
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

August 09, 2016

6:00 pm

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

- Call to Order – Councilman Overton
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Mayor Brown
- Approval of Minutes: July 19,2016 City Council Meeting
- Public Recognition
- Mayor’s Comments

AGENDA

1. Amending Municipal Code to Allow for Beekeeping in Other Zones (**Jimmy Overton, Councilman**)
2. Restructure of the Gallatin Fire Department (**Victor Williams, Fire Chief**)
3. Resolution Accepting Public Improvements for ABC Group Properties, Inc. Subdivision (**Nick Tuttle, City Engineer**)
4. Resolution Accepting Public Improvements for Stratford Park Phase 3, Section 2 (**Nick Tuttle, City Engineer**)
5. Resolution Accepting Public Improvements for Stratford Park Phase 3, Section 3 (**Nick Tuttle, City Engineer**)
6. Resolution Accepting Public Improvements for Stratford Park Phase 4, Section 2 (**Nick Tuttle, City Engineer**)
7. Ordinance to appropriate bond premium and interest earned on 2014 Water Sewer Revenue bond (**Rachel Nichols, Finance**)
8. Resolution to set capitalization thresholds (**Rachel Nichols, Finance**)
9. Planning Department Annual Report (**William McCord, Planning**)
10. Patterson Farms Rezoning & PMDP (**William McCord, Planning**)
11. Request to apply for a TAP Grant from the MPO (**William McCord, Planning**)
12. Ethics Investigation (**Susan High-McAuley, City Attorney**)

- Other Business
- Department Head Reports
- Adjourn

**City of Gallatin
City Council Meeting**

July 19, 2016

The Gallatin City Council met in regular session on Tuesday, July 19, 2016 in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Paige Brown called the meeting to order at 6:00 P.M. Councilman Ed Mayberry led the opening prayer and Councilwoman Julie Brackenbury led the Pledge of Allegiance.

City Recorder Connie Kittrell called the roll and the following were present.

Present:

Mayor Paige Brown
Councilman John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

Absent:

Vice Mayor Craig Hayes

Others Present

Zach Wilkinson, Public Works Director
Gallatin News, Reporter
David Brown, Leisure Services Dir.
Brad Simpson, Engineering Dept.
Connie Kittrell, City Recorder
David Gregory, Public Utilities Dir.
Don Bandy, Police Chief
Donnie Sullivan, Asst. Building Official

Rachel Nichols, Finance Director
Susan High-McAuley, City Attorney
News Examiner, Reporter
Bill McCord, City Planner
Debbie Johnson, Director of HR
Victor Williams, Fire Chief
James Fenton, EDA Director
Chuck Stuart, Building Official

Approval of Minutes

Mayor Brown presented the June 7, 2016 City Council minutes for approval. Councilman Alexander made motion to approve; Councilman Overton seconded. Motion carried with 6 ayes and 0 nays.

Public Recognition on Agenda Related Items

Mayor Brown opened public recognition on agenda related items and with no one wishing to speak public recognition was closed.

Mayor's Comments

- State Farm Third Thursday on Main is this Thursday at 6:30 with Gary Morris performing with special guest Georgette Jones.
- The Children's Summer Movies Series continues this Friday at the Palace Theater.
- Micro Chip Clinic and Free Pet ID this Saturday at the Sumner Spay and Neuter Alliance from 9:00 A.M. to 12:00 P.M.
- Mayor thanked everyone that helped with the flooding and storm issues over the last several weeks.

Agenda

1. Dangerous Building - 118 Bales Street Show Cause Hearing

City Attorney Susan High-McAuley and Assistant Building Official Donnie Sullivan presented the history and provided testimony concerning the 118 Bales Street property.

City Attorney Susan High-McAuley questioned Mr. Sullivan about this property. Mr. Sullivan provided a detailed history of inspections, findings, notifications, publications and causes for the property to be unfit for human occupation.

Ms. High-McAuley instructed Council on the process if they find that the property is unfit for human occupation. She also recommended publication in a local newspaper.

Ms. High-McAuley asked if anyone was present at the Council Meeting concerning 118 Bales Street and no one came forward.

Councilwoman Julie Brackenbury	Yes
Councilman Steve Camp	Yes
Councilwoman Anne Kemp	Yes
Councilman Ed Mayberry	No
Councilman Jimmy Overton	No

Ms. Kittrell stated the vote was 4 ayes and 2 nays.

4. Resolution #R1607-35

Councilman Mayberry presented this resolution accepting public improvements by the City of Gallatin, Tennessee, Foxland Crossing.

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

5. Resolution #R1607-36

Councilman Camp presented this resolution accepting public improvements by the City of Gallatin, Tennessee, Albion Downs, Phase 1 and Phase 3.

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

6. Resolution #R1607-37

Councilman Alexander presented this resolution amending Gallatin Personnel Rules and Regulations relating to nepotism.

Councilman Alexander made motion to approve.

Motion dies for lack of a second.

Other Business

Mayor Brown called for other business.

City Attorney Susan High-McAuley passed out a letter she received this afternoon from the Rosemont Restoration Foundation Board alleging ethical violations by Councilwoman Julie Brackenbury.

Ms. High-McAuley instructed Council to read the letter, determine if the allegations have merit or not, and if they determine there is sufficient merit to ask for an

investigation by the City Attorney, another individual or entity. Ms. High-McAuley stated this is not fact finding tonight; only a determination if the allegations have merit and if they warrant an investigation.

Councilman Overton made motion to have an inside investigation handled by City Attorney Susan High-McAuley; Councilwoman Kemp seconded.

Council discussed.

Councilman Alexander stated he did not feel the allegations merit an investigation. He said he would be voting no for an investigation.

Councilman Camp stated he is the city representative on this board and he was unaware that this was happening. He added that he was there when this took place and he doesn't think this has a lot of merit to it.

Ms. High-McAuley said Councilman Camp should not vote because of his conflict of interest since he is on the board and Councilwoman Brackenbury should not vote.

Mayor stated she felt it was in the best interest of everyone to have an investigation.

Discussion continued.

Mayor Brown asked Ms. Kittrell for a roll call vote.

Ms. Kittrell called the roll call vote and the results are as follows:

Councilman Alexander	No
Councilwoman Kemp	Yes
Councilman Mayberry	Yes
Councilman Overton	Yes

Ms. Kittrell stated the vote was 3 ayes and 1 nay.

With no further business to discuss Mayor closed other business.

Public Recognition on Non-Agenda Related Items

Councilwoman Kemp left the meeting at this time.

Mayor Brown called for public recognition on non-agenda related items.

City Council Minutes
July 19, 2016

- Angela Glidwell of 231 Glenn Avenue provided a letter and photographs to Council. Ms. Glidwell highlighted the details of events that that occurred on July 14, 2016 concerning the raw sewage issue in her home.

Discussion continued.

Ms. Glidwell requested policy changes or an emergency fund established for future issues or cases.

Much discussion continued.

Risk Manager Jamiann Hannah stated the city has filed a claim with our liability carrier so both insurance companies are working on this.

Discussion continued.

Councilman Alexander requested this item be placed on the next work session for more discussion on a new policy to assist citizens when emergencies occur.

- Leisure Services Director David Brown said they had a good turnout yesterday at the ground breaking ceremony for the Tommy Garrott Aquatic Facility.

Mr. Brown invited everyone to the State Little League Tournament for 10-11-12 year olds being held here in Gallatin this year. He said the tournament begins Saturday July 23rd.

- Councilman Alexander stated on July 11th there was a Black Lives Matter March here in Gallatin. Councilman Alexander commended Police Chief Don Bandy for his outstanding support. He added that Chief Bandy started meeting with community leaders, pastors and others earlier this year to plan and discuss events like this.

Councilman Overton agreed with Councilman Alexander's comments and thanked Chief Bandy.

Mayor Brown also agreed with Councilman Alexander and commented on all the great achievements and efforts that Chief Bandy and the Gallatin Police Department are making for the citizens of Gallatin.

Adjourn

Councilman Alexander made motion to adjourn; Councilman Overton seconded. Motion carried with 5 ayes and 0 nays.

City Council Minutes
July 19, 2016

Mayor Brown adjourned the meeting at 6:44 P.M.

Mayor Paige Brown

City Recorder Connie Kittrell

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 09, 2016

DEPARTMENT: Councilman Overton

AGENDA # 1

SUBJECT:

Amending Municipal Code to Allow for Beekeeping in Other Zones

SUMMARY:

A citizen residing in Councilman Overton's district has requested to amend the Municipal Code to allow beekeeping in zones other than what is currently permitted. Tracey Finegan, president of the local beekeepers association, will be present and Mike Studer, a state apiarist, will be in attendance to deliver a presentation to Council.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: FIRE

AGENDA # *2*

SUBJECT:
RESTRUCTURE OF THE GALLATIN FIRE DEPARTMENT

SUMMARY:
RESOLUTION AUTHORIZING FIRE CHIEF VICTOR WILLIAMS TO IMPLEMENT A
RESTRUCTURE OF THE GALLATIN FIRE DEPARTMENT

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:
COUNCIL REQUESTED THAT THIS RESOLUTION BE BROUGHT BACK TO THE
WORK SESSION

RESOLUTION AUTHORIZING FIRE CHIEF VICTOR WILLIAMS TO IMPLEMENT A
RESTRUCTURE OF THE GALLATIN FIRE DEPARTMENT

BE IT RESOLVED that Chief Williams is hereby authorized to execute the attached reorganization of the Gallatin Fire Department by implementing a Fire Administration Division to be headed by an Assistant Fire Chief, upgrading the Training Officer position to the rank of Battalion Chief, and establishing the Fire Prevention as a stand-alone division of the fire department; and

BE IT FURTHER RESOLVED that this resolution shall take effect from and after its final passage, inasmuch as the public welfare requires such.

IT IS SO ORDERED.

AYE: _____

NAY: _____

DATE: _____.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

GFD Restructuring Presentation

I began my journey with Gallatin earnestly on December 10, 2015 when I arrived for my interview. During my interview process I met with various members of the Council, the Mayor, and technical experts from several areas of the state. During the interview process and subsequent meetings with City leadership, I was able to glean four (4) strategic initiatives that have been utilized to set the tone and tenor of our organization, that influence decision making, and that have been used to set organization direction and policy implementation.

The Four Strategic Priorities are as follows:

1. Provide leadership

- a. By providing vision, direction, and empowerment
- b. Created committees to increase personnel's input
 - i. Executive committee
 - ii. Senior Management committee
 - iii. Labor/management committee
 - iv. Recruitment committee
 - v. Apparatus committee
- c. Committees heightened organization ownership
- d. All of this is designed to give personnel an avenue/platform to share ideas and information

2. Increase professional standards/standing (modernize, upgrade, remodel the organization)

- a. Moving from a 1st Responder model to an EMS model
- b. Increasing levels of training, education, and certification
- c. Increase technical skill sets
- d. Increase and enhance service capabilities

3. Increase diversity

- a. Present the organization as open, accepting, inviting, and transparent
- b. Revamped our interview panel and interview process
- c. The interview panel is now diverse in race, rank, gender, and experience
- d. The process is more fair and equitable
- e. Our perspective hire list is diverse in race, gender, and experience

4. Initiate succession planning

- a. Reorganize/restructure the department
- b. Identify members for succession planning efforts
- c. Develop and mentor identified personnel at all levels of the organization

GFD Restructure

GFD restructuring will move our organization from an outdated inefficient model/structure to a more suitable model for growth and expansion not only today but also for future.

1. Current model: for small organizations
 - a. <50 members, 1-3 stations
 - b. Everything funneled through the Deputy Chief
 - c. The Deputy Chief oversees every aspect of the organization
 - d. Deputy Chief oversees operations, administration, fire prevention, community outreach, emergency management coordination, training, special events requests and coordination, etc.
 - e. The Deputy Chief has the three battalion chiefs that report to him, as well as the training officer, the fire marshal, and the senior fire inspector.
2. Restructured model: will provide for better division of labor
 - a. Proposed Model >75
 - b. GFD is at 84/ with the addition of Fire Station #5, GFD will be at 99 personnel
 - c. This model helps with span of control
 - i. 3 Battalions will report to Chief of Operations
 - ii. The Executive Assistant and Training Chief will report to Chief of Administration (EMS Coordinator, Special Operations Coordinator)
 - iii. Sr. Fire Inspector and Public Education Specialist/Fire Inspector reports to Fire Marshal (an Administrative Assistant when one is assigned).
 - iv. The Assistant Chiefs of Operation and Administration and the Fire Marshal will report to the Fire Chief.
 - d. In the new organization structured model
 - i. The **Assistant Chief of Operations** will be responsible for day to operations, operations budget preparation and management, and SOGs for operations.
 - ii. The **Assistant Chief of Administration** will be responsible for SOGs, administration budget preparation and management to include training needs, facilities and apparatus oversight, special events coordination, community outreach, EM coordination, oversee training, EMS, and grant procurement.
 - iii. **The Fire Marshal** will be responsible for day to day operations of the fire prevention division, fire prevention budget preparation and management, public education programs, fire investigations, plans review, burn and other specialized permits, pre-planning efforts, and fire inspections.

GFD restructuring incorporates three (3) of the four strategic priorities gleaned from my interview process and subsequent meetings with members of the Council, *provides leadership*, *increases professional standing*, and *initiates succession planning*.

