roadways, and creating eight (8) different lot sizes with a variety of architecture types for each area and lot type north of the existing Phase 1-A and 1-B. The amended PMDP will provide seven (7) phases north and northwest of the existing Phase 1-A and 1-B. Finally, the applicant is showing .91 (+/-) acres commercial outparcel along Long Hollow Pike, west of Carellton Drive. Commercial uses are not permitted or conditional in the R-8PRD zone district and shall be removed from the Amended PMDP. If the applicant is would like to consider a rezoning of this parcel in the future, they will be required to submit a separate Preliminary Master Development application to request rezoning of this outparcel.

Due to these proposed changes, staff requests that the Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.

Traffic Generation

With a reduction of up to 51 dwelling units with the amended PMDP, a projected 486 less vehicle trips could be generated by this development. Of these 486 trips, a 52 trip reduction would occur during the P.M. peak hour on area roadways.

Lot Types

The original Preliminary and Final master plans approved for Carellton included 773 single-family detached dwelling units lots that were divided among three (3) different lot types. (Attachment 7-2)

- 244 Estate Lots (15,000 square feet)
- 310 Manor Lots (10,000 square feet)
- 219 Cottage Lots (6,500 square feet)

The proposed amendments to the Carellton Subdivision PMDP will reduce the overall number of lots from 773 to 719, with the potential for 730 lots if Tract A, B, and C are utilized as large lot residential development. Although the overall number of lots is reduced, the variety of lot types will increase to eight (8) different lot types, including townhouse lots. Townhouse lots will be a new type of residential product not previously approved for this development. The new lot types and number of lots are as follows:

- 65 Estate Lots (12,000 square feet)
- 67 Manor Lots (9,600 square feet)
- 61 Classic Lots (10,200 square feet)
- 169 Prestige Lots (7,200 square feet)
- 118 Signature Lots (6,000 square feet)
- 90 Main Street Home Lots (4,000 square feet)
- 56 Villa Lots – Townhome (9,240 square feet for two (2) units)
- 93 Cottage Grove Lots – Townhome (10,340 square feet for three (3) units)
- Three (3) tracts for agricultural or large lot (greater than 10 acres) residential lots (up to 11 one-family detached dwelling units).

A table with the breakdown of the number of each lot type is provided Sheet C1.0 of the PMDP, and the typical lots for each lot type are provided on Sheet C4.0 of the PMDP.

Phasing

The applicant is also changing the overall phasing of the Carellton Subdivision north of the existing Phase 1-A and 1-B. As currently approved, there are now three (3) phases for the entire Carellton Subdivision; however the applicant is proposing eight (8) smaller phases, in addition to Phases 1-A and 1-B. The proposed phasing begins just north of Phase 1-B and moves north and west to phases 2 through 8. Part of phase 4 and all of phase 5 corresponds to the previous Phase 3, which had no site layout shown previous to this PMDP. The final phases (Phases 6-8) of Carellton begin are located to the west toward Liberty Lane. A phasing schedule is indicated on the PMDP Coversheet (C0.0) that shows the overall site map and distribution of the lot types and the location of each phase.

Proposed Commercial Outparcel

The applicant has also shown one (1) commercial outparcel (.91 (+/-) acres), which is located along Long Hollow Pike just west of Carellton Drive. The property is currently zoned R8-PRD, just like the remainder of the Carellton subdivision. The applicant desires to rezone that parcel to a commercial zone district, but will submit that rezoning at a different time.

Open Space/Tracts/Landscaping

The PMDP shows 21 different open space tracts (A – U) totaling 71.1 (+/-) acres that are located throughout the subdivision. Open Space A, G, H, I, and P relate to the existing streams flowing through the center of the property, while Open Space N and parts of Open Space A will be used for stormwater detention. Open Space G will include an Amenity Center with Clubhouse pool and small playground and function as a private neighborhood park. The traffic circle open space/landscape area should also be labeled as an open

space tract. All other open space areas have not been shown to have any use other than an open green space.

