



Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, January 13, 2014

Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss the proposed multi-tenant sign for Dairy Queen and Tractor Supply Company located in the Gallatin Center Shopping Center near the corner of Nashville Pike and Wall Street. Also discuss the L.E.D. lighting (L.E.D.-Flex, Black Track) to be located along the covered outdoor seating area and front of the proposed Dairy Queen building (PC0211-13)
2. Discuss Preliminary Master Development Plan to rezone 16 parcels, along Nichols Lane between Woods Ferry Road and Livingston Road, in order to build a senior living community that includes assisted living, independent living villas, medical service offices, and a skilled nursing and rehabilitation facility, known as the Grand Reserve at Clear Lake. (PC0187-13)
3. Discuss proposed amendments to the Preliminary Master Development Plan for the Carellton Subdivision, which include changes to the site layout, lot sizes, and phasing. (PC0214-13)
4. Other Business



NEW D/F ILLUMINATED MONUMENT SIGN
 CABINET OF .063 ALUMINUM, PRIMED & PAINTED BLACK
 FACES OF .177 WHITE PANFORMED ACRYLIC WITH VINYL
 GRAPHICS APPLIED FIRST SURFACE.
 INTERNALLY ILLUMINATED WITH FLUORESCENT LAMPS
 BRICK BASE BY OTHERS



www.a-1signs.com



Charles Hampton's
A-1 Signs
 INCORPORATED
 HIGHWAY 96 .PO.BOX 247 DICKSON, TN 37055
 U.S. (800) 446-0066 office@a-1signs.com
 DICKSON (615) 446-2856 FAX (615) 446-6616
 THIS DESIGN IS THE PROPERTY OF A-1 SIGNS

SCALE: 3/8"=1'
DATE: 11/22/13
LOCATION: Gallatin, TN
SALES: Carl Bell
DRAWN BY: MSinkley
DRAWING #: Gallatin Multi Tenant Mon R2
JOB TITLE: Lee Cowden
TRACKING #: LC GA TN 11 22 13 CB R1
REV: 12/11/13 REV: 12/13/13

ITEM 1

PC0211-13

Amended Preliminary Master Development Plan for Carellton

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee



Revisions:
Drawing Notes:
Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee



Cover Sheet
ITEM 3
Job No. 12017
C0.0
1 of 14

PC0214-13

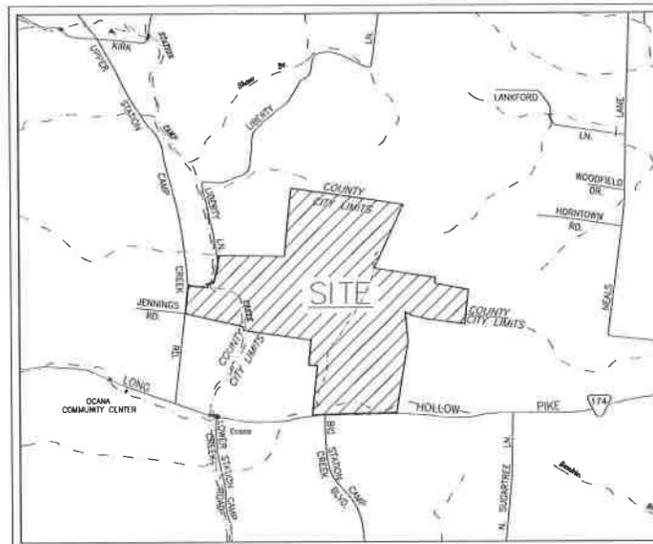


Overall Site Map
Scale 1"=600'

Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Classic)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Cottage Grove)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	52	0	0	0	0	0	0	62
2	0	0	0	14	36	21	26	0	97
3	0	0	0	22	30	26	0	29	107
4	0	0	21	14	23	11	0	33	102
5	0	0	19	31	29	0	0	31	110
6	0	0	21	25	0	8	30	0	84
7	0	0	0	26	0	24	0	0	50
8	0	0	0	37	0	0	0	0	37
Total	65	67	61	169	118	90	56	93	719

Note: Tracts 1-3 are Not Included in the Above Table.