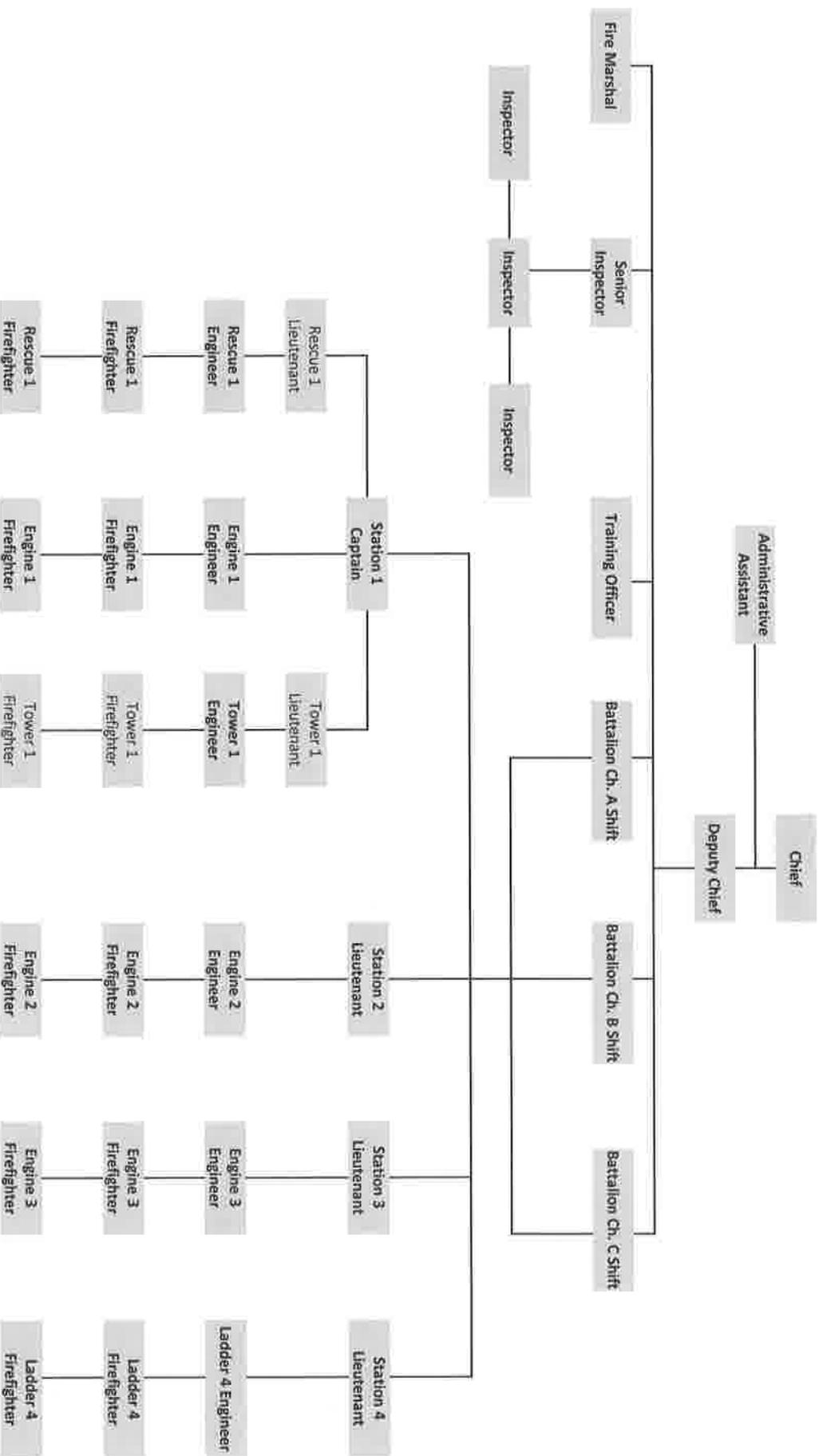
- Succession planning
 - Provides three executive positions that can be utilized for Fire Chief consideration

- Assistant Chief of Administration
 - Assistant Chief of Operations
 - Fire Marshal
 - Builds executive experience for those being developed for Fire Chief considerations
- Professional standing
 - Promotes professional and personal training and development
 - Individuals will be mentored, encouraged to enroll in leadership programs as well as complete college courses for Fire Science and Business degrees, and finally enrolled in the National Fire Academy's Executive Fire Officer Program etc.
- Leadership
 - Developmental leadership
 - Autonomy and empowerment
 - Oversee all aspects of their division
 - Supervise personnel
 - Plan and manage division budget
 - Set schedules, make presentations, etc.
 - Act in Fire Chief's role in my absence

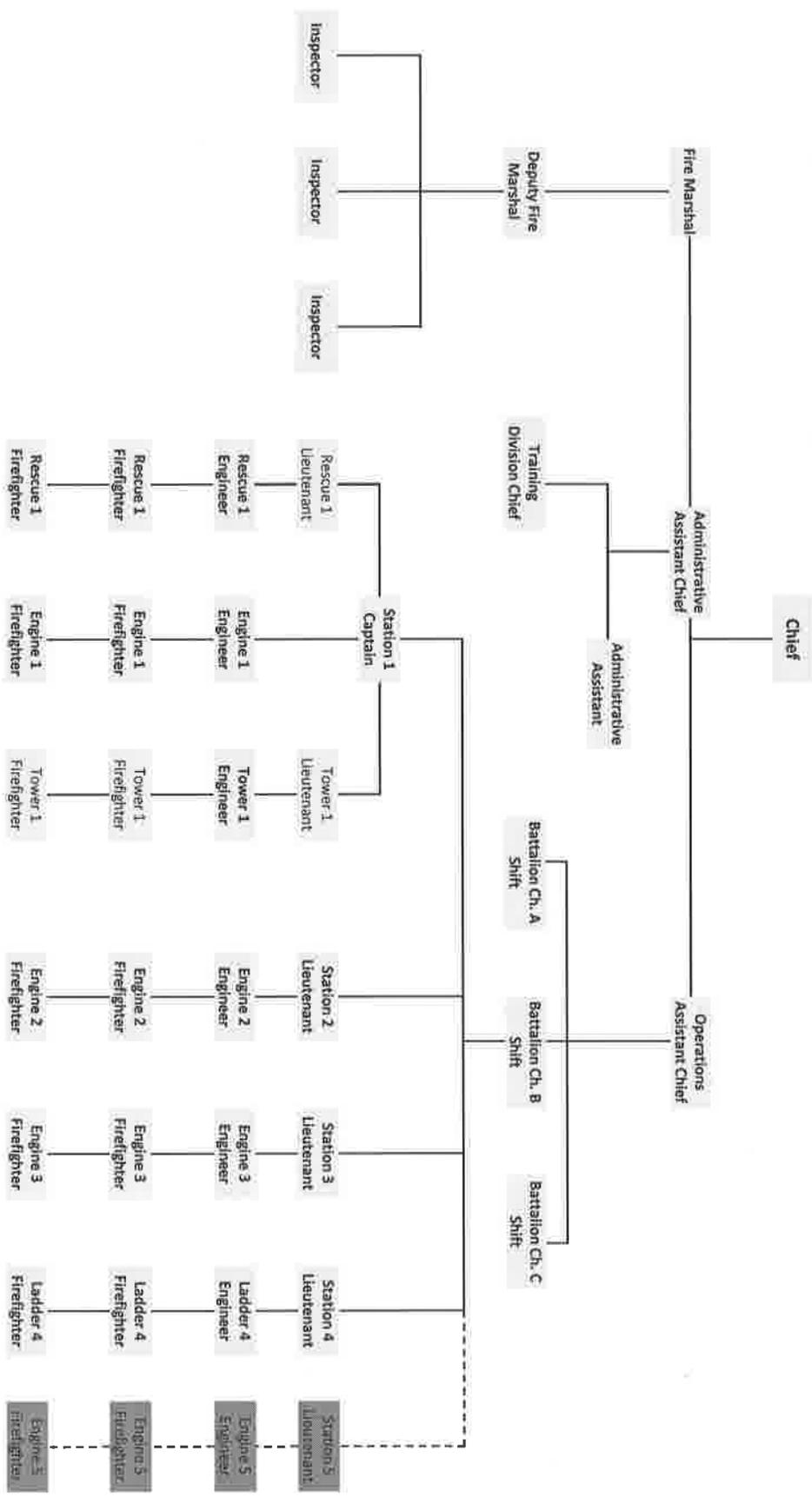
Cost

- Fiscal Year **2016-2017**
 - **\$52,466.78** in salaries
 - Training Officer
 - Assistant Fire Chief of Administration
 - Battalion Chief
 - Captain
 - Lieutenant
 - Driver Engineer
 - Firefighter
 - **\$18,785.77** in benefits
 - Total cost **\$71,252.55**
- Budgetary implications for Fiscal Years 2017-2047
 - **2017-2018** **\$73,033.86**
 - **2018-2019** **\$74,859.70**
 - **2019-2020** **\$76,731.20**
 - **2020-2021** **\$78,649.48**
 - **2021-2022** **\$80,612.72**

Current Organization Structure



Proposed Organization Chart



Fire Restructuring Estimates

Rank	Current Hourly	Current Annual	New Position	New Hourly	New Annual	% Increase	Annual Salary Increase	Original Benefit Cost w/o health	Benefit Increase Estimate	Total Projected Increase	Year 2 Increase	Year 3 Increase	Year 4 Increase	Year 5 Increase		
Training Officer	\$ 24.51	\$ 50,980.80	Training Batt. Chief	\$ 26.36	\$ 54,835.06	7.56%	\$ 3,854.26	\$ 8,683.00	\$ 656.45	\$ 4,510.71	\$ 4,623.48	\$ 4,739.07	\$ 4,857.55	\$ 4,978.98		
Battalion Chief	\$ 21.72	\$ 63,248.64	Assistant Chief	\$ 32.26	\$ 67,110.07	6.11%	\$ 3,861.43	\$ 10,932.00	\$ 667.42	\$ 4,528.85	\$ 4,642.07	\$ 4,758.12	\$ 4,877.07	\$ 4,999.00		
Captain	\$ 20.23	\$ 58,909.76	Battalion Chief	\$ 21.21	\$ 61,749.27	4.82%	\$ 2,839.51	\$ 10,034.00	\$ 483.65	\$ 3,323.16	\$ 3,406.24	\$ 3,491.39	\$ 3,578.68	\$ 3,668.15		
Lieutenant	\$ 18.81	\$ 54,745.60	Captain	\$ 19.75	\$ 57,505.41	5.04%	\$ 2,759.81	\$ 9,283.00	\$ 467.97	\$ 3,227.78	\$ 3,308.47	\$ 3,391.19	\$ 3,475.97	\$ 3,562.87		
Engineer	\$ 17.48	\$ 50,901.76	Lieutenant	\$ 18.35	\$ 53,435.75	4.98%	\$ 2,533.99	\$ 8,780.00	\$ 437.09	\$ 2,971.08	\$ 3,045.35	\$ 3,121.49	\$ 3,199.52	\$ 3,279.51		
Firefighter	\$ 13.72	\$ 39,952.64	Engineer	\$ 14.76	\$ 42,989.23	7.60%	\$ 3,036.59	\$ 6,568.00	\$ 499.20	\$ 3,535.79	\$ 3,624.18	\$ 3,714.79	\$ 3,807.66	\$ 3,902.85		
New Firefighter I				\$ 11.53	\$ 33,581.19		\$ 33,581.19		\$ 15,574.00	\$ 49,155.19	\$ 50,384.06	\$ 51,643.66	\$ 52,934.75	\$ 54,258.12		
Total: \$ 52,466.78											\$ 18,785.77	\$ 71,252.55	\$ 73,033.86	\$ 74,859.70	\$ 76,731.20	\$ 78,649.48

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: **Engineering**

AGENDA # **3**

SUBJECT:

Resolution Accepting Public Improvements for ABC Group Properties, Inc. Subdivision

SUMMARY:

The Planning Commission approved the GMRPC Resolutions on July 25, 2016, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1608-41

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
ABC GROUP PROPERTIES, INC. SUBDIVISION**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named ABC Group Properties, Inc. Subdivision; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the ABC Group Properties, Inc. Subdivision 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

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 public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in ABC Group Properties, Inc. Subdivision, Plat Book 28, Page(s) 180-181, recorded July 9, 2014 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 PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR ABC GROUP PROPERTIES, INC. SUBDIVISION LOCATED WEST OF STEAM PLANT ROAD AND NORTH OF THE AIRPORT ROAD , TO THE GALLATIN CITY COUNCIL – (5-1801-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the Final Plat for ABC Group Properties, Inc. Subdivision which was recorded in Plat Book 28, pages 180-181, R.O.S.C., Tennessee on July 9, 2014; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in ABC Group Properties, Inc. Subdivision submitted by the applicant, ABC Technologies, at its regular meeting on July 25, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION 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 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 § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. By accepting the public improvements, the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. Accepting the public improvements will not have an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

4. By accepting the public improvements, 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 ABC Group Properties, Inc. Subdivision to the Gallatin City Council with the following conditions:

1. The owner and applicant shall submit a maintenance surety in the amount of \$13,000 to the 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

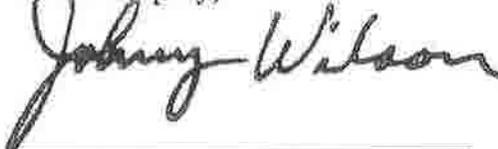
AYE: 5

NAY: 0

DATED: 07/25/2016



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: **Engineering**

AGENDA # 4

SUBJECT:

Resolution Accepting Public Improvements for Stratford Park Phase 3, Section 2

SUMMARY:

The Planning Commission approved the GMRPC Resolutions on July 25, 2016, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R16Ø8-39

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
STRATFORD PARK, PHASE 3, SECTION 2**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Stratford Park, Phase 3, Section 2; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in Stratford Park, Phase 3, Section 2 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

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 public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in Stratford Park, Phase 3, Section 2, Plat Book 28, Page(s) 48, recorded on October 18, 2013, 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 PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR STRATFORD PARK PHASE 3, SECTION 2 TO THE GALLATIN CITY COUNCIL – (PC 5-2187-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Stratford Park Phase 3, Section 2 and is recorded in Plat Book 28, page 48, R.O.S.C., Tennessee on October 18, 2013; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Stratford Park Phase 3, Section 2 submitted by the applicant, Barge Waggoner Sumner & Cannon, at its regular meeting on July 25, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION 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 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 § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. By accepting the public improvements the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. By accepting the public improvements it will not create an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. By accepting the public improvements 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 Stratford Park Phase 3, Section 2 to the Gallatin City Council with the following conditions:

1. Repair the broken curb between 299 and 303 Stratford Park Boulevard.
2. Provide a maintenance surety per Section 3-102, Gallatin Subdivision Regulations.

