



**Gallatin Municipal-Regional Planning Commission
Work Session Agenda**

Monday, November 10, 2014

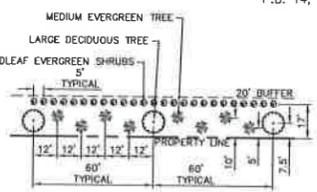
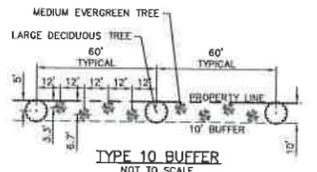
Dr. J. Deotha Malone Council Chambers; 5 p.m.

Gallatin City Hall, 132 West Main Street

1. Discuss proposed Preliminary Master Development Plan to rezone 1.071 (+/-) acres from Multiple Residential and Office Planned Unit Development (MRO PUD) to Multiple Residential and Office (MRO) on Hancock Street and amend the Lackey Property Planned Unit Development (PUD). Request also includes a proposed amendment to the Preliminary Master Development Plan for the Hancock Ridge Apartments project containing 64 Multifamily units on 5.92 (+/-) acres located at 307 Hancock Street. (PC0046-12 & PC0370-14)
2. Discuss request for a variance from the Gallatin Subdivision Regulations, Section 103, Subsection 103.6 to place uncompensated fill in the 100-year floodplain and a variance from Section 101, Subsection 101.4 to wave the detentioning requirement for property containing ten (10) lots on 16.55 (+/-) acres located on Teal Drive. (PC0367-14)
3. Other Business

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM SEWER W/ CATCH BASIN
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE CABLE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- PROPOSED FIRE HYDRANT



NOTES:

- THIS PREPARER WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS PLAN IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS PREPARER. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH.
- DEED REFERENCE: JAMES E. GIBSON, ETUX, SHERRI M. GIBSON R.B. 2475, PG. 506, R.O.S.C., TN, AND R.B. _____, PG. _____, R.O.S.C., TN.
- PLAT REFERENCE: LACKEY PROPERTY P.U.D., PHASE 3 P.B. 14, PG. 22, R.O.S.C., TN. SOUTHWEST DEVELOPERS' PROPERTY P.B. 12, PG. 391, R.O.S.C., TN.
- MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 2, ON TAX MAP 126-0 "D", AND PARCEL 3, ON TAX MAP 126-0 "D".
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 47165C04270, REVISION DATE APRIL 17, 2012, SHOWS PART OF THIS PROPERTY TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS PROPERTY LIES WITHIN ZONES X AND AE.

- ELEVATION DATUM IS N.A.V.D. 1988.
- TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM RANDOM FIELD SHOTS TAKEN WITH AN ELECTRONIC TOTAL STATION. CONTOUR INTERVAL = 2'.
- EXISTING PROPERTY IS VACANT. THE PROPOSED USE FOR LOT 7 AND LOT 25 IS DWELLING, MULTI-FAMILY.
- EXISTING VEGETATION IS TO BE USED AS THE ALTERNATIVE LANDSCAPE BUFFER AND THE 40 FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE.
- PROJECT DESCRIPTION: THIS PROJECT WILL BE USED FOR ONE OF THE PERMITTED "MRO" USES. THE PROJECT IS BEING PLANNED FOR LOT 7 AND LOT 25 TO BE DWELLING, MULTI-FAMILY. AT A LATER DATE A DETAILED "FINAL MASTER DEVELOPMENT PLAN" WILL BE PRESENTED.
- LOCATION OF PROPOSED FIRE HYDRANTS WILL BE DETERMINED AT THE TIME A FINAL MASTER DEVELOPMENT PLAN IS SUBMITTED.
- THE PURPOSE OF THIS PRELIMINARY MASTER DEVELOPMENT PLAN IS TO ADD THE PROPOSED USE FOR LOT 7 AND LOT 25 OF DWELLING, MULTI-FAMILY AND TO REZONE THE PROPERTY TO MULTIPLE RESIDENTIAL AND OFFICE (MRO).
- ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
- THE OWNER/DEVELOPER WILL BE FINANCIALLY RESPONSIBLE FOR DEVELOPMENT OF THE INFRASTRUCTURE OF THIS PROJECT. AT THE TIME A FINAL PLAT IS SUBMITTED APPROPRIATE LETTERS OF CREDIT WILL BE PROVIDED. FUTURE BUYERS/DEVELOPERS OF INDIVIDUAL LOTS WITHIN THIS PROJECT WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THEIR PARTICULAR LOT.
- DETAILED DRAINAGE PLANS SHALL BE PROVIDED AT THE TIME FINAL MASTER DEVELOPMENT PLANS ARE SUBMITTED.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C1	308.61'	760.34'	30°59'47"	549'30"57" W	395.03'
C2	190.54'	760.34'	13°30'16"	557'48"13" W	180.12'
C3	219.08'	760.34'	16°30'31"	542'42"49" W	218.32'

SITE DATA TABLE:

PROPERTY OWNER	JAMES E. GIBSON, ETUX
CURRENT ZONING	MRO/MRO (PUD)
PROPOSED ZONING	MRO
PROPERTY AREA	6.990± ACRES
TAX MAP 1260 "D", PARCEL 2	
TAX MAP 1260 "D", PARCEL 3	
SITE ADDRESS	HANCOCK STREET, GALLATIN, TN, 96
PROPOSED UNITS	

PROPOSED USE PLAN:

LOT 7/LOT 25	DWELLING, MULTI-FAMILY
PROPOSED PRINCIPAL USE	
TOTAL AREA	6.990± ACRES
SITE AREA PER UNIT	4,029 SQUARE FEET
BUILDING HEIGHT	35 FEET

PARKING:

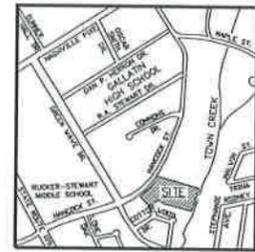
LOT 7/LOT 25	192 TOTAL SPACES
PARKING REQUIRED	9 HANDICAP SPACES
PARKING PROPOSED	192 TOTAL SPACES
	9 HANDICAP SPACES

REPLAT OF LOT 6, PHASE 2, OF THE SOUTHWEST DEVELOPER'S PROPERTY MIXED - USE P.U.D. P.B. 13, PG. 399, R.O.S.C., TN.

ZONED MRO (PUD)

DEVELOPER:
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1730 E. REPUBLIC ROAD, SUITE F
SPRINGFIELD, MO 65804
CONTACT: JUSTIN ZIMMERMAN

OWNER:
JAMES E. GIBSON, ETUX
206 WOODLAKE DRIVE
GALLATIN, TN. 37066



RESUBDIVISION OF LOTS 36, 37 & 45, HALEWOOD ESTATES P.B. 20, PG. 305, R.O.S.C., TN.

OWNER: JODEVA OGDEN

OWNER: FRED DELAND KEEN, ETUX

OWNER: JOHN C SMITH, ETUX

ZONED R-15

OWNER: THOMAS N THOMASON, ETUX

RECEIVED
NOV 05 2014

GALLATIN PLANNING & ZONING

CONSTRUCTION COMPLETION SCHEDULE

SUMMER, 2015 THROUGH SUMMER, 2016

SETBACKS:

FRONT: 25 FEET
SIDE: 10 FEET
REAR: 20 FEET

PROPERTY DESCRIPTION:

JAMES E. GIBSON PROPERTY LACKEY P.U.D., LOT 7 LACKEY P.U.D., LOT 25
LAND LYING ON THE EAST SIDE OF HANCOCK STREET, 180.5 FEET NORTHEAST OF GREEN WAVE DRIVE IN THE CITY OF GALLATIN, THIRD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE. BEING ALL OF THE LAND DEEDED TO JAMES E. GIBSON, ETUX BY DEED RECORDED IN RECORD BOOK 2475, PAGE 506, REGISTER'S OFFICE OF SUMNER COUNTY (R.O.S.C.), TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 7, PHASE 2, SOUTHWEST DEVELOPER'S PROPERTY AS RECORDED IN PLAT BOOK 12, PAGE 391, R.O.S.C., TENNESSEE.
AND
BEING ALL OF LOT 25, PHASE 3, LACKEY PROPERTY AS RECORDED IN PLAT BOOK 14, PAGE 22, R.O.S.C., TENNESSEE.



KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
14700 WEST TIKAH TERRACE
DALLAS, TEXAS 75244
PH. (972) 894-5150 | FAX (972) 894-5977
www.kawvalley.com

HANCOCK RIDGE APARTMENTS
HANCOCK STREET
GALLATIN, TENNESSEE

PROJ. NO.	C14D8021
DESIGNER	KGK
DRAWN BY	NUN
CPN	REV
SHEET	8021SP
1 OF 1	0

PRELIMINARY MASTER DEVELOPMENT PLAN

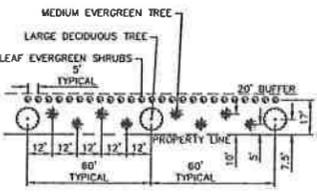
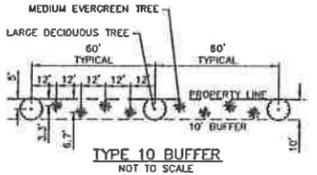
REV. DATE DESCRIPTION

WRO NUN DSN DWN CHK

PC 0370-14

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
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13. EXISTING VEGETATION IS TO BE USED AS THE ALTERNATIVE LANDSCAPE BUFFER AND THE 40 FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE
14. LOTS SHALL CONFORM TO REGULATIONS PER 07.02 OF THE CITY OF GALLATIN ZONING ORDINANCE.
15. PROJECT DESCRIPTION:
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SITE DATA TABLE:

PROPERTY OWNER	JAMES E. GIBSON, ETUX
CURRENT ZONING	MRO (PUD)
PROPOSED ZONING	MRO
PROPERTY AREA	5.920± ACRES
TAX MAP 1260 "D", PARCEL 2	4,029 SQUARE FEET
SITE ADDRESS	HANCOCK STREET, GALLATIN, TN.
PROPOSED UNITS	64

PROPOSED USE PLAN:

PROPOSED PRINCIPAL USE	DWELLING, MULTI-FAMILY
TOTAL AREA	5.920± ACRES
SITE AREA PER UNIT	4,029 SQUARE FEET
BUILDING HEIGHT	32 FEET

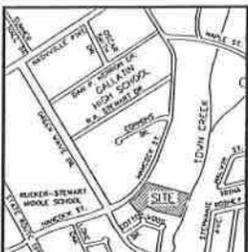
PARKING:

LOT 7	
PARKING REQUIRED	128 TOTAL SPACES 5 HANDICAP SPACES
PARKING PROPOSED	133 TOTAL SPACES 7 HANDICAP SPACES

REPLAT OF LOT 6, PHASE 2. OF THE SOUTHWEST DEVELOPER'S PROPERTY MIXED - USE P.U.D. P.B. 13, PG. 399, R.O.S.C., TN. ZONED MRO (PUD)

DEVELOPER:
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1730 E. REPUBLIC ROAD, SUITE F
SPRINGFIELD, MO 65804
CONTACT: JUSTIN ZIMMERMAN

OWNER:
JAMES E. GIBSON, ETUX
206 WOODLAKE DRIVE
GALLATIN, TN. 37066



OWNER: MAP 1260 C, PARCEL 7 JODEVA OGDEN

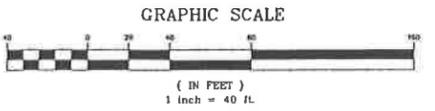
RESUBDIVISION OF LOTS 36, 37 & 45, HALEWOOD ESTATES P.B. 20, PG. 305, R.O.S.C., TN.

OWNER: MAP 1260 C, PARCEL 8 FRED DELANO KEEN, ETUX

OWNER: MAP 1260 C, PARCEL 9 JOHN C SMITH, ETUX

HALEWOOD ESTATES, SECTION FIVE P.B. 9, PG. 143, R.O.S.C., TN.