Vicinity Map
NTS

Project Notes

- The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan for Carellton, a residential development consisting of 719 Residential Dwellings, 3 Large Tracts (See Site Data for Details), and request Commercial General (CG) zoning for a 0.91 acre Commercial Outparcel.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
- A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G. Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
- All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
- Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
- Individual water and/or sanitary sewer service lines are required for each lot.
- Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
- All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.
- All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
- The owner/developer of this property is responsible for all financial matters.
- A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits.
- Trash Removal for this property shall be handled by individual roll-away city tosters.
- Estimated Completion for this project is 7-10 years.
- Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.
- All Dual Road Frontage Lots Shall be Accessed from the Minor Street.
- All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.
- Each Phase of Development Shall be Responsible for Surety of their Pro-Rata Contribution towards the Installation of a Traffic Signal at Long Hollow Pike and Big Station Camp Creek/Carellton Drive Intersection. The Pro-rata Contribution will be made to Supplement the Cost of the Traffic Signal Not Covered in the Current Bond Surety. The Pro-rata Contribution Shall be Agreed upon in a Developer's Agreement. The Pro-rata Contribution is based upon numbers indicated in the Traffic Impact Study of the Amount of Traffic Generated by the Carellton Development to Warrant a Traffic Signal. Upon request by the Engineering Division, a Signal Warrant Study Shall be Performed by the Developer. Upon Warrant of Signal, Developer Shall Install Signal to City Standards.

Project Summary

<p>Site Data Councilmatic District #4 Council Person Craig Hayes</p> <p>Property Location/Address: Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd Gallatin, TN 37066</p> <p>Property Owner: Northern Property, LLC Contact: Gray Palmer Address: 1066 Vaughn Crest Drive Franklin, TN 37069 Phone: (615) 210-2651</p> <p>Applicant: Green Trails, LLC Contact: Rick Deekbar Address: 2925 Berry Hill Drive, Ste A Nashville, TN 37204 Phone: (615) 397-4513</p> <p>Developer: Green Trails, LLC Contact: Rick Deekbar Address: 2925 Berry Hill Drive, Ste A Nashville, TN 37204 Phone: (615) 397-4513</p> <p>Engineer: Dewey-Estes Engineering Contact: Michael Dewey, PE Address: 2925 Berry Hill Drive, Ste B Nashville, TN 37204 Phone: (615) 979-9071</p> <p>Flood Note: A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.</p> <p>Benchmark: Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'</p>	<p>Site Information Tax Map 124, Parcels 7.00, 7.01 & 7.02</p> <p>Zoning - R8(PRD) Total Site Area - 417.2 Acres</p> <p>Current Use: Residential (Single Family) Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike) Plan Preparation Date: November 13, 2013</p> <p>Site Breakdown: Total Lots - 719 Phase 1-A - Final Plat Recorded - 70 Lots Phase 1-B - Under Construction - 62 Lots Future Development - 587 Lots Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above Commercial Outparcel - 0.91 Acres (CG Zoning Requested)</p> <p>Lot Breakdown: 100' Wide Lots - 65 85' Wide Lots - 67 80' Wide Lots - 61 60' Wide Lots - 169 50' Wide Lots - 118 40' Wide Lots (Rear Loaded) - 90 36' Wide Townhomes - 56 28' Wide Townhomes (Rear Loaded) - 93</p> <p>Tract Breakdown: Tract 1 - 25.6 Acres (1 Lot Max) Tract 2 - 75.2 Acres (7 Lots Max) Tract 3 - 44.1 Acres (4 Lots Max) Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.</p> <p>Open Space Area - 71.7 Acres ROW Area - 47.0 Acres</p> <p>Parking Required: 1,438 Total Parking Stalls (2 Stalls/Unit)</p> <p>Parking Provided: 1,438 Garage Stalls (2-Car Garage/Unit) 120 Guest Parking Stalls 27 Clubhouse & Pool Parking Stalls 1,565 Total Parking Stalls *Note: Driveways Shall be 16' Wide x 20' Deep (Typ)</p> <p>Maximum Height: 2 Stories</p>
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Sheet Schedule

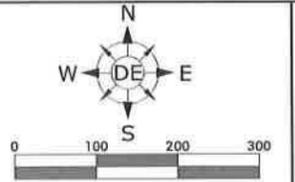
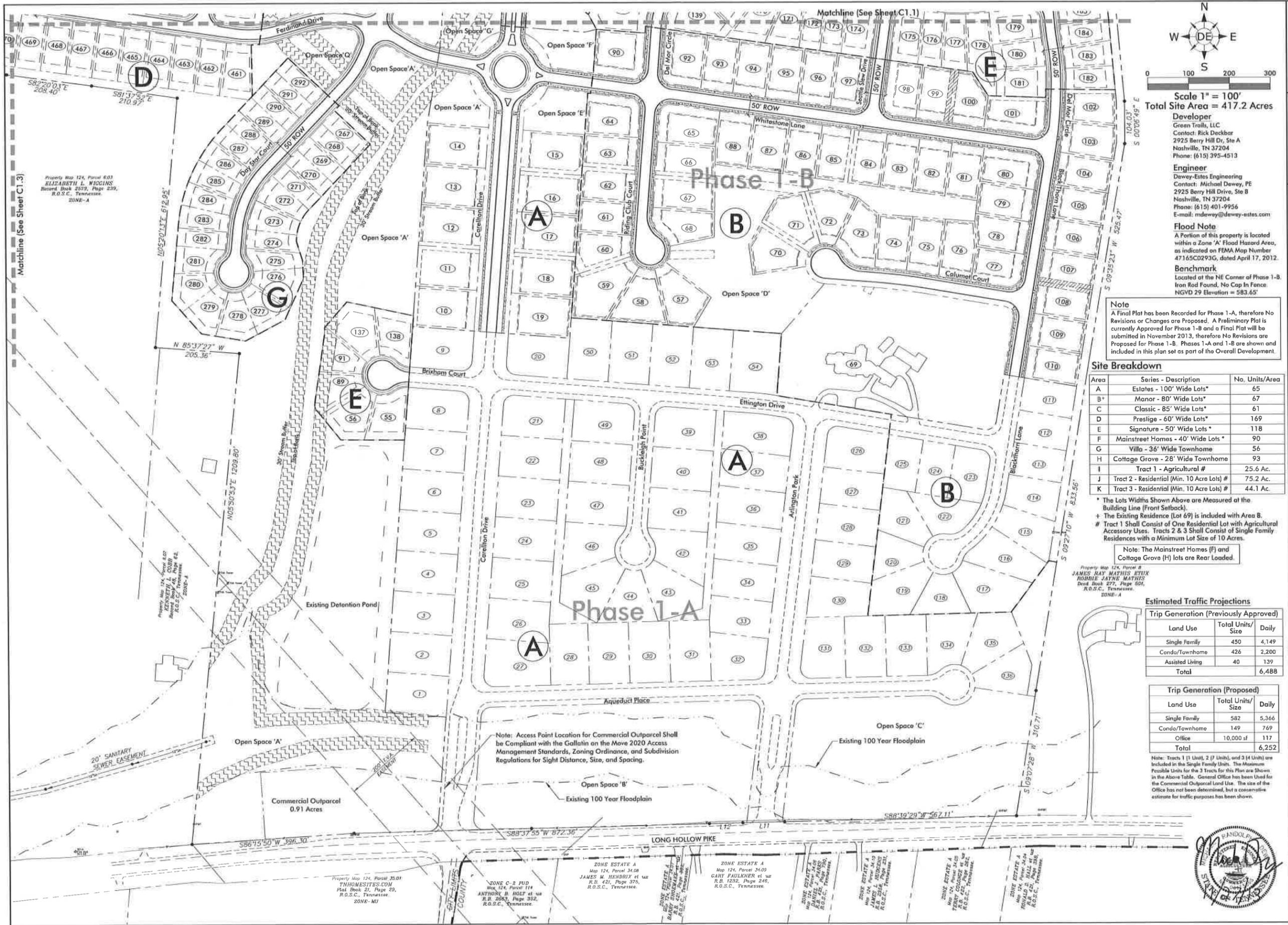
1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Overall Utilities Plan
7	C2.1	Overall Utilities Plan (Cont'd)
8	C2.2	Overall Utilities Plan (Cont'd)
9	C2.3	Overall Utilities Plan (Cont'd)
10	C3.0	Conceptual Landscape Plan
11	C3.1	Conceptual Landscape Plan (Cont'd)
12	C3.2	Conceptual Landscape Plan (Cont'd)
13	C3.3	Conceptual Landscape Plan (Cont'd)
14	C4.0	Details

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2	July 2014-June 2015
Phase 3	July 2015-June 2016
Phase 4	July 2016-June 2017
Phase 5	July 2017-June 2018
Phase 6	July 2018-June 2019
Phase 7	July 2019-June 2020
Phase 8	July 2020-June 2021

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.





Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Decker
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.
Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Note
A Final Plat has been recorded for Phase 1-A, therefore No Revisions or Changes are Proposed. A Preliminary Plat is currently Approved for Phase 1-B and a Final Plat will be submitted in November 2013, therefore No Revisions are Proposed for Phase 1-B. Phases 1-A and 1-B are shown and included in this plan set as part of the Overall Development.

