

**Agenda**  
**Gallatin Municipal Board of Zoning Appeals**

**Thursday, August 28, 2014**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

**Municipal Board of Zoning Appeals - 5:30 p.m.**  
**CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – July 31, 2014**

**REGULAR AGENDA**

1. **GMBZA Resolution No. 2014-06** **PC0319-14**  
**CONDITIONAL USE PERMIT FOR UNITED CHURCH**  
**MATCHETT AND ASSOCIATES**  
  
PUBLIC HEARING  
OWNER/APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.050.H OF THE GALLATIN ZONING ORDINANCE FOR A PLACE OF WORSHIP. PROPERTY ON 19.42 (+/-) ACRES LOCATED AT THE NORTHEAST CORNER OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD.
2. **GMBZA Resolution No. 2014-07** **PC0320-14**  
**CONDITIONAL USE PERMIT FOR 21st CENTURY DAY SERVICES, INC.**  
**ROGERS ENGINEERING GROUP**  
  
PUBLIC HEARING  
OWNER/APPLICANT REQUEST APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 05.06.050.A FOR AN ADULT CARE FACILITY ON 2.664 (+/-) ACRES AT 575 AIRPORT ROAD.
3. **OTHER BUSINESS**
4. **MOVE TO ADJOURN**

MINUTES OF THE GALLATIN  
MUNICIPAL BOARD OF ZONING APPEALS  
MEETING

July 31, 2014

Present

Jimmy Moore, Chair  
John Puryear  
Homer Vaughn Sr.

Staff

Robert Kalisz, Planner II  
Marianne Mudrak, Board Secretary

Absent

Eddie Wyatt, Vice Chair  
Jeannie Gregory, Secretary

Others Present

None

The Gallatin Municipal Board of Zoning Appeals met in a regular meeting on Thursday, July 31, 2014 at 5:30 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Jimmy Moore, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Moore led the opening prayer and pledge of allegiance. Ms. Marianne Mudrak called roll.

Approve Prior Minutes

Chair Moore presented the minutes of the January 30, 2014 Municipal Board of Zoning Appeals meeting for approval. Mr. Puryear motioned to approve. Mr. Vaughn seconded the motion and the motion passed by unanimous vote.

Item 1

GMBZA Resolution No. 2014-05 – PC0306-14 – Cumberland Crisis Pregnancy Center – Bruce Rainey & Associates – Public Hearing – Owner and applicant request approval of a Conditional Use Permit (CUP), for a Community Education and Place of Worship facility, per Section 06.04.020.C of the Gallatin Zoning Ordinance, on property containing 8.50 (+/-) acres, located at 2229 Nashville Pike.

Mr. Robert Kalisz, Planner II, presented the staff report and said the Gallatin Municipal Board of Zoning appeals granted a Conditional Use Permit, on May 27, 2010, to allow the Cumberland Crisis Pregnancy Center to use the existing 5,377 square foot residential building for Community Education and Place of Worship services. A two (2) year renewal was granted by the Gallatin Municipal Board of Zoning Appeals on July 26, 2012 to extend the Conditional Use Permit and that renewal is due for re-evaluation.

Mr. Kalisz said, due to the poor condition of the existing pool house, the pool house has been demolished with no intention of rebuilding. The detached garage for the center is being used as intended by receiving

and distributing donated goods to expecting mothers. The tennis court was removed and a memorial garden was installed per the approved change of use site plan.

Mr. Kalisz said staff recommends that the Gallatin Municipal Board of Zoning Appeals approve Resolution GMBZA 2014-05 with the condition listed in the staff report.

Mr. Kalisz added that, the Conditional Use Permit two (2) year renewals have now changed, Mr. Bill McCord, Director of Planning, has asked to remove the renewal requirement.

Chair Moore asked if Conditional Use Permits would still be monitored by staff. Mr. Kalisz said staff would continue to monitor Conditional Use Permits.

Mr. Puryear asked to verify that only the pool house has been torn down. Mr. Kalisz reiterated that only the pool house has been torn down.

Mr. Vaughn asked to verify that the original intent of the pool house was to use is as a business office. Mr. Kalisz verified that the original intent of the pool house was to use as a business office, but the business office is located in the main structure.

Mr. Puryear motioned to approve Resolution GMBZA 2014-05 with the following condition:

The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial improvements are made to the structure. Substantial improvements include alternations, or additions exceeding ten (10) percent of the existing facility (6,354 square foot structure) or changes in the façade building materials on the site.

Mr. Vaughn seconded the motion and the motion passed by unanimous vote.

#### Other Business

There was no other business to discuss.

#### Move to Adjourn

There being no further business to discuss, Chair Moore adjourned the meeting at 5:45 p.m.

Respectfully submitted:

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Marianne Mudrak, Board Secretary

Approve:

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Jimmy Moore, Chair

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Jeannie Gregory, Secretary



**Agenda**  
**Gallatin Municipal Board of Zoning Appeals**

**Thursday, July 31, 2014**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

**Municipal Board of Zoning Appeals - 5:30 p.m.**  
**CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – January 30, 2014**

**REGULAR AGENDA**

1. **GMBZA Resolution No. 2014-05** **PC0306-14**  
**CUMBERLAND CRISIS PREGNANCY CENTER**  
**BRUCE RAINEY & ASSOCIATES**  
  
PUBLIC HEARING:  
Owner and applicant requests approval of a Conditional Use Permit (CUP), for a Community Education and Place of Worship facility, per Section 06.04.020.C of the Gallatin Zoning Ordinance, on property containing 8.50 (+/-) acres, located at 2229 Nashville Pike.
2. **OTHER BUSINESS**
3. **MOVE TO ADJOURN**

**EXHIBIT A**

**ITEM 1**

GMBZA Resolution No. 2014-06

RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS APPROVING A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP FACILITY, PER SECTION 06.04.020.C OF THE GALLATIN ZONING ORDINANCE FOR PROPERTY CONTAINING 19.42 (+/-) ACRES, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD. – (PC0319-14) (CUP2014-044170)

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS considered the request for a conditional use permit for a place of worship use for property located northeast of the intersection of Nichols Lane and Clear Lake Meadows Boulevard, per Section 06.04.020.C of the Gallatin Zoning Ordinance, submitted by the applicant, Matchett & Associates, at its regular meeting on August 28, 2014; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Municipal Board of Zoning Appeals Staff Report, and evidence and testimony presented during the meeting; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS is required in its deliberations, pursuant to Gallatin Zoning Ordinance Section 15.04.028.F, to indicate the specific section of the Zoning Ordinance of Gallatin, Tennessee under which the conditional use permit is being considered and state specific findings and specifically identified the specific conditions for a place of worship used for such action by the Board; and

WHEREAS, The request to approve the Conditional Use Permit for the Place of Worship Use for property located northeast of the intersection of Nichols Lane and Clear Lake Meadows Boulevard, per Section 06.04.020.C of the Gallatin Zoning Ordinance, meets all four (4) General Conditions for a Conditional Use Permit use as described in the body of the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.040; and

WHEREAS, The request to approve the Conditional Use Permit for the Place of Worship Use for property located northeast of the intersection of Nichols Lane and Clear Lake Meadows Boulevard, per Section 06.04.020.C of the Gallatin Zoning Ordinance, meets all five (5) Special Conditions for Place of Worship use as described in the body of the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.050.H; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS makes the following findings pursuant to TCA Section 13-7-206; 13-7-207(2); and Section 15.06.040 and Section 15.06.050 of the Gallatin Zoning Ordinance:

Section 1. Conditional Use Permit Findings:

**1. General Requirements for Conditional Use Permit**

Section 15.06.040 of the Gallatin Zoning Ordinance outlines the general requirements for granting a conditional use permit. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.
  - *The proposed design provides sufficient area of the use and a large percentage of open green space, maintaining existing trees and providing a safe environment.*
- B. Will not adversely affect other property in the area in which it is located.
  - *The proposed design will not adversely affect other properties due to it being setback a considerable distance from adjacent residential uses far in excess of the minimum building setbacks an substantial portions of the property will remain vacant.*
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance.
  - *The use of Place of Worship is within the allowed "Conditional Uses" of this property and surrounding properties per Section 15.06.050.H of the Gallatin Zoning Ordinance.*
- D. Conforms to all applicable provisions of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.
  - *The proposed use conforms to all applicable provisions of the Residential-20 (R20) zone district.*

**2. Special Conditions for Place of Worship Activities**

Section 15.06.050.H. of the Gallatin Zoning Ordinance outlines the following special conditions for Place of Worship Activities.

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in R-40 and A zoned districts where the minimum district lot size shall apply.
  - *The parcel exceeds twice the required lot area of 20,000 square feet. This parcel is 845,935 square feet or 19.42 acres.*
2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.
  - *The proposed place of worship is placed well back from the road to diminish the visual impact from the street. The use of building materials will be compatible with the surrounding areas. The proposed design will not adversely affect other properties due to it being setback a considerable distance from adjacent residential uses far in excess of the minimum building setbacks an substantial portions of the property will remain vacant.*

3. Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.
  - *Nichols Lane is noted as a Major Collector on the official Major Thoroughfare Plan.*
4. All bulk regulations of the district shall be met.
  - *The bulk regulations are easily met as noted in the Site Data Notes on the conditional use exhibit.*
5. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.
  - *Off-street parking requirements shall be met.*

Section 2. Action – The Gallatin Municipal Board of Zoning Appeals hereby grant a Conditional Use Permit pursuant to Section 06.04.020.C of the Gallatin Zoning Ordinance, for a place of worship facility on a 19.42 acre parcel on the northeast corner of Nichols Lane and Clear Lake Meadows Boulevard with the following conditions:

1. The plan of development shall be substantially consistent with the Preliminary Site Plan for Conditional Use for United Church at Nichols Lane and Clear Lake Meadows, consisting of a one (1) sheet plan, prepared by Matchett & Associates of Gallatin, Tennessee, with project number 1409, and dated July 29, 2014 with final revision date of August 11, 2014
2. The applicant shall submit a site plan application for review by the Gallatin Municipal Regional Planning Commission.
3. The applicant shall be aware conditional use permit plan does not give entitlement to actual building/parking location. The conditional use permit plan does not match currently approved sketch plat. The sketch plat would need to be amended.
4. The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial changes are made to the conditional permit use site plan. Substantial improvements include additions exceeding twenty (20) percent or more increase in the square footage of the proposed facility.
5. Provide right-of-way for the relocation of Clear Lake Meadows Boulevard consistent with the realignment approved for the Preliminary Plat for Section 8 of the Clear Lake Meadows Subdivision.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 08/28/2014

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Jimmy Moore, Chair

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Jeannie Gregory, Secretary

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY



## ITEM 1

### PLANNING DEPARTMENT STAFF REPORT

Conditional Use Permit for Place of Worship

(CUP-2014-04) (PC0319-14)

Northeast Corner of Nichols Lane and Clear Lake Meadows Boulevard

Date: August 13, 2014

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**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT (CUP), FOR A PLACE OF WORSHIP FACILITY, PER SECTION 06.04.020.C OF THE GALLATIN ZONING ORDINANCE, ON PROPERTY CONTAINING 19.42 (+/) ACRES, LOCATED NORTHEAST OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD.

**OWNER:** ROBERT C. HELSON & DANIEL HURST  
**APPLICANT:** MATCHETT AND ASSOCIATES  
**STAFF RECOMMENDATION:** APPROVAL OF GMBZA RESOLUTION 2014-06  
**STAFF CONTACT:** KEVIN CHASTINE  
**MBZA DATE:** AUGUST 28, 2014

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**PROPERTY OVERVIEW:** The owner and applicant are requesting approval of a Conditional Use Permit (CUP) for a Place of Worship facility, per Section 06.04.020.C of the Gallatin Zoning Ordinance, on property containing 19.42 (+/) acres located northeast of the intersection of Nichols Lane and Clear Lake Meadows Boulevard. The property is located in a Residential R-20 (R-20) zone district. (Attachment 1-1)

#### CASE BACKGROUND:

##### ***Previous Approvals***

On September 23, 2002, the Gallatin Regional-Municipal Planning Commission approved, with conditions, a sketch plat for Clear Lake Meadows, a 267 lot residential subdivision. Section 8 of Clear Lake Meadows occupied the 19.42 acres where United Church is requesting this Conditional use Permit.

On August 27, 2007, the Gallatin Regional-Municipal Planning Commission approved, a Preliminary Plat for Section 8 of Clear Lake Meadows, with conditions. The Preliminary Plat contained 30 single family residential lots and one (1) detention pond. (Attachment 1-2) The preliminary plat indicates an 80 foot wide right-of-way dedication for the future realignment of Clear Lake Meadows Boulevard. This right-of-way dedication will remain as a requirement for any future site plan. No final plat was submitted for Section 8.

#### DISCUSSION:

##### ***Project Site Information***

The parcel contains 19.42 acres, located north of Nichols Lane and between Clear Lake Meadows Boulevard and Woods Ferry Road.

The proposed Conditional Use Permit Plan indicates a single church building in two (2) phases and the code required parking. Phase 1 consists of 24,000 square foot with an additional 10,000 square feet shown as future expansion with one (1) driveway onto Clear Lake Meadows Boulevard. The access point leads into the 108 parking spaces, which are located between Clear Lake Meadows Boulevard and the church building. The vast majority of the 19.42 acres will remain in its natural state.

The Engineering Division noted that the approval of this conditional use permit plan does not entitle the applicant to the exact building and parking location as shown on this plan. If the conditional use permit is approved, the applicant is required to submit a site plan for review and approval by the Planning Commission prior to constructing the church. Because of the site plan requirement the applicant has not provided architectural elevations for the church or any site layout details. Also, the requirement for right-of-way for the realignment of Clear Lake Meadows Boulevard will be addressed as part of the site plan. This right-of-way dedication was shown on a preliminary plat for Section 8 of Clear Lake Meadows. A copy of the preliminary plat for Section 8 showing the right-of-way dedication is provided as Attachment 1-2.

### **Engineering Departmental Comments**

The applicant has satisfied all Engineering Division review comments. Approval of this Conditional Use Permit does not entitle the owner to build and construct a parking lot at the location as shown on this plan. The conditional use permit plan does not match currently approved sketch plat. The sketch plat would need to be amended.

### **Other Departmental Comments**

All other City Departmental review comments have been satisfied for the Conditional Use Permit, but the Gallatin Fire Department noted that Section 1410.1 of the Fire Code requires a temporary and permanent fire access road (see below), which shall be shown on the site plan.

**1410.1 REQUIRED ACCESS.** APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 mm) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLES ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

*This condition will be addressed at the time of the formal site plan review.*

### **Conditional Use Permit Findings:**

#### **1. General Requirements for Conditional Use Permit**

Section 15.06.040 of the Gallatin Zoning Ordinance outlines the general requirements for granting a conditional use permit. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.
  - *The proposed design provides sufficient area of the use and a large percentage of open green space, maintaining existing trees and providing a safe environment.*

- B. Will not adversely affect other property in the area in which it is located.
  - *The proposed design will not adversely affect other properties due to it being setback a considerable distance from adjacent residential uses far in excess of the minimum building setbacks a substantial portions of the property will remain vacant.*
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance.
  - *The use of Place of Worship is within the allowed "Conditional Uses" of this property and surrounding properties per Section 15.06.050.H of the Gallatin Zoning Ordinance.*
- D. Conforms to all applicable provisions of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.
  - *The proposed use conforms to all applicable provisions of the Residential-20 (R20) zone district.*

2. **Special Conditions for Place of Worship Activities**

Section 15.06.050.H. of the Gallatin Zoning Ordinance outlines the following special conditions for Place of Worship Activities.

- A. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in R-40 and A zoned districts where the minimum district lot size shall apply.
  - *The parcel exceeds twice the required lot area of 20,000 square feet. This parcel is 845,935 square feet or 19.42 acres.*
- B. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.
  - *The proposed place of worship is placed well back from the road to diminish the visual impact from the street. The use of building materials will be compatible with the surrounding areas. The proposed design will not adversely affect other properties due to it being setback a considerable distance from adjacent residential uses far in excess of the minimum building setbacks a substantial portions of the property will remain vacant.*
- C. Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.
  - *Nichols Lane is noted as a Major Collector on the official Major Thoroughfare Plan.*
- D. All bulk regulations of the district shall be met.
  - *The bulk regulations are easily met as noted in the Site Data Notes on the conditional use exhibit.*
- E. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.
  - *Off-street parking requirements shall be met.*

**RECOMMENDATION:**

Staff recommends that the Gallatin Municipal Board of Zoning Appeals approve GMBZA Resolution 2014-06 granting a Conditional Use Permit for a place of worship facility on a 19.42 acre parcel at the northeast corner of Nichols Lane and Clear Lake Meadows with the following conditions:

1. The plan of development shall be substantially consistent with the Preliminary Site Plan for Conditional Use for United Church at Nichols Lane and Clear Lake Meadows, consisting of a one (1) sheet plan, prepared by Matchett & Associates of Gallatin, Tennessee, with project number 1409, and dated July 29, 2014 with final revision date of August 11, 2014
2. The applicant shall submit a site plan application for review by the Gallatin Municipal Regional Planning Commission.
3. The applicant shall be aware conditional use permit plan does not give entitlement to actual building/parking location. The conditional use permit plan does not match currently approved sketch plat. The sketch plat would need to be amended.
4. The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial changes are made to the conditional permit use site plan. Substantial improvements include additions exceeding twenty (20) percent or more increase in the square footage of the proposed facility.
5. Provide right-of-way for the relocation of Clear Lake Meadows Boulevard consistent with the realignment approved for the Preliminary Plat for Section 8 of the Clear Lake Meadows Subdivision.

**ATTACHMENTS:**

- |            |     |  |
|------------|-----|--|
| Attachment | 1-1 | Location Map                                       |
| Attachment | 1-2 | Preliminary Plat for Section 8 (PC File #1-11-07B) |
| Attachment | 1-3 | Conditional Use Permit Site Plan (PC0319-14)       |



Prepared By: Kevin Chastine, AICP  
Prepared On: August 19, 2014

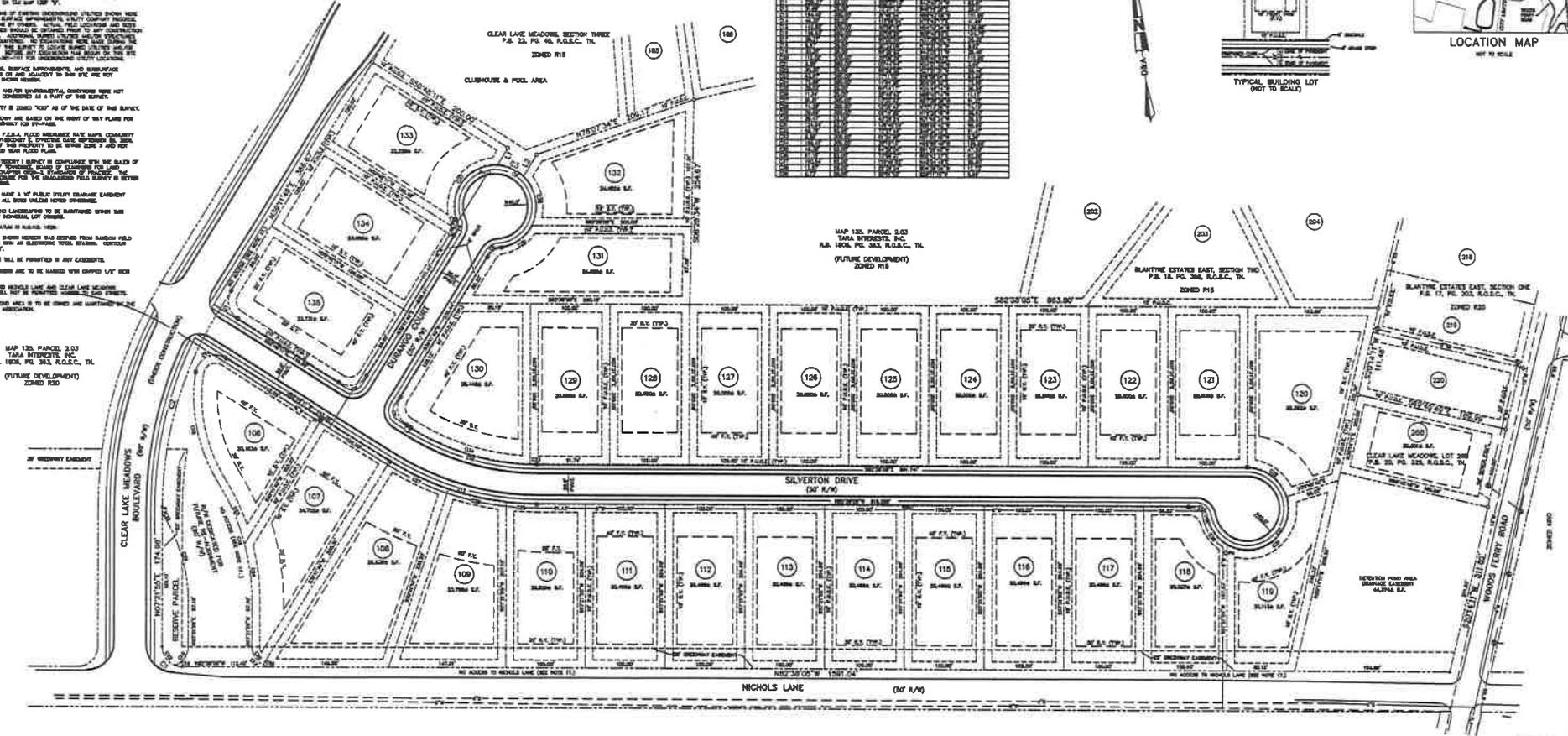
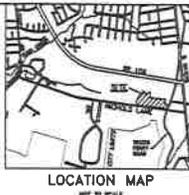
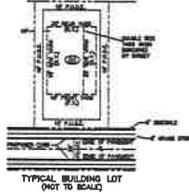
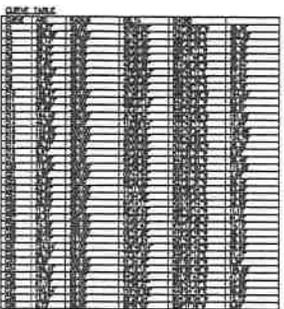
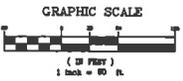
**LOCATION MAP  
UNITED CHURCH  
CONDITIONAL USE PERMIT  
PC0319-14**



**PLANNING NOTES**

1. THIS SURVEY HAS BEEN PREPARED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IN THIS SURVEY IS TRUE AND CORRECT. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER INVESTIGATION THAT WOULD AFFECT THE SURVEY RESULTS. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY RESULTS.
2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A DEED OF TRUST. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION TO DETERMINE THE STATUS OF THE DEED OF TRUST. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION TO DETERMINE THE STATUS OF THE DEED OF TRUST.
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11. ALL LOTS TO HAVE A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL BOUNDARIES WITHIN THE PLAT.
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20. ALL LOTS TO HAVE A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL BOUNDARIES WITHIN THE PLAT.

NO.	DESCRIPTION	AREA (SQ. FT.)
1	LOT 101	10,000
2	LOT 102	10,000
3	LOT 103	10,000
4	LOT 104	10,000
5	LOT 105	10,000
6	LOT 106	10,000
7	LOT 107	10,000
8	LOT 108	10,000
9	LOT 109	10,000
10	LOT 110	10,000
11	LOT 111	10,000
12	LOT 112	10,000
13	LOT 113	10,000
14	LOT 114	10,000
15	LOT 115	10,000
16	LOT 116	10,000
17	LOT 117	10,000
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26	LOT 126	10,000
27	LOT 127	10,000
28	LOT 128	10,000
29	LOT 129	10,000
30	LOT 130	10,000
31	LOT 131	10,000
32	LOT 132	10,000
33	LOT 133	10,000
34	LOT 134	10,000
35	LOT 135	10,000
36	LOT 136	10,000
37	LOT 137	10,000
38	LOT 138	10,000
39	LOT 139	10,000
40	LOT 140	10,000



MAP 135, PARCEL 3.03  
TARA INTERESTS, INC.  
P.O. BOX 300, R.O.S.C., TN.  
(FUTURE DEVELOPMENT)  
ZONED R20

MAP 135, PARCEL 3.03  
TARA INTERESTS, INC.  
P.O. BOX 300, R.O.S.C., TN.  
(FUTURE DEVELOPMENT)  
ZONED R15

BLANTINE ESTATES EAST, SECTION TWO  
P.B. 18, PG. 388, R.O.S.C., TN.  
ZONED R15

BLANTINE ESTATES EAST, SECTION ONE  
P.B. 17, PG. 302, R.O.S.C., TN.  
ZONED R20

BLANTINE ESTATES EAST, SECTION ONE  
P.B. 17, PG. 302, R.O.S.C., TN.  
ZONED R20

ZONED R40

ZONED R40

#5

RECEIVED  
AUG 16 2007

GALLATIN PLANNING  
& ZONING

ATTACHMENT 5-1

DATE: 8/16/07  
P.O. BOX 300, 77  
FRIDGROVE, TN 37748

APPROVED BY THE CITY OF GALLATIN...  
THE PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE  
SUBJECT MATTER OF THIS PLAT, AND DOES NOT CONSTITUTE APPROVAL OF THE  
RECORDING OF THE PLAT.

1-11-07B



**Darnall & Associates, LLC**  
LAND SURVEYING - LAND DEVELOPMENT SERVICES  
132 South Main Street, Gallatin, Tennessee 37630  
Ph: 615-258-0643 Fax: 615-258-0543

CLEAR LAKE MEADOWS, SECTION EIGHT	
REVISED PRELIMINARY PLAT	
NICHOLS LANE & WOODWAY FERRY ROAD, CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE	
TOTAL ACRES = 18.426	TOTAL LOTS = 30
ACRES OF NEW ROAD = 0.181	FEET OF NEW ROAD = 120'
OWNER: TARA INTERESTS, INC.	CIVIL DISTRICT: 3RD
SCALE: 1" = 80'	CITY OF GALLATIN
DATE: 8/16/07	DATE: 8/16/07
DATE: 8/16/07	DATE: 8/16/07

**Darnall & Associates, LLC**  
LAND SURVEYING - LAND DEVELOPMENT SERVICES  
132 South Main Street, Gallatin, Tennessee 37630  
Ph: 615-258-0643 Fax: 615-258-0543

ATTACHMENT 1-2

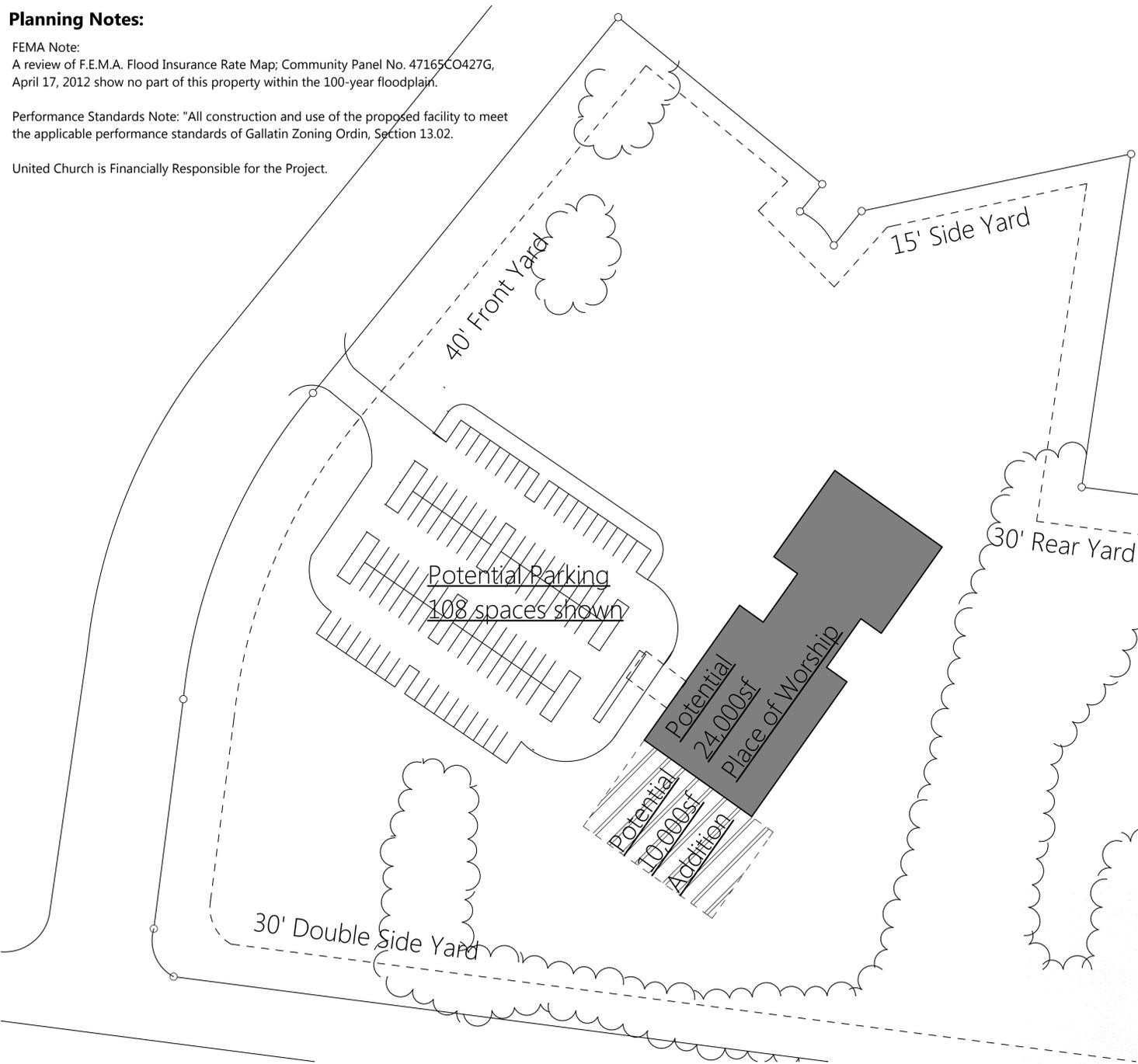
ZODIAC SUBMITTA

**Planning Notes:**

FEMA Note:  
A review of F.E.M.A. Flood Insurance Rate Map; Community Panel No. 47165CO427G, April 17, 2012 show no part of this property within the 100-year floodplain.

Performance Standards Note: "All construction and use of the proposed facility to meet the applicable performance standards of Gallatin Zoning Ordinance, Section 13.02.

United Church is Financially Responsible for the Project.



Partial Site Layout Scale: 1"=50'

Site Data:

Location: Northeast corner of Nichols Lane and Clear Lake Meadow Blvd.  
Map and Parcel: 135 F 2.08  
Zoning: R-20  
Proposed Use: Place of Worship  
Lot Size: 19.42 Acres, 845,935sf  
Bulk Regulations: Min. Lot size 20,000, Max. Lot Coverage 20%= 169,187sf (Total Proposed 34,000 sf)  
Yard Requirements: Front Setback 40', Side 15', Rear 30', Min. Lot width 100', all proposed exceed the minimum.

Owner: Robert C. Helson, Daniel Hurst, 143 Witherspoon Ave., Gallatin, TN 37066  
Existing Use: Undeveloped Lot (vacant)  
Proposed Use: Place of Worship, United Church, 180 N.Belvedere, Suite 5, Gallatin, TN, Dan Smith Pastor

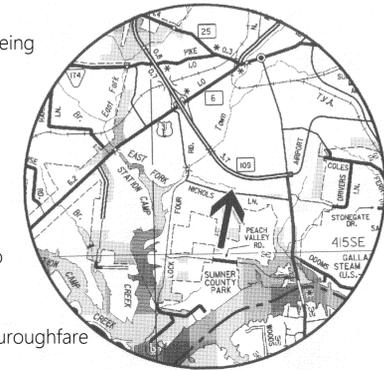
Conditional Use Gen. Requirements

- A. The Proposed design is providing a large percentage of open green space, maintaining existing trees and providing a safe environment.
- B. The Proposed design will not adversely affect other properties due to it being considerably less dense and an open environment.
- C. The Use of a Place of Worship is within the allowed "Conditional Uses" of this property and surrounding properties.
- D. The Proposed use conforms to all applicable provisions for this District. They are as follows:

