



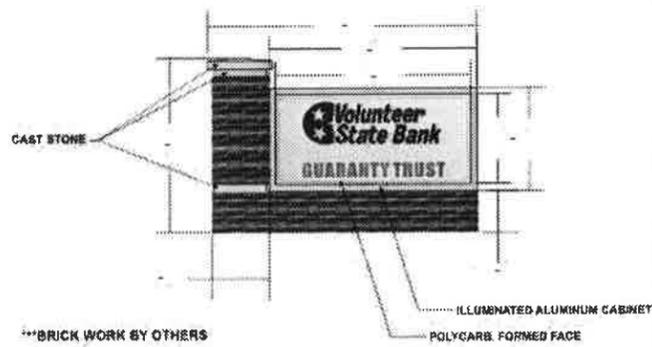
Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, January 11, 2016

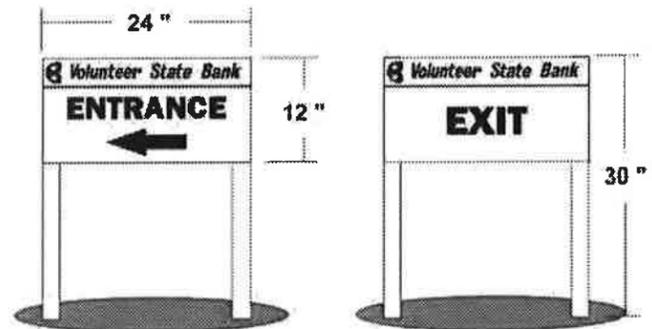
Dr. J. Deotha Malone Council Chambers; 5 p.m.

Gallatin City Hall, 132 West Main Street

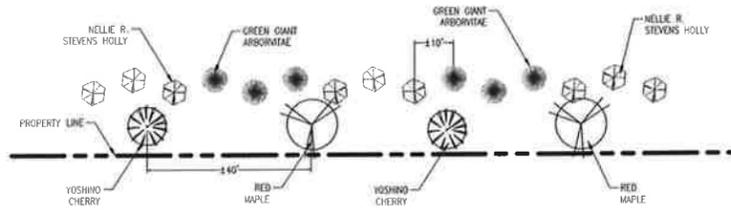
1. Discuss a request to rezone a 2.372 (+/-) acre parcel from Commercial Services (CS) to Planned General Commercial (PGC) with a Preliminary Master Development Plan for Volunteer State Bank, on property located at 554 West Main Street (3-1415-15).
2. Discuss a request to rezone a 61.48 (+/-) acre parcel from Planned General Commercial (PGC) to Multiple Residential and Office (MRO) with a Preliminary Master Development Plan for Hidden Creek. The development will contain 325 lots and is located northwest of the intersection of Big Station Camp Boulevard and Bison Trail (3-1422-15).
3. Discuss the proposed Final Master Development Plan for Twin Eagles, Phase 9, Section B, a major subdivision, containing 16 lots on a 2.04 (+/-) acre parcel, located on Franciscan Way and Bennett Drive (8-1423-15).
4. Discuss the proposed Preliminary Master Development Plan for Twice Daily Gas Station and Convenience Store located at the intersection Long Hollow Pike & SR 386.
5. Discuss text changes to the Gallatin Zoning Ordinance.
6. Other Business



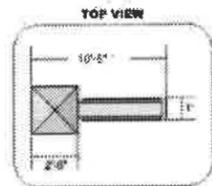
MONUMENT SIGN
NOT TO SCALE



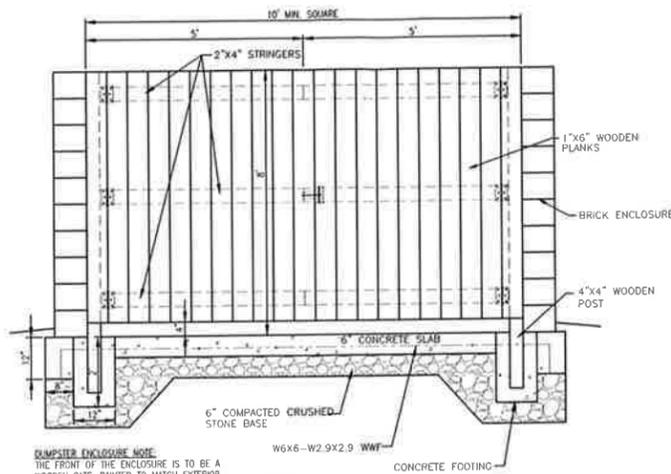
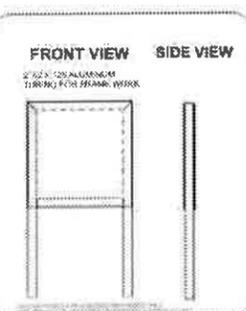
DIRECTIONAL SIGNS
NOT TO SCALE