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B*	Manor - 80' Wide Lots*	67
C	Classic - 85' Wide Lots*	61
D	Prestige - 60' Wide Lots*	169
E	Signature - 50' Wide Lots*	118
F	Mainstreet Homes - 40' Wide Lots*	90
G	Villa - 36' Wide Townhome	56
H	Cottage Grove - 28' Wide Townhome	93
I	Tract 1 - Agricultural #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	75.2 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	44.1 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
+ The Existing Residence (Lot 69) is included with Area B.
Tract 1 Shall Consist of One Residential Lot with Agricultural Accessory Uses. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.
Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.

Estimated Traffic Projections

Trip Generation (Previously Approved)

Land Use	Total Units/Size	Daily
Single Family	450	4,149
Condo/Townhome	426	2,200
Assisted Living	40	139
Total		6,488

Trip Generation (Proposed)

Land Use	Total Units/Size	Daily
Single Family	582	5,366
Condo/Townhome	149	769
Office	10,000 sf	117
Total		6,252

Note: Tracts 1 (1 Unit), 2 (7 Units), and 3 (4 Units) are included in the Single Family Units. The Maximum Possible Units for the 3 Tracts for this Plan are Shown in the Above Table. General Office has been Used for the Commercial Outparcel Land Use. The size of the Office has not been determined, but a conservative estimate for traffic purposes has been shown.

Revisions:

Drawing Notes:

Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Summer County, Tennessee



Overall
Layout Plan

Job No. 12017

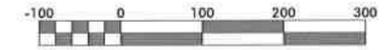
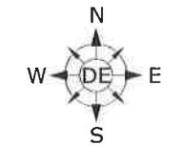
C1.0

2 of 14

Matchline (See Sheet C1.3)

Matchline (See Sheet C1.2)

Property Map 115, Parcel 14
GARY S. DORRIS &
FRANK M. FLYNN
Record Book 521, Page 753.
R.O.S.E., TENNESSEE
ZONE - ESTATE 'A'



Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Barry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513

Flood Note
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within a Zone 'A' Flood Hazard Area,
as indicated on FEMA Map Number
47165C0293G, dated April 17, 2012.

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Barry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Benchmark
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence,
NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: November 2013

Tract 3

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
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Gallatin, Sumner County, Tennessee



Overall Layout Plan

Job No. 12017

C1.1

3 of 14



Revisions:

Drawing Notes:

Date: November 2013

Carelton Amended PMDP Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124 Gallatin, Summer County, Tennessee

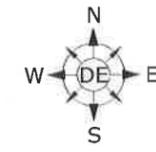
DEWEY/ESTES ENGINEERING

Overall Layout Plan

Job No. 12017

C1.2

4 of 14



Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

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Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.



Tract 2

Tract 2

Matchline (See Sheet C1.1)

Matchline (See Sheet C1.3)

Property Map 115, Parcel 26.05
WILLIAM A. ANGELL &
COREY MICHAEL ANGELL
Record Book 816, Page 417,
R.O.S.C., Tennessee,
ZONE-ESTATE A

Property Map 115, Parcel 14
GARY S. DORRIS &
FRANK M. FLYNN
Record Book 521, Page 763,
R.O.S.C., Tennessee,
ZONE-ESTATE A

Property Map 115, Parcel 14
GARY S. DORRIS &
FRANK M. FLYNN
Record Book 521, Page 763,
R.O.S.C., Tennessee,
ZONE-ESTATE A

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Gallatin, Summer County, Tennessee

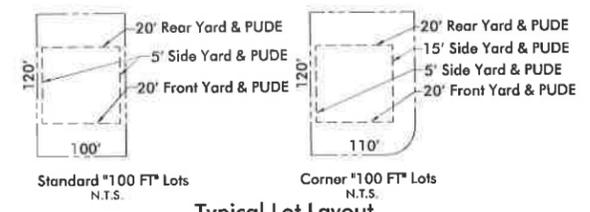
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ENGINEERING

Details

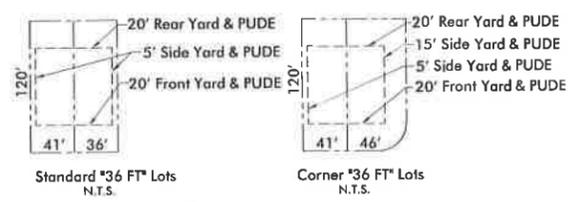
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C4.0