The subdivision also has three (3) tracts for future development, which are outside of the 21 open spaces. Tracts 1, 2, and 3 total 144.9 (+/-) acres and are located to the very north, east and west of the proposed residential development. The PMDP indicates that Tract 1 (near Liberty Lane) shall consist of one (1) residential unit and have agricultural uses. No agricultural uses are permitted in the R8-PRD zoning district, so the Agricultural use will need to be removed from the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2. Tract 2 and 3 is indicated for development of single family detached dwellings on minimum 10 acre lots. This would permit a maximum of 11 additional single family detached dwelling lots. Portions of these tracts contain steep slopes of greater than 20 percent, which may prevent development on these tracts. Since no potential lot layout or street connectivity has been shown in any of the tracts, the PMDP amendment will be required to show the lot layout as well as the street connectivity when Tracts 1, 2 and 3 develop.

The PMDP includes a preliminary landscaping plan that is similar to the previously approved PMDP and FMDP (Plan Sheets C3.1-3.3). The landscaping plan shows 133 additional large deciduous trees within many of the open space areas, around the proposed clubhouse, and detention areas. The landscaping plan also calls out several areas both inside of the development and along the property lines where existing vegetation will be utilized. A plan note indicates areas where existing vegetation to be preserved, that the existing vegetation will be supplemented with additional vegetation where needed. Detailed landscaping plans and a tree survey will be submitted with each Final Master Development Plan and construction plans.

Streets/Access

Since the proposed changes to the Carellton PMDP are north of Phase 1-A and 1-B the access points through these phases have not changed. An additional access point will be located on the western portion of the subdivision intersecting with the existing Liberty Lane. Liberty Lane will be realigned at the Bedford Way intersection to create a stop condition. This access has not changed from the previously approved plans for Carellton.

Notable changes in the street system include splitting Carellton Drive into a one-way pair north of Phase 1-B. The one-way pair will be divided by an existing stream that runs between the travel lanes of the street. The one-way pairs will have 30 foot rights-of-way and lots along the bifurcated section will gain vehicle access in the rear from 20 foot wide alleys. The other significant change to the street system is the creation of townhouse lots with rear alleys and a series of cul-de-sacs in Phase 4 and 5, east of Tract 2. All other roadways are generally in similar alignment with the previous plan and will consist of 50 or 60 foot wide rights-of-way. All proposed streets will be public streets. An amended PMDP will be required if additional streets are proposed in Tracts 1, 2, and 3.

The City of Gallatin will be undertaking a traffic study that will encompass the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study will focus on traffic generation from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station

Camp corridor, the projects costs of the improvements, and how the cost of the improvements can be financed by developments within the Station Camp Corridor.

Carellton will be one of many properties to contribute to the future transportation needs in the area. The applicant shall revise note 17, on Sheet C0.0, to address transportation improvements.

Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

Floodplain and Floodway

Station Camp Creek flows along the western edge of the Carellton PMDP property. Portions of Tract 1 and 2, and Open Space Tract A are located within the floodway and floodplain (Zone AE) of Station Camp Creek. All lots, and/or detention ponds will be located outside of any floodway and/or floodplain. Only the extremely westerly portion of Bedford Way, near the intersection with Liberty Lane, will be located in the floodplain. All other streets are outside of the floodplain. Also, a floodplain (Zone A), located in Open Space B and C, exists parallel to Long Hollow Pike and was partially included in Phase 1-A.

Steep Slopes

Per Section 12.13 of the Gallatin Zoning Ordinance, the applicant has shown the areas that have slopes of 20 percent or greater. For the most part the development stays out of these areas, but there are six (6) lots that encompass small areas of 20 percent or greater slopes. This includes lots are 492, 493, 494, 495, 694, and 695. The applicant shall note on the plan how these lots (492, 493, 494, 495, 694, and 695) will be arranged to provide a building envelope that meets the typical lot layouts. Also, staff will not support variances for these six (6) lots because the applicant is creating the potential need of a variance due to building lots on excessively steep slopes. Relocating or reconfiguring these lots should be considered a minor amendment to the PMDP so long as no increase in the number of lots occurs.

Parking

The parking ratio for any residential use is two (2) parking spaces per unit. With 719 lots shown on the PMDP, the Carellton Subdivision is required 1,438 total parking spaces. If future residential development is proposed on Tracts 1, 2, and/or 3 these developments will be required to provide additional parking above what is indicated on this amended PMDP. The PMDP indicates the 1,438 parking spaces will be provided within garages and driveways. The PMDP also includes 120 guest parking spaces and an additional 27 parking spaces provided at the proposed Clubhouse and Pool. All total the development is

providing 1,585 total parking spaces, which exceeds the spaces required by the Gallatin Zoning Ordinance.

