



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, August 27, 2012
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Planning Commission - 5:00 p.m.
CITY HALL

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

- * 2. **GMRPC Resolution No. 2012-75** **PC0019-12**
CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE TWO
CITY OF GALLATIN ENGINEERING DIVISION

Applicant requests approval of the public improvements, excluding sidewalks and public utilities improvements, for Clear Lake Meadows Blvd., containing 1.629 (+/-) acres, located between Stanley Drive and Nichols Lane in Clear Lake Meadows, Section Seven, Phase Two.

- * 3. **GMRPC Resolution No. 2012-76** **PC0027-12**
CAMBRIDGE FARMS, PHASE 7, SECTION 2
ROBERT H. GOODALL

Applicant requests acceptance of the public improvements for Remington Avenue and Skirving Terrace containing 2.75 (+/-) acres located in Cambridge Farms, Phase 7, Section 2.

- * 4. **GMRPC Resolution No. 2012-79** **PC0028-12**
FOXLAND, PHASE 9, SECTION 2
DALE & ASSOCIATES

Applicant requests approval of a Final Plat for Foxland, Phase 9, Section 2, a major subdivision containing 24 lots on 4.23 (+/-) acres. Property is located on Foxland Boulevard.

- * 5. **GMRPC Resolution No. 2012-80** **PC0029-12**
FOXLAND, PHASE 7, SECTION 1
DALE & ASSOCIATES

Applicant requests approval of a Final Plat for Foxland, Phase 7, Section 1, a major subdivision containing 21 lots on 5.391 (+/-) acres. Property is located on Vinings Boulevard.

REGULAR AGENDA

- 1. APPROVE PRIOR MINUTES**

June 11, 2012, GMRPC Work Session Meeting
July 23, 2012, GMRPC Meeting

- * 2. **GMRPC Resolution No. 2012-75** **PC0019-12**
CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE TWO
CITY OF GALLATIN ENGINEERING DIVISION

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6. **GMRPC Resolution No. 2012-77** **PC9962-12**
HUNTER POINTE; THE HEIGHTS AT GREENLEA, PH. 1
RAGAN SMITH

Public Comment

Applicant requests approval of a Preliminary Master Development Plan for Hunter Pointe; The Heights At GreenLea, Phase 1 for the layout and design of the project. Property contains 22.79 (+/-) acres and is located on Long Hollow Pike.

7. OTHER BUSINESS

1. **GMRPC Resolution No. 2012-78**
SURETY RENEWALS AND EXTENSIONS:

- Home Depot; PC File #1-7-04C subdivision performance surety one-year renewal and extension for \$110,000.
- Newman Downs, Ph. 3; PC File #1-19-08C subdivision performance surety one-year renewal and extension for \$54,400.
- Estates of Fairway Heights, Ph. 2; PC File #9764-11 site performance surety one-year renewal and extension for \$34,000.
- Home Depot; PC File #1-7-04C utility performance surety one-year renewal and extension for \$343,000.

2. **GMRPC Resolution No. 2012-81** **PC0033-12**
DIXON STREET ROW - VACATING
CITY OF GALLATIN

The City of Gallatin requests approval to vacate the Dixon Street ROW to James and Faye Caldwell and accept the North Water ROW and Drainage Easement from James and Faye Caldwell.

8. MOVE TO ADJOURN

RESOLUTION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, EXCLUDING SIDEWALKS AND PUBLIC UTILITIES IMPROVEMENTS, FOR CLEAR LAKE MEADOWS BOULEVARD LOCATED IN CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE TWO TO THE GALLATIN CITY COUNCIL – PC0019-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Clear Lake Meadows, Section Seven, Phase Two submitted by the applicant, City of Gallatin Engineering Division, at its regular meeting on August 27, 2012; 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 hereto 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 § 13-3-103 and 13-4-102:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements, excluding sidewalks and public utilities improvements, in Clear Lake Meadows, Section Seven, Phase Two to the Gallatin City Council.

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:

NAY:

DATED: 08/27/2012

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 2
08/27/12 GMRPC MEETING

Applicant requests acceptance of the public improvements excluding sidewalks and public utilities improvements for Clear Lake Meadows Boulevard containing 1.629 (+/-) acres located in Clear Lake Meadows, Section Seven, Phase Two. (PC0019-12)

Attachment 2-1 Clear Lake Meadows, Section Seven, Phase Two Final Plat
Attachment 2-2 Agreement for Street Completion dated January 24, 2012
Attachment 2-3 City Council Resolution No. R12Ø8-37

ANALYSIS

The applicant is requesting acceptance of the public improvements excluding sidewalks and public utilities improvements for Clear Lake Meadows Boulevard containing 1.629 (+/-) acres located in Clear Lake Meadows, Section Seven, Phase Two. This property is located in several zones, Residential 10 (R10), Residential 15 (R15), Residential 20 (R20), and Residential 40 (R40) and no portion of this property is located in a special flood hazard area.

Project History

- The northern section of Clear Lake Meadows Boulevard and right-of-way was part of Clear Lake Meadows, Section Three which was recorded on October 25, 2004 and had a subdivision performance surety in place.
- The southern section of Clear Lake Meadows Boulevard and right-of-way was part of the original final plat for Clear Lake Meadows, Section Seven, Phase Two which was never recorded after approval from Planning Commission and never had a subdivision performance surety in place prior to construction or recording of the final plat.
- The owner/developer of Clear Lake Meadows Subdivision started construction of the roadway for the southern section of Clear Lake Meadows Boulevard and completed the roadway up to the binder coat including curbs and public drainage infrastructure, but never installed the final top coat, sidewalks or public utilities improvements.
- The Engineering Division decided for the sections of Clear Lake Meadows public roadways that were in poor conditions or were in disrepair, the subdivision performance sureties needed to be called. Since the southern section of Clear Lake Meadows Boulevard never had a subdivision performance surety in place and the City of Gallatin was in the process of repairing or completing the sections of the public roadways, City Council appropriated funds to complete the roadway for the southern section of Clear Lake Meadows Boulevard.
- Capital Bank N.A. (formerly Green Bank) has foreclosed on the owner/developer and has taken ownership of the property.
- Capital Bank, N.A. and the City of Gallatin entered into an Agreement for Street Completion which requires the City of Gallatin at its own expense to complete the installation of the portion of Clear Lake Meadows Boulevard (“Roadway”) prior to the sale of any lots adjacent to the Roadway. Please refer to Attachment 2-2 for additional information.

Previous Approvals

- The original preliminary plat for Clear Lake Meadows, Section Seven, Phase Two was approved by Planning Commission at the November 28, 2005 meeting.
- The original final plat for Clear Lake Meadows, Section Seven, Phase Two was approved by Planning Commission at the April 23, 2007 meeting which was never recorded after approval by Planning Commission.
- The updated and current preliminary plat and final plat for Clear Lake Meadows, Section Seven, Phase Two was approved by Planning Commission at the June 25, 2012 meeting.
- The updated and current final plat for Clear Lake Meadows, Section Seven, Phase Two was recorded at Sumner County Register of Deeds Office on August 10, 2012; please refer to Attachment 2-1.

Public Utilities Department

The Gallatin Public Utilities Department has stated that a ten (10) inch sanitary sewer line is installed under Clear Lake Meadows Boulevard, which has been indicated on the final plat for Clear Lake Meadows, Section Seven, Phase Two. The sanitary sewer line is located approximately 250 feet north of Nichols Lane and runs perpendicular to the boulevard. The ten (10) inch sanitary sewer line is part of Clear Lake Meadows, Section Seven, Phase One subdivision and shall be brought forth to the City of Gallatin for acceptance when fully completed.

The Gallatin Public Utilities Department has certified that the public utilities improvements have not been installed and no construction plans and/or specifications has been submitted or approved by the Gallatin Public Utilities Department for Clear Lake Meadows, Section Seven, Phase Two.

Engineering Division

The Engineering Division has certified that the public drainage infrastructure, rights-of-way and public easements, excluding sidewalks, described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations.

The Engineering Division Staff completed a final inspection and reported that there are no major engineering concerns. All future sidewalks located in the development Clear Lake Meadows, Section Seven, Phase Two shall be installed by future owner/developer of adjacent lots and brought forth to the City of Gallatin for acceptance when the sidewalks are fully completed.

Section 3-102 of the City of Gallatin Subdivision Regulations, *Maintenance Surety*, requires that the applicant post a maintenance surety set at 10 percent of the completed roadway and drainage costs. Engineering Division Staff has determined that no maintenance sureties will be required since the applicant is the City of Gallatin.

RECOMMENDATION

Staff recommends the Planning Commission recommend acceptance of the public improvements, excluding sidewalks and public utilities improvements, in Clear Lake Meadows, Section Seven, Phase Two to the City Council.

AGREEMENT FOR STREET COMPLETION

THIS AGREEMENT, dated and effective this ^{24th} day of January, 2012, by and between Capital Bank, N.A., successor by merger to GreenBank, a Tennessee chartered commercial bank, party of the first part, hereinafter referred to as the "Owner," and the City of Gallatin, Tennessee, a municipal corporation, party of the second part, hereinafter referred to as "the City."

WHEREAS, as evidenced by those certain Amended Trustee's Deeds, dated August 12, 2010, of record in Record Book 3316, page 686 and Record Book 3316, page 622, Register's Office for Sumner County, Tennessee, Owner obtained title to certain lots and land located in Clear Lake Meadows Subdivision (the "Property") and as further stated on the attached preliminary plats and plan as Exhibit A (hereinafter "the Plan"); and

WHEREAS, pursuant to Section 3-101 of the Subdivision Regulations for the City of Gallatin, Tennessee, and to regulate and insure the orderly subdivision and development of land in the City, it is provided that before a final plat of the subdivision is approved for recordation, all physical improvements required by said regulations for the land so subdivided shall have been installed therein, except that in lieu of actual installation of said physical improvements, the sub-divider shall enter into an agreement with bond or other security in an amount equal to the total cost of such improvements guaranteeing that the improvements will be installed within a designated length of time; and

WHEREAS, a portion of Clear Lake Meadows Boulevard located upon the Plan (collectively the "Roadway"), and further described as a proposed public street appearing on the Plan was begun by Owner's predecessor in interest, but was never adequately bonded and never completed; and

WHEREAS, City and Owner agree that it is in the best interest of both parties to complete the installation of said Roadway prior to any additional subdivision of the land adjacent to the proposed Roadway and that City proposes to finish said Roadway at public expense; and

WHEREAS, but for City's current installation of the street at public expense, Owner would be required to install said Roadway prior to the sale of any lots adjacent to the Roadway as further shown on the Plan.

NOW THEREFORE, THIS AGREEMENT WITNESSETH: That for and in consideration of the premises and the covenants and agreements herein contained, the parties hereto agree as follows:

1. The City does agree to complete the remaining portion of the Roadway as indicated on the Plan and agrees to accept said Roadway as part of the City's street system and thereafter maintain said street at the City's expense.
2. Owner covenants and agrees that it will convey to the City the necessary land to complete said street, said land being more particularly described in Exhibit B to this

Agreement. Owner further covenants that it will agree to repay the City for the actual cost of the completion of Clear Lake Meadows Boulevard upon the transfer of any of Owner's property which is depicted on the Plan. In no event shall the amount paid by Owner to the City exceed Seventy-Five Thousand and no/100 Dollars (\$75,000.00).

3. It is mutually understood and agreed by the parties that in the event the Owner defaults in any terms of this Agreement, that no subdivision approvals for the remaining Property be granted by City.

4. In the event that the Owner defaults in any of the terms of this Agreement, the City shall have the right to refuse the issuance of building permits and/or to withhold all City services in Clear Lake Meadows Subdivision.

5. This Agreement does not relieve the Owner of any responsibilities or requirements placed upon it by the various ordinances of the City applicable to the subdivision and development of the Property including all conditions imposed by or proffered in connection with any ordinance zoning or rezoning of the Property. Owner agrees that the subdivision and development of the Property shall be done in strict conformity with such ordinances and conditions and all requirements and conditions of preliminary subdivision approval.

6. In the event the City's ordinances, rules, regulations, and/or procedures are changed, the parties hereto will be bound by such changes that may affect this subdivision and shall comply with same prior to any final subdivision approval.

7. This Agreement shall be construed, interpreted, and applied according to the laws of the State of Tennessee and shall be binding upon the heirs, personal representatives, executors, devisees, administrators, successors, grantees and assigns of the parties hereto.

IN WITNESS WHEREOF, Owner and City have executed this Agreement the day and year first written above.

CITY OF GALLATIN, TENNESSEE

CAPITAL BANK, N.A.

By: Jo Ann Graves
Jo Ann Graves, Mayor

By: [Signature]
Title: AVP

APPROVED AS TO FORM:

[Signature]
Joe H. Thompson,
City Attorney for Gallatin, Tennessee

Plat of Entire Subdivision



Remaining Section 4 Lots (46 ± 18-22) and the Park and Restoration Pond (5.526 acres)
 (1.682 acres)
 All of Section 7 Lots 92-104
 15.7 Acres of Unplatted Section 6
 19.4 acres of Unplatted Section 8

EXHIBIT
 A

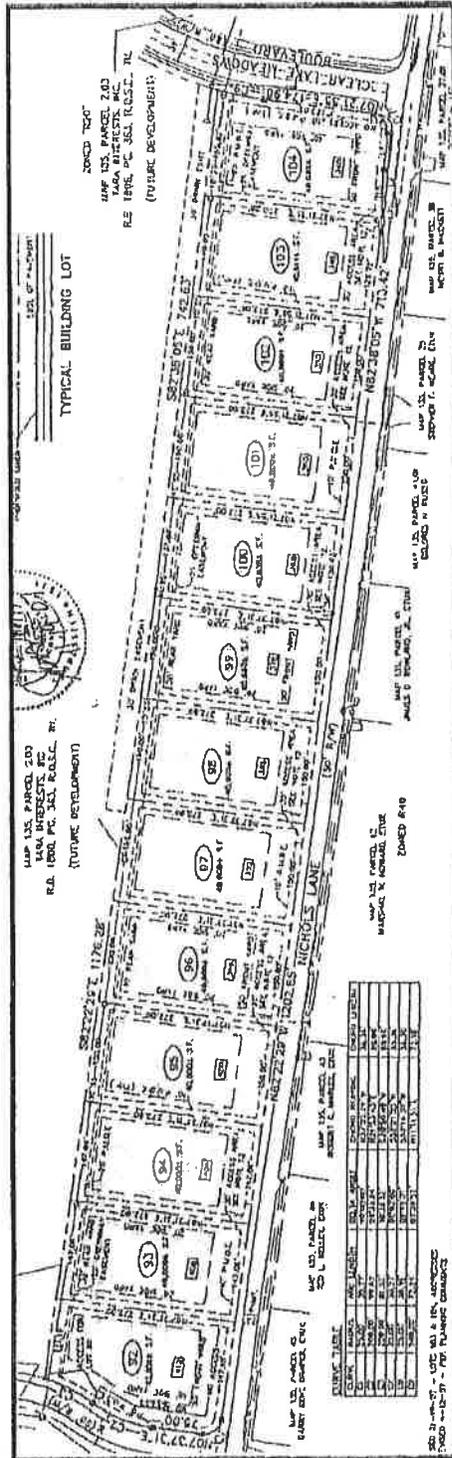
Guigan & Associates, LLC

Trustee's Deed
 Book 8277/25
 Deed of Trust
 Book 244/501
 Affidavit 88
 2713/51
 Trustee's Deed

Plat – Excess Land – Section 8 – 19.4 Acres



Plat - Section 7 - 13 Remaining Lots



LOT	AREA	PERCENTAGE	REMARKS
1	107.371	100%	
2	107.371	100%	
3	107.371	100%	
4	107.371	100%	
5	107.371	100%	
6	107.371	100%	
7	107.371	100%	
8	107.371	100%	
9	107.371	100%	
10	107.371	100%	
11	107.371	100%	
12	107.371	100%	
13	107.371	100%	

Land Services of Tennessee

• Land Development Services • Construction Staking • Land Surveying • Design •

METES AND BOUNDS DESCRIPTION
CLEAR LAKE MEADOWS, SECTION 7A,
CLEAR LAKE MEADOWS BOULEVARD

Land lying on the north side of Nichols Lane and at the south end of Clear Lake Meadows Boulevard in the City of Gallatin, Third Civil District, Sumner County, Tennessee. Being part of the land deeded to Tara Interests, Inc. by deed recorded in Record book 1806, page 363, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

BEGINNING at a 1/2" iron rod (old) with a cap stamped "TN1571" and "KY3050" at the southwest corner of the Clubhouse & Pool Area shown on the Final Plat of Clear Lake Meadows, Section Three as recorded in Plat book 22, page 45, R.O.S.C., Tennessee; thence,

with the west line of land deeded to GreenBank by deed recorded in Record book 3277, page 57 – 64, R.O.S.C., Tennessee, the following 4 calls (1 through 4):

1. S39°11'49"W, a distance of 366.66 feet to a concrete monument (new) at the point of curvature of the following tangent curve; thence,
2. with said curve to the left, southwesterly an arc distance of 255.56 feet, said curve having a radius of 460.00 feet, a delta angle of 31°49'54", and a chord of S23°16'52"W, 252.29 feet to a concrete monument (new) at the point of tangency; thence,
3. S07°21'55"W, a distance of 174.98 feet to a concrete monument (new) at the point of curvature of the following curve; thence,
4. with said curve to the left, southeasterly an arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a delta angle of 90°00'00", and a chord of S37°38'05"E, 35.36 feet to a concrete monument (new) on the north right of way line of said Nichols Lane; thence,
5. with said north right of way line, N82°38'05"W, a distance of 130.00 feet to a point; thence,
6. with the east line of Clear Lake Meadows, Section Seven, Phase One as recorded in Plat book 25, page 300, R.O.S.C., Tennessee and with a curve to the left, northeasterly an arc distance of 39.27 feet, said curve having a radius of 25.00 feet, a delta angle of 90°00'00", and a chord of N52°21'55"E, 35.36 feet to a concrete monument (old) at the point of tangency; thence,
7. continuing with the east line of said Clear Lake Meadows, Section Seven, Phase One, N07°21'55"E, a distance of 174.98 feet to a concrete monument (old); thence,
8. continuing with the east line of said Clear Lake Meadows, Section Seven, Phase One, with the east line of the land deeded to James M. Patterson, etux by deed recorded in Record book 3275, page 105 – 119, R.O.S.C., Tennessee and with a curve to the right, northeasterly an arc distance of 300.01 feet, said curve having a radius of 540.00 feet, a delta angle of 31°49'54", and a chord of N23°16'52"E, 296.16 feet to a concrete monument (new) at the point of tangency; thence,
9. continuing with the east line of said Patterson land and the with the east line of other land deeded to GreenBank by deed recorded in Record book 3316, page 686, R.O.S.C., Tennessee, N39°11'49"E, a distance of 405.74 feet to a 1/2" iron rod (old) with a cap stamped "TN1571" and "KY3050" at the south end of said Clear Lake Meadows Boulevard; thence,
10. with the south end of said Clear Lake Meadows Boulevard, S50°48'11"E , a distance of 80.00 feet to a 1/2" iron rod (old) with a cap stamped "TN1571" and "KY3050" on the west line of said Clubhouse & Pool Area; thence,
11. with the west line of said Clubhouse & Pool Area, S39°11'49"W, a distance of 39.08 feet to the POINT OF BEGINNING;

CONTAINING 1.633 acres, more or less.



EXHIBIT A

ATTACHMENT 2-2

This description was prepared from information on the Preliminary Plat of "Clear Lake Meadows, Section Seven" prepared by Darnall & Associates, LLC, dated September, 2004 and certified by John T. Darnall, Tennessee RLS #1571.

RESOLUTION NO. R1208-37

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS, EXCLUDING
SIDEWALKS AND PUBLIC UTILITIES IMPROVEMENTS, FOR CLEAR LAKE
MEADOWS BOULEVARD LOCATED IN CLEAR LAKE MEADOWS, SECTION
SEVEN, PHASE TWO BY THE CITY OF GALLATIN, TENNESSEE

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements, excluding sidewalks and public utilities improvements, in the development hereinafter named Clear Lake Meadows, Section Seven, Phase Two;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements, excluding sidewalks, described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have not been installed and plans and specifications has not been submitted in accordance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way and public easements, excluding public utilities improvements, described in Clear Lake Meadows, Section Seven, Phase Two, Plat Book 27 Page 199, Recorded August 10, 2012 in the Register's Office for Sumner County are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

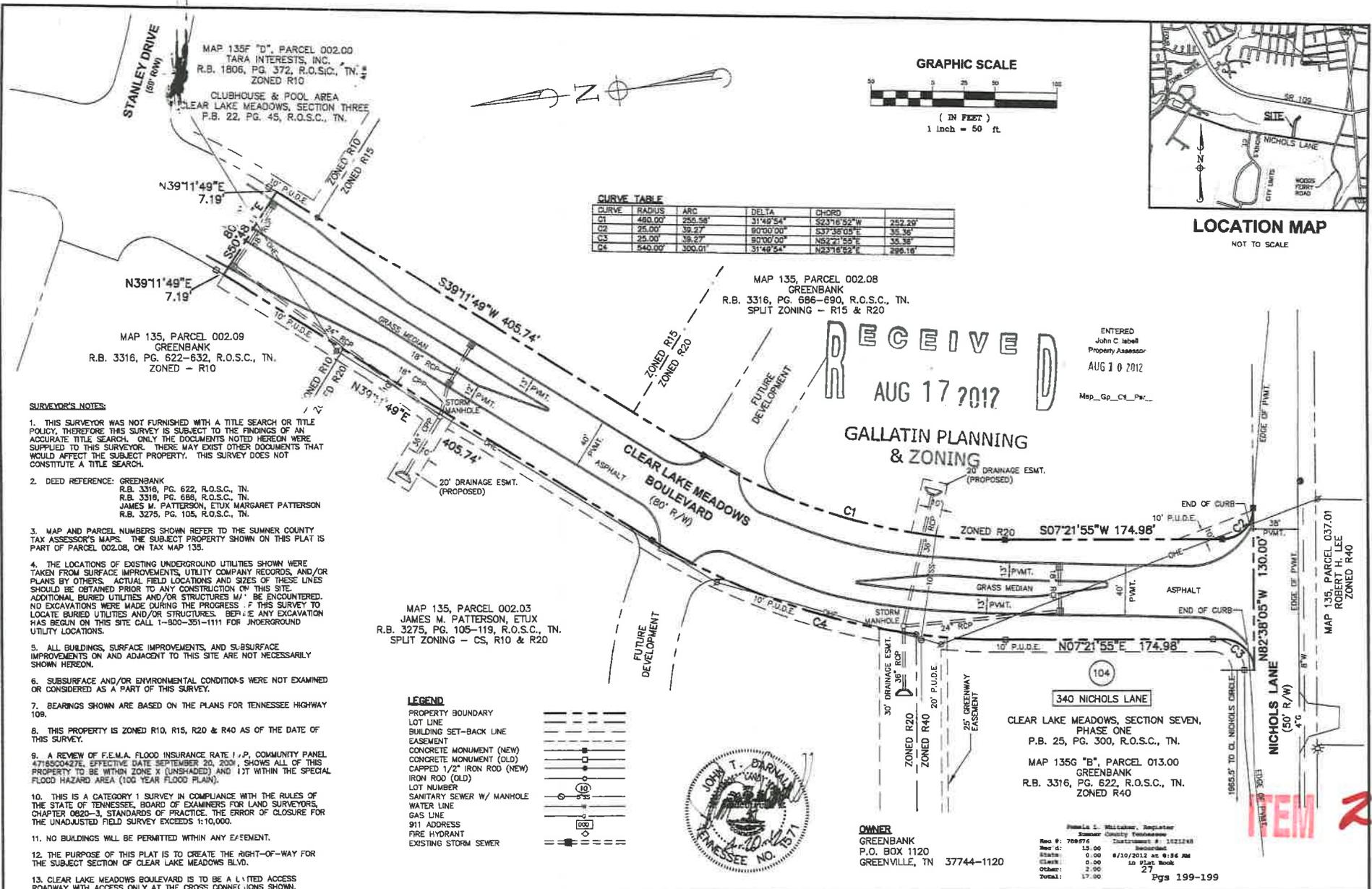
MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD
C1	400.00'	255.58'	31°49'24"	S23°16'52" W 252.20'
C2	25.00'	38.27'	50°00'00"	S37°36'03" E 35.30'
C3	25.00'	38.27'	50°00'00"	N52°21'55" E 35.30'
C4	540.00'	300.01'	31°49'24"	N23°16'52" E 295.16'

SURVEYOR'S NOTES:

1. THIS SURVEY WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: GREENBANK
R.B. 3316, PG. 622, R.O.S.C., TN.
R.B. 3316, PG. 688, R.O.S.C., TN.
JAMES M. PATTERSON, ETUX MARGARET PATTERSON
R.B. 3275, PG. 105, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMMER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 002.08, ON TAX MAP 135.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. BEARINGS SHOWN ARE BASED ON THE PLANS FOR TENNESSEE HIGHWAY 109.
8. THIS PROPERTY IS ZONED R10, R15, R20 & R40 AS OF THE DATE OF THIS SURVEY.
9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE 1/P, COMMUNITY PANEL 4778500427E, EFFECTIVE DATE SEPTEMBER 20, 2004, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE 1 (UNSHADED) AND 1/17 WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN).
10. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY EXCEEDS 1:10,000.
11. NO BUILDINGS WILL BE PERMITTED WITHIN ANY EASEMENT.
12. THE PURPOSE OF THIS PLAT IS TO CREATE THE RIGHT-OF-WAY FOR THE SUBJECT SECTION OF CLEAR LAKE MEADOWS BLVD.
13. CLEAR LAKE MEADOWS BOULEVARD IS TO BE A LIMITED ACCESS ROADWAY WITH ACCESS ONLY AT THE CROSS CORNER LIONS SHOWN.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- BUILDING SET-BACK LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT
- EXISTING STORM SEWER



RECEIVED

AUG 17 2012

GALLATIN PLANNING & ZONING

ENTERED
John C. Isebell
Property Assessor
AUG 10 2012

Map_Gp_C4_Par_

20' DRAINAGE ESMT. (PROPOSED)

340 NICHOLS LANE
CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE ONE
P.B. 25, PG. 300, R.O.S.C., TN.
MAP 135G "B", PARCEL 013.00
GREENBANK
R.B. 3316, PG. 622, R.O.S.C., TN.
ZONED R40

OWNER
GREENBANK
P.O. BOX 1120
GREENVILLE, TN 37744-1120

Wanda S. Whitaker, Register
Sumner County Tennessee
Map # 78876
Record # 13
Date 8/10/2012 at 9:36 AM
Class 0.00
Other 2.00
Total 17.00
Pg 199-199

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 8-8-12 [Signature]
SEWER SYSTEM 8-8-12 [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENDORSED IN R.B. 3316, PG. 622, R.B. 3316, PG. 688 & R.B. 3275, PG. 105, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE 7-20-12
DATE 7-20-12

JIM EVANS, SENIOR V.P.
CAPITAL BANK, N.A. (SUCCESSOR BY MERGER TO GREENBANK)
JAMES M. PATTERSON
MARGARET PATTERSON

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 8-20-12
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 08/07/12
DTP ENGINEER

Land Services of Tennessee

1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6642 landservices@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 8-8-12
DATE 8-8-12

SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS

CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE TWO, FINAL PLAT	
NICHOLS LN. & CLEAR LAKE MEADOWS BLVD., CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE	
TOTAL ACRES = 1.629±	TOTAL LOTS = 0
ACRES OF NEW ROAD = 1.629±	FEET OF NEW ROAD = 893.5
OWNER: GREENBANK	DWG FILE: 11029-CLM7-2FP.DWG
SCALE: 1"=50'	SHEET NO. 1 OF 1
SURVEYOR: LAND SERVICES OF TN	REVISION: 4-20-12 - PER PROJECT COMMENTS
JOB #11029	DATE: FEBRUARY 28, 2012

by James M. Patterson POB

PC 0019-12

RESOLUTION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR REMINGTON AVENUE AND SKIRVING TERRACE LOCATED IN CAMBRIDGE FARMS, PHASE 7, SECTION 2 TO THE GALLATIN CITY COUNCIL – PC0027-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Cambridge Farms, Phase 7, Section 2 submitted by the applicant, Robert H. Goodall, at its regular meeting on August 27, 2012; 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 hereto 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 § 13-3-103 and 13-4-102:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Cambridge Farms, Phase 7, Section 2 to the Gallatin City Council with the condition that the applicant submits a maintenance surety in the amount of \$49,000 to the Codes/Planning Department.

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:

NAY:

DATED: 08/27/2012

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

**ITEM 3
08/27/12 GMRPC MEETING**

Applicant requests acceptance of the public improvements for Remington Avenue and Skirving Terrace containing 2.75 (+/-) acres located in Cambridge Farms, Phase 7, Section 2. (PC0027-12)

**Attachment 3-1 Cambridge Farms, Phase 7, Section 2 Final Plat
Attachment 3-2 City Council Resolution No. R12Ø8-36**

ANALYSIS

The applicant is requesting acceptance of the public improvements for Remington Avenue and Skirving Terrace containing 2.75 (+/-) acres located in Cambridge Farms, Phase 7, Section 2. This property is zoned Residential 20 Planned Unit Development (R20 PUD) and no portion of this property is located in a flood hazard area.

The Engineering Division has certified that the applicant has submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements as outlined in the resolutions, located in Cambridge Farms, Phase 7, Section 2 as identified in Attachment 3-1.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety set at 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be \$49,000, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of \$49,000 to the Codes/Planning Department.

RECOMMENDATION

Staff recommends the Planning Commission recommend acceptance of the public improvements in Cambridge Farms, Phase 7, Section 2 to the City Council with the condition that the applicant submit a maintenance surety in the amount of \$49,000 to the Codes/Planning Department.

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Project Comments

Meeting Date: 08/27/2012

RE: CAMBRIDGE FARMS, PHASE 7, SECTION 2, ACTIVITY, Street Acceptance

Reference #: PC0027-12

Department of Public Utilities

Review Date: 07/17/2012

No problems with water, sanitary sewer or natural gas utilities.

Planning Department

Review Date: 07/26/2012

Codes/Planning Department Project Manager: Robert Kalisz

Review Date: 07/26/2012

1. Applicant has met requirements of acceptance checklist.
2. Submit sixteen (16) corrected, folded copies of the resubmittal documents
3. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 8/9/2012.
4. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 07/16/2012

No comments

Engineering Division

Review Date: 08/08/2012

See inspection report previously emailed by Richard Snow.

Fire Department

Review Date: 07/23/2012

This office has no comments at this time.

Police Department

Review Date: 07/17/2012

Reviewed: no comments

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Gallatin Department of Electricity
Review Date: 07/18/2012
O.K.

Sumner County, E-911
Review Date: 07/17/2012
No comments

Industrial Pre-treatment Department
Review Date:
N/A

EXHIBIT A

ATTACHMENT 3-2

RESOLUTION NO. R1208-36

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR REMINGTON AVENUE AND SKIRVING TERRACE LOCATED IN CAMBRIDGE FARMS, PHASE 7, SECTION 2 BY THE CITY OF GALLATIN, TENNESSEE

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Cambridge Farms, Phase 7, Section 2;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the transportation, rights-of way and public easements described in Cambridge Farms, Phase 7, Section 2, Plat Book 26, Page 166, Recorded April 28, 2009 in the Register's Office for Sumner County are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

MAYOR JO ANN GRAVES

EXHIBIT A

ATTACHMENT 3-2

ATTEST:

CONNIE KITTRELL
CITY RECORDER

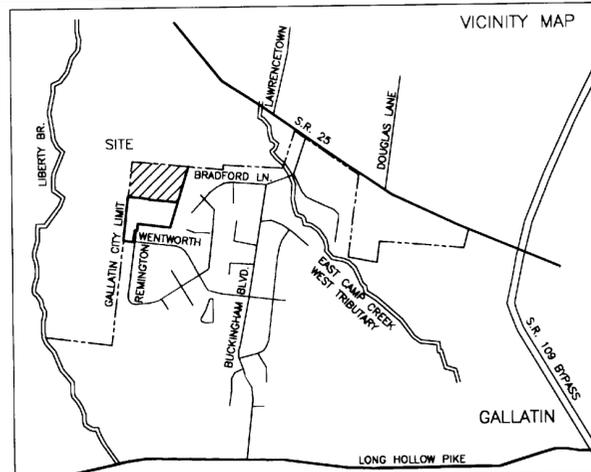
APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

LINE	BEARING	DISTANCE
L8	N07°11'12"E	10.87'
L9	N07°11'11"E	9.71'
L10	N81°55'28"W	26.16'
L11	S83°08'42"E	22.16'
L12	S83°08'42"E	29.27'
L13	S83°08'45"E	17.10'
L14	S83°08'40"E	15.00'
L15	N83°08'33"W	13.68'
L16	S83°08'41"E	27.92'
L17	S83°08'41"E	26.00'
L18	S83°08'41"E	32.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C12	37°39'05"	175.00	115.00	112.94	59.66
C13	52°01'00"	175.00	158.88	153.48	85.36
C14	17°49'31"	225.00	70.00	69.72	35.29
C16	9°14'20"	225.00	36.28	36.24	18.18
C17	49°07'15"	50.00	42.87	41.57	22.85
C18	40°52'45"	50.00	35.67	34.92	18.63
C19	39°46'51"	50.00	34.72	34.02	18.09
C20	51°33'58"	50.00	45.00	43.50	24.15
C21	38°26'02"	50.00	33.54	32.91	17.45
C22	90°00'00"	25.00	39.27	35.36	25.00
C23	48°11'23"	25.00	21.03	20.41	11.18
C24	48°11'23"	25.00	21.03	20.41	11.18
C25	37°57'30"	50.00	33.12	32.52	17.20

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C26	51°33'58"	50.00	45.00	43.50	24.15
C27	51°33'58"	50.00	45.00	43.50	24.15
C28	38°54'33"	50.00	33.95	33.31	17.66
C29	17°49'31"	225.00	70.00	69.72	35.29
C30	9°14'20"	225.00	36.28	36.24	18.18
C31	90°00'00"	25.00	39.27	35.36	25.00
C32	90°00'00"	25.00	39.27	35.36	25.00
C33	48°11'23"	25.00	21.03	20.41	11.18
C34	48°11'23"	25.00	21.03	20.41	11.18
C35	50°13'20"	50.00	43.83	42.44	23.43
C36	9°07'41"	225.00	35.85	35.81	17.90
C37	90°00'00"	25.00	39.27	35.36	25.00
C38	90°00'00"	25.00	39.27	35.36	25.00



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number _____, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.
 Date: 4-6-09 Owner: Tyree Woods Co
 *RB 171 PG. 480
 RB 195 PG. 453
 RB 212 PG. 862 Title: President

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications of these regulations; that the survey shown hereon meets the requirements of a "Category II" survey and the ratio of precision of the unadjusted survey is at least 1:7500 as set forth in the Standards of Practice for Land Surveyors in Tennessee.
 Date: 3/25/09 By: Joe M. Cummins

CERTIFICATE OF APPROVAL OR BONDING OF ROADS
 I hereby certify (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.
 Date: 3/27/09 By: W. Whitaker
 City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: CAMBRIDGE FARMS PHASE 7 SECTION 2 have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.
 Date: 3/27/09 By: Charles H. May
 Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: CAMBRIDGE FARMS PHASE 7 SECTION 2 have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.
 Date: 3/27/09 By: Charles H. May
 Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF COMMON AREAS DEDICATION
 TYREE WOODS COMPANY, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in CAMBRIDGE FARMS, PHASE 7, SECTION 2 for recreation and related activities. The above described areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in CAMBRIDGE FARMS, PHASE 7, SECTION 2, as more fully provided in Article II Declaration of Covenants, Conditions and Restrictions, applicable to CAMBRIDGE FARMS (PLANNED UNIT DEVELOPMENT), dated December 23, 1992 and recorded in Record Book 300, Page 229. Said Article II is hereby incorporated and made part of this plat.
 Date: 4-6-09 By: Robert H. Goodall
 President, Tyree Woods Company

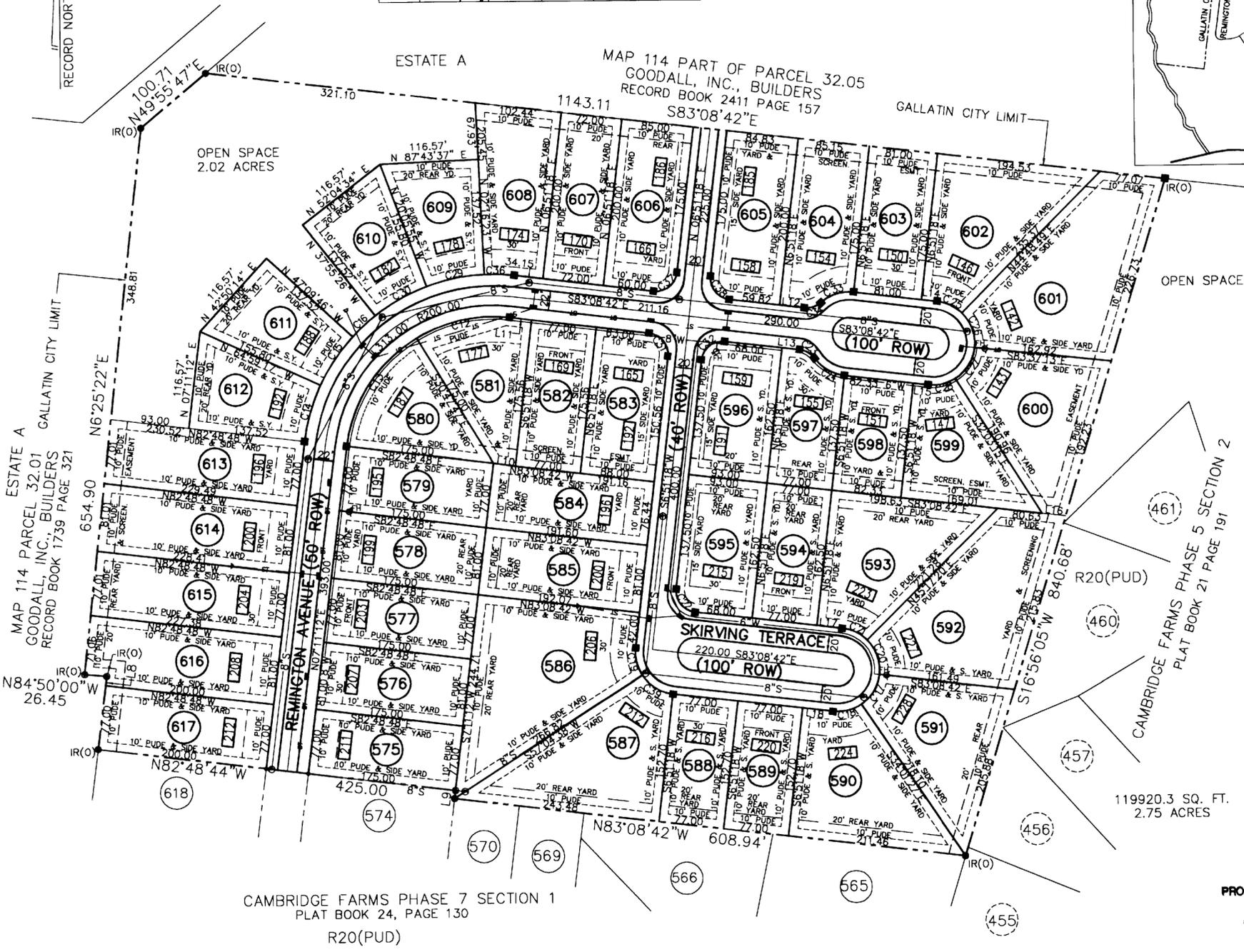
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.
 Date: 4-23-09 By: John Hulac
 Sec'y, Planning Commission
 Date: 4-24-09 By: DD
 Chairm'n's Initials

Pamela L. Whitaker, Register
 Sumner County Tennessee

Rec #: 720343	Instrument #: 915339
Rec #: 15.00	State: 0.00
Clerk: 0.00	Recorded
EDP: 2.00	4/28/2009 at 1:36 PM
Total: 17.00	in

Plat Book 26 Pgs 166-166

MAP 114 PART OF PARCEL 32.05
 GOODALL, INC., BUILDERS
 RECORD BOOK 2411 PAGE 157
 S83°08'42"E

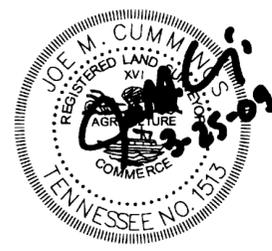


SITE DATA TABLE
 CAMBRIDGE FARMS PHASE 7 SECTION 2
 DATE PREPARED: 6/25/2007
 PREPARED BY: JOE M. CUMMINGS, TN RLS NO. 1513
 5574 POWELL SULLIVAN ROAD
 FRANKLIN, TN 37064
 OWNER: TYREE WOODS COMPANY
 ROBERT H. GOODALL, PRESIDENT
 908 PLANTATION BOULEVARD
 GALLATIN, TN 37066
 RECORD BOOK 171, PAGES 480
 RECORD BOOK 195, PAGES 453
 RECORD BOOK 312, PAGES 882
 LOTS: 43 NEW SINGLE RESIDENTIAL LOTS
 ZONING: R20(PUD)
 AREA: 21.36 ACRES
 MAP 114 PART OF PARCEL 32.02
 ADDRESS: REMINGTON AVE. & SKIRVING TERRACE
 YARD REQUIREMENTS:
 FRONT: 30'
 SIDE: 10'
 REAR: 20'
 TOTAL ROW AREA: 2.75 ACRES
 EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL OPEN SPACE: 2.02 ACRES
 BUILDING HEIGHT: 1 & 2 STORY
 OVERALL DENSITY: 2.0 UNITS/ACRE
 GROUND COVERAGE: GRASS

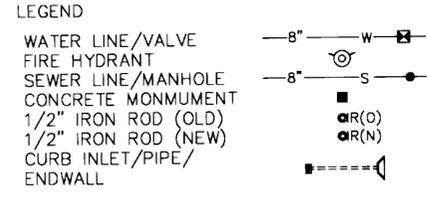
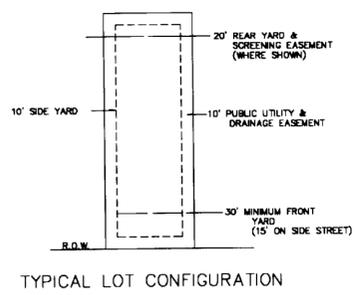
LOT AREA SUMMARY
 (SQUARE FEET)

575	13,475	601	31,276
576	14,175	602	22,242
577	13,475	603	14,175
578	14,175	604	16,244
579	13,475	605	16,831
580	13,900	606	16,866
581	14,645	607	14,400
582	13,518	608	17,309
583	15,316	609	13,254
584	14,636	610	13,254
585	15,538	611	13,254
586	31,764	612	13,254
587	23,583	613	17,711
588	11,758	614	18,543
589	11,758	615	17,546
590	22,390	616	18,099
591	20,364	617	15,400
592	29,913	618	16,200
593	21,954	619	15,400
594	12,513	620	16,200
595	14,980	621	15,400
596	14,980	622	16,200
597	11,722	623	15,400
598	11,320	624	16,200
599	15,769	625	16,649
600	21,610	626	16,781

ENTERED
 John C. Isbell
 PROPERTY ASSESSOR
 APR 28 2009



- NOTES:
1. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FEMA/FIRM "SPECIAL FLOOD HAZARD AREA" PER COMMUNITY PANEL NO. 47165C0295E DATED SEPTEMBER 20, 2006. SUBJECT PROPERTY LIES IN FEMA/FIRM ZONE "X".
 2. THE SCREENING EASEMENTS SHOWN HEREON PROVIDE FOR OPTIONAL SCREENING BETWEEN BLOCKS OF LOTS THAT MAY HAVE UNIQUE ARCHITECTURAL STYLES OR THEMES. TITLE TO THE EASEMENT AREA WILL BE VESTED IN THE INDIVIDUAL LOT OWNERS. THE EASEMENTS WERE DEPICTED ON THE ORIGINAL PRELIMINARY MASTER PLAN DATED FEBRUARY 24, 1992 AND SUBSEQUENT REVISED PRELIMINARY MASTER PLANS, THE MOST RECENT BEING DATED JUNE 26, 1998.
 3. ALL DISTANCES ARE U.S. FEET.
 4. NO CONSTRUCTION IS ALLOWED IN ANY EASEMENT.



THE CUMMINGS GROUP, INC.
 LAND SURVEYORS
 5574 POWELL SULLIVAN ROAD
 FRANKLIN, TN 37064
 (615) 595-0300

CAMBRIDGE FARMS, PHASE 7, SECTION 2, FINAL PLAT
 A PLANNED UNIT DEVELOPMENT
 43 SINGLE FAMILY RESIDENTIAL LOTS
 SUMNER COUNTY PROPERTY MAP NO. 114 PART OF PARCEL 32.02
 GALLATIN, TENNESSEE
 CONTAINING 21.36 ACRES OVERALL
TYREE WOODS COMPANY - OWNER/DEVELOPER
 ROBERT H. GOODALL, PRESIDENT
 908 PLANTATION BOULEVARD
 GALLATIN, TN 37066
 SCALE: 1" = 100'
 JOB NO. 02-057
 DATE: MARCH 25, 2009
 ZONE: R20(P.U.D.)

ITEM 4

GMRPC Resolution No. 2012-79

RESOLUTION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 9 SECTION 2 – PC0028-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Dale and Associates, at its regular meeting on August 27, 2012; 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 hereto 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 § 13-3-103 and 13-4-102:

1. The Final Plat is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.
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 there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 approves the Final Plat with the following conditions of approval:

1. The applicant shall correct the proposed use, in Note 12, to read – ‘Attached Dwelling’.
2. The applicant shall add Project Note #3 from the Preliminary Plat that indicates Floodplain Development Permits and Elevation Certificates are required.
3. The applicant shall show and clearly delineate the City Limits on the vicinity map.

4. The applicant shall remove or clarify the intent of the line on east side of Prestwick Lane.
5. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District including legal agreements and payment of all applicable fees prior to recording the final plat.
6. A site surety, in an amount to be determined by the Codes/Planning Department, shall be submitted prior to the issuance of building permits for Phase 9, Section 2.
7. The applicant shall submit a subdivision surety, in the amount of \$221,000 to the Gallatin Engineering Division, prior to recording of the final plats for Foxland, Phase 9, Section 2.
8. The applicant shall submit a signage check, in amount of \$460.00, prior to the recording of the Final Plat.
9. The applicant shall submit a utility surety, in an amount to be determined by White House Utility District, prior to the recording of the final plats for Foxland, Phase 9, Section 2.
10. The applicant shall submit three (3) corrected and folded paper copies of the Final Plat for review and approval prior to the submission of mylars for final recording.

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:

NAY:

DATED: 8/27/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 4
08/27/12 GMRPC MEETING

Applicant requests approval of a Final Plat for Foxland, Phase 9, Section 2, a major subdivision containing 24 lots on 4.23 (+/-) acres. Property is located on Foxland Boulevard. (PC0028-12)

Attachment 4-1 Final Plat

Attachment 4-2 Response Letter from Doris Constantino, dated August 7, 2012

ANALYSIS

The applicant is requesting approval of a Final Plat for Foxland, Phase 9, Section 2, a major subdivision, containing 24 lots on 4.23 (+/-) acres, located on the east side of Foxland Boulevard. The property is zoned Multiple Residential and Office (MRO) and Attached Dwellings are a permitted use in the MRO zone district. A portion of the property is located in a special flood hazard area. Lots located within the 100-year floodplain will require Floodplain Development Permits and Elevation Certificates. The applicant shall add Project Note #3 from the Preliminary Plat that indicates Floodplain Development Permits and Elevation Certificates are required.

Previous Approvals

At the November 28, 2005 meeting, the Planning Commission recommended approval of a Preliminary Master Development Plan to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development and did not submitted any details or plans for that property. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

At the November 26, 2006 meeting, the Planning Commission approved with conditions a Final Master Development Plan for the Foxland Clubhouse (PC File #8-60-06). The plan included a 6,750 square feet addition to the Foxland Mansion, cart and bag storage areas, and the future pool area. The Final Master Development Plan for the Foxland Clubhouse did not include the open space and ten (10) Attached Dwellings lots along Club View Drive.

Since approval of the Final Master Development Plan for the Foxland Clubhouse, the property was sold and the new owners proposed an overall concept change for the entire Foxland project. Revisions to the Preliminary Master Development Plan involved changes to density, lot sizes, uses, street design, and architecture for Phase 9.

At the May 23, 2011 meeting, the Planning Commission recommended that the proposed changes to the Foxland, Ph. 3, Section 1, Ph. 7, and Ph. 9 Preliminary Master Development Plan (PC9814-11) be considered as a major amendment. The Planning Commission also discussed the conceptual architecture for Phase 9 at the June 13, 2011 Work Session. The amended Preliminary Master

Development Plan for Foxland, Ph. 3, Sec. 1, Ph. 7 and Ph. 9 was approved by City Council at the August 16, 2011 meeting.

The Planning Commission approved the Final Master Development Plan for the Clubhouse and Phase 9 at the August 22, 2011 meeting (PC9861-11).

Preliminary and final plats for Phase 9, Section 1 were approved at the Planning Commission meeting. The final plat for Phase 9, Section 1 (PC9855-11) was recorded on December 1, 2011. The Final Master Development Plan for Foxland, Phase 9, Sections 2-5, was approved by Planning Commission at their February 27, 2012. The Preliminary Plat for Phase 9, Section 2 (PC9940-12) was also approved at the February 27, 2012 Planning Commission meeting.

White House Utility District Comments

The area is serviced by the White House Utility District. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District.

Engineering Department Comments

All Engineering Department Comments have been satisfied, except the following:

1. The applicant shall submit a subdivision surety, in the amount of \$221,000 to the Gallatin Engineering Division, prior to recording of the final plat for Foxland, Phase 9, Section 2.
2. The applicant shall submit a signage check, in amount of \$460.00, prior to the recording of the Final Plat.
3. The applicant shall show and clearly delineate the City Limits on the vicinity map.
4. The applicant shall remove or clarify the intent of the line on east side of Prestwick Lane.

Other Departmental Comments

Other departmental comments for this project have been included as part of the conditions of approval.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Final Plat with the following conditions:

1. The applicant shall correct the proposed use, in Note 12, to read – ‘Attached Dwelling’.
2. The applicant shall add Project Note #3 from the Preliminary Plat that indicates Floodplain Development Permits and Elevation Certificates are required.
3. The applicant shall show and clearly delineate the City Limits on the vicinity map.
4. The applicant shall remove or clarify the intent of the line on east side of Prestwick Lane.
5. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District including legal agreements and payment of all applicable fees prior to recording the final plat.
6. A site surety, in an amount to be determined by the Codes/Planning Department, shall be submitted prior to the issuance of building permits for Phase 9, Section 2.
7. The applicant shall submit a subdivision surety, in the amount of \$221,000 to the Gallatin Engineering Division, prior to recording of the final plats for Foxland, Phase 9, Section 2.

EXHIBIT A

8. The applicant shall submit a signage check, in amount of \$460.00, prior to the recording of the Final Plat.
9. The applicant shall submit a utility surety, in an amount to be determined by White House Utility District, prior to the recording of the final plats for Foxland, Phase 9, Section 2.
10. The applicant shall submit three (3) corrected and folded paper copies of the Final Plat for review and approval prior to the submission of mylars for final recording.

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

Project Comments

Meeting Date: 08/27/2012

RE: FOXLAND, PHASE 9, SECTION 2, ACTIVITY, Final Plat

Reference #: PC0028-12

Department of Public Utilities

Review Date: 07/23/2012

Water and sanitary sewer service provided by W.H.U.D.

Planning Department

Codes/Planning Department Project Manager: Kevin Chastine

Review Date: 7/30/12

1. Add a note stating the Existing and Proposed Use.
2. Submit "offers of irrevocable dedication".
3. Update the FEMA information in Note 6.
4. Provide an address for each lot.
5. Correct 'water' to 'sewer' in the Sewer Systems Certificate.
6. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
7. 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.
8. Label file formats on CD.
9. Submit a detailed response letter addressing all departmental review comments.
10. RETURN CHECKPRINT & CHECKLIST
11. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 8/9/2012.
12. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 07/23/2012

No comments

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

Engineering Division

8-21-2012 JZW (Resubmittal):

1. Provide performance surety in amount of \$221,000.
2. Provide signage check in amount of \$460.00.
3. Show and clearly delineate City Limits on vicinity map.
4. Remove or clarify intent of line on east side of Prestwick Lane.

*In staff report indicate that Sub-regs require minimum 20' wide total width PUDE on lot lines, but only 10' is shown. All proposed drainage infrastructure and public utilities are within easements of adequate width.

8-2-2012 JZW:

Emailed:

•Designate and show the un-built portion of Reynard Drive and sidewalks along Reynard Drive as currently un-built and no surety have being posted for the completion of them, or remove it from plat.

Review Date: 8-1-2012 JZW:

1. Provide addresses per E911.
2. Provide performance surety in amount to be determined by Engineering Division.
3. Provide signage check in amount to be determined by Engineering Division.
4. Applicant shall be aware an as-built survey will be required prior to acceptance of ROW.
5. Add "dedication of ROW" to purpose of plat.
6. Provide City Limits on vicinity map.
7. Are driveway locations of proposed lots known? If so, adjust catch basins as needed to avoid conflicts.
8. Sub-regs require minimum 20' wide total width PUDE on lot lines. If this requirement can't be met, variance by Planning Commission during approval must be obtained.
9. Label sidewalk width.

Fire Department

Review Date: 07/23/2012

1. All fire hydrants shall not be more than ten feet from roadway.

Police Department

Review Date: 07/23/2012

Reviewed: no comments

Gallatin Department of Electricity

Review Date: 07/25/2012

O.K.

EXHIBIT A

Tony Allers

Director

Katherine Schoch

Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Sumner County, E-911

Review Date: 07/23/2012

Lot 1033 - 1048 Preswick Lane Lot 1045 - 1003 Preswick Lane

1034 - 1044	1046 - 1007
1035 - 1040	1047 - 1011
1036 - 1036	1048 - 1015
1037 - 1032	1049 - 1019
1038 - 1028	1050 - 1023
1039 - 1024	1051 - 1027
1040 - 1020	1052 - 1031
1041 - 1016	1077 - 1035
1042 - 1012	1078 - 1039
1043 - 1008	1079 - 1043
1044 - 1004	1080 - 1047

Industrial Pre-treatment Department

Review Date:

N/A

EXHIBIT A

ATTACHMENT 4-2

August 7, 2012

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

Re: Foxland Phase 9 Section 2, Response to Final Plat Comments dated August 1, 2012

Dear Katherine,

Below is an item by item response of the comments by the Planning Commission.

1. Added note # 12.
2. Submitted "Offers of Irrevocable Dedication".
3. Updated Fema information.
4. Added addresses.
5. Corrected water to sewer in certificate.
6. Submitting 16 copies.
7. Submitting digital copies.
8. Labeled CD.
9. Attaching this letter of review comments.
10. Returning Checkprint & Checklist.

RECEIVED
AUG 09 2012

GALLATIN PLANNING
& ZONING

Below is an item by item response of the comments by the Engineering Division.

1. Added addresses.
2. Will provide surety check before recording plat
3. Will provide signage check before recording plat.
4. Know as-Built is required.
5. Added "Dedication of ROW" to plat.
6. City Limits not close to this site to show on plat.
7. Do not know where driveways are going to be.
8. PUDE per and match Preliminary Plat.
9. Labeled sidewalk width on plat.

We are re-submitting 16 full size corrected copies of the plans for your use. Please feel free to contact me with any questions or if you need any further information.

Sincerely,


Doris Constantino

RESUBMITTAL

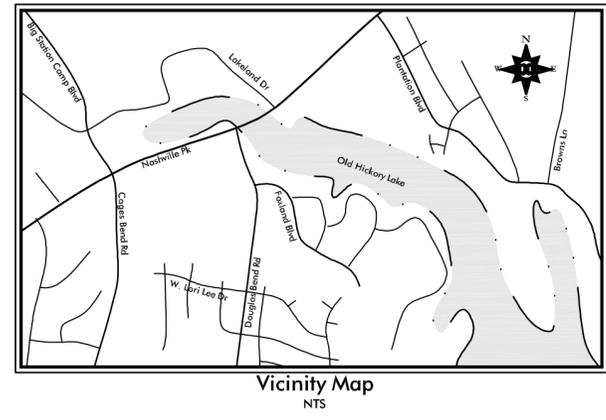
PC0028-12

TOTAL AREA = 4.23 ACRES
= 184,418.27 S.F.



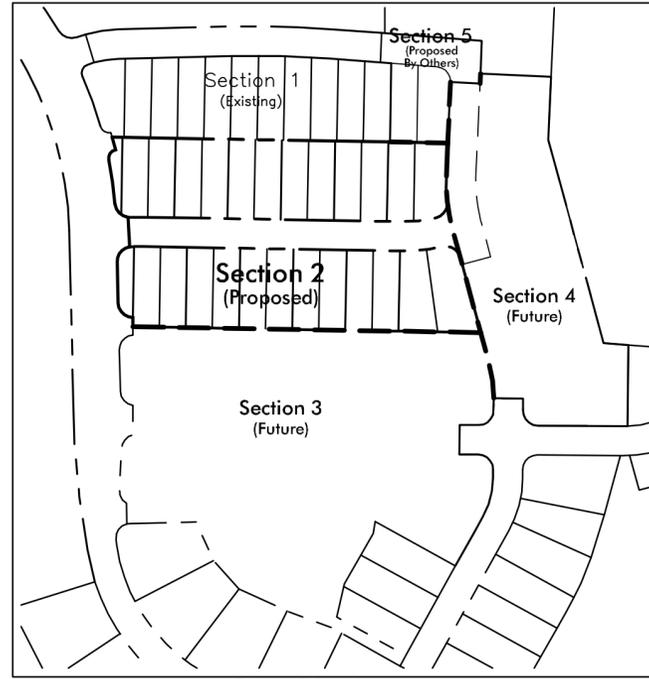
A Final Plat for Foxland, Phase 9 Section 2

Being Portion of Parcel 7.02 on Tax Map 147
Gallatin, Sumner County, Tennessee



GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PROPERTY INTO 24 LOTS AND DEDICATION OF R.O.W.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. PARCEL NUMBERS SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 147.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 184,418.27 SQUARE FEET OR 4.23 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165CO407G DATED APRIL 17, 2012. 100 YEAR ELEV. = 452.0
7. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE MAGNETIC, REGISTERED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER
OAKBROOK REALTY & INVESTMENTS II, LLC AND ROYCE REALTY
1000 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRO.
11. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
PROPOSED USE: ONE-FAMILY DETACHED DWELLING
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.

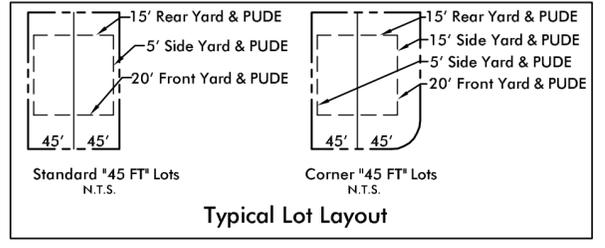


LOT TABLE

NAME	SQUARE FEET	ACRES
1033	9021.994	0.207
1034	7650.541	0.176
1035	6132.686	0.141
1036	6132.686	0.141
1037	6132.686	0.141
1038	6132.686	0.141
1039	6132.686	0.141
1040	6132.686	0.141
1041	6132.686	0.141
1042	6132.686	0.141
1043	6132.686	0.141
1044	6125.159	0.141
1045	6072.543	0.139
1046	6075.000	0.139
1047	6075.000	0.139
1048	6075.000	0.139
1049	6075.000	0.139
1050	6075.000	0.139
1051	6075.000	0.139
1052	6075.000	0.139
1077	6075.000	0.139
1078	6075.000	0.139
1079	6069.563	0.139
1080	7056.623	0.162

<p align="center">CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS</p> <p>I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.</p> <p>City Engineer of County _____ Date _____ Road Superintendent</p>	<p align="center">CERTIFICATE OF COMMON AREAS DEDICATION</p> <p>Oakbrook Realty Co. & Investments II, LLC and Royce Realty in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 9, Section 2, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 9, Section 2 as more fully provided in Article _____, Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 2, dated December 2, 2011, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.</p> <p>Owner _____ Date _____</p>
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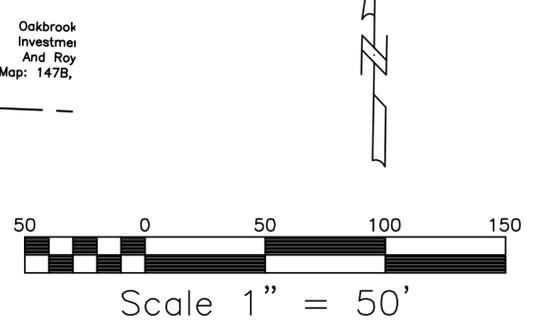
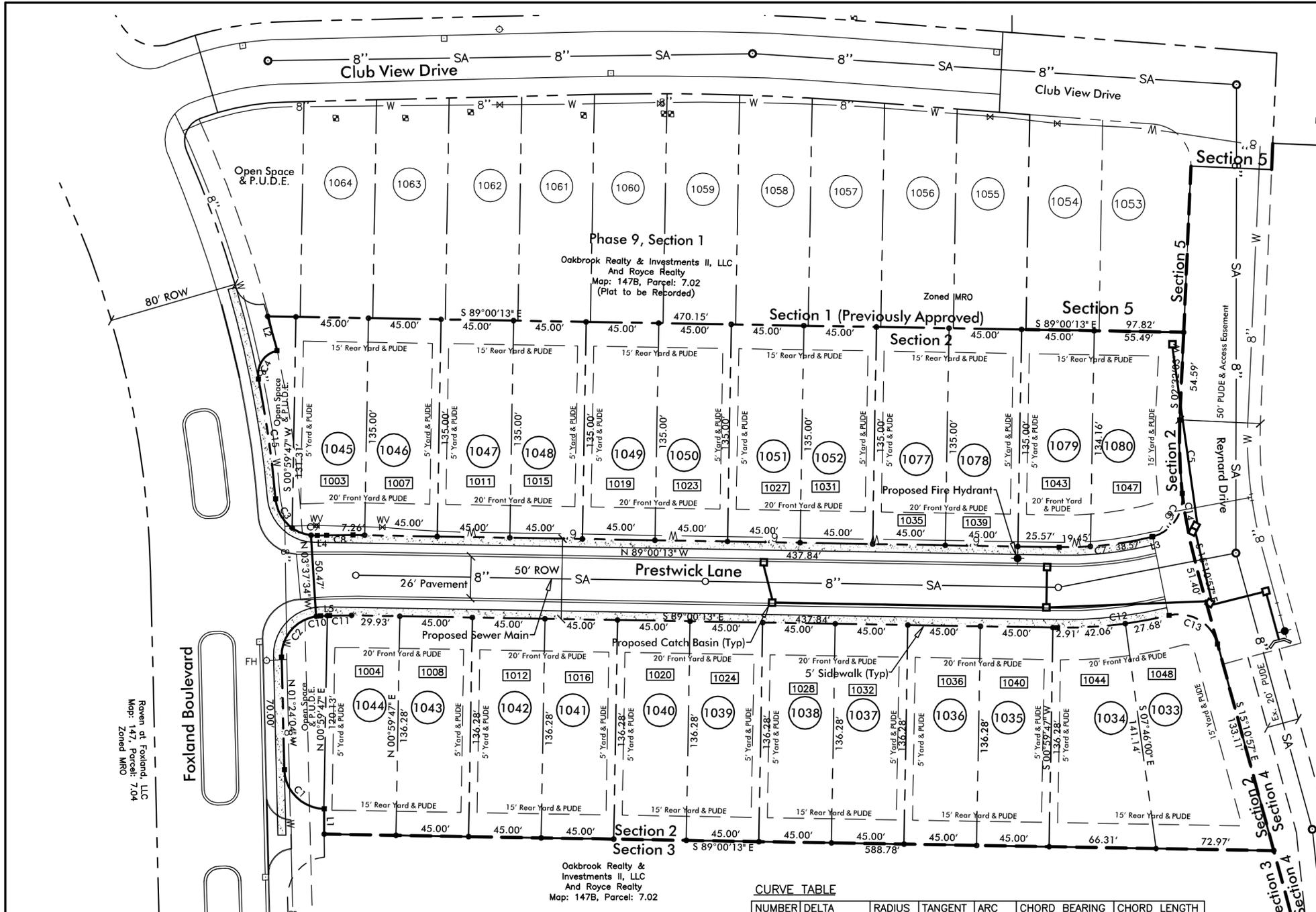
Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 1200 lf from Douglas Bend Rd
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066



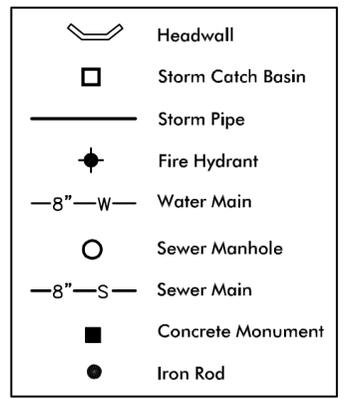
<p align="center">CERTIFICATE OF OWNERSHIP</p> <p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.</p> <p>Owner(s) _____ Date _____ Owner(s) _____ Date _____</p>	<p align="center">CERTIFICATE OF ACCURACY</p> <p>I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.</p> <p>Date _____ Registered Surveyor _____</p>	<p align="center">CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 9, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>Water System Date _____ Superintendent of Public Utilities _____</p>	<p align="center">CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</p> <p>I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 9, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>Sewer System Date _____ Superintendent of Public Utilities _____</p>	<p align="center">CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.</p> <p>Date _____ Secretary, Planning Commission _____ Date _____ Chairman's Initials _____</p>
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Dale & Associates
CONSULTING CIVIL ENGINEERING
LAND PLANNING & ZONING
SURVEYING

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



**TOTAL AREA = 4.23 ACRES
= 184,418.27 S.F.**



Current Use: Vacant
Proposed Use: One-Family Detached Dwelling

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°10'51" W	15.71'
L2	N 15°40'37" W	22.11'
L3	N 74°49'03" E	0.61'
L4	S 87°53'43" W	5.91'
L5	S 87°53'43" W	5.74'

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	87°51'48"	25.00	24.08	38.34	N 45°16'54" W	34.69
C2	83°09'00"	25.00	22.18	36.28	S 40°10'01" W	33.18
C3	78°13'21"	25.00	20.33	34.13	N 44°07'00" W	31.54
C4	89°43'37"	15.00	14.93	23.49	N 33°37'53" E	21.16
C5	08°56'08"	293.00	22.89	45.70	S 01°56'01" E	45.65
C6	81°13'07"	25.00	21.43	35.44	S 34°12'29" W	32.54
C7	14°46'26"	225.00	29.17	58.02	S 83°36'34" W	57.86
C8	03°06'04"	300.00	8.12	16.24	S 89°26'45" W	16.24
C9	10°56'03"	20.34	1.95	3.88	S 87°08'42" E	3.88
C10	03°46'50"	40.87	1.35	2.70	N 85°24'25" E	2.70
C11	03°06'04"	250.00	6.77	13.53	S 89°26'45" W	13.53
C12	14°31'47"	275.00	35.06	69.74	N 83°43'54" E	69.55
C13	88°21'02"	25.00	24.29	38.55	S 59°21'29" E	34.84
C14	08°46'53"	293.00	22.50	44.91	N 10°47'31" W	44.86
C15	06°15'28"	690.00	37.72	75.36	N 08°07'01" W	75.32

**FINAL PLAT
FOXLAND
PHASE 9 SECTION 2**
4th COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE
DATE: JULY 17, 2012 REV. 8-7-12
SCALE: 1" = 50'
JOB NO. 11105

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

City Engineer of County _____ Date _____
Road Superintendent _____

CERTIFICATE OF COMMON AREAS DEDICATION

Oakbrook Realty Co. & Investments II, LLC and Royce Realty in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 9, Section 2, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 9, Section 2 as more fully provided in Article _____ Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 2, dated _____, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

Owner _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 9, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 9, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.

Date _____ Secretary, Planning Commission _____
Date _____ Chairman's Initials _____

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Owner(s) _____ Date _____
Owner(s) _____ Date _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Date _____
Registered Surveyor _____

Dale & Associates
CONSULTING CIVIL ENGINEERING
LAND PLANNING & ZONING
SURVEYING

PROJECT #11105
SHEET NUMBER
2
2 of 2

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

ITEM 5

GMRPC Resolution No. 2012-80

RESOLUTION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 7 SECTION 1 – PC0029-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Dale and Associates, at its regular meeting on August 27, 2012; 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 hereto 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 § 13-3-103 and 13-4-102:

1. The Final Plat is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.
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 there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 approves the Final Plat with the following conditions of approval:

1. The applicant shall show and clearly delineate the City Limits on the vicinity map.
2. The applicant shall submit a site surety, in the amount of \$4,500 to the Codes/Planning Department prior to the issuance of any building permits for Foxland, Phase 7, Section 1.

3. The applicant shall submit a subdivision surety, in the amount of \$264,000, to the Engineering Department, prior to the recording of the final plat for Foxland, Phase 7, Section 1.
4. The applicant shall submit a signage check, in the amount of \$75.00, prior to the recording of the Final Plat.
5. The applicant shall submit a utility surety, in an amount to be determined by White House Utility District, prior to the recording of the final plat for Foxland, Phase 7, Section 1.
6. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District.
7. The applicant shall submit three (3) corrected and folded paper copies of the Final Plat.
8. The applicant shall submit two (2) mylars, and one (1) vellum, all with original signatures, along with the recording fee, to the Codes/Planning Department for recording.

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:

NAY:

DATED: 8/23/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

**ITEM 5
08/27/12 GMRPC MEETING**

Applicant requests approval of a Final Plat for Foxland, Phase 7, Section 1, a major subdivision containing 21 lots on 5.391 (+/-) acres. Property is located on Vinings Boulevard. (PC0029-12)

Attachment 5-1 Final Plat

Attachment 5-2 Response Letter from Doris Constantino, dated August 7, 2012

ANALYSIS

The applicant is requesting approval of a Final Plat for Foxland, Phase 7, Section 1, a major subdivision containing 21 lots on 5.391 (+/-) acres located along Vinings Boulevard, west of Foxland Boulevard and east of Douglas Bend Road. This property is currently zoned Multiple Residential and Office (MRO) and One-family Detached Dwelling is a permitted use in the MRO zone district. No portion of this property is located in a special flood hazard area.

Previous Approvals

At the November 28, 2005 meeting, the Planning Commission recommended approval of a Preliminary Master Development Plan to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development, but did not submit any details or plans for that property. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

At the May 23, 2011 meeting, the Planning Commission recommended that the proposed changes to the Foxland, Phase 3, Section 1, Phase 7, and Phase 9 Preliminary Master Development Plan be considered as a major amendment. The Planning Commission also discussed the conceptual architecture for Phase 9 at the June 13, 2011 Work Session. The amended Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9 was approved by City Council at the August 16, 2011 meeting.

At the February 27, 2012 Planning Commission meeting, the applicant received approval of a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7 and Phase 9 and received approval of a Final Master Development Plan for Foxland, Phase 9, Sections 2-5 (PC9933-11) in order to designate section lines and remove existing alley stubs along Foxland Boulevard. Preliminary Plats for Foxland, Phase 9, Section 2 (PC9940-12) and Foxland, Phase 9, Section 5 (PC9941-12) were also approved by the Planning Commission at the February 27, 2012 meeting.

At the March 26, 2012 meeting, the Planning Commission approved with conditions a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7 and Phase 9 (PC9814-11) and a Final Master Development Plan for Foxland, Phase 7, Sections 1-4

in order to designate section lines for the development. The Preliminary Plat for Foxland Phase 7, Section 1, was approved at the April 23, 2012 Planning Commission meeting.

White House Utility District Comments

This area is serviced by the White House Utility District. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District.

Engineering Division Comments

All Engineering Division comments have been addressed, except for the following:

1. The applicant shall submit a subdivision surety, in the amount of \$264,000, to the Engineering Department, prior to the recording of the final plat for Foxland, Phase 7, Section 1.
2. The applicant shall submit a signage check, in amount of \$75.00, prior to the recording of the Final Plat.
3. The applicant shall show and clearly delineate City Limits on the vicinity map.

Other Departmental Comments

All other department comments have been addressed.

RECOMMENDATION

Staff recommends approval of the Final Plat with the following conditions:

1. The applicant shall show and clearly delineate the City Limits on the vicinity map.
2. The applicant shall submit a site surety, in the amount of \$4,500 to the Codes/Planning Department prior to the issuance of any building permits for Foxland, Phase 7, Section 1.
3. The applicant shall submit a subdivision surety, in the amount of \$264,000, to the Engineering Department, prior to the recording of the final plat for Foxland, Phase 7, Section 1.
4. The applicant shall submit a signage check, in the amount of \$75.00, prior to the recording of the Final Plat.
5. The applicant shall submit a utility surety, in an amount to be determined by White House Utility District, prior to the recording of the final plat for Foxland, Phase 7, Section 1.
6. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District.
7. The applicant shall submit three (3) corrected and folded paper copies of the Final Plat.
8. The applicant shall submit two (2) mylars, and one (1) vellum, all with original signatures, along with the recording fee, to the Codes/Planning Department for recording.

August 7, 2012

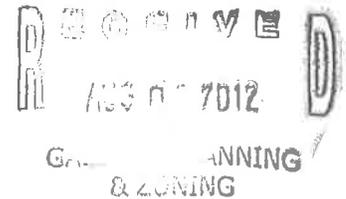
City of Gallatin
Planning Department
132 Main Street
Gallatin, TN 37066

Re: Foxland Phase 7 Section 1, Response to Final Plat Comments dated August 1, 2012

Dear Katherine,

Below is an item by item response of the comments by the Planning Commission.

1. Added note # 12.
2. Submitted :Offers of Irrevocable Dedication".
3. Updated Fema information.
4. Added addresses.
5. Corrected water to sewer in certificate.
6. Submitting 16 copies.
7. Submitting digital copies.
8. Labeled CD.
9. Attaching this letter of review comments.
10. Returning Checkprint & Checklist.



Below is an item by item response of the comments by the Engineering Division.

1. Added addresses.
2. Will provide surety check before recording plat
3. Will provide signage check before recording plat.
4. Know as-Built is required.
5. Added "Dedication of ROW" to plat.
6. Added City Limits.
7. Do not know where driveways are going to be.
8. PUDE per and match Preliminary Plat.
9. Added scalebar.
10. Corrected scale.
11. Added "City Limits".
12. Corrected Phase in certificate.

We are re-submitting 16 full size corrected copies of the plans for your use. Please feel free to contact me with any questions or if you need any further information.

Sincerely,

Doris Constantino

RESUBMITTAL

PC 0029-12

Project Comments

Meeting Date: 08/27/2012

RE: FOXLAND, PHASE 7, SECTION 1, Final Plat

Reference #: PC0029-12

Department of Public Utilities

Review Date: 07/23/2012

Water and sanitary sewer service provided by W.H.U.D.

Planning Department

Codes/Planning Department Project Manager: Kevin Chastine

Review Date: 7/30/12

1. Add a note stating the Existing and Proposed Use.
2. Submit "offers of irrevocable dedication".
3. Update the FEMA information in Note 6.
4. Provide an address for each lot.
5. Correct 'water' to 'sewer' in the Sewer Systems Certificate.
6. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
7. 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.
8. Label file formats on CD.
9. Submit a detailed response letter addressing all departmental review comments.
10. RETURN CHECKPRINT & CHECKLIST
11. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 8/9/2012.
12. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 07/23/2012

No comments

Engineering Division

8-17-2012 JZW (Resubmittal):

1. Provide performance surety in amount of \$264,000.
2. Provide signage check in amount of \$75.00.
3. Show and clearly delineate City Limits on plat and vicinity map.

*In staff report indicate that Sub-regs require minimum 20' wide total width PUDE on lot lines, but only 10' is shown. All proposed drainage infrastructure and public utilities are within easements of adequate width.

Review Date: 8-1-2012 JZW:

1. Provide addresses per E911.
2. Provide performance surety in amount to be determined by Engineering Division.
3. Provide signage check in amount to be determined by Engineering Division.
4. Applicant shall be aware an as-built survey will be required prior to acceptance of ROW.
5. Add "dedication of ROW" to purpose of plat.
6. Provide City Limits on vicinity map.
7. Are driveway locations of proposed lots known? If so, adjust catch basins as needed to avoid conflicts.
8. Sub-regs require minimum 20' wide total width PUDE on lot lines. If this requirement can't be met, variance by Planning Commission during approval must be obtained.
9. Provide scalebar.
10. Correct scale.
1. Show City Limits. 12. Correct Certificate of Commons Area Dedication to correct phase.

Fire Department

Review Date: 07/23/2012

1. All fire hydrants shall not be more than ten feet from roadway.

Police Department

Review Date: 07/23/2012

Reviewed: no comment

Gallatin Department of Electricity

Review Date: 07/25/2012

O.K.

Sumner County, E-911

Review Date: 07/23/2012

Lot 1254 - 1005 Vinings Blvd. Lot 1473 - 1008 Vinings Blvd.

1255 - 1009	1474 - 1012
-------------	-------------

1256 - 1013	1475 - 1016
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Tony Allers

Director

Katherine Schoch

Assistant Director

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

1257 - 1017

1258 - 1021

1259 - 1025

1260 - 1029

1261 - 1033

1262 - 1037

1263 - 1041

1264 - 1045

1476 - 1020

1477 - 1024

1478 - 1028

1479 - 1032

1480 - 1036

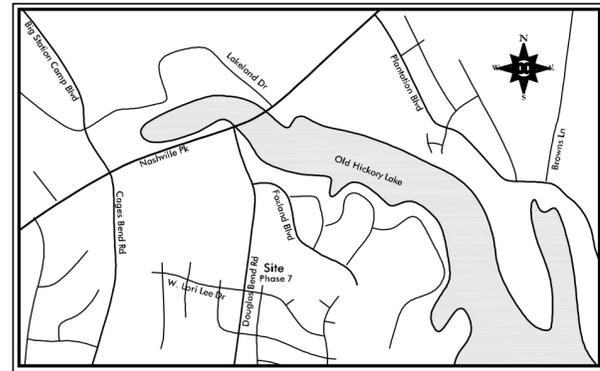
1481 - 1040

1482 - 1044

Industrial Pre-treatment Department

Review Date:

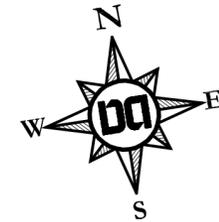
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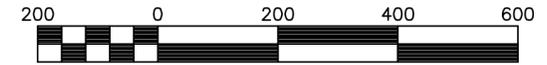
Vicinity Map
NTS

A Final Plat for Foxland, Phase 7 Section 1

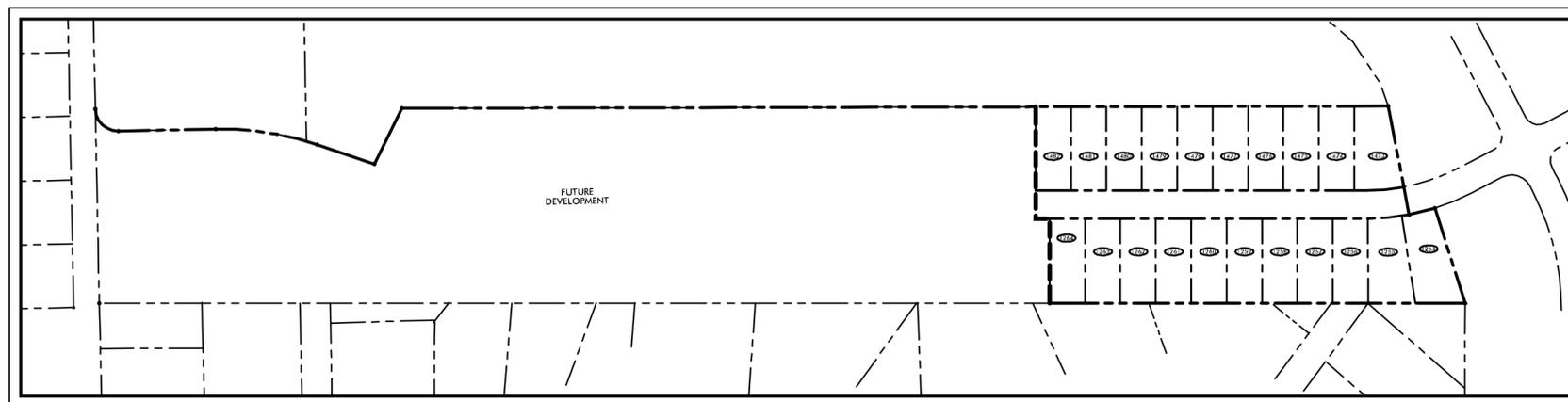
Being Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee
Vinings Boulevard



TOTAL AREA = 5.391 ACRES
= 234,847.185 S.F.



Scale 1" = 200'



Phase 7 Section Map

Scale: 1"=200'

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PROPERTY INTO 21 LOTS AND DEDICATION OF R.O.W.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 147.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 234,847.185 SQUARE FEET OR 5.391 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165CO409G DATED APRIL 17, 2012. ZONE "X"
7. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE MAGNETIC, REGISTERED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER
OAKBROOK REALTY & INVESTMENTS II, LLC AND
ROYCE REALTY
1000 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRO.
11. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
PROPOSED USE: ONE-FAMILY DETACHED DWELLING
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.

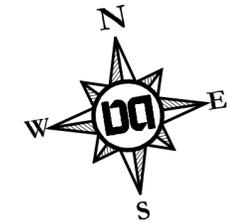
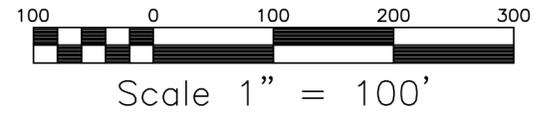
<p style="text-align: center;">CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS</p> <p>I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.</p> <p>_____ City Engineer of County Road Superintendent Date</p>	<p style="text-align: center;">CERTIFICATE OF COMMON AREAS DEDICATION</p> <p>Oakbrook Realty Co. & Investments II, LLC and Royce Realty in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 1 as more fully provided in Article _____, Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 1, dated May 12, 2006, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.</p> <p>_____ Owner Date</p>
--	--

Property Location/Address:
Located East of Douglas Bend Rd
Approx. 500 ft North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

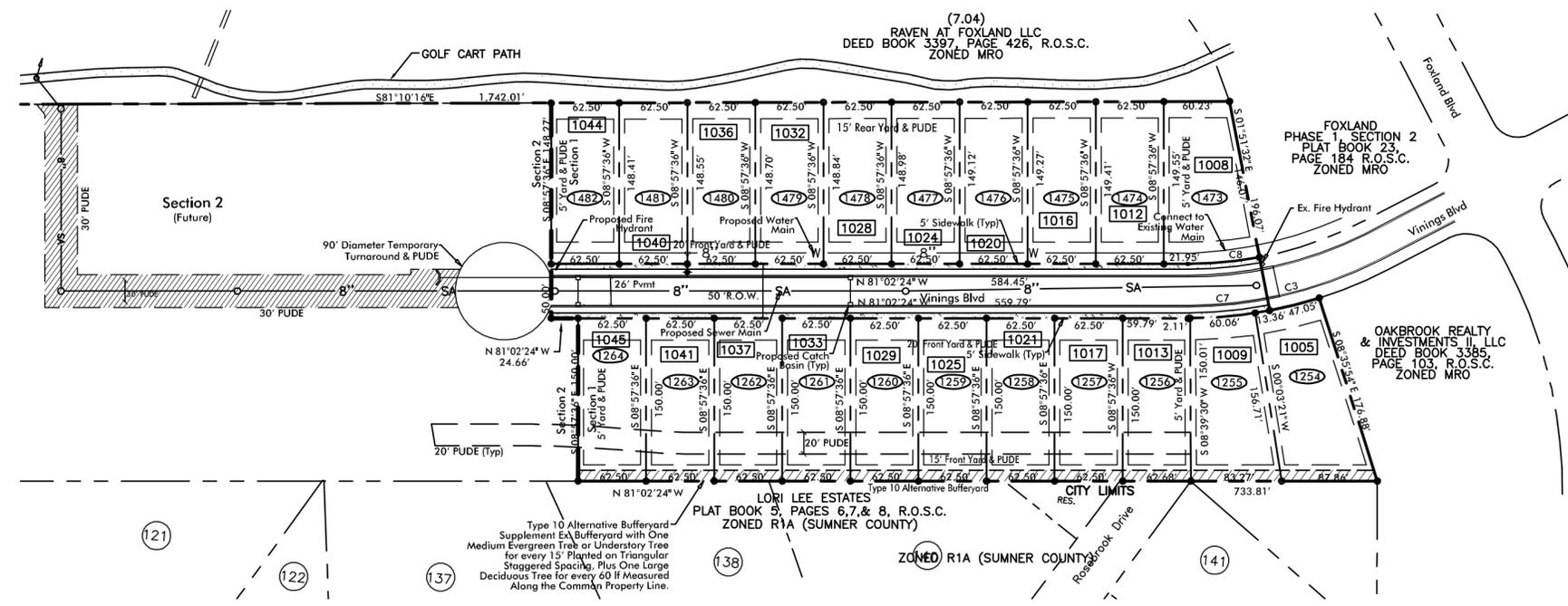
<p style="text-align: center;">CERTIFICATE OF OWNERSHIP</p> <p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our)/free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.</p> <p>Owner(s) _____ Date _____ Owner(s) _____ Date _____</p>	<p style="text-align: center;">CERTIFICATE OF ACCURACY</p> <p>I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.</p> <p>_____ Date</p> <p>_____ Registered Surveyor</p>	<p style="text-align: center;">CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>_____ Water System Date</p> <p>_____ Superintendent of Public Utilities</p>	<p style="text-align: center;">CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</p> <p>I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>_____ Sewer System Date</p> <p>_____ Superintendent of Public Utilities</p>	<p style="text-align: center;">CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.</p> <p>_____ Date</p> <p>_____ Secretary, Planning Commission</p> <p>_____ Date</p> <p>_____ Chairman's Initials</p>
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Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5366

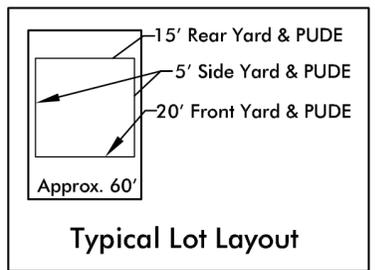
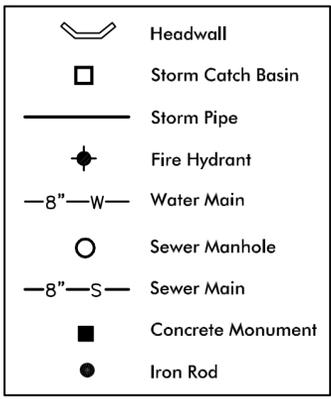


TOTAL AREA = 5.391 ACRES
= 234,847.185 S.F.



NAME	SQUARE FEET	ACRES
1254	12077.823	0.277
1255	10888.608	0.250
1256	9343.444	0.214
1257	9375.000	0.215
1258	9375.000	0.215
1259	9375.000	0.215
1260	9375.000	0.215
1261	9375.000	0.215
1262	9375.000	0.215
1263	9375.000	0.215
1264	9375.000	0.215
1473	11012.785	0.253
1474	9342.591	0.214
1475	9333.658	0.214
1476	9324.724	0.214
1477	9315.791	0.214
1478	9306.858	0.214
1479	9297.924	0.213
1480	9288.991	0.213
1481	9280.057	0.213
1482	9271.124	0.213

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C3	06°44'22"	400.00	23.55	47.05	S 84°46'17" W	47.02
C7	10°49'06"	400.00	37.88	75.53	N 86°26'57" W	75.41
C8	10°49'06"	350.00	33.14	66.08	N 86°26'57" W	65.99



CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

City Engineer of County _____ Date _____
Road Superintendent

CERTIFICATE OF COMMON AREAS DEDICATION

Oakbrook Realty Co. & Investments II, LLC and Royce Realty in recording this plat, has designated certain areas of land shown herein as common areas intended for use by the homeowners in Foxland Phase 7, Section 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 1 as more fully provided in Article _____ Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 1, dated May 12, 2006, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

Owner _____ Date _____

Property Location/Address:
Located East of Douglas Bend Rd
Approx. 500 ft North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

Void, unless recorded by: _____

FINAL PLAT
FOXLAND
PHASE 7 SECTION 1
4th COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE
DATE: JULY 17, 2012 REV. 8-7-12
SCALE: 1" = 100'
JOB NO. 11105

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Owner(s) _____ Date _____
Owner(s) _____ Date _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Date _____
Registered Surveyor _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.

Date _____ Secretary, Planning Commission _____
Date _____ Chairman's Initials _____

Dale & Associates
CONSULTING CIVIL ENGINEERING
LAND PLANNING & ZONING
SURVEYING

PROJECT #1105
SHEET NUMBER
2
2 of 2

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O1208-53 TO THE GALLATIN CITY COUNCIL – APPROVING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR HUNTER POINTE/THE HEIGHTS AT GREENLEA, PHASE 1– PROPERTIES ZONED MIXED USE DISTRICT (MU) – GALLATIN LAND, LLC C/O REALTY AMERICA, GP #10 OWNER(S) – 5.33 (+/-) ACRES, S.B.E. TAX MAP #125//017.01; GALLATIN LAND, LLC C/O REALTY AMERICA, GP #10 OWNER(S) –10.54 (+/-) ACRES, S.B.E. TAX MAP #125//018.02; HUNTER POINTE, LLC OWNER(S) – 6.94 (+/-) ACRES, S.B.E. TAX MAP #125//018.03; PROPERTIES LOCATED ON THE NORTH SIDE OF STATE ROUTE (SR) 386 AND SOUTH OF LONG HOLLOW PIKE – PC9962-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Ragan Smith Associates, at its regular meeting on August 27, 2012; 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 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 § 13-3-103 and 13-4-102:

1. This Preliminary Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 the Preliminary Master Development Plan to the Gallatin City Council with the following conditions:

1. The applicant shall remove Access D (SR 386) and reserve adequate right-of-way for accommodation of grade separated interchange as shown in Figure 4-2 of the 2020

Plan.

2. The applicant shall revise the PMDP to remove/relocate Access A in order to conform to the 2020 Plan standards. Access is not recommended between Wendling Blvd. to the intersection on Long Hollow Pike.
3. The applicant shall provide a reservation of public right-of-way from Long Hollow Pike through the development to area designated as "Possible Future Commercial Development", which would extend onto GreenLea Blvd. That connection would provide two (2) accesses to SR 386.
4. The Planning Commission approve the conceptual architectural elevation with the addition of a pitch roof for the gas station canopy. Final architectural elevations shall be approved as part of the Final Master Development Plan for each project.
5. The Planning Commission approve the conceptual landscaping plan as shown with the understanding that final landscaping plans shall be approved as part of the Final Master Development Plan for each project.
6. The applicant shall reverse the location of the convenience store building and gas station canopy in order to screen gas pumps from view on SR 386.
7. The Planning Commission approve Convenience Sales and Services as a conditional use since the project meets the general requirements and special conditions of the G.Z.O. The applicant shall submit a written response explaining how the project meets the general requirements and special conditions as part of the Final Master Development Plan for outparcel F.
8. The Planning Commission shall approve the number of gas station pumps as part of the approval of the Final Master Development Plan for outparcel F.
9. The Planning Commission approve the exception to the M.B.S.L. as requested by the applicant.
10. The applicant shall revise the building locations for outparcel B and outparcel G also be constructed closer to the property line.
11. The applicant shall change the total acreage shown on the plan to 22.79 (+/-) acres in order to match the legal descriptions of the properties.
12. The applicant shall submit detailed sign packages with each Final Master Development Plan. Sign permits shall be required prior to the installation of any signage on site. Freestanding monument signs shall be limited to 8 feet high as shown on the PMDP.
13. The applicant shall submit detailed plans and specifications for on-site and off-site water and sanitary sewer facilities for approval by the Gallatin Public Utilities Department.
14. The Traffic Impact Study shall be approved prior to the approval of the PMDP.
15. The applicant shall add the following note to the PMDP: "Approval of PMDP is conditioned upon approval of 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 purpose of the Gallatin Zoning Ordinance".
16. The applicant shall provide bike lanes on Long Hollow Pike as recommended in the 2020 Plan.
17. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail about Public Hearing at City Council once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
18. The applicant shall submit 14 corrected, folded copies of the Preliminary Master Development Plan, including revised architectural elevations, to the Codes/Planning Department.

EXHIBIT A

ITEM 6

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:

NAY:

DATED: 8/27/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY APPROVING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR HUNTER POINTE/THE HEIGHTS AT GREENLEA, PHASE 1 – PROPERTIES ZONED MIXED USE DISTRICT (MU) – GALLATIN LAND, LLC C/O REALTY AMERICA, GP #10 OWNER(S) – 5.32 (+/-) ACRES, S.B.E. TAX MAP #125//017.01; 10.53 (+/-) ACRES, S.B.E. TAX MAP #125//018.02; AND 6.94 (+/-) ACRES, S.B.E. TAX MAP #125//018.03 LOCATED ON THE NORTH SIDE OF STATE ROUTE (SR) 386, SOUTH OF STATE ROUTE (SR) 174 (LONG HOLLOW PIKE)

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 amendment and Preliminary Master Development Plan in GMRPC Resolution No. 2012-77, 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 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and further described in the Staff Report and Action Form, attached hereto as Exhibit B and imposes those recommendations as conditions to this amendment; and
2. That based upon recommendation of approval by 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 zone of real property defined and described in Exhibit C, and the Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 attached hereto as Exhibit D, shall be amended and the Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 is hereby approved.
3. In accordance with Section 15.07.080. of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

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:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT C**HUNTER POINTE
August 9, 2012****R E C E I V E D
AUG 09 2012**Property Descriptions**GALLATIN PLANNING
& ZONING****Parcel 18.02**

Property located on the south side of Long Hollow Pike in the City of Gallatin, 4th Civil District of Sumner County, Tennessee. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 29, 2011, revised 12-06011, and known as Job No. 11-0128, as follows:

Tract 1

BEGINNING at an existing iron pin in the southerly right-of-way of Long Hollow Pike at the northwest corner of the herein-described tract and the northeast corner of Hunter Pointe, L.L.C. of record in R.B. 2675, Pg. 413, R.O.S.C., TN. Thence from said POINT OF BEGINNING along the southerly right-of-way of Long Hollow Pike and a curve right having a radius of 3779.71', a chord of S 86°18'09" E 56.21' and an arc length along said curve of 56.21' to an existing iron pin; Thence S 79°36'38" E - 49.76' to an existing iron pin; Thence with a curve right having a radius of 3774.71', a chord of S 83° 07'12" E - 260.63' and an arc length along said curve of 260.68' to an existing iron pin; Thence S 38° 19'36" E—47.26' to an existing iron pin at the northwest corner of Tract 2 of same survey; Thence leaving the right-of-way of Long Hollow Pike with the westerly line of Tract 2, S 06°51'31" W --- 865.16' to an existing iron pin in the northwesterly right-of-way of Vietnam Veterans Boulevard; Thence along said right-of-way S 45°19'36" W - 337.30' to an existing concrete highway monument; Thence S 45°30'13" W 301.69' to an existing iron pin; Thence leaving the right-of-way of Vietnam Veterans Boulevard with an easterly line of Hunter Pointe, L.L.C., aforementioned, N 06°47'16" E - 1398.25' to the POINT OF BEGINNING containing 10.53 acres, more or less.

Parcel 18.03

Land in the 4th Civil District of Sumner County, Tennessee, and being a portion of property conveyed to John N. Griffin, Jr. from John N. Griffin, Sr. in Deed Book 246, Page 577, Registers Office, Sumner County, Tennessee, and being shown as a portion of Parcel 18 on Tax Map 125, and being further described as follows:

Beginning at an iron pin set (1/2" rebar) in the south right-of-way of State Route 174 (Long Hollow Pike), and being the most northwest corner of John Thomas McKnight 2005 Revocable Trust (Record Book 2377, Page 732); thence leaving State Route 174, and with the line of said McKnight, S 06 deg. 52' 24" W, a distance of 1398.35 feet to an iron pin set (1/2" rebar), a corner to said McKnight, and in the right-of-way line of State Route 386; thence, S 45 deg. 35'17" W, a distance of 196.24 feet to a concrete highway monument in the right-of-way line of State Route 386; thence S 45 deg. 25' 50" W, a distance of 121.96 feet to an iron pin set (1/2" rebar) in the right-of-way line of State Route 386; thence with a new dividing line, N 06 deg. 52' 24" E, a distance of 1526.398 feet to an iron pin set (1/2" rebar) in the south right-of-way of said State Route 174 (Long Hollow Pike); thence, with a curve right having a delta angle of 2 deg. 56' 10", a radius of 3926.88 feet, an arc length of 201.23 feet, with a chord bearing of S 89 deg. 24' 20" E, with a chord length of 201.21 feet, to the beginning, containing 6.947 acres, according to a survey by Ray G. Cole, Registered Land surveyor, Tennessee No. 924, dated January 5, 2006.

3RD**REVISED****RESUBMITTAL****200667-12**

EXHIBIT C

Parcel 17.01

Property located on the south side of Long Hollow Pike in the City of Gallatin, 4th Civil District of Sumner County, Tennessee. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 29, 2011, revised 12-06011, and known as Job No. 11-0128, as follows:

Tract 2

BEGINNING at an existing iron pin in the southerly right-of-way of Long Hollow Pike at the northwest corner of the herein-described tract and the northeast corner of Tract 1 of same survey. Said pin being located approximately 579.84' in a northwesterly direction from the intersection of the southerly right-of-way of Long Hollow Pike and the westerly right-of-way of Vietnam Veterans Boulevard as measured along the southerly right-of-way of Long Hollow Pike; Thence from said POINT OF BEGINNING, along the southerly right-of-way of Long Hollow Pike, S82°15'39" E – 9.17' to an iron pin set; Thence with a curve right having a radius of 497.96', a chord of S 59°29'59" E 388.97' and an arc length along said curve of 398.63' to an iron pin set; Thence S 36°17'08" E – 172.04' to an existing concrete highway monument at the intersection of Long Hollow Pike and Vietnam Veterans Boulevard; Thence with the northwesterly right-of-way of Vietnam Veterans Boulevard, S 46°33'09" W – 244.86' to an existing concrete highway monument; Thence S 45°18'32" W 162.53' to an existing iron pin at the southeast corner of Tract 1; Thence leaving the right-of-way of Vietnam Veterans Boulevard with an easterly line of Tract 1, N 06°51'31" W – 865.16' to the POINT OF BEGINNING, containing 5.32 acres, more or less.

RECEIVED
AUG 09 2012

GALLATIN PLANNING
& ZONING

3RD REVISED RESUBMITTAL

PE 9962-12

**ITEM 6
8/27/12 GMRPC MEETING**

Public Comment

Applicant requests approval of a Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 for the layout and design of the project. Property contains 22.79 (+/-) acres and is located at the corner of SR 386 and SR 174 (Long Hollow Pike). (PC0029-12)

- | | |
|-----------------------|--|
| Attachment 6-1 | Hunter Pointe/The Heights of GreenLea, Ph. 1 PMDP |
| Attachment 6-2 | Response letter from Mr. C. Lowe, P.E., R.L.S, dated 8/9/12 |
| Attachment 6-3 | Emails from Mr. Nick Tuttle, P.E. to developers dated 2/21/12 |
| Attachment 6-4 | Memo to Planning Commission dated 12/12/08 |
| Attachment 6-5 | Letter from TDOT dated 8/2/12 from Mr. Paul Degges, P.E. |
| Attachment 6-6 | Letter from TDOT dated 3/27/12 from Mr. Paul Degges, P.E. |
| Attachment 6-7 | 2020 Plan Road Projects; Figure 4-2 |
| Attachment 6-8 | Details of proposed access points |

ANALYSIS

The applicant is requesting approval of a Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 for the layout and design of the project. The property contains 22.79 (+/-) acres and is located on the corner of SR 386 and SR 174 (Long Hollow Pike). No portion of this property is located in a special flood hazard area. The property is currently zoned Mixed Use (MU) and the commercial uses proposed for this project are permitted in the MU zone district with the exception of Convenience Sales and Services which is a conditional use in the MU zone district. The applicant is required to obtain approval of Preliminary Master Development Plan for this property as part of the condition of approval of the previous approval of the MU zone district. No zone district boundary changes are being proposed at this time.

The proposed uses and square footages specified for this development are as follows:

- Outparcel A: General Retail Sales and Services (75,750 s.f.)
- Outparcel B: Transient Habitation (25,500 s.f.)
- Outparcel C: General Retail Sales and Services (8,300 s.f.)
- Outparcel D: General Retail Sales and Services (9,700 s.f.)
- Outparcel E: General Retail Sales and Services (13,500 s.f.)
- Outparcel F: Convenience Sales and Services (with gas pumps) (5,000 s.f.)
- Outparcel G: General Retail Sales and Services (7,500 s.f.)
- Outparcel H: Food Services (8,950 s.f.)
- Outparcel I: Food Services (9,500 s.f.)

Total: 163,700 s.f. on 22.79 (+/-) acres

Convenience Sales and Services (with gas pumps: Conditional Use (Outparcel F)

Convenience Sales and Services is a conditional use in the MU zone district. Planning Commission has the ability to approve that conditional use as part of the PMDP if the project meets all general requirements and special conditions for the particular use. Staff reviewed the PMDP and found that the plan meets the following general and special requirements for the Convenience Sales and Services use:

15.06.040 General 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;
- B. Will not adversely affect other property in the area in which it is located;
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance; and
- 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.

F. Special Conditions for Convenience Sales and Services Commercial Activities

- 1. The location, size, and design of such facilities shall be situated such that the proposed development shall be compatible with the existing development of the surrounding area, thus reducing the impact upon the surrounding area. Convenience Sales and Service structures should be designed to be compatible with the character of residential structures in the surrounding area. Scale of materials and building forms are important elements of continuity.
- 2. In order to determine compatibility, the applicant shall provide information concerning building design and materials, including elevations of all sides of the proposed buildings and structures. The features shown in the elevations shall include information concerning building materials, heights, scale, door and window openings, façade offsets, roof pitch and colors.
- 3. The design of such facilities shall comply with the requirements of Section 13.08, Architectural Character and Compatibility Standards and shall be based on a recommendation of the Planning Commission. In addition, the following architectural standards shall apply:
 - a. Building height and design shall be in keeping with the character and scale of the proposed development.
 - i. Building colors should be subdued, with natural earth tones and colors compatible with surrounding development predominating.

- ii. Building rooflines and pitches should be comparable to typical residential roofline styles. To harmonize with residential structures, convenience sales and service structures should have roofs that are visible from the street, preferably with a pitch not less than 1-foot rise in 2-foot run. Roofs should be a dark earth tone in color.
 - b. Canopy height and design shall be in keeping with the character and scale of the proposed development. The canopies should have pitched rooftops compatible with the design of the proposed building(s).
 - c. Canopies over gas pumps shall use colors and materials that blend with proposed and surrounding building facades. The use of earth tones or dark colors is encouraged.
 - d. The use of primary, secondary or other bright, bold colors on building facades, canopies and awnings should be avoided.
 - e. Heating and cooling equipment, solid waste disposal equipment and facilities and mechanical equipment and facilities shall be adequately screened so as not to be visible from streets and adjacent properties. In addition, mechanical equipment placed on rooftops should be concealed from view from public streets and adjacent properties.
4. The number of gasoline pumps, if any, permitted with this use shall be based upon a recommendation from the Planning Commission. In making this determination the Planning Commission shall consider the location, size, and design of such facilities so that the proposed development will be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
5. The off-street parking requirements shall be based on a recommendation from the Planning Commission.

The applicant shall submit a written response explaining how the project meets the general and special conditions as part of the Final Master Development Plan for outparcel F.

Staff understands that many of proposed uses shown on this PMPD are mainly conceptual at this time. The applicant is aware that the PMDP shall be updated in the future to reflect the final uses for each outparcel.

Development and Construction Schedule

This project will be developed in phases and each phase will require approval of a Final Master Development Plan by the Planning Commission. According to the applicant, the first project will be the construction of a convenience store with gas pumps on outparcel F. This project is expected to begin quickly following approval of the PMDP and be completed by early 2013. Final architectural elevations, detailed landscaping plans, and a full signage package shall be approved as part of each Final Master Development Plan.

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Previous Approvals

The Hunter Pointe project was originally submitted in 2008 as a PMDP and rezoning request for 22 acres from Agriculture (A) to Planned General Commercial (PGC) for the construction of a gas station (PC6027-10). The project was discussed with the Planning Commission at many Work Sessions following the initial submittal; however, the plan was deferred a number of times and was never considered at a Planning Commission meeting. The discussion at those Work Sessions focused mainly on access to the property off SR 386. Staff did not support the access shown to SR 386 at that time and eventually the Hunter Pointe project was withdrawn. In 2010, the property was included as part of a large scale rezoning request, The Heights at GreenLea, and that rezoning plan changed the zoning on the Hunter Pointe property from Agriculture (A) to Mixed Use (MU).

The Heights at GreenLea rezoning request contained over 100 gross acres, so the property was rezoned pursuant to the previous provisions of Section 15.07.030.C of the Gallatin Zoning Ordinance, which states that a project containing over 100 gross acres may be rezoned without the submittal of a Preliminary Master Development Plan; however, a PMDP is required prior to any development on the property.

The Planning Commission recommended approval of the original rezoning request for The Heights at GreenLea (including the three Hunter Pointe parcels) to the Gallatin City Council with conditions at the May 24, 2010 meeting. The rezoning passed Second Reading at the July 6, 2010 Gallatin City Council meeting.

Soon after the approval of the rezoning request, Staff noticed errors in the rezoning plan. At the September 27, 2010 Planning Commission meeting, the corrected rezoning plan was recommended to the Gallatin City Council with conditions. The corrected plan passed Second Reading at the November 1, 2010 City Council meeting and the zoning map was updated to reflect the new zone districts.

Following much discussion and debate about the lasting impact of large scale rezoning, the Planning Commission decided to change the regulations and recommended approval of an amendment to Section 15.07.030.C of the Gallatin Zoning Ordinance at the July 26, 2010 meeting. According to the text amendment, rezoning requests containing over 100 gross acres may be submitted without a Preliminary Master Development Plan only if the property is under single ownership. The zoning ordinance amendment passed Second Reading at the January 18, 2011 City Council meeting.

Gallatin on the Move 2020 General Development and Transportation Plan/“2020 Plan
The Gallatin on the Move 2020 General Development and Transportation Plan identifies each of these properties (three parcels) on the Community Character Area Map as being part of the Regional Activity Center Community Character Area. MU is one of the recommended zone districts for that Community Character Area and the proposed uses follow the guidelines in the 2020 Plan, which calls for commercial, office and big box type stores. According to the Preliminary Master Development Plan, this project features

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many of the characteristics of the Regional Activity Center, which provide for pedestrian-friendly areas with a high intensity mix of business, retail, and entertainment facilities. The plan also encourages the use of sustainable design, which provides for market flexibility.

This property also features the Neighborhood Transition Corridor overlay, which consists of single-family residential on both sides of the street with commercial uses located at major intersections. One of the strategies listed in the 2020 Plan for Neighborhood Transition Corridor development is to avoid high traffic volumes in order to allow for uses that provide a smooth transition between existing residential uses and more intense commercial uses. The plan also recommends the use of civic space in this area including greenways, parks, and common areas.

Staff wants to encourage strong design in this area which will provide a sense of identity and arrival into Gallatin, much like the development strategies identified for property along Gateway Corridors into Gallatin. Staff is comfortable that the use, architecture, and overall internal design of the project meet many of the goals identified for the Regional Activity Center Community Character Area and Regional Activity Center overlay.

Access

As previously stated, access to this property has been a point of much debate and intense discussion for the Planning Commission over the past few years. Please refer to the detail sheet with information about the proposed access points provided by the applicant; Attachment 6-8. The following four (4) access points are shown on the PMDP:

- Access A: Right-in, right-out; Long Hollow Pike closest to existing traffic signal
- Access B: Full access at Long Hollow Pike and Wendling Blvd.
- Access C: Full access at Long Hollow Pike, west of Access B
- Access D: Right-in, right-out SR 386

The majority of the discussion for the access to this project has centered around access shown on SR 386; Access D on the plan.

Access D: Right-in, right-out SR 386

As most recently discussed at the August 13, 2012 Planning Commission Work Sessions, the Controlled Access designation for SR 386 stops at the TDOT fence located on the property where the right-in/right-out access is shown on the PMDP (Access D). The applicant has shown a designated 260 foot deceleration lane into the development and a large concrete median designed to prevent any left turns from SR 386 into the development. A 790 foot acceleration lane is shown along the right-out onto SR 386.

Staff is concerned about the close proximity of this entrance to the existing traffic signal at the intersection of Long Hollow Pike and SR 386. The access point may not be shifted further south because it would encroach into the Controlled Access area of SR 386 and would not be permitted by TDOT. Although the speed limit at this point is only 45 miles

per hour, Staff has observed many vehicles accelerating quickly in order to pass through the intersection onto SR 386 and continue traveling south towards the GreenLea Blvd. exit where the speed limit increases to 65 miles per hour. Many people exceed the posted speed limit in this location because the transition distance between 45 and 65 miles per hour is so short. Staff is also concerned that traffic headed south, turning right into the development will impede the flow of traffic for others traveling south on SR 386 all the way through the intersection. This may cause traffic to back up on Long Hollow Pike towards the entrance ramp to SR 109 and may have additional impacts on other roadways further into Gallatin.

The 2020 Plan does not support the SR 386 access as shown on the PMDP because it specially calls for the traffic signal at the intersection to be replaced by a grade separated interchange on a portion of this property. This interchange is envisioned to accommodate the large amounts of traffic projected for this area. The applicant shall remove Access D and reserve adequate right-of-way for accommodation of grade separated interchange as shown in Figure 4-2 of the 2020 Plan. Please refer to Attachment 6-7 for additional information regarding Road Project 2; Long Hollow Pike between SR 386 and SR 109. The 2020 Plan calls for no additional access points along Long Hollow Pike from the SR 386 intersection to SR 109. The approved access points shown along that roadway were designated prior to the Planning Commission's adoption of the *Gallatin on the Move 2020 General Development and Transportation Plan* in 2008.

Staff found two (2) examples of gas stations on SR 109 South, which do not have direct access to the highway. It is possible for the proposed gas station to function successfully without access to SR 386.

Access A: Right-in, right-out; Long Hollow Pike closest to existing traffic signal

Access A is shown with a right-in, right-out only onto Long Hollow Pike. A large concrete median is shown in this area to prevent any left turns into the development from Long Hollow Pike. The 2020 Plan does not support any additional access points on Long Hollow Pike from Wendling Blvd. to the intersection with SR 386; therefore, Staff does not support the access shown in this location. In addition, the Engineering Division noted that proposed Access A would be in violation of the minimum driveway spacing requirements if a ramp is built as proposed in Figure 4-2. Please see the figure included with this staff report as Attachment 6-7. Staff recommends that the applicant revise the PMDP to remove or relocate Access Point A in order to conform to the 2020 Plan standards.

Access B: Full access at Long Hollow Pike and Wendling Blvd.

Access B is shown as a full access onto Long Hollow Pike across from Wendling Blvd., the main entrance into Fairway Farms Subdivision (One-family, detached dwellings). The applicant has indicated that a traffic signal shall be installed at this location once traffic signal warrants are met. Pavement markings in this area will also be modified and a 150 foot left turn lane, with a 140 foot taper, shall be provided. Please refer to design detail; Attachment 6-8.

Access C: Full access at Long Hollow Pike, west of Access B

Access C is shown as a full access onto Long Hollow Pike, west of Access B at Wendling Blvd. A 100 foot left turn lane will be constructed with a 140 foot taper in this location. Please refer to design detail; Attachment 6-8. Staff is comfortable with Access points B and C shown along Long Hollow Pike since they meet the recommendations of the 2020 Plan. Two (2) drive connections (road stubs) are shown on the western side of the property, which will allow for the future connection to the adjacent property to the west. That parcel is not currently owned by Gallatin Land, LLC, the developer of Hunter Pointe.

Many of Staff concerns with Access A and Access D have been described in a memorandum to the Planning Commission and various emails from Mr. Nick Tuttle, City Engineer, to the current developer. These documents have been included with this staff report as Attachments 6-3 and 6-4.

Please also refer to the letters from Mr. Paul Degges, Deputy Commissioner/Chief Engineer of TDOT, to Mr. Tuttle which outline TDOT's concerns with the proposed access designs and suggestions for possible alternatives. These letters are included with this staff report as Attachment 6-5 and Attachment 6-6.

To accommodate the access needs of the proposed development, the Engineering Division has suggested the applicant provide a reservation of public right-of-way from Long Hollow Pike through the development to the area designated as "Possible Future Commercial Development", which would extend onto GreenLea Blvd. That connection would provide two (2) accesses to SR 386.

Major Thoroughfare Plan Amendment

If the access points are approved as shown on the PMDP, an amendment to the Major Thoroughfare Plan will need to be considered by the Planning Commission in order to show those access points prior to consideration of final plats for this property.

Architecture

Since many of the end users are unknown at this time, the applicant has submitted conceptual architecture for some of the buildings in the development, including a typical gas station and canopy, restaurant, and bank.

At the March 12, 2012 Work Session, the Planning Commission asked the applicant to revise the modern architecture, including large amounts of glass on the front facade and flat roof, for the proposed restaurant and provide new elevations which represent a more traditional building to better blend in with the existing residential uses in the area. The applicant agreed to provide more traditional architecture at the Final Master Development Plan for each project within the development.

In order to comply with the special conditions for the Convenience Sales and Services

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I:\PC Items\2012\8-27-12\Staff Reports\Item 06 Hunter Pointe-The Heights at GreenLea, Ph. 1 PMDP

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use, the applicant shall provide a pitched roof for the gas station canopy.

The convenience store building is shown with a predominantly brick façade with stone and EIFS accents. Brick and stone are also shown on the canopy poles, which improves the overall look of the building; however, Staff recommends that the applicant reverse the location of the convenience store building and gas station canopy in order to screen the gas pumps from view from SR 386. The first special condition for the Convenience Sales and Services use, G.Z.O. Section 15.06.060.F. 1, states that the location, size and design of the facility shall be situated such that the proposed development shall be compatible with the existing development. Staff thinks this condition would be satisfied by setting the gas pumps further back off SR 386, behind the convenience store building.

It is important to note that SR 386 is Gallatin's main connection to Nashville and the Hunter Pointe property is located on a major gateway into the City of Gallatin. Staff thinks it is vitally important to protect the views in this area. Any new construction along this gateway corridor should be of the highest quality and best design in order to provide a good first impression for people entering the community.

Staff appreciates the use of earth-tone colors shown on all building elevations and recommends that the applicant use architectural dimension shingles for the buildings, with the exception of the gas station canopy. All buildings shall also meet the 70 percent brick or stone requirement and all roof-top mechanical equipment shall be screened according to the requirements of the G.Z.O. Staff recommends the Planning Commission recommend approval of the conceptual architecture as shown with the understanding that final architectural elevations shall be approved as part of each Final Master Development Plan. The Planning Commission shall approve the number of gas station pumps as part of the approval of the Final Master Development Plan for outparcel F.

Minimum Building Setback Line (M.B.S.L.) Exception

The applicant is requesting an exception to the required 50 foot M.B.S.L. along SR 386. The buildings identified for outparcel C, E, and F are shown with a 25 foot M.B.S.L. Staff supports the exception in order to bring the buildings closer to the road. Staff recommends that buildings shown for outparcel B and outparcel G also be constructed closer to the property line.

Signage

The applicant submitted details of the proposed monument style development signs and multi-tenant signs to be located at the main entrances into the development. Monument signs shall be limited to eight (8) feet tall and shall be setback 15 feet from all rights-of-way. Final sign packages, including details of all freestanding monument and wall-mounted signage, shall be submitted as part of each Final Master Development Plan. Sign permits shall be required prior to installation of any signage on site.

Landscaping and Bufferyards

The applicant has shown the required Bufferyards around the perimeter of the development, including a Type 25 Bufferyard along SR 386 and Long Hollow Pike, and a Type 10 Bufferyard along the western property line. The applicant has shown a general layout of the interior plantings throughout the parking areas, which appear to meet the requirements of the Gallatin Zoning Ordinance. Staff recommends the Planning Commission recommend approval of the conceptual landscaping plan as shown with the understanding that final landscaping plans shall be approved as part of each Final Master Development Plan.

Engineering Division Comments

The majority of the Engineering Division comments have been discussed in the *Access* portion of this staff report. Review comments not addressed as part of the resubmittal have been added as conditions of approval.

Other Departmental Comments

The Public Utilities Department asked the applicant to submit detailed plans and specifications for on-site and off-site water and sanitary sewer facilities for approval. During their review of the PMDP, the Police Department noted that no access shall be allowed on SR 386.

RECOMMENDATION

The Hunter Pointe property is located on a main gateway into the City of Gallatin. Staff understands the importance of this development and the lasting impact it will have as a major entrance into the community. The project should be attractive, but more importantly, the health, safety, and welfare of the entire community must be considered as part of the overall design.

Staff is comfortable with the overall layout, uses, and proposed architecture; however, Staff does not recommend that the Planning Commission recommend approval of the PMDP to the Gallatin City Council with the access points as shown since the PMDP does not comply with the access recommendations shown in the *Gallatin on the Move 2020 General Development and Transportation Plan*.

Staff recommends that the Planning Commission recommend approval of the Preliminary Master Development Plan to the Gallatin City Council with the following conditions:

1. The applicant shall remove Access D (SR 386) and reserve adequate right-of-way for accommodation of grade separated interchange as shown in Figure 4-2 of the 2020 Plan.
2. The applicant shall revise the PMDP to remove/relocate Access A in order to conform to the 2020 Plan standards. Access is not recommended between Wendling Blvd. to the intersection on Long Hollow Pike.
3. The applicant shall provide a reservation of public right-of-way from Long Hollow Pike through the development to area designated as "Possible Future Commercial Development", which would extend onto GreenLea Blvd. That

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- connection would provide two (2) accesses to SR 386.
4. The Planning Commission approve the conceptual architectural elevation with the addition of a pitch roof for the gas station canopy. Final architectural elevations shall be approved as part of the Final Master Development Plan for each project.
 5. The Planning Commission approve the conceptual landscaping plan as shown with the understanding that final landscaping plans shall be approved as part of the Final Master Development Plan for each project.
 6. The applicant shall reverse the location of the convenience store building and gas station canopy in order to screen gas pumps from view on SR 386.
 7. The Planning Commission approve Convenience Sales and Services as a conditional use since the project meets the general requirements and special conditions of the G.Z.O. The applicant shall submit a written response explaining how the project meets the general requirements and special conditions as part of the Final Master Development Plan for outparcel F.
 8. The Planning Commission shall approve the number of gas station pumps as part of the approval of the Final Master Development Plan for outparcel F.
 9. The Planning Commission approve the exception to the M.B.S.L. as requested by the applicant.
 10. The applicant shall revise the building locations for outparcel B and outparcel G also be constructed closer to the property line.
 11. The applicant shall change the total acreage shown on the plan to 22.79 (+/-) acres in order to match the legal descriptions of the properties.
 12. The applicant shall submit detailed sign packages with each Final Master Development Plan. Sign permits shall be required prior to the installation of any signage on site. Freestanding monument signs shall be limited to 8 feet high as shown on the PMDP.
 13. The applicant shall submit detailed plans and specifications for on-site and off-site water and sanitary sewer facilities for approval by the Gallatin Public Utilities Department.
 14. The Traffic Impact Study shall be approved prior to the approval of the PMDP.
 15. The applicant shall add the following note to the PMDP: "Approval of PMDP is conditioned upon approval of 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 purpose of the Gallatin Zoning Ordinance".
 16. The applicant shall provide bike lanes on Long Hollow Pike as recommended in the 2020 Plan.
 17. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail about Public Hearing at City Council once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
 18. The applicant shall submit 14 corrected, folded copies of the Preliminary Master Development Plan, including revised architectural elevations, to the Codes/Planning Department.



Land Planners • Civil Engineers
Landscape Architects • Surveyors

August 9, 2012

Ms. Katherine Schoch
Assistant Director
Codes/Planning Department
City of Gallatin
132 West Main Street
Gallatin, Tennessee 37066

RE: HUNTER POINT
GALLATIN, TENNESSEE

RECEIVED
AUG 09 2012
GALLATIN PLANNING
& ZONING

3RD

Dear Katherine:

Attached please find the following:

- Preliminary Master Development Plan (16 copies; 5 sheets each)
- Surrounding property owner list
- Legal Descriptions of three parcel with deeds and contract of sale/authorization
- Checkprint #2 (returned)

These items are resubmitted for consideration at the August 27, 2012 Gallatin Planning Commission. City of Gallatin comments received by Ragan-Smith dated August 3, 2012 are itemized below by department with comment/response.

Department of Public Utilities (Review Date: 8/1/2012)

1. Detailed plans and specifications for water and sanitary sewer facilities must be submitted for approval (both on-site and off-site).
Response: Agree; to be submitted for approval at time of Final Master Development Plan or Final Plat.

Planning Department (Review Date: 8/1/2012)

1. Provide breakdown of acreage in each parcel for City Council ordinance.
Response: Agree; revised on PMPD.
2. Provide legal descriptions for all three parcels for City Council ordinance. Calls on plans and in curve table do not match legal descriptions submitted.
Response: Agree; legal descriptions for three parcels provided with this submittal. Calls on plan and in curve table corrected.
3. Correct tax map numbers on surrounding parcels as shown.
Response: Agree; revised on PMDP.
4. Add note that property is shown as a Regional Activity Center on the Community Character Area map.
Response: Agree; note provided on PMDP.
5. Add note that Convenience Sales and Service (with gas pumps) is a conditional use in MU that may be approved as part of the PMDP.

REVISED RESUBMITTAL

PC 0029:13

ATTACHMENT 6-2

Ms. Katherine Schoch
August 9, 2012
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RAGAN • SMITH

- Response: Agree; note provided on PMDP, with agreement that approval of the PMDP recognizes Convenience Sales and Service (with gas pumps) as a conditional use (MU zoning) for this site.**
6. Updated FEMA note using new maps with 4/17/12 effective date.
Response: Agree; note revised on PMDP.
 7. Staff recommends using pervious pavement for excess parking spaces.
Response: Respectfully disagree at this time, however, pervious pavement for excess parking spaces may be considered by individual users at FMDP.
 8. Add dimensions to monument sign detail. Signage on gas station canopy shall be calculated as part of overall wall signage. Gas prices shall not be shown [on] gas station canopy. The leading edge of all monument signs shall be at least 15 feet from the right-of-way. Add note regarding sign permit requirement. Detailed sign packages shall be required with each Final Master Development Plan.
Response: Agree; all five statements have been noted or corrected on PMDP.
 9. Add 20,000 square foot minimum lot size requirement to table.
Response: Agree; shown on table.
 10. Change Food Service (restaurant) parking requirements to 1 per 4 person capacity. Fire Department sets capacity of building
Response: Agree; revision provided and note added to PMDP.
 11. Planning Commission requested changes to the proposed contemporary architecture at the March Work Session. Final architectural elevations shall be approved with each Final Master Development Plan.
Response: Agree; architecture will be reviewed with an eye for revisions to contemporary architecture on an individual site basis at FMDP.
 12. Remove note 3 on architectural elevations.
Response: Agree; note 3 removed from PMDP.
 13. Planning Commission requested that proposed gas station canopy be perpendicular to SR 386. Show brick on poles for gas station canopy.
Response: Respectfully disagree; request that gas station canopy orientation remain as submitted. Agree; architectural plans are revised to show brick on columns for gas station canopy.
 14. Roof top mounted HVAC units shall be screened according to G.Z.O. Section 13.08.010.F.
Response: Agree; the manner of screening of HVAC units will be shown for each individual site on FMDP.
 15. Show location of TVA easement across property. Show and label all Public Utility and Drainage Easements.
Response: Agree; No evidence of TVA easement was found on Hunter Point property. PUDE and access easements are revised and shown on the PMDP.
 16. Please submit written request for exception to MBSL. This may be part of the response letter to departmental comments. Exceptions must be approved by Planning Commission. Staff will recommend approval of exception so buildings may be constructed closer to SR 386.

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PC9962-12.

Response: *This response will serve as written request to the City of Gallatin Codes/Planning Department for exception to the minimum building setback line (MBSL) per this approval consideration. This exception requests that MBSL for buildings along State Route 386 be reduced from 50 foot minimum to a 25 foot minimum.*

17. Add note in statement of financial responsibility that the owner/developer of this property is responsible for all financial matters.

Response: *Agree; note added to PMDP.*

18. Correct surrounding zoning in note and on plan. Correct zoning for parcel 018.03.

Response: *Agree; corrections made for surrounding zoning on PMDP.*

19. Photometric plans shall be submitted with each Final Master Development Plan.

Response: *Agree; photometric plans shall be submitted with each sites FMPD.*

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GALLATIN PLANNING
& ZONING

20. Provide list of all surrounding property owners, even across right-of-way.

Response: *Agree; attached as Exhibit with this letter.*

21. Submit affidavit that property owners were notified by mail about public hearing once letters are mailed.

Response: *Agree; Ragan-Smith will work with Codes/Planning Department staff for proper notification of property owners per requirements of public hearing.*

22. Subdivision plats may be required as part of each Final Master Development Plans.

Response: *Agree; Final Subdivision Plats will be submitted at time of each site FMDP.*

23. Correct building square footage in chart for outparcel B.

Response: *Agree; corrected on PMDP.*

24. Some Bufferyards may be reduced based on G.Z.O. Sec. 13.04.060.F.1. Type 25 Bufferyard should be installed along northern property line since it is adjacent to residential development. Final landscaping shall be approved as part of each Final Master Development Plan.

Response: *Agree; corrected on resubmitted PMDP.*

25. Engineering Division must approve the access points shown. Major Thoroughfare Plan may need to be amended to show access points if plan is recommended by Planning Commission to City Council.

Response: *Agree.*

26. This item will be discussed at the 8/13/12 Planning Commission Work Session at 5 p.m. Please present the overall plan and proposed architecture at that time. Please submit 9 copies of the plan by Tuesday 8/7/12 for Work Session packets.

Response: *Agree; nine copies of PMDP resubmitted Tuesday, August 7, 2012 for Planning Commission Work Session.*

27. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size), including architectural elevations.

Response: *Agree; 16 corrected, folder copies resubmitted with this letter.*

28. 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 plat, 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.**

Response: *Agree.*

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Ms. Katherine Schoch
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28. Submit a detailed response letter addressing all departmental review comments.
Response: Agree; resubmitted August 9, 2012.
29. Return Checkprint #2.
Response: Agree; check print #2 resubmitted with this letter.
30. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 8/9/2012.
Response: Agree.
31. Resubmittals must include the above information in order to be considered a complete resubmittal.
Response: Agree.

GALLATIN PLANNING
& ZONING

Codes Department (Review date: 7/31/2012)

1. No building plans included. No comments
Response: Agree; representative architecture submitted with PMDP. Building plans for approval for individual sites will be submitted at time of FMDP.

Engineering Division (Review Date: 8/2/2012)

1. Revise note 7 to read: Design for transport, detention, and treatment of each sites stormwater infrastructure will be done at the time of submittal of each sites FMDP(s). All performance standards for transport, detention, and treatment shall be met as outlined in the City of Gallatin Stormwater Ordinance at that time. The areas shown as "detention" on these plans are intended to be used to meet a portion of these requirements.
Response: Agree. note provided on PMDP.
2. Add note: If regional detention and/or treatment is to be used, design and construction shall be done prior to development of the first lot with the PMDP.
Response: Agree; note provided on PMDP.
3. Traffic Impact Study (TIS) must be approved prior to approval of PMDP.
Response: Agree; TIS to be submitted to City of Gallatin Engineering Division.
4. 2020 Plan designated Long Hollow Pike for bike lanes. Provide bike lanes along Long Hollow Pike in any areas improvements are to be made.
Response: Agree.
5. Per 2020 Plan-Roadway Project 2, proposed access A would be in violation of the 2020 plans minimum driveway spacing requirements, if ramp is built per Figure 4-2. Remove/relocated access A to conform to 2020 plans standards.
Response: Respectfully disagree. Access A has been revised from prior submissions to be a right-in/right-out access only as discussed with Tennessee Department of Transportation and City of Gallatin Engineering Division.
6. All note: Any driveway entrance shown on approved plan is conditional upon the approval of TDOT driveway permit.
Response: Agree; note provided on PMDP.
7. Per 2020 Plan-Roadway Project 2, plans for a separated grade interchange to replace the existing traffic signal, and restriction of access along 386/Long Hollow Pike Corridor are shown. Access D violates the restricted access and no accommodation for the grade separated interchange is shown. Remove access D and reserve adequate ROW area for accommodation of grade separated interchange as shown in Figure 4-2 of 2020 Plan.

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Ms. Katherine Schoch
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Response: Respectfully disagree. The 2020 Plan should be amended by the City of Gallatin to preclude the "separated grade" interchange and provide for an "at grade" intersection at State Route 386/Long Hollow Pike.

- 8. Add note: Approval of PMDP is conditioned upon approval of 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: Agree; with note modified and placed on PMDP.

- 9. Per letter dated 3-27-2012 to Nick Tuttle from TDOT, no access onto SR 386 will be allowed and access is not recommended between Wendling Blvd to the intersection on Long Hollow Pike. *The Engineering Division suggest to accommodate access needs of the proposed development, providing a reservation of Public ROW from Long Hollow Pike through the development to the "Possible Future Commercial Development" which would extend on to GreenLea Blvd. This connection would provide 2 accesses to SR 386. *Refer to Memo to Planning Division from Nick Tuttle dated 12-12-2008, and Emails sent 2-17-2012 from Nick Tuttle to Carl Schwab and Ragan-Smith.

Response: Respectfully disagree.

Fire Department (Review Date: 8/2/2012)

This office has no comments at this time.

Police Department (Review Date: 8/1/2012)

- 1. Recommend no access or exit on to State Route 386 due to posted speed limit. Volume of vehicles, and proximity to intersection of Long Hollow Pike. Safety concerns.

Response: Respectfully disagree.

Gallatin Department of Electricity (Review Date: 8/1/2012)

O.K.

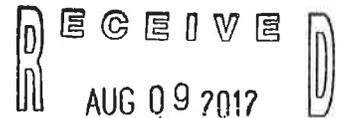
Response: Agree.

Sumner County, E-911

N/A

Industrial Pre-treatment Department

N/A



GALLATIN PLANNING & ZONING

Thanks you for your assistance with matter. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.


Charles D. Lowe, PE, RLS
President

CDL:dls

cc: Kip Sowden, Realty American Group
Carl Schwab, Realty American Group
Charles Kimbrough

PC9962-12

Zach Wilkinson

From: Nick Tuttle
Sent: Tuesday, February 21, 2012 9:53 AM
To: Carl Schwab; athompson@ragansmith.com; Charles Lowe; Kip Sowden
Cc: Zach Wilkinson; Tony Allers; Katherine Schoch
Subject: RE: Hunter Pointe Access

ATTACHMENT 6-3

Additional facts for opinion for access on SR-386:

Right-in

- Deceleration length outside of the through travel lane is 135'. Recommended minimum for 45 MPH design is 340'. (AASHTO, pg 714; TDOT, pg 2-24)
- Bay taper of 9:1 OK (AASHTO, pg 715; TDOT, pg 2-23)

Right-out (on-ramp) – I'm assuming that the modification made to the original submittal increased the "acceleration length" from 130' to 490'.

- Effective acceleration length would be 630'. Recommended minimum to go from 15 MPH to the 65 MPH design is 1,350'. (AASHTO, pg 847)
- No gap acceptance is/was shown. Recommended minimum from 300' to 500' depending on nose width. (AASHTO, pg 845)
- With no gap acceptance, the taper appears to be around 15:1. Recommended minimum from 50:1 to 70:1. (AASHTO, pg 845)

Nick Tuttle, PE
City of Gallatin, City Engineer

From: Carl Schwab [<mailto:cschwab@realtymericagroup.com>]
Sent: Monday, February 20, 2012 1:29 PM
To: Nick Tuttle; athompson@ragansmith.com; Charles Lowe; Kip Sowden
Cc: Zach Wilkinson; Tony Allers; Katherine Schoch
Subject: RE: Hunter Pointe Access

Thank you Nick

From: Nick Tuttle [<mailto:nick.tuttle@gallatin-tn.gov>]
Sent: Monday, February 20, 2012 11:36 AM
To: athompson@ragansmith.com; Charles Lowe; Carl Schwab; Kip Sowden
Cc: Zach Wilkinson; Tony Allers; Katherine Schoch
Subject: RE: Hunter Pointe Access

Mr. Schwab asked that I share the memo from 2008 (attached).

Additionally, I will further qualify the concerns with references to TDOT Roadway Design Guidelines (available at the TDOT website) and the 2004 AASHTO Policy on Geometric Design of Highways and Streets. I hope to get that to you tomorrow.

Nick Tuttle, PE
City of Gallatin, City Engineer

From: Nick Tuttle
Sent: Friday, February 17, 2012 3:12 PM
To: 'athompson@ragansmith.com'; Charles Lowe; Carl Schwab (cschwab@raglp.com);

'ksowden@realtyamericagroup.com'

Cc: Zach Wilkinson; Tony Allers; Katherine Schoch

Subject: Hunter Pointe Access

ATTACHMENT 6-3

Alan and others:

Sorry to delay my response, but I have studied and consulted with a few members of TDOT concerning the access points and their impact to the roadways. The plan submitted for review still contains a right-in, right-out access to SR-386. The right-in has similar design characteristics as the 2008 submittal with the addition of a concrete median on SR-386. The right-out extends beyond the old submittal with a longer acceleration lane and taper.

However, after this study and consultation, the opinion that I gave in the 2008 memorandum remains the same. That is that the "access along SR-386 should be eliminated," and to create better access for this development engineering *suggests* a public way bisecting the property from the north to the west intersecting SR-174 at Wendling Boulevard." Additionally, the access point on SR-174 wouldn't be advisable due to its proximity to the signalized intersection and its conflict with the lengthy queue for the traffic signal.

Additional issues discussed with TDOT beyond the concerns mentioned in the 2008 memo were:

- (1) the driver expectancy heading southbound through the traffic signal is to accelerate at a rapid pace. With the right-in to the development located directly beyond the traffic signal, in the area of transitioning from 45 MPH to 65 MPH, and a shortened deceleration length, rear-end collisions will be likely;
- (2) I was advised by Steve Allen and Phil Trammel of TDOT that even if the design were acceptable, the right-out would not even be allowable because it enters the controlled access area.

Please, contact me with any questions. Thanks,

Nick Tuttle, PE

City of Gallatin, City Engineer

132 West Main Street

Gallatin, TN 37066

Phone: 615.451.5965

Fax: 615.452.0348

ATTACHMENT 6-4

City of Gallatin
Engineering Division
Memorandum

To : Planning Division
From : Nick Tuttle, City Engineer
Date : 12/12/08
Subject : Hunter Pointe Development Access

The Engineering Division made several comments on the plan submitted for PC file # 3-27-08, Hunter Pointe received by the Planning Division 11/24/08. Some of the Engineering Division comments to the Planning Division for the Hunter Pointe development accesses were that the "access along SR-386 should be eliminated" and to create better access for this development, "engineering recommends a public way bisecting the property from the north to the west" intersecting SR-174 at Wendling Boulevard. The following text is a justification for our recommendations.

SR-386 is a controlled access facility up to a few hundred feet from the SR-174/SR-386 intersection as demonstrated by Ragan-Smith Associates, Inc.. SR-386 serves as Gallatin's connection to Nashville. Many plans and thoughts have been put forth on how SR-386 and SR-174 should function as they intersect SR-109. The State Route 386 Area Study recommended that a strict access management plan be followed with improvements of SR-174 from SR-386 to SR-109 to a six-lane cross-section. Some preliminary recommendations from the Gallatin on the Move 2020 General Development and Transportation Plan were to remove all direct access from this section of roadway and create a grade-separated interchange at the intersection of SR-174 and SR-386.

How this gateway into the City of Gallatin develops is not the decision of this Division, and only plays a small part in this recommendation. Without considering any future growth or change, it is our opinion that a portion of SR-386 would act as a five-lane urban, arterial highway (the right-in, a.) and the other portion of this roadway would act as a four-lane divided freeway (the right-out, b.). These sections would be governed by separate design speeds.

- a. In looking at the right-in access, current conditions would make this access to SR-386 as shown by the development unacceptable by TDOT Roadway Design Guidelines and AASHTO using a design speed of forty-five MPH. Typically, a designer would use a greater design speed than the posted speed limit. For this access to be appropriate, the deceleration and taper lengths would have to be

PC 9962-12

extended pushing the drive six hundred feet or more away from the intersection of SR-174 and SR-386, therefore, making a safe and efficient right-in access impossible by TDOT and AASHTO standards given the controlled access constraints as one moves further away from the intersection.

- b. Given current and future conditions, the right-out access to the development should be treated as an acceleration lane similar to a freeway on-ramp. An appropriate acceleration length (L_a) according to AASHTO for a situation such as this – a transition of 15-25 MPH to 60-70 MPH – would be at least 1,000 feet including a 300 to 500-foot gap acceptance length. The submitted plan doesn't accomplish either of these items. A much more involved right-out access would have to be constructed that would span most of the length of this property.

The standards mentioned above are very minimal for safe and efficient operation to continue on this new connection to Nashville. The proposed intersection would negatively affect through traffic on the corridor adding undue congestion.

The Hunter Pointe development is likely only the beginning of development that would occur in the area located between SR-174, SR-386, and GreenLea Boulevard. The Hunter Pointe development makes up just over twenty acres of a larger area that could be developed including anywhere from sixty acres to over one hundred acres. To serve this amount of development and to create proper access, more public road frontage would be very beneficial. The current submittal shows some ability for traffic to move through the development from Wendling Boulevard to a "possible future commercial development" area. It is our recommendation that this facility be designed to public roadway standards to serve the needs of this commercial development.



ATTACHMENT 6-5

**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

BUREAU OF ENGINEERING
SUITE 700, JAMES K. POLK BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
(615) 741-0791

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

August 2, 2012

Mr. Charles Kimbrough
48 Wyndermere Road
Hendersonville, Tennessee 37075-2958

**RE: Proposed Hunter Pointe
Gallatin, Sumner County**

Dear Mr. Kimbrough:

We recently met to discuss a development that has been proposed at the intersection of SR 386 and SR 174 (Long Hollow Pike) in Gallatin and the correspondence from the Department of Transportation to the City of Gallatin regarding the same issue. In my March 27, 2012 letter to Gallatin's City Engineer, Mr. Nick Tuttle, P.E., I expressed the Department's concerns regarding a right in right out access to SR 386 and driveway locations on SR 174.

The Department is supportive of investments in Tennessee that generate economic growth and job creation. In our meeting, it was suggested that you meet with Mr. Steve Allen, our Project Planning Director, along with Mr. Tuttle, to discuss the proposed development and the best way traffic can be accommodated to serve the interest of the development, the City, and the users of the state highway system.

The Department strives to keep an open dialogue with local agencies, the development community, and the citizens of Tennessee as we understand the dynamics of the state highway system are continually changing. The Department is open to discussing opportunities to provide access to the development from the state highway system in conjunction with the City.

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**CITY OF GALLATIN
ENGINEERING DIVISION**

Mr. Charles Kimbrough

August 2, 2012

Page 2

ATTACHMENT 6-5

In your meeting with Mr. Allen and Mr. Tuttle on July 5, 2012, Mr. Allen requested that you develop and provide a traffic analysis for three alternatives for the department to consider;

- 1) An option that includes no access to or from SR 386
- 2) The right in right out option currently conceptualized
- 3) A right out onto SR 386 with a fully developed auxiliary lane that extends to Green Lea Blvd

When you have developed these options, Mr. Allen will be glad to meet and discuss the analysis to determine a path that we hope can meet the objectives of all parties.

If you have any further questions regarding this matter, do not hesitate to contact me at 741-0791 or by email at Paul.Degges@tn.gov or Mr. Allen at 741-2208 or by email at Steve.Allen@tn.gov.

Sincerely,



Paul D. Degges, P.E.

Deputy Commissioner and Chief Engineer

PDD/jc

Cc: Senator Kerry Roberts
Mayor Jo Ann Graves, City of Gallatin
✓ Mr. Nick Tuttle, City of Gallatin
Mr. Toks Omishakin
Mr. Steve Allen
Mr. Winston Gaffron
Mr. Phil Trammel
Mr. Matt Barnes



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

SUITE 700, JAMES K. POLK BUILDING
505 DEADERICK STREET
NASHVILLE, TN 37243-0349
(615) 741-2848

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

March 27, 2012

Mr. Nick Tuttle, P.E.
City of Gallatin, City Engineer
132 West Main Street
Gallatin, Tennessee 37066

RE: Proposed Hunter Pointe, City of Gallatin, Sumner County

Dear Mr. Tuttle:

You recently contacted the Department of Transportation regarding the subject development at the intersection of SR 386 and SR 174 (Long Hollow Pike). Concerns were raised regarding the access to SR 386 and the location of access to SR 174 near the signalized intersection with SR 386.

The Department has reviewed the plans and access points for SR 386 in this vicinity. It appears that the controlled access right of way fence in this area has been improperly removed. Additionally, during the construction phase, a temporary field access was built to facilitate construction activities; however, the final construction did not restore the area to the design configuration. The right of way agreement for this tract provided access via SR 174 and provided no access from SR 386 for safety reasons.

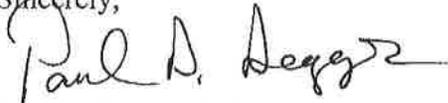
Driveway connections to state routes are regulated via state law through TCA 54-5-301. The design of this project did not contemplate a driveway on SR 386 at this location and based on the current traffic volume, we do not believe it would be in the interest of safety to allow right in right out access.

Mr. Nick Tuttle
March 27, 2012
Page 2

Furthermore, we remain concerned about the driveway location on SR 174 near the signal with SR 386. Turning movements within the area of influence of the turning lanes of a major intersection can result in both congestion and safety issues. We would recommend that no entrances be placed between Wendling Blvd. and SR 386.

I have directed my staff to reestablish the controlled access fence and curb line per the original construction plans. If you have any further questions regarding this matter, do not hesitate to contact me at 741-0791 or by email at Paul.Degges@tn.gov.

Sincerely,



Paul D. Degges, P.E.
Deputy Commissioner & Chief Engineer

PDD/jc

Cc: Mayor Jo Ann Graves
Mr. Winston Gaffron
Mr. Phil Trammel
Mr. Steve Allen

Transportation system and land use have a circular relationship: adequate mobility must be provided to facilitate growth; growth results in increased transportation demands that necessitate an expansion of the system. In addition, trip-making patterns, volumes, and modal choices are a function of the spatial distribution of land use. Consequently, a transportation plan should be responsive to the dynamics of the area and the likely distribution of these activities across the region.

Transportation plans must be consistent with land use plans, thereby prescribing a balance between future land use development and infrastructure needs. As such, the development of a transportation system and the continued growth of a community go hand in hand. One of the first steps to determine future infrastructure needs is to evaluate how the transportation system would function with the desired population and commercial development but in the absence of transportation related infrastructure improvements. The deficiencies highlighted in this “no-build” analysis provide insights into future needs.

Historical traffic growth trends, known development plans, future land uses as described in the Gallatin on the Move 2020 General Development and Transportation Plan, and output from the Nashville Area MPO’s regional travel demand model were used to develop 2030 no-build traffic forecasts for the arterial and collector roadway network in Gallatin. Exhibit 4-7 illustrates the 2030 No-Build levels of service. Several segments are predicted to have poor 2030 levels of service if improvements are not made:

- South Water Avenue,
- Red River Road between US-31E and Long Hollow Pike,
- Long Hollow Pike between Red River Road and SR-386,
- Main Street,
- US-31E
- Big Station Camp Boulevard between Saundersville Road and SR-386.

Of note is that these are for the most part the same roadways that are congested today. The primary difference is that the severity and scope of the congestion are expected to worsen in the future. Many of the projects proposed in this plan are intended to address the issues highlighted during this evaluation.

ROADWAY PROJECTS

The following section describes the projects recommended for the Major Thoroughfare Plan component. These projects are shown on Exhibit 4-8. The resulting 2030 Major Thoroughfare Plan is shown in Exhibit 4-9.

Projects 1 and 2 are focused on preserving and enhancing Gallatin’s connection to SR-386. Gallatin’s primary regional freeway connections include SR-386/US-31E to I-65 and SR-109 to I-40. The SR-109 connection to I-40 is an important link to the western portions of the Nashville region, especially from south and east Gallatin. Improvement recommendations for this link are provided in Projects 20, 33, and 42. Likewise, the SR-386/US-31E connections are a critical link to the greater Nashville region. In fact, SR-386 is arguably Gallatin’s most critical freeway connection.

For many years, US-31E served as the historical link between Gallatin and I-65. However, US-31E was commercialized, even before SR-386 was constructed, restricting its ability to serve as the primary artery between Gallatin and I-65. SR-386 was built as freeway facility (between I-65 and its terminus at Long Hollow Pike) specifically for the purpose of serving as the major artery for Gallatin and Hendersonville to I-65. Enhancing Gallatin’s connection to SR-386 should be a top priority for the community.

ATTACHMENT
6-7

- 1. Long Hollow Pike (SR-174)/Red River Road (SR-25) Corridor between US-31E and SR-109** – Widen Long Hollow Pike (SR-174) between SR-109 and Red River Road (SR-25) to 3 lanes and distribute traffic to US-31E via multiple connections¹³. The goal is to avoid a concentration of traffic at any one location. This scheme provides for several benefits. First, it allows greater flexibility in project implementation. Second, it provides for additional rail crossing points, creating options for circulating traffic and emergency response vehicles when rail crossings are blocked by trains. Third, it minimizes the potential to overload any one intersection or roadway segment. Related projects would most likely be publically funded. However, private sector funding may be appropriate/required if development pressures force the need for roadway improvements before public sector funding can be secured. Proposed improvements for this area include the following:
- Red River Road (SR-25) between Long Hollow Pike (SR-174) and US-31E (existing) – The existing roadway should be improved to allow for greater capacity and safer traffic movements. This could be accomplished by:
 - ◆ Create a grade-separated rail-crossing which would greatly facilitate traffic flow and enhance safety. However, topography may make a grade separated crossing physically or economically infeasible. Engineering studies are required to evaluate the viability of this improvement.
 - ◆ Improve to a three-lane cross-section.
 - ◆ Change the current traffic control scheme at the Long Hollow Pike (SR-174)/Red River Road (SR-25) intersection to allow the Long Hollow Pike (SR-174) to Red River Road (SR-25) connection to become the free flow movement. In this revised scheme Red River Road (SR-25) would “T” into the revised free flow connection as a stop controlled traffic movement.
 - ◆ Widen the Red River Road (SR-25) approach at the Red River Road (SR-25)/US-31E intersection.
 - Maple Street Connection – connect Long Hollow Pike (SR-174) to the new Maple Street/Tulip Poplar Extension via a two or three lane connector across the railroad tracks, providing access to US-31E at Maple Street. This would require a new rail crossing.
 - Blythe Avenue Connection – Strengthen the connection between Red River Road (SR-25) and West Eastland Street via Blythe Avenue to make fuller use of the West Eastland rail crossing. Roundabouts at critical intersections could be used as a part of this solution.
- 2. Long Hollow Pike (SR-174) Between SR-386 and SR-109** – Restrict access and make a free-flow freeway segment as shown in the Figure 4-2.
- Replace the existing traffic signal at SR-386/Long Hollow Pike (SR-174) with grade-separated interchange.
 - Restrict access to Long Hollow Pike (SR-174) between SR-386 and SR-109 Bypass as show in Figure 4-2. Access to the Long Hollow Golf Course could be provided to SR-174 approximately 500 feet west of the SR-386 interchange via the old SR-174 right-of-way. Access to the south side of SR-174 could be provided via an extended Long Hollow Pike (per figure 4-2) or Belvedere Drive.

¹³ It is recommended that engineering studies be performed on the proposed improvements to validate the feasibility of the various alternative alignments. The potential for redevelopment in the area should also be considered.

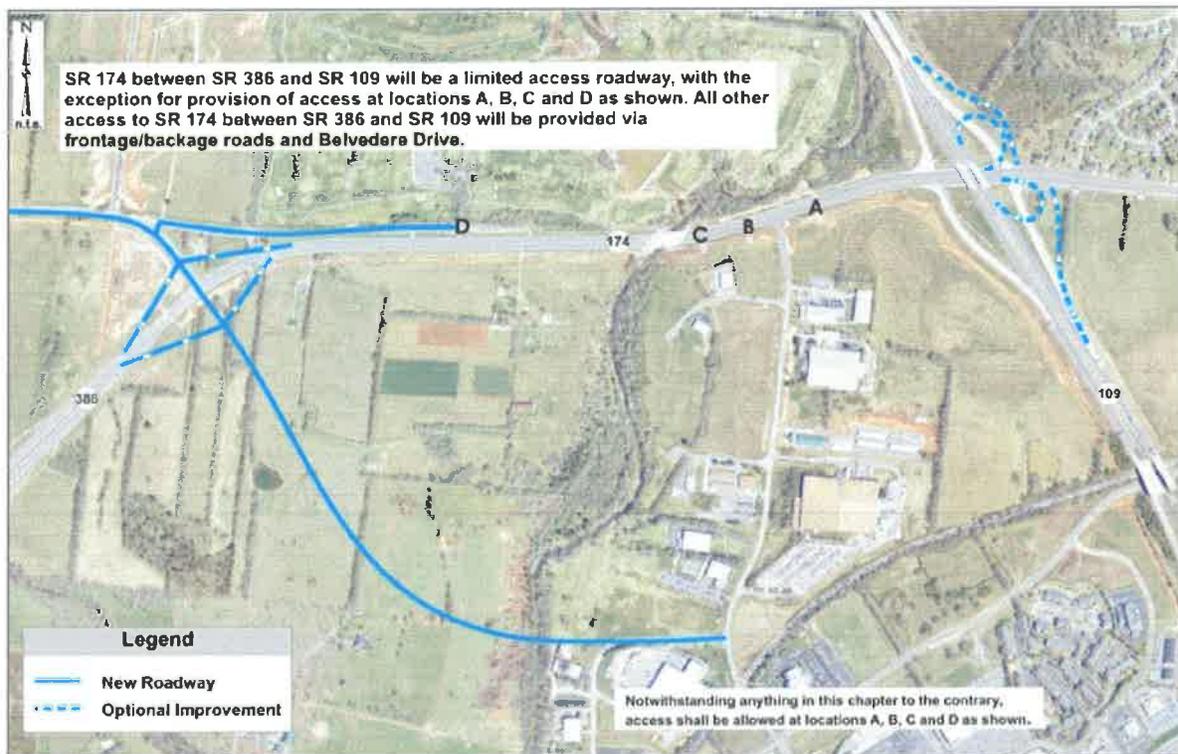
ATTACHMENT

6-7

- This project would most likely be funded by a public agency. However, private sector funding may be appropriate/required if development pressures force the need for roadway improvements before public sector funding can be secured.
- The addition of a loop ramps(s) on the east side of the SR-109 interchange is a supplemental improvement that could be considered to add capacity to the Long Hollow Pike/SR-109 interchange. A loop ramp in the north-east quadrant (serving the northbound to westbound movement) would allow that movement to be made without having to pass through the northbound ramp terminal traffic signal. This loop ramp would facilitate movement from downtown Gallatin and SR-109 south of Gallatin to SR-386. Likewise, a loop ramp in the south-east quadrant (for the eastbound to northbound movement) would facilitate the traffic movement from SR-386 to SR-109 north of Gallatin and the Hatten Track Extension. It may be preferable to construct one or both of these ramps in the future based on detailed traffic analysis. The construction of either ramp would add capacity to the northbound ramp terminal traffic signal. The construction of both ramps has the potential to create freeway weaving problems on northbound SR-109.

ATTACHMENT
6-7

Figure: 4-2 Conceptual Plan for the upgrade of SR-174/SR-386/SR-109 Interchange



3. **GreenLea Boulevard (North) – GreenLea Boulevard (North)** – Provide a continuous connection between Nashville Pike and Long Hollow Pike, with an interchange at SR-386. The section between US-31E and SR-386 has been built to a five-lane section. The segment between SR-386 and Long Hollow Pike (SR-174) will initially be constructed to a three-lane section. However, adequate right-of-way should be reserved between SR-386 and Long Hollow Pike (SR-174) for potential expansion to five-lanes. The development of the surrounding area will drive the need for the project. This project would most likely be privately funded by development interests.

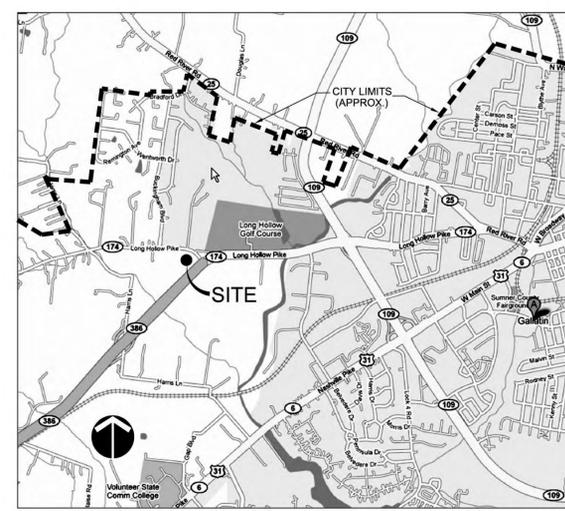




PRELIMINARY DEVELOPMENT SCHEDULE

PHASE	OUTPARCEL	EST. COMPLETION DATE
PHASE 1	F & G	FALL-WINTER 2012/2013
PHASE 2	A	SPRING 2013
PHASE 3	H & I	FALL 2013
PHASE 4	D & E	SPRING 2014
PHASE 5	B & C	FALL 2014

ESTIMATED PROJECT COMPLETION: 2014



DENSITY AND BULK REGULATIONS FOR MIXED USE (MU)

LOT	OVERALL SITE	OUTPARCEL								
		A	B	C	D	E	F	G	H	I
ACREAGE (20,000 S.F. MIN.)	22.81 AC	10.45 AC	3.35 AC	0.92 AC	0.98 AC	1.47 AC	1.52 AC	1.69 AC	1.22 AC	1.21 AC
BUILDING SQUARE FOOTAGE	7,500 SF									
FINANCIAL CONSULTING & ADMIN. OFFICE	7,500 SF									
GENERAL RETAIL SALES AND SERVICES	107,250 SF	75,750 SF		8,300 SF	9,700 SF	13,500 SF			7,500 SF	
CONVENIENCE SALES & SERVICES W/ GAS PUMPS	5,000 SF									
TRANSIENT HABITATION (3 STORIES)	25,500 SF									
FOOD SERVICE	18,450 SF		25,500 SF							
TOTAL	163,700 SF								8,950 SF	9,500 SF
FLOOR AREA RATIO										
MAXIMUM FLOOR AREA RATIO ALLOWED	1.00									
PROPOSED FLOOR AREA RATIO	0.16	0.17	0.17	0.21	0.23	0.21	0.07	0.16	0.17	0.18
PROPOSED LOT COVERAGE RATIO	0.16	0.17	0.06	0.21	0.23	0.21	0.07	0.10	0.17	0.18
PARKING	REQUIRED / PROVIDED / EXCESS									
FINANCIAL CONSULTING & ADMIN. OFFICE - 1000 SF	25/48 / +23									
GENERAL RETAIL SALES AND SERV. - 1250 SF	429/478 / +49									
CONV. SALES & SER. W/ GAS PUMPS - 1/100SF	50/32 / -18									
TRANSIENT HABITATION - 1/UNIT	65/125 / +60									
FOOD SERVICE - 1 PER 4 PATRONS*	93/107 / +14									
PARKING PROVIDED		308	125	47	49	74	32	48	60	47
PARKING EXCESS		+ 5	+ 60	+ 14	+ 10	+ 20	- 18	+ 23	+ 15	- 1
LOT WIDTH										
MINIMUM	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'
PROVIDED (LONG HOLLOW PIKE SR 174)	1,098.34 LF	80.48 LF								
PROVIDED (VIETNAM VETERANS BLVD SR 386)	1,717.68 LF	40.61 LF	653.12 LF	195.00 LF	210.00 LF	314.19 LF	304.76 LF			
MINIMUM BUILDING SETBACKS										
FRONT	50' (ARTERIAL)									
REAR	40' (COLLECTOR)									
MINIMUM YARDS										
FRONT	50% OF REQUIRED SETBACK									
SIDE	10'									
REAR ABUTTING RESIDENTIAL DISTRICT	40'									
REAR ABUTTING COMMERCIAL DISTRICT	20'									
BUILDING HEIGHT										
MAXIMUM	35' (MAY BE INCREASED BY 1' PER 1' INCREASE OF SETBACK)									
PROPOSED	35' (MAY BE INCREASED BY 1' PER 1' INCREASE OF SETBACK)									

SITE DATA:

- THIS PROPERTY IS IDENTIFIED AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY TAX MAP 125.
- SITE AREA: 22.81 AC (993,603 SF)
- EXISTING ZONING OF PARCELS 17.01, 18.02, AND 18.03 IS (MU) MIXED USE.
- EXISTING LAND USE OF THIS SITE IS VACANT/ UNIMPROVED.
- PROPOSED LAND USES LISTED ABOVE.
- ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY GALLATIN PUBLIC UTILITY.
- DESIGN FOR TRANSPORT, DETENTION, AND TREATMENT OF EACH SITE'S STORMWATER INFRASTRUCTURE WILL BE DONE AT THE TIME OF SUBMITTAL OF EACH SITE'S PMDP (S). ALL PERFORMANCE STANDARDS FOR TRANSPORT, DETENTION, AND TREATMENT SHALL BE MET AS OUTLINED IN THE CITY OF GALLATIN STORMWATER ORDINANCE AT THAT TIME. THE AREAS SHOWN AS "DETENTION" ON THESE PLANS ARE INTENDED TO BE USED TO MEET A PORTION OF THESE REQUIREMENTS.
- OPEN SPACES WITHIN THE COMMERCIAL USES OF THE DEVELOPMENT TO BE MANAGED BY THE OWNER'S ASSOCIATION.
- THE PLAN SHOWS "BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY," THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0313E, WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 0313, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
- CONTACTS:
 - CONSULTANTS:
 - MR. CHARLIE LOWE, P.E., R.L.S.
 - RAGAN-SMITH-ASSOCIATES, INC.
 - 316 WOODLAND STREET
 - NASHVILLE, TN 37206
 - (615) 244-8591
 - OWNER:
 - GALLATIN LAND LLC
 - 4228 N. CENTRAL EXPRESSWAY
 - SUITE 110
 - DALLAS, TX 75206
 - (214)522-3300
 - (214)522-0303 FAX
- SITE ADDRESS IS LISTED AS "LONG HOLLOW PIKE" PER SUMNER COUNTY ASSESSMENT DATA E-911 ADDRESSES WILL BE ASSIGNED AT PLAT PHASE.
- AREA LIGHTING IN PARKING LOT TO BE ROAD FIXTURE FROM LITHONIA. AREA LIGHTING IN PEDESTRIAN AREAS TO BE POLE MOUNTED AT20 LUMINAIRE FROM ANTIQUE STREETLIGHTS. AREA LIGHTING IN SERVICE AREAS TO BE BUILDING MOUNTED TWA FIXTURE FROM LITHONIA. SEE SHEET 3 OF 6 FOR FIXTURE OUT SHEETS. ALL LIGHTING TO CONFORM TO CITY OF GALLATIN PHOTO-METRIC STANDARDS.
- ALL HVAC UNITS TO BE ROOF MOUNTED, TYPICAL OF EACH BUILDING, AND SCREENED PER 6.2.0. SECTION 13.08.010.F.
- PROPERTY IS SHOWN AS REGIONAL ACTIVITY CENTER ON THE COMMUNITY CHARACTER AREA MAP.
- CONVENIENCE SALES AND SERVICE (WITH GAS PUMPS) AS NOTED ON PARCEL F IS A CONDITIONAL USE IN MU THAT IS BEING REQUESTED FOR APPROVAL AS PART OF PMDP.
- IF REGIONAL DETENTION AND/OR TREATMENT IS TO BE USED, DESIGN AND CONSTRUCTION SHALL BE DONE PRIOR TO DEVELOPMENT OF THE FIRST LOT WITHIN THE PMDP.
- ANY DRIVEWAY ENTRANCE SHOWN ON APPROVED PLAN IS CONDITIONED UPON THE APPROVAL OF TDOT DRIVEWAY PERMIT.
- APPROVAL OF PMDP IS CONDITIONED UPON APPROVAL OF APPROPRIATE TRAFFIC IMPACT STUDY, AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY.

LANDSCAPE REQUIREMENTS FOR MU:

- 1.71 AC. OF REQUIRED SITE LANDSCAPE AREA (7.5% MIN.).
- INCLUSIVE OF INTERIOR PARKING LOT PLANTING AREA.
- 149 TREES REQUIRED AT 1 TREE/500 SF OF SITE LANDSCAPE AREA. (2" CALIPER MIN.) EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS.
- 1,140 SHRUBS REQUIRED AT 50 SHRUBS/1 AC OF LOT SITE AREA (18" HEIGHT MIN.). INCLUSIVE OF REQUIRED BUFFERYARDS AND SITE LANDSCAPE AREA AND EXCLUSIVE OF SCREENING FOR PARKING.
- INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2-1/2" CALIPER TREES

PERFORMANCE STANDARDS NOTE:

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.

MU BUFFER & LANDSCAPE NOTE:

- ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
- PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
- LANDSCAPE AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.

ACREAGE

017.01=	5.55
018.01=	10.54
018.03=	6.94
TOTAL=	22.81 (+/-) ACRES

STATEMENT REGARDING OPEN SPACE:

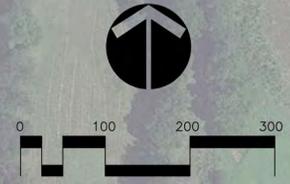
THE PROPERTY OWNERS' MANAGEMENT ASSOCIATION (P.O.M.A.) WILL BE RESPONSIBLE FOR MAINTENANCE OF GREEN SPACE. THERE IS NO COMMON OPEN SPACE.

STATEMENT OF FINANCIAL RESPONSIBILITY

THE PROPERTY KNOWN AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY PROPERTY MAP 125 IS OWNED BY GALLATIN LAND, LLC, OF DALLAS, TEXAS. THE OWNER/DEVELOPER OF THE PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	02°58'10"	3926.88'	201.23'	100.64'	S 89°24'20" E	201.21'
C2	00°51'07"	3779.71'	56.21'	28.11'	S 86°18'09" E	56.21'
C3	03°57'30"	3774.71'	260.68'	130.44'	S 83°07'12" E	260.63'
C4	45°55'04"	497.96'	399.07'	210.95'	S 59°26'13" E	388.48'



HUNTER POINTE

Preliminary Master Development Plan
Master Plan Rendering
Gallatin, Sumner County, Tennessee

JOB NO: 05-149 / 8073
DATE: October 2, 2008
REVISED: August 07, 2012

PROPOSED MATERIALS

- ① PREFINISHED METAL TRIM
- ② EIFS
- ③ FACE BRICK
- ④ STONE (SYNTHETIC OR NATURAL)
- ⑤ METAL CANOPY
- ⑥ ALUMINUM AND GLASS STOREFRONT
- ⑦ FABRIC AWNING

NOTES:

1. THESE ELEVATIONS REPRESENT DESIGN CONCEPTS FOR THE PUBLIC FACADES OF POTENTIAL BUILDINGS. SPECIFIC DETAILS FOR ELEVATIONS WILL BE SUBMITTED WHEN SPECIFIC BUILDINGS ARE PROPOSED.
2. HVAC EQUIPMENT IS PROPOSED TO BE MOUNTED ON THE BUILDINGS ROOF AND SCREENED BY THE PARAPET WALLS. ADDITIONAL ROOF MOUNTED SCREENING MAY BE PROVIDED IF THE PARAPETS DO NOT ADEQUATELY SCREEN EQUIPMENT.



RESTAURANT CONCEPT

PERCENTAGE OF MATERIALS	%
MASONRY STONE / BRICK	90%
EIFS	5%
AWNING CANOPY	5%

Scale: 3/32"=1'-0"



BANK CONCEPT

PERCENTAGE OF MATERIALS	%
MASONRY STONE / BRICK	84%
EIFS	14%
AWNING CANOPY	2%

Scale: 3/32"=1'-0"



CONVENIENCE / FUEL CONCEPT

Scale: 3/32"=1'-0"



RETAIL CONCEPT

Scale: 3/32"=1'-0"

ALL BUILDINGS PROPOSED FOR THIS DEVELOPMENT WILL EITHER MEET OR EXCEED ALL DESIGN GUIDELINES AND / OR ORDINANCES OF THE CITY OF GALLATIN, TN.

PERCENTAGE OF MATERIALS	%
MASONRY STONE / BRICK	80%
EIFS	16%
AWNING CANOPY	4%

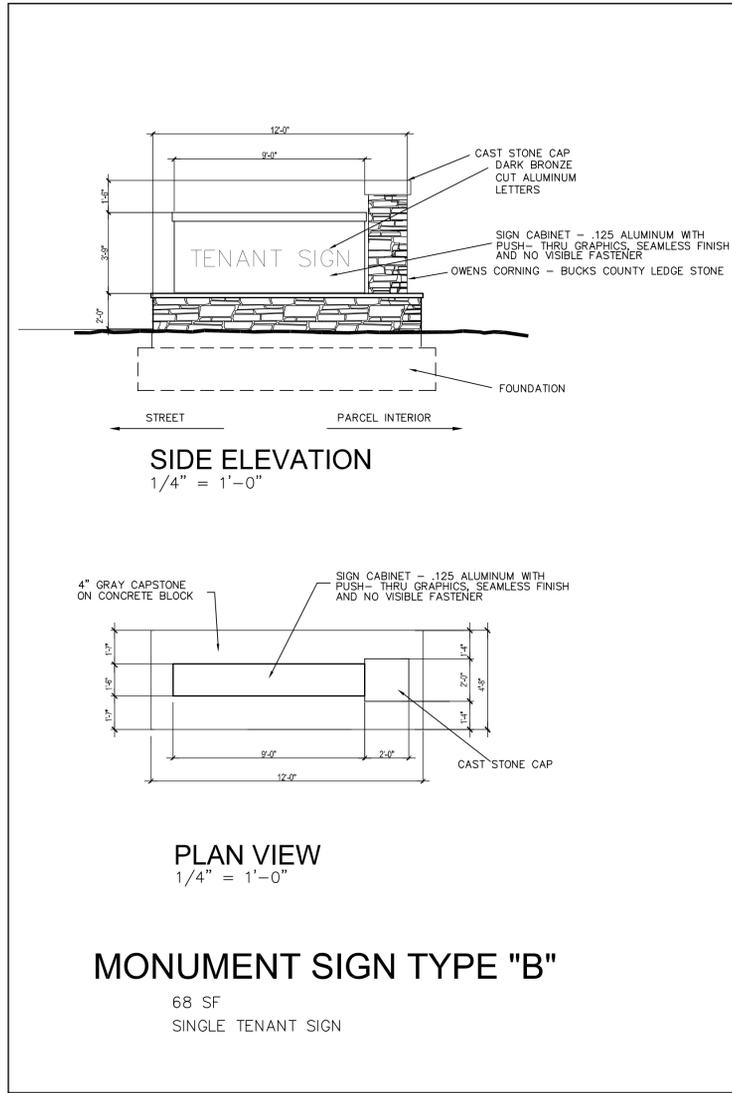
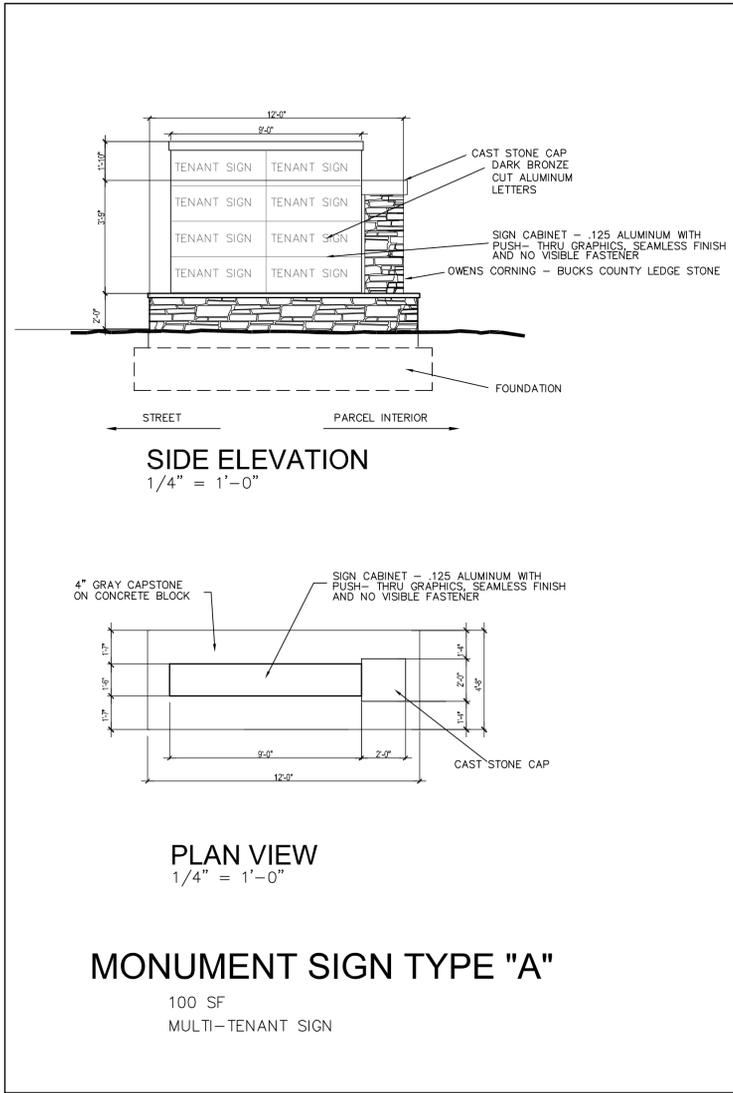
REALTY AMERICA GROUP

HMH# 12004
August 7, 2012

Hunter Pointe

Gallatin, TN

H M H A
H. Michael Hindman
Architects, P.C.



TENANT BUILDING SIGN CRITERIA

GENERAL NOTES

THIS EXHIBIT OUTLINES THE TENANT SIGN CRITERIA FOR BUILDING WALL SIGNS. TENANTS SHALL BE REQUIRED TO PLACE ONE CANOPY SIGN ON THE DESIGNATED SIGN BAND IN FRONT OF THEIR LEASED PREMISES. TENANTS WILL BE REQUIRED TO SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS INDICATING GRAPHIC CONTENT, COLORS, LETTER STYLE, CONSTRUCTION METHODS, FASTENING DETAILS AND ELECTRICAL REQUIREMENTS TO LANDLORD. THESE DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE LANDLORD AND LOCAL AUTHORITY PRIOR TO FABRICATION AND INSTALLATION OF ANY SIGN.

LESSEE ACKNOWLEDGES THAT LESSEE'S SIGNAGE SHALL BE IN ACCORDANCE WITH THE LEASE AGREEMENT AND ALL ATTACHED EXHIBITS. IN THE EVENT THIS DOCUMENT CONFLICTS WITH THE GOVERNING AUTHORITY, THE MORE RESTRICTIVE SHALL APPLY.

A. "TENANT SIGNS" SHALL BE DEFINED AS ANY MESSAGE THAT CAN BE READ FROM THE EXTERIOR OF THE STORE. NOT INCLUDED IN THE DEFINITION ARE MESSAGES USED TO ADVERTISE PRODUCTS, SALES, SPECIAL EVENTS, ETC.

B. THE LOCATION, CHARACTER, DESIGN, COLOR AND LAYOUT OF ALL TENANT SIGNS SHALL BE SUBJECT TO APPROVAL OF THE LANDLORD AND THE LOCAL AUTHORITY.

C. ALL SIGNS ARE TO BE FABRICATED BY A LICENSED AND INSURED SIGN CONTRACTOR, APPROVED BY THE LANDLORD, ACCORDING TO THE REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES. ALL SIGNS ARE TO BE FABRICATED TO UNDERWRITERS LABORATORY SPECIFICATIONS WITH A REGISTERED UL LABEL ATTACHED ON THE RACEWAY OF THE SIGN. TENANTS' SIGN CONTRACTOR SHALL PROVIDE LANDLORD A WRITTEN CERTIFICATE OF LIABILITY INSURANCE WITH A MINIMUM OF \$1,000,000 COVERAGE AND LANDLORD NAMED AS THE INSURED BEFORE INSTALLATION OF THE SIGN. TENANT'S SIGN CONTRACTOR SHALL NOT WORK ON THE PREMISES OR THE SHOPPING CENTER WITHOUT PROOF OF LIABILITY INSURANCE.

D. INSTALLATION: ALL SIGNS ARE TO BE INSTALLED BY STATE, AND/OR LOCAL CERTIFIED SIGN CONTRACTOR, APPROVED BY THE LANDLORD AND ACCORDING TO LOCAL, STATE, AND NATIONAL CODES. ALL ELECTRICAL INSTALLATIONS AND CONNECTIONS ARE TO BE MADE BY A LICENSED ELECTRICIAN.

E. ALL MATERIALS USED IN SIGN FABRICATION ARE TO BE NEW.

F. THE COST OF FABRICATION, INSTALLATION AND MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT.

G. NO SIGN WILL BE PLACED IN FINAL POSITION WITHOUT THE LANDLORD'S REPRESENTATIVE'S APPROVAL.

SIGN CRITERIA

1. **SIGN SPECIFICATIONS**

A. ALL TENANT SIGNS ARE TO BE INDIVIDUAL CHANNEL LETTERS, MOUNTED DIRECTLY TO WALL OR TO CONTINUOUS ROCK WALL, AND SHALL CONSIST OF THE STORE OR SHOP NAME OR APPROPRIATE LOGO ONLY. ALL LETTERS MUST BE ILLUMINATED AND BE NO MORE THAN 36 INCHES HIGH (SINGLE ROW OR MULTIPLE ROW).

B. THE MAXIMUM LENGTH OF THE CANOPY SHALL BE NO MORE THAN 75% OF THE TOTAL WIDTH OF THE TENANT LEASE AREA. THE TOTAL SQUARE FOOTAGE OF THE CANOPY SIGN SHALL NOT EXCEED THAT APPROVED BY THE CITY OF SMYRNA, TENNESSEE.

C. INDIVIDUALLY LIT CHANNEL LETTERS SHALL HAVE BLACK OPAQUE METAL SIDES AND BACKS WITH 1" JEWELITE TRIM. FACES ARE TO BE INTERNALLY LIGHTED USING NEON WHITE OR COLORED TUBES TO MATCH SIGN TO MATCH SIGN FACE, WITH NUMBER OR TUBES TO INSURE EVEN ILLUMINATION SHOWING NEITHER DARK NOR HOT SPOTS. ALL LETTERS ARE TO BE INTERNALLY LIT WITH NEON AND HAVE NO EXPOSED NEON.

D. MINIMUM THICKNESS OF ALUMINUM RETURNS SHALL BE .040" THICKNESS OF ALUMINUM BACKS SHALL BE .063" THICKNESS. RACEWAYS SHALL BE A MINIMUM OF .063 THICKNESS.

E. PLEX FACES ARE TO ACRYLIC A MINIMUM OF 3/16". NO TRANSPARENT LETTER FACES ARE PERMITTED.

F. HARDWARE FOR FABRICATION AND INSTALLATION SHALL BE OF NON-CORROSIVE TYPE OR PLATED.

G. RACEWAYS IF USED, SHALL BE NO LARGER THEN 6" X 6" AND NO LONGER THEN SIGN TEXT. RACEWAYS SHALL BE GALVANIZED METAL AND PAINTED TO MATCH FASCIA.

H. NO EXPOSED WIRING, CONDUIT OR JUNCTION BOXES ARE ALLOWED. ALL PRIMARY ELECTRICAL CONNECTIONS MUST BE MADE BEHIND BUILDING FASCIA.

I. TENANTS WITH NATIONAL LOGOS AND/OR REGISTERED TRADEMARKS SHALL BE ALLOWED THEIR LETTER STYLE AND COLOR PROVIDED THAT LANDLORD APPROVES SUCH LETTER STYLES AND COLOR.

3. **PROHIBITED SIGNS**

OUTRIGGER, MOVING, FLASHING BOX, ROOFTOP, IRIDESCENT, PAINTED, ANIMATED, EXPOSED NEON, INTERMITTENT, NOISE MAKING, NON-ILLUMINATED METAL, WOOD OR PLASTIC OR CARICATURE SIGN ARE STRICTLY PROHIBITED.

4. **SIGN PLACEMENT**

THIS DEVELOPMENT HAS VARIED ARCHITECTURAL FEATURES WHICH INCLUDE SUSPENDED CANOPIES AND AWNINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR SIGN PLACEMENT RELATIVE TO STOREFRONTS, CANOPIES, AND AWNINGS.

Mon, 06 Aug 2012 - 17:00 H:\2012\12004 - HUNTER POINTE - GALLATIN\04 - Schematic Design\12004 SITE SIGNAGE SIGN CRITERIA

Revisions
08-07-2012

HMH Job Number
12004

Drawn By
MH

Date
02-21-2012

Drawing

RESOLUTION APPROVING OTHER BUSINESS ITEM #1 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR HOME DEPOT; PC FILE #1-7-04C (SUBDIVISION) – NEWMAN DOWNS, PH. 3; PC FILE #1-19-08C – ESTATES OF FAIRWAY HEIGHTS, PH. 2; PC FILE #9764-11– AND HOME DEPOT; PC FILE #1-7-04C (UTILITY)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Home Depot; PC File #1-7-04C (Subdivision); Newman Downs, Ph. 3; PC File #1-19-08C; Estates of Fairway Heights, Ph. 2; PC File #9764-11; and Home Depot; PC File #1-7-04C (Utility) submitted by the applicant, City of Gallatin, under Other Business at its regular meeting on August 27, 2012; and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and 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 § 13-3-103 and 13-4-102:

1. The request to renew and extend the performance sureties is consistent with the policies and recommendations in the General Development and Transportation Plan.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect 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 renewal and extension of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one-year renewal and extension of the performance sureties as follows:

- Home Depot; PC File #1-7-04C subdivision performance surety one-year renewal and extension for \$110,000.
- Newman Downs, Ph. 3; PC File #1-19-08C subdivision performance surety one-year renewal and extension for \$54,400.

- Estates of Fairway Heights, Ph. 2; PC File #9764-11 site performance surety one-year renewal and extension for \$34,000.
- Home Depot; PC File #1-7-04C utility performance surety one-year renewal and extension for \$343,000.

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:

NAY:

DATED: 8/27/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

OTHER BUSINESS
ITEM 2

GMRPC Resolution No. 2012-81

RESOLUTION RECOMMENDING ORDINANCE TO VACATE RIGHT-OF-WAY TO JAMES CALDWELL ETUX FAYE CALDWELL AND ACCEPT RIGHT-OF-WAY AND DRAINAGE EASEMENT FROM JAMES CALDWELL ETUX FAYE CALDWELL.
TO THE GALLATIN CITY COUNCIL – PC0033-12

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has considered and recommended vacation by the City of Gallatin of the right-of-way of Dixon Street, as shown in Exhibit A, and acquirement of right-of-way along North Water Avenue, as shown in Exhibit A, and dedication of drainage easement, as shown in Exhibit B; submitted by the applicant, City of Gallatin, at its regular meeting on August 27, 2012; 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 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 § 13-3-103 and 13-4-102:

1. The request for vacating of right-of-way and acceptance of right-of-way and drainage easement described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be 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 acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to vacate the right-of-way of Dixon Street and accept acquirement of right-of-way along North Water Avenue and dedication of drainage easement, to the Gallatin City Council.

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:

NAY:

DATED: 08/27/2012

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ORDINANCE NO. 01208-52

ORDINANCE TO VACATE RIGHT-OF-WAY TO JAMES CALDWELL ETUX FAYE CALDWELL AND ACCEPT RIGHT-OF-WAY AND DRAINAGE EASEMENT FROM JAMES CALDWELL ETUX FAYE CALDWELL.

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

WHEREAS, THE CITY OF GALLATIN has determined it needs to accept a certain right-of-way and drainage easement;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE:

Section 1. That all that portion of the right-of-way, as shown as "Dixon Street ROW", as shown in attached EXHIBIT "A" 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 JAMES CALDWELL ETUX FAYE CALDWELL;

Section 2. That the CITY OF GALLATIN accepts the North Water Right-of-Way and Drainage Easement as shown on Exhibits A and B; and the attached Offer of Irrevocable Dedication by JAMES CALDWELL ETUX FAYE CALDWELL;

Section 3. 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

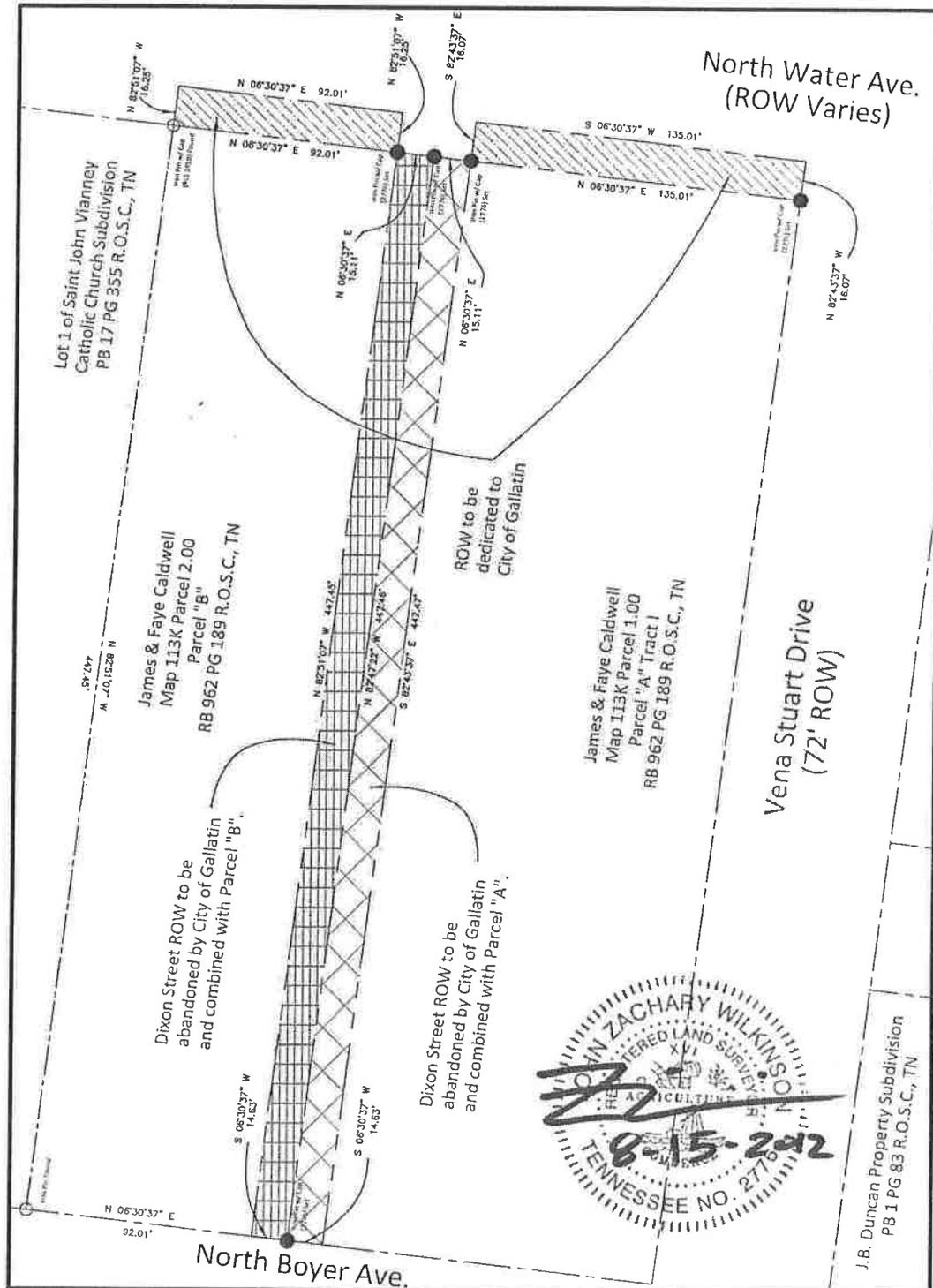
ATTEST:

CONNIE KITTRELL
CITY RECORDER

EXHIBIT A

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY



Tennessee State Plane
(NAD 83)



SCALE: 1"=50'



EXHIBIT A

Gallatin, Sumner County, TN

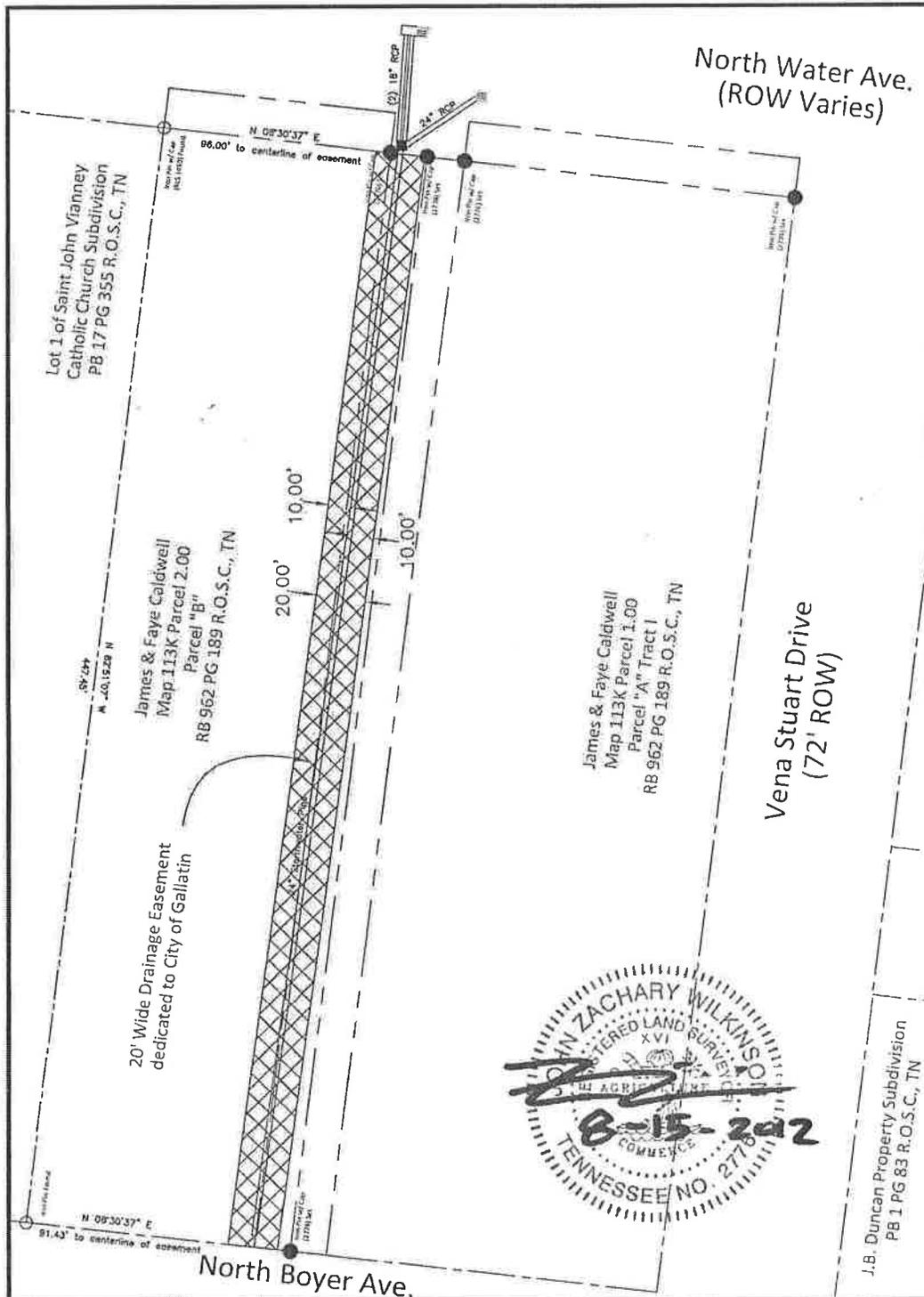
Purpose: Abandonment and
acquisition of Public Right of Way.
Date of Survey: 5-29-2012

Prepared By: J. Zachary Wilkinson, RLS 2776
City of Gallatin Engineering Division
132 West Main Street
Gallatin, TN 37066
615-451-5965

GALLATIN PLANNING
& ZONING

RECEIVED
AUG 16 2012

PC0033-12



Tennessee State Plane
(NAD 83)



SCALE: 1"=50'



EXHIBIT B

Gallatin, Sumner County, TN

Purpose: Dedication of
Drainage Easement
Date of Survey: 7-17-2012

Prepared By: J. Zachary Wilkins, RLS 2776
City of Gallatin Engineering Division
132 West Main Street
Gallatin, TN 37066
615-451-5965

GALLATIN PLANNING
& ZONING

RECEIVED
AUG 16 2012

PC0033-12