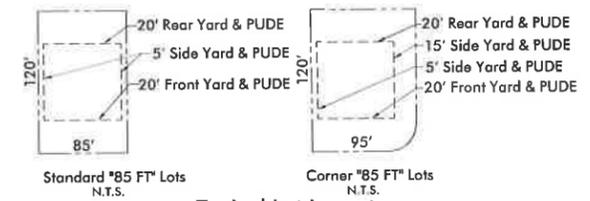
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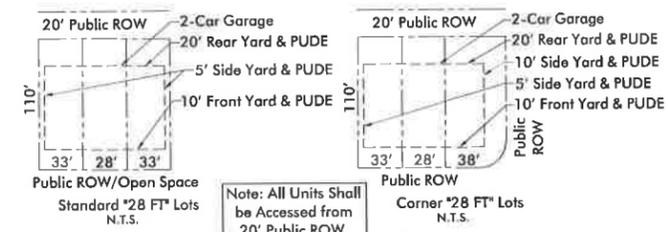
Typical Lot Layout
(100' Wide Nominal Lot)



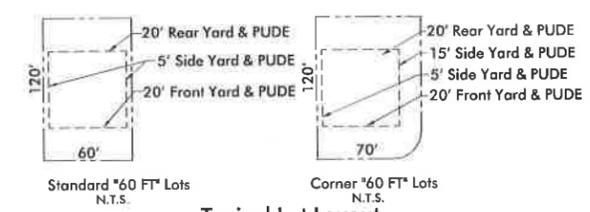
Typical Lot Layout
(36' Wide Villas)



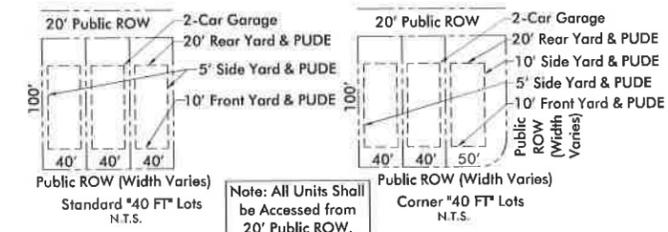
Typical Lot Layout
(85' Wide Nominal Lot)



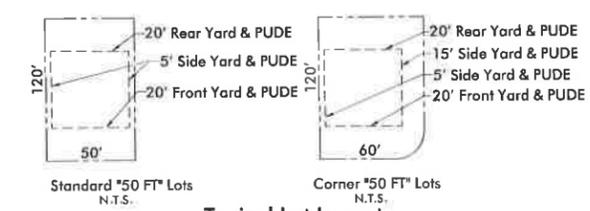
Typical Lot Layout
(28' Wide Townhomes)



Typical Lot Layout
(60' Wide Nominal Lot)



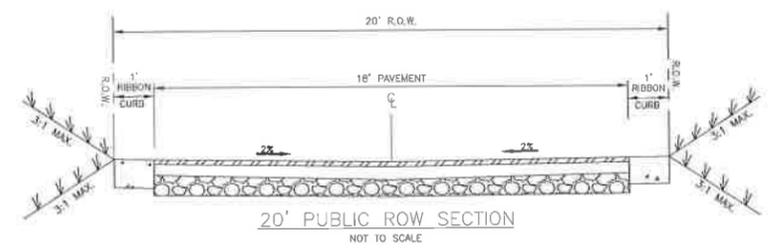
Typical Lot Layout
(40' Wide Nominal Lot)



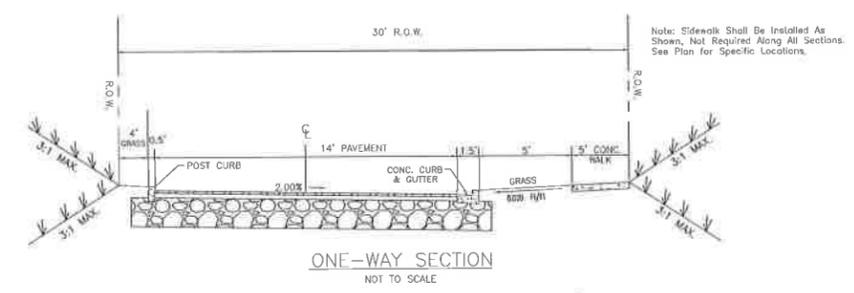
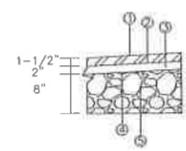
Typical Lot Layout
(50' Wide Nominal Lot)

Lot Configurations

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



- PAVEMENT SCHEDULE
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
 - ② TACK COAT (SS-1)
 - ③ 2" BITUMINOUS LEVELER
 - ④ PRIME COAT (RS-2)
 - ⑤ 8" STONE (GRADING D PUG MILL MIX)



- PAVEMENT SCHEDULE
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
 - ② TACK COAT (SS-1)
 - ③ 2" BITUMINOUS LEVELER
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