TYPICAL BUFFERING
SCALE: 1"=20'



ELECTRICAL CABINET



DUMPSTER ENCLOSURE NOTE
THE FRONT OF THE ENCLOSURE IS TO BE A WOODEN GATE, PAINTED TO MATCH EXTERIOR COLOR ON THE FRONT OF THE BUILDING. THE SIDES AND BACK OF THE ENCLOSURE ARE TO BE BRICK AND TO MATCH THE SAME APPEARANCE OF THE FACADE OF THE PRINCIPLE STRUCTURE.

- NOTES:**
1. ALL LUMBER TO BE PRESSURE TREATED
 2. CONCRETE PAD WITHIN ENCLOSURE TO BE CLASS "4" CONCRETE (4,500 PSI)
 3. ENCLOSURE SHOULD BE A MINIMUM OF 8FT TO ADEQUATELY SCREEN A STANDARD DUMPSTER.

DUMPSTER PAD & ENCLOSURE DETAIL
NOT TO SCALE



LIGHTING NOTE
THE AREA LIGHTING DEPICTED ON THE PHOTOMETRIC PLAN IS A CHARRON LED CL1 POLE LIGHT BY SPAULDING LIGHTING AT A MOUNTING HEIGHT OF 20'.



PARKING LOT LIGHTING
NOT TO SCALE



PHOTOMETRIC PLAN
SCALE: 1"=20'

NO. BY	DATE	DESCRIPTION



JOSHUA M. LYON, P.E. TN#112331

**VOLUNTEER STATE BANK
PRELIMINARY MASTER
DEVELOPMENT PLAN**

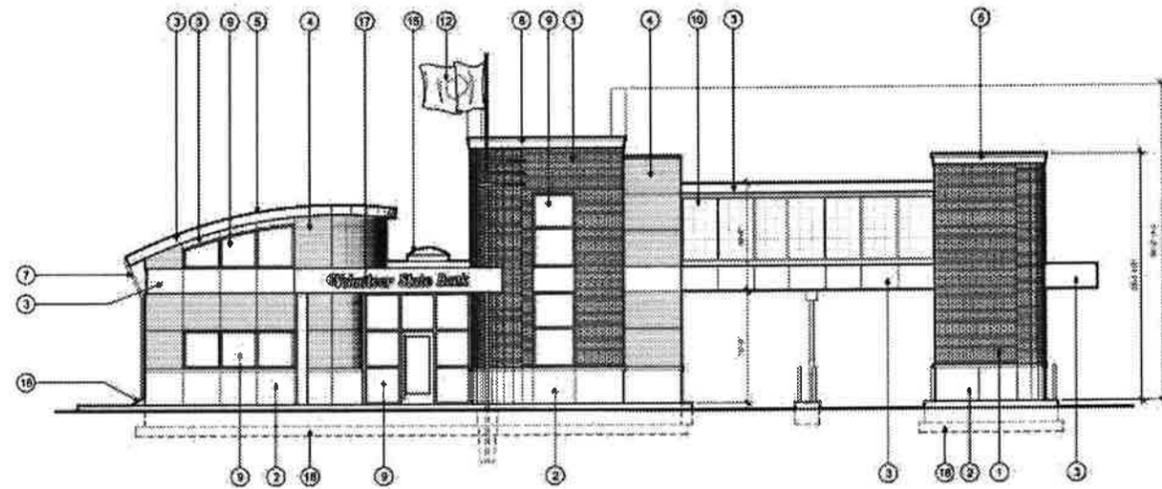
554 WEST MAIN STREET
GALLATIN, TN
SUMNER COUNTY

DRAWN BY:	JML
CHECKED BY:	JML
DATE:	12/23/15
PROJECT NO.:	C07213

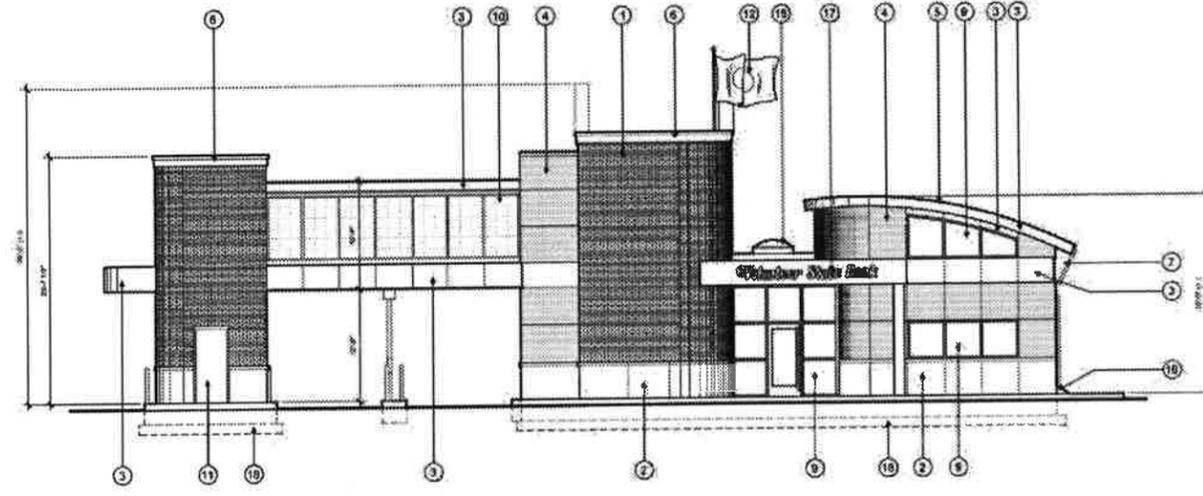
**GENERAL SITE
DETAILS**

SHEET NUMBER
PMDP3

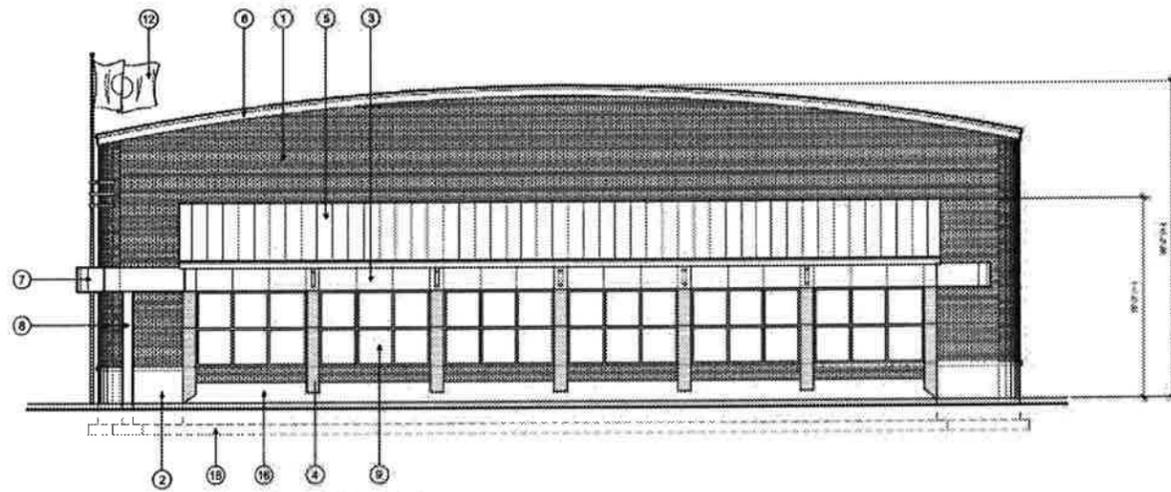
3-1415-15



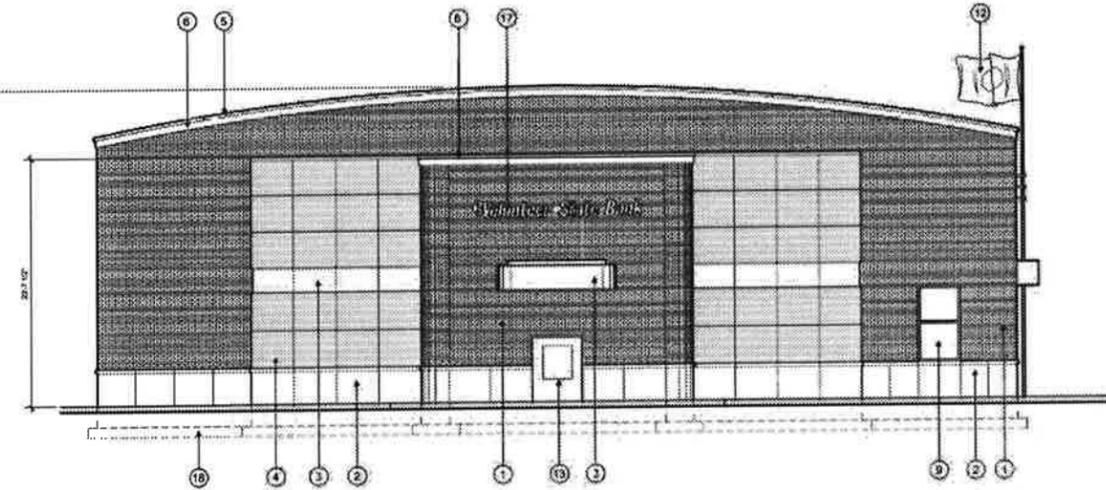
1 FRONT ELEVATION - FACING SOUTH
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - FACING NORTH
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - FACING WEST
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - FACING EAST
SCALE: 1/8" = 1'-0"

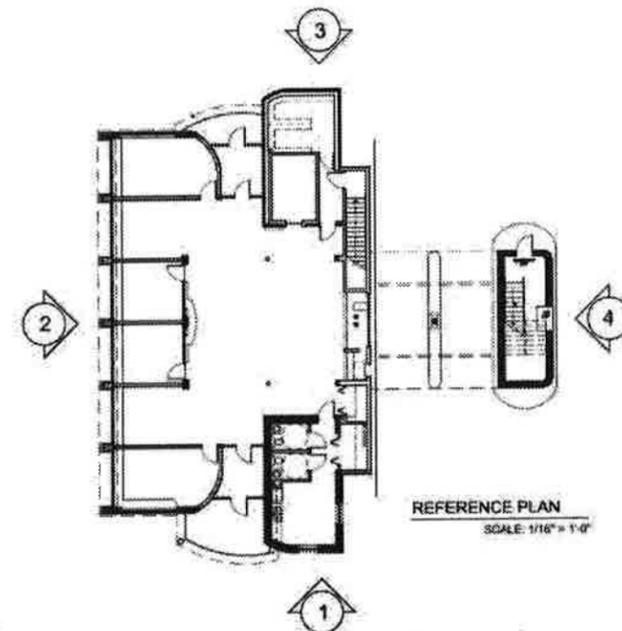
EXTERIOR MATERIAL PERCENTAGES

Table of exterior material percentages for the building, categorized by elevation and material type.

A Overall Project			
Primary Materials	Brick	2,352 Sq Ft	42 % of Gross
	Stone	2,138 Sq Ft	38 % of Gross
	SPS	1,144 Sq Ft	14 % of Gross
Secondary Materials	Glass	1,421 Sq Ft	25 % of Gross
	Alum. Fin. 201	24 Sq Ft	0 % of Gross
Total Surface Area		6,399 Sq Ft	100% of Gross
B Front Elevation - Facing South			
Primary Materials	Brick	512 Sq Ft	21 % of Gross
	Stone	139 Sq Ft	5 % of Gross
	SPS	252 Sq Ft	10 % of Gross
Secondary Materials	Glass	473 Sq Ft	20 % of Gross
	Alum. Fin. 201	24 Sq Ft	0 % of Gross
Total Surface Area		1,399 Sq Ft	40 % of Gross
C Side Elevation - Facing West			
Primary Materials	Brick	1,352 Sq Ft	38 % of Gross
	Stone	827 Sq Ft	23 % of Gross
	SPS	84 Sq Ft	4 % of Gross
Secondary Materials	Glass	448 Sq Ft	13 % of Gross
	Roofing	448 Sq Ft	13 % of Gross
	Alum. Fin. 201	24 Sq Ft	0 % of Gross
Total Surface Area		3,133 Sq Ft	90 % of Gross
D Rear Elevation - Facing North			
Primary Materials	Brick	512 Sq Ft	21 % of Gross
	Stone	178 Sq Ft	7 % of Gross
	SPS	252 Sq Ft	10 % of Gross
Secondary Materials	Glass	473 Sq Ft	20 % of Gross
	Alum. Fin. 201	24 Sq Ft	0 % of Gross

KEYNOTES TO ELEVATIONS

- 1 BRICK VENEER
- 2 ARCHITECTURAL CAST STONE AND WATER TABLE
- 3 ALUMINUM COMPOSITE MATERIAL WALL CLADDING AND/OR PARAPET COPING SYSTEM
- 4 EXTERIOR INSULATION FINISH SYSTEM - STONE FINISH
- 5 PREFINISHED STANDING SEAM ROOFING
- 6 ARCHITECTURAL CAST STONE PARAPET WALL CORNICE AND COPING
- 7 PREFINISHED METAL GUTTER AND/OR DOWNSPOUT SYSTEM
- 8 PAINTED ROUND STEEL COLUMN
- 9 ALUMINUM AND GLASS ENTRY AND/OR STOREFRONT SYSTEM
- 10 INSULATED POLYCARBONATE WALL PANELS SYSTEM
- 11 PAINTED HOLLOW METAL DOOR AND FRAME
- 12 FLAG POLE AND WALL ATTACHMENT BRACKET
- 13 ATM SET IN MASONRY WALL
- 14 REMOTE TELLER UNIT AT DRIVE THROUGH ISLAND
- 15 SKYLIGHT OVER TELLER AREAS
- 16 EARTH BERM AGAINST MASONRY WALL
- 17 CORPORATE LOGO / SIGNAGE - INDIVIDUAL ALUMINUM APPLIED LETTERS
- 18 CONCRETE FOUNDATION / FOOTING BELOW GRADE



REFERENCE PLAN
SCALE: 1/16" = 1'-0"

Volunteer State Bank

LYLE COOK MARTIN

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VOLUNTEER STATE BANK

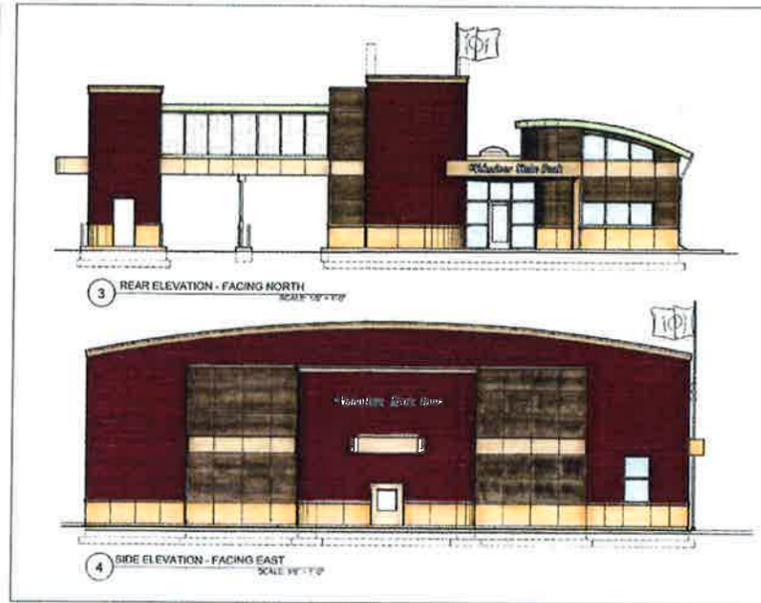
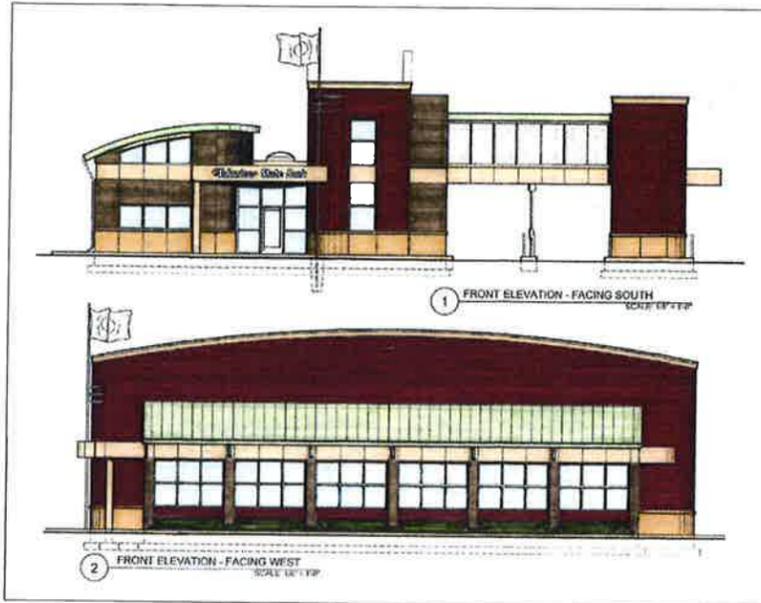
EXTERIOR DESIGN PACKAGE - MATERIAL INDICATIONS

Project No. _____
Issue Date _____
Drawn By _____
Revision Date _____
Revision Date _____
Revision Date _____

A4.2

SHEET NO.

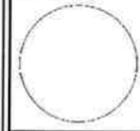
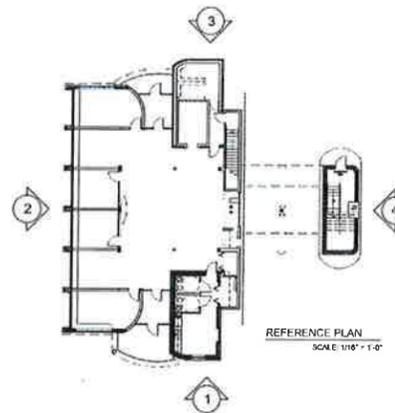
3-1415-15



Volunteer State Bank

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& ZONING



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EXTERIOR DESIGN PACKAGE - COLOR RENDERINGS

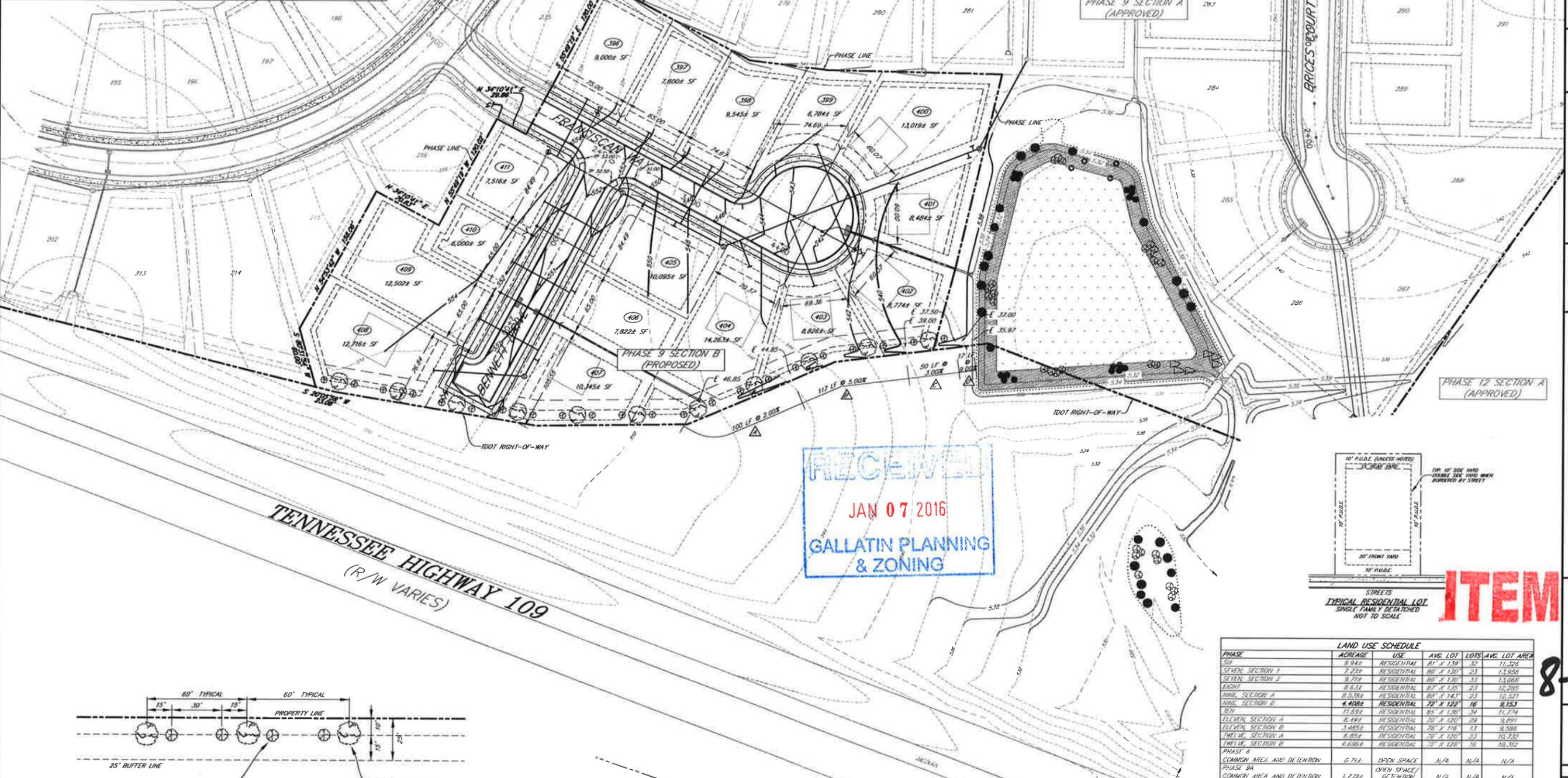
Project No.	
Sheet No.	
Client No.	
Revision No.	
Drawn By	
Checked By	
Approved By	

A4.1
SHEET NO.

3-1415-15

LEGEND

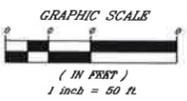
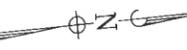
□	CONCRETE MONUMENT (OLD)	⊙	UTILITY POLE	
■	CONCRETE MONUMENT (NEW)	⊙	UTILITY POLE W/ LIGHT	
○	IRON ROD (OLD)	⊙	GUY ANCHOR	
●	IRON ROD (NEW)	⊙	TELEPHONE MANHOLE	
⊙	BENCHMARK	⊙	ELECTRIC JUNCTION BOX	
---	BOUNDARY LINE	⊙	CABLE PEDESTAL	
---	BUFFER	⊙	SANITARY SEWER MANHOLE	
---	SETBACK / YARD	⊙	WATER METER	
---	PUDE	⊙	WATER VALVE	
---	EXTRUDED CURB	⊙	BLOW OFF VALVE	
---	SANITARY SEWER LINE	⊙	AIR RELEASE ASSEMBLY	
---	W	WATER LINE	⊙	FIRE HYDRANT
---	STORM SEWER	---	GAS METER	
---	G	GAS LINE	---	GAS VALVE
---	OHE	OVERHEAD UTILITY LINE	---	A/C PAD
---	UGT	UNDERGROUND UTILITY LINE		
---	FENCE			
---	TREE LINE			



ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com



IF YOU DID IN TENNESSEE
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1-800-351-1111
1-615-348-1887
TENNESSEE ONE CALL
IT'S THE LAW



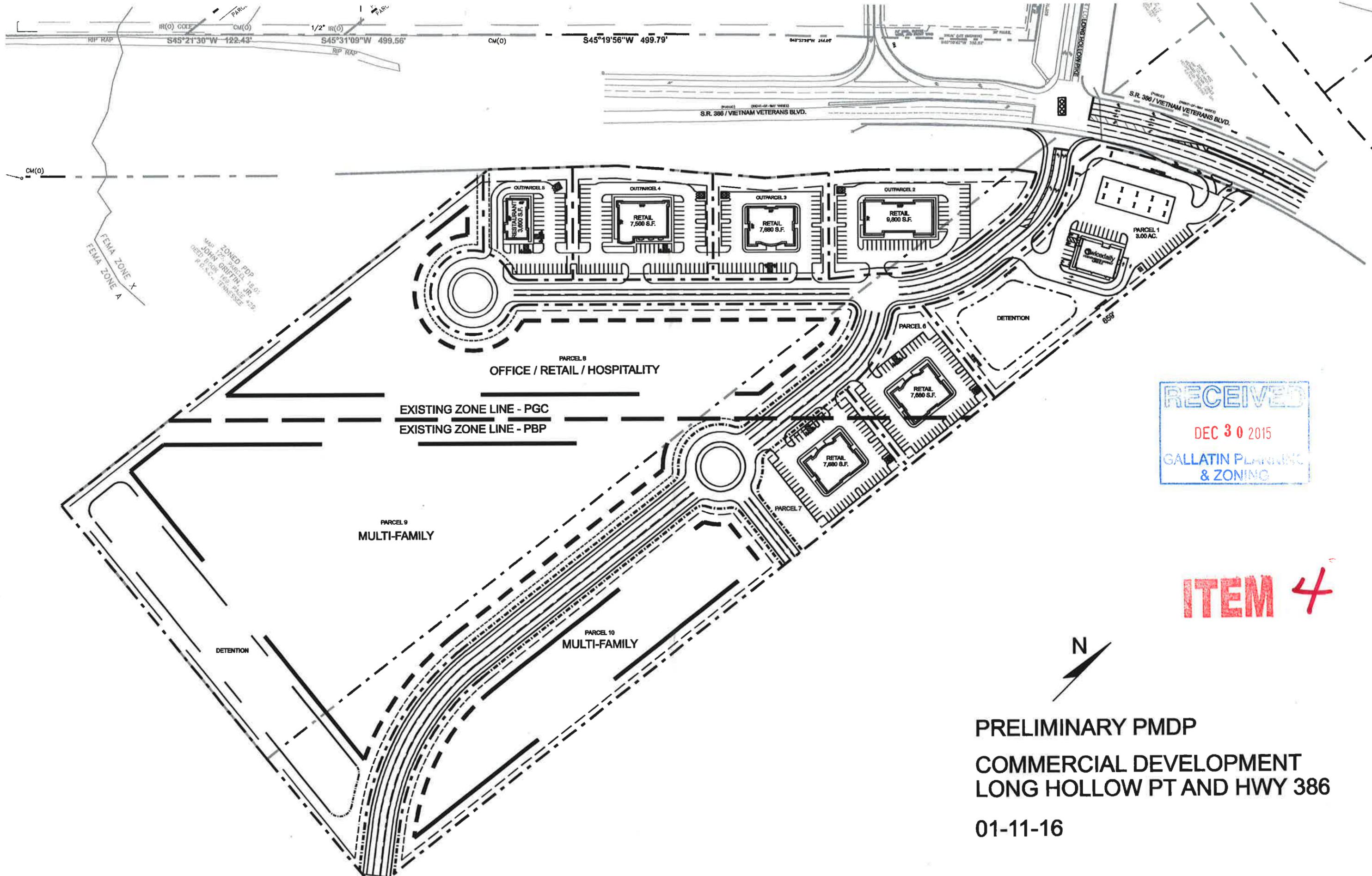
TWIN EAGLES SUBDIVISION
PHASE 9 SECTION B
AMENDED FNDP / FNDP
SITE PLAN
FRANCISCAN WAY & BENNETT DRIVE
CITY OF GALLATIN 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

ITEM 3

8-1423-15

SHEET NO.
C 2.0

REVISIONS



M.P. ZONED P.D.P.
 JOHN GRIFIN, JR.
 18.01
 100 PAGE 429
 #1 U.S.S. - TENNESSEE

FEMA ZONE X
 FEMA ZONE A

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 DEC 30 2015
 GALLATIN PLANNING
 & ZONING

ITEM 4



PRELIMINARY PMDP
 COMMERCIAL DEVELOPMENT
 LONG HOLLOW PT AND HWY 386
 01-11-16