RECEIVED
NOV 16 2012
GALLATIN PLANNING & ZONING
ITEM 1
EXHIBIT D



PROJ. NO.	C1206895
DESIGNER	KKK
DRAWN BY	NJN
CHK	DSN
DATE	11/14/12
REV	0
DESCRIPTION	PER CITY COMMENTS INITIAL ISSUE
DATE	10/23/12
DESCRIPTION	PRELIMINARY MASTER DEVELOPMENT PLAN

HANCOCK RIDGE APARTMENTS
HANCOCK STREET
GALLATIN, TENNESSEE

PC 0046-12

CONSTRUCTION PLANS FOR VILLAGE GREEN BUSINESS PARK MASS GRADING

PREPARED FOR GREEN & LITTLE
GALLATIN, TN



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SHEET INDEX

- C0.00 COVER SHEET
- C0.01 GENERAL NOTES AND ABBREVIATIONS KEY
- C0.02 EXISTING CONDITIONS

- C2.00 GRADING AND DRAINAGE PLAN AND LEGEND
- C2.01 GRADING AND DRAINAGE PLAN
- C2.02 GRADING AND DRAINAGE PLAN

- C2.80 EROSION PREVENTION AND SEDIMENT CONTROL PLAN AND LEGEND
- C2.81 EROSION PREVENTION AND SEDIMENT CONTROL PLAN
- C2.82 EROSION PREVENTION AND SEDIMENT CONTROL PLAN
- C2.83 EROSION PREVENTION AND SEDIMENT CONTROL PLAN

- C4.00 SITE DETAILS
- C4.01 SITE DETAILS

OWNER/DEVELOPER

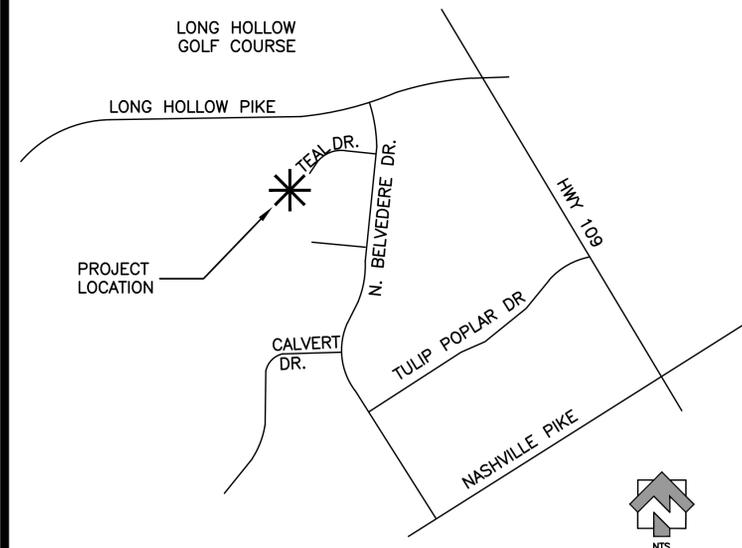
GREEN & LITTLE
1175 NASHVILLE PIKE,
GALLATIN, TN 37066
(615) 452-4500
CONTACT: LEE ZOLLER
EMAIL: LEE@GREENLITTLE.COM

SITE DATA

Minimum Building Setback	
Front	20 Feet
Side	10 Feet
Rear	15 Feet

Bulk Regulations	
Min. Lot Area	6,000 S.F.
Min. Lot Width	60 Feet

LOCATION MAP



DESIGNER

LANDSCAPE ARCHITECT/CIVIL ENGINEER/ ARCHITECT

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS ARCHITECTS CIVIL ENGINEERS
1314 5TH AVE. NORTH, SUITE 200
NASHVILLE, TENNESSEE 37208
PHONE (615) 242-0040
CONTACT:
JASON MILES, PE - PROJECT ENGINEER

CONTACTS

- CITY OF GALLATIN ENGINEERING DEPARTMENT
CONTACT: NICK TUTTLE 615-451-5965
- CITY OF GALLATIN DEPARTMENT OF ELECTRICITY
CONTACT: MIKE TAYLOR 615-452-6060
- CITY OF GALLATIN PUBLIC UTILITIES
CONTACT: DAVID GREGORY 615-451-5922
- BELLSOUTH TELEPHONE
CONTACT: FRED BROCKETTE 615451-4336
- COMCAST CABLE TELEVISION
CONTACT: STEVE LENCSE 615244-7462, EXT 1332

VILLAGE GREEN BUSINESS PARK
PREPARED FOR GREEN & LITTLE
GALLATIN TENNESSEE

REVISIONS:			
NO.	DATE	BY	COMMENTS

SHEET TITLE
COVER SHEET

PROJECT NUMBER	DATE
95024-7	10/29/14
DRAWN BY	SCALE
EJM	N/A
CHECKED BY	

SHEET NUMBER
C0.00



Know what's below.
Call before you dig.

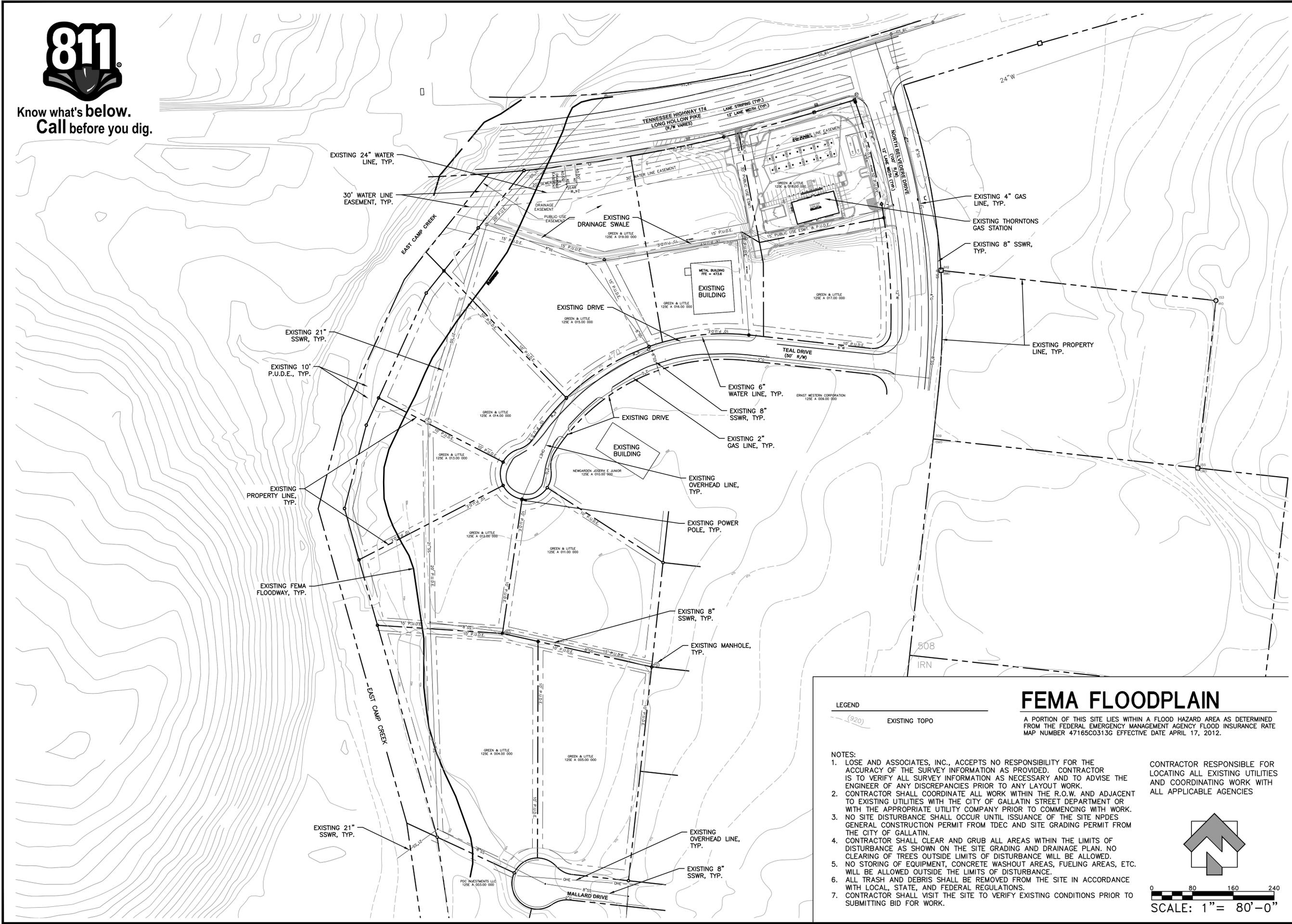


LOSE & ASSOCIATES, INC.
1314 6th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040
www.loseassoc.com

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VILLAGE GREEN BUSINESS PARK
PREPARED FOR GREEN & LITTLE
GALLATIN
TENNESSEE



LEGEND

(920) EXISTING TOPO

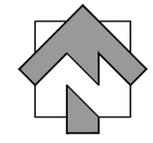
FEMA FLOODPLAIN

A PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47165C0313G EFFECTIVE DATE APRIL 17, 2012.

NOTES:

- LOSE AND ASSOCIATES, INC., ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE R.O.W. AND ADJACENT TO EXISTING UTILITIES WITH THE CITY OF GALLATIN STREET DEPARTMENT OR WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO COMMENCING WORK.
- NO SITE DISTURBANCE SHALL OCCUR UNTIL ISSUANCE OF THE SITE NPDES GENERAL CONSTRUCTION PERMIT FROM TDEC AND SITE GRADING PERMIT FROM THE CITY OF GALLATIN.
- CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE GRADING AND DRAINAGE PLAN. NO CLEARING OF TREES OUTSIDE LIMITS OF DISTURBANCE WILL BE ALLOWED.
- NO STORING OF EQUIPMENT, CONCRETE WASHOUT AREAS, FUELING AREAS, ETC. WILL BE ALLOWED OUTSIDE THE LIMITS OF DISTURBANCE.
- ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR WORK.

CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND COORDINATING WORK WITH ALL APPLICABLE AGENCIES



0 80 160 240
SCALE: 1" = 80'-0"

REVISIONS:

NO.	DATE	BY	COMMENTS

SHEET TITLE
EXISTING CONDITIONS

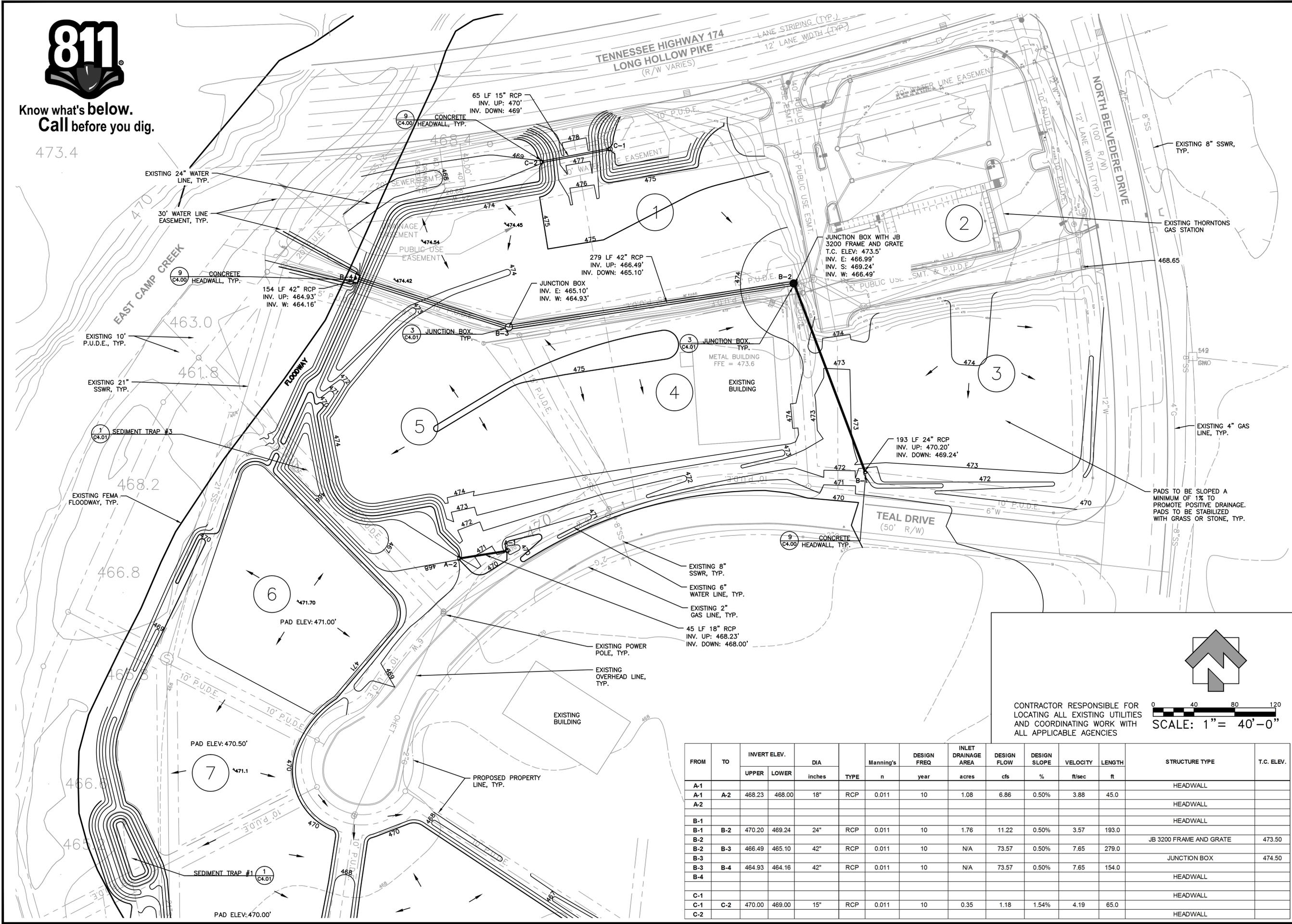
PROJECT NUMBER/DATE
95024-7 / 10/29/14
DRAWN BY SCALE
EJA
CHECKED BY 1"=80'

SHEET NUMBER
C0.02



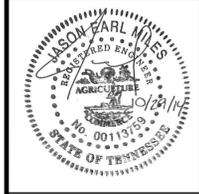
Know what's below.
Call before you dig.

473.4



LOBE & ASSOCIATES, INC.
1314 6th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040
www.lobessoc.com

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VILLAGE GREEN BUSINESS PARK
PREPARED FOR GREEN & LITTLE
GALLATIN TENNESSEE

CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND COORDINATING WORK WITH ALL APPLICABLE AGENCIES

SCALE: 1" = 40'-0"

FROM	TO	INVERT ELEV.		DIA	TYPE	Manning's n	DESIGN FREQ year	INLET DRAINAGE AREA acres	DESIGN FLOW cfs	DESIGN SLOPE %	VELOCITY ft/sec	LENGTH ft	STRUCTURE TYPE	T.C. ELEV.
		UPPER	LOWER											
A-1	A-2	468.23	468.00	18"	RCP	0.011	10	1.08	6.86	0.50%	3.88	45.0	HEADWALL	
B-1	B-2	470.20	469.24	24"	RCP	0.011	10	1.76	11.22	0.50%	3.57	193.0	HEADWALL	
B-2	B-3	466.49	465.10	42"	RCP	0.011	10	N/A	73.57	0.50%	7.65	279.0	JB 3200 FRAME AND GRATE	473.50
B-3	B-4	464.93	464.16	42"	RCP	0.011	10	N/A	73.57	0.50%	7.65	154.0	JUNCTION BOX	474.50
C-1	C-2	470.00	469.00	15"	RCP	0.011	10	0.35	1.18	1.54%	4.19	65.0	HEADWALL	

REVISIONS:

NO.	DATE	BY	COMMENTS

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NUMBER/DATE
95024-7 / 10/29/14

DRAWN BY
EJA

CHECKED BY
SCALE: 1"=40'

SHEET NUMBER
C2.01