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: 5

NAY: 0

DATED: 07/25/2016

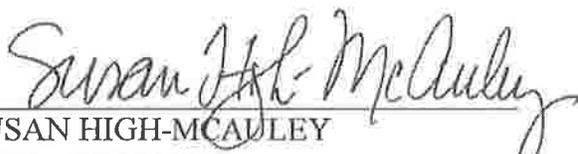


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: **Engineering**

AGENDA # 5

SUBJECT:

Resolution Accepting Public Improvements for Stratford Park Phase 3, Section 3

SUMMARY:

The Planning Commission approved the GMRPC Resolutions on July 25, 2016, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1608-40

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
STRATFORD PARK, PHASE 3, SECTION 3**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Stratford Park, Phase 3, Section 3; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in Stratford Park, Phase 3, Section 3 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

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 public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in Stratford Park, Phase 3, Section 3, Plat Book 27, Page(s) 306, recorded on April 30, 2013 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 PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN STRATFORD PARK PHASE 3, SECTION 3 TO THE GALLATIN CITY COUNCIL – (PC 5-2188-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Stratford Park Phase 3, Section 3 and is recorded in Plat Book 27, page 306, R.O.S.C., Tennessee on April 30, 2013; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Stratford Park Phase 3, Section 3 submitted by the applicant, Barge Waggoner Sumner & Cannon, at its regular meeting on July 25, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION 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 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 § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. By accepting the public improvements the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. By accepting the public improvements it will not create an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. By accepting the public improvements 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 Stratford Park Phase 3, Section 3 to the Gallatin City Council with the following conditions:

1. Reset the catch basin hood between 1034 and 1038 East Sagewood Drive.
2. Repair and backfill the washout between 1020 and 1026 East Sagewood Drive.
3. Provide a maintenance surety per Section 3-102, Gallatin Subdivision Regulations.

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: 5

NAY: 0

DATED: 07/25/2016



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: **Engineering**

AGENDA # 6

SUBJECT:

Resolution Accepting Public Improvements for Stratford Park Phase 4, Section 2

SUMMARY:

The Planning Commission approved the GMRPC Resolutions on July 25, 2016, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF
GALLATIN, TENNESSEE
STRATFORD PARK, PHASE 4, SECTION 2**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Stratford Park, Phase 4, Section 2; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the Stratford Park, Phase 4, Section 2 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

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 public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in Stratford Park, Phase 4, Section 2, Plat Book 28, Page(s) 198, recorded on August 8, 2014, 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 PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR STRATFORD PARK PHASE 4, SECTION 2, TO THE GALLATIN CITY COUNCIL – (PC 5-2192-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Stratford Park Phase 4, Section 2 and is recorded in Plat Book 28, page 198, R.O.S.C., Tennessee on August 8, 2014; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Stratford Park Phase 4, Section 2 submitted by the applicant, Barge Waggoner Sumner & Cannon, at its regular meeting on July 25, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION 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 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 § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. By accepting the public improvements the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. By accepting the public improvements it will not create an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. By accepting the public improvements 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 Stratford Park Phase 4, Section 2 to the Gallatin City Council with the following conditions:

1. Provide a maintenance surety per Section 3-102, Gallatin Subdivision Regulations.

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: 5

NAY: 0

DATED: 07/25/2016



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/9/2016

DEPARTMENT: Finance

AGENDA # 7

SUBJECT:

Ordinance to appropriate bond premium and interest earned on 2014 Water Sewer Revenue bond

SUMMARY:

Appropriate the premium received on the 2014 Water Sewer Revenue bond and appropriate interest earnings on the bond funds to clean up the accounts and close out the fund.

RECOMMENDATION:

approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING PREMIUM AND INTEREST
FOR 2014 WATER SEWER REVENUE BOND
IN THE AMOUNT OF \$400,163

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$392,145.51 is hereby appropriated from the 2014 Water Sewer Revenue Bond Premium, account 319-36910, and that the sum of \$8,017.49 is hereby appropriated from the 2014 Water Sewer Revenue Bond Interest, account 319-36100 to account 31942113-922, Water Treatment Plant Improvements;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect June 30, 2016, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/9/2016

DEPARTMENT: Finance

AGENDA # 8

SUBJECT:

Resolution to set capitalization thresholds

SUMMARY:

The City has the option to set amounts for each capital category (class) as it relates to Fixed Asset reporting and the capitalization of these assets. At some point in the past, the reporting threshold was set at \$2,000 regardless of the asset class. This resolution would update the threshold depending on the asset class.

RECOMMENDATION:

approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION TO SET THRESHOLD FOR CAPITALIZATION

WHEREAS, the City of Gallatin needs to establish a threshold for capitalization that dictates when expenditures may be capitalized in accordance with generally accepted accounting principles; and

WHEREAS, the City of Gallatin needs to establish a different threshold for each asset class in order to maintain effective managerial control;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the threshold is set for the various asset classes as follows:

Land/Right of Way	\$50
Buildings	\$10,000
Improvements Other Than Buildings	\$10,000
Equipment	\$4,000
Rolling Stock (Vehicles, Trailers, ...)	\$4,000
Office Furniture and Equipment (including computer hardware and software)	\$5,000

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect July 1, 2016, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: ____

NAY: ____

DATED: _____

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: Planning Department

AGENDA # 9

SUBJECT:

The Planning Department presents this FY 15-16 Annual Report for the City Council. This summary report describes the number and types of applications, lists some of the major projects reviewed and approved, identifies the revenues and expenses and highlights major activities that were completed or are on-going within the department in FY15-16.

SUMMARY:

See attached Planning Department Annual Report Summary

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:



PLANNING DEPARTMENT ANNUAL REPORT Fiscal Year 2015-16

Table of Contents

- I. Activities and Project Applications
- II. Inspections
- III. Revenue and Expenses
- IV. Implementation/Improvements



I. Activities & Projects and Activities

The Planning Department received a total of 368 applications/project review requests. A total of 293 applications for projects/activity reviews require a plan/project review fee while 233 projects/activities require no fees. Sign permits represented 38% of the fee based applications/project activity reviews. Major projects activities such as re-zonings, master development plans, site plans and final master development plans, preliminary and final plats, conditional use permits requests and variances represent the bulk of activities and projects that require a fee. A total of 422 lots were platted in FY 15-16. A listing of all activities and project types is represented graphically in Figures 1, 2, and 3.

B.1. Conditional Use Applications (MBZA/RBZA)

Total Applications = 7
Approved Applications = 6
Denied Applications = 1
Withdrawn = 0

B.2. Variance Applications (MBZA/RBZA)

Total Applications = 6
Approved Applications = 5
Denied Applications = 1
Withdrawn = 0

B.3. Appeal (MBZA/RBZA)

Total Applications = 0
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

1. A. Final Plats

Total Applications = 21
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

1. B. Preliminary Plats

Total Applications = 20
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0



2. In-House (Administrative) Minor Subdivision Plats

Total Applications = 19
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

3. A. Rezoning (Standard Rezoning)

Total Applications = 3
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

3. B. Rezoning/Preliminary Master Development Plan

Total Applications = 5
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

3. C. Rezoning (Administrative) Text Amendment

Total Applications = 3
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

4. PUD Amendments

Total Applications = 3
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

5. Street Acceptance

Total Applications = 6
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

6. Annexation/Plan of Service

Total Applications = 0
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

7. Comp Plan Amendments, Street Naming, Etc.

Total Applications = 2
Approved Applications = 2
Denied Applications = 0
Withdrawn = 0



8. A. Final Master Development Plan

Total Applications = 38
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

8. B. Site Plans

Total Applications = 21
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

8. C. In-House (Administrative) Site Plans

Total Applications = 12
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

Other cases

Certificate of Appropriateness

Total Applications = 3
Approved Applications = 0
Denied Applications = 0
Withdrawn = 0

Site Plan Sureties and Sureties Renewals

Total Sureties Provided/Renewed = 48
Total Sureties Called = 0
Total Sureties Refunded = 5

Subdivision Sureties and Sureties Renewals

Total Sureties Provided/Renewed = 67
Total Sureties Called = 0
Total Sureties Refunded = 4

Land Disturbance Permit Sureties and Sureties Renewals

Total Sureties Provided/Renewed = 24
Total Sureties Called = 0
Total Sureties Refunded = 2

Utility Sureties and Sureties Renewals

Total Sureties Provided/Renewed = 7
Total Sureties Called = 0
Total Sureties Refunded = 1



Subdivision Maintenance Sureties and Sureties Renewals

Total Sureties Provided/Renewed = 8

Total Sureties Called= 0

Total Sureties Refunded= 0

Zoning Enforcement Cases

Total Cases = 10

Total Sign Violations = 30

II. Development Site Inspections:

Site inspections consists of staff review of development sites that were completed or substantially completed and ready for use or occupancy. Staff reviews the sites to ensure that construction was completed in accordance with the approved plans.

Total Site Inspections Conducted by Planning Staff = 211

CO Inspections = 96

Site Inspections = 30

Sign Permit Inspections = 85



III. Revenue and Expenses

The revenues and expenses of the Department for FY 15-16 are presented in the table below. This also includes data for the previous year. The Department collects a nominal fee for each application. These fees fall far short from covering department expenses. Implementing a fee schedule for services are provided but where no current fee is charged and increasing activities /project review fees should be considered to narrow the gap in the cost recovery ratio.

<u>Total Department Revenues by Activity</u>	<u>2014-2015</u>	<u>2015-2016</u>
Conditional Use Applications (BZA)	\$ 400	\$ 350
Variance Applications (BZA)	\$ 450	\$ 300
Appeal (BZA)	\$ 50	\$ 0
Comp Plan Amendments, Street Naming, Etc.	\$ 0	\$ 0
Preliminary Master Development Plans	\$ 936	\$ 600
Final Master Development Plan Amendments	\$ 4,585	\$ 4,714
Preliminary Plats	\$ 3,770	\$ 5,340
Final Plats	\$ 3,150	\$ 5,995
In-House (Administrative) Minor Subdivision Plats	\$ 1,050	\$ 950
Minor Subdivision Plats	\$	\$ 500
Annexation/Plan of Service	\$ 200	\$ 0
Site Plans	\$ 3,745	\$ 4,125
In-House (Administrative) Site Plans	\$ 600	\$ 600
PUD Amendments	\$ 530	\$ 450
Street Acceptance	\$ 0	\$ 0
Rezoning (Standard Rezoning)	\$ 2,050	\$ 625
Rezoning with Preliminary Master Development Plan	\$ 1,035	\$ 1,782
Rezoning (Administrative) Text Amendment	\$ 0	\$ 0
Certificate of Appropriateness	\$ 0	\$ 0
Master Development Plan Major Amendment	\$ 600	\$ 450
Master Development Plan Minor Amendment	\$ 1,115	\$ 750
Site Plan Sureties and Sureties Renewals	\$ 0	\$ 0
Subdivision Sureties and Sureties Renewals	\$ 0	\$ 0
Sign Permits	\$ 4,848	\$ 6,102
Total	\$29,114	\$33,633
		*(\$35,639)
<u>Total Expenses</u>		<u>\$484,204.66</u>

Cost-Recovery Ratio % 6.93% (7.36%)

* Funds received by Finance prior to Audit



IV. Implementation/Improvements

The Planning Commission continues to work on changes to the Zoning Code. These reviews have been conducted during work sessions. In addition, revisions to the Subdivision Regulations are under review by the Engineering Division and Planning Department. It is expected that the Zoning Code amendment will be presented to the City Council in September or October 2016. This project is being conducted by City staff. Two code changes were approved in FY 15-16. This includes changes to allow Construction Sales and Services in the CS Zoning District and a revision to the sign regulations, primarily to permit digital signs and billboards.

Planning staff attended the Tennessee Chapter of the American Planning Association Fall Conference in Chattanooga and the Winer Retreat in Dickson. Several Planning Commissioners were also able to attend these sessions. In addition, most of the planning staff, planning commissioners and Board of Zoning Appeals members attended a four hour local training session in November at White House. It is important to participate in this training so that staff and appointed commissioners and board members can accrue continuing education unit credits and to expose staff, planning commissioners and board members to the latest planning related strategies, technologies, and issues.

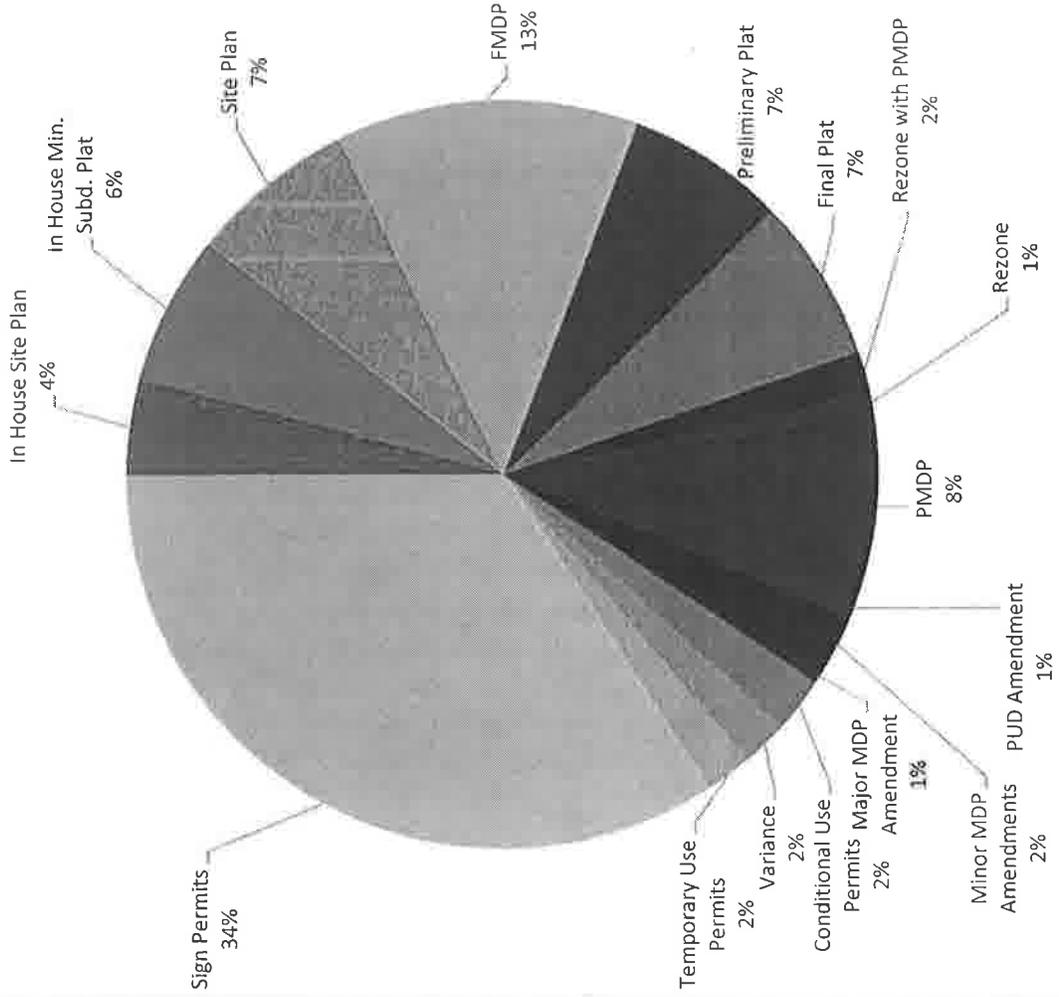
The Planning Department continues to participate in the Nashville Area Metropolitan Planning Organization's Technical Advisory Committee. The MPO adopted the 2040 Long Range Transportation Plan Middle Tennessee Connected in the spring of 2016. The MPO awarded the City a CMAQ grant for improving the signal system along Nashville Pike. In 2015, the City applied for a CMAQ grant to construct a sidewalk along Nashville Pike from Lock 4 Road to Green Wave Drive. This request was not selected but the City applied for a CMAQ grant in June 2016 for this project. In addition, the City applied for and received approval of the Safe Routes to School Grant for pedestrian improvements in the vicinity of Rucker-Stewart Middle School.

The City Planner obtained certification as a floodplain manager in FY 15-16. Managing flood plain development permits is increasingly taking more time as additional development occurs and because of the revision of floodplain maps that occurred in 2012. The floodplain manager also is working with the Engineering Division and the Army Corps of Engineers on the East Camp Creek Flood Study.

ANNUAL REPORT BY PROJECT TYPE 2015-2016 WITH FEES - FIGURE 1

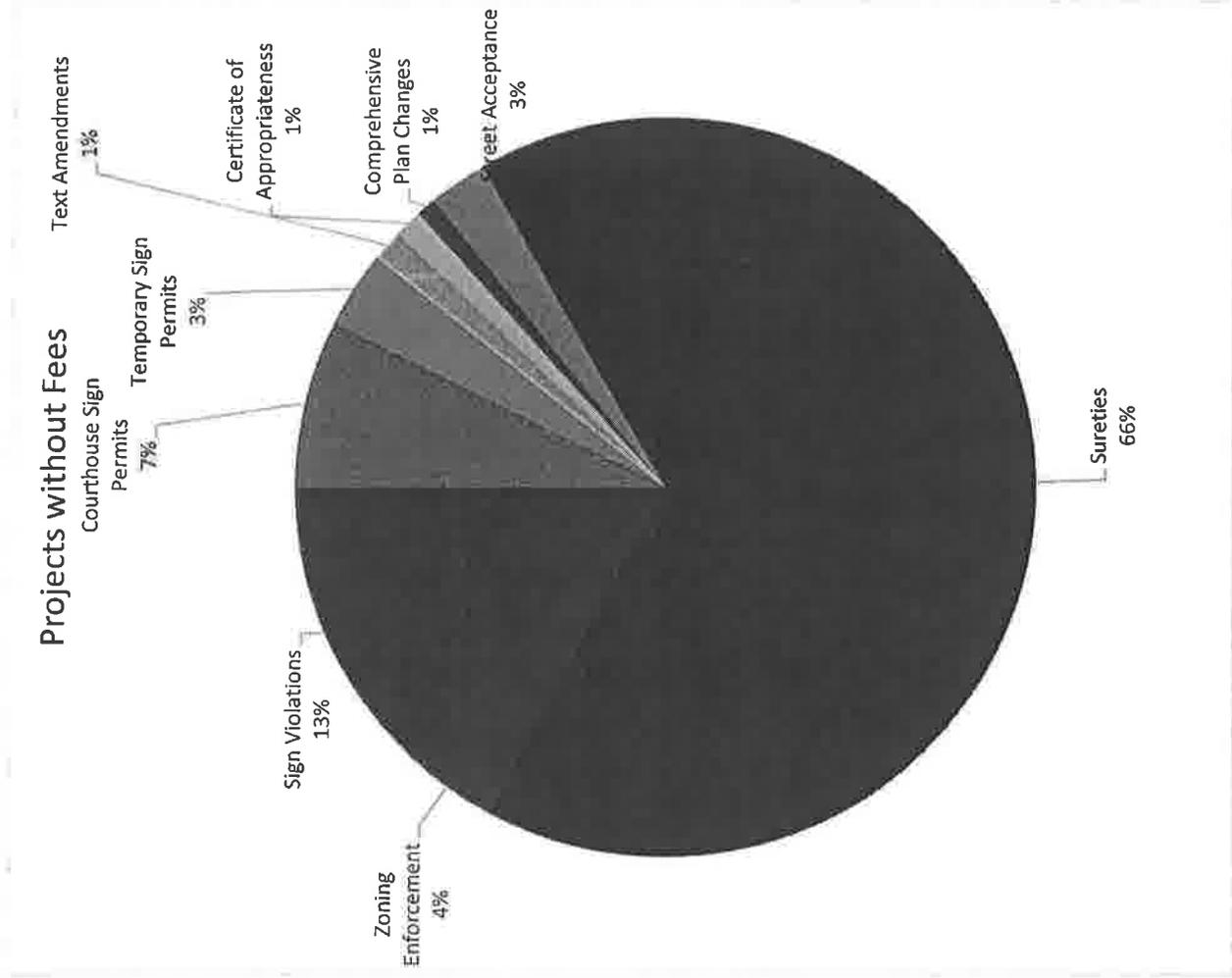
In House Site Plan	12
In House Min. Subd. Plat	19
Site Plan	21
FMDP	38
Preliminary Plat	20
Final Plat	21
Rezone with PMDP	5
Rezone	3
PMDP	23
PUD Amendment	3
Minor MDP Amendments	7
Major MDP Amendment	2
Conditional Use Permits	7
Variance	6
Temporary Use Permits	6
Sign Permits	100
Total Projects	293

Projects with Fees



ANNUAL REPORT BY PROJECT TYPE 2015-2016 WITHOUT FEES - FIGURE 2

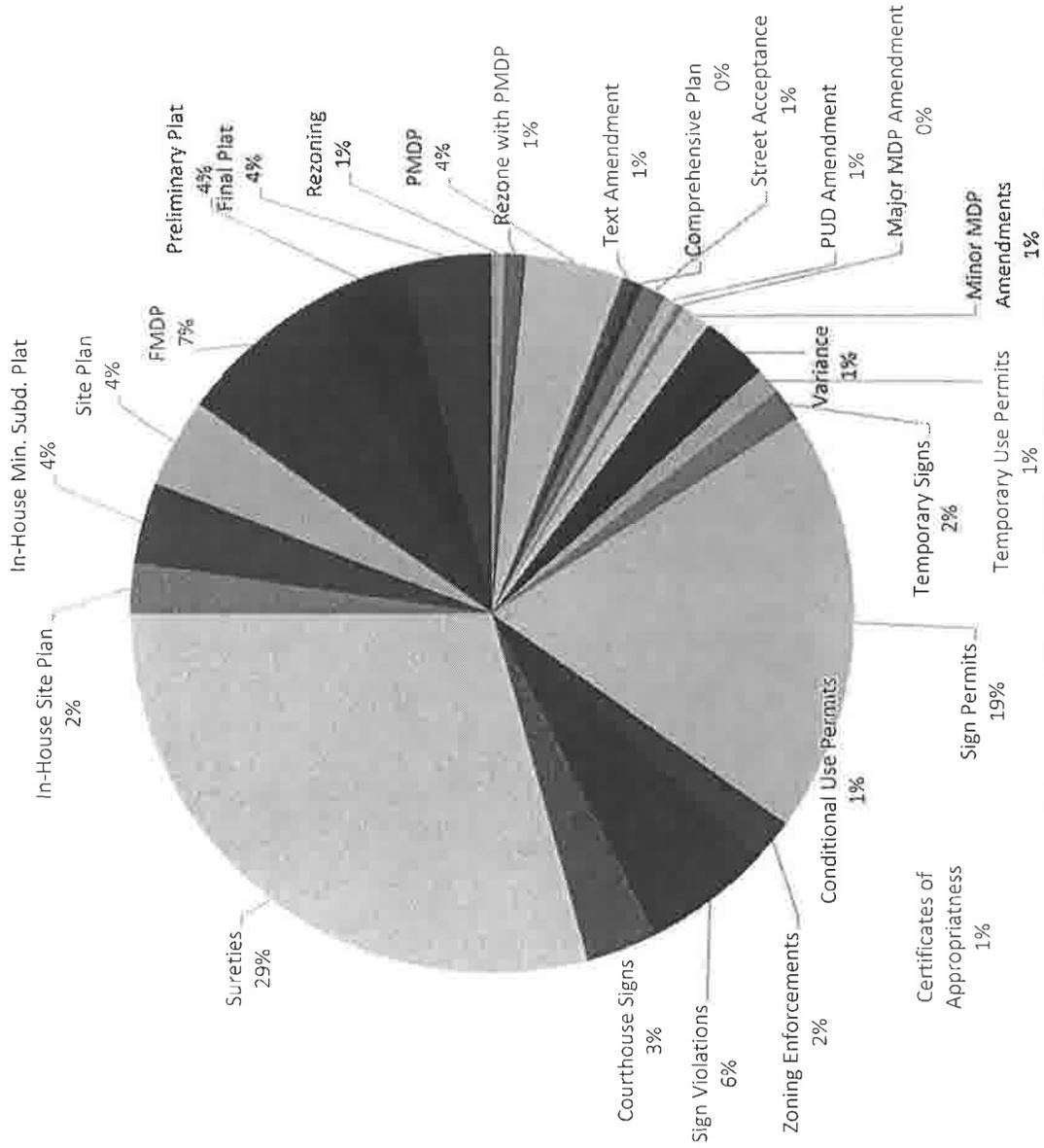
Courthouse Sign Permits	17
Temporary Sign Permits	8
Text Amendments	3
Certificate of Appropriateness	3
Comprehensive Plan Changes	2
Street Acceptance	6
Sureties	154
Zoning Enforcement	10
Sign Violations	30
Total Projects	233



ANNUAL REPORT BY PROJECT TYPE 2015-2016

In-House Site Plan	12
In-House Min. Subd. Plat	19
Site Plan	21
FMDDP	38
Preliminary Plat	20
Final Plat	21
Rezoning	3
Rezone with PMDDP	5
PMDDP	23
Text Amendment	3
Comprehensive Plan	2
Street Acceptance	6
PUD Amendment	3
Major MDDP Amendment	2
Minor MDDP Amendments	7
Conditional Use Permits	7
Variance	6
Certificates of Appropriateness	3
Temporary Use Permits	6
Temporary Signs	8
Sign Permits	100
Zoning Enforcements	10
Sign Violations	30
Courthouse Signs	17
Sureties	154
Total Projects with Fees	293
Total Projects w/o Fees	233
Total All Projects	526

All Projects 2015-2016



**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

AUGUST 9, 2016

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 10

SUBJECT:

An Ordinance No. O1608-44 of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 63.19 (+/-) acres (Tax Map 135 portion of Parcel 002.03 and all of parcel 002.05) from R10-Medium Density Residential and R20-Low Density Residential to MRO - Multiple Residential and Office and with a Preliminary Master Development Plan.

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning 63.19 (+/-) acres (Tax Map 135 and portion of Parcels 002.03 and all of 002.05) from R10-Medium Density Residential and R20-Low Density Residential to MRO - Multiple Residential and Office and approval of a Preliminary Master Development Plan for the Patterson Farms, to construct 206 dwelling units (146 single family and 60 townhomes), located south of State Route 109, west of Clear Lake Meadows Boulevard and north of Nichols Lane; authorizing the revision to be indicated on the official Zoning Atlas; Repealing conflicting ordinances; Providing for severability; and Providing an effective date.

On July 25, 2016 the Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resolution 2016-87. (PC File# 3-2170-16)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01608-44

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING A 51.348 (+/-) ACRE PORTION OF A PARCEL (S.B.E. TAX MAP 135, PARCEL 002.03) FROM R10-MEDIUM DENSITY RESIDENTIAL AND R20-LOW DENSITY RESIDENTIAL DISTRICTS TO MRO-MULTIPLE RESIDENTIAL AND OFFICE DISTRICT AND AN 11.86 (+/-) ACRE PARCEL (S.B.E. TAX MAP 135 PARCEL 002.05) FROM R20-LOW DENSITY RESIDENTIAL DISTRICTS TO MRO-MULTIPLE RESIDENTIAL AND OFFICE DISTRICT, AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR PATTERSON FARMS, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property submitted a complete application to rezone two (2) parcels totaling 63.19 (+/-) acres with a preliminary master development plan located south of State Route 109, west of Clear Lake Meadows Boulevard and north of Nichols Lane in Gallatin, Tennessee; and

WHEREAS, the property to be rezoned is currently zoned R-10-Medium Density Residential and R-20-Low Density Residential; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2016-87; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and T.C.A. Section 13-7-203; and

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

Section 1. The City Council of the City of Gallatin does hereby approve the rezoning of a 51.348 (+/-) acre portion of a parcel from the R-10-Medium Density Residential and R-20-Low Density Residential Zoning Districts to the MRO-Multiple Residential and Office Zoning District as described in Exhibit 'A' and an 11.86 (+/-) acre parcel from the R-20-Low Density Residential Zoning District to the MRO-Multiple Residential and Office Zoning District as described in Exhibit 'B' and approves the Preliminary Master Development Plan as described in Exhibit 'C'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Tax Map Parcel 135//002.03, 51.33 (+/-) Acres

BEING A CERTAIN PARCEL OF LAND SITUATED IN THE THIRD CIVIL DISTRICT, SUMNER COUNTY, CITY OF GALLATIN, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY HIGHWAY 109 (150 FOOT RIGHT-OF-WAY); ON THE EAST BY CLEAR LAKE MEADOWS BOULRYARD (80 FOOT RIGHT-OF-WAY); ON THE SOUTH BY THE PLAN ENTITLED CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE ONE OF RECORD IN PLAT BOOK 25, PAGE 300, REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE (R.O.S.C.T.); AND ON THE WEST BY THE NWEST, LLC PROPERTY OF RECORD IN RECORD BOOK 4016, PAGE 107. R.O.S.C.T. AND THE SUMNER ACADEMY. INC. PROPERTY OF RECORD IN RECORD BOOK 821, PAGE 528 R.O.S.C.T. THE FUTURE DEVELOPMENT AREA OF PLAN ENTITLED LENOX PLACE, PHASE 2 OF RECORD IN PLAT BOOK 22, PAGE 331 R.O.S.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON ROD (NEW) WITH CAP STAMPED "RSA" (RAGAN-SMITH-ASSOCIATES) AT THE WEST END OF A RETURN CURVE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HIGHWAY 109 (150 FOOT RIGHT-OF-WAY WIDTH) AND THE WEST RIGHT-OF-WAY OF CLEAR LAKE MEADOWS BOULEVARD (80 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY OF HIGHWAY 109 WITH SAID WEST RIGHT-OF-WAY OF CLEAR LAKE MEADOWS BOULEVARD THE FOLLOWING FOUR CALLS:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.90 FEET, A CENTRAL ANGLE OF 89 DEGREES 09 MINUTES 37 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 42 MINUTES 53 SECONDS EAST, 35.10 FEET TO A 1/2" IRON ROD (OLD);

2. SOUTH 05 DEGREES 47 MINUTES 50 SECONDS EAST, 75.35 FEET TO A 1/2" IRON ROD (OLD);

3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 205.33 FEET, A CENTRAL ANGLE OF 25 DEGREES 34 MINUTES 31 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 59 MINUTES 24 SECONDS WEST, 203.63 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.04 FEET, A CENTRAL ANGLE OF 96 DEGREES 21 MINUTES 09 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 56 MINUTES 56 SECONDS WEST, 37.26 FEET AN IRON ROD (NEW) WITH CAP STAMPED 'RSA'; THE POINT OF BEGINNING OF HEREIN TRACT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY OF CLEAR LAKE MEADOWS BOULEVARD THE FOLLOWING SEVEN CALLS:

1. NORTH 63 DEGREES 52 MINUTES 47 SECONDS WEST, 2.64 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

2. SOUTH 26 DEGREES 01 MINUTES 35 SECONDS WEST, 50.04 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

3. SOUTH 63 DEGREES 52 MINUTES 47 SECONDS EAST, 2.19 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.76 FEET, A CENTRAL ANGLE OF 98 DEGREES 00 MINUTES 16 SECONDS, AND A CHORD BEARING

AND DISTANCE OF SOUTH 15 DEGREES 34 MINUTES 29 SECONDS EAST, 37.14 FEET AN IRON ROD (NEW) WITH CAP STAMPED 'RSA';

5. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 50.07 FEET, A CENTRAL ANGLE OF 06 DEGREES 22 MINUTES 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 05 MINUTES 49 SECONDS WEST, 50.04 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA";
6. SOUTH 39 DEGREES 12 MINUTES 51 SECONDS WEST, 412.93 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED RLS# 1571;
7. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 228.15 FEET, A CENTRAL ANGLE OF 24 DEGREES 12 MINUTES 31 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 06 MINUTES 35 SECONDS WEST, 226.47 FEET AN IRON ROD (OLD) WITH CAP STAMPED RLS# 2487 AT THE NORTHEAST CORNER OF LOT 104 OF SAID PLAN ENTITLED CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE ONE;

THENCE, LEAVING THE RIGHT-OF-WAY OF CLEAR LAKE BOULEVARD WITH THE NORTHERLY LINE OF PLAN ENTITLED CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE ONE, NORTH 82 DEGREES 37 MINUTES 56 SECONDS WEST, PASSING AN IRON (OLD) WITH CAP STAMPED "DARNALL" 154.69 FEET AT THE NORTHWEST CORNER OF LOT 104 OF SAID PLAN, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 304.66 FEET AT THE NORTHWEST CORNER OF LOT 103 OF SAID PLAN, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 454.66 FEET AT THE NORTHWEST CORNER OF LOT 102 AT SAID PLAN, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 604.65 FEET AT THE NORTHWEST CORNER OF LOT 101 OF SAID PLAN, AND A TOTAL DISTANCE OF 742.42 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 100 OF SAID PLAN;

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID PLAN, NORTH 82 DEGREES 22 MINUTES 24 SECONDS WEST, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 11.00 AT THE NORTHWEST CORNER OF LOT 100, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 160.98 FEET AT THE NORTHWEST CORNER OF LOT 99, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 460.94 FEET AT THE NORTHWEST CORNER OF LOT 97, PASSING AN IRON ROD (OLD) WITH CAP STAMPED 'DARNALL' AT 610.94 AT THE NORTHWEST CORNER OF LOT 96; PASSING AN IRON ROD (OLD) WITH CAP STAMPED 'DARNALL' AT 760.95 FEET AT THE NORTHWEST CORNER OF LOT 95, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" AT 908.02 FEET AT THE NORTHWEST CORNER OF LOT 94, FOR A TOTAL DISTANCE OF 1005.12 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "DARNALL" IN THE NORTHERLY LINE OF LOT 93 AT THE SOUTHEAST CORNER OF SAID NWEST, LLC PROPERTY;

THENCE, LEAVING THE NORTHERLY LINE OF SAID PLAN ENTITLED CLEAR LAKE MEADOWS, SECTION SEVEN, PHASE ONE WITH THE NORTHERLY AND EASTERLY LINE OF NWEST, LLC PROPERTY THE FOLLOWING TEN BEARINGS AND DISTANCES:

1. NORTH 13 DEGREES 20 MINUTES 52 SECONDS WEST, 318.91 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS# 2487";
2. NORTH 81 DEGREES 00 MINUTES 47 SECONDS EAST, 16.88 FEET TO A 5/8 INCH IRON ROD (OLD);
3. NORTH 34 DEGREES 18 MINUTES 21 SECONDS EAST, 64.97 FEET TO A 5/8 INCH IRON ROD (OLD);
4. NORTH 55 DEGREES 41 MINUTES 27 SECONDS WEST, 250.03 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS# 2487";
5. NORTH 34 DEGREES 19 MINUTES 03 SECONDS EAST, 49.86 FEET TO IRON ROD (OLD) WITH CAP STAMPED 'RLS# 910';

6. NORTH 55 DEGREES 41 MINUTES 49 SECONDS WEST, 200.05 FEET TO A 5/8 INCH IRON ROD (OLD);
7. SOUTH 34 DEGREES 02 MINUTES 53 SECONDS WEST, 29.29 FEET TO A 5/8 INCH IRON ROD (OLD);
8. NORTH 55 DEGREES 40 MINUTES 28 SECONDS WEST, 250.09 FEET TO A 5/8 INCH IRON ROD (OLD)
9. SOUTH 34 DEGREES 02 MINUTES 35 SECONDS WEST, 17.16 FEET TO A 5/8 INCH IRON ROD (OLD);
10. NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST, 199.98 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS# 2487" AT THE SOUTHEAST CORNER OF SAID SUMNER ACADEMY, INC. PROPERTY;

THENCE, LEAVING THE NORTHERLY LINE NWEST, LLC WITH THE EASTERLY LINE OF SUMNER ACADEMY, INC PROPERTY, NORTH 34 DEGREES 17 MINUTES 31 SECONDS EAST, 567.94 FEET TO AN 1/2 INCH IRON (ROD) OLD AT THE EASTMOST CORNER OF SAID FUTURE DEVELOPMENT AREA OF PLAN ENTITLED LENOX PLACE, PHASE 2 IN THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 109 (150 FEET RIGHT-OF-WAY WIDTH);

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 109 WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3894.72 FEET, AN ARC LENGTH OF 2,421.47 FEET, A CENTRAL ANGLE OF 35 DEGREES 37 MINUTES 21 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 22 MINUTES 13 SECONDS EAST, 2,382.66 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY OF HIGHWAY 109, CROSSING SAID JAMES MR. PATTERSON AND WIFE MARGERT PATTERNSON PROPERTY THE FOLLOWING THREE CALLS:

1. SOUTH 07 DEGREES 03 MINUTES 44 SECONDS WEST, 187.01 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 257.79 FEET, A CENTRAL ANGLE OF 19 DEGREES 03 MINUTES 29 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 24 MINUTES 32 SECONDS EAST, 256.60 FEET TO A POINT;
3. SOUTH 63 DEGREES 52 MINUTES 47 SECONDS EAST, 67.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,236,026 SQUARE FEET OR 51.33 ACRES, MORE OR LESS.

EXHIBIT 'B'

Legal Description – Tax Map Parcel 135//002.05, 11.86 (+/-) Acres

BEING A CERTAIN PARCEL OF LAND SITUATED IN THE THIRD CIVIL DISTRICT, SUMNER COUNTY, CITY OF GALLATIN, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE FUTURE DEVELOPMENT AREA OF PLAN ENTITLED LENOX PLACE, PHASE 2 OF RECORD IN PLAT BOOK 22, PAGE 331, REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE, (R.O.S.C.T.); ON THE EAST BY HIGHWAY 109 (150 FOOT RIGHT-OF-WAY) AND THE JAMES M. PATERSON AND WIFE, MARGARET PATTERSON PROPERTY OF RECORD IN RECORD BOOK 3275, PAGE 105, R.O.S.C.T.; ON THE SOUTH BY THE NWEST, LLC PROPERTY OF RECORD IN RECORD BOOK 4016, PAGE 107, R.O.S.C.T. AND PLAN ENTITLED CLEARLAKE MEADOWS, SECTION FOUR OF RECORD LN PLAT BOOK 25, PAGE 109, R.O.S.C.T.; ON THE WEST BY THE SUMNER ACADEMY, INC. PROPERTY OF RECORD IN RECORD BOOK 352, PAGE 238, R.O.S.C.T AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID SUMNER ACADEMY PROPERTY, IN THE SOUTHERLY LINE OF SAID THE FUTURE DEVELOPMENT AREA OF PLAN ENTITLED LENOX PLACE, PHASE 2 AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, WITH THE SOUTHERLY LINE OF LENOX PLACE THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. SOUTH 86 DEGREES 04 MINUTES 32 SECONDS EAST 321.39 FEET TO A 1/2 INCH IRON ROD (OLD);
2. SOUTH 86 DEGREES 00 MINUTES 08 SECONDS EAST, 878.86 FEET TO A 1/2 INCH IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID JAMES M. PATTERSON AND WIFE, MARGARET PATTERSON PROPERTY AND IN THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 109 (150 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING THE RIGHT-OF-WAY OF HIGHWAY 109 WITH THE WESTERLY LINE OF THE PATTERSON PROPERTY, SOUTH 34 DEGREES 17 MINUTES 31 SECONDS WEST, 567.94 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED 'RLS 2487" IN THE NORTHERLY LINE OF SAID NWEST, LLC PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF THE NWEST, LLC PROPERTY, NORTH 85 DEGREES 59 MINUTES 15 SECONDS WEST, 287.14 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS 2487" AT THE NORTHEAST CORNER OF LOT 15 OF SAID PLAN ENTITLED CLEARLAKE MEADOWS, SECTION FOUR;

THENCE, WITH THE NORTHERLY LINE OF SAID PLAN, NORTH 85 DEGREES 59 MINUTES 42 SECONDS WEST PASSING A 1/2 INCH IRON ROD (OLD) AT 299.79 FEET AT THE NORTHWEST CORNER OF LOT 13, PASSING AN 1/2 INCH IRON ROD (OLD) AT 399.37 FEET AT THE NORTHWEST CORNER OF LOT 12, PASSING AN 1/2 INCH IRON ROD (OLD) AT 562.44 FEET AT THE NORTHWEST CORNER OF LOT 11, AND A TOTAL DISTANCE OF 619.91 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS# 1941" IN THE EASTERLY LINE OF SAID SUMNER ACADEMY PROPERTY; THENCE, WITH THE EASTERLY LINE OF THE SUMNER ACADEMY PROPERTY, NORTH 03 DEGREES 12 MINUTES 46 SECONDS EAST, 489.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 516,548 SQUARE FEET OR 11.86 ACRES, MORE OR LESS,

EXHIBIT 'C'

The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Patterson Farms, consisting of a four (4) sheet plan, prepared by Ragan Smith of Nashville, TN, with Job No. 16045 dated June 27, 2016, with a final revision date of July 14, 2016, with the following conditions:

1. Update the acreage totals to be rezoned and the boundary survey on Sheet PM 2.1 to remove the Commercial Services (CS) zoned property at the corner of Clear Lake Meadows Boulevard and State Route 109.
2. Modify the plan to indicate all greenway extensions consistent with the Gallatin on the Move 2020 Plan. This includes a greenway within the type 40 bufferyard on the Westside of the development and extending a walkway connection from the cul-de-sac between Lots 57 and 58 to the proposed greenway to the south boundary of the development.
3. The applicant shall show and label a pedestrian walkway to connect with the greenway shown along the property boundary with Lenox Place, Phase 4.
4. A sign package including conceptual elevations shall be included with the Final Master Development Plan.
5. Change the asphalt binder layer from a 2.0 inch section to a 2.5 inch section.
6. On the 50' public R.O.W. roadway section drawing the crushed stone base section should be 8" in the zoomed in "typical curb and pavement detail" instead of 6".
7. Change the reference note on the plan view about the one-way public street to say 30' to match the "30' public R.O.W. roadway section (18' pavement) one-way section" detail.
8. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.



STAFF REPORT for CITY COUNCIL

Rezoning with Preliminary Master Development Plan for Patterson Farms (PC File# 3-2170-16)

Located South State Route 109, West of Clear Lake Meadows Boulevard and North of Nichols Lane

Date: August 2, 2016

REQUEST: OWNER AND APPLICANT REQUESTS REZONING 63.19 (+/-) ACRES (TAX MAP 135 PORTION OF PARCEL 002.03 AND ALL OF PARCEL 002.05) FROM R10-MEDIUM DENSITY RESIDENTIAL AND R20-LOW DENSITY RESIDENTIAL TO MRO - MULTIPLE RESIDENTIAL AND OFFICE AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR PATTERSON FARMS, TO CONSTRUCT 206 DWELLING UNITS (146 SINGLE FAMILY AND 60 TOWNHOMES), LOCATED SOUTH OF STATE ROUTE 109, WEST OF CLEAR LAKE MEADOWS BOULEVARD AND NORTH OF NICHOLS LANE.

OWNER: CMH PARKS, INC. (KOBY DUMONT)
APPLICANT: RAGAN SMITH (GEORGE WELCH)
STAFF RECOMMENDATION: PC RECOMMENDS APPROVAL OF ORDINANCE No. O16Ø8-44
STAFF CONTACT: KEVIN CHASTINE
PLANNING COMMISSION DATE: JULY 25, 2016
CITY COUNCIL COMMITTEE DATE: AUGUST 9, 2016

PROPERTY OVERVIEW: The owner and applicant are requesting rezoning 63.19 (+/-) acres (Tax Map 135 Portion of Parcel 002.03 and All of Parcel 002.05) from R10-Medium Density Residential and R20-Low Density Residential to the MRO-Multiple Residential district and Office (MRO) and approval of a Preliminary Master Development Plan for Patterson Farms, to construct 206 dwelling units (146 single family and 60 townhomes), located south of State Route 109, west of Clear Lake Meadows Boulevard and north of Nichols Lane. The Dwelling, One-Family Detached and Dwelling, Multi-Family uses are permitted within the MRO - Multiple Residential and Office (MRO) zone district. (Attachment 4)

Per Section 12.02 and Section 15.07 of the Gallatin Zoning Ordinance, the Planning Commission recommended approval of the rezoning from R10-Medium Density Residential and R20-Low Density Residential to Multiple Residential and Office (MRO) and Preliminary Master Development Plan for Patterson Farms with conditions as described in GMRPC Resolution 2016-87. (Attachment 5)

CASE BACKGROUND:

Previous Approvals

The original development approved for a portion of this property is a Sketch Plat for Blantyre Estates. This consists of 251 lot residential subdivision on 167 acres (PC File# 1-10-99A). After a number of preliminary and final plats were approved for Blantyre Estates, only two (2) final plats were recorded (PC File# 1-3-98C and 1-9-99C). These two (2) final plats created 35 lots. The balance of the Blantyre Estates property, 141.6 acres, was

transferred to a new owner and a new development, Clear Lake Meadows subdivision, was proposed.

On September 23, 2002, the Planning Commission approved a Sketch Plat (PC File#1-16-02A) for Clear Lake Meadows, a 218 lot residential subdivision on 141.6 (+/-) acres. (Attachment 2) Portions of Clear Lake Meadows have been platted, including Phase 1, Section 5, and Phase 2, Sections 3, 4, 5, and 7, Phase 2, Section 7, Phase 1, and Section 11.

Natural Features

The natural topography of Tract 1 (Tax Map 135 Parcel 002.03) slopes from the highest point of elevation (560') located at the northeast corner of the tract at SR 109 and Clear Lake Meadows Boulevard, towards the lowest point of elevation (491') located at the along the western property boundary, adjacent to Tract 2 of the development. The natural topography of Tract 2 (Tax Map 135 Parcel 002.05) slopes from the highest point of elevation (513') located at the northwest corner of the property to the lowest point of elevation (492') at the southeast corner of the property, adjacent to Tract 1 of the development. Based on FEMA FIRM Map 471650427G, no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses

To the north, is Lenox Place, Phase 4, zoned MRO, and across 109 is Elk Acres Section 3B zoned R15-Planned Residential Development, and a large cornfield zoned R20 – Low Density Residential. To the south is Clear Lake Meadows, Section 7, Phase 1 zoned R40-Low Density Residential the proposed Clear Lake Meadows, Section 6 zoned R20-Planned Residential Development, and Clear Lake Meadows, Section 4 zoned R20. To the east is a vacant commercial outparcel zoned CS-Commercial Services, a vacant parcel zoned R10, and the future site of United Church zoned R20. To the west is Sumner Academy zoned R20.

DISCUSSION:

Proposed Development

The owner and applicant request to rezone 63.19 (+/-) acres (Tax Map 135 a portion of Parcel 002.03 and all of parcel 002.05) from R10 and R20 to MRO-Multiple Residential and Office and approval of a Preliminary Master Development Plan for Patterson Farms, to construct 206 dwelling units (146 single family and 60 townhomes), located south of State Route 109, west of Clear Lake Meadows Boulevard and North of Nichols Lane. The Dwelling, One-Family Detached and Dwelling, Multi-Family uses are permitted uses within the MRO-Multiple Residential and Office zone district. (Attachment 4)

The Patterson Farms development is comprised of two (2) tracts totaling 63.19 (+/-) acres. Tract 1 (Tax Map 135 Parcel 002.03) is currently split zoned R10, R20, and CS - Commercial Services - totaling 53.33 (+/-) acres. The two (2) acre portion zoned CS will not be rezoned. Tract 2 (Tax Map 135, Parcel 002.05) is currently zoned R20 and totals 11.86 (+/-) acres. Tract 1 was previously approved for a sketch plat as Sections 9, 10, and 12 of the Clear Lake Meadows subdivision. The Sketch Plat for sections 9 and 10 contain 91 Single-family lots. The Patterson Farms PMDP proposes 146 single family lots on Tract 1, which is an increase of 55 lots from the previously approved sketch plat. Tract 2 was not

part of the Clear Lake Meadows subdivision and no development has been previously considered on this property. The total density of the Patterson Farms development is 3.16 dwelling units per acre.

Gallatin on the Move 2020 General Development Plan

The Gallatin on the Move 2020 General Development Plan designates these parcels as part of the Suburban Neighborhood Established Character Area. The MRO-Multiple Residential and Office (MRO) zoning district is listed as an applicable zoning district for this Character Area. The Character Area also lists single family residential and townhomes as primary land uses. Therefore, the proposed 206 unit residential development is consistent with the Suburban Neighborhood Established Character Area designation.

Access Management

The Patterson Farms PMDP includes seven (7) new public rights-of-way and three (3) private rights-of-way. The public rights-of-way will serve the 146 single family dwelling units and the private rights-of-way will serve the 60 townhome units. The right-of-way widths and pavement widths are provided in the table below.

Patterson Farms – Rights-of-Way			
R.O.W. Width	Pavement Width	Public or Private	Quantity
50 feet	26 feet	Public	5
30 feet	18 feet	Public (One-Way)	3
30feet	20 feet	Private	3

The Patterson Farms development will have two (2) access points on to Clear Lake Meadows Boulevard and will connect to Nichols Lane when Clear Lake Meadows Section 6 is constructed. The street stubs were installed at the time Clear Lake Meadows Boulevard was constructed. The previously approved Sketch Plat shows two (2) connections onto Clear lake Meadows Boulevard and three (3) connections into Clear Lake Meadows, Section 6. A subsequent rezoning of Section 6 reduced the number of connections between Section 6 and the proposed Patterson Farms development to one (1) connection.(Attachment 3)

The greenway plan calls for the Lock 4 Greenway to be extended southward along/adjacent to Sumner Academy and to Nichols Lane, which the applicant has shown the portion of this greenway that is located within the boundaries of the Patterson Farms development and Lenox Place, Phase 4. The applicant has also shown a sidewalk connection to Sumner Academy from the townhome portion of the development. Additionally, the applicant shall show and label a pedestrian walkway to connect with the greenway shown along the property boundary with Lenox Place, Phase 4.

Architectural Designs

The Preliminary Master Development Plan includes 25 sample elevations for the single family detached units and one (1) sample elevation for the townhomes. (Plan Sheet PM3.1)(Attachment 4-Sheet 4)

Single Family Detached Units

The sample architectural elevations provide six (6) examples of one-story homes and 24 examples of two-story homes. The homes include a mixture of side gable and hipped roofs, with smaller projecting gable roofs located above the entrances or projecting bay of the home. The building materials are a mixture of siding, brick, stone, and stucco as shown in detail on a couple of the elevations. Other architectural details include board and batten siding, roof dormers, half-timbering, and first floor porches.

Townhomes

The sample elevation illustrates a one-story building that contains four (4) units. The buildings show side gable roofs with projecting garages with alternating gable and hipped roofs. The four (4) unit building is completely sheathed in brick. Other architectural details include roof dormer or window above the garage and metal gates to secure the main entrance and courtyard area located between the projecting garages. The townhomes are located adjacent to Lenox Place Phase 4 and are very similar in design to the existing townhomes in Lenox Place, Phase 4.

The Planning Commission approved the architectural elevations as submitted. The final architectural elevations will be approved as part of the Final Master Development Plan.

Signage

The applicant provided a photograph of a sample subdivision entrance sign on Sheet PM 3.1 of the Preliminary Master Development Plan. The monument sign is proposed to be located within Common Area 1 along Clear Lake Meadows Boulevard. The monument sign is a stone pier, with a lantern on top of the pier and a bronze plaque on the front elevation of the pier. A sign package including conceptual elevations shall be included with the Final Master Development Plan.

Open Space/Bufferyards

The PMDP shows all proposed bufferyards and the required bufferyards and lists the required landscape material for each bufferyard. (See Table Below) This consists of an alternative bufferyard plan for this development.

REQUIRED/PROPOSED BUFFERYARDS		
ADJACENT ZONING	REQUIRED BUFFERYARD	PROVIDED BUFFERYARD
R 10	Type 30	Type 15 (Intervening Collector Road)
R 15	Type 30	Type 15 (Intervening Collector Road)
R 20	Type 40	Type 40 and Type 20 (Intervening Collector Road)
R 20 – Planned Residential Development	Type 40	Type 40
R 40	Type 50	Type 50
Multiple Residential and Office	Type 10	Type 10

The Planning Commission approved the bufferyard and landscape plan. A final landscape plan will be approved with the Final Master Development Plan.

Parking

The Dwelling, One-Family Detached and Dwelling, Multi-Family uses requires two (2) parking spaces per dwelling unit. The 206 dwelling units require a total of 412 parking

spaces. The Preliminary Master Development Plan provides at least two (2) parking spaces per unit.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments, except those listed as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments, except those listed as conditions of approval.

FINDINGS:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the plan.
3. The proposed rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.
5. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council approval of the proposed rezoning request.
8. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

9. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

After discussion and public comment the Planning Commission recommended approval as indicated in GMRPC Resolution No. 2016-87 (Attachment 5) and the Action Form (Attachment 6) as required by Article 12, Section 12.02.020, Gallatin Zoning Ordinance.

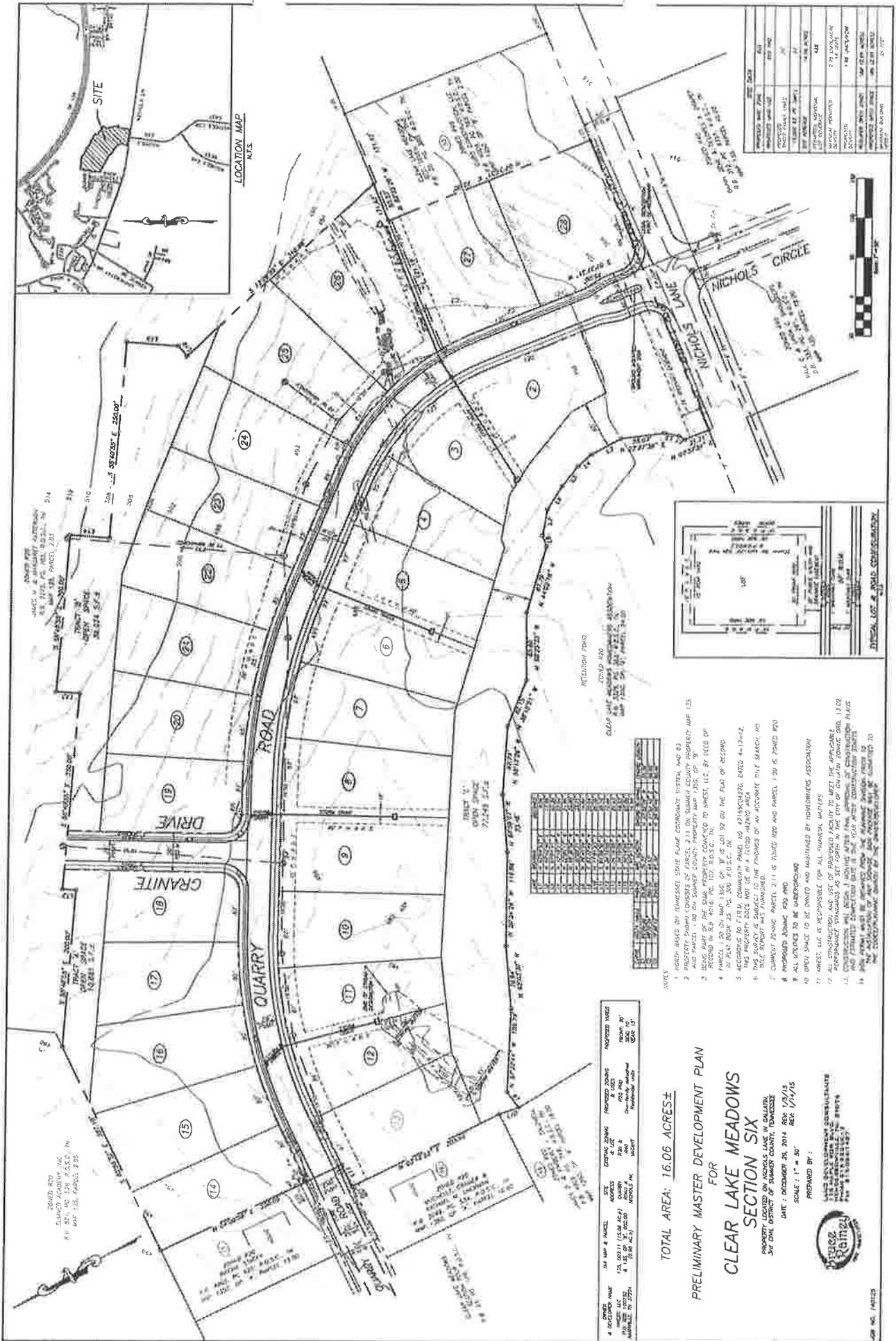
The Planning Commission and staff recommend approval of Ordinance O1608-44, rezoning 63.19 (+/-) acres (Tax Map 135 a portion of Parcel 002.03 and all of parcel 002.05) from R10-Medium Density Residential and R20-Low Density Residential to the MRO-Multiple Residential district and Office and the Preliminary Master Development Plan for Patterson Farms, consisting of a four (4) sheet plan with Job No. 16045, prepared by Ragan Smith, of Nashville, TN, dated June 27, 2016 with a final revision date of July 14, 2016, with the following conditions:

1. Update the acreage totals to be rezoned and the boundary survey on Sheet PM 2.1 to remove the Commercial Services (CS) zoned property at the corner of Clear Lake Meadows Boulevard and State Route 109.
2. Modify the plan to indicate all greenway extensions consistent with the Gallatin on the Move 2020 Plan. This includes a greenway within the type 40 bufferyard on the Westside of the development and extending a walkway connection from the cul-de-sac between Lots 57 and 58 to the proposed greenway to the south boundary of the development.
3. The applicant shall show and label a pedestrian walkway to connect with the greenway shown along the property boundary with Lenox Place, Phase 4.
4. A sign package including conceptual elevations shall be included with the Final Master Development Plan.
5. Change the asphalt binder layer from a 2.0 inch section to a 2.5 inch section.
6. On the 50' public R.O.W. roadway section drawing the crushed stone base section should be 8" in the zoomed in "typical curb and pavement detail" instead of 6".
7. Change the reference note on the plan view about the one-way public street to say 30' to match the "30' public R.O.W. roadway section (18' pavement) one-way section" detail.
8. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

ATTACHMENTS

- Attachment 1 Location Map of Patterson Farms**
- Attachment 2 Clear Lake Meadows – Sketch Plat – PC File# 1-16-02A**
- Attachment 3 Clear Lake Meadows, Section 6 – PMDP – PC File# 3-229-15**
- Attachment 4 Preliminary Master Development Plan – Patterson Farms**
- Attachment 5 GMRPC Resolution 2016-87**
- Attachment 6 GMRPC Action Form Dated July 28, 2016**

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP (3)(8)\PATTERSON FARMS\Council Committee 8-9-2016\Patterson Farms – PMDP – (PC File# 3-2170-16) CITY COUNCIL STAFF REPORT - KC



PROPOSED LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23

TOTAL AREA: 16.06 ACRES±
 PRELIMINARY MASTER DEVELOPMENT PLAN
 FOR
 CLEAR LAKE MEADOWS
 SECTION SIX
 PROPERTY LOCATED ON SECKLES LANE IN QUARRY
 SECT ONE, DISTRICT OF SUMNER COUNTY, TENNESSEE
 DATE: DECEMBER 24, 2013 REV 1/14/15
 SCALE: 1" = 30'

PREPARED BY:

 TREC CONSULTANTS, INC.
 1000 W. MAIN ST., SUITE 100
 MEMPHIS, TN 38103
 TEL: 901.525.1100
 FAX: 901.525.1101
 WWW.TRECCONS.COM

- NOTES:
1. LOTS 1-33 ARE BASED ON TENNESSEE UTILITY PLANS PROPOSED SYSTEM, MAP 63
 2. PROPERTY SHOWN CONSISTS OF PARCELS 2, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, AND PARCEL 1, TO CH SWANSON ACQUISITION PROPERTY MAP 1352, 07, '99
 3. BEING PART OF THE SWANSON ACQUISITION PROPERTY MAP 1352, 07, '99
 4. CHANGED FROM 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ATTACHMENT 3

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A REQUEST TO REZONE TWO PARCELS (TAX MAP 135, PARCEL 002.03 AND 002.05), TOTALLING 63.19 (+/-) ACRES, FROM R10-MEDIUM DENSITY RESIDENTIAL AND R20-LOW DENSITY RESIDENTIAL DISTRICTS TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR PATTERSON FARMS, LOCATED SOUTH OF STATE ROUTE 109, WEST OF CLEAR LAKE MEADOWS BOULEVAR AND NORTH OF NICHOLS LANE. (3-2170-16)

WHEREAS, the applicant submitted an application for a rezoning and Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning and Preliminary Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on July 25, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the rezoning and Preliminary Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting, and

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 Tenn. Code Annotated §13-7-413, §13-4-310, §13-7-201 and §13-7-202 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the plan.
3. The proposed rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.

5. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed rezoning request.
8. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
9. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. 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 to City Council of the rezoning of two (2) parcels (Tax Map 135, Parcel 002.03 and 002.05) totaling 63.20 (+/-) acres, located south of State Route 109, west of Clear Lake Meadows Boulevard and north of Nichols Lane, from R10-Medium Density Residential and R20-Low Density Residential to the Multiple Residential and Office (MRO) District and the Preliminary Master Development Plan for Patterson Farms, consisting of a four (4) sheet plan, prepared by Ragan Smith of Nashville, TN, with Job No. 16045, dated June 27, 2016 with a final revision date of July 14, 2016, with the following conditions:

1. Update the acreage totals to be rezoned and the boundary survey on Sheet PM 2.1 to remove the Commercial Services (CS) zoned property at the corner of Clear Lake Meadows Boulevard and State Route 109.
2. Modify the plan to indicate all greenway extensions consistent with the Gallatin on the Move 2020 Plan. This includes a greenway within the type 40 bufferyard on the Westside of the development and extending a walkway connection from the cul-de-sac between Lots 57 and 58 to the proposed greenway to the south boundary of the development.
3. The applicant shall show and label a pedestrian walkway to connect with the greenway shown along the property boundary with Lenox Place, Phase 4.
4. A sign package including conceptual elevations shall be included with the Final Master Development Plan.
5. Change the asphalt binder layer from a 2.0 inch section to a 2.5 inch section.
6. On the 50' public R.O.W. roadway section drawing the crushed stone base section should be 8" in the zoomed in "typical curb and pavement detail" instead of 6".
7. Change the reference note on the plan view about the one-way public street to say 30' to match the "30' public R.O.W. roadway section (18' pavement) one-way section" detail.

8. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

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

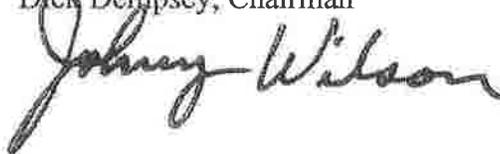
AYE: 5

NAY: 0

DATED: 7/25/16



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: Planning Department

AGENDA # 11

SUBJECT:

The Nashville Area Metropolitan Planning Organization has issued a Call for Projects for the 2017 Transportation Alternatives Program Grant (Attachment1). The Planning and Engineering Departments request that Council consider applying for the grant which will provide Federal funding assistance (80% Federal and 20% City) to construct sidewalks and/or bicycle projects in the City including Greenways.

In 2014, the City received an Active Transportation Grant for \$560,000 and is moving forward to implement the project which includes sidewalk extensions on Boyers Avenue, Coles Ferry Road and Browns Lane as further prioritized in Resolution No. R1606-34 (Attachment 2). Other projects considered at the time of initial consideration in 2014 were not included because of limited funding and the increased costs to develop the projects. These other projects considered in 2014 but not being developed at this time are listed in Attachment 3. Other projects for consideration, including some that have been mentioned by Council members, are noted on the master sidewalk list in Attachment 3 .

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ATTACHMENT 1

William McCord (Planning)

From: Lacewell, Michelle (MPO) <Michelle.Lacewell@nashville.gov>
Sent: Friday, July 22, 2016 12:37 PM
To: lacewell@nashvillempo.org
Cc: Emerson, Anna (MPO); Neil Hansen; Lisa Dunn; Kwabena Aboagye; Jonathan Russell
Subject: Call for Projects - TDOT now accepting applications for 2017 TAP

Importance: High

Good afternoon MPO members!

TDOT is now accepting applications for the **2017 Transportation Alternatives Program (TAP)** cycle through October 3, 2016 by 3 p.m. Early applications are encouraged and appreciated!

The 2017 application, instruction book and budget templates are available online. TDOT will accept applications electronically at tdot.enhancements@tn.gov, however please let Anna Emerson know if you intend to submit an application, as she will be your MPO contact if you need any assistance.

Please note –

- If you submitted a project in 2016 that was not selected, you must formally resubmit with updated project information in order to be considered for funding in this year's call for project.
- Application submitted after 3 p.m. on Oct. 3 will not be considered.
- This annual call-for-projects that runs each July through early October. If you are interested in this program, but not ready to submit an application before the Oct 3 deadline, the 2018 TAP cycle will begin in July 2017.

Please let us know if you have any questions, thank you!

MICHELLE LACEWELL, APR | Interim Director
Nashville Area MPO
800 Second Ave South | PO Box 196300 | Nashville, TN 37219
v 615-880-2452 | m 850-527-4203 | f 615-880-2450
lacewell@nashvillempo.org | nashvillempo.org

ATTACHMENT 2

RESOLUTION NO. R1606-34

A RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE ENDORSING A REVISED LIST OF PROJECT PRIORITIES FOR THE DEVELOPMENT OF THREE SIDEWALK IMPROVEMENT PROJECTS USING ACTIVE TRANSPORTATION GRANT FUNDS FROM THE NASHVILLE AREA METROPOLITAN PLANNING ORGANIZATION IN THE CITY OF GALLATIN

WHEREAS, the provision of continuous and well placed pedestrian facilities provide safe alternative transportation options to the public to access necessary community activity centers and reduce reliance on automotive trips, which promotes environmental sustainability by reducing air and water pollution, offering substantial energy savings, improving public health, and supporting quality growth principles aimed at conserving land and other natural resources; and

WHEREAS, the Nashville Area Metropolitan Planning Organization (MPO) promotes and offers funding assistance to communities in the region to improve accessibility and mobility options through the development of coordinated transportation and land use policies and sound financial investment in a multi-modal transportation network; and

WHEREAS, the City Council has recognized the need to improve pedestrian and other multi-modal facilities within the City by allocating and seeking funds to develop a comprehensive pedestrian system; and

WHEREAS, the Nashville Area Metropolitan Planning Organization awarded the City an Active Transportation Grant for \$560,000 in 2014 for the development of up to 16 sidewalk segments; and

WHEREAS, more recent and thorough costs estimates indicate that not all of the sidewalk segments can be designed and constructed with the limited funds; and

WHEREAS, the City Council desires to construct sidewalks of the highest priority with the limited grant funding and local match funding; and

WHEREAS, the City has identified three sidewalk segments that can be developed with the grant and local funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the City Council of the City of Gallatin hereby modifies the list of projects identified in Resolution number R1405-15 and endorses and supports the City's priority listing for the design and construction of three sidewalk segments within the City as identified in Exhibit 'A' with the Active Transportation Grant funds from the Nashville Area Metropolitan Planning Organization.

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: 7

NAY: 0

DATED: June 21, 2016.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

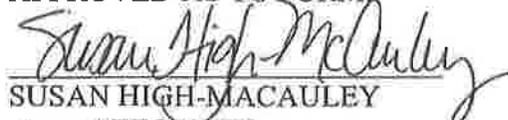

SUSAN HIGH-MACAULEY
CITY ATTORNEY

EXHIBIT 'A'

Estimated Sidewalk Cost Project Summary

Project Description	Sidewalk Length	NEPA - PE Costs	Total Right-of-Way Costs	Total	
				Construction Costs	Estimated Project Total
North Boyers Avenue from Housing Authority to R.T. Fisher	443	\$ 6,140.77	\$ 31,010.00	\$ 66,627.35	\$ 103,778.12
Coles Ferry Road from South Water to Chapel Ridge Apartments	2180	\$ 27,572.40	\$ 7,640.00	\$ 299,160.54	\$ 334,372.94
Browns Lane to Starpoint Drive	1821	\$ 19,342.54	-	\$ 209,866.56	\$ 229,209.10
Totals	4444	\$ 53,055.71	\$ 38,650.00	\$ 575,654.45	\$ 667,360.16

ATTACHMENT 3

Sidewalks Capital Improvements Program Priority Listing - April 2014 By Council District (Revised 8-4-16)

Council District	Priority Number	Facility Type	Facility Name	Begin Point	End Point	Functional Class of Street	School within 1/2 mile?	Connectivity	Distance (ft)	Side of Street	Estimated Cost	Design Issues & Concerns
1	1	Sidewalk	South Water Ave Sidewalk	Victory St	Whittier/Johnson Ave.	arterial	yes	H	1000	east	\$ 100,000	parking lots
1	1	Sidewalk	Triple Creek Park connector	Resistone Drive	Park	N/A	yes	H	275	n/a	\$ 27,500	(Proposed w/ 8' wide sidewalk)
1	1	Sidewalk	Boyers Ave	S. Water Ave	S. Westland Ave	local	no	M	1820	north/south	\$ 182,000	COMPLETED 2016
1	1	Sidewalk	College Street	S. of Joann Street	R.T. Fisher School	local	yes	M	443	east	\$ 103,778	sidewalk
1	2	Sidewalk	Westland Avenue	Boylan Street	Greenway	collector	no	H	562	west/east	\$ 56,200	lawns, trees, driveways
1	1	Sidewalk	Trigg Ave	Main Street	Ferris St.	local	no	H	1731	east/west	\$ 605,399	Trees, poles, landscaping, ditches
1	2	Sidewalk	Hartsville Pike (SR 25)	Wain Street	Eastland Ave	local	no	H	1200	east/west	\$ 120,000	trees, mailboxes, R/W
1	2	Sidewalk	S. Westland Ave	E. of Cottage Dr.	Rocky Creek Dr.	arterial	no	H	2518	south	\$ 251,800	signs, drainage facilities
1	2	Sidewalk	E. Westland Ave	S. Park Avenue	Park Avenue	collector	no	M	2950	east/west	\$ 295,000	lawns
1	3	Sidewalk	Main Street	Hillcrest Drive	Hampton Place	collector	no	H	1350	east/west	\$ 135,000	landfill over railroad
1	4	Sidewalk	Eastland Street	Boyers College	Westland	collector	no	M	3698	east	\$ 369,800	drainage, landscaping
1	4	Sidewalk	Boydway (US 31E)	Boyers Avenue	Greenway Parking lot	collector	no	M	1856	north/south	\$ 185,600	R/W, utility poles, ditches
1	5	Sidewalk	Albion/Gilchrist Sidewalk (SR 174)	E. of Dobbin Pike	Civic Center	arterial	yes	H	2280	south	\$ 228,000	Greenway parallels route
2	1	Sidewalk	Albion Circle	Albion Road	S. of Hartford Circle	minor arterial	yes	H	1320	north	\$ 132,000	State R/W
2	1	Sidewalk	Albion Road	Albion Circle	S. of Albion Circle	local	yes	H	285	west	\$ 28,500	
2	2	Sidewalk	Albion Road	Chapel Ridge Apt	Coke's Ferry Road	arterial	yes	H	181	west	\$ 18,100	
2	2	Sidewalk	Albion Road	Collet Ferry Road	Water Avenue	arterial	yes	M	278	west	\$ 40,556	swale, crosswalk
2	2	Sidewalk	Coles Ferry Road	S. Westland Ave	S. Water Avenue	collector	yes	H	1815	north/west	\$ 181,500	
2	2	Sidewalk	Coles Ferry Road	S. Windland Ave	Airport Road	collector	yes	H	1336	north	\$ 194,896	limited R/W, poles, easement needed
2	2	Sidewalk	South Water Avenue	SR 109	Woods Ferry Road	arterial	yes	M	678	north	\$ 98,907	
2	3	Sidewalk	South Water Avenue	SR 109	Public Works Facility	arterial	yes	H	770	east	\$ 77,000	
2	3	Sidewalk	South Water Avenue	Airport Road	Hale Avenue	arterial	yes	H	2875	south	\$ 287,500	
3	1	Sidewalk	Greenway Drive	Nashville Pike	Hale Avenue	arterial	yes	M	1818	west	\$ 181,800	
3	1	Sidewalk	Nashville Pike (US 31E)	Davis Dr.	Dan P. Herron Dr.	collector	yes	H	435	east	\$ 43,500	
3	2	Sidewalk	Nashville Pike (US 31E)	Summer Hall Drive	W. of Davis Drive	arterial	no	H	571	south	\$ 57,100	State R/W
3	2	Sidewalk	Nashville Pike (US 31E)	Greenway Drive	Village Green Dr.	arterial	yes	H	2840	north	\$ 284,000	State R/W, ditches
3	3	Sidewalk	Lake 4 Road	Nashville Pike	Lock 4 Road	arterial	yes	H	1930	south	\$ 193,000	State R/W, drainage
3	3	Sidewalk	Belvedere Blvd	W. of Greenway	Belvedere Drive	collector	yes	H	3464	west	\$ 3,051,512	R/W, swales, mailboxes
3	3	Sidewalk	Belvedere Blvd	CSX Railroad	Lock 4 Road	collector	yes	M	765	north	\$ 76,500	landscaping
3	3	Sidewalk	Belvedere Blvd	Belvedere Blvd	Nashville Pike	arterial	no	M	1845	north	\$ 184,500	RR crossing
3	3	Sidewalk	Belvedere Blvd	Belvedere Blvd	Lock 4 Road	collector	yes	M	1025	south	\$ 102,500	
3	3	Sidewalk	Belvedere Blvd	Nashville Pike (US 31E)	E. of Niagara Way	arterial	no	H	450	south	\$ 45,000	State R/W
3	3	Sidewalk	Belvedere Blvd	Nashville Pike (US 31E)	Belvedere Dr.	arterial	no	M	1500	north	\$ 150,000	State R/W
3	3	Sidewalk	Belvedere Blvd	Nichols Lane	E. of Woods Ferry Road	collector	no	M	220	north	\$ 22,000	swale
3	3	Sidewalk	Belvedere Blvd	Summer Hall Dr	at Comfort Inn	local	no	H	200	west	\$ 20,000	Adjacent to Comfort Inn parking lot
3	5	Sidewalk	Nichols Lane	Lock 4 Road	Nichols Lane	collector	yes	L	838	east	\$ 182,623	slopes, creek crossing, guard rails
3	5	Sidewalk	Nichols Lane	Long Hollow Pike	Lock 4 Road	collector	yes	L	2287	north	\$ 519,772	
3	5	Sidewalk	Belvedere Blvd	Belvedere Blvd	Long Hollow Pike	arterial	no	L	3122	east	\$ 312,200	ditch, utility poles, RR, sig.
3	5	Sidewalk	Belvedere Blvd	Belvedere Blvd	Walnut Creek Drive	arterial	yes	L	2000	north	\$ 200,000	State R/W, interchange
4	1	Sidewalk	Big Station Camp Road	Station Camp Mid School	Walnut Creek Drive	arterial	yes	H	1088	west	\$ 108,800	
4	1	Sidewalk	Big Station Camp Road	Big Station Camp Road	Lower Station Camp Cr. Rd.	collector	yes	H	3000	south	\$ 300,000	

Draft Sidewalks Capital Improvements Program Priority Listing - April 2014 (Revised 8-4-16)

Council District	Priority Number	Facility Type	Facility Name	Begin Point	End Point	Functional Class of Street	School within 1/2 mile?	Connectivity	Distance (ft)	Side of Street	Estimated Cost	Design Issues & Concerns
4	2	Sidewalk	Long Hollow Pike (SR 174)	Straight Pine Blvd.	Wending Blvd.	arterial	no	H	1763	north	\$ 176,300	State R/W
4	2	Sidewalk	Browns Lane	Uncolnshire Road	Starpoint Drive	collector	no	H	1821	center	\$ 229,209	landscaping, median may be possible
4	2	Sidewalk	Browns Lane	Starpoint Drive	Green Lea Blvd. @ Grassland Chai	collector	no	H	1635	center/north	\$ 620,412	
4	4	Sidewalk	Nashville Pike (US 31E)	Greensboro Drive	Green Lea Blvd.	arterial	no	H	1168	South	\$ 116,800	State R/W
5	1	Sidewalk	Anthony Street	Small Street	Carson Street	local	yes	M	1561	west	\$ 437,759	fitch, hedge, no curb
5	1	Sidewalk	Anthony Street	Carson Street	Hutton Trace Road	local	yes	M	2464	west	\$ 730,395	ditch, ledge, no curb
5	1	Sidewalk	Carson Street	Anthony Street	Uncofn Drive	local	yes	H	1286	north	\$ 349,509	swales, landscaping
5	1	Sidewalk	Baltimore Street	Randolph South	West Eastland Ave	local	yes	H	452	east	\$ 45,200	utility poles & trees
5	3	Sidewalk	Baltimore Street	Small Street	Randolph St. N	local	yes	H	638	east	\$ 63,800	utility poles & trees
5	2	Sidewalk	Baltimore Street	Church Street	Red River Road	local	yes	H	633	east	\$ 63,300	NOV UNDER CONSTRUCTION
5	1	Sidewalk	Long Hollow Pike (SR 174)	Red River Road	Walnut Creek Drive	arterial	yes	M	4325	north	\$ 432,500	State R/W, ditches
5	2	Sidewalk	Long Hollow Pike (SR 174)	Red River Road	W. of Spang Avenue	arterial	yes	H	3520	South	\$ 352,000	State R/W, ditches
5	1	Sidewalk	Long Hollow Pike (SR 174)	Red River Road (SR 25)	Long Hollow Pike	minor arterial	no	H	1243	South	\$ 124,300	State R/W, RR, Ldg R/W
5	1	Sidewalk	Red River Road (SR 25)	CSX RR- Branch	Long Hollow Pike	minor arterial	no	H	1370	north	\$ 137,000	State R/W, RR, Ldg R/W
5	2	Sidewalk	Red River Road (SR 25)	CSX RR- Branch	Womack Circle	minor arterial	yes	H	1130	north	\$ 113,000	State R/W
5	2	Sidewalk	Smith Street	W. of Trigg Street	Pardue Avenue	collector	no	H	1200	north	\$ 120,000	State R/W, swales
5	2	Sidewalk	Blythe Avenue	W. of Small Street	Carson Street	collector	yes	M	1332	west	\$ 362,011	swale, parking lot
5	4	Sidewalk	Blythe Avenue	Hall Street	N. Water Avenue	collector	yes	M	1546	west	\$ 154,600	swale
5	2	Sidewalk	Gray Street	Blythe Avenue	W. of Water Avenue	collector	yes	M	1400	north/south	\$ 140,000	RR crossing, fencing, landscaping
5	3	Sidewalk	Exploins Street	CSX Railroad	Brookway	collector	yes	M	350	North/South	\$ 35,000	Parking trees
5	3	Sidewalk	Winchester Street	Trigg Ave	Pardue Avenue	local	no	H	653	north/south	\$ 65,300	R/W, swale, landscaping, creek crossing
5	3	Sidewalk	Pardue Avenue	Bledsoe	Main Street	local	no	H	765	east/west	\$ 76,500	R/W, Landscaping, parking
5	4	Sidewalk	Dorothy Jordan Ave.	Eastland Street	Red River Road	collector	no	M	1400	east	\$ 140,000	R/W, utility poles
			TOTAL						94274		\$ 12,838,738	
			Total Miles						17.85	Length Feet	Estimated Cost	
				District 1					23003		\$ 2,792,077	
				District 2					9751		\$ 1,108,759	
				District 3					23492		\$ 3,444,207	
				District 4					10475		\$ 1,551,521	
				District 5					27268		\$ 3,942,174	
				TOTAL					93989		\$ 12,838,738	

** Estimated cost is based on \$100/linear foot of 5 foot wide sidewalk. This is also an "Ease of Implementation Measure." Cost could be substantially greater with issues concerning grades, right-of-way availability, utility conflicts, and drainage issues
 Connectivity Measure is to existing facilities and is scored as High(H), Medium (M) or Low (L)
 Projects included in TAP Active Transportation Grant (2014) Res. No. R1606-34.
 Projects with Preliminary Engineering Cost Estimates & Submitted with FY14-15 TAP Application.
 (L) Transportation Planning/ City Projects/ City Blue-Ped Items & Issues/ Sidewalks & Trails/ Priority List- Sheet 2

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 9, 2016

DEPARTMENT: City Attorney

AGENDA # 12

SUBJECT:
Ethics investigation

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: