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**CITY OF GALLATIN  
COUNCIL COMMITTEE MEETING**

**December 10, 2013**

**6:00 pm**

**Dr. J. Deotha Malone  
Council Chambers**

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- Call to Order – Councilman Steve Camp
- Roll Call: Vice Mayor Alexander – Brackenbury – Hayes – Kemp – Mayberry – Overton – Mayor Graves
- Approval of Minutes: November 12, 2013 Council Committee Meeting
- Public Recognition
- Mayor's Comments

**AGENDA**

1. Ordinance #01312-69 concurring and approving amendment to the Preliminary Master Development Plan for the Hidden Creek/Welch College development located north of Bison Trail and west of Big Station Camp Boulevard **(Bill McCord, Planning Director)**
2. Ordinance appropriating funds received for completion of infrastructure improvements in Fairvue Plantation and Foxland subdivision **(Nick Tuttle, City Engineer)**
3. Right of way abandonment on West Jackson Street **(Nick Tuttle, City Engineer)**
4. GPU Operation "ROUND UP" **(David Gregory, Superintendent of GPU)**
5. Ordinance appropriating donation and grant revenues of 2012/2013 carry-over projects **(Rachel Nichols, Finance/IT Director)**
6. Ordinance appropriating funds from business donations totaling \$849.96 **(Rachel Nichols, Finance/IT Director)**
7. Appropriating grant money received from BlueCross BlueShield of Tennessee for wellness initiatives **(Debbie Johnson, Human Resources Director)**

- Other Business
- Department Head Reports
- Adjourn

**City of Gallatin  
Council Committee Meeting**

Tuesday, November 12, 2013  
Dr. J. Deotha Malone Council Chambers  
Gallatin City Hall

**Call to Order**

Councilwoman Julie Brackenbury 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  
Councilwoman Anne Kemp  
Councilman Ed Mayberry  
Councilman Jimmy Overton

**ABSENT:**

None

**OTHERS PRESENT:**

Rosemary Bates, Special Projects Director  
Rachel Nichols, Finance/IT Director  
Nick Tuttle, City Engineer  
Amy Summers, Interim Personnel Official  
Joe Thompson, City Attorney  
Connie Kittrell, City Recorder  
Bill McCord, City Planner  
David Brown, Leisure Services Director  
Rob Kalisz, Planning Department

Don Bandy, Police Chief  
Ronnie Stiles, Public Works Dir.  
Gallatin Newspaper, Reporter  
David Gregory, Public Utilities  
Addam McCormick, Codes Dept.  
News Examiner, Reporter  
James Fenton, EDA  
Billy Crook, Fire Chief

### **Approval of Minutes**

Councilwoman Brackenbury presented the minutes of the October 22, 2013 Council Committee Meeting for approval. Councilman Overton made motion to approve; Councilwoman Kemp seconded. Motion carried with 6 ayes and 0 nays.

Vice Mayor Alexander entered the meeting at this time.

### **Public Recognition**

Councilwoman Brackenbury opened public recognition and with no one wishing to speak, public recognition was closed.

### **Mayor's Comments**

Mayor Graves commented on the following:

- Tinsel and Treasures Christmas Open House, Children's Choir, and the Veteran's Day Parade events this past weekend were very well attended and a great success
- Wreath's Across America event will be Saturday, December 14<sup>th</sup> at 10:00 AM. at the Gallatin Cemetery
- Harvest Craft Show is this Saturday at the Civic Center from 9:00 AM - 5:00 PM

### **Agenda**

Councilwoman Brackenbury requested moving Item #5. to the top of the agenda and there were no objections.

#### **5. Drainage Improvements for Liberty Brach Watershed at Long Hollow Pike**

City Engineer Nick Tuttle gave a history on the flooding issues of the property located at 1270 Long Hollow Pike, John Deere Landscape. Mr. Tuttle presented a concept solution for the flooding, a \$100,000 appropriation of funds and/or possible cost sharing.

Clay Haynes, Raymond Krull and Danny Smith provided a Power Point presentation of recent flooding at the John Deere Landscape business located at 1270 Long Hollow Pike and the previous design study.

There was much discussion on flooding, design, detention pond and funding this project.

Councilwoman Kemp made motion to approve; Councilman Camp seconded. Motion carried with 7 ayes and 0 nays.

**1. Establish Salary for New HR Director, Debbie Johnson**

Councilman Camp made motion to set Ms. Johnson salary at pay grade MB (11) \$70,428; Councilman Overton seconded.

Council discussed the pay grade and salary.

Councilwoman Brackenbury called for the vote. Motion carried with 7 ayes and 0 nays.

**2. Job Description for HR Coordinator**

Councilman Mayberry made motion to approve; Councilman Hayes seconded.

Council discussed the pay grade, salary range and the newly hired HR Director being responsible for posting, interviewing and selecting this position.

Councilwoman Brackenbury called for the vote. Motion carried with 7 ayes and 0 nays.

**3. Ordinance Amending Gallatin Municipal Code Chapter 10, Article IV Relative to Noise**

City Attorney Joe Thompson explained the new ordinance that mirrors the City of Franklin's noise ordinance. Mr. Thompson stated this is a lengthy ordinance and asked council to study this new ordinance.

Council discussed.

Councilwoman Brackenbury requested this item be placed on the first committee meeting agenda in January, 2014 and there was no objection.

**4. Payment In Lieu of Tax**

EDA Director James Fenton spoke about offering a PILOT (payment in lieu of tax) on personal property only with companies that had received the PILOT once, closed their business and are reopening back in Gallatin.

Council continued to discuss and determined Mr. Fenton would bring all PILOT requests to Council for approval.

Councilman Hayes left the meeting at this time.

**6. Approval of Additional Funds (\$53,518.00) for Marketing and Events Coordinator Position for Leisure Services**

Leisure Services Director David Brown stated this is funding for the newly approved position.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded.

There was discussion on appropriating new funds for this position.

Councilwoman Brackenbury called for the vote. Motion carried with 6 ayes and 0 nays.

**7. Carellton Subdivision Right-of-Way Abandonment**

City Engineer Nick Tuttle gave a history of this property located at the end of Big Station Camp Boulevard and north of Long Hollow Pike. Mr. Tuttle explained the design was changed but the right-of-way was not changed. Mr. Tuttle said there will be an ordinance to detail the utility relocations and there is no cost to the City of Gallatin.

Councilman Overton made motion to approve; Councilman Mayberry seconded. Motion carried with 6 ayes and 0 nays.

**8. Ordinance to Transfer Health Insurance Renewal Increase to Proper Accounts**

Finance/IT Director Rachel Nichols requested transferring the health insurance renewal increase to the proper accounts.

Councilman Overton made motion to approve; Councilman Camp seconded. Motion carried with 6 ayes and 0 nays.

**9. Ordinance to Transfer COLA Funds to Proper Accounts**

Finance/IT Director Rachel Nichols requested transferring the COLA funds to the proper accounts.

Councilman Overton made motion to approve; Councilman Camp seconded. Motion carried with 6 ayes and 0 nays.

**10. Ordinance Appropriating Funds for 2012/2013 Carry-Over Projects**

Finance/IT Director stated this is appropriating funds for 2012/2013 carry over projects that were not complete by June 30, 2013.

There was discussion on Driver's Lane, the Fire Aerial and the possible traffic light installation at Nichols Lane/Driver's Lane.

Councilman Mayberry made motion to approve; Councilman Overton seconded. Motion carried with 6 ayes and 0 nays.

**11. Ordinance Appropriating Funds for Existing Time and Attendance Program**

Finance/IT Director Rachel Nichols explained her request to appropriate funds for the expenses the city incurred and will continue to incur with the old time/attendance program.

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

**12. Ordinance Appropriating Funds for the Demolition of 317 North Ford Street in the amount fo \$7,200.00**

Public Works Director Ronnie Stiles presented this request.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 6 ayes and 0 nays.

**13. Ordinance Appropriating Funds in the Amount of \$59,928.00 Received from Recycling Revenue**

Public Works Director Ronnie Stiles presented this request.

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

**14. Ordinance Appropriating Funds from the Sale of Sign Materials from Subdivision Developments**

Public Works Director Ronnie Stiles presented this request.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 6 ayes and 0 nays.

**15. Ordinance Appropriating Funds for Screening and Landscaping Improvements in Stratford Park Subdivision**

City Planner Bill McCord presented this request.

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

Rob Kalisz of the Planning Department provided information and discussion continued.

**16. Reappointment of James Robert Ramsey to the Regional Board of Zoning Appeals**

Mayor Graves stated this is the reappointment of James Robert Ramsey to the Regional Board of Zoning and Appeals.

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

Councilwoman Kemp left the meeting at this time.

**17. Sidewalk Study**

City Engineer Nick Tuttle and Public Works Director Ronnie Stiles presented the recommendations of the Sidewalk Committee. Mr. Tuttle provided Council with a handout of the top five recommendations of the committee; Albert Gallatin Avenue (31E to North Water Avenue), Maple Street (Nashville Pike to Tulip Poplar Drive), Smith Street (South Water to Foster Avenue), Sumner Hall Drive (West side only) and North Westland Avenue (Greenway to Main Street).

There was much discussion on the current recommendations, foot traffic, safety concerns and funding.

Councilwoman Brackenbury requested the committee look at Union Elementary/along with other schools and report back.

### Department Head Reports

Councilwoman Brackenbury asked for department head reports.

- Police Chief Don Bandy listed the following events:

On November 20<sup>th</sup> the Police Department will host a Community Meeting at Volunteer State College at 6:00 PM

On December 2<sup>nd</sup> at 2:00 PM there will be ceremony at the Gallatin Police Department to retire Officer Kevin Thomas's Badge

December 7<sup>th</sup> is the annual "Shop with a Cop" at 8:00 AM at Wal-Mart

- Finance/IT Director Rachel Nichols passed out the 2012/2013 General Fund Summary. Ms. Nichols highlighted many areas of the summary for Council.

Discussion continued on current funds, pending unexpected expenses, grant reimbursements, depreciation accounts and the increased trash can fees.

- EDA Director, James Fenton announced a ground breaking ceremony on December 2<sup>nd</sup> for the NHC living facility.

### Public Recognition

Councilwoman Brackenbury called for public recognition.

- Joe Debord of 1007 Hart Street spoke about changing the truck route through Gallatin to allow tractor trailer trucks avoid crossing railroad tracks, the voluntary endowment fund for the recreation department and a list of city projects available for community service assistance.

**Adjourn**

With no further business to discuss, Councilwoman Brackenbury adjourned the meeting.

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Mayor Jo Ann Graves

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City Recorder Connie Kittrell

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

DECEMBER 10, 2013

**DEPARTMENT: CODES/PLANNING**

**AGENDA # /**

**SUBJECT:**

Ordinance #01312-69 Concurring and Approving Amendment to the Preliminary Master Development Plan for the Hidden Creek/Welch College development located north of Bison Trail and west of Big Station Camp Boulevard.

**SUMMARY:**

Applicant requests approval of an amendment to the Preliminary Master Development Plan for Hidden Creek/Welch College, in order to reorient the Welch College access, establish the campus layout, and establish phase lines for all of the Hidden Creek development. The property contains three (3) phases on 212 (+/-) acres. The Planning Commission recommended approval of the Amended Preliminary Master Development Plan at the November 25th, 2013 meeting with 31 conditions of approval.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

AN ORDINANCE CONCURRING AND APPROVING THE AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE HIDDEN CREEK DEVELOPMENT IN ORDER TO REORIENT THE WELCH COLLEGE ACCESS, ESTABLISH THE CAMPUS LAYOUT AND ESTABLISH PHASE LINES FOR ALL OF THE HIDDEN CREEK DEVELOPMENT - CURRENT ZONING OF THE AREA IS PLANNED GENERAL COMMERCIAL (PGC) AND RESIDENTIAL- 6 (R6) - PROPERTY CONSISTS OF 212 (+/-) ACRES - WELCH COLLEGE - PUBLIX TENNESSEE, LLC - HIDDEN CREEK, LLC - FRANKLIN FARM ESTATES, LLC - OWNER(S) - FOUR (4) PARCELS CONSISTING OF 212 (+/-) ACRES, COMPRISING S.B.E. TAX MAP 124//PARCELS 046.08, 046.01, 046.02, and 046.03

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this Amended Preliminary Master Development Plan; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the Amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-88, 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.

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 to this Amended Preliminary Master Development Plan; 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 Amended Preliminary Master Development for Hidden Creek, is hereby approved.

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:

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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JOE THOMPSON  
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE HIDDEN CREEK DEVELOPMENT, CONSISTING OF 212 (+/-) ACRES LOCATED BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD NORTH OF BISON TRAIL – TO AMEND THE SITE LAYOUT FOR THE WELCH COLLEGE CAMPUS, AND CHANGE THE OVERALL PHASING OF THE DEVELOPMENT — (PC0199-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Civil Design Consultants, at its regular meeting on November 25<sup>th</sup>, 2013; 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. This Amended Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular the College Character Area.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
3. It has been determined that the zoning amendment 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.
4. 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.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a major amendment to the

EXHIBIT A

21. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1.
22. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
23. Label existing and proposed roadway and ROW widths.
24. Show/label area reserved for stormwater facilities to treat/detain project stormwater.
25. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013. (Attachment 6-6)
26. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
27. Add note: *Prior to issuance of building permits in Phase 2 or Phase 3 west of Big Station Camp Boulevard, Jenkins Lane extension shall be completed.* (See bottom of Page 5).
28. Show and label the location of the future improvements consistent with the construction plans for the Station Camp Greenway.
29. Submit roadway construction types to determine the ability to support emergency vehicles.
30. All applicable fire codes shall be followed.
31. Submit 14 corrected folded copies of the Amended Preliminary Master Development Plan to the Planning Department for distribution to City Council on Friday, December 6<sup>th</sup>, 2013.

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

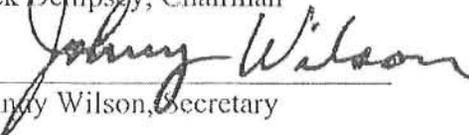
AYE: 6

NAY: 0

DATED: 11/25/13



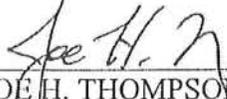
Dick Dempsey, Chairman



Johnny Wilson, Secretary

EXHIBIT A

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOE H. THOMPSON  
CITY ATTORNEY

EMMATA



## ITEM 6

### PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Welch College  
(PC0199-13)

Lower Station Camp Creek Road, Bison Trail and Big Station Camp  
Boulevard

Date: November 14, 2013

### PUBLIC COMMENT

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**REQUEST:** APPLICANT REQUESTS APPROVAL TO AMEND THE HIDDEN CREEK PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) SITE LAYOUT FOR WELCH COLLEGE (FORMALLY FREE WILL BAPTIST BIBLE COLLEGE), AND CHANGE THE PHASING OF THE ENTIRE HIDDEN CREEK DEVELOPMENT.

**OWNER:** WELCH COLLEGE  
**APPLICANT:** CIVIL DESIGN CONSULTANTS (JARED GRAY)  
**STAFF RECOMMENDATION:** RECOMMEND APPROVAL WITH CONDITIONS TO CITY COUNCIL  
**STAFF CONTACT:** KEVIN CHASTINE  
**PLANNING COMMISSION DATE:** NOVEMBER 25, 2013  
**CITY COUNCIL DATE:** DECEMBER 10, 2013

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**PROPERTY OVERVIEW:** The owner and applicant are requesting approval of an Amended Preliminary Master Development for the Hidden Creek Development to show the amended site layout for Welch College and change the phasing of the entire Hidden Creek development. The properties contain 212 (+/-) acres and are located between Lower Station Camp Creek Road and Big Station Camp Creek Boulevard, north of Bison Trail and south of the future extension of Jenkins Lane.

#### CASE BACKGROUND:

##### *Previous Approvals*

The Planning Commission approved a Preliminary Master Development Plan for the property known as Station Camp Area 4 (formerly known as Franklin Farms) at the September 27, 2004 meeting (PC File #3-20-04). That plan rezoned Tract 1 containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2 containing 213.553 (+/-) acres to Planned General Commercial (PGC), Tract 3 containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4 containing 29.396 (+/-) acres to Residential-6 (R6) for a total of 408.22 (+/-) acres, located on the northeast side of Big Station Camp Boulevard.

Also, at the September 27, 2004 meeting, the Planning Commission also approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04 respectively).

**EXHIBIT A**

Since that project was over 100 acres, the applicant was exempt from the requirements of a detailed Preliminary Master Development Plan. The Preliminary Master Development Plan for the Station Camp Area 4 project was approved at Second Reading at November 5, 2004 City Council meeting. The Plan of Service and Annexation Second Reading was approved at the November 5, 2004 City Council meeting.

The Planning Commission recommended approval of the Preliminary Master Development Plan for The Groves at the July 25, 2005 meeting (PC File #3-7-05). The Groves Preliminary Master Development Plan called for 412 townhomes, 84 brownstones, 74 cottage homes, and 410 apartments on Tract 3 containing 105.546 (+/-) acres and Tract 4 containing 29.396 (+/-) acres located on Big Station Camp Boulevard. The Preliminary Master Development Plan for that project was approved at Second Reading at the September 6, 2005 City Council meeting.

At the June 26, 2006 meeting, the Planning Commission approved a Final Master Development Plan for Phase 1 of The Groves (PC File #8-33-06). The Final Master Development Plan for The Groves, Phase 1, called for 144 townhomes on 20.49 (+/-) acres located on Big Station Camp Boulevard. The Planning Commission also approved a major subdivision preliminary plat for The Groves, Phase 1 at the same meeting (PC File #1-30-06B). The preliminary plat for The Groves, Phase 1 contained 144 lots on 20.487 (+/-) acres on Big Station Camp Boulevard. Since a final plat was never submitted, the preliminary plat expired.

The Planning Commission discussed the Hidden Creek Subdivision project at the March 10, 2008 Work Session and was presented with a project update at the April 28, 2008 meeting. The Hidden Creek Rezoning with a Preliminary Master Development Plan was recommended for approval at the May 16, 2008 Planning Commission meeting. The rezoning with Preliminary Master Development Plan was approved on 2<sup>nd</sup> Reading at the July 15, 2008 Gallatin City Council meeting.

The Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Hidden Creek, to include the Gallatin Public Safety Building, to the Gallatin City Council at the May 18, 2009 Planning Commission meeting. The Amended Preliminary Master Development Plan passed Second Reading at the July 7, 2009 City Council meeting. A Final Master Development Plan for the Gallatin Public Safety Building was approved at the August 24, 2009 Planning Commission meeting.

Finally, an Amended Preliminary Master Development Plan and Final Master Development Plan, for a Publix grocery store and retail center, was approved at the November 11, 2009 Planning Commission meeting.

**DISCUSSION:**

***Major or Minor Amendment***

Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the changes to the Hidden Creek Preliminary Master Development Plan are considered a major or minor amendment. The applicant has changed the phasing for the entirety of the Hidden Creek development and has reoriented the Welch College campus so that the Phase 1 entrance is now proposed to be located on Bison Trail and not

the proposed extension of Jenkins Lane. Phase 2 of Welch College would have access to/from Jenkins Lane. In addition, other improvements in Phase 2, including buildings, would be repositioned. Due to these proposed changes; staff recommends that the Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.

**Proposed Development**

The applicant is requesting approval of an Amended Preliminary Master Development Plan (PMDP) for the Hidden Creek development located on both sides of Big Station Camp Boulevard just north of Bison Trail. The project is located north of Bison Trail and south of the existing Stone Creek residential subdivision. The property associated with the Hidden Creek is zoned Planned General Commercial (PGC) and Residential-6 (R6). The applicant is requesting to amend the site layout of Welch College by reorienting the college's primary access to Bison Trail from the proposed Jenkins Lane extension, and change the phasing for the entire Hidden Creek development. The entire 212 (+/-) acres of the Hidden Creek development encompasses all three (3) phases. Phase 1 and 2 of Hidden Creek comprises 66.53 (+/-) acres and is the site of Welch College.

The majority of the Hidden Creek development, Phase 1, 2, and most of Phase 3, is located west of Big Station Camp Boulevard, with the remainder of Phase 3 located east of Big Station Camp Boulevard directly across from Bison Trail. Proposed Phase 1 contains Welch College, a private four-year college. Phase 2 consists of the remainder of Welch College and Phase 3 consists of approximately 385,500 square feet of retail in addition to six (6) outparcels on the west side of Big Station Camp Boulevard and approximately 123,500 square feet of retail and two (2) outparcels on the east side of Big Station Camp Boulevard. The General Retail use is a permitted use in the Planned General Commercial (PGC) zone district and the Community Education use is a conditional use within the Residential-6 (R6) zone district. The Community Education conditional use was approved as part of the original Hidden Creek PMDP (PC File #3-2-08). Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP. A large portion of the Welch College is located within both the floodway and floodplain.

The applicant shall address the following items as part of the corrected PMDP. Provide a site data table to Sheet 5A of the Preliminary Master Development Plan that includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights. Provide property dimensions for the eastern property boundary of the college, and make the dimensions on the southern property boundary legible. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.) Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road. Provide a label for each of the dumpster locations on Sheet 5A and Sheet 6. Label Sheet 2 and 7 as part of the previously approved Preliminary Master Development Plan. Show and label the R6 zone district yard lines on Sheet 5A.

***Floodplain and Floodway***

Nearly half of the project site for Phase 1 of Welch College is covered by either floodway or the 100 year floodplain. Although the campus site layout removes the vast majority of buildings and parking lots from the floodplain, a few parking areas remain within the floodplain as well as the proposed baseball and softball fields. Finally, a proposed soccer field, at the southwestern corner of the property, is located within the floodway. The applicant has stated, in note 11 on Sheet 3 of the Preliminary Master Development Plan, that any construction in the floodplain will require an elevation certificate and development permit. Also, any construction in the floodway will require a no-rise certification. Finally, the applicant has indicated on the plan and in conversation with staff that the property owner is considering using offset compensation to relocate the floodplain in order to remove all the buildings and parking areas from the floodplain. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1. The Engineering Division and the Tennessee Department of Environment and Conservation may be required to approve and permit the reconfiguration of the floodplain.

***Buildings and Architectural Elevations***

The applicant has provided architectural elevations for all five (5) of the proposed buildings in Phase 1 of Welch College. Also, the applicant has provided the currently approved conceptual architecture elevations for the retail and grocery store development in Phase 3 of the project. The five (5) proposed college buildings are an administration/academics building, a men's dormitory, a women's dormitory, a dining hall, and a student activities center. The administration building, both dormitories, and dining hall will be located around a quad that forms the majority of the campus, while the student activities center will be located to the southwest of the administration building and closer to the proposed athletic fields.

All of the proposed college buildings are two (2) stories in height and have symmetrical elevations designed in a neoclassical style, with a primary hipped roof with several smaller projecting gable roofs over entrances and wall projections. The projecting gables over the main entrances are supported by full height (two-story) white Doric columns to provide greater emphasis to the main entrance of each building. The shortest building is the student activities center at a height of 30 feet and the tallest building is the administration and academics building which has a ridgeline height of 44 feet. The administration and academics building does have a cupola that has a height of 77 feet. The cupola height above the ridgeline is exempt from height requirements of the zoning ordinance per Section 12.06 of the zoning ordinance because the cupola is not habitable space.

All of the buildings, except the activities center, are 100 percent brick when excluding the windows, trim work, and the EIFS used on the roof cornices and gables ends of the projecting roofs. Even when including the trim work and EIFS every building except the activities center meets or exceeds the requirement for 70 percent brick and/or stone found in Section 13.08 of the Gallatin Zoning Ordinance. The student activities center is the only building that is proposed with an additional building material for the exterior. The front elevation of the student activities center does meet the 70 percent brick or stone requirement, however the side and rear elevations are a combination of brick and metal panels. The side and rear elevations consists of 20 to 24 percent brick, while the metal panels constitute between 54 and 59 percent of those same elevations. The Planning

Commission will need to determine if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance, which is provided as Attachment 6-7. The architectural elevations are contained within Attachment 6-1, for your review.

***Buffering/Landscaping/Screening***

The preliminary landscaping plan for the college campus provides a total of 200 canopy, ornamental, and evergreen trees. In addition to the 200 trees, there are over 18,000 square feet of foundation plantings located around each of the proposed buildings and in the quad area of the campus.

The only Bufferyard that is required for Welch College is a Type 25 Bufferyard along the eastern property boundary of the campus. The applicant has shown eight (8) canopy trees along this property line, but the Type 25 Bufferyard requires two (2) small ornamental trees to be located between large deciduous trees. So the applicant shall show eight (8) pairs of small ornamental trees located between each of the proposed canopy trees along the eastern property boundary of Phase 1.

The 36 evergreen screening trees are being used to screen the three (3) dumpster locations that are shown on this plan. This plan also provides details for the brick dumpster screening walls and metal gates.

***Access and Transportation***

The Amended Preliminary Master Development Plan proposes to reorient the Welch College campus so that the primary and only access point at this time will be located on Bison Trail. The previously approved PMDP showed the primary access for the college to be on the proposed Jenkins Lane extension and a secondary access point to be located on Bison Trail. The previously approved PMDP stated, *"The developer of Hidden Creek shall record a subdivision plat for the roadway and post a performance bond for the construction of Jenkins Lane from Lower Station Camp Creek Road to Big Station Camp Boulevard prior to the issuance of any building permits for either the College or Commercial Lot A"*. The previously approved PMDP also showed a 15 foot right-of-way dedication along Bison Trail and the location of a public greenway along Lower Station Camp Creek Road. How the amendments to the Hidden Creek development affect Bison Trail, the public Greenway, and the extension of Jenkins Lane are discussed in more detail below.

***Bison Trail***

After reviewing the PMDP the Engineering Division maintained the request for right-of-way dedication along the portion of Bison Trail that is on the Welch College property in Phase 1. The owner is requested to provide right-of-way for a sidewalk, a future in-lane bike lane and an additional vehicular lane on Bison Trail per *Gallatin on the Move 2020* plan. This can be achieved by showing right-of-way to be reserved for the future improvements. The width of the right-of-way shall be wide enough for the existing median, four (4) roadway travel lanes, five (5) foot minimum bicycle lane, five (5) foot grass strips, six (6) foot sidewalks, and drainage infrastructure. The PMDP is also conditioned on providing a sidewalk along Bison Trail by clearly showing and labeling the six (6) foot sidewalk along Bison Trail extending from the eastern property line of Welch College to Lower Station Camp Creek Road.

### **Greenway**

The previously approved PMDP indicated Lower Station Camp Creek Road could possibly become a future greenway, but this has not occurred at this time and there is no certainty the road will be closed and utilized as a greenway. An indication of this is Sumner County's creation of a Greenway Plan showing the need to obtain right-of-way outside of Lower Station Camp Creek Road right-of-way. Also, the Station Camp Creek Greenway is shown on Exhibit 4-12 of the *Gallatin on the Move 2020* plan as a future pedestrian facility. Staff recommends the applicant provide for the Sumner County public greenway along Lower Station Camp Creek Road per *Gallatin on the Move 2020* plan. This can be achieved by the applicant showing a dedicated right-of-way along the western boundary of their property to be reserved for the future expansion of the greenway consistent with the construction plans of this project. The Station Camp Greenway construction plans for this project are provided in Attachments 6-5 and 6-6.

### **Jenkins Lane**

The previously approved PMDP stated, *"The developer of Hidden Creek shall record a subdivision plat for the roadway and post a performance bond for the construction of Jenkins Lane from Lower Station Camp Creek Road to Big Station Camp Boulevard prior to the issuance of any building permits for either the College or Commercial Lot A"*. After reviewing the newly proposed phasing and the reorientation of the Welch College campus, staff has changed the condition of approval for Jenkins Lane to read, "Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed". The applicant shall add this note: *Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed.*

### **Parking**

The Gallatin Zoning Ordinance does not provide a specific parking ratio for a college/university, but provides Schedule B for determining the parking necessary for a college/university. Schedule B is found within Table 11-01 of the Gallatin Zoning Ordinance and states the following:

*Specific requirements shall be determined by the Zoning Administrator. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the zoning board of appeals.*

The applicant is proposing a total of 276 parking spaces for Welch College, but has not provided ratios on how they determined that number of parking spaces. The parking spaces are divided into 260 regular, 9 foot by 20 foot, parking spaces and 16 disabled person spaces. The two (2) proposed dormitories provided 202 beds, which could potentially occupy that number of parking spaces and leave only 74 spaces for all staff, faculty, and commuter and nighttime students. Without a specific number of faculty, staff, support staff, and commuter and nighttime students it is difficult to determine if the proposed 276 parking spaces are adequate for Phase 1 of the college. Staff, and

specifically the zoning administrator, needs the applicant to provide the parking ratios used in determining the proposed number of parking spaces. Staff may require additional parking to be shown on the Preliminary Master Development Plan if the zoning administrator determines additional parking is required.

### ***Signing***

There are two (2) signs shown in Phase 1 of Welch College. The signs flank the college entrance off of Bison Trail. No preliminary drawings of the proposed signs have been included with this Amended Preliminary Master Development Plan. The applicant shall label the entrance signs on this plan. Also, the applicant shall provide a master signage package of the proposed entrance signs and any wayfinding signs for campus as part of the Final Master Development Plan. The Gallatin Zoning Ordinance Section 13.07.085.C provides a developer of an educational campus to submit a master signage package and for it to be approved by the Planning Commission. Staff suggests the applicant review Section 13.07.070.B.3, 4, and 5 as potential design parameters for any type of flared entrance walls/signs for the college's entrance off of Bison Trail.

This plan indicates Phase 2 of Welch College could be constructed between 2015 and 2020. The applicant may be permitted additional entrance signs for Phase 2 where the college connects to the future extension of Jenkins Lane, but these signs will also require approval by the Planning Commission.

### ***Photometric Plan***

This plan does not provide a full photometric plan, but the applicant has shown the location of all parking lot light poles that are proposed in Phase 1 of Welch College. A full photometric plan shall be required at the Final Master Development Plan stage for Phases 1 and 2 of Welch College. Also, the applicant shall provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles in the parking lots and any wall mounted lighting that is being proposed for the buildings.

### ***Drainage and Retention***

The applicant has not shown the stormwater facilities and infrastructure on the PMDP, but has noted on the cover sheet that this PMDP is conditioned upon approval of appropriate stormwater facilities to address water quantity and quality as required by the stormwater ordinance at the time of approval of the Final Master Development Plan. The Engineering Division has made a condition of approval, on this PMDP, for the applicant to show and label the area(s) reserved for stormwater facilities to treat/detain project stormwater.

### ***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. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
2. Label existing and proposed roadway and row widths.
3. Show/label area reserved for stormwater facilities to treat/detain project stormwater.

4. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013 (Attachment 6-6).
5. Provide for future bike lane and additional vehicular lane on Bison Trail per *Gallatin on the Move 2020* plan. This can be done by showing R.O.W. to be reserved for the future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
6. Add note: Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed. (See bottom of Page 5)
7. Provide for greenway along Lower Station Camp Creek Road per *Gallatin on the Move 2020* plan and the construction plans provided in Attachment 6-5). This can be done by showing R.O.W. to be reserved for the future improvements.

**Other Departmental Comments**

Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Amended Preliminary Master Development Plan and provide documents as indicated below:

1. Submit roadway construction types to determine the ability to support emergency vehicles.
2. All applicable fire codes shall be followed.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of Resolution 2013-88, a Major Amendment to the Preliminary Master Development Plan for the Hidden Creek development, located between Lower Station Camp Creek Road and Big Station Camp Boulevard, north of Bison Trail and south of the future Jenkins Lane extension, consisting of a 18 sheet plan, dated November 14, 2013, with project No. 13-011-01 and prepared by Civil Design Consultants, LLC of Nashville TN. The applicant shall correct the Amended Preliminary Master Development Plan and provide documents that address the following conditions:

1. Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.
2. Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP.
3. Planning Commission shall make a determination if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance.
4. Provide a master sign package, per Section 13.07.085.C as part of the Final Master Development Plan.
5. Label the entrance signs on this plan.
6. A full photometric plan shall be required at the Final Master Development Plan stage for Phase 1 of Welch College.

7. Provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles and any wall mounted lighting that is being proposed for the buildings.
8. Add a site data table to Sheet 5A of the Preliminary Master Development Plan that includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights.
9. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.)
10. Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road.
11. Show and label the R6 zone district yard lines on Sheet 5A.
12. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1.
13. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
14. Label existing and proposed roadway and ROW widths.
15. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013. (Attachment 6-6)
16. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
17. Show and label the location of the future improvements consistent with the construction plans for the Station Camp Greenway.
18. Submit roadway construction types to determine the ability to support emergency vehicles.
19. All applicable fire codes shall be followed.

(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.)

**ATTACHMENTS**

- Attachment 6-1 Preliminary Master Development Plan**
- Attachment 6-2 Response Letter from Jared Gray, P.E., dated 11/14/2013.**
- Attachment 6-3 Architectural Elevations**
- Attachment 6-4 College Character Area**
- Attachment 6-5 *Gallatin on the Move 2020* – Greenway Information**
- Attachment 6-5 Legal Description and Construction Plans for the Station Camp Greenway, Phase 1.**
- Attachment 6-6 Email from 11-18 and 11-19-2013 Regarding Traffic Study**
- Attachment 6-7 Gallatin Zoning Ordinance 13.08.010.D**
- Attachment 6-8 Letter from George Phillips, Attorney for Welch College, Regarding Jenkins Lane Construction.**

CITY OF GALLATIN

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PLANNING DEPARTMENT

KATHERINE SCHOCH, AICP  
ASSISTANT CITY PLANNER  
KATHERINE.SCHOCH@GALLATIN-TN.GOV

Project Comments

**EXHIBIT A**

**Meeting Date: 11/25/2013**

**RE: WELCH COLLEGE, Preliminary Master Development Plan**

**Reference #: PC0199-13**

**Department of Public Utilities**

Review Date: 10/25/2013

1. WATER & SANITARY SEWER SERVICE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.

WHUD COMMENTS:

1. HIDDEN CREEK NEEDS TO CONTACT WHUD FOR AVAILABILITY.  
Thank you, Tina Richmond Engineering Department White House Utility District  
PH: 615-672-4110 ext 257

**Planning Department**

PLANNING DEPARTMENT PROJECT MANAGER:KATHERINE SCHOCH AND KEVIN CHASTINE  
REVIEW DATE:11/6/2013

1. CORRECT TITLE OF PLAN AND TITLE BLOCK TO READ 'AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT'.
2. ADD A SITE DATA TABLE TO SHEET 5 THAT INCLUDES THE FOLLOWING INFORMATION: - PROPERTY OWNER'S NAME - PROPERTY OWNER'S ADDRESS - REQUIRED YARD LINES - REQUIRED MINIMUM BUILDING SETBACK FROM BISON TRAIL - EXISTING (VACANT) AND PROPOSED USE (COMMUNITY EDUCATION). - GROUND COVERAGE - FLOOR AREA - BUILDING HEIGHTS
3. UPDATE PROJECT DESCRIPTION ON SHEET 1 WITH THE WELCH COLLEGE NAME CHANGE.
4. SHOW PROPERTY BOUNDARIES AND PROVIDE DIMENSIONS WITH CALLS.
5. IDENTIFY SURROUNDING PROPERTY OWNERS ON THE PMDP AND PROVIDE IN A LIST ON A SEPARATE SHEET.
6. INDICATE THE LOCATION OF THE SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY.
7. STAFF RECOMMENDS DEDICATION OF LAND FOR SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY.
8. UPDATE NOTE 5, ON SHEET 3, TO LIST SPECIFIC USES FOR THE PROJECT.
9. UPDATE THE LOCATION MAP ON THE COVER SHEET WITH THE CURRENT CITY LIMIT LINES.
10. VERIFY THAT ALL UTILITY AND P.U.D.E. EASEMENTS HAVE BEEN LABELED.
11. SHOW AND LABEL LOCATIONS OF STORM WATER FACILITIES.

CITY OF GALLATIN

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EXHIBIT A  
PLANNING DEPARTMENT

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12. PROVIDE BUILDING HEIGHTS AND PERCENTAGE OF MATERIALS ON THE ARCHITECTURAL PLANS FOR THE COLLEGE.
13. REMOVE THE INTERIOR FLOOR PLANS FOR THE COLLEGE BUILDINGS.
14. UPDATE THE NOTE REGARDING COMMON OPEN SPACE AND WHO WILL OWN AND MAINTAIN AREAS IN EACH PHASE OF PLAN.
15. PROVIDE A 'STATEMENT OF FINANCIAL RESPONSIBILITY' TO STATE WHO HAS FINANCIAL RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT.
16. LABEL THE SURROUNDING PROPERTY OWNERS ON THE PLAN, EVEN ACROSS RIGHT-OF-WAYS.
17. LABEL SURROUNDING ZONING, EVEN FOR PROPERTIES ACROSS RIGHT-OF-WAYS.
18. LABEL DUMPSTER LOCATIONS ON SHEET 5 AND LANDSCAPE PLAN.
19. PROVIDE A DETAIL OF THE DUMPSTER SCREENING.
20. PROVIDE A NOTE INDICATING THE LOCATION OF HVAC UNITS - WHETHER ON ROOF TOPS OR ON THE GROUND.
21. IF HVAC UNITS ARE ON THE GROUND PROVIDE A DETAIL OF THE PROPOSED SCREENING.
22. SHOW AND LABEL THE LOCATION OF ANY PROPOSED SIGNAGE.
23. PROVIDE A PRELIMINARY SIGN DESIGN PACKAGE.
24. ADD A PERFORMANCE STANDARD NOTE TO SHEET 5.
25. LIST PARKING RATIOS AND TOTAL PARKING REQUIRED FOR THE SPECIFIC COLLEGE USE ALONG WITH THE LISTED TOTAL PROVIDED.
26. IN NOTE 13, ON SHEET 3, CHANGE 'SITE PLAN' TO FINAL MASTER DEVELOPMENT PLAN.
27. SHOULD THERE BE A PHASE LINE BETWEEN THE NORTHERN PORTION OF THE COLLEGE AND THE COMMERCIAL PORTION OF THE DEVELOPMENT ALONG BIG STATION CAMP BLVD? BOTH ARE LISTED AS PHASE 2.
28. APPLICANT HAS DISCUSSED RELOCATING THE FLOODPLAIN - IS THIS STILL A POSSIBILITY?
29. SHOW PROPOSED LOCATION OF SOCCER FIELD. SOCCER FIELD IN THE FLOODWAY WILL REQUIRE AN ELEVATION CERTIFICATE, DEVELOPMENT PERMIT, AND A NO RISE CERTIFICATION.
30. STAFF DOES RECOMMEND A SUBDIVISION PLAT TO DIVIDE OFF THE COLLEGE PROPERTY.
31. ADD A NOTE THAT THE USES AND ARCHITECTURE FOR PHASES 2 AND 3 ARE NOT CHANGING.
32. IDENTIFY THE PAGES THAT ARE FROM THE CURRENTLY APPROVED PMDP.
33. LABEL THE YARD LINES, MINIMUM BUILDING SETBACKS AND BUFFERYARDS ON THE PLAN.
34. ADD A NOTE OR PROVIDE A TYPICAL PARKING SPACE SHOWING THE SIZE (9 X 20).
35. STAFF SUGGESTS MAKING A SHEET LIKE SHEET 5, BUT WITHOUT THE TOPO TO PROVIDE THESE CORRECTIONS AND MINIMIZE THE AMOUNT OF INFORMATION ON ONE SHEET.
36. SUBMIT INFORMATION ON THE CONSTRUCTION OF JENKINS LANE AND PROVIDE A PRELIMINARY SCHEDULE OF CONSTRUCTION FOR JENKINS LANE.
37. INDICATE THE LOCATION OF LIGHTING FIXTURES WITHIN THE PARKING AREAS OF THE COLLEGE.
38. SHOW AND LABEL ANY FENCES THAT MAY BE CONSTRUCTED ON THE CAMPUS.
39. UNDERSTAND THE SOCCER FIELD MAY HAVE TO BE RELOCATED TO ACCOMMODATE THE GREENWAY TRAIL. REFER TO PROVIDED DOCUMENTS.

CITY OF GALLATIN

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**EXHIBIT A**

PLANNING DEPARTMENT

KATHERINE SCHOCH, AICP  
ASSISTANT CITY PLANNER  
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40. **SUBMIT SIXTEEN (16) HALF SIZED CORRECTED, FOLDED COPIES OF THE RESUBMITTAL DOCUMENTS (16 HALF SIZE IF ORIGINAL PLANS ARE GREATER THAN 18 X 24), AND 16 ARCHITECTURAL ELEVATIONS IF NEEDED.**
41. SUBMIT DIGITAL COPIES OF PLANS AND SUPPORTING INFORMATION/CORRESPONDENCE PERTAINING TO THIS PROJECT IN THE FOLLOWING FORMATS: **DGN OR DWG FILE (MICROSTATION VERSION "J" SOFTWARE)** OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP. SUBMIT PDF FILES OF ALL PAGES OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP AND SUBMIT PDF FILES OF ALL SUPPORTING DOCUMENTS AND CORRESPONDENCE. LABEL FILE FORMATS ON CD.
42. SUBMIT A DETAILED RESPONSE LETTER ADDRESSING ALL DEPARTMENTAL REVIEW COMMENTS.
43. **RETURN CHECKPRINT & CHECKLIST**
44. RESUBMITTAL DOCUMENTS MUST BE TURNED IN TO THE CODES/PLANNING DEPARTMENT **BY 4:30 PM ON 11/14/2013.**
45. **RESUBMITTALS MUST INCLUDE THE ABOVE INFORMATION IN ORDER TO BE CONSIDERED A COMPLETE RESUBMITTAL.**

**Codes Department**

Review Date: 11/07/2013  
NO COMMENTS

**Engineering Division**

11-19-2013 JZW RESUBMITTAL:  
PMDP

1. PROVIDE SIDEWALK ALONG BISON TRAIL. CLEARLY SHOW AND LABEL THE 6' SIDEWALK ALONG BISON TRAIL EXTENDING FROM THE EASTERN PROPERTY LINE TO LOWER STATION CAMP RD.
2. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS.
3. SHOW/LABEL AREA RESERVED FOR STORMWATER FACILITIES TO TREAT/DETAIN PROJECT STORMWATER.
4. CLEARLY SHOW RECOMMENDATIONS OF TRAFFIC IMPACT STUDY.
5. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE RESERVED FOR THE FUTURE IMPROVEMENTS. WIDTH OF ROW SHALL BE WIDE ENOUGH FOR THE EXISTING MEDIAN, 4 ROADWAY TRAVEL LANES, 5' MIN BICYCLE LANE, 5' GRASS STRIPS, 6' SIDEWALKS, AND DRAINAGE INFRASTRUCTURE.
6. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED.
7. PROVIDE FOR GREENWAY ALONG LOWER STATION CAMP CREEK RD PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE RESERVED FOR THE FUTURE IMPROVEMENTS.
8. ADDRESS COMMENTS REGARDING TRAFFIC IMPACT STUDY AS IDENTIFIED IN PREVIOUSLY SENT EMAILS AND MEETING 11-18-2013.

CITY OF GALLATIN

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**EXHIBIT A**

PLANNING DEPARTMENT

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Review Date: 11-5-2013 JZW: PMDP

1. SHOW AND LABEL A STREAM BUFFER (15' FROM TOP OF BANK) ALONG TRIBUTARY THAT ENTRANCE CROSSES.
2. LABEL FLOODWAY AS STREAM BUFFER AS WELL.
3. PROVIDE SIDEWALK ALONG BISON TRAIL.
4. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS.
5. THE WETLANDS DATABASE SHOWS 3 WETLANDS ON THE SUBJECT PROPERTY. IDENTIFY AND LABEL THE LOCATION OF THESE WETLANDS. ADD NOTE: WETLANDS AREAS IDENTIFIED HAVE THE POTENTIAL OF BEING JURISDICTIONAL WETLANDS OF THE STATE. PROPER EVALUATION, PERMITTING, AND MITIGATION PROCEDURES SHALL BE FOLLOWED. NO DISTURBANCE SHALL OCCUR PRIOR TO EVALUATION AND PERMITTING OF SUBJECT AREAS.
6. SHOW/LABEL STORMWATER FACILITIES.
7. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP.
8. ENGINEERING RECOMMENDS TO PROVIDE CONNECTION TO THE FUTURE STATION CAMP GREENWAY ALONG LOWER STATION CAMP CREEK ROAD AS SHOWN IN THE GALLATIN ON THE MOVE 2020 PLAN.
9. SHOW RECOMMENDATIONS OF THE TRAFFIC IMPACT STUDY.
10. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE.
11. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE DEDICATED FOR THE FUTURE IMPROVEMENTS.
12. SEE E-MAIL SENT TO AMY BURCH ON 11-7-2013 REGARDING TRAFFIC IMPACT STUDY COMMENTS.
13. MAKE ACCOMMODATIONS FOR CONNECTION TO THE 6' PEDESTRIAN COMING FROM THE PROPOSED PHASE 2.
14. REMOVE LABEL OF "COLLEGE SECONDARY ENTRANCE" FROM SHEET 5.
15. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED.

**Fire Department**

Review Date: 10/31/2013

1. FIRE HYDRANT LAYOUT OF ALL AREAS NEEDS TO BE SUBMITTED.
2. ROADWAY CONSTRUCTION TYPE NEEDS TO BE SUBMITTED. ANY QUESTIONS, PLEASE CONTACT THIS OFFICE.
3. ALL APPLICABLE FIRE CODES SHALL BE FOLLOWED.

CITY OF GALLATIN

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CITY PLANNER  
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**EXHIBIT A**  
PLANNING DEPARTMENT

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**Police Department**

Review Date: 10/25/2013  
REVIEWED: NO COMMENTS

**Gallatin Department of Electricity**

Review Date: 10/29/2013  
O.K.

**Sumner County, E-911**

Review Date: 10/28/2013  
NO COMMENTS

**Industrial Pre-treatment Department**

Review Date:  
N/A



ATTACHMENT 6-2

CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.  
Nashville, TN 37221  
Phone: 615-638-8207

RECEIVED  
NOV 15 2013

GALLATIN PLANNING  
& ZONING

November 14, 2013

**HAND DELIVERED**

**RE: Proposed Welch College PMDP Comments  
City of Gallatin**

**Below please find the responses to comments delivered by staff on the initial submittal of the PMDP  
for Hidden Creek major amendment.**

**Department of Public Utilities**  
Review Date: 10/25/2013

1. WATER & SANITARY SEWER SERVICE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.

**WHUD COMMENTS:**

1. HIDDEN CREEK NEEDS TO CONTACT WHUD FOR AVAILABILITY.  
Thank you, Tina Richmond Engineering Department White House Utility District  
PH: 615-672-4110 ext 257 *Response: WHUD has provided a letter of availability for service for the overall development*

**Planning Department**

PLANNING DEPARTMENT PROJECT MANAGER: KATHERINE SCHOCH AND KEVIN CHASTINE  
REVIEW DATE: 11/6/2013

1. CORRECT TITLE OF PLAN AND TITLE BLOCK TO READ 'AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT'. *Response: Title changed*
2. ADD A SITE DATA TABLE TO SHEET 5 THAT INCLUDES THE FOLLOWING INFORMATION: - PROPERTY OWNER'S NAME - PROPERTY OWNER'S ADDRESS - REQUIRED YARD LINES - REQUIRED MINIMUM BUILDING SETBACK FROM BISON TRAIL - EXISTING (VACANT) AND PROPOSED USE (COMMUNITY EDUCATION). - GROUND COVERAGE - FLOOR AREA - BUILDING HEIGHTS *Response: Site data table added on sheet 5A to the extent possible. Agree to fully address comment on FMDP*
3. UPDATE PROJECT DESCRIPTION ON SHEET 1 WITH THE WELCH COLLEGE NAME CHANGE. *Response: Agreed and plan changed*

CIVIL DESIGN CONSULTANTS, LLC

CIVIL ENGINEERS - LAND PLANNERS

PC0199-13

RECEIVED

# ATTACHMENT

6-2

4. SHOW PROPERTY BOUNDARIES AND PROVIDE DIMENSIONS WITH CALLS. *Response: Boundary calls and boundaries added to drawing*
5. IDENTIFY SURROUNDING PROPERTY OWNERS ON THE PMDP AND PROVIDE IN A LIST ON A SEPARATE SHEET. *Response: sheet c2 includes this information*
6. INDICATE THE LOCATION OF THE SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY. *Response: Exception taken to the greenway placement along the western edge of the college campus. Thus the greenway location is not shown.*
7. STAFF RECOMMENDS DEDICATION OF LAND FOR SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY. *Response: Exception taken with additional justification to be provided by the Welch college attorney.*
8. UPDATE NOTE 5, ON SHEET 3, TO LIST SPECIFIC USES FOR THE PROJECT. *Response: Note changed*
9. UPDATE THE LOCATION MAP ON THE COVER SHEET WITH THE CURRENT CITY LIMIT LINES. *Response: Location Map changed*
10. VERIFY THAT ALL UTILITY AND P.U.D.E. EASEMENTS HAVE BEEN LABELED. *Response: Agreed. Known easements are labeled and additional easement for utilities has been shown and provided on the plan.*
11. SHOW AND LABEL LOCATIONS OF STORM WATER FACILITIES. *Response: Stormwater facilities will be fully designed at FMDP and it is the intent to attempt to surface drain the college site.*
12. PROVIDE BUILDING HEIGHTS AND PERCENTAGE OF MATERIALS ON THE ARCHITECTURAL PLANS FOR THE COLLEGE. *Response: Agree information added*
13. REMOVE THE INTERIOR FLOOR PLANS FOR THE COLLEGE BUILDINGS. *Response: Floor plans removed*
14. UPDATE THE NOTE REGARDING COMMON OPEN SPACE AND WHO WILL OWN AND MAINTAIN AREAS IN EACH PHASE OF PLAN. *Response: Note has been adjusted*
15. PROVIDE A 'STATEMENT OF FINANCIAL RESPONSIBILITY' TO STATE WHO HAS FINANCIAL RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT. *Response: Statement has been added*
16. LABEL THE SURROUNDING PROPERTY OWNERS ON THE PLAN, EVEN ACROSS RIGHT-OF-WAYS. *Response: Owners known have been shown. Property owner research is ongoing and will be shown on FMDP*
17. LABEL SURROUNDING ZONING, EVEN FOR PROPERTIES ACROSS RIGHT-OF-WAYS. *Response: Zoning has been labeled*
18. LABEL DUMPSTER LOCATIONS ON SHEET 5 AND LANDSCAPE PLAN. *Response: Dumpster locations are shown*
19. PROVIDE A DETAIL OF THE DUMPSTER SCREENING. *Response: Details added.*
20. PROVIDE A NOTE INDICATING THE LOCATION OF HVAC UNITS - WHETHER ON ROOF TOPS OR ON THE GROUND. *Response: Note added.*
21. IF HVAC UNITS ARE ON THE GROUND PROVIDE A DETAIL OF THE PROPOSED SCREENING. *Response: See note above*
22. SHOW AND LABEL THE LOCATION OF ANY PROPOSED SIGNAGE. *Response: General location of proposed signs are shown... Package will be provided at FMDP*
23. PROVIDE A PRELIMINARY SIGN DESIGN PACKAGE. *Response: See above response*
24. ADD A PERFORMANCE STANDARD NOTE TO SHEET 5. *Response: Note added*
25. LIST PARKING RATIOS AND TOTAL PARKING REQUIRED FOR THE SPECIFIC COLLEGE USE ALONG WITH THE LISTED TOTAL PROVIDED. *Response: Note regarding schedule B has been added*
26. IN NOTE 13, ON SHEET 3, CHANGE 'SITE PLAN' TO FINAL MASTER DEVELOPMENT PLAN. *Response: Note added.*
27. SHOULD THERE BE A PHASE LINE BETWEEN THE NORTHERN PORTION OF THE COLLEGE AND THE COMMERCIAL PORTION OF THE DEVELOPMENT ALONG BIG STATION CAMP BLVD? BOTH ARE LISTED AS PHASE 2. *Response: Phase line has been adjusted.*
28. APPLICANT HAS DISCUSSED RELOCATING THE FLOODPLAIN - IS THIS STILL A POSSIBILITY? *Response: offset compensation will be provided for the structures some parking may be in floodplain areas. This item will be addressed in FMDP*

R E C O R D E D  
NOV 15 2013

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CIVIL ENGINEERS - LAND PLANNERS

GALLATIN PLANNING  
& ZONING

PC 0199-13

- 29. SHOW PROPOSED LOCATION OF SOCCER FIELD. SOCCER FIELD IN THE FLOODWAY WILL REQUIRE AN ELEVATION CERTIFICATE, DEVELOPMENT PERMIT, AND A NO RISE CERTIFICATION. *Response: Soccer field has been shown..... note added.*
- 30. STAFF DOES RECOMMEND A SUBDIVISION PLAT TO DIVIDE OFF THE COLLEGE PROPERTY . *Response: Understand the recommendation. College will consider after approval of FMDP*
- 31. ADD A NOTE THAT THE USES AND ARCHITECTURE FOR PHASES 2 AND 3 ARE NOT CHANGING. *Response: Note added*
- 32. IDENTIFY THE PAGES THAT ARE FROM THE CURRENTLY APPROVED PMDP. *Response: Identification added*
- 33. LABEL THE YARD LINES, MINIMUM BUILDING SETBACKS AND BUFFERYARDS ON THE PLAN. *Response: Agree some setbacks are being confirmed and will be shown on FMDP*
- 34. ADD A NOTE OR PROVIDE A TYPICAL PARKING SPACE SHOWING THE SIZE (9 X 20). *Response: Note added.*
- 35. STAFF SUGGESTS MAKING A SHEET LIKE SHEET 5, BUT WITHOUT THE TOPO TO PROVIDE THESE CORRECTIONS AND MINIMIZE THE AMOUNT OF INFORMATION ON ONE SHEET. *Response: Sheet added*
- 36. SUBMIT INFORMATION ON THE CONSTRUCTION OF JENKINS LANE AND PROVIDE A PRELIMINARY SCHEDULE OF CONSTRUCTION FOR JENKINS LANE. *Response: Exception taken. Additional information will be forthcoming from the College Attorney discussing the reason for the exception*
- 37. INDICATE THE LOCATION OF LIGHTING FIXTURES WITHIN THE PARKING AREAS OF THE COLLEGE. *Response: Preliminary lighting locations shown.*
- 38. SHOW AND LABEL ANY FENCES THAT MAY BE CONSTRUCTED ON THE CAMPUS. *Response: Baseball/softball diamonds are shown to have fences.that is the only location known at this time.*
- 39. UNDERSTAND THE SOCCER FIELD MAY HAVE TO BE RELOCATED TO ACCOMODATE THE GREENWAY TRAIL. REFER TO PROVIDED DOCUMENTS. *Response:See response to the greenway trail*
- 40. **SUBMIT SIXTEEN (16)HALF SIZED CORRECTED, FOLDED COPIES OF THE RESUBMITTAL DOCUMENTS (16 HALF SIZE IF ORIGINAL PLANS ARE GREATER THAN 18 X 24), AND 16 ARCHITECTURAL ELEVATIONS IF NEEDED.** *Response: Provided and much appreciated*
- 41. SUBMIT DIGITAL COPIES OF PLANS AND SUPPORTING INFORMATION/CORRESPONDENCE PERTAINING TO THIS PROJECT IN THE FOLLOWING FORMATS: **DGN OR DWG FILE (MICROSTATION VERSION "J" SOFTWARE) OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP. SUBMIT PDF FILES OF ALL PAGES OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP AND SUBMIT PDF FILES OF ALL SUPPORTING DOCUMENTS AND CORRESPONDENCE. LABEL FILE FORMATS ON CD.**
- 42. SUBMIT A DETAILED RESPONSE LETTER ADDRESSING ALL DEPARTMENTAL REVIEW COMMENTS. *Response: Agree and CD included in the resubmittal*
- 43. **RETURN CHECKPRINT & CHECKLIST** *Response: Returned*
- 44. RESUBMITTAL DOCUMENTS MUST BE TURNED IN TO THE CODES/PLANNING DEPARTMENT BY 4:30 PM ON 11/14/2013.
- 45. RESUBMITTALS MUST INCLUDE THE ABOVE INFORMATION IN ORDER TO BE CONSIDERED A COMPLETE RESUBMITTAL.

**Codes Department**  
 Review Date: 11/07/2013  
 NO COMMENTS

**Engineering Division**  
 Review Date: 11-5-2013 JZW: PMDP

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RESUBMITTAL

- 1. SHOW AND LABEL A STREAM BUFFER (15' FROM TOP OF BANK) ALONG TRIBUTARY THAT ENTRANCE CROSSES. *Response: Buffer areas shown and Labeled*

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CIVIL ENGINEERS - LAND PLANNERS

EXHIBIT A

PC0199-13

2. LABEL FLOODWAY AS STREAM BUFFER AS WELL. *Response: Buffer areas shown and labeled*
3. PROVIDE SIDEWALK ALONG BISON TRAIL. *Response: Sidewalk has been shown*
4. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS. *Response: Known widths are shown. Bison is being reviewed to determine ROW*
5. THE WETLANDS DATABASE SHOWS 3 WETLANDS ON THE SUBJECT PROPERTY. IDENTIFY AND LABEL THE LOCATION OF THESE WETLANDS. ADD NOTE: WETLANDS AREAS IDENTIFIED HAVE THE POTENTIAL OF BEING JURISDICTIONAL WETLANDS OF THE STATE. PROPER EVALUATION, PERMITTING, AND MITIGATION PROCEDURES SHALL BE FOLLOWED. NO DISTURBANCE SHALL OCCUR PRIOR TO EVALUATION AND PERMITTING OF SUBJECT AREAS. *Response: Wetlands shown and note has been added.*
6. SHOW/LABEL STORMWATER FACILITIES. *Response: See response from Planning comment above*
7. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP. *Response: Note added*
8. ENGINEERING RECOMMENDS TO PROVIDE CONNECTION TO THE FUTURE STATION CAMP GREENWAY ALONG LOWER STATION CAMP CREEK ROAD AS SHOWN IN THE GALLATIN ON THE MOVE 2020 PLAN. *Response: Exception taken. Additional information will be forthcoming from the college attorney*
9. SHOW RECOMMENDATIONS OF THE TRAFFIC IMPACT STUDY. *Response: All recommendations of the traffic study will be provided for, known recommendations are shown and additional recommendations will be shown on FMDP*
10. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE. *Response: Note added*
11. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE DEDICATED FOR THE FUTURE IMPROVEMENTS. *Response: Once ROW is known we agree to address comment if needed.*
12. SEE E-MAIL SENT TO AMY BURCH ON 11-7-2013 REGARDING TRAFFIC IMPACT STUDY COMMENTS.
13. MAKE ACCOMMODATIONS FOR CONNECTION TO THE 6' PEDESTRIAN COMING FROM THE PROPOSED PHASE 2. *Response: See above response regarding greenway trail*
14. REMOVE LABEL OF "COLLEGE SECONDARY ENTRANCE" FROM SHEET 5. *Response: Label removed*
15. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED. *Response: Exception taken please see response to Jenkins Lane extension from planning.*

RESUBMITTAL

**Fire Department**

Review Date: 10/31/2013

1. FIRE HYDRANT LAYOUT OF ALL AREAS NEEDS TO BE SUBMITTED.
2. ROADWAY CONSTRUCTION TYPE NEEDS TO BE SUBMITTED. ANY QUESTIONS, PLEASE CONTACT THIS OFFICE.
3. ALL APPLICABLE FIRE CODES SHALL BE FOLLOWED.

**Police Department**

Review Date: 10/25/2013  
REVIEWED: NO COMMENTS

**Gallatin Department of Electricity**

Review Date: 10/29/2013

EXHIBIT A

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PC 0199-13

ATTACHMENT 6-2

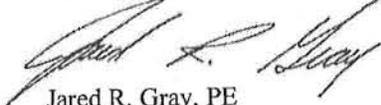
O.K.

Sumner County, E-911  
Review Date: 10/28/2013  
NO COMMENTS

Industrial Pre-treatment Department  
Review Date:  
N/A

We appreciate your comments. If you have any questions or need additional information please call.

Sincerely,  
Civil Design Consultants LLC



Jared R. Gray, PE  
President

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CIVIL DESIGN CONSULTANTS, LLC  
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EXHIBIT A

PC0199-13

**COLLEGE****General Description of Existing Development Patterns**

The College special area represents the Volunteer State Community College and the future Free Will Baptist Bible College site along with related college uses that are found on-site in a campus-type development or within close distance to the college. Examples include park and recreation facilities, dormitory or multi-family residential uses and supporting commercial. Supporting uses are intended to provide easily accessible services for college employees, students and visitors.

**Location**

Areas within this character area include the following:

- Volunteer State Community College
- Free Will Baptist Bible College (Future Site)

**Intent**

- Provide for the location of institutions of higher learning allowing for the full list of ancillary uses
- Highlight the areas in order to focus efforts to provide appropriate transition from adjacent uses as well as provide for opportunities for housing and services nearby

**Development Strategies**

- Promote a pedestrian-scale "college community" where college uses and support services (college, apartments, restaurants, etc.) are connected by a network of sidewalks
- Reduce on-site vehicular use and off-site vehicular trips by providing a mix of compatible services for students, employees and visitors
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Retain open space and incorporate landscaping into site design and parking areas
- Encourage shared parking among uses

**Implementation Measures**

- ① Encourage the development of additional housing opportunities for students, faculty and staff of the college

**COLLEGE****Anticipated level of change:**

- Medium

**Transportation**

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads and campus sidewalks
- Campus-style transportation system
- Roads characterized by curb, gutter with wide-sidewalks and pedestrian orientation

**Infrastructure**

- Public water and sewer available
- Civic spaces such as greenways; parks, common areas

**Greenspace**

- Common areas located throughout the campus

**Primary Land Uses**

- College
- Campus-supporting retail uses
- Campus housing

**Appropriate Intensity**

- 0.5 FAR

**Applicable Zoning Districts****Existing Zoning Districts**

- R-6, R-8, PNC

**Proposed Zoning Districts**

- No proposed new districts

EXHIBIT A

## General Development and Transportation Plan

5. Station Camp Creek Trail; A multi-use path approximately 3.3 miles long that generally follows Lower Station Camp Creek and/or Lower Station Camp Creek Road. This trail would connect several trailheads along the creek and could possibly connect to Station Camp Elementary, Station Camp High School and Knox Doss Middle School. Ultimately, it is recommended that this trail be continuous between Nashville Pike and Long Hollow Pike.
6. Baypoint Trail; A multi-use trail approximately 1.0 mile long which connects Nashville Pike near Volunteer State Community College and residential uses to East Camp Creek. The trail may follow an existing utility corridor north of GreenLea Boulevard/Bay Point Drive.
7. Lock 4 Trail; A trail approximately 4.0 miles long that would connect the Town Creek Trail system (described above) to Lock 4 Park, which also contains existing bike trails and paths. This trail would generally traverse through residential areas, as well as Sumner Academy plus provides multiple connections to other land uses to the north.
8. Bledsoe Creek Trail; A trail approximately 2.5 miles long that would connect near the medical center to the north around Vena Stuart Elementary School and end at a trail head east of Airport Road and north of Hartsville Pike. Future minor collectors (branch greenway corridors) are expected to connect this trail to the future rails to trails collectors.
9. East Camp Creek Trail; A trail approximately 4.7 miles long that would connect Camp Creek just south of Nashville Pike in the northeasterly direction along Camp Creek. Several trail heads would be connected as well as the residential area between the CSX Railroad and Dobbins Pike.
10. Volunteer State / GAP Trail; A trail approximately 4.5 miles long that would connect Station Camp to the East Camp Creek Trail near Harris Lane. The trail is expected to be on the north side of Old Hickory Lake, run generally parallel to Nashville Pike on the north side, through Volunteer State Community College, traverse the industrial park along Gap Boulevard and connect to the East Camp Creek Trail. This trail could help to connect several proposed bicycle/pedestrian projects near the Volunteer State Community College.
11. Bulls Creek Trail; A trail approximately 1.0 mile long that would connect two trailheads just north of Peach Valley Road. Future minor collectors (branch greenway corridors) are expected to connect this trail to multiple other recreational and residential areas.

**Greenway Spurs** have been recommended and/or identified to promote further connectivity between the greenway and bicycle and pedestrian facilities.

12. *East Camp Creek Spur* – Provide a trail spur extending up Camp Creek towards SR-386 to provide bicycle and pedestrian access into this future development area.
13. *Hatten Track Trail Spur* - Provide a trail spur extending into the Hatten Track from the E. Camp Creek Trail to provide bicycle and pedestrian access into this development area.

**Branch Greenway Corridors** (minor collectors) should be identified to promote further connectivity between the trunkline corridors after the trunkline corridors are developed. Preliminary branch greenway corridors are generally illustrated in Exhibit 4-12 as the dashed blue lines.

**10-foot Sidewalks** are included in many areas in the Greenway Master Plan Map. Those 10 foot sidewalk locations are illustrated as pink in Exhibit 4-12. Sidewalks should follow Tulip Poplar from the East Camp Greenway to Maple Street, Maple Street from Long Hollow Pike to the trailhead along Lock 4 Greenway, North Hume Avenue from Trailhead on Town Creek Greenway to Main, South Pardue Avenue from Main Street to Bledsoe Street, and Bledsoe Street from South Pardue Avenue to Bledsoe Creek Greenway.

Exhibit 4-12: Proposed Bike/Ped Projects



- Legend**
- Trail Head
  - 2008 MTP Bike/Ped Projects
  - Type
  - Greenway Multi-Use Paths
  - ..... Greenway Spur
  - Branch Greenways
  - Bike Lanes
  - Bike Routes
  - Bike Lanes & Sidewalks
  - 10' Sidewalk
  - Sidewalks & Ped Crossings
  - Future Connection
  - Streetscape
  - Streets
  - Rail Lines
  - Planning Region
  - Urban Growth Boundary
  - City Limits
  - Lakes



**Gallatin On The Move 2020**  
General Development & Transportation Plan

Property of  
**MACTEC & CBB**  
COURTESY OF THE CITY OF GALLATIN

# ATTACHMENT 6-5

## STATION CAMP GREENWAY PHASE I SUMNER COUNTY, TENNESSEE

Federal Construction No.:	HPF-8300-193
State P.E. No.:	63-PLM-F1-008
State P.O.W. No.:	83-PLM-F2-003
State Commission No.:	83-PLM-F3-010
PLAN:	11081E00
County:	Sumner
Project Name:	"Locally-Maintained Project"

**RECEIVED**  
NOV 15 2013

GALLATIN PLANNING  
& ZONING

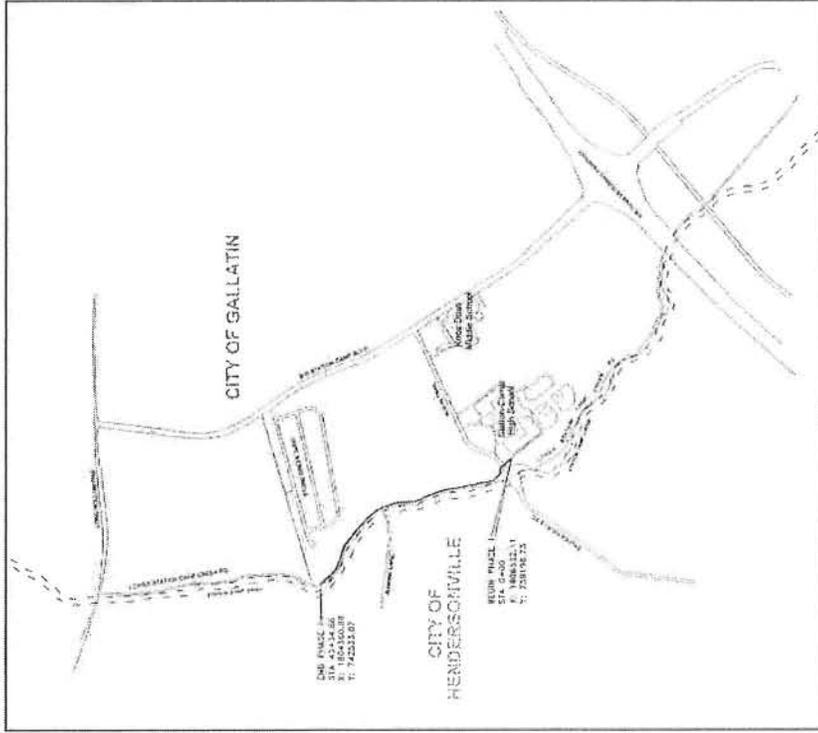


**Sumner County Greenway Committee**

- Anthony Hall, County Executive
- Marie Mosher
- Glenn Young
- Jeff Hallis
- Mike Golf
- Harley Scott



Wilson Construction Company  
1105 S. Greenway Street  
Hendersonville, Tennessee 37075  
Telephone: (615) 884-2726  
Facsimile: (615) 884-7916  
E-mail: wilscon@aol.com



LOCATION MAP  
1"=1000'

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PLAN & PROFILE
4	PLAN & PROFILE
5	PLAN & PROFILE
6	PLAN & PROFILE
7	PARKING LOT LAYOUTS/ GRADING PLAN & BOX CULVERT
8	DETAILS
9	DETAILS
10	DETAILS

PROJECT NO. 11081E00  
DATE: 11/15/13  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. 10 OF 10

RECORDED

PC 0199-13





6-5

REVISIONS

NO. 1	DATE	DESCRIPTION

PARKING LOT LAYOUTS AND GRADING  
 PHASE ONE  
 STATION CAMP GREENWAY  
 SUMNER COUNTY, TENNESSEE

DATE: JULY 2002  
 DRAWN BY: DKA  
 CHECKED BY: NFB  
 SCALE: AS SHOWN  
 PROJECT NO.: 0404-037  
 FILE #0404-037-010  
 0404-037-010-010-010-010



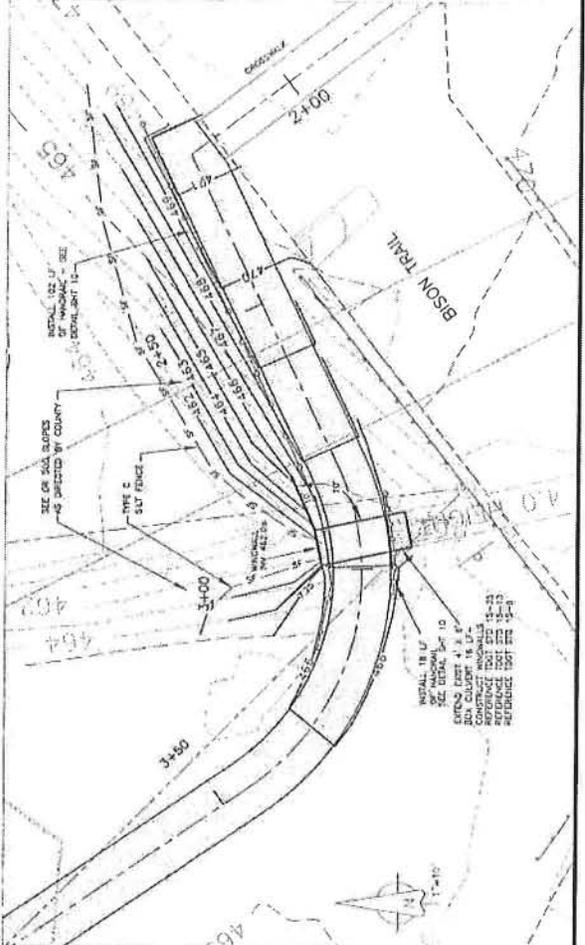
STATE OF TENNESSEE  
 DEPARTMENT OF REVENUE  
 TAX COLLECTOR

SHEET NO.  
 7 OF 10



SOUTH PARKING LOT

PARKING SPACES:  
 10' X 9'  
 24' AISLE WIDTH



GRADING PLAN AT BOX CULVERT  
 (BISON TRAIL AND LOWER STATION CAMP CRK RD)

RECEIVED

NOV 15 2013

GALEATI PLANNING

PC 0199-13

6-5

REVISIONS

REVISIONS	STATION CAMP GREENWAY SUMNER COUNTY, TENNESSEE	DATE	BY	CHECKED

**WHEEL STOP DETAIL**

NOTES:  
 1. DIMENSIONS TO BE SHOWN IN CENTER  
 2. BACK SHALL BE TO BE DECIDED BY  
 3. THIS IS A LENS

**PARKING LOT PAVING SECTION**

ASPHALT TRAIL SECTION

**CONSTRUCTION EXIT** (CE)

**HAY BALE DETAIL**

**SILT FENCE DETAIL**

**HINGED BOLLARDS**

**RECEIVED**

NOV. 15 2013

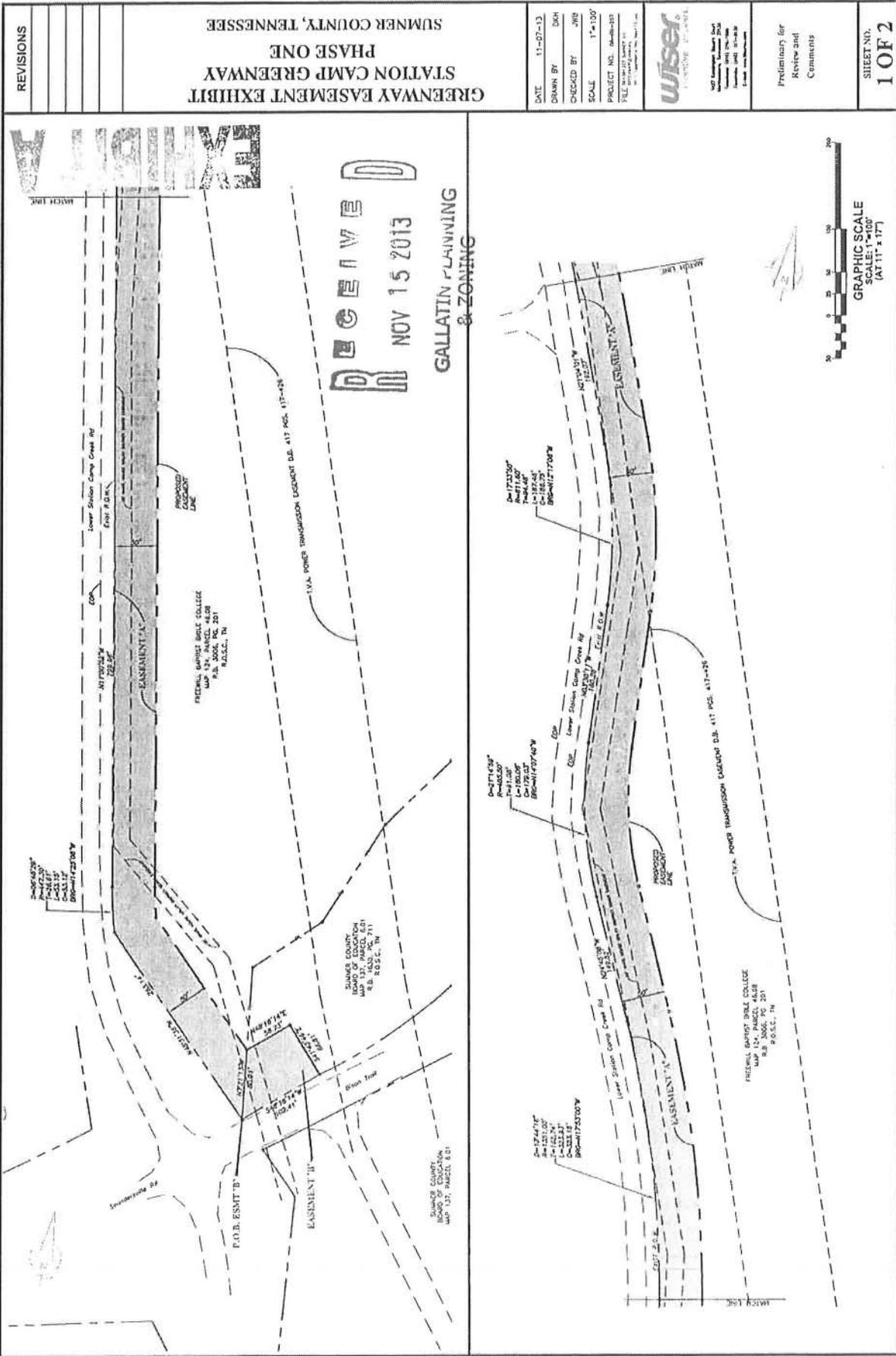
GALLATIN PLANNING

PC 0199-13

SHEET NO.  
9 OF 10

ATTACHMENT

6-5



REVISIONS

GREENWAY EASEMENT EXHIBIT  
 STATION CAMP GREENWAY  
 PHASE ONE  
 SUMNER COUNTY, TENNESSEE

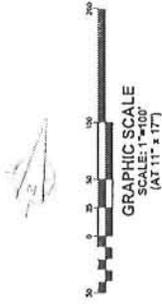
DATE 11-07-13  
 DRAWN BY DWH  
 CHECKED BY JWB  
 SCALE 1"=100'  
 PROJECT NO. 04-09-015  
 FILE NO. 04-09-015



Preliminary for  
 Review and  
 Comments

SHEET NO.  
 1 OF 2

NOV 15 2013  
 GALLATIN PLANNING  
 & ZONING



RESUBMITTAL

PC 0199-13

**Kevin Chastine**

---

CONFIDENTIAL 6-6

**From:** Zach Wilkinson  
**Sent:** Tuesday, November 19, 2013 11:10 AM  
**To:** 'Jared R. Gray, PE'  
**Cc:** 'Amy Burch'; Nick Tuttle; William McCord; Kevin Chastine  
**Subject:** RE: Welch College - background traffic  
**Attachments:** 20131119103910.pdf

Amy, attached are the most recent numbers for the Carelleton development, as we discussed. Also add the 0.91 acre commercial parcel which is not shown on the attachment.

Jared, below are highlights of what we discussed. Everyone else, if I left anything important out, please chime in.

-Clarifying/confirming phasing shown on PMDP matches that in TIS -Confirming/clarifying traffic generation numbers for college and relation to phasing -Consideration of Lower Station Camp closure -Discussion of 34% internal capture rate -Jenkins Lane "trigger" and reservation -Accommodations for the MTP regarding 4 lanes on Bison Trail. Need 100' total width in ROW reservation.

Zach Wilkinson, PE, RLS, CPESC  
Project Engineer

-----Original Message-----

**From:** Jared R. Gray, PE [mailto:jared@civilconsultants.net]  
**Sent:** Monday, November 18, 2013 10:13 AM  
**To:** 'Amy Burch'; Nick Tuttle; Zach Wilkinson  
**Cc:** William McCord; 'Bob Murphy'  
**Subject:** RE: Welch College - background traffic

I will be unable to attend this meeting please keep me in the loop.

Regards,  
Civil Design Consultants, LLC  
Jared R. Gray  
Jared R. Gray, PE  
615-638-8207 office  
615-319-2734 cell  
<http://www.civilconsultants.net>

-----Original Message-----

**From:** Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
**Sent:** Monday, November 18, 2013 8:52 AM  
**To:** Nick Tuttle; Zach Wilkinson  
**Cc:** William McCord; Bob Murphy; Jared R. Gray, PE  
**Subject:** RE: Welch College - background traffic

Sounds good. I'll see you at 11am at your office. Thanks!

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office

EXHIBIT A

917.420.0696 cell

ATTACHMENT 6-6

-----Original Message-----

From: Nick Tuttle [mailto:nick.tuttle@gallatin-tn.gov]  
Sent: Monday, November 18, 2013 8:27 AM  
To: Amy Burch; Zach Wilkinson  
Cc: William McCord; Bob Murphy; Jared R. Gray, PE  
Subject: RE: Welch College - background traffic

Sorry for the late response, I can meet at meet at either time today.

Nick Tuttle, PE  
City of Gallatin, City Engineer

-----Original Message-----

From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Thursday, November 14, 2013 3:04 PM  
To: Nick Tuttle; Zach Wilkinson  
Cc: William McCord; Bob Murphy; Jared R. Gray, PE  
Subject: RE: Welch College - background traffic

Nick,

I received the other comments from Zach. Thank you for sending. I can meet with you on Monday. My plans changed, and now I will be available Mon/Tues. I am available at 11am or 3pm on Monday.

Amy

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office  
917.420.0696 cell

-----Original Message-----

From: Nick Tuttle [mailto:nick.tuttle@gallatin-tn.gov]  
Sent: Thursday, November 14, 2013 11:39 AM  
To: Amy Burch; Zach Wilkinson  
Cc: William McCord; Bob Murphy  
Subject: RE: Welch College - background traffic

Amy,

I have been in/out of the office again this week. I know that Bill McCord has spoken with Zach about a number of questions regarding the TIS. I think that it would be good to try to sit down with you (or someone else because I think that you said you would be out on Monday and Tuesday next week) and Jared on Monday. Would this be possible? If necessary, I can make it Friday afternoon.

Let me know what works...

Nick

---

From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Wednesday, November 13, 2013 6:58 PM  
To: Zach Wilkinson  
Cc: Nick Tuttle; William McCord; Bob Murphy  
Subject: RE: Welch College - background traffic

EXHIBIT A

# ATTACHMENT 6-6

Nick & Zach,

As you know we're working to revise the traffic study to address your comments below regarding the background traffic. I haven't received any other comments from the City. If there are other comments, please try to get them to me tomorrow so that I can incorporate them into the revised traffic study.

As Nick and I discussed on Monday, including this additional traffic in the background analyses is quite a bit of work. We are trying to get the revised study resubmitted to the City next Wednesday.

Thanks!  
Amy

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office  
917.420.0696 cell

From: Zach Wilkinson [mailto:zach.wilkinson@gallatin-tn.gov]  
Sent: Thursday, November 07, 2013 12:37 PM  
To: Amy Burch  
Cc: Nick Tuttle; William McCord  
Subject: RE: Welch College - background traffic

Hi Amy,

Below are comments regarding the Traffic Impact Study for Welch College. Nick has not finished reviewing at this time, but will send any additional comments asap. Give me a call if you would like to discuss.

1. See comments below regarding the non-site developments.
2. See attached email regarding proposed development on Jenkins lane. Include this in your background traffic.

Zach Wilkinson, PE, RLS, CPESC  
Project Engineer

From: Nick Tuttle  
Sent: Wednesday, October 30, 2013 4:29 PM  
To: Zach Wilkinson  
Subject: FW: Welch College - background traffic

Nick Tuttle, PE  
City of Gallatin, City Engineer

From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Monday, October 21, 2013 10:36 AM  
To: Nick Tuttle  
Subject: Welch College - background traffic

Nick,

EXHIBIT A

Thanks again for letting us make a copy of the original Hidden Creek traffic study. I had to take it apart in order to copy it, but we rebound it. I'll try to get it returned to you today or tomorrow.

The original study included the following four specific non-site developments that were approved but not completed in 2008:

\* The Paddock (Now Carolton?) - located north of Long Hollow Pike. 275 dwelling units were included, however you indicated it was more in the 900 unit range. Below are the site traffic numbers from the Carellton TIS to include in the background traffic.

[cid:image001.png@01CEE09F.C82828A0]

\* Sumner Station - athletic/fitness club and medical offices appears to be complete. Complete but not used to capacity. The building is largely unused at this point, so projected traffic should be incorporated into the background traffic numbers.

\* Wellington Farms - located on Big Station Camp Boulevard south of the middle school. Included 410 apartment units, which appears to be complete. Yes, recent meetings have indicated they hope to expand to across Big Station Camp as well.

\* Station Camp Elementary School - maximum of 1,000 students appears to be complete.

Based on this evaluation, we planning to only include site-specific background traffic for the Paddock (Carolton?). Can you provide me with the approximate number of dwelling units that are remaining to be built for that development? We are also looking at the TDOT count stations to establish annual growth trends for the study area. Let me know if you have any questions regarding these assumptions.

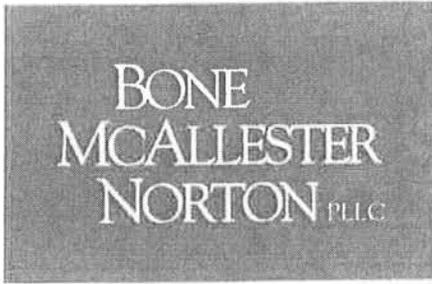
Thanks for your assistance.  
-Amy

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
1101 17th Avenue South  
Nashville, TN 37212  
615.370.8410 office  
917.420.0696 cell  
amyburch@rpmtraffic.net<mailto:amyburch@rpmtraffic.net>

EXHIBIT A

ATTACHMENT

0-6



ATTACHMENT 6-8

George J. Phillips  
615-780-7988 Phone  
615-780-7979 Fax  
gphillips@bonelaw.com

November 20, 2013

**VIA ELECTRONIC MAIL: sbaker@wallerlaw.com**

Stephen C. Baker, Esq.  
Waller Lansden Dortch & Davis, LLP  
511 Union Street, Suite 2700,  
Nashville City Center  
Nashville, TN 37219

**Re: Welch College  
Fifth Third Bank  
Hidden Creek - Preliminary Master Development Plan**

Dear Steve:

I wanted to send this letter confirming Fifth Third Bank's position that it does not have any obligation to bond the costs of the Jenkins Lane Extension over a parcel of the property that Fifth Third Bank ("Fifth Third") foreclosed on as identified on the approved Preliminary Master Development Plan approved by the City of Gallatin on October 1, 1998 ("PMDP") if Welch College was to apply for a building permit. The parcel now owned by Fifth Third separates the property owned by Welch College ("College") from Big Station Camp Boulevard ("Fifth Third Property").

As background, Welch College contacted Fifth Third to advise that it intended to proceed to build its campus as set out on the PMDP and wanted to confirm that Fifth Third Bank, as the owner of the parcels encompassed within the PMDP through foreclosure from Franklin Farms Estates, LLC and/or Hidden Creek, LLC, would bond the road from Lower Station Camp Creek Road to Big Station Camp Boulevard. Fifth Third said it would not.

The language on the PMDP is as follows:

EXHIBIT A

{00999295.1 }

Stephen C. Baker, Esq.  
November 20, 2013  
Page 2

**JENKINS LANE EXTENSION OBLIGATIONS**

**SCENARIO 1. THE EXTENSION OF JENKINS LANE FROM LOWER STATION CAMP CREEK ROAD TO BIG STATION CAMP CREEK BOULEVARD WILL BE DEDICATED, BUILT, AND CONSTRUCTED UPON THE CLOSURE AND ABANDONMENT OF LOWER STATION CAMP CREEK ROAD FOR UTILIZATION AS A GREENWAY.**

**SCENARIO 2. THE DEVELOPER OF HIDDEN CREEK SHALL RECORD A SUBDIVISION PLAT FOR THE ROADWAY AND POST A PERFORMANCE BOND FOR THE CONSTRUCTION OF JENKINS LANE FROM LOWER STATION CAMP CREEK ROAD TO BIG STATION CAMP BOULEVARD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR EITHER THE COLLEGE OR COMMERCIAL LOT A** — A?

It was our belief that this, not the Reciprocal Easement Agreement, is what bound the successor to this Bank Property now owned by Fifth Third to bond the Jenkins Lane Extension (with Welch College having to pay for the 1/2 over its land) if Welch College requested a building permit. Welch College was excited when it learned that Fifth Third had foreclosed on the Property because it believed it now had a party that could financially live-up to the obligation to bond the entire Jenkins Lane Extension when it was ready to proceed with the construction of its campus.

Welch College has always planned and preferred to build the campus on the northern end of its property with access to be provided off the Jenkins Lane Extension. This road connecting Big Station Camp Boulevard and Lower Station Camp Creek would undoubtedly increase the value of Welch College's campus because otherwise there is no access from Welch College's campus to Big Station Camp Boulevard.

The Developer submitted an application to revise a previously submitted Preliminary Master Development Plan requesting a change in zoning to PGC (planned general commercial), known as planned unit development (PUD). After review the plan was approved by the Commission and the City Council, including the specific requirement that the Developer bond the Jenkins Lane Extension prior to the issuance of any building permit for either Welch College or the commercial property referenced on the plan. We believe Fifth Third is the Developer's successor by virtue of having foreclosed on all the property owned by the Developer within the area encompassed by the PMDP. Fifth Third has benefitted by having its property in the PMDP changed to commercial and as such, should have assumed the corresponding obligation to bond the Jenkins Lane Extension upon Welch College applying for a building permit. That was a clear condition to the zoning change.

The property retained by Franklin Farm Estates, LLC that separates Welch College's property from Big Station Camp Boulevard has now been foreclosed upon by Fifth Third. The foreclosed property retains the PGC zoning designation. We believe that Fifth Third as the successor in interest to the property is also bound by the obligations taken on at the time of submission of the PMDP for approval, specifically bonding the Jenkins Lane Extension. But in

Stephen C. Baker, Esq.  
November 20, 2013  
Page 3

our conversations with Fifth Third, Fifth Third has made it plain that it will not fulfill those obligations and does not believe that it is required to do so in spite of case authority to the contrary that I previously shared with you.

The Tennessee Court of Appeals decided a similar case in *Metro Nashville v. Barry Construction*, 240 S.W. 3d 840 (Tenn. App. 2007), involving a planned unit development approved by the Metro Planning Commission and Metro Council. As the project progressed, the original developer sold a portion of the development to Barry Construction. While wanting to develop the lots, Barry Construction submitted its plans in a manner which omitted the construction of a roadway required pursuant to the terms of the preliminary master development plan. It was several years before Metro employees noted the omission and ultimately suit was filed by Metro to require either or both of the developers to construct the highway. The trial court dismissed the case as against Barry Construction, but the Court of Appeals reversed, holding significantly:

The ordinance and the attached preliminary master plan show inescapably that [the original developer] agreed to build and pave to a width of thirty feet the entire length of Smith Springs Parkway in return for the Council's rezoning of the property and application of the PUD district overlay. The comprehensive zoning ordinance specifically contemplated this type of exchange. Moreover, binding legal agreements regarding the specific elements of a development are characteristic of PUDs generally. When the Council accepted JCH's offer by adopting the ordinance applying the PUD district overlay, JCH incurred a legally enforceable obligation to ensure that Smith Springs Parkway was built and paved during the course of the development of the project.

Id. at 849-50.

Similarly in this case, the Gallatin Planning Commission and the Gallatin City Council approved the PMDP. When the plan was accepted by adopting the ordinance applying the new zoning, a legally enforceable obligation arose to ensure that the roadway was constructed as required.

The Court of Appeals in *Barry* also made clear that the original obligations are binding on successor developers and owners of the property:

Because they are the equivalent of zoning restrictions, we agree with the weight of authority from other jurisdictions that the conditions and requirements of the preliminary master plan are binding not only on the original developer, but also on subsequent developers and owners of property within the PUD.

Id at 851.

{00999295.1 }

ATTACHMENT 6-8

Stephen C. Baker, Esq.  
November 20, 2013  
Page 4

Thus, in a similar manner, Fifth Third as a successor to the developmental interests, or even as only a property owner, is bound by the requirements of the PMDP. The doctrine announced by the Tennessee Court of Appeals in *Barry* would seem to require that Fifth Third as the owner of the property, abide by the dictates of the new zoning regulations. The zoning was changed with regard to this property, and in return, the construction of the extension of Jenkins Lane was promised. I would not think Fifth Third would want to renounce the zoning change, but in disclaiming the Jenkins Lane Extension obligations that is what Fifth Third appears to be doing on its behalf and on behalf of the future purchasers of the property covered by the PMDP. This is why we think the burden of the Road runs with the benefit of the zoning change to Fifth Third as the successor owner of the property.

In response to Fifth Third's steadfast position that it is not bound to bond the Jenkins Lane Extension by the PMDP or otherwise, Welch College was faced with a situation of potentially losing a purchaser for its West End Campus in Nashville while it litigated Fifth Third's obligation to bond the Jenkins Lane Extension. In this situation with the Fifth Third having renounced its obligation to bond the Jenkins Lane Extension, Welch College facing the prospect of having to build the entire Jenkins Lane Extension over its property and over the Fifth Third Property, really had no choice but to look to relocate its campus to the southern end of its property where road access could be achieved off Bison Trail and ask the City of Gallatin to relieve it of the obligation to bond the Jenkins Lane Extension when it applies for a building permit.

The southern option with Bison Trail access is much more expensive to the College than the original northern campus (paying for 1/2 of the Jenkins Lane Extension over the College property) with Jenkins Lane access because that option will entail widening Bison Trail and building a bridge over the creek for the main entrance from Bison Trail onto the College property. Also, because of the widening flood plain on the southern end of the property, the College will have less land to build its campus there. But this southern option is less expensive than the prohibitive costs of having to build the entire Jenkins Lane Extension on the northern property.

The purpose of this letter is to make clear to Fifth Third and to any successor owner of Fifth Third Property, that given Fifth Third's refusal to live up to the obligations imposed by the PMDP, it would be inequitable for Fifth Third or any successor to Fifth Third property to later try to enforce the terms of the Reciprocal Easement Agreement that required Welch College to pay for one-half of the costs of the Jenkins Lane Extension over its property when the owner of the Fifth Third Property is ready to apply for a building permit. The Reciprocal Easement Agreement was entered into part and parcel with the PMDP, and having refused to agree to bond the Jenkins Lane Extension over Fifth Third's Property when Welch College was ready to move forward to build its campus, it would be inequitable for Fifth Third or the successor owner of

{00999295.1 }

EXHIBIT A

Stephen C. Baker, Esq.  
November 20, 2013  
Page 5

Fifth Third Property to later take the benefit of the Joint Reciprocal Easement Agreement having shirked its obligations under the PMDP.

We trust that Fifth Third will make a copy of this letter available to the realtor retained to sell the Fifth Third Property so that it can share the College's position about the Jenkins Lane Extension with any prospective buyer. The College believes such buyer should be informed of the College's position on the front end.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Phillip", is written over a horizontal line. The signature is stylized and somewhat cursive.

George V. Phillip

cc: Dr. Robert Pinson  
President, Welch College

Mr. William McCord  
Director of Planning, City of Gallatin

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

DECEMBER 10, 2013

**DEPARTMENT:**    **Engineering**

**AGENDA #** *2*

**SUBJECT:**

ORDINANCE APPROPRIATING FUNDS RECEIVED FOR COMPLETION OF  
INFRASTRUCTURE IMPROVEMENTS IN FAIRVUE PLANTATION AND FOXLAND  
SUBDIVISIONS

**SUMMARY:**

The City has received \$1,419,000 from surety proceeds for the completion of infrastructure in Fairvue Plantation and Foxland subdivisions. The attached ordinance is to appropriate this money to a capital outlay line item.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE NO. O1312-70

ORDINANCE APPROPRIATING FUNDS FOR COMPLETION OF  
INFRASTRUCTURE IMPROVEMENTS IN FAIRVUE PLANTATION AND  
FOXLAND SUBDIVISIONS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,419,000 is hereby appropriated from surety proceeds received from Lexon Insurance Company for completion of infrastructure in the Fairvue Plantation and Foxland Subdivisions;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,419,000 be appropriated from account number 110-35200, Forfeitures, to account number 311-41670-931-66, Fairvue/Foxland Infrastructure;

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

PASSED FIRST READING;

PASSED SECOND READING;

---

JO ANN GRAVES, MAYOR

ATTEST:

---

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

---

JOE THOMPSON, CITY ATTORNEY

LEXON INSURNACE COMPANY

CLAIM ACCOUNT  
DATE

INVOICE NO  
3314  
584  
585  
686

COMMENT  
CLAIM #3314 BOND #1022926  
CLAIM #584 BOND #1022905  
CLAIM #585 BOND #1022907  
CLAIM #686 BOND #1027212

AMOUNT  
317,000.00  
434,000.00  
321,000.00  
347,000.00

DISCOUNT  
0.00  
0.00  
0.00  
0.00

005122  
NET AMOUNT

317,000.00  
434,000.00  
321,000.00  
347,000.00

*GL Performance Deposit  
122-2155φ*

704 Check: 005122 11/20/2013 CITY OF GALLATIN 1,419,000.00

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

LEXON INSURANCE COMPANY  
CLAIM ACCOUNT  
10002 SHELBYVILLE ROAD, SUITE 100  
LOUISVILLE, KY 40223-2979  
502-253-6500

OLD NATIONAL BANK  
71-1/863

005122

\*ONE MILLION FOUR HUNDRED NINETEEN THOUSAND AND XX / 100

DATE 11/20/2013 CHECK NO. 005122 AMOUNT \*\*\*\*\*141000000\*

City of Gallatin Live Database  
MISCELLANEOUS PAYMENT

RECEIPT# 65648  
COMMENT:  
DATE: 11/21/13  
TIME: 15:26

CHARGES:			
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	317000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	434000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	321000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	347000.00

AMOUNT PAID: 1419000.00  
PAID BY: LEXON INSURANCE COMPANY  
PAYMENT METHOD: CHECK 005122

REFERENCE: CLERK:  
connie.kit

AMT TENDERED: 1419000.00  
AMT APPLIED: 1419000.00  
CHANGE: .00

City of Gallatin Live Database  
MISCELLANEOUS PAYMENT

RECEIPT# 65648  
DATE: 11/21/13  
TIME: 15:26

CHARGES:			
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	317000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	434000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	321000.00
21550	PERFORMANCE DEPOSIT	PERFORMANCE DEPOSIT	347000.00

AMOUNT PAID: 1419000.00  
PAID BY: LEXON INSURANCE COMPANY  
PAYMENT METHOD: CHECK 005122

CLERK:  
connie.kit

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

December 10, 2013

**DEPARTMENT: Engineering**

**AGENDA # 3**

**SUBJECT:**

Right of Way Abandonment on West Jackson Street

**SUMMARY:**

The attached ordinance will void in its entirety and replace Ordinance No. O1309-46 due to the fact it did not include all property owners and did not determine what portion of vacated right-of-way be bestowed to each lot.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE NO. O1312-72

ORDINANCE TO VACATE RIGHT-OF-WAY ON WEST JACKSON STREET,  
BETWEEN LOT 50 OF LINCOLN PARK SUBDIVISION, 659 NORTH COUNCIL  
AVENUE AND LOT 51 OF LINCOLN PARK SUBDIVISION, 651 NORTH  
COUNCIL AVENUE TO BOBBY REED AND CAMERON LEGGO, AND ROBERT  
HELSON AND DANIEL HURST.

WHEREAS, THE CITY OF GALLATIN has determined that it no longer needs  
and proposes to vacate certain right-of-way; and

WHEREAS, THE CITY OF GALLATIN has determined that Ordinance O1309-  
46 did not include all property owners and did not determine what portion of vacated  
right-of-way be bestowed to each lot;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN,  
TENNESSEE, that Ordinance O1309-46, is hereby repealed in its entirety; and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that all that portion of the right-of-way described in attached Legal Description to be  
conveyed to Reed and Leggo and as shown on Exhibit "A", having an area of 6,170  
square feet, 0.14 acres more or less, is wholly vacated and shall no longer be a part of the  
street and alley systems of the City of Gallatin and is hereby transferred to Lot 50 of  
Lincoln Park Subdivision as recorded as Deed Book 108, page 507, 659 North Council  
Avenue, BOBBY REED and CAMERON LEGGO; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN,  
TENNESSEE, that all that portion of the right-of-way as described in attached Legal  
Description to be conveyed to Helson and Hurst and as shown on Exhibit "B", having an  
area of 6,198 square feet, 0.14 acres more or less, is wholly vacated and shall no longer  
be a part of the street and alley systems of the City of Gallatin and is hereby transferred to  
Lot 51 of Lincoln Park Subdivision as recorded as Deed Book 108, page 507, 651 North  
Council Avenue, ROBERT HELSON and DANIEL HURST.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that this right-of-way be vacated in favor of Bobby Reed and Cameron Leggo, and  
Robert Helson and Daniel Hurst with a reservation by the City of a 20 foot public use  
easement located along its centerline and the centerline of the vacated right-of-way.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that the Mayor is authorized to execute any and all documents necessary to effectuate the  
terms of this agreement.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that this ordinance shall take effect on 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  
To be conveyed to Reed and Leggo

BEING located in the 3rd Civil District of Sumner County, Tennessee, being a portion of West Jackson Street located to the east of North Council Avenue and west of the CSX Transportation railroad right-of-way and being bounded both on the north by Lot 50 and by the south by Lot 51 of Lincoln Park Subdivision as recorded as Deed Book 108, Page 507, in the Register's Office of Sumner County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northeasterly intersection of North Council Avenue and West Jackson Street, said point being the southwesterly corner common to Lot 50 of Lincoln Park Subdivision;

Thence leaving said easterly right-of-way of North Council Avenue and continuing along with the southerly property line of Lot 50 of Lincoln Park Subdivision S 82°56'32" E a distance of 307.85' to a point in the westerly right-of-way of CSX Transportation railroad;

Thence leaving Lot 50 of Lincoln Park Subdivision and continuing along with the westerly right-of-way of CSX Transportation railroad, S 03°55'37" W a distance of 20.03' to a point, said point being the centerline of West Jackson Street;

Thence leaving said westerly right-of-way of CSX Transportation railroad and continuing along with the centerline of West Jackson Street, N 82°56'32" W a distance of 309.23' to a point, said point being the southeasterly intersection of North Council Avenue and West Jackson Street;

Thence with a new severance line across West Jackson Street, N 07°51'59" E a distance of 20.00' to a point, which is the point of beginning, having an area of 6,170 square feet, 0.14 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 14, 2013.

Legal Description  
To be conveyed to Helson and Hurst

BEING located in the 3rd Civil District of Sumner County, Tennessee, being a portion of West Jackson Street located to the east of North Council Avenue and west of the CSX Transportation railroad right-of-way and being bounded both on the north by Lot 50 and by the south by Lot 51 of Lincoln Park Subdivision as recorded as Deed Book 108, Page 507, in the Register's Office of Sumner County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northeasterly intersection of North Council Avenue and West Jackson Street, said point being the northwesterly corner common to Lot 51 of Lincoln Park Subdivision;

Thence leaving said easterly right-of-way of North Council Avenue and continuing along with a new severance line across West Jackson Street, N 07°51'59" E a distance of 20.00' to a point, said point being the centerline of West Jackson Street;

Thence continuing along with the centerline of West Jackson Street, S 82°56'32" E a distance of 309.23' to a point in the westerly right-of-way of CSX Transportation railroad;

Thence leaving said centerline West Jackson Street and continuing along with the westerly right-of-way of CSX Transportation railroad, S 03°55'37" W a distance of 20.03' to a point, said point being the northwesterly corner common to Lot 51 of Lincoln Park Subdivision;

Thence leaving said westerly right-of-way of CSX Transportation railroad and continuing along with the northerly line of Lot 51 of Lincoln Park Subdivision, N 82°56'32" W a distance of 310.61' to a point, which is the point of beginning, having an area of 6,198 square feet, 0.14 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 14, 2013.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

[ December 10, 2013 ]

**DEPARTMENT:**    **Utilities**

**AGENDA #** 4

**SUBJECT:**

GPU Operation "ROUND UP"

**SUMMARY:**

Financial aid to distressed families of GPU customers

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

**Approved**   
**Rejected**   
**Deferred**

**Notes:**

## **GPU Operation "Round UP"**

### **An Aid to Distressed Families of GPU Customers**

Gallatin Public Utilities Operation "Round UP" is a volunteer program where customers may allow Gallatin Public Utilities to "round up" their utility bill to the nearest dollar each month. The "round up" donation for the entire year would be less than \$12.00 (never any more than .99 cents per month) but every penny of it will go straight to those distressed families who are customers of Gallatin Public Utilities in our community who need it the most.

\*See attached details

## Operation Round Up

1. Required to submit an application for the grant
2. Maximum of \$500 per calendar year to each customer; customer can only apply three times a year
3. Three member committee to interview and make decisions for who to give a grant
4. Refer to Federal poverty level guidelines
5. Proof of income
6. Number of people in the household
7. Medical reason for not being able to work they would need to provide a letter from their doctor
8. If a senior citizen they would need to provide their award letter
9. Payment shall be applied to natural gas, water and sewer usage; no penalties or fees shall be paid by the grant
10. Grant will be based on the situation
  - Send a letter with the utility bill to make customers aware of the program
  - Ask all callers that call the Business Office if they would be interested
  - Funds would be in a separate account from the utility revenue and have a separate g/l code
  - All checks would require two signatures (Account would work just like the account set up for deposit refunds)
  - All checks would be made payable to Gallatin Public Utilities with the customer information on the memo line

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

12/10/2013

**DEPARTMENT:** Finance/I.T.

**AGENDA #** 5

**SUBJECT:**

Ordinance Appropriating Donation and Grant Revenues of 2012/2013 Carry-Over Projects

**SUMMARY:**

Ordinance Appropriating Donation and Grant Revenues of 2012/2013 Carry-Over Projects Totaling \$1,266,827

**RECOMMENDATION:**

Approval

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING DONATION AND GRANT REVENUES  
OF 2012/2013 CARRY-OVER PROJECTS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,266,827 is hereby appropriated to the general fund reserve for donations and grant revenues associated with the following projects which were not yet complete at the end of 2013:

Gateway Drive grant, 110-33490-1: \$1,197,538

Rail Spur Improvement grant, 110-33490-54: \$53,058

Donations from Businesses (for rail spur) 110-36710: \$16,231

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect from and after its 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

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

12/10/2013

**DEPARTMENT:** Finance/I.T.

**AGENDA # 6**

**SUBJECT:**

ORDINANCE APPROPRIATING FUNDS FROM BUSINESS DONATIONS TOTALING \$849.96

**SUMMARY:**

ORDINANCE APPROPRIATING FUNDS FROM BUSINESS DONATIONS TOTALING \$849.96

**RECOMMENDATION:**

Approval

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING FUNDS FROM BUSINESS DONATIONS  
TOTALING \$849.96

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$849.96 is hereby appropriated from account 110-36710, Donations From Businesses, as follows:

\$474.98 to the Gallatin Fire Department Fire Prevention Supplies, 11042220-328,  
\$374.98 to the Gallatin Police Department Public Relations, 11042110-236, and

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

PASSED FIRST READING:.

PASSED SECOND READING:

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CONNIE KITTRELL  
CITY RECORDER

\_\_\_\_\_  
JOE THOMPSON  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

December 10, 2013

**DEPARTMENT:** Human Resources

**AGENDA #** 7

---

**SUBJECT:**

Appropriating grant money received from BlueCross BlueShield of Tennessee for wellness initiatives.

**SUMMARY:**

The City of Gallatin was awarded a \$5,000 Wellness Initiative Grant through BlueCross BlueShield of Tennessee. This ordinance is to appropriate the funds to the proper account.

**RECOMMENDATION:**

Approve

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE NO. O1312-73

ORDINANCE APPROPRIATING \$5,000.00 IN FUNDS FROM REVENUE RECEIVED BY THE  
GALLATIN HUMAN RESOURCES DEPARTMENT IN THE FORM OF A WELLNESS  
INITIATIVE GRANT FROM BLUECROSS BLUESHIELD OF TENNESSEE

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$ 5,000.00  
is hereby appropriated from account 110-36710, Donations from Business, BlueCross BlueShield of  
Tennessee, received by the Gallatin Human Resources Department for the purpose of wellness  
initiatives, and appropriated to account 110-41650-320, Operating Supplies;

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

PASSED FIRST READING:

PASSED SECOND READING:

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CONNIE KITTRELL  
CITY RECORDER

\_\_\_\_\_  
JOE THOMPSON  
CITY ATTORNEY