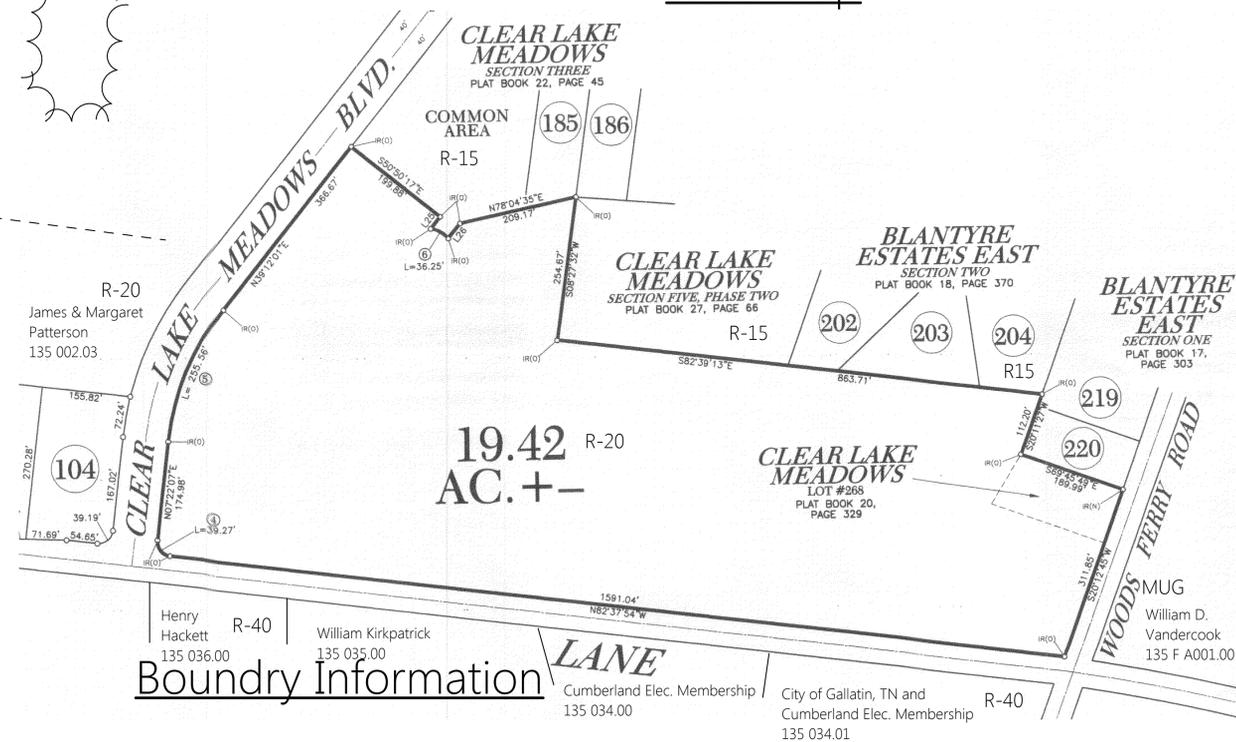
H. Special Conditions for Place of Worship:

1. Exceeds twice the Lot Area of 20,000 sf. This Lot is 845,935 sf.
2. The Proposed Place of Worship is placed well back from the Road to diminish the visual impact from the street. The use of materials will be compatible with the surrounding area.
3. Nichols Lane is noted as a Major Collector on the Official Major Thoroughfare Plan.
4. Bulk Regulation are easily met as noted below in Site Data Notes.
5. Off-Street Parking requirements shall be met.

LOCATION SKETCH n.t.s.



Area Map



Boundary Information

Project No. 1409  
Drawn by:  
Reviewed by:

**M&A**  
**Matchett and Associates Architects**

113 East Main St.  
Gallatin, TN 37066  
615/451-1505

Preliminary Site Plan for Conditional Use

United Church at Nichols Lane and Clear Lake Meadows Blvd.

Gallatin, Tennessee

Site Information

Date: 7/29/14  
Revisions: Date: 8/11/14 Mark:

**CU-1**  
Sheet of

# ITEM 2

GMBZA Resolution No. 2014-07

RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS APPROVING A CONDITIONAL USE PERMIT FOR AN ADULT CARE FACILITY, PER SECTION 09.02.010.C OF THE GALLATIN ZONING ORDINANCE FOR PROPERTY CONTAINING 2.66 (+/-) ACRES, LOCATED AT 575 AIRPORT ROAD – (PC0320-14) (CUP2014-05)

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS considered the request for a conditional use permit for an adult care use for property located at 575 Airport Road, per Section 09.02.010.C of the Gallatin Zoning Ordinance, submitted by the applicant, Rogers Engineering, at its regular meeting on August 28, 2014; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Municipal Board of Zoning Appeals Staff Report, and evidence and testimony presented during the meeting; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS is required in its deliberations, pursuant to Gallatin Zoning Ordinance Section 15.04.028.F, to indicate the specific section of the Zoning Ordinance of Gallatin, Tennessee under which the conditional use permit is being considered and state specific findings and specifically identified the specific conditions for An adult care facility used for such action by the Board; and

WHEREAS, The request to approve the Conditional Use Permit for the Limited Child and Adult Care Use for property located at 575 Airport Road, per Section 09.02.010.C of the Gallatin Zoning Ordinance, meets all four (4) General Conditions for a Conditional Use Permit use as described in the body of the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.040; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS makes the following findings pursuant to TCA Section 13-7-206; 13-7-207(2); and Section 15.06.040 and Section 15.06.050 of the Gallatin Zoning Ordinance:

## Section 1. Conditional Use Permit Findings:

### 1. *General Requirements for Conditional Use Permit*

Section 15.06.040 of the Gallatin Zoning Ordinance outlines the general requirements for granting a conditional use permit. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

- *The building site is part of an existing industrial subdivision development. The buildings are occupied at this time. The site in question has two (2) driveway entrances with parking surrounding the building. Traffic flow is acceptable for public safety with existing IR uses.*

B. Will not adversely affect other property in the area in which it is located.

- *Since no significant changes are proposed to the site, activities are inside the building, and maximum occupancy is less than the allowed with normal industrial activity; other properties will not be adversely affected physically or financially. 21<sup>st</sup> Century Adult Daycare has been operating in this area since July 26, 2012. There are no known adverse impacts from the present operation and not expected to be any adverse impacts on the proposed location.*

C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance.

- *Adult Daycare is permitted with a Conditional Use Permit in the Industrial Restrictive (IR) zone district.*

D. Conforms to all applicable provisions of this Zoning Ordinance for the district in which it is to be located and is necessary for public convenience in that location.

- *The use conforms to all code requirements setbacks, parking, building height, etc. and the site is the more convenient to Airport Road.*

## 2. ***Special Conditions for Limited Child and Adult Care Facilities***

Section 15.06.050.A. of the Gallatin Zoning Ordinance outlines the following special conditions for Limited Child and Adult Care Facilities. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

A. In the Agriculture, R-40, MRO, MPO, CC, CS, CG, IR and IG Zoning Districts the lot size, setbacks, and lot coverage shall conform to those applicable to the Zoning District. In the R-10, R-8 and R-6 Zoning Districts no such facility shall be permitted on a zone lot unless it contains twice the lot area requirements of the Zoning District.

- Lot size, setbacks and coverage conform to the Industrial Restrictive (IR) zone district requirements.

B. All other bulk regulations of the district shall be met.

- Industrial Restrictive (IR) bulk regulations have been met.

C. One accessory off-street parking space for each five (5) persons accommodated in the day care facility shall be provided.

- Occupancy will be approximately 50 requiring a minimum of 10 parking spaces. Thirty-six (36) parking spaces are provided.

D. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up vehicle movements to enter or exit the zone lot.

- Passenger loading will meet Department of Human Services requirements. Existing offload does not require backup vehicle movements to enter or exit the zone lot.

- E. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.
- All public utilities area available and utilized. No changes are anticipated to be requested.
- F. All regulations of the State of Tennessee that pertain to the use shall be met.
- All Tennessee Department of Human Services and other applicable jurisdictional requirements have been or will be met.
- G. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.
- The facility is located compatible to the surrounding area and will safely accommodate those using the facility.
- H. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.
- Fencing, screening, and landscaping are provided and meet the requirements of the Department of Human Services for such a facility.
- I. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.
- Since the building/site is already constructed, site and architectural plans shall be submitted for approval by the Planning Department Staff.

Section 2. Action – The Gallatin Municipal Board of Zoning Appeals hereby grants a Conditional Use Permit pursuant to Section 09.02.010.C of the Gallatin Zoning Ordinance, for an adult day care facility at 575 Airport Road, with the following conditions:

1. The Conditional Use Permit shall be substantially consistent with the site plan for 21<sup>st</sup> Century Day Services, Inc. – Adult Day Care, consisting of a one (1) sheet plan, prepared by Rogers Engineering of Gallatin, Tennessee, with project number 12-017, and dated June 12, 2012 with final revision date of August 006, 2012 and a one (1) sheet boundary survey, prepared by Blue Ridge Surveying, Inc. of Gallatin, Tennessee, with no project number, and dated July 28, 2014 with final revision date of July 31, 2014
2. The existing conditional use permit for Adult Care Facility shall be extended until the new location at 575 Airport Road is opened.
3. The applicant shall submit an application and plans for review and approval of an in-house site plan by the Gallatin Planning Department staff.
4. The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial changes are made to the conditional use permit site plan. Substantial improvements include alterations, or additions exceeding ten (10) percent of the proposed facility or changes in the facade building materials on the site.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 08/28/2014

---

Jimmy Moore, Chair

---

Jeannie Gregory, Secretary

APPROVED AS TO FORM:

---

SUSAN HIGH-MCAULEY  
CITY ATTORNEY

## ITEM 2



### PLANNING DEPARTMENT STAFF REPORT

Conditional Use Permit for Limited Child and Adult Care  
(CUP-2014-05) (PC0320-14)

575 Airport Road

Date: August 14, 2014

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**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT (CUP), FOR A LIMITED CHILD AND ADULT CARE FACILITY, PER SECTION 09.02.010.C OF THE GALLATIN ZONING ORDINANCE, ON PROPERTY CONTAINING 2.66 (+/-) ACRES, LOCATED AT 575 AIRPORT ROAD.

**OWNER:** L.P. HUTCHINS , FAMILY LIMITED PARTNERSHIP (JOHN BIRDWELL)

**APPLICANT:** ROGERS ENGINEERING (RICHARD JONES, P.E.)

**STAFF RECOMMENDATION:** APPROVAL OF GMBZA RESOLUTION 2014-07

**STAFF CONTACT:** KEVIN CHASTINE

**MBZA DATE:** AUGUST 28, 2014

---

**PROPERTY OVERVIEW:** The owner and applicant are requesting approval of a Conditional Use Permit (CUP) for a Limited Child and Adult Care facility, per Section 09.02.010.C of the Gallatin Zoning Ordinance, on property containing 2.66 (+/-) acres located at 575 Airport Road. The property is located in an Industrial Restrictive (IR) zone district. (Attachment 2-1)

#### CASE BACKGROUND:

##### *Previous Approvals*

On February 28, 2000, the Gallatin Municipal Regional Planning Commission approved, with conditions, a site plan (PC File# 8-5-00) for ServPro Industries, Inc. to construct a 12,000 square foot building at 575 Airport Road.

Two (2) additional buildings existed on this site at the time of the construction of the above mentioned 12,000 square foot building. All three (3) buildings were part of the original ServPro Industries. The original site plan from PC File #8-5-00 is provided as Attachment 2-2.

On July 26, 2012, the Gallatin Municipal Board of Zoning Appeals approved a conditional use permit for 21<sup>st</sup> Century Adult Care, with conditions, to operate an adult care facility at 567 Airport Road, which is east of 575 Airport Road, where the current conditional use permit is being requested.

#### DISCUSSION:

##### *Project Site Information*

21<sup>st</sup> Century Adult Care is requesting the conditional use permit to use the existing 12,000 square foot building on a 2.66 (+/-) acre parcel at 575 Airport Road to operate an adult care facility. The property is zoned Industrial Restrictive (IR) and the Limited Child and Adult Care use is a conditional use in the IR zone district.

21<sup>st</sup> Century Adult Care currently operates this facility, under a conditional use permit, at 567 Airport Road. The current location is also zoned Industrial Restrictive (IR). 21<sup>st</sup> Century plans to move their 50 client operation from 567 Airport Road to 575 Airport Road as shown on the site plan (Attachment 2-3).

The applicant is not proposing any changes to the exterior of the building or the site layout.

**Conditional Use Permit Extension**

The conditional use permit for 21<sup>st</sup> Century Adult Care was approved by the Municipal Board of Zoning Appeals on July 26, 2012 (PC0016-12) for 567 Airport Road. The current conditional use permit expired on July 26, 2014. If the requested Conditional Use Permit is approved at 575 Airport Road the MBZA should consider extending the CUP until the new location is opened.

**Engineering Departmental Comments**

The applicant has satisfied all Engineering Division review comments.

**Other Departmental Comments**

All other City Departmental review comments have been satisfied.

**Conditional Use Permit Findings:**

**1. General Requirements for Conditional Use Permit**

Section 15.06.040 of the Gallatin Zoning Ordinance outlines the general requirements for granting a conditional use permit. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.
  - *The building site is part of an existing industrial subdivision development. The buildings are occupied at this time. The site in question has two (2) driveway entrances with parking surrounding the building. Traffic flow is acceptable for public safety with existing IR uses.*
- B. Will not adversely affect other property in the area in which it is located.
  - *Since no significant changes are proposed to the site, activities are inside the building, and maximum occupancy is less than the allowed with normal industrial activity; other properties will not be adversely affected physically or financially. 21<sup>st</sup> Century Adult Daycare has been operating in this area since July 26, 2012. There are no known adverse impacts from the present operation and not expected to be any adverse impacts on the proposed location.*
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance.
  - *Adult Daycare is permitted with a Conditional Use Permit in the Industrial Restrictive (IR) zone district.*
- D. Conforms to all applicable provisions of this Zoning Ordinance for the district in which it is to be located and is necessary for public convenience in that location.

- The use conforms with all code requirements setbacks, parking, building height, etc. and the site is the more convenient to Airport Road.

**2. Special Conditions for Limited Child and Adult Care Facilities**

Section 15.06.050.A. of the Gallatin Zoning Ordinance outlines the following special conditions for Limited Child and Adult Care Facilities. The applicant's request meets these requirements. A Conditional Use Permit shall be granted provided the Board finds that it:

- A. In the Agriculture, R-40, MRO, MPO, CC, CS, CG, IR and IG Zoning Districts the lot size, setbacks, and lot coverage shall conform to those applicable to the Zoning District. In the R-10, R-8 and R-6 Zoning Districts no such facility shall be permitted on a zone lot unless it contains twice the lot area requirements of the Zoning District.
- Lot size, setbacks and coverage conform to the Industrial Restrictive (IR) zone district requirements.
- B. All other bulk regulations of the district shall be met.
- Industrial Restrictive (IR) bulk regulations have been met.
- C. One accessory off-street parking space for each five (5) persons accommodated in the day care facility shall be provided.
- Occupancy will be approximately 50 requiring a minimum of 10 parking spaces. Thirty-six (36) parking spaces are provided.
- D. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up vehicle movements to enter or exit the zone lot.
- Passenger loading will meet Department of Human Services requirements. Existing offload does not require backup vehicle movements to enter or exit the zone lot.
- E. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.
- All public utilities area available and utilized. No changes are anticipated to be requested.
- F. All regulations of the State of Tennessee that pertain to the use shall be met.
- All Tennessee Department of Human Services and other applicable jurisdictional requirements have been or will be met.
- G. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.
- The facility is located compatible to the surrounding area and will safely accommodate those using the facility.
- H. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.
- Fencing, screening, and landscaping are provided and meet the requirements of the Department of Human Services for such a facility.

- I. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.
  - Since the building/site is already constructed, site and architectural plans shall be submitted for approval by the Planning Department Staff.

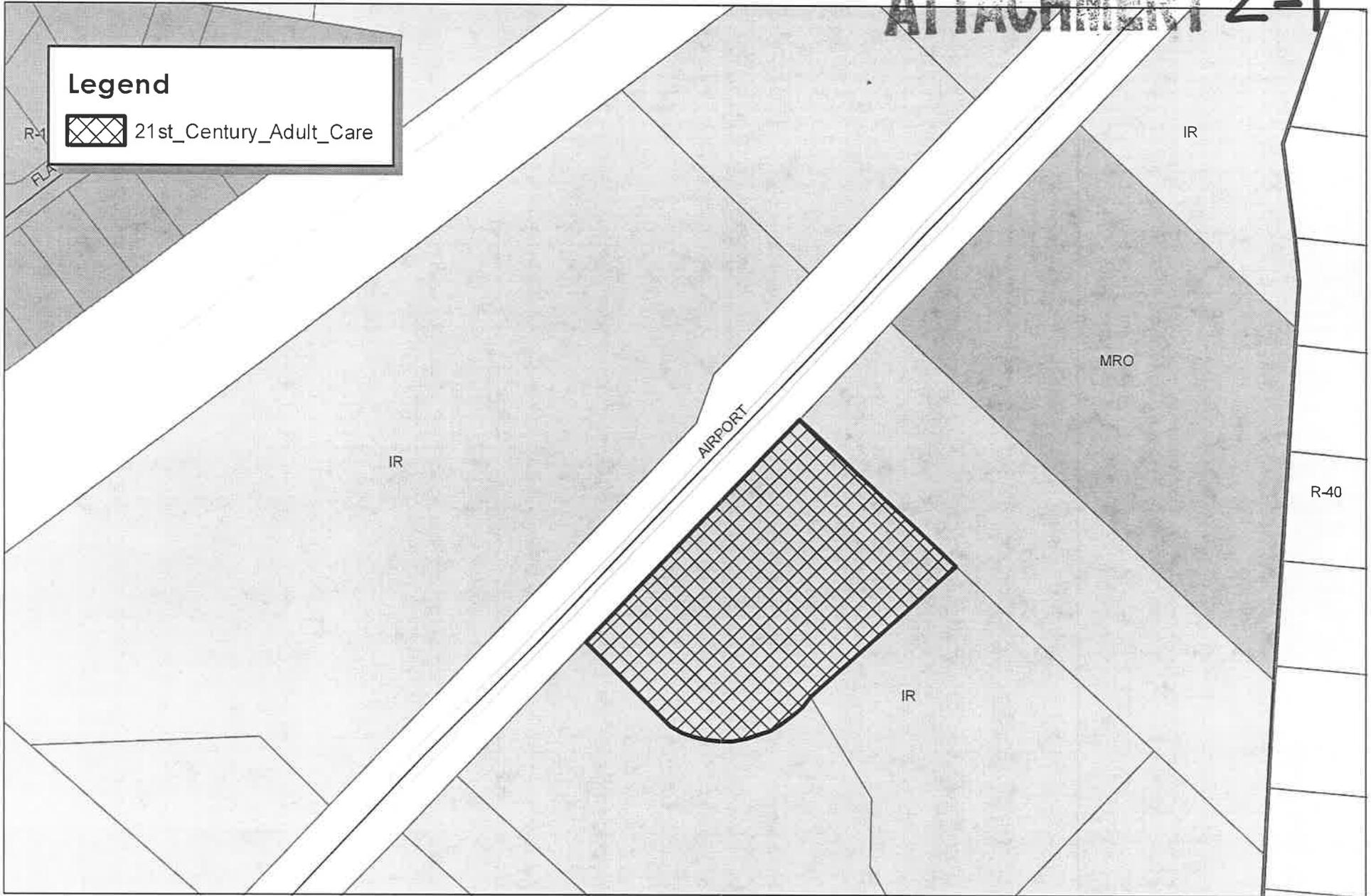
**RECOMMENDATION:**

Staff recommends that the Gallatin Municipal Board of Zoning Appeals approve GMBZA Resolution 2014-07 granting a Conditional Use Permit for an adult day care facility at 575 Airport Road with the following conditions:

1. The Conditional Use Permit shall be substantially consistent with the site plan for 21<sup>st</sup> Century Day Services, Inc. – Adult Day Care, consisting of a one (1) sheet plan, prepared by Rogers Engineering of Gallatin, Tennessee, with project number 12-017, and dated June 12, 2012 with final revision date of August 006, 2012 and a one (1) sheet boundary survey, prepared by Blue Ridge Surveying, Inc. of Gallatin, Tennessee, with no project number, and dated July 28, 2014 with final revision date of July 31, 2014
2. The existing conditional use permit for Adult Care Facility shall be extended until the new location at 575 Airport Road is opened.
3. The applicant shall submit an application and plans for review and approval of an in-house site plan by the Gallatin Planning Department staff.
4. The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial changes are made to the conditional use permit site plan. Substantial improvements include alterations, or additions exceeding ten (10) percent of the proposed facility or changes in the facade building materials on the site.

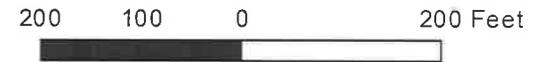
**ATTACHMENTS:**

- |                |  |
|----------------|--|
| Attachment 2-1 | Location Map   |
| Attachment 2-2 | Responses to General and Specific Conditions         |
| Attachment 2-3 | Original Site Plan (PC File# 8-5-00)                 |
| Attachment 2-4 | Photographs of Existing Building at 575 Airport Road |
| Attachment 2-5 | Conditional Use Permit Site Plan (PC0320-14)         |



Prepared By: Kevin Chastine, AICP  
Prepared On: August 19, 2014

**LOCATION MAP**  
**21st Century Adult Care Facility**  
**575 Airport Road**  
**CONDITIONAL USE PERMIT**  
**PC0320-14**





**ROGERS ENGINEERING GROUP**

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

RECEIVED  
JUL 30 2014

GALLATIN PLANNING  
& ZONING

July 30, 2014

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

**Re: General and Special Conditions Description  
21<sup>st</sup> Century Day Services, Inc., Adult Day Care  
L.P. Hutchins Family Limited Partnership  
575 Airport Road  
Tax Map 112, Parcel 114, D.B 3944, PG. 412, R.O.S.C., TN**

To Whom it May Concern:

Following is the written description required by Zoning Ordinance for consideration as an Adult Daycare facility at the above noted location (Conditional Use in zoning IR). The site/ building is existing. No extensive changes are planned on the existing site. The interior of the building will be remodeled.

This facility is proposed to be used for adult daycare in the form of inside activities, counsel and social interaction. Some of the clients will be brought by van or small bus. Others will be brought in cars.

General Requirements

- A. The building site is a part of an existing industrial subdivision development. Buildings are occupied at this time. The site in question has two entrances with parking around the building. Traffic flow has been acceptable for public safety with existing IR uses.
- B. Since no significant changes are proposed to the site, activities are inside the building, and maximum occupancy is less than the allowed with normal industrial activity; other properties will not be adversely affected physically or financially. 21<sup>st</sup> Century Adult Daycare presently operates in this subdivision at 567 Airport

PC0320-14

Road approved in November 2010. There are no known adverse affects from the present operation.

- C. Adult Daycare is approved as a CU under IR.
- D. Applicable provisions of the ordinance are conformed to with this use (setbacks, parking, building height, etc) and the site is the most convenient area for this use within the existing subdivision and is also convenient along Airport Road.

Special Conditions

1. Lot size, setbacks and coverage conform to the Ordinance for District IR.
2. IR bulk regulations will be met.
3. Occupancy will be approximately 50 requiring a minimum of 10 parking spaces. Thirty-six spaces are provided.
4. Passenger loading will meet DHS requirements. Existing offload does not require backup vehicle movements to enter or exit the zone lot.
5. All public utilities are available and utilized. No changes are anticipated to be requested.
6. All Tennessee DHS and other applicable jurisdictional requirements will be met.
7. The facility is located compatible to the surrounding area provides standard safety for those using the facility.
8. Fencing, screening and landscape are provided and will meet the requirements of the DHS for such facility.
9. Site and Architectural Plans will be submitted for approval by the Planning Commission.

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

Sincerely,

  
Richard M. Jones, P.E.  
Rogers Engineering Group

RECEIVED  
JUL 30 2014

GALLATIN PLANNING  
& ZONING



# ATTACHMENT 2-4



VIEW FROM AIRPORT ROAD

RECEIVED  
AUG 14 2014

GALLATIN PLANNING  
& ZONING

# RESUBMITTAL

PC0320-14



VIEW FROM SOUTH SIDE OF LOT

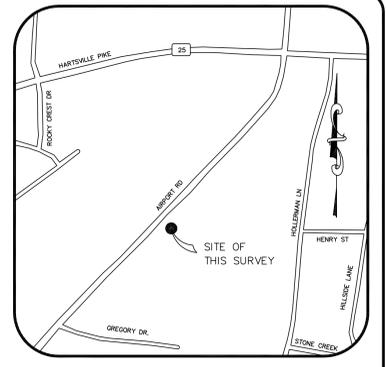
**LEGEND**

○ FOUND PIN OR PIPE P(0)	⊙ TELEPHONE MANHOLE
● SET IRON PIN P(N)	⊠ PHONE PEDESTAL
□ FOUND MONUMENT MON(0)	⊕ GAS METER
■ SET MONUMENT MON(N)	⊕ GAS VALVE
⊠ ELECTRIC JUNCTION BOX	⊕ STORM SEWER MANHOLE
⊠ CATCH BASIN OR CURB INLET	⊕ CATCH BASIN OR CURB INLET
⊠ CABLE PEDESTAL	⊕ SANITARY SEWER MANHOLE
⊠ LIGHT POLE	⊕ FENCE
⊠ POWER POLE	⊕ GUARDRAIL
⊠ 60' WIRE	⊕ WATER METER
⊕ BENCHMARK	⊕ WATER VALVE
⊕ DECIDUOUS TREE	⊕ FIRE HYDRANT
⊕ CONIFEROUS TREE	⊕ POST INDICATOR VALVE
⊕ FLOWERING TREE	⊕ MONITORING WELL
⊕ SHRUB / BUSH	⊕ TP GEOTECHNICAL TEST PIT

**SURVEYOR'S NOTES:**

- The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location services prior to commencing construction.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
- This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
- The property shown hereon is located within the City of Gallatin, City limits and Sumner County, Tennessee. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, landscaping, radiation, illumination, setback provisions, etc. are subject to the Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.  
Current Zoning is "IR" Industrial Restrictive  
Front Setback - 20'  
Side Setback - 15'  
Rear Setback - 20'
- The total area of the parcel as shown hereon is 2.66± Acres or 116,064± Square feet.
- This property currently identified as Parcel 114.00 on Tax Map No. 112 For designation shown thus (XXX) indicates Parcel Numbers for said map.
- Deed reference: Deed Book 3925, Page 862, as recorded in the Register's Office, Sumner County, Tennessee.
- Plot reference: Plat Book 26, Page 342, as recorded in the Register's Office, Sumner County, Tennessee.
- Bearings based on: Tennessee State Plane (NAD 83).
- By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0319Q effective date of April 17, 2012. Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.

- This survey was prepared from current deeds of record without the benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.
- The Surveyor's liability for this document shall be limited to the party shown in the title of the survey, and does not extend to any unnamed person or entities without an expressed re-certification.
- Elevations and contours were derived using digital terrain modeling by: 1. Radial trigonometry with a Topcon 8205A Robotic Total Station and/or 2. GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover. Contour intervals are one (1) foot, and the source of vertical datum is as listed below.
- All new corner monuments are a 5/8" x 18" iron pins with plastic cap stamped "REIFSCHNEIDER TN 2487 KY 3721". All new corner monuments in rock, concrete or paved areas are a 1" brass disk stamped "TN 2487 KY 3721" unless otherwise noted.

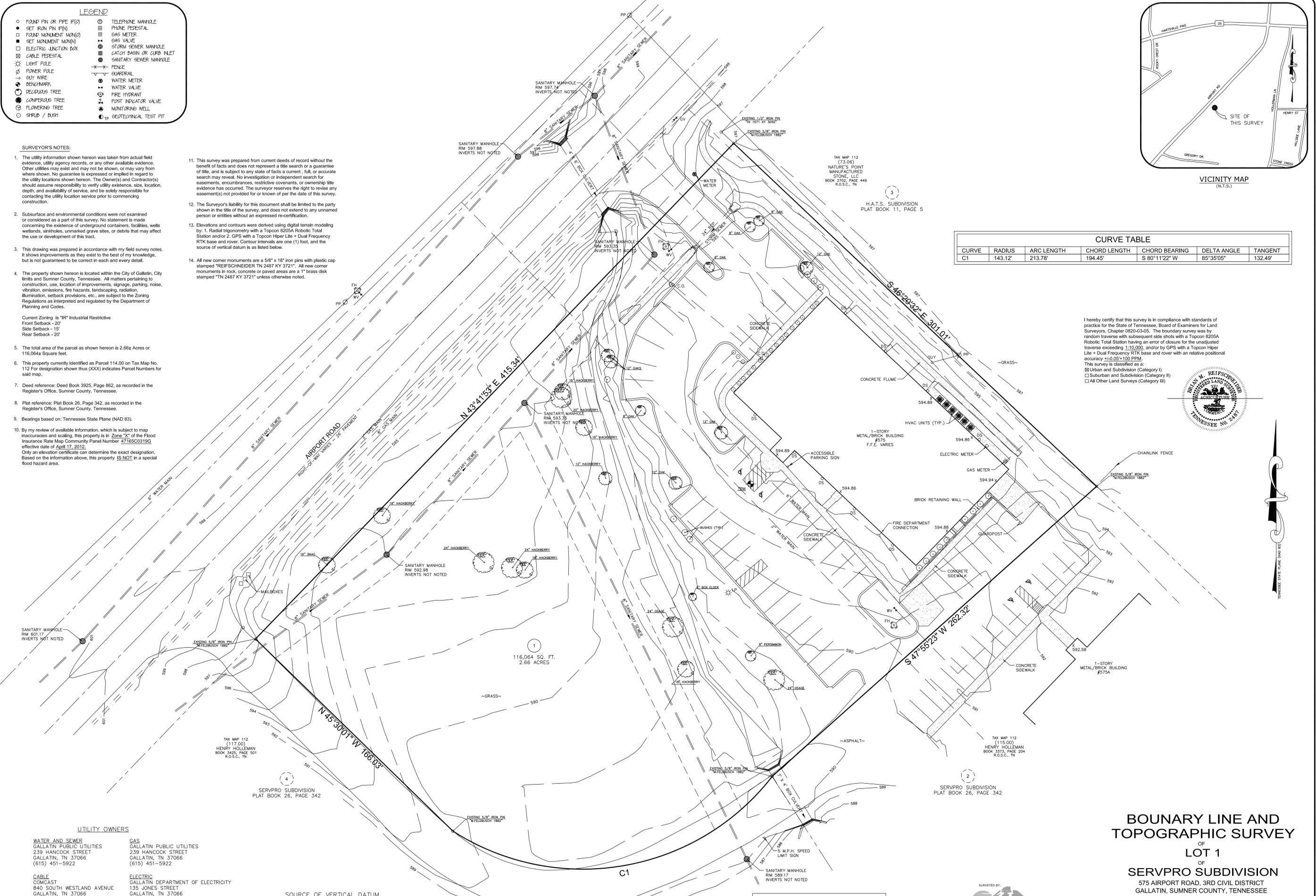


VICINITY MAP (N.T.S.)

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	143.12'	213.78'	194.45'	S 80°11'22" W	85°35'05"	132.49'

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee. Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was by random traverse with subsequent side shots with a Topcon 8205A Robotic Total Station having an error of closure for the unadjusted traverse exceeding 1:10,000, and/or by GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover with a relative positional accuracy +/0.05"±100 PPM. This survey is classified as:  
 Urban and Subdivision (Category I)  
 Suburban and Subdivision (Category II)  
 All Other Land Surveys (Category III)



**UTILITY OWNERS**

**WATER AND SEWER**  
 GALLATIN PUBLIC UTILITIES  
 239 HANCOCK STREET  
 GALLATIN, TN 37066  
 (615) 451-5922

**GAS**  
 GALLATIN PUBLIC UTILITIES  
 239 HANCOCK STREET  
 GALLATIN, TN 37066  
 (615) 451-5922

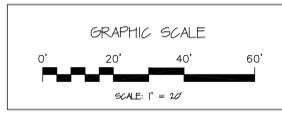
**CABLE**  
 COMCAST  
 840 SOUTH WESTLAND AVENUE  
 GALLATIN, TN 37066  
 (615) 244-5900

**ELECTRIC**  
 GALLATIN DEPARTMENT OF ELECTRICITY  
 135 JONES STREET  
 GALLATIN, TN 37066  
 (615) 452-5152

**SOURCE OF VERTICAL DATUM**

IRN NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/27/14.

IBM F.P.K. NAIL SET IN THE ASPHALT ALONG THE SOUTHERLY CONCRETE SIDEWALK ADJACENT TO THE ACCESSIBLE PARKING AREA. ELEVATION 593.56 (NAVD 88)



SURVEYED BY:  
  
**BLUE RIDGE SURVEYING, INC.**  
 140 WEST MAIN STREET, P.O. BOX 8072, GALLATIN, TENNESSEE  
 OFFICE (615) 451-9799 CELL (615) 424-4449  
 BLUERIGESURVEYING@AOL.COM

**BOUNARY LINE AND TOPOGRAPHIC SURVEY**

OF  
**LOT 1**  
 OF  
**SERVPRO SUBDIVISION**

575 AIRPORT ROAD, 3RD CIVIL DISTRICT  
 GALLATIN, SUMNER COUNTY, TENNESSEE  
 PREPARED FOR  
**ROGERS ENGINEERING GROUP, INC.**  
 114B WEST MAIN STREET  
 GALLATIN, TENNESSEE 37066  
 DATE OF SURVEY: JULY 28, 2014  
 DATE OF DRAWING: JULY 31, 2014