Signing

The entrance signs for the Carellton Subdivision were approved as part of Phase 1-A, and are currently being installed. However, the applicant has shown three (3) additional signs in Phases 1-B, 2 and 4. The applicant has noted these signs could be either small monument signs or columns to denote different sections of the subdivision. The applicant has not provided a preliminary design for these additional signs with this PMDP, but will be required to submit a detailed sign package as part of the Final Master Development Plan for the future phases that contain additional signs.

Drainage and Retention

The applicant has shown the stormwater infrastructure and detention ponds on the PMDP. There are two (2) existing detention ponds in Open Space 'A' west of Carellton Drive in the existing Phase 1-A, and in Open Space 'C' east of Arlington Park (not shown on this plan). There are three (3) additional detention pond areas totaling 3.1 acres within Open Space Tracts 'A' and 'N'. The new site layout funnels stormwater runoff into the existing stream that divides the site. The applicant shall provide more detailed information for the detention ponds and stormwater infrastructure on the Final Master Development Plan for each of the future phases.

Buildings and Architectural Elevations

The applicant has provided architectural elevations for all of the proposed lot types except the Estate and Manor lot types, which were approved as part of the existing Phase 1-A and 1-B. (Attachment 7-3)

The architecture for the Classic and Prestige Lot types (Areas C & D) provide 29 samples of two (2) story residences and 15 samples of one (1) story, and one and a half (1½) story elevations. The building materials are primarily brick and/or stone with siding located on the second story or as accent materials on roof dormers or in the gable ends of the roof.

The architecture for the Signature Lot type (Area E) provides three (3) samples of one (1), and one and a half (1½) story residences. Two (2) of the elevations utilize brick and stone on the front elevation and siding on the side and rear elevations, while the third sample utilizes siding on all four (4) elevations with brick column bases on the front porch.

The architecture for the Mainstreet Lot type (Area F) provides two (2) samples of two (2) story residences. The first sample utilizes siding on all four (4) elevations while the second sample utilizes brick on the first floor and half-timbering on the second floor.

The architecture for the Villa and Cottage Grove Lot types (Areas G & H) provides two (2) samples of one (1), and one and a half (1½) story attached residences. Both samples utilize brick and/or stone on the first floor with siding or half-timbering utilized in the gable ends of roofs or on roof dormers.

Staff recommends the Planning Commission approve the conceptual architectural elevations as submitted, with the understanding that the final architectural elevation will be provided as part of each Final Master Development Plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. Most of the Engineering Division comments have been satisfied; however, the applicant shall amend the Amended Preliminary Master Development Plan and provide documents as indicated below:

1. Show location of existing detention pond in open space "C".
2. Revise note 17 (sheet C0.0) addressing traffic signal to read:
Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
3. Revise Phase lines to include the length of Bedford Way from the northern most roundabout (at Carellton Drive) to Liberty Lane, including the Liberty Lane re-alignment in Phase 4.
4. Add the following note to the PMDP:
The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

Other Departmental Comments

Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan. All of the Other Departmental Comments have been satisfied.

FINDINGS OF FACT PER T.C.A. §13-3-104, §13-4-103, §13-4-104:

1. The proposed Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.

2. The proposed changes shown in the Amended Preliminary Master Development Plan do constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The amended PMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the Amended PMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Resolution 2013-96, a Major Amendment to the Preliminary Master Development Plan for the Carellton development consisting of a 14 sheet plan, prepared by Dewey/Estes Engineering of Nashville TN, with project No. 12017 and dated November 12, 2013, located north of Whitestone Lane east of Liberty Lane, and north of Long Hollow Pike at Big Station Camp Boulevard, with the following conditions:

1. Label the traffic circle landscape areas as an open space tract.
2. A separate rezoning Preliminary Master Development Plan application will be required to rezone this area (the proposed commercial outparcel). All rezoning requests will require approval from the Gallatin City Council.
3. Remove "Agricultural" uses in the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2.
4. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.
5. Indicate by a plan note how lots (492, 493, 494, 495, 694, and 695), will be arranged to provide a building envelope that meets the typical lot layouts. (Staff will not support variances for these six (6) lots (492, 493, 494, 495, 694, and 695)
6. Show location of existing detention pond in open space "C".
7. Revise note 17 (sheet C0.0) addressing traffic signal to read:

Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be

posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

8. Revise Phase lines to include the length of Bedford Way from the northern most roundabout to Liberty Lane, including the Liberty Lane re-alignment in Phase 4. A reduction in the number of lots shall not be considered a major amendment to this PMDP.
9. Add the following note to the PMDP:
The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.
10. Submit 14 corrected folded copies of the Amended Preliminary Master Development.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

(A draft City Council Ordinance to amend the zoning/PMDP is provided in Attachment 7-5)

ATTACHMENTS

- | | |
|-----------------------|---|
| Attachment 7-1 | Preliminary Master Development Plan |
| Attachment 7-2 | Existing PMDP/FMDP |
| Attachment 7-3 | Architectural Elevations |
| Attachment 7-4 | Gallatin on the Move 2020 - Character Area Information |
| Attachment 7-5 | Draft City Council Ordinance |

SUBURBAN NEIGHBORHOOD EMERGING

General Description of Existing Development Patterns

Suburban Neighborhood Emerging areas are where pressure for conventional suburban residential subdivision development and associated commercial development along arterials and major roads is greatest. These areas are expected to accommodate a vast majority of the City's projected residential growth.

Location

Areas within this character area include the following:

- Undeveloped and rapidly-developing areas of West Gallatin north of Long Hollow Pike including Cottonwood/Upper Station Camp area, Twin Eagles
- Developing areas of East Gallatin along Hartsville Pike, Broadway
- Undeveloped areas of Southeast Gallatin near Drivers Lane and Coles Ferry Road
- West Gallatin undeveloped and developing portions of the Douglass Bend area

Intent

The development pattern should seek to:

- Provide for development of conventional suburban low-to-medium residential densities with scattered civic buildings, and varied street patterns (curvilinear), but limited the use of cul-de-sacs.
- Allow for master-planned development that blends residential development with schools, parks and recreation, linked in a compact pattern that encourages walking and minimizes the need for short auto trips
- Provide street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected systems of streets within new subdivisions and connect to existing subdivisions
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees

EMERGING SUBURBAN

Anticipated level of change:

- High

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by curb, gutter with sidewalk

Infrastructure

- Public water and sewer available (or planned)
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single family residential
- Small and large-scale apartments and townhomes
- Public/Institutional

Appropriate Residential Net Density

- 1-3 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

- Allow for connection to a network of greenways/trails wherever possible
- Accommodate a variety of housing choices

Development Strategies

- Connect new development to Suburban Neighborhood areas where possible in order to provide residents and visitors with more choices for moving through the neighborhoods
- Require multiple stub out streets to allow for future connectivity when adjacent properties develop, and post signage to state the future intention of the City to connect

Implementation Measures

- ☞ Update street connectivity requirements/exception criteria
- ☞ Add tree protection requirements



Suburban Neighborhood Emerging areas will include pedestrian friendly one-family uses



Attached housing provides housing choice and is encouraged in Suburban Neighborhood Emerging areas



City of Gallatin, Tennessee

Planning Department

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: January 28th, 2014

TO: Mr. Michael Dewey
Dewey – Estes Engineering
2925 Berry Hill Drive
Nashville, TN 37204

FROM: Gallatin Planning Department

RE: January 27th, 2014, Gallatin Municipal-Regional Planning Commission Meeting
Carellton Subdivision, Amended PMDP, File: PC0214-13

At the above referenced meeting, the Planning Commission considered the proposed amendment to the Preliminary Master Development Plan as a Major Amendment pursuant to Gallatin Zoning Ordinance Section 12.02.050 A and H.

- RECOMMENDED
 RECOMMENDED WITH CONDITIONS
 NOT RECOMMENDED
 DEFERRED

Planning Commission recommend approval of the Amended Preliminary Master Development Plan for Carellton Subdivision to City Council with the following conditions of approval:

1. Label the traffic circle landscape areas as an open space tract.
2. A separate rezoning Preliminary Master Development Plan application will be required to rezone this area (the proposed commercial outparcel). All rezoning requests will require approval from the Gallatin City Council.
3. Remove "Agricultural" uses in the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2.
4. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.
5. Indicate by a plan note how lots (492, 493, 494, 495, 694, and 695), will be arranged to provide a building envelope that meets the typical lot layouts. (Staff will not support variances for these six (6) lots (492, 493, 494, 495, 694, and 695)
6. Show location of existing detention pond in open space "C".
7. Revise note 17 (sheet C0.0) addressing traffic signal to read:

EXHIBIT A



Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

8. Revise Phase lines to include the length of Bedford Way from the northern most roundabout to Liberty Lane, including the Liberty Lane re-alignment in Phase 4. A reduction in the number of lots shall not be considered a major amendment to this PMDP.
9. Add the following note to the PMDP:
The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.
10. Submit 14 corrected folded copies of the Amended Preliminary Master Development.

Approval contains the following requirements:

BUILDING PERMIT/USE AND OCCUPANCY PERMIT

ZONING PERMIT

SIGN PACKAGE/PERMIT

LAND DISTURBANCE PERMIT

SIGNAGE CHECK



City of Gallatin, Tennessee

Planning Department

-
- UTILITY SURETY
- MAINTENANCE SURETY
- SIDEWALK SURETY
- SUBDIVISION SURETY
- LIST CONDITIONS OF APPROVAL ON RESUBMITTAL
- COUNCIL SUBMITTAL
- SUBMIT 14 CORRECTED, FOLDED COPIES (ALL HALF SIZE IF ORIGINAL PLANS ARE LARGER THAN 18 x 24) FOR INCLUSION IN CITY COUNCIL PACKETS.
- OTHER
- CITY COUNCIL APPROVAL
- Council Committee: 2/11/14
 - 1st Reading at City Council: 2/18/14
 - Ad runs for Public Hearing by Codes/Planning Department: 2/13/14
 - Public Hearing 3/04/14
 - 2nd Reading at City Council: 3/18/14

cc: PC File PC0214-13

EXHIBIT A

EXHIBIT B

Development shall be consistent with the Amended Preliminary Master Development Plan for Carellton, consisting of a 14 sheet plan, prepared by Dewey/Estes Engineering of Nashville, Tennessee, with project No. 12017, dated November 27, 2013, with a received stamp dated January 21, 2014, and a 21 sheet architectural elevation rendering package for Areas C through H, prepared by the ML Group of Flower Mound, Texas, stamp dated November 27, 2013 with the following conditions:

1. Remove "Commercial" uses designation in the Project Summary on Plan Sheets C0.0, and remove the "Commercial Outparcel 0.91 acres" designation on Plan Sheet C1.0 and label the area as a tract for future development.
2. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.

EXHIBIT B

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Councilman Overton

AGENDA #

SUBJECT:
Peach Valley Road

SUMMARY:
Councilman Overton requested this item be placed on the agenda. Per the instructions of Council last June, City Engineer Nick Tuttle did evaluate the section of Peach Valley Road that is at issue. At that time, the estimate for the City to pave the road section was \$54,000. See attached memo. Mr. Tuttle said he has spoken to County Road Superintendent Judy Hardin and she quoted a price of \$36,000 for the County to resurface the road section. However, the County quote did not include the necessary repairs and striping.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

City of Gallatin
Engineering Division
Memorandum

To : Mayor Graves
From : Nick Tuttle, City Engineer
Date : June 25, 2013
Subject : Peach Valley Road (portion within county)

At the request of City Council, our office was asked to evaluate the section of Peach Valley Road which lies within the boundary of the county. The City has completed resurfacing of Peach Valley Road on each side of this section. The section of road is approximately 2000 feet in length and 21 feet in width.

This section of road is in need of repair and resurfacing. During the evaluation, we noticed there was severe rutting in the west bound wheel path and other isolated areas that needed full depth repair. The repair consisted of approximately 700 square yards in surface area that needs to be excavated and repaired. The roadway received a rating 67 on the scale used by the City of Gallatin's Pavement Condition Rating Form. Typically, roadways rated less than 70 are recommended for rehabilitation.

Based on the City's current paving contract prices and in-house forces making repairs, we have estimated the cost of repairing failures, resurfacing and striping at approximately \$54,000.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Councilwoman Brackenbury

AGENDA #

SUBJECT:

Transient Vendors Ordinance

SUMMARY:

Councilwoman Brackenbury requested a discussion of this topic be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 11, 2014

DEPARTMENT: Mayor Graves

AGENDA #

SUBJECT:

Pace Street & Council Avenue

SUMMARY:

Mayor Graves and Police Chief Don Bandy will give an update on the citizen request to review travel on these two roads.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: