



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, August 22, 2016
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

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

Items listed on the Consent Agenda are considered routine or non-controversial, do not require a public hearing and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the applicant for that item, wishing to discuss an item listed on the Consent Agenda, may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: June 13, 2016 Planning Commission Work Session Meeting and the June 27, 2016 Planning Commission Regular Meeting**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

- 1. GMRPC RESOLUTION NO. 2016- 102** **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR AUGUST 2016

- 2. GMRPC RESOLUTION NO. 2016-103** **2-2279-16**
FOXLAND, PHASE 2 – MINOR SUBDIVISION FINAL PLAT
BARGE WAGGONER SUMNER & CANNON, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE TWO (2) PARCELS IN THE FOXLAND DEVELOPMENT 2 INTO FIVE (5) LOTS, ZONED MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND MIXED USE (MU), ON 10.91 (+/-) ACRES, LOCATED AT THE NORTHEAST CORNER OF FOXLAND BOULEVARD AND DOUGLAS BEND ROAD.

- 3. GMRPC RESOLUTION NO. 2016-104** **1-941-15B**
REVERE APARTMENTS; PRELIMINARY PLAT EXTENSION
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A ONE (1) YEAR EXTENSION OF THE PRELIMINARY PLAT FOR THE REVERE APARTMENTS, CONSISTING OF THREE (3) PROPOSED LOTS AND TWO (2) PROPOSED PUBLIC RIGHTS-OF-WAY, ON A 31.34 (+/-) ACRE PARCEL,



LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (SR 386).

REGULAR AGENDA

- 4. GMRPC RESOLUTION NO. 2016-86** **1-2177-16C**
CARELLTON, PHASE 3C; FINAL PLAT
LAND SOLUTIONS COMPANY, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 3-C, A MAJOR SUBDIVISION, TO CREATE 36 SINGLE FAMILY LOTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY, AND CREATE ONE (1) OPEN SPACE TRACT ON AN 8.41 (+/-) ACRE PARCEL, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE.

- 5. GMRPC RESOLUTION NO. 2016-105** **6-2289-16**
TWIN EAGLES, PHASE 13, SECTION A; ANNEXATION/POS
ROGERS ENGINEERING GROUP, INC.

PUBLIC COMMENT

THE OWNER/APPLICANT REQUESTS APPROVAL AND RECOMMENDATION TO THE GALLATIN CITY COUNCIL A RESOLUTION TO ANNEX AND A RESOLUTION TO ADOPT A PLAN OF SERVICE FOR A PORTION OF TAX MAP 114 AND PARCEL 47.00, CONSISTING OF 2.75 (+/-) ACRES, LOCATED WEST OF SR 109 BY-PASS AND NORTH OF RED RIVER ROAD (SR 25).

- 6. GMRPC RESOLUTION NO. 2016-106** **3-2290-16**
TWIN EAGLES, PHASE 13, SECTION A; REZONING WITH PMDP
ROGERS ENGINEERING GROUP, INC.

PUBLIC COMMENT – MAJOR AMENDMENT

OWNER AND APPLICANT REQUEST APPROVAL TO REZONE A 2.75 (+/-) ACRE PARCEL (A PORTION OF TAX MAP 114 AND PARCEL 47.00) FROM A-AGRICULTURAL RESIDENTIAL DISTRICT TO MU – MIXED USE DISTRICT AND APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TWIN EAGLES, PHASE 13, SECTION A, TO CONSTRUCT 18 SINGLE FAMILY DWELLING UNITS, LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25).

7. OTHER BUSINESS

- DISCUSS PROPOSED CHANGES TO THE GALLATIN ZONING ORDINANCE
- DISCUSS FOXLAND PHASE 10, AMENDED PMDP & FMDP (8-539-15)

8. ADJOURN

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

June 13, 2016

MEMBERS PRESENT

Mr. James Robert Ramsey, Vice Chair
Mayor Paige Brown
Councilperson Julie Brackenbury
Dr. Rick Orgain
Mr. John Puryear

STAFF PRESENT

William McCord, Director of Planning
Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planning II
Jillian Ogden, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Mr. Dick Dempsey, Chair
Mr. Johnny Wilson, Secretary

OTHERS

Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, June 13, 2016, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. James Robert Ramsey, Vice Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Agenda

Item 1: Western Reflections Warehouse Expansion – Site Plan – Rogers Engineering Group – Discuss proposed site plan for Western Reflections Warehouse 50,000 square foot expansion to an existing facility, on a 9.30 (+/-) acre parcel, located at 261 Commerce Way. (8-2002-16)

Ms. Jillian Ogden, Planner II, said this case is regarding a site plan adds to add 50,000 square feet to the existing for Western Reflections Warehouse. An alternative architectural plan was approved in 2002 for concrete and metal materials. The same materials are requested for this addition. A second entrance off Gateway Drive is also proposed and the Engineering Division will address this request.

Mr. Nick Tuttle, City Engineer, said the proposed entrance is too close to the intersection.

Mr. Andy Leath, with Rogers Engineering Group, representing the applicant, said the applicant will move the entrance from Gateway Drive to Commerce Drive. Mr. Tuttle said he is not concerned with entrance as long as it is in a safe location.

Item 2: Carellton, Phase 3B – Final Master Development Plan – Green Trails, LLC - Discuss a proposed amendment to the Preliminary Master Development Plan and revised Final Master Development Plan for

Carellton, Phase 3B, a major subdivision containing 76 lots, on an 18 (+/-) acre parcel, located at the intersection of Long Hollow Pike and Big Station Camp Boulevard. (8-2007-16)

Mr. Kevin Chastine, Planner II, said the request is to approve an amended Preliminary Master Development Plan and revised Final Master Development Plan. The proposed changes include Phase 3B and Phases 4 through 8, by reducing the total number of phases by four (4) phases and reducing the amount of open space. The amount of open space is still more than required. One (1) lot type is removed leaving seven (7) lot types. The street network is also been redesigned. The biggest changes occur in Phase 3B.

Mr. Tuttle said the last plan included alternative pedestrian walkways. He suggested that alternative pedestrian walkways be considered for this plan. A sidewalk connection on the south side of Manacous Drive is advisable to get pedestrians to the amenity area. In addition, there is a problem with the stream buffer on the east side of the creek. The development is encroaching the stream buffer and that is not allowed according to our ordinance and agreement with the State.

Dr. Orgain said the City must require sidewalks on the alleys. Mr. Tuttle said the sidewalk section of the Subdivision Regulations state sidewalks are required along public rights-of-way. Mayor Brown said sidewalks should be in front of the house not in the back alleys. Mr. Puryear asked if the alleys were private drives. Mr. Tuttle said these alleys are public and other developments were required to install sidewalks on one side of the alleys. Vice Chair Ramsey said the Subdivision Regulations must be addressed because when they were approved, alleys were not installed regularly in the City. The applicant was not in attendance and Vice Chair Ramsey said with a project like this, the applicant should attend.

Item 3: Sumner County Career Center – Final Master Development Plan – Ragan Smith Associates - Discuss a proposed Final Master Development Plan for The Sumner County Career Center, to construct a 12,000 square foot building, on a 2.25 (+/-) acre parcel, located at the Northeast Corner of GreenLea Boulevard and State Route 386. (8-2017-16)

Mr. Chastine said in previous discussions on this project the major concern was the access point close to the southern boundary of the property. The Engineering Division wants the access aligned with the proposed location of the Bison Trail extension. City Council approved a revised plan submitted by the applicant. The applicant moved the access to the northern portion of the property. The Final Master Development Plan matches the Preliminary Master Development Plan approved by City Council.

Mr. Tuttle said there were no Engineering Division concerns with this project.

Mr. Lee Horn, with Ragan Smith Associates, representing the applicant, said he agrees with the new plan. Dr. Orgain asked why parking is not closer to GreenLea Boulevard. Mr. Horn said GreenLea is being widened and there are a lot of grade changes they were trying to avoid.

Item 4: Welch College Student Activities Center – Final Master Development Plan - Minor Amendment – Design Development Architects - Discuss a proposed amendment to the Preliminary Master Development Plan and revised Final Master Development Plan changing the design of the Welch College Student Activities Center, located on Bison Trail. (8-2044-16)

Ms. Ogden said this plan was approved by the Planning Commission at the last meeting but the Planning Commission requested color renderings of the proposed building. The previous plan was approved without the 70 percent brick or stone requirement. The proposed building is smaller than the original, colonial look building.

Mr. Tuttle said there were no Engineering Division comments for this project.

Mr. Bob Bass, with Welch College, said the change to the Student Activity Center achieves a softer, residential feel. The building is meant to look like the barn next to the Presidential residence. A Chapel Building will be presented very soon that will meet the brick requirement.

Vice Chair Ramsey asked about exiting capacity. Mr. Bass said the Fire Marshall approved the emergency exits and building capacity.

Item 5: Villages of Gallatin Apartments (Autumn Ridge Apartments) – Site Plan - Ebersoldt & Associates - Discuss a proposed site plan amendment for the Villages of Gallatin Apartments (formerly Autumn Ridge Apartments) to eliminate six (6) required parking spaces and make other site improvements, including a 355 square foot addition to the clubhouse, relocation of the playground and a dumpster layout and enclosures, on a 6.530 (+/-) acre parcel, located at 614 North Water Avenue. (8-1873-16)

Ms. Denise Brown, Planner I, said the site is under new ownership and site improvements are proposed. A pergola to the pool area and some renovations to the units, as well as modifications to the dumpster units, are proposed. The playground, with amenities, will be moved to the clubhouse area. This will result in the loss of six (6) parking spaces. The applicant's request is to reduce the parking requirement from 192 spaces to 186 spaces. A review of the parking lot was completed at night and only 92 parking spaces were occupied. At this time the apartment complex has 13 vacancies. The new owners are making a lot of nice changes to the site and staff supports reducing the number of required parking by six (6) spaces.

Mr. Russ Connus, with Domenian, represented the applicant.

Item 6: Discuss a site plan amendment for Cotton Street Apartments. (8-372-15)

Mr. Robert Kalisz, Assistant Director of Planning, said he spoke to the Gallatin Electric Department and Mr. Morris Holleman, property owner, regarding the approved bufferyard that included a six-foot wooden fence and shrubs. An existing utility easement was not shown on the original plan or the recorded plat. During construction an easement was discovered. The Electric Department will not allow a fence or shrubbery in the easement because it would impede access to the distribution line and access to the transformer box. The Electric Department accesses the easement from Mr. Ford's property (the adjoining property owner). The fence was originally approved because Mr. Ford was concerned that vehicle lights from the parking lot would shine into the rear of his home. Staff is concerned that anything in the easement would keep the Electric Department from accessing their equipment.

Vice Chair Ramsey asked if the neighboring property owner wants the fence. Mr. Kalisz said he does. Mr. Puryear asked why the Electric Department did not comment on the fence before the project was approved and if the distribution line existed on Mr. Holleman's property or the neighbor's property prior to development

approval. Mr. Kalisz said the distribution line is on Mr. Holleman's property. Mr. Puryear suggested that a fence be installed with a double wide fence or that a fence should not be installed at all, but this would be an alternative. Vice Chair Ramsey said if the Electric Department needs to access their equipment they have the right to remove the fence. Vice Chair Ramsey suggested that the fence not be installed and that a solution be worked out between the two property owners. Mr. Puryear said the Planning Commission would agree to anything that the property owners and the Electric Department suggest, including Mr. Holleman compensating Mr. Ford for the inconvenience.

The Planning Commission decided to allow the property owners to work out the concern.

Item 7: Discuss Zoning Ordinance Changes

Mr. Bill McCord, Director of Planning, said the previous discussions did not include detailed language regarding Article 13, Landscape provisions. The proposed landscaping code amendments have now been added to this section.

Mr. Puryear, referring to page 50, Section 12.01.015, said five-foot side yard setbacks said this will be the biggest concern of builders. The very narrow side yard setbacks are common now and cause drainage issues. He suggested adding "unless an innovative alternative is approved by the Planning Commission". There are ways to address the narrow side yard setbacks but not by eliminating landscaping. Mr. McCord said more cases would be coming to the Planning Commission with this request. Mr. Puryear said he is comfortable with Staff approval of these cases.

Mr. McCord summarized the proposed changes to the Gallatin Zoning Ordinance as follows:

- Add semi-tractor trailer van boxes to be allowed as storage, page 52 and page 53.
- Move the PMDP and FMPD review process from the Supplementary District Regulations and add them to the Administrative section of the zoning ordinance, beginning on page 54.
- Moving a single family residences to Staff interpretation, page 61.
- Requiring a front setback to comply with future widening of certain roads, where additional right-of-way could be required, page 62.
- Expanding regulations on mobile home parks, page 64. Section 12.12 references the correct section of the statute.
- Add Daycare, Limited as a use in the Home Occupation section, page 65.
- Reduce landscape buffers for less intensive land uses and increase or retain the landscape buffers for more intensive land use.

Mr. Tuttle is still reviewing the access management proposals changing the section on landscape required to encourage the preservation of trees by establishing a 70 percent of the drip line area.

Mr. McCord said Chair Dempsey would like Staff to discuss these changes to the next Planning Commission meeting. Vice Chair Ramsey asked that the ordinance be placed as item #1 on the agenda or be addressed at a special-called meeting. The Planning Commission members said they would prefer a special-called meeting to go through all the changes. Vice Chair Ramsey asked that Mr. McCord and Chair Dempsey decide on a special-called meeting date.

Mr. Kalisz asked Mr. Puryear to review the section on berms, 13.04.080 as a part of the opaque landscape buffer, in particular the difficulty of irrigating the landscaping.

Item 8: Other Business

Mr. McCord and Dr. Orgain said they will not be at the next Planning Commission meeting.

Mr. Kalisz said he and Mr. Chastine have reviewed the architectural guidelines for industrial areas and may present their report at the next work session.

Mr. Tuttle said a letter from Mr. Tom Martin was included in the Planning Commission packets. Vice Chair Ramsey said there is a lot in Martin Vineyard that has a severe sinkhole. Mr. Martin requested that a sidewalk not be built because this is not a buildable lot. Mr. McCord said the sidewalk would be constructed in the right-of-way, not on the lot. Vice Chair Ramsey said the sidewalk connection would be to an older neighborhood without sidewalks. He asked that the Planning Commission members look at the site and discuss this in the future. Mr. Tuttle reiterated that the connecting sidewalk would adjoin an older neighborhood does not have, and may never have, sidewalks but a sidewalk could be installed.

Item 9: Adjourn

There being no further business, Vice Chair Ramsey adjourned the meeting at 6:30 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

James Robert Ramsey, Vice Chair

Johnny Wilson, Secretary



Agenda
Gallatin Municipal-Regional Planning Commission
Work Session Meeting

Monday, June 13, 2016
Dr. J. Deotha Malone Council Chambers

Planning Commission - 5:00 p.m.
City Hall

- 1. WESTERN REFLECTIONS WAREHOUSE EXPANSION** **8-2002-16**
SITE PLAN
ROGERS ENGINEERING GROUP

DISCUSS PROPOSED SITE PLAN FOR WESTERN REFLECTIONS WAREHOUSE IN ORDER TO BUILD A 50,000 SQUARE FOOT EXPANSION TO AN EXISTING FACILITY, ON A 9.30 (+/-) ACRE PARCEL, LOCATED AT 261 COMMERCE WAY.

- 2. CARELLTON, PHASE 3B** **8-2007-16**
FINAL MASTER DEVELOPMENT PLAN
GREEN TRAILS, LLC

DISCUSS PROPOSED AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND REVISED FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON, PHASE 3B, A MAJOR SUBDIVISION CONTAINING 76 LOTS, ON AN 18 (+/-) ACRE PARCEL, LOCATED AT THE INTERSECTION OF LONG HOLLOW PIKE AND BIG STATION CAMP BOULEVARD.

- 3. SUMNER COUNTY CAREER CENTER** **8-2017-16**
FINAL MASTER DEVELOPMENT PLAN
RAGAN SMITH ASSOCIATES

DISCUSS PROPOSED FINAL MASTER DEVELOPMENT PLAN FOR THE SUMNER COUNTY CAREER CENTER, TO CONSTRUCT A 12,000 SQUARE FOOT BUILDING, ON A 2.25 (+/-) ACRE PARCEL, LOCATED AT THE NORTHWEST CORNER OF GREENLEA BOULEVARD AND STATE ROUTE 386.

- 4. WELCH COLLEGE STUDENT ACTIVITIES CENTER** **8-2044-16**
FINAL MASTER DEVELOPMENT PLAN MINOR AMENDMENT
DESIGN DEVELOPMENT ARCHITECTS

DISCUSS PROPOSED AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND REVISED FINAL MASTER DEVELOPMENT PLAN CHANGING THE DESIGN OF THE WELCH COLLEGE STUDENT ACTIVITIES CENTER LOCATED ON BISON TRAIL.

- 5. VILLAGES OF GALLATIN APARTMENTS (AUTUMN RIDGE APARTMENTS)** **8-1873-16**
SITE PLAN
EBERSOLDT & ASSOCIATES ARCHITECTURE

DISCUSS PROPOSED SITE PLAN FOR VILLAGES OF GALLATIN APARTMENTS (FORMERLY AUTUMN RIDGE APARTMENTS) TO ELIMINATE SIX REQUIRED PARKING SPACES IN ORDER TO MAKE OTHER SITE IMPROVEMENTS INCLUDING A 355 SQ. FT. ADDITION TO THE CLUBHOUSE,

EXHIBIT A

RELOCATION OF THE PLAYGROUND, AND DUMPSTER LAYOUT AND ENCLOSURES ON A 6.530 (+/-) ACRES LOCATED AT 614 NORTH WATER AVENUE.

6. **COTTON STREET APARTMENTS** **8-372-15**
SITE PLAN AMENDMENT
ROGERS ENGINEERING GROUP
7. **REVIEW GALLATIN ZONING ORDINANCE CHANGES**
DISCUSSION
CITY OF GALLATIN
8. **OTHER BUSINESS**
9. **MOVE TO ADJOURN**

MINUTES OF THE GALLATIN
MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING

June 27, 2016

MEMBERS PRESENT

Chair Dick Dempsey
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Mayor Paige Brown
Councilperson Brackenbury
John Puryear

STAFF PRESENT

Robert J. Kalisz, Assistant Director of Planning
Kevin Chastine, Planner II
Jillian Ogden, Planner II
Denise Brown, Planner I
Brien Reifschneider, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Dr. Rick Orgain

OTHERS

Applicants
The News Examiner

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, June 27, 2016, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Chairman Dick Dempsey called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A. Councilperson Brackenbury led the invocation and Chair Dempsey led the pledge of allegiance. Ms. Marianne Mudrak called the roll.

Approve Prior Minutes

Mr. Wilson motioned to approve minutes from the March 28, 2016 Planning Commission Regular Meeting, and the April 11, 2016 and May 9, 2016 Planning Commission work session as presented. Chair Dempsey seconded the motion and the motion passed 6 ayes; 0 nays.

Public Comment on Agenda Related Items

Chair Dempsey opened public comment on agenda related items. No one came forward to speak; therefore, Chair Dempsey closed public comment on agenda related items.

Public Comment on Consent Agenda Items

Chair Dempsey called for public comment on consent agenda items. Mr. Andy Leath, with Rogers Engineering Group, asked to defer Item 8, Cumberland Place North from the consent agenda. Chair Dempsey motioned to approve the consent agenda removing Item 8. Councilperson Brackenbury seconded the motion and the motion passed 6 ayes; 0 nays.

Item 1: GMRPC Resolution No. 2016-73 (7-171-16) – Surety Renewals & Extensions – City of Gallatin – Surety Renewals and Extension for June 2016.

This item was approved by consent agenda.

Item 2: GMRPC Resolution No. 2016-71 (1-1992-16C) – Cumberland Place North, Phase 4, Section 2; Final Plat – Thornton & Associates, Inc. – The owner and applicant request approval of a Final Plat for Cumberland Place North, Phase 4, Section 2, a major subdivision, to create 24 single family lots, two (2) new public rights-of-way, and one (1) open space tract, on a 13.582 (+/-) acre parcel, located east of Lock 4 Road and north of Smoky Mountains Drive. The property is currently zoned Residential-15 Planned Residential Development (R-15 PRD). Dwelling and One-Family Detached Dwellings is a permitted use in the R-15 PRD zone district.

The item was approved by consent agenda with the following conditions:

1. The adjacent development to the west was recorded as Section 2. Revise the label from Phase 2 Section 1 all sheets as applicable.
2. Label the pavement width on the “typical building lot” drawing.
3. Change the line type for the site boundary on sheet 2 to be consistent with sheets 1 and 3.
4. Show iron rods at the property corners on sheet 2, same as shown on sheet 3.
5. Extend match line on sheet 2 to the site boundary as shown on sheet 3. Show the match line going across Mesa Verde Place.
6. An as-built survey is required before streets are accepted.
7. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
8. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department.

Item 3: GMRPC Resolution No. 2016-70 (1-2003-16B) – The Retreat at Fairvue, Phase 3; Preliminary Plat – Dewey Engineering – The owner and applicant request approval of a Preliminary Plat for the Retreat at Fairvue, Phase 3, a major subdivision, to create 36 Multi-Family Lots, two (2) open space tracts and extend three (3) public rights-of-way, on a 6.83 (+/-) acre parcel, located on Chloe Drive, Glennister Court, and Winslow Court.

This item was approved by consent agenda with the following conditions:

1. Correct all flood notes on both sheets stating “No portion of this property...” to “A portion of this property...”
2. Correct Note 10 in Project Notes to remove reference to Phase 2.
3. Add surrounding property information for The Retreat at Fairvue, Phase 1, and Section 2, including the plat book and page number, and the property zoning.
4. Add label to the 8 foot walking trail in Open Space A.
5. Correct the street numbers on Lots 91-97 as they do not match the E911 correspondence. Lot 91 – 135, Lot 92 – 137, Lot 93 – 139, etc. They are all off by 10 digits.
6. In the note regarding the construction of Temporary Turnarounds on Sheet C1.0, revise the commencement date from June 2015 to August 2016.

7. Under Project Notes add the following additional maintenance note, 'The Retreat at Fairvue H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned to the satisfaction of the Engineering Department to ensure branches do not interfere with the flow of traffic on the roadway and sidewalks.'
8. Remove Note 12 from the preliminary plat.
9. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to the Gallatin Public Utilities for approval.
10. Submit three (3) corrected and folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 4: GMRPC Resolution No. 2016- (8-1873-16) – Villages of Gallatin Apartments; Site Plan – Ebersoldt & Associates Architecture – The owner and applicant request approval of an amended site plan for the Villages of Gallatin Apartments (formerly Autumn Ridge Apartments), on a 6.53 (+/-) acre parcel, located at 614 North Water Avenue.

This item was approved by consent agenda with the following conditions:

1. Correct the zoning of the four (4) adjacent properties, north of building six (6) and west of the pool, from MRO to CG zoning.
2. Provide sufficient bicycle parking spaces to substitute for the reduction in the number of code required parking spaces removed per Section 11.08.010 or provide an affidavit that a certain number of units shall be occupied exclusively by persons greater than 62 years of age to meet the code required parking requirements.
3. Submit a sign permit application for approval prior to the installation of any signage.
4. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (Plans may be 11x17).

Item 5: GMRPC Resolution No. 2016-77 (8-2044-16) – Welch College Student Activities Center; FMDP – Minor Amendment – Design Development Architects – The owner and applicant request approval of an amendment to the Preliminary Master Development Plan and a revision to the Final Master Development Plan for Welch College, Hidden Creek Phase 1, to change the architecture of the Welch College Student Activities Center, on a 64.34 (+/-) acre parcel, located at 1044 Bison Trail, between Lower Station Camp Creek Road and Big Station Camp Boulevard.

This item was approved by consent agenda with the following condition:

1. The applicant shall obtain a building permit from the Building Department prior to construction.

Item 6, GMRPC Resolution No. 2016-78 (8-2002-16) – Western Reflections Warehouse Expansion - Site Plan – Rogers Engineering Group – The owner and applicant request approval of an amendment to the site plan for Western Reflections on a 9.30 (+/-) acre parcel, zoned Industrial Restrictive (IR), located at 261 Commerce Way.

This item was approved by consent agenda with the following conditions:

1. Correct the typo error under “Project Description” on the title page.
2. The owner and applicant shall provide architectural elevations prior to the issuance of any building permits.
3. Indicate and label or provide a plan note referencing the 60’ setback from any front lot line included in the Restrictive Covenants for the Gallatin Industrial Center.
4. The outlet structure on Sheet C6.0 should match the drainage calculations (pipe, weir and orifice/grate).
5. Add an earthen emergency spillway to the plans. Elevation should be set to 100-year elevation 593.52.
6. Match the existing concrete flume geometry on the north side of the building addition and revise the ditch calculations to reflect the changes.
7. Show the location and limits of the bio-retention area(s). The Engineering Division recommends adding plantings on large pond areas as per typical GIP practices.
8. Show and label locations of Phase 1 and 2 erosion control devices (silt fence, construction entrance, grass matting for slopes, rip-rap at pond outlet, etc.).
9. Add plantings (trees, shrubs, grasses, sedges, etc.) to the bio-retention areas.
10. Provide a copy of TDEC NOC as this site disturbance is over one (1) acre in size.
11. A storm water maintenance agreement will need to be signed, recorded and referenced for final approval.
12. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit, prior to issuance of any building permits.
13. Submit three (3) corrected and folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

Item 7: GMRPC Resolution No. 2016- (8-2017-16) – Sumner County Career Center – Final Master Development Plan – Ragan Smith Associates – The owner and applicant request approval of a Final Master Development Plan to construct a 12,950 square foot office building for the Sumner County Career Center, on a 2.25 (+/-) acre parcel, located north of Vietnam Veterans Boulevard (SR386) and east of GreenLea Boulevard.

This item was approved by consent agenda with the following conditions:

1. The owner/applicant must record a cross-access easement for the driveway to/from the adjacent parcel.
2. A sign permit application shall be submitted for review and approval prior to the installation of any signage.
3. Provide the Engineering Division with a copy of the TDEC Notice of Coverage permit.
4. A recorded Stormwater Maintenance Agreement is required prior to issuance of a building permit.
5. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Final Master Development Plan.

Item 8: GMRPC Resolution No. 2016-76 (8-1993-16) – Cumberland Place North, Phase 5, Section 2 – Final Master Development Plan – Rogers Engineering Group – The owner and applicant request approval of an amendment to the Cumberland Place North Preliminary Master Development Plan and approval of a Final Master Development Plan for Phase 5, Section 2, to create 20 single family residential lots, construct a section of public greenway, extend one (1) public right-of-way and create one (1) public right-of-way, on a 5.951 (+/-) acre parcel, located east of Lock 4 Road and northeast of Smoky Mountains Drive.

This item was deferred by the applicant's representative.

Item 9: GMRPC Resolution No. 2016-75 (5-1997-16) – Foxland Boulevard – Street Acceptance/Right-of-Way Acquisition – Wilson Bank & Trust – The owner and applicant request the City of Gallatin accept the public improvements of the Foxland Crossing Subdivision.

This item was approved by consent agenda with the following conditions:

1. Remove private signage from the public right-of-way.
2. Remove the silt fence along the southern side of the box culvert.
3. The owner and applicant shall submit a maintenance surety in the amount of \$56,700 to the Planning Department.

Item 10 GMRPC Resolution 2016-79 (5-222-15) – Albion Downs, Phase 1 – Street Acceptance/Right-of-Way Acquisition – City of Gallatin Engineering Division – The owner and applicant request the City of Gallatin accept the public improvements for Albion Circle, Albion Way and Sea Biscuit Drive, located in Albion Downs, Phase 1 Subdivision.

This item was approved by consent agenda with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of \$21,000 to the Engineering Division for Albion Downs Phase 1. The Irrevocable Letter of Credit in the amount of \$77,000 for Albion Downs Phase 1 shall not be released until payment is submitted to the Engineering Division and upon formal acceptance of the Public Improvements for Albion Downs Phase 1 by Gallatin's City Council.

Item 11 GMRPC Resolution 2016-80 (5-225-19) – Albion Downs, Phase 3 – Street Acceptance/Right-of-Way Acquisition – City of Gallatin Engineering Division – The owner and applicant request the City of Gallatin to accept the public improvements for Albion Circle, Hartford Circle and Sea Biscuit Drive, located in Albion Downs, Phase 3 Subdivision.

This item was approved by consent agenda with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of \$21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit in the amount of \$77,000 for Albion Downs Phase 3 shall not be released until payment is submitted to Engineering Division and upon formal acceptance of the Public Improvements for Albion Downs Phase 3 by Gallatin's City Council.

Regular Agenda

Item 12 GMRPC Resolution 2016-81 (8-2007-16) – Carellton, Phase 3B – Final Master Development Plan – Green Trails, LLC.

This item was deferred by the applicant.

Item 13 GMRPC Resolution 2016-82 (8-2008-16) Kirby Electric – Final Master Development Plan – Rogers Engineering Group – The owner and applicant request approval of a Final Master Development Plan for the Kirby Electric office space on a 0.58 (+/-) acre parcel, located at 1180 Nashville Pike.

Ms. Jillian Ogden, Planner II, said the applicant is requesting approval of a Final Master Development Plan to convert a residential building to the Kirby Electric office space. This property is in the Nashville Pike Commercial Corridor and is zoned Multiple-Residential and Office (MRO). This is a basic change of use from residential to commercial, which is typical in the Nashville Pike Corridor. The only change is the addition of parking. There is a driveway currently to access the property. The Nashville Pike Corridor Plan calls for this area to have a backage road, when the residential building become commercial buildings. The Engineering Division condition is that the current driveway be removed and the backage road be dedicated with access to neighboring commercial properties.

Mr. Nick Tuttle said the applicant has a request concerning condition regarding access.

Mr. Andy Leath, with Rogers Engineering Group, said from a business standpoint a sign is needed to direct customers to the business, when the current driveway access is removed. The applicant is concerned that customers will not know how to access the business. The applicant is working with the neighboring property to have a sign located on that property. In addition, the applicant is requesting not to make the access connection, at this time.

Chair Dempsey asked about existing commercial properties that do not have access connecting access.

Mr. Tuttle verified that parking spaces would be located in the front of the business. An approved plan for Baker's Crossing at the north of this property shows a separate backage road that runs along the length of all the properties along Nashville Pike. The object of the Nashville Pike Corridor Plan is to eliminate access on Nashville Pike. The best way to accomplish this is with the backage road proposed by Baker's Crossing. This will be a consistent road that runs from end to end along the back of the properties on Nashville Pike. The Kirby Electric office will not create much traffic and the Engineering Division would be comfortable only making the connection to the east. The applicant's proposal is to stub out the connection to the north to the future backage road running along the south edge of the Baker's Crossing property to create a connection to all the commercial structures on Nashville Pike.

Chair Dempsey asked if the road would be a part of the hotel development. Mr. Tuttle said the North Martin's Vineyard Way must be accessed and the hotel property owner is negotiating to get access to this property.

Chair Dempsey asked if businesses are required to close their Nashville Pike entrances and connect to the backage road. Mr. Tuttle showed the backage road proposed plan and said the road that will be on the Baker's Crossing Development will be from Tulip Poplar to North Martin's Vineyard Way.

Mr. Wilson asked if the applicant will have to connect to the backage road. Mr. Tuttle said the applicant's plan shows a connection to the adjacent property (Stella's).

Vice Chair Ramsey asked if the applicant would be permitted to install a directional sign. Councilperson Brackenbury asked what happens if the backage road is not built. Vice Chair Ramsey said there is no assurance that the backage road will be built. He said he is comfortable with the applicant's request to place a directional sign. Ms. Denise Brown, Planner I, suggested that a multi-tenant sign could be installed to benefit all the businesses in this location.

Ms. Kirby said she went to the Planning Staff several times and was not told that the curb cut must be closed, but it was suggested that the curb cut be closed. She agreed with using a backage road and would like the sign to direct customers to the business entrance.

Mr. Puryear asked if the applicant is accepting the condition to close the curb cut on Nashville Pike. Ms. Kirby said she agrees to close the curb cut but is requesting a directional sign.

Chair Dempsey asked staff to work with applicant on a temporary, directional sign. Planning Commission could approve an off-premise directional sign. Mayor Brown agreed with a temporary, directional sign but said a multi-tenant sign should be installed in the future.

Vice Chair Ramsey motioned to approve the plan with the staff conditions and the addition of a condition instructing the Planning Staff to work with the applicant to create a sign that identifies the direction to this business and remove the westerly portion from condition six (6) (to be condition five (5)).

Mr. Leath said the condition requiring to comply with all applicant requirements of Final Master Development Plan leaves the site plan open for conditions of approval to be added.

Mr. Robert Kalisz, Assistant Director of Planning, said when the site plan was submitted it did not have all the check list requirements. Mr. Leath said he would like the comment to say this plan is approved as presented. Mr. Kalisz said there will not necessarily be added conditions. Mr. Leath said he is concerned that the stormwater regulations might come into play and this site is not conducive to that.

Ms. Ogden said when this plan first came in, it was an in-house site plan. In an effort to accommodate all the regulations when it needed to be a Final Master Development Plan, it was added that the Engineering Division has reviewed the drainage calculation and the drainage plan must be up to the standards of the Final Master Development Plan. Mr. Leath asked, what are the standards? Mr. Tuttle said the Engineering Division will not require any stormwater or water detention because of the small lot.

Chair Dempsey motioned to amend the motion to remove the condition regarding stormwater and water detention (condition number 5). Councilperson Brackenbury seconded the motion and the motion passed 6 ayes, 0 nays.

Ms. Brown asked for verification from the Planning Commission that this is to be a temporary, directional sign.

Chair Dempsey said this is to be a temporary, directional sign.

Planning Commission voted on the original motion as amended and the motion passed 6 ayes; 0 nays.

1. Indicate the front, side, and rear yard lines to match labels on the plan.
2. Label bufferyards on plan.
3. Include a cover sheet with the location map.
4. Add a plan note that all business service vehicles containing advertising shall be parked to rear of the building to comply with Section 13.07.050.K.2 of the G.Z.O.
5. Existing entrance and driveway will need to be removed along U.S. Highway 31E (Nashville Pike) as per the Nashville Pike Access Management Plan, once an ingress and egress connection is made to the rear adjacent driveway. This connection should extend to the easterly property lines. An easement document must be recorded.
6. Submit three (3) corrected and folded copies, of the Final Master Development Plan for the Kirby Electric Office, including one (1) full size and two (2) half size copies to the Planning Department.
7. Work with Planning Staff to create signage that will identify the location of and access to the business.

Item 14: Other Business

Chair Dempsey said he would like the changes to be sent to the Gallatin Zoning Ordinance to the City Council for adoption in August. If necessary, a special-called meeting could be scheduled.

Item 15: Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 5:47 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, June 27, 2016
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

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

Items listed on the Consent Agenda are considered routine or non-controversial, do not require a public hearing and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the applicant for that item, wishing to discuss an item listed on the Consent Agenda, may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: March 28, 2016 Planning Commission regular meeting, April 11, 2016 and May 9, 2016 Planning Commission Work Session meetings.**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

- 1. GMRPC RESOLUTION NO. 2016-73** **1-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR JUNE 2016

- 2. GMRPC RESOLUTION NO. 2016-71** **1-1992-16C**
CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2; FINAL PLAT
THORNTON & ASSOCIATES, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON A 13.582 (+/-) ACRE PARCEL, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE. THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL 15-PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD). DWELLING, ONE-FAMILY DETACHED IS A PERMITTED USE IN THE R15-PRD ZONE DISTRICT. (ATTACHMENT 2-1)

EXHIBIT A



3. GMRPC RESOLUTION NO. 2016-70 **1-2003-16B**
THE RETREAT AT FAIRVUE, PHASE 3; PRELIMINARY PLAT
DEWEY ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 3, A MAJOR SUBDIVISION, TO CREATE 36 MULTI-FAMILY LOTS, TWO (2) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 6.83 (+/-) ACRES, LOCATED ON CHLOE DRIVE, GLENNISTER COURT, AND WINSLOW COURT.

4. GMRPC RESOLUTION NO. 2016-72 **8-1873-16**
VILLAGES OF GALLATIN APARTMENTS; SITE PLAN
(AUTUMN RIDGE APARTMENTS)
EBERSOLDT & ASSOCIATES ARCHITECTURE

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED SITE PLAN FOR THE VILLAGES OF GALLATIN APARTMENTS, ON A 6.53 (+/-) ACRE PARCEL, LOCATED AT 614 NORTH WATER AVENUE.

5. GMRPC RESOLUTION NO. 2016-77 **8-2044-16**
WELCH COLLEGE STUDENT ACTIVITIES CENTER; FMDP
MINOR AMENDMENT
DESIGN DEVELOPMENT ARCHITECTS

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE – HIDDEN CREEK PHASE 1, TO CHANGE THE ARCHITECTURE OF THE WELCH COLLEGE STUDENT ACTIVITIES CENTER, ON A 64.34 (+/-) ACRE PARCEL LOCATED AT 1044 BISON TRAIL BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD.

6. GMRPC RESOLUTION NO. 2016-78 **8-2002-16**
WESTERN REFLECTIONS WAREHOUSE EXPANSION; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE SITE PLAN FOR WESTERN REFLECTIONS ON A 9.30 (+/-) ACRE LOT, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 261 COMMERCE WAY.

7. GMRPC RESOLUTION 2016-74 **8-2017-16**
SUMNER COUNTY CAREER CENTER; FMDP
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN TO CONSTRUCT A 12,950 SQUARE FOOT OFFICE BUILDING

EXHIBIT A



FOR THE SUMNER COUNTY CAREER CENTER, ON A 2.25 (+/-) ACRE PARCEL,
LOCATED NORTH OF VIETNAM VETERANS BOULEVARD (SR 386) AND EAST OF
GREENLEA BOULEVARD.

- 8. GMRPC RESOLUTION 2016-76** **8-1993-16**
CUMBERLAND PLACE NORTH, PHASE 5, SECTION 2; FMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE
CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN
AND A FINAL MASTER DEVELOPMENT PLAN FOR PHASE 5, SECTION 2, TO
CREATE 20 SINGLE FAMILY RESIDENTIAL LOTS, CONSTRUCT A SECTION OF
PUBLIC GREENWAY, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY AND CREATE
ONE (1) PUBLIC-RIGHT-OF-WAY, ON A 5.951 (+/-) ACRE PARCEL, LOCATED EAST
OF LOCK 4 ROAD AND NORTHEAST OF SMOKY MOUNTAINS DRIVE.

- 9. GMRPC RESOLUTION 2016-75** **5-1997-16**
FOXLAND BOULEVARD; STREET ACCEPTANCE/ROW ACQ.
WILSON BANK & TRUST

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE
PUBLIC IMPROVEMENTS OF THE FOXLAND CROSSING SUBDIVISION.

- 10. GMRPC RESOLUTION 2016-79** **5-222-15**
ALBION DOWNS, PHASE 1; STREET ACCEPTANCE/ROW ACQ.
CITY OF GALLATIN ENGINEERING DIVISION

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE
PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, ALBION WAY AND SEA BISCUIT
DRIVE LOCATED IN ALBION DOWNS PHASE 1 SUBDIVISION.

- 11. GMRPC RESOLUTION 2016-80** **5-225-15**
ALBION DOWNS, PHASE 3; STREET ACCEPTANCE/ROW ACQ.
CITY OF GALLATIN ENGINEERING DIVISION

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE
PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, HARTFORD CIRCLE AND SEA
BISCUIT DRIVE LOCATED IN ALBION DOWNS PHASE 3 SUBDIVISION.

REGULAR AGENDA

- 12. GMRPC RESOLUTION 2016-81** **8-2007-16**
CARELLTON, PHASE 3B; FMDP
GREEN TRAILS, LLC

DEFERRED

EXHIBIT A



**13. GMRPC RESOLUTION 2016-82
KIRBY ELECTRIC; FMDP
ROGERS ENGINEERING GROUP**

8-2008-16

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KIRBY ELECTRIC OFFICE ON FOUR LOTS ON A 0.58 (+/-) ACRE PARCEL (TAX MAP 125M, GROUP A, PARCEL 012.00), LOCATED AT 1180 NASHVILLE PIKE.

EXHIBIT A

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: FOXLAND, PHASE 5, SECTION 1 (SUBDIVISION): FILE PC0120-13 – SAVANNAH MARKETPLACE (SUBDIVISION): FILE 1-717-15C – CARELLTON, PHASE 1-3 (SITE): FILE PC9803-11 - KENNESAW FARMS, PHASE 3 & 4 (SITE): FILE 38-05 – COTTAGES AT LAST PLANTATION (SITE): FILE 8-4-03/8-7-03 – KENNESAW FARMS CORE COMERCIAL LOTS 10 & 11 (SITE): FILE 8-22-06/8-35-06; AND A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: LENOX PLACE, PHASE 5 (SITE): FILE PC9988-12 – KENNESAW FARMS, PHASE 3, SECTION 1 (SUBDIVISION): FILE 1-69-06C/1-11-06C – KENNESAW FARMS, PHASE 1 (SUBDIVISION): FILE PC2239-10 – KENNESAW FARMS, PHASE 4, SCTION 2A (SUBDIVISION): FILE 1-72-10C/1-2-10C – KENNESAW FARMS, PHASE 2 (SITE): FILE 8-3-04/8-63-04 – KENNESAW FARMS, PHASE 2 (SUBDIVISION): 1-71-05C/1-33-05C – KENNESAW FARMS, PHASE 3, SECTION 2 (SUBDIVISION): FILE 1-74-06C/1-34-06C – KENNESAW FARMS, PHASE 4, SECTION 1 (SUBDIVISION): FILE 1-75-16C/1-18-06; AND A THREE (3) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: FOXLAND, PHASE 9, SECTION 4A (SUBDIVISION); PC0052-12 – FOXLAND, PHASE 9, SECTION 5 (SUBDIVISION): FILE PC9978-12.

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: A one (1) year renewal and extension of the performance sureties for: Foxland, Phase 5, Section 1 (Subdivision): File PC0120-13 – Savannah Marketplace (Subdivision): File 1-717-15C – Carellton, Phase 1-3 (Site): File PC9803-11 - Kennesaw Farms, Phase 3 & 4 (Site): File 8-38-05 – Cottages At Last Plantation (Site): File 8-4-03/8-7-03 – Kennesaw Farms, Core Commercial Lots 10 & 11 (Site): 8-22-06/8-35-06; and a six (6) month renewal and extension of the performance sureties for: Lenox Place, Phase 5 (Site): File PC9988-12 – Kennesaw Farms, Phase 3, Section 1 (Subdivision): File 1-69-06C/1-11-06C – Kennesaw Farms, Phase 1 (Subdivision): File PC2239-10 – Kennesaw Farms, Phase 4, Sction 2A (Subdivision): File 1-72-10C/1-2-10C – Kennesaw Farms, Phase 2 (Site): File 8-3-04/8-63-04 – Kennesaw Farms, Phase 2 (Subdivision): 1-71-05C/1-33-05C – Kennesaw Farms, Phase 3, Section 2 (Subdivision): File 1-74-06C/1-34-06C – Kennesaw Farms, Phase 4, Section 1 (Subdivision): File 1-75-16C/1-18-06; and a three (3) month renewal and extension of the performance durities for: Foxland, Phase 9, Section 4A (Subdivision); PC0052-12 – Foxland, Phase 9, Section 5 (Subdivision): File PC9978-12.

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance sureties will cover the cost of public improvements and infrastructure not yet completed in the subdivision or completed for the development site of an approved site plan or master development plan as determined by the City Engineering Division and Planning Department.
2. The subdivision surety and/or site master development plan surety is necessary to protect the public interest as described in Chapter 3, Gallatin Subdivision Regulations and Article 15, Section 15.03.080 of the Gallatin Zoning Ordinance.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension for each of the performance sureties for the following projects with the following conditions:

1. A new Letter of Credit in the amount described above shall be provided to the City of Gallatin by no later than one (1) week prior to the expiration date of the current Letter of Credit.
2. An extension may be permitted for the performance surety. All improvements must be completed and accepted by August 22, 2017.
3. Upon completion of all required improvements, the developer shall obtain final subdivision inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.
 - Foxland, Phase 5, Section 1 (2 lots and right-of-way) (Subdivision); File #PC0120 in the amount of \$17,000.
 - Savannah Marketplace (Subdivision); File #1-717-15C in the amount of \$69,000.
 - Carellton, Phase 1-3 (Site); File #PC9803-11 in the amount of \$35,000.
 - Kennesaw Farms, Phase 3 & 4 (Site); File #8-23-05/8-38-15 in the amount of \$28,500.

- Cottages at Last Plantation (Site); File #8-4-03/8-7-03 in the amount of \$30,500.
- Kennesaw Farms Core Commercial, Lots 10 & 11 (Site); File #8-22-06/8-35-06 in the amount of \$212,850.

Section 3. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

4. A new Letter of Credit in the amount described above shall be provided to the City of Gallatin by no later than one (1) week prior to the expiration date of the current Letter of Credit.
5. An extension may be permitted for the performance surety. All improvements must be completed and accepted by February 22, 2017.
6. Upon completion of all required improvements, the developer shall obtain final subdivision inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.

- Lenox Place, Phase 5 (Site); File PC9988-12 in the amount of \$61,425.
- Kennesaw Farms, Phase 3, section 1 (Subdivision); File #1-69-06C/1-11-06C in the amount of \$106,000.
- Kennesaw Farms, Phase 1 (Subdivision); File PC2239-10 in the amount of \$357,000.
- Kennesaw Farms, Phase 4, Section 2A (Subdivision); File PC6171-10 in the amount of \$104,000.
- Kennesaw Farms, Phase 2 (Site); File 8-3-04/8-63-04 in the amount of \$5,600.
- Kennesaw Farms, Phase 2 (Subdivision); File 1-71-05C/1-33-05C in the amount of \$301,000.
- Kennesaw Farms, Phase 3, Section 2 (Subdivision); File 1-74-06C/1-34-6C in the amount of \$141,000.

- Kennesaw Farms, Phase 4, Section 1 (Subdivision); File #1-75-06C/1-18-06C in the amount of 63,000.

Section 4 Action - The Gallatin Municipal-Regional Planning Commission hereby approves a three (3) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

7. A new Letter of Credit in the amount described above shall be provided to the City of Gallatin by no later than one (1) week prior to the expiration date of the current Letter of Credit.
8. An extension may be permitted for the performance surety. All improvements must be completed and accepted by November 22, 2016.
9. Upon completion of all required improvements, the developer shall obtain final subdivision inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.

- Foxland, Phase 9, Section 4A (Subdivision); File #PC0052-12 in the amount of \$17,000.
- Foxland, Phase 9, Section 5 (Subdivision); File #PC9975-12 in the amount of \$12,000.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/22/16

Dick Dempsey Chairman

Johnny Wilson Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2016-103

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 2, SUBDIVISION, TO CREATE SIX (6) LOTS ON 10.91 (+/-) ACRES, LOCATED ON THE NORTHEAST CORNER OF FOXLAND BOULEVARD AND DOUGLAS BEND ROAD – (2-2279-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Barge, Waggoner, Sumner, Cannon, Inc., at its regular meeting on August 22, 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 § 13-3-403(b) and §13-4-303(b):

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Plat is consistent with the purpose and intent of the Multiple Residential and Office Zoning District and Mixed Use Zoning District, and the Foxland, Ph. 2 Final Master Development Plan.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision 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.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Foxland, Phase 2 consisting of a one (1) sheet plan, prepared by James Overfelt (Barge, Waggoner, Sumner & Cannon, Inc.) of Nashville, Tennessee, with project number 3200353, dated July 25, 2016, with the following conditions:

1. Include a replat of Lot 1, Foxland Ph. 9, Sec. 1 as part of the plat and retitle the plat to, Foxland, Phase 2 Final Plat and a replat of Lot 1 of Foxland, Phase 9, Section 1 as recorded in Plat Book 27, PG 114 R.O.S.C. for a total of six (6) lots.
2. Add the following note: “The recording of this plat voids, vacates and supersedes the recording of Lot 1 of Foxland, Phase 9, Section 1, recorded in Plat Book 27, PG 114 R.O.S.C.
3. Label property owner, development and zoning information on both properties located on the west side of Douglas Bend Road.
4. Add “and MU zoning” to Note 4.
5. Revise Note 12 to state, “Lot 2.2 and the White House Utility District shall have a permanent access through the 28’ wide access easement proposed on current Lot 1 in Foxland, Phase 9, Section 1”. Add additional note to state, “Lots 2.3, 2.4 and 2.5 shall have permanent access through the 45’ wide access easement extending from the intersection of Reynard Drive and Club View Drive”.
6. Add parcel 7.00 to Development Summary which include current Lot 1 of Foxland, Ph. 9, Sec. 1
7. Show 10’ wide P.U.D.E.’s along both side property lines of Lot 2.2, on the west property line of Lot 2.3 and along the entire property line of Lot 2.5 that adjoins current Lot 1 of Foxland, Ph. 9, Sec. 1. Also show 10’ wide P.U.D.E.’s along the side property lines of current Lot 1 of Foxland, Ph. 9, Sec. 1.
8. Include Lot 1 of Foxland, Ph. 9, Sec. 1 with this plat. This will establish the easements as directed above and show callings for all property boundaries.
9. Show callings for all P.U.D.E.’s recorded outside of plats under previous actions.
10. Label the type of 30’ buffer shown along the rear property lines of the lots: Corp of Engineers, Stream, Landscape, etc.
11. Add additional labels throughout the plat indicating the 5’ Corps of Engineers Access Easement line.
12. Remove the side yard and M.B.S.L. lines and labels; only show the P.U.D.E. lines and labels.
13. Add acreage for Lot 1 of Foxland, Ph. 9, Sec. 1
14. Consider labeling each lot sequentially: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6.

15. The Planning Commission hereby grants a variance of 12', 20' and 5' from Section 1-113.109, Gallatin Subdivision Regulations to permit a 28', 30' and 45' wide access easement to serve Lots 2.2-2.5, and a variance to not require side yard P.U.D.E.s on Lots 2.3 and 2.4 and along the southerly property boundary of Lots 2.3 and 2.4, and along the northerly boundary of Lot 2.5.
16. Detailed plans and specifications shall be submitted to the WHUD, for water and sanitary sewer installation, to serve these lots.
17. Show the edge of pavement for Club View Drive and add the right-of-way and pavement width.
18. Submit three (3) corrected folded copies (1 enlarged copy and two (2) plat size copies) of the Final Plat to the Planning Department.
19. Submit three (3) corrected folded copies of the Overall Foxland Development PMDP 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:

NAY:

DATED: 08/22/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 2

PLANNING DEPARTMENT STAFF REPORT

Subdivision Final Plat for Foxland, Phase 2

(PC File# 2-2279-16)

Located off Foxland Boulevard east of Douglas Bend Road

Date: August 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE TWO (2) PARCELS IN THE FOXLAND DEVELOPMENT 2 INTO FIVE (5) LOTS, ZONED MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND MIXED USE (MU), ON 10.91 (+/-) ACRES, LOCATED AT THE NORTHEAST CORNER OF FOXLAND BOULEVARD AND DOUGLAS BEND ROAD.

OWNER: FOXLAND HARBOR CONDOS, LLC, FOXLAND HOLDINGS, LLC
AND FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC

APPLICANT: BARGE, WAGGONER, SUMNER & CANNON, INC.

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016- 103

STAFF CONTACT: DENISE BROWN

PLANNING COMMISSION DATE: AUGUST 22, 2016

PROPERTY OVERVIEW: The owner and applicant requests approval of a Minor Subdivision Plat to subdivide two (2) parcels in the Foxland development, into five (5) lots, on 10.91 +/- acres, zoned Multiple, Residential and Office (MRO) and Mixed Use (MU), located at the northeast corner of Foxland Boulevard and Douglas Bend Road (Attachment 2-1 and 2-2).

CASE BACKGROUND:

Previous Approvals

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan for Foxland at Fairvue (PC File #3-16-05) to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development and did not submit any details or plans for that property. The Preliminary Master Development Plan and rezoning request passed Second Reading on February 7, 2006. Since the time the property was rezoned in 2006, several Final Master Development Plans for the Clubhouse, golf course, One-Family Detached Dwellings, Attached Dwellings, and Multi-Family Dwelling units have been approved throughout the Foxland Development. Several Preliminary and Final Plats have also been approved for various phases and sections of the Foxland Development.

On March 27, 2006, the Planning Commission approved a Final Master Development Plan for Foxland Clubhouse (PC File #8-22-06). The plan included a 25,000 square foot clubhouse attached to the existing Foxland Hall mansion, parking areas, and a pool area.

The Final Plat for Foxland, Ph. 1, Sec. 2 was recorded on May 19, 2006. This included Foxland Boulevard and Douglas Bend Road adjacent to proposed Phase 2.

On November 27, 2006, the Planning Commission approved, with conditions, a Revised Final Master Development Plan for the Foxland Clubhouse (PC File #8-60-06). The plan reduced the size of the clubhouse addition to the Foxland Mansion to 6,750 square feet, d included cart and bag storage areas, and the future pool area.

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

On April 28, 2008, the Planning Commission considered Revisions to the Preliminary Master Development Plan for Foxland at Fairvue, Phase 2, Phase 9 and the Clubhouse (PC File #3-14-08). Much of the discussion at that meeting dealt with the issue of parking for the entire development and the proposed heights of the condominium buildings along the shore. The Planning Commission deferred the item to the May 12, 2008 Planning Commission Work Session for discussion. The applicant made changes to the plan based on the feedback from the Planning Commissioners offered at previous meetings.

On May 19, 2008, the Planning Commission approved the Revised Preliminary Master Development Plan for Foxland at Fairvue, Phase 2, Phase 9 and the Clubhouse (PC File #3-14-08). This Revised Preliminary Master Development Plan included plans for the Foxland Harbor Condos and, a mixed-use development with a commercial (retail) section and a public waterfront along Old Hickory Lake.

Since approval of the Revised Preliminary Master Development Plan several minor amendments to the Preliminary Master Development Plan and Final Master Development Plans were submitted and approved for the clubhouse and Phase 9 (the townhome section located south of the Foxland Mansion).

On September 26, 2011, the Planning Commission approved the Final Plat for Foxland, Phase 9, Section 1 PC9855-11, (PB 27 PG 114 R.O.S.C.).

On July 27, 2015, the Planning Commission approved, with conditions, a minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan and a revision to the Final Master Development Plan for The Club at Foxland Harbor (PC 8-792-15) to change the building size, architecture and pool location.

On February 22, 2016, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 2, and the Final Master Development Plan for the Water's Edge at Foxland Harbor (8-1498-16) which includes seven (7) condominium buildings on Lots 2.3-2.5 (Attachment 2-4).

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Minor Subdivision-Final Plat to subdivide two (2) parcels totaling 10.91 (+/-) acres, into five (5) lots. The existing Foxland Harbor Pool and Fitness Center is located on proposed Lot 2.2 (Attachment 2-3). A note on the plat indicates 210 units are intended for Lot 2.1; however, a plan has not been submitted for approval.

Staff recommends that the owner and applicant also replat Lot 1, Foxland Phase 9, Section 1 with this plat to include all easements. The access to Lot 2.2 and a 2025 sq. ft. White House Utility District water service area, located in the southeast corner of the lot, will be provided to/from a proposed 28' wide access easement on Lot 1 in existing Foxland Phase 9, Section 1 (Attachment 2-5) where the Foxland Harbor Golf and Country Club is located (Attachment 2-6). Therefore, Foxland, Phase 9, Section 1, Lot 1 should be included in this subdivision, effectively replatting the lot to include the access easement and other easements. The owner and applicant shall provide the callings and additional details on the replat for Lot 1 of Foxland, Phase 9, Section 1, as a condition of approval.

The other option is to record separate metes and bounds described easements on Lot 1 that correspond with this proposed plat.

Natural Features

The majority of the property is currently vacant and unimproved with the exception of proposed Lot 2.2 where Foxland Harbor Pool and Fitness Center is constructed. Based on FEMA FIRM Map 47165C0407G, dated April 17, 2012, a small portion of the property is located within a special flood hazard area. A 30' wide buffer easement is located along the rear property lines of Lots 2.1-2.4, adjacent to Old Hickory Lake. Construction on lots located in the 100-year floodplain will require elevation certificates and floodplain development permits. Minimum Finished Floor Elevations (F.F.E.) has been noted on the plat for each lot.

Adjacent or Area Uses

The entire Foxland Development lies within the Gallatin City limits and is primarily zoned Multiple Residential and Office (MRO). A small portion along Douglas Bend Road is zoned Mixed Use (MU). Proposed Phase 2 is surrounded by Foxland property to the south and east, all zoned MRO. Property to the west, across Douglas Bend Road, is zoned Mixed Use (MU) and consisting of the Foxland Crossings Apartments. Old Hickory Lake forms the north property boundary. The property along Nashville Pike beyond the lake is zoned Residential-20 (20) Low Density Residential.

Lot Layout

The proposed lots follow the boundary line along Old Hickory Lake to the north and Foxland, Phase 9, Section 1 and Phase 9, Section 4A to the south. Lot 2.1 (4.53 acres) is located directly on the north side of Foxland Boulevard and east side of Douglas Bend Road, Lot 2.2 (1.82 acres), Lot 2.3 (1.33 acres), Lot 2.4 (1.27 acres) are interior to the site, and Lot 2.5 (1.95 acres) abuts the intersection of Club View Drive (Foxland, Phase 9, Section 1) and Reynard Drive (Foxland Phase 9, Section 4A).

Rights-of-Way/Access Easements

The subdivision fronts on Foxland Boulevard (80' wide right-of-way), Douglas Bend Road (50' wide right-of-way) and Club View Drive/Reynard Drive. Lot 2.1 will have direct access from Foxland Boulevard. Lots 2.2-2.4, located between Old Hickory Lake and Foxland Harbor Golf and Country Club, will not have direct access to a right-of-way, but will obtain access to the public rights-of-way from access easements. Lot 2.5 abuts the intersection of Reynard Drive (50' wide right-of-way) and Club View Drive (50' wide right-of-way).

A proposed easement is located along the northern boundary of Lot 1 in Foxland, Phase 9, Section 1 which will provide permanent access to Lot 2.2 and the WHUD water service area. Lot 2.2 will access a proposed 28' wide access easement extending along the northern boundary of Lot 1 in Foxland, Phase 9, Section 1 (Foxland Harbor Golf and Country Club). Lots 2.3-2.5 will access a 30' wide and 45' wide access and public utility easement that connects to the intersection of Reynard Drive and Club View Drive. The 45' wide access easement narrows into a 30' wide easement in a westerly direction where it abuts the proposed 28' wide easement located on Lot 1 in Foxland Phase 9, Section 1; however, there will be no through access between the easements to eliminate through traffic. The access easement for Lots 2.3-2.5 was approved with the Water's Edge at Foxland Harbor Final Master Development Plan (8-1498-16), (Attachment 2-5). However, Section 1-113.109 requires "...when a permanent easement to a public street is used as access to a lot or a tract of land having been or being separated by deed or plat from other property, such easement shall be at least fifty (50) feet in width from and after the time of adoption of this amendment and shall not be used to provide access to more than one (1) lot or tract of land." The applicant will need a variance from this section per Section 1-112 to permit the 28', 30' and 45' wide access easements.

Temporary and/or permanent turnarounds will be provided either within the easement or on the lots, as the lots are approved for development. Note 12 should be revised to state, "Lot 2.2 and the White House Utility District shall have a permanent access through the 28' wide access easement proposed on current Lot 1 in Foxland, Phase 9, Section 1". An additional note should be added to the plat to state, "Lots 2.3, 2.4 and 2.5 shall have permanent access through the 45' wide access easement extending from the intersection of Reynard Drive and Club View Drive".

Several other existing access and right-of-way easements were noted throughout the plat, primarily on Lot 2.1:

Lot 2.1 – A 40' wide Douglas Bend Road right-of-way (proposed for abandonment) is located on the west side of the lot and runs parallel to the 'realigned' and platted Douglas Bend Road; a 50' wide Cumberland Electric easement (DB 160, PG 218 R.O.S.C.) is located adjacent to the old Douglas Bend Road alignment; and a 30' wide access easement (RB 2856, PG 83 R.O.S.C.) is located just east of the Cumberland Electric easement. Other P.U.D.E.'s which are not described are shown on the plat.

Lots 2.2 and 2.3 – A 45' x 45' water service access easement is proposed in the front, between the side boundary lines of the lots. A portion of the easement overlaps the proposed 28' wide access easement located on Lot 1 in Foxland, Phase 9, Section 1.

Lots 2.1 - 2.5 – A 5' wide U.S. Army Corp of Engineers access easement is proposed along the rear (north) boundary of Lots 2.1-2.4 and along the east boundary of Lots 2.4 and 2.5.

Utilities

The development is serviced by White House Utility District (WHUD). There are several water and sewer utility easements proposed in various locations throughout the plat. The owner and applicant shall coordinate all development with WHUD to ensure all construction and future utility infrastructures are to the satisfaction of WHUD standards. Utility easements not centered or parallel to lot lines will need to have specific calls and distances labeled.

Public Utility and Drainage Easements (P.U.D.E.)

The owner and applicant shall provide 10' wide P.U.D.E.'s along the side and rear property lines of each lot. A 15' wide P.U.D.E. shall be provided along the front property lines of each lot. The owner and applicant are requesting a variance from the 10' wide P.U.D.E.'s required by the Gallatin Subdivision Regulations to eliminate the P.U.D.E.'s along the property line between Lots 2.3 and 2.4, along the southern property lines of Lots 2.3 and 2.4 and along the northern property line of Lot 2.5, to match the approved Water's Edge at Foxland Harbor Final Master Development Plan (8-1498-16). Alternative easements will be provided to accommodate these needs.

There are several other P.U.D.E.'s located throughout the plat area that were shown as recorded under previous actions including: a 20' wide P.U.D.E. (PB 23, PGS. 184-187 R.O.S.C.) that extends the full depth of Lot 2.1 and a 15' wide P.U.D.E. on the front of Lot 2.5 recorded in Foxland, Phase 9, Section 1 (PB 27, PG 114) and PB 27, PG 219. These easements were not established with the platted property and need to be formally included with this plat. The callings of the P.U.D.E.'s shall be added to this plat as a condition of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Minor Subdivision Plat. The applicant satisfactorily addressed the Engineering comments; however, the owner and applicant shall comply with the following:

1. Show the edge of pavement for Club View Drive and add the right-of-way and pavement width.

White House Utilities District

The WHUD reviewed and commented on the Minor Subdivision Plat. The owner and applicant shall comply with the following:

1. The owner and applicant shall coordinate all development with WHUD to ensure all construction and future utility infrastructures are to the satisfaction of WHUD standards.

Other Departmental Comments

Other City Departments reviewed the plan, but made no comments on the Minor Subdivision Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Plat is consistent with the purpose and intent of the Multiple Residential and Office Zoning District and Mixed Use Zoning District, and the Foxland, Ph. 2 Final Master Development Plan.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision 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.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-103, Minor Subdivision - Final Plat for Foxland, Phase 2 and the replat of Lot 1 of Foxland, Phase 9, Section 1, consisting of a one (1) sheet plat, prepared by James Overfelt (Barge, Waggoner, Sumner & Cannon, Inc.), of Nashville, Tennessee, with project number 3200353, dated July 25, 2016 with the following conditions:

1. Include a replat of Lot 1, Foxland Ph. 9, Sec. 1 as part of the plat and retitle the plat to, Foxland, Phase 2 Final Plat and a replat of Lot 1 of Foxland, Phase 9, Section 1 as recorded in Plat Book 27, PG 114 R.O.S.C. for a total of six (6) lots.
2. Add the following note: "The recording of this plat voids, vacates and supersedes the recording of Lot 1 of Foxland, Phase 9, Section 1, recorded in Plat Book 27, PG 114 R.O.S.C.
3. Label property owner, development and zoning information on both properties located on the west side of Douglas Bend Road.

4. Add "and MU zoning" to Note 4.
5. Revise Note 12 to state, "Lot 2.2 and the White House Utility District shall have a permanent access through the 28' wide access easement proposed on current Lot 1 in Foxland, Phase 9, Section 1". Add additional note to state, "Lots 2.3, 2.4 and 2.5 shall have permanent access through the 45' wide access easement extending from the intersection of Reynard Drive and Club View Drive".
6. Add parcel 7.00 to Development Summary which include current Lot 1 of Foxland, Ph. 9, Sec. 1
7. Show 10' wide P.U.D.E.'s along both side property lines of Lot 2.2, on the west property line of Lot 2.3 and along the entire property line of Lot 2.5 that adjoins current Lot 1 of Foxland, Ph. 9, Sec. 1. Also show 10' wide P.U.D.E.'s along the side property lines of current Lot 1 of Foxland, Ph. 9, Sec. 1.
8. Include Lot 1 of Foxland, Ph. 9, Sec. 1 with this plat. This will establish the easements as directed above and show callings for all property boundaries.
9. Show callings for all P.U.D.E.'s recorded outside of plats under previous actions.
10. Label the type of 30' buffer shown along the rear property lines of the lots: Corp of Engineers, Stream, Landscape, etc.
11. Add additional labels throughout the plat indicating the 5' Corps of Engineers Access Easement line.
12. Remove the side yard and M.B.S.L. lines and labels; only show the P.U.D.E. lines and labels.
13. Add acreage for Lot 1 of Foxland, Ph. 9, Sec. 1
14. Consider labeling each lot sequentially: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6.
15. The Planning Commission hereby grants a variance of 12', 20' and 5' from Section 1-113.109, Gallatin Subdivision Regulations to permit a 28', 30' and 45' wide access easement to serve Lots 2.2-2.5, and a variance to not require side yard P.U.D.E.s on Lots 2.3 and 2.4 and along the southerly property boundary of Lots 2.3 and 2.4, and along the northerly boundary of Lot 2.5.
16. Detailed plans and specifications shall be submitted to the WHUD, for water and sanitary sewer installation, to serve these lots.
17. Show the edge of pavement for Club View Drive and add the right-of-way and pavement width.
18. Submit three (3) corrected folded copies (1 enlarged copy and two (2) plat size copies) of the Final Plat to the Planning Department.
19. Submit three (3) corrected folded copies of the Overall Foxland Development PMDP to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

- | | |
|-----------------------|---|
| Attachment 2-1 | Location Map |
| Attachment 2-2 | Final Plat for Foxland, Ph. 2 (PC 2-2279-16) |
| Attachment 2-3 | FMDP for Foxland Harbor Pool and Fitness (PC 8-792-15) |
| Attachment 2-4 | FMDP for Water's Edge at Foxland Harbor (PC 8-1498-16) |
| Attachment 2-5 | Final Plat for Foxland, Ph. 9, Sec. 1 (PC 9855-11) |
| Attachment 2-6 | FMDP for Foxland Harbor Golf and Country Club (PC 8-60-06) |

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ATTACHMENT 2-3

EROSION/SILTATION CONTROL NOTES

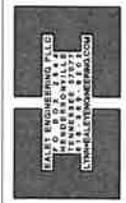
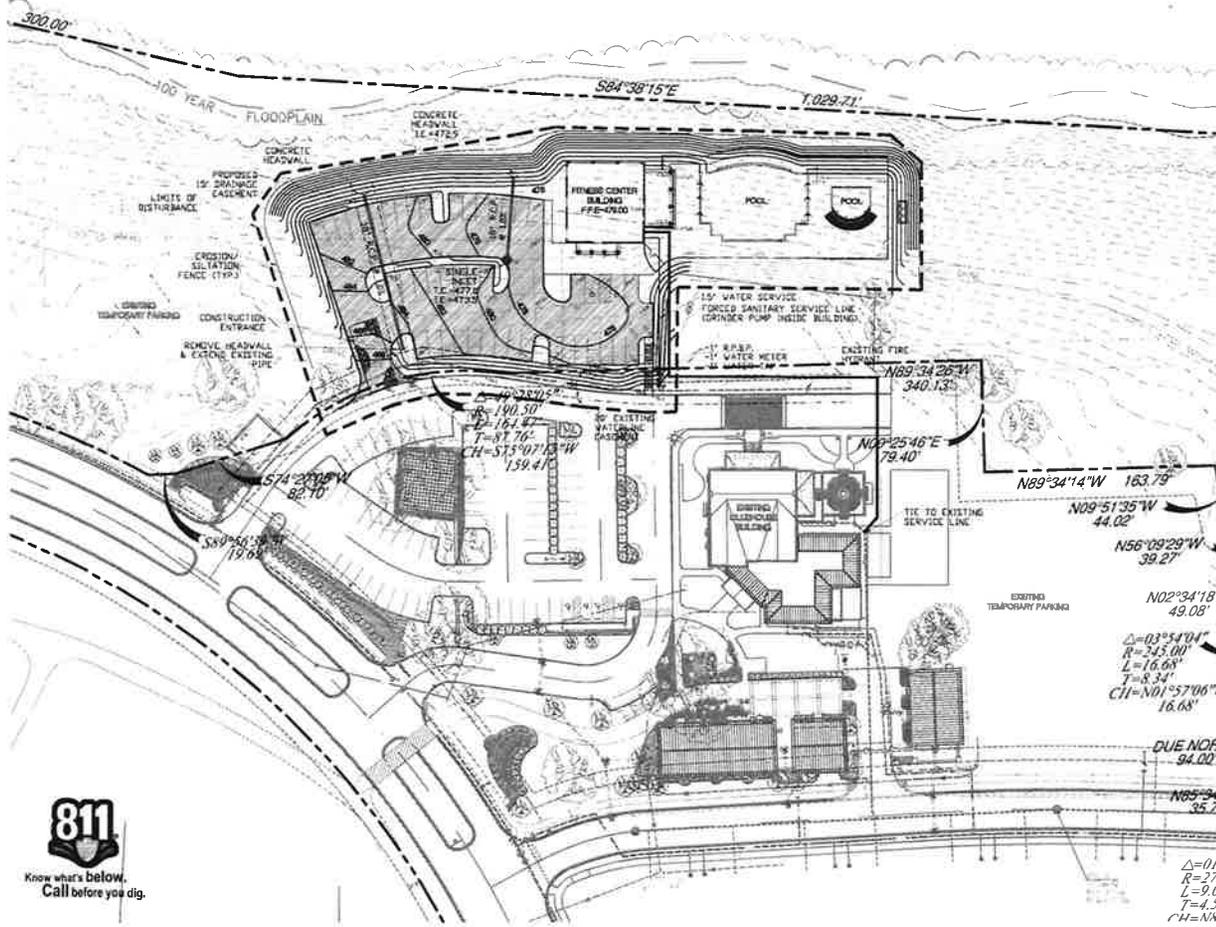
- AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
- KEEP DUST WITHIN TO RRRAFF LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
- NO OTHER WORK SHALL BE PERFORMED ON THE PROJECT UNTIL EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- SILT FENCE SHOWN ON THE PLANS IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
- IF AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, THE CONTRACTOR SHALL MAINTAIN OR KEEP NEW MEASUREMENTS IN PLACE. ALSO MAINTENANCE OR REPAIR OR KEEP NEW MEASUREMENTS IN PLACE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY MEASURES TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
- DISTURBED AREAS ARE TO BE COVERED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH OF TOPSOIL. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 5-12-12 FERTILIZER. 5 POUNDS OF NUTRIENT 31 FERTILIZER PER 1,000 SQUARE FEET AND A STRAW MULCH OF 70X-BOX COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
- UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND THE PROTECTION FACING INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION/SILTATION FENCE MAINTENANCE

- SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE AND REPAIR AND REINFORCING BETWEEN SILT FENCE.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL EVENT. MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILENT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SITE GRADING NOTES:

- ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE SIGN WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AS A MINIMUM.
- EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
- THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS, 7 DAYS FOR ALL SLOPES 3:1 OR GREATER. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION 15 FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
- KEEP DUST WITHIN TO RRRAFF LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION 15A.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- STRAW BALES SHOWN THUS (INSERT APPROPRIATE LINE TYPE) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE TIED AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED HANGING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN SHAKES AS SHOWN IN DETAIL. SILT FENCES SHALL BE INSTALLED AS PER SECTION 15 OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, THE CONTRACTOR SHALL MAINTAIN OR KEEP NEW MEASUREMENTS IN PLACE. ALSO MAINTENANCE OR REPAIR OR KEEP NEW MEASUREMENTS IN PLACE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY MEASURES TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL STRIPPED OR CUT/FILL AREAS REQUIRING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 5-12-12 FERTILIZER. REFER TO SECTION 15 OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SLOPE TIE AND SEEDING RATES ALONG WITH SEEDING PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 70X COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
- ALL SOFTENED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION 15.
- UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
- A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. THE RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURES REQUESTED BY THE CITY SHALL BE INSTALLED.
- BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION SHOULD BE CLEARLY MARKED ON THE GRADING AND DEMOLITION PLANS. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION MUST BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRIERS TO THE DRIP LINE OF SAID TREES. THESE BARRIERS SHOULD CONSIST OF ORANGE ORB FABRIC STAKED AT THE BORDER AND/OR ORB LINES OF PRESERVED BUFFER ZONE AND/OR TREES TO RESTRICT CONSTRUCTION ACTIVITY AND ACCESS WITHIN THE PROTECTED AREAS AND/OR TREES DRIP LINE. A INLET PROTECTION PLAN MUST ALSO BE PROVIDED. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DEPARTMENT PRIOR TO ANY GRADING ACTIVITY.



AMENDED P.M.D.P. FOR FOXLAND PHASE 2
 REVISED F.M.D.P. FOR POOL AND FITNESS CENTER
 GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:

NO.	DATE	DESCRIPTION
1	08/15/20	ISSUED
2	08/15/20	ISSUED
3	08/15/20	ISSUED

SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.0



8-792-15

Development Property Zoning
 MRD-Multiple Residential and Office District

Tract	Area (Acres)	Owner
1	Map 147 Parcel 1.00	Fox and G&T & Cousins Club
2	Map 147 Parcel 7.51	Fox and Cousins, LLC
3	Map 147 Parcel 7.51	Fox and Cousins, LLC
4	Map 147 Parcel 7.02	Restland Cousins 2, LLC
Total		

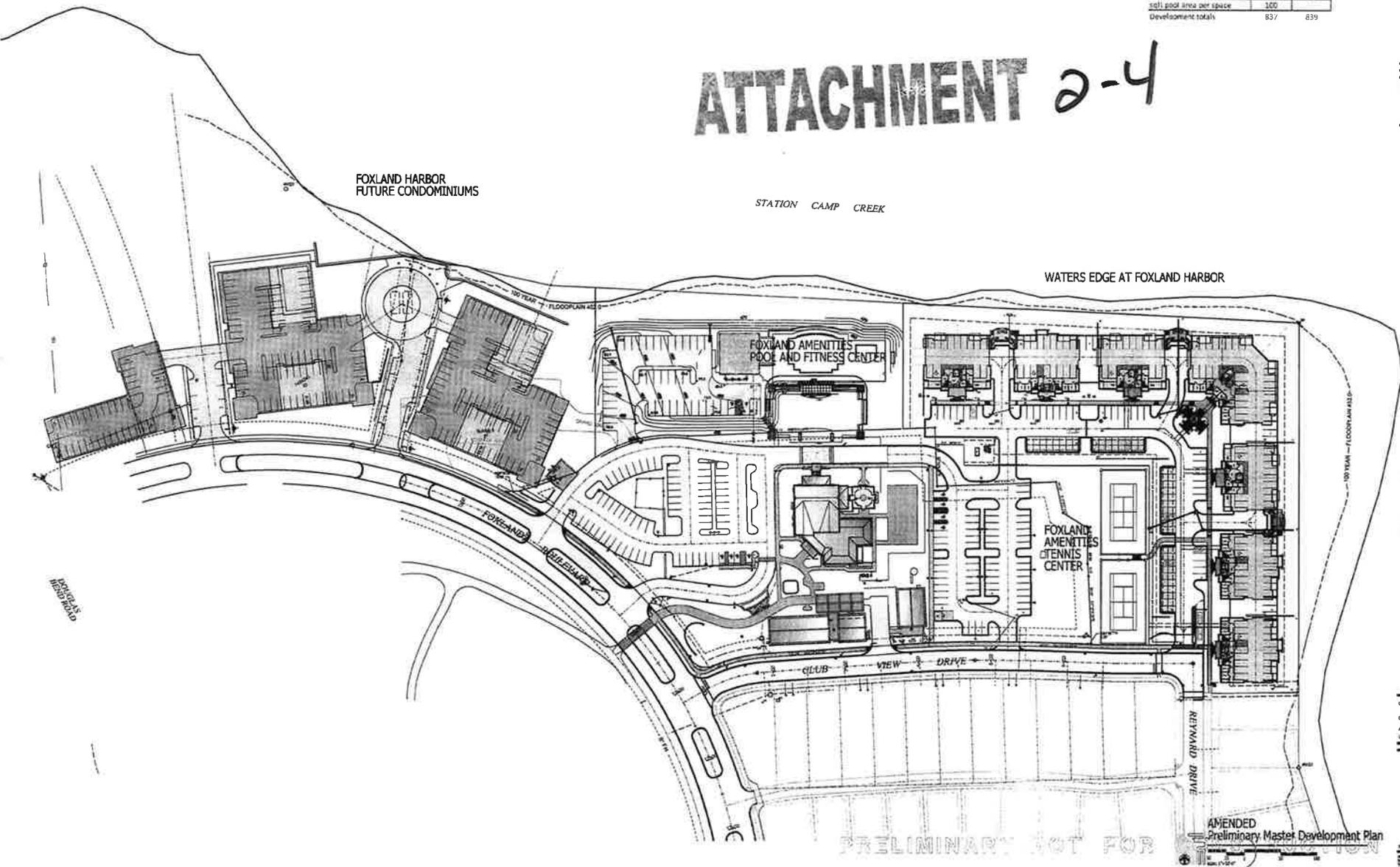
Development Parking Summary

Use	Program Element	Required	Provided	
Condos 1	90	135	198	
	spaces per unit	1.5		
	Condo 2	320	480	480
Retail provisions		1.5		
	Garage	18	100	70
Spaces per 9 holes		50		
New Club Parking			61	
Restaurant		325	81	46
	Seats per Space	8		
Pool		4023	41	45
sell pool area per space			100	
Development totals		837	839	



DATE: 25 JUN 11
 SHEET FOR CDD PLANNING REVIEW

ATTACHMENT 2-4



WATER'S EDGE
FOXLAND HARBOR
 GOLF AND COUNTRY CLUB

DESIGNED BY: M. L. MANOUS
 H. G. HANCOCK
 DRAWN BY: S. THOMAS
 APPROVED BY: [Signature]
 DATE: JANUARY 28, 2011

C0.1

SHEET 3 OF 13
 ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT FOR PROFESSIONAL SERVICES.

8-1498-16

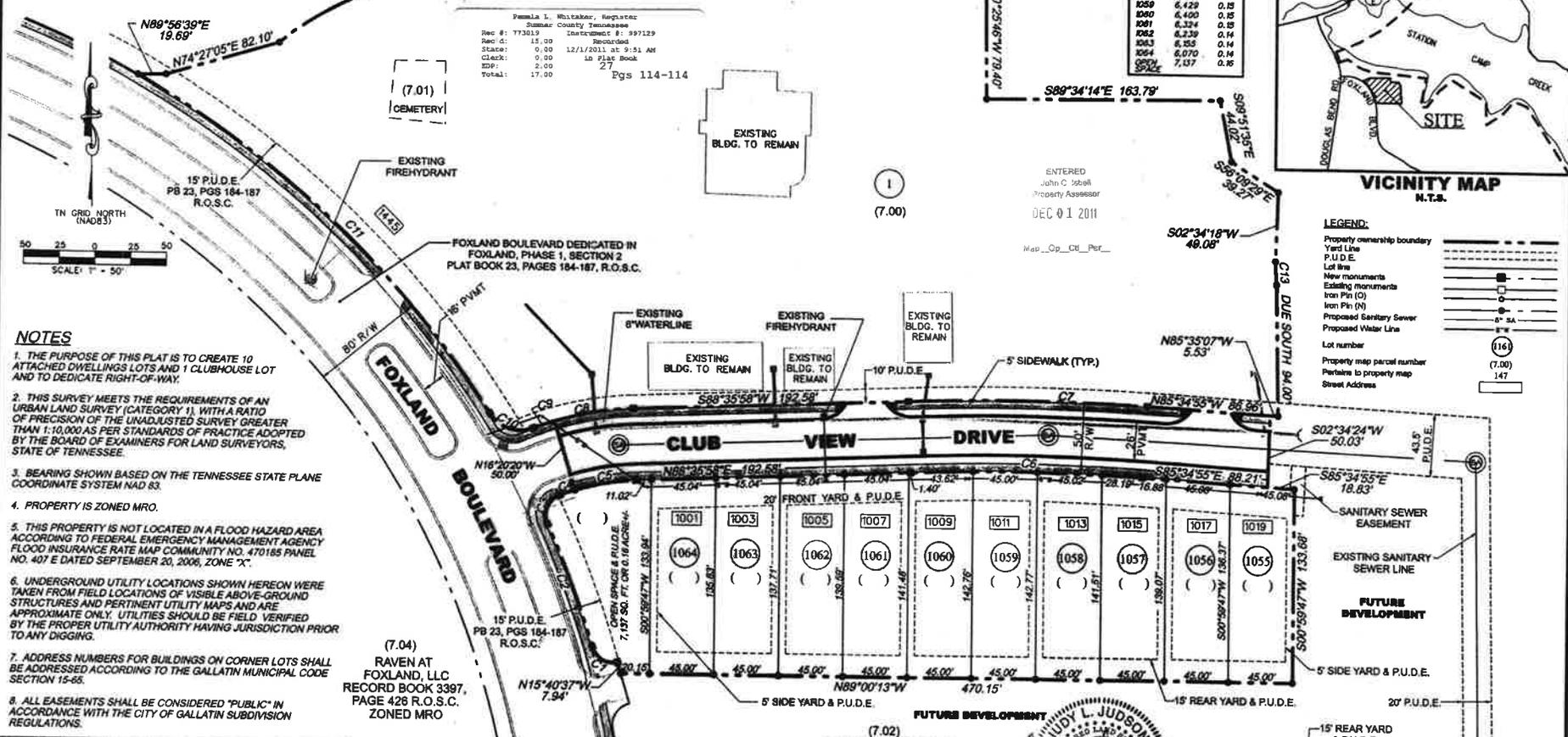
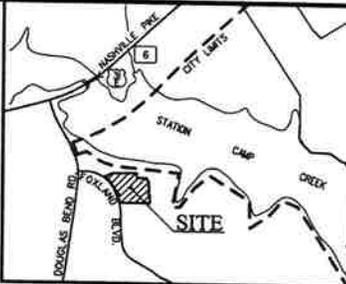
ATTACHMENT 2-5

DEVELOPER
 FOXLAND DEVELOPMENT
 PROPERTIES, LLC
 1446 FOXLAND BLVD
 GALLATIN, TN 37066
 CONTACT: JOE GOFFREY
 PHONE: (615) 451-0909

(7.02)
 OAKBROOK REALTY & INVESTMENTS II, LLC
 RECORD BOOK 3385, PAGE 103, R.O.S.C.

Pamela L. Whitaker, Registrar
 Sumner County Tennessee
 Rec #: 173019 Instrument #: 897129
 Rec d: 15.00 Recorded
 State: 0.00 12/1/2011 at 9:51 AM
 Clock: 0.00 in Plat Book
 SDP: 2.00 27
 Total: 17.00 Egs 114-114

LOT	SQ. FT.	ACRES
1	190,209	4.14
1055	6,077	0.14
1056	6,197	0.14
1057	6,316	0.14
1058	6,401	0.15
1059	6,429	0.15
1060	6,400	0.15
1061	6,324	0.15
1062	6,239	0.14
1063	6,355	0.14
1064	6,070	0.14
1065	7,337	0.17



- NOTES**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 10 ATTACHED DWELLINGS LOTS AND 1 CLUBHOUSE LOT AND TO DEDICATE RIGHT-OF-WAY.
 2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
 3. BEARING SHOWN BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
 4. PROPERTY IS ZONED MRO.
 5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470185 PANEL NO. 407 E DATED SEPTEMBER 20, 2006, ZONE "X".
 6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
 7. ADDRESS NUMBERS FOR BUILDINGS ON CORNER LOTS SHALL BE ADDRESSED ACCORDING TO THE GALLATIN MUNICIPAL CODE SECTION 15-65.
 8. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C-1	89°45'46"	15.00'	13.93'	22.45'	N89°00'27"W	20.41'
C-2	07°29'54"	690.00'	45.21'	90.30'	N19°52'30"W	90.23'
C-3	03°15'56"	150.00'	15.99'	24.43'	N23°02'02"E	21.82'
C-4	14°56'18"	165.00'	5.72'	11.43'	N71°40'29"E	11.43'
C-5	14°56'18"	165.00'	21.63'	43.02'	N81°07'25"E	42.50'
C-6	08°49'54"	1500.00'	80.69'	161.83'	S88°29'08"E	161.79'
C-7	08°49'54"	1500.00'	83.34'	166.54'	N89°29'24"W	166.47'
C-8	14°56'18"	165.00'	28.19'	56.08'	S81°07'51"W	55.90'
C-9	04°10'49"	215.00'	7.65'	15.69'	N71°34'16"E	15.69'
C-10	79°40'24"	25.00'	20.86'	34.78'	N70°11'01"W	32.03'
C-11	28°14'32"	190.50'	178.78'	346.12'	N43°13'24"W	342.50'
C-12	49°28'05"	190.50'	87.78'	156.47'	N73°37'16"E	156.41'
C-13	03°54'04"	243.00'	8.34'	16.68'	N71°57'09"E	16.68'

CERTIFICATE OF COMMON AREAS DEDICATION
 OAKBROOK REALTY & INVESTMENTS II, LLC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FOXLAND AS MORE FULLY PROVIDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOXLAND, DATED MAY 11, 2008 OF RECORD IN RECORD BOOK 2881, PAGE 303, R.O.S.C. AS AMENDED BY RECORD BOOK 2959, PAGE 676, R.O.S.C. DATED JULY 24, 2008.

OWNERS
 RAVEN AT FOXLAND, LLC
 1625 RICHARD ARRINGTON JR.
 BIRMINGHAM, AL 35205

OAKBROOK REALTY & INVESTMENT II, LLC
 1000 ROYCE BLVD.
 OAKBROOK TERRACE, IL 60181

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 9, SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE: 11/17/11
 SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 9, SECTION 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE: 11/17/11
 SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

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

DATE: 11/30/11
 CITY ENGINEER

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

BARRE WAGGONER SUMNER & CANNON, INC.
 211 Commerce Street, Suite 800 Nashville, Tennessee 37201
 PHONE (615) 234-1500 FAX (615) 255-8572

JOB NO.: 32003-22 FILE: PH98551PLAT.DGN DR: RWJ

DATE: October 17, 2011
 REGISTERED LAND SURVEYOR NUMBER 1925

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK " " PAGE " ", SUMNER COUNTY REGISTER'S OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE MUNICIPAL, REGIONAL, SUBDIVISION REGULATIONS.

DATE: 10/16/11
 OWNER: RAVEN AT FOXLAND, LLC
 " " PG. 3387, PG. 428 (Parcel 7.02)

DATE: 10/17/11
 OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC % ROYCE REALTY & MANAGEMENT COMPANY
 " " PG. 3385, PG. 103 (Parcel 7.02)

KIM PREWITT, MARION W. MORGAN
 TITLE OF ACTING FOR PARTNERSHIP OR CORPORATION

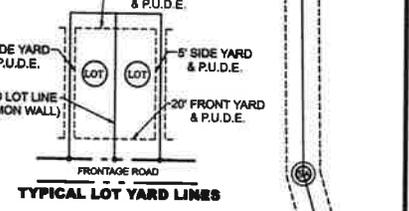
LEGEND:

- Property ownership boundary
- Yard Line
- P.U.D.E.
- Lot line
- New monuments
- Existing monuments
- Iron Pin (I)
- Iron Pin (O)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcel number
- Pertains to property map
- Street Address

Scale: 1" = 50'

Map: Op_Clt_Per_

Entered: John C. Isbell, Property Assessor, DEC 01 2011



FOXLAND PHASE 9, SECTION 1 FINAL PLAT
 FOURTH CIVIL DISTRICT
 SUMNER COUNTY
 GALLATIN, TENNESSEE
 (MAP 147 PARCELS 7.00, AND 7.02)
 CLUB VIEW DRIVE @ FOXLAND BOULEVARD
 ZONED MRO

DATE: JULY 26, 2011
 REVISED: SEPTEMBER 29, 2011

SHEET 1 OF 1

PC 9855-11

ATTACHMENT 2-6

SITE DATA TABLE

THIS PROPERTY TO REMAIN A PART OF PARCEL 7, AS SHOWN ON SUMNER COUNTY PROPERTY MAP NO. 147, AND WILL BE PLATTED AS PART OF THE GOLF COURSE AT A FUTURE DATE.

TY ADDRESS 1445 FOXLAND BLVD

A 4.95 AC ± (215,758 SQ. FT.)

PARKING & DRIVE 85,414 S.F. MBO

PROPOSED CLUBHOUSE 13,586 S.F. ±

ACCESSORY BUILDINGS 4,942 S.F. ±

LANDSCAPING, LAWN, CART 82,884 S.F. ±

R.O.W. 34,371 S.F. ±

AREA RATIO (BUILDING LOT) 0.17

USE VACANT

ED USE CLUBHOUSE

OF PARKING SPACES PROVIDED/REQUIRED 130/121

OF HANDICAP SPACES PROVIDED/REQUIRED 5/5

OF REQUIRED: GOLF - 100 SPACES (50 SPACES/9 GOLF HOLES)
 JURANT - 21 SPACES (1 SPACE / 4 PERSONS CAPACITY IN DINING AREA)
 LE POOL AREA - 23 SPACES**

AREA RATIO EXCLUDES R.O.W. AREA

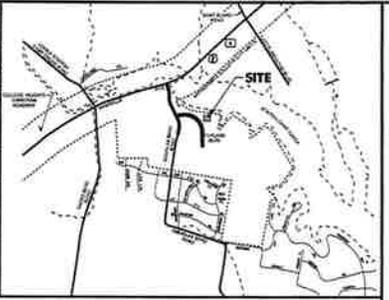
8 SHOWN WILL SERVE FUTURE POOL AREA. SURFACE AREA OF LOT TO EXCEED 2,500 S.F.

NOTES:

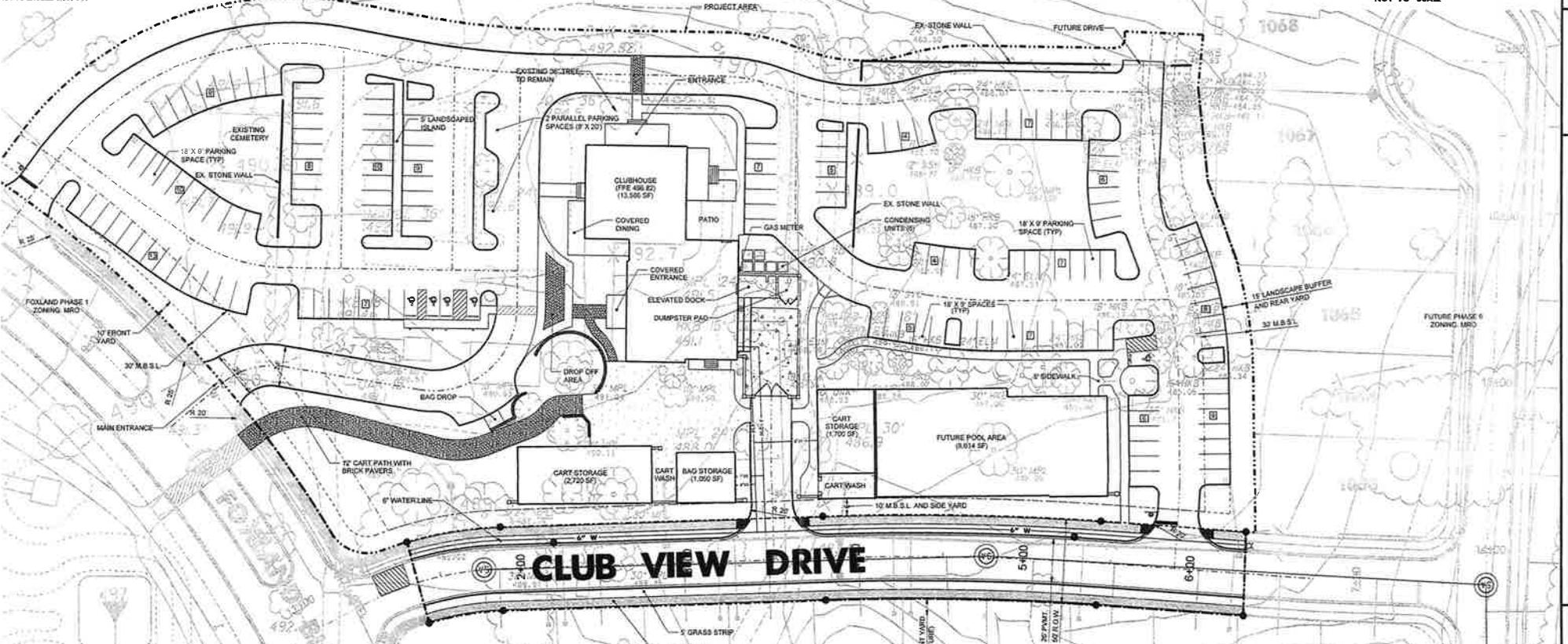
1. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
2. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE 4E ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47166C0407, DATED SEPTEMBER 20, 2006.
3. FUNDING TO BE PROVIDED AS IN PHASES OF FOXLAND.
4. CONSTRUCTION IS SCHEDULED TO BEGIN ON DECEMBER 1, 2006 AND END AUGUST 2007.

SETBACKS AND YARDS

	REQUIRED	PROVIDED
FRONT BLDG SETBACK	30'	>30'
SIDE BLDG SETBACK	30'	10'
FRONT YARD	15'	10'
SIDE YARD	10'	>10'
REAR YARD	20'	15'



LOCATION MAP NOT TO SCALE



- ### PROPOSED LEGEND
- BUILDING SETBACK
 - YARD LINE
 - ROW LINE
 - PROPOSED VALVE
 - PROPOSED IRON PIN
 - PROPOSED CONCRETE MONUMENT
 - PROPOSED FIRE HYDRANT
 - ⊥ PROPOSED 3-WAY TEE
 - ⤵ PROPOSED 90 DEGREE BEND
 - ⤴ PROPOSED 45 DEGREE ELBOW
 - ⊠ PROPOSED SINGLE CATCH BASIN
 - ⊡ PROPOSED DOUBLE CATCH BASIN
 - ⊢ PROPOSED TRIPLE CATCH BASIN
 - ⊙ PROPOSED SANITARY SCRAPER MINNOLE

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION MEETING ON 11/17/06

TOTAL AREA = 215,758 SQ. FT. OR 4.95 Ac ±

OWNER/DEVELOPER:
 TLP DEVCO, LLC
 130 MAPLE DRIVE NORTH
 HENDERSONVILLE, TN, 37075
 CONTACT: CHRIS WICKE
 PHONE: (615) 264-1980

MAP 147 PARCEL 7

BENCHMARK
 NAIL IN 3" OAK, ELEVATION 494.34' (NAVD 1988)

SCALE: 1" = 30'

IF YOU DO TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW

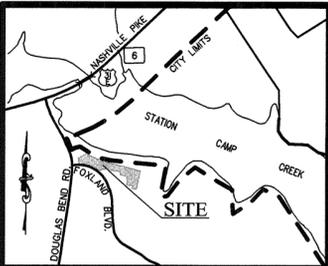


BARGE WAGGNER

OVERALL SITE PLAN

COPYRIGHT © 2006, BARGE WAGGNER, SUMNER & CO. INC.

8-60-06



NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS ALONG WITH PERTINENT EASEMENTS. AN ACCESS EASEMENT, A P.U.D.E. EASEMENT, A PARKING & SIDEWALK EASEMENT AND PART OF A WATER SERVICE ACCESS EASEMENT WILL BE CREATED ON PARCEL 7.00 WITH THE RECORDING OF THIS PLAT.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARING SHOWN BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
- PROPERTY IS ZONED MRO.
- BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470185, PANEL NO. 407 G, REVISED APRIL 17, 2012, ZONE "AE".
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
- ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
- ALL PUBLIC UTILITY EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS AND ALL ACCESS EASEMENTS SHALL BE CONSIDERED PRIVATE.
- DOUGLAS BEND ROAD PROPOSED FOR ABANDONMENT UNDER SEPARATE ACTION.
- LOT 2.1 ACCESS TO FOXLAND BOULEVARD IS RESTRICTED AS SHOWN.
- THE MINIMUM FINISHED FLOOR ELEVATION ON EACH LOT IS 454.00 NAVD 1988.
- LOTS 2.2, 2.3 AND 2.4 SHALL HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY THROUGH THE SHOWN 28-FOOT & 30-FOOT WIDE ACCESS EASEMENT.
- THE CALLS SHOWN HEREON ALONG THE 28-FOOT WIDE ACCESS EASEMENT PERTAIN TO THE CENTERLINE.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	01° 53' 02"	275.00'	4.52'	9.04'	N 86° 31' 26" W	9.04'
C2	03° 54' 04"	245.00'	8.34'	16.68'	N 01° 57' 06" W	16.68'
C3	49° 28' 05"	190.50'	87.76'	164.47'	S 75° 07' 15" W	159.41'
C4	53° 17' 59"	690.00'	346.28'	641.87'	N 86° 14' 46" W	618.98'
C5	88° 21' 52"	25.00'	24.30'	38.56'	N 68° 42' 53" W	34.85'
C6	38° 04' 18"	190.50'	65.73'	126.58'	S 80° 49' 09" W	124.27'
C7	11° 23' 48"	190.50'	19.01'	37.89'	S 56° 05' 07" W	37.83'
C8	06° 12' 48"	690.00'	37.45'	74.83'	S 56° 29' 23" E	74.79'
C9	63° 14' 35"	176.50'	108.67'	194.82'	N 68° 14' 03" E	185.08'
C10	08° 17' 31"	517.00'	37.48'	74.82'	S 84° 17' 25" E	74.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36° 36' 46" E	27.19'
L2	S 80° 08' 39" E	63.55'
L3	S 88° 27' 50" E	96.83'
L4	S 88° 24' 41" E	108.51'
L5	N 34° 49' 42" E	58.33'
L6	N 60° 42' 36" E	44.41'
L7	N 71° 43' 54" E	55.74'
L8	S 83° 47' 57" E	87.17'
L9	S 78° 03' 07" E	81.88'

AREA TABLE

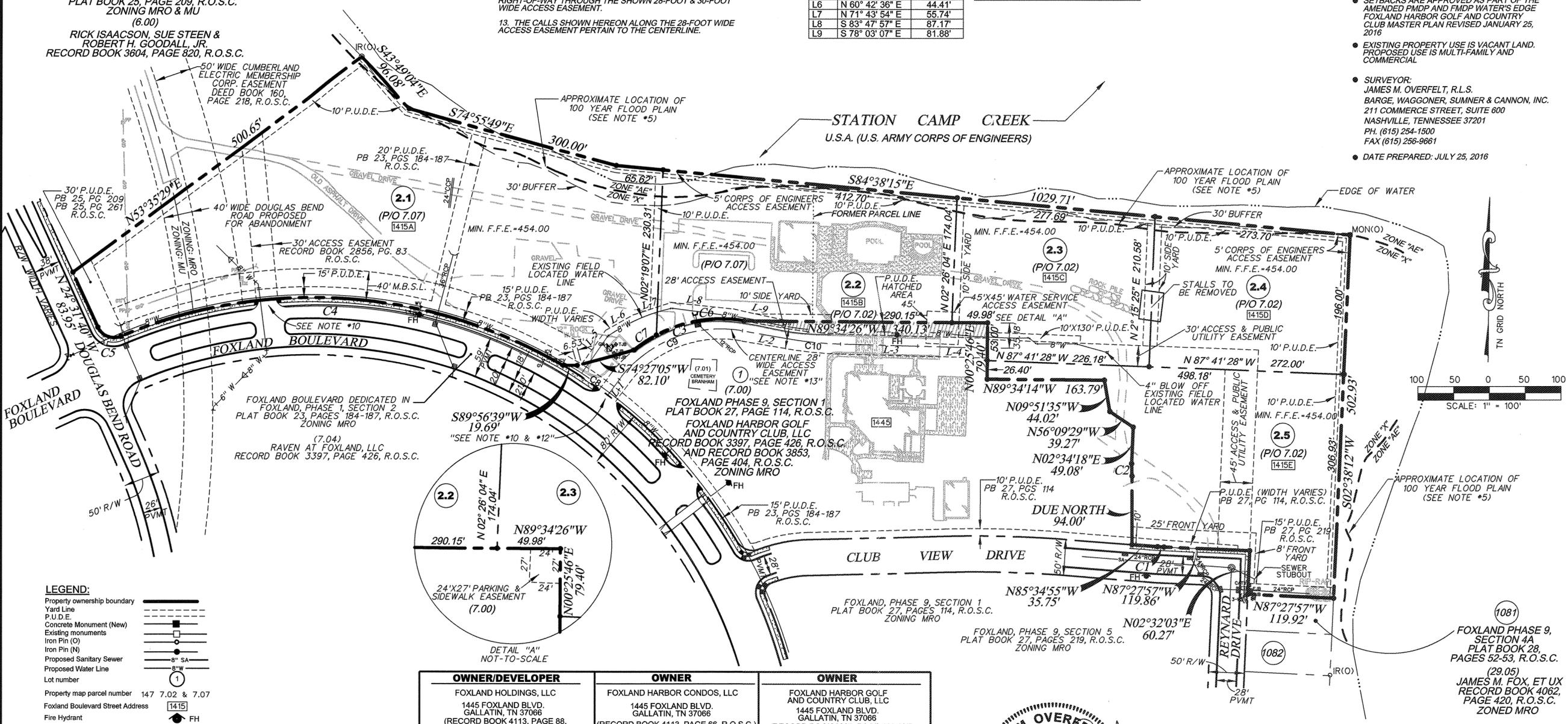
LOT NO.	AREA SQ. FT.	ACRE
2.1	197,402	4.53
2.2	79,406	1.82
2.3	57,865	1.33
2.4	55,431	1.27
2.5	85,104	1.95

UNIT TABLE

LOT NO.	APPROVED USE
2.1	210 UNITS
2.2	POOL & FITNESS CENTER
2.3, 2.4 & 2.5	90 UNITS

DEVELOPMENT SUMMARY

- FOXLAND PHASE 2 FINAL PLAT
- OWNER: FOXLAND HOLDINGS, LLC, FOXLAND HARBOR CONDOS, LLC, AND FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC 1445 FOXLAND BLVD. GALLATIN, TN 37066 CONTACT: JOE GODFREY (615) 451-0909
- FOURTH CIVIL DISTRICT GALLATIN, TENNESSEE
- MAP 147, PARCEL 7.02 & 7.07
- ZONED: MRO - MULTIPLE RESIDENTIAL AND OFFICE DISTRICT
- SCALE: 1" = 100'
- SETBACKS ARE APPROVED AS PART OF THE AMENDED PMP AND FMDP WATER'S EDGE FOXLAND HARBOR GOLF AND COUNTRY CLUB MASTER PLAN REVISED JANUARY 25, 2016
- EXISTING PROPERTY USE IS VACANT LAND. PROPOSED USE IS MULTI-FAMILY AND COMMERCIAL
- SURVEYOR: JAMES M. OVERFELT, R.L.S. BARGE, WAGGONER, SUMNER & CANNON, INC. 211 COMMERCE STREET, SUITE 600 NASHVILLE, TENNESSEE 37201 PH. (615) 254-1500 FAX (615) 256-9661
- DATE PREPARED: JULY 25, 2016



- LEGEND:**
- Property ownership boundary
 - Yard Line
 - P.U.D.E.
 - Concrete Monument (New)
 - Existing monuments
 - Iron Pin (O)
 - Iron Pin (N)
 - Proposed Sanitary Sewer
 - Proposed Water Line
 - Lot number
 - Property map parcel number 147 7.02 & 7.07
 - Foxland Boulevard Street Address 1415
 - Fire Hydrant FH

OWNER/DEVELOPER	OWNER	OWNER
FOXLAND HOLDINGS, LLC 1445 FOXLAND BLVD. GALLATIN, TN 37066 (RECORD BOOK 4113, PAGE 88, R.O.S.C.)	FOXLAND HARBOR CONDOS, LLC 1445 FOXLAND BLVD. GALLATIN, TN 37066 (RECORD BOOK 4113, PAGE 66, R.O.S.C.)	FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC 1445 FOXLAND BLVD. GALLATIN, TN 37066 (RECORD BOOK 3397, PAGE 426 AND RECORD BOOK 3853, PAGE 404, R.O.S.C.)



FOXLAND, PHASE 2 FINAL PLAT
FOURTH CIVIL DISTRICT
SUMNER COUNTY, GALLATIN, TENNESSEE
MAP 147, PARCELS 7.02 & 7.07
FOXLAND BOULEVARD @ DOUGLAS BEND ROAD
ZONED MRO

TOTAL AREA = 475,208 SQ. FT. OR 10.91 ACRES +/- DATE: JULY 25, 2016 SHEET 1 OF 1

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 4113, PAGE 66, R.O.S.C. AND 4113, PAGE 88, R.O.S.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, ALLEYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

DATE _____ OWNER - FOXLAND HARBOR CONDOS, LLC

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

DATE _____ OWNER - FOXLAND HOLDINGS, LLC

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

DATE _____ OWNER - FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

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

DATE _____ CITY ENGINEER

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

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

DATE _____ SECRETARY, PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS, PLANNING COMMISSION

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

BARGE WAGGONER SUMNER & CANNON, INC.
8/11/16
REGISTERED LAND SURVEYOR NUMBER 1634

ITEM 3

GMRPC Resolution No. 2016-104

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A ONE (1) YEAR EXTENSION OF A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, CONTAINING THREE (3) LOTS AND TWO (2) PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).– (1-941-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Ragan Smith at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one (1) year extension of the Preliminary Plat submitted by Ragan Smith at its regular meeting on August 22, 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, 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 § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District, the Preliminary Master Development Plan and proposed Final Master Development Plan for Revere Apartments approved on September 28, 2015 (Resolution 2015-100).

ITEM 3

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision 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.
8. 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 approves the one (1) year extension of the Preliminary Plat for the Revere Apartments, consisting of a one (1) sheet plan, prepared by Ragan Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following condition:

1. The Final Plat shall be consistent with the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Revere Apartments Reserve at Hidden Creek, LLC. approved by the Planning Commission under Resolution 2016-46 on April 25, 2016.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/22/2016

Dick Dempsey, Chairman

ITEM 3

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 3

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat Extension for the Revere Apartments
(1-941-15B)

Located East of Big Station Camp Boulevard and North of Vietnam
Veterans Boulevard (SR 386)

Date: August 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A ONE (1) YEAR EXTENSION OF THE PRELIMINARY PLAT FOR THE REVERE APARTMENTS, CONSISTING OF THREE (3) PROPOSED LOTS AND TWO (2) PROPOSED PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (SR 386).

OWNER: GROSS BUILDERS (TONY STEVENSON)

APPLICANT: RAGAN-SMITH AND ASSOCIATES, INC. (GEORGE WELCH)

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2016-104

STAFF CONTACT: JILLIAN OGDEN

PLANNING COMMISSION DATE: AUGUST 22, 2016

PROPERTY OVERVIEW: Owner and applicant request approval of a one (1) year extension of the preliminary plat for the Revere Apartments, consisting of three (3) proposed lots and two (2) proposed public rights-of-way, on 31.34 (+/-) acres, located east of Big Station Camp Boulevard and North of Vietnam Veterans Parkway (SR 386). The property is currently zoned Mixed Use (MU). Multi-Family Dwelling is a permitted use in the MU zone district. (Attachment 3-1)

A request for the one (1) year extension of a preliminary plat is allowed per Section 2-103.6 of the Gallatin Subdivision Regulations.

CASE BACKGROUND:

Previous Approvals

On September 27, 2004, the Planning Commission approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04, respectively). The Planning Commission also approved a zoning amendment for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). That plan rezoned Tract 1, containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2, containing 213.553 (+/-) acres, to Planned General Commercial (PGC), which comprises the property subject to this preliminary plat Tract 3, containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4, containing 29.396 (+/-) acres to Residential-6 (R6), for a total of 408.22 (+/-) acres, located on the east and west sides of Big Station Camp Boulevard. The Plan of Service and Annexation Second Reading and rezoning was approved on November 5, 2004 by City Council.

Since the rezoning exceeded 100 acres, the applicant was exempt from the requirement of having to provide a detailed Preliminary Master Development Plan. However, a Preliminary Master Development Plan for the 'Station Camp Area 4' project was provided and approved on November 5, 2004 by City Council.

At the March 10, 2008 Work Session, the Planning Commission discussed the Hidden Creek project (PC File #3-2-08) and received a briefing on the rezoning and Hidden Creek Preliminary Master Development Plan at the April 28, 2008 meeting. On May 16, 2008 Planning Commission recommended approval of the rezoning with Preliminary Master Development Plan and on July 15, 2008 Gallatin City Council approved the rezoning and PMDP.

The Gross Builders-Hidden Creek (Revere Apartments) site was included in the Hidden Creek PMDP, but retained the PGC zoning and no site layout was shown on the property. It was only labeled as 'Future Development'.

On May 19, 2014, the Planning Commission recommended approval of a rezone of 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and PMDP for Gross Builders-Hidden Creek (PC0284-14), consisting of a 444 multi-family apartment complex and five (5) commercial lots, and two (2) rights-of-way east of Big Station Camp Boulevard. On April 21, 2015, City Council approved the rezoning and Preliminary Master Development Plan. (Ordinance No. 01405-32)

On September 28, 2015, the Planning Commission also approved a Final Master Development Plan (PC File#8-799-15) for Revere Apartments – Gross Builders and the Preliminary Plat for the Revere Apartments, consisting of three (3) proposed lots and two (2) proposed public rights-of-way, on 31.34 (+/-) acres, located east of Big Station Camp Boulevard and north of Vietnam Veterans Parkway (Highway 386) (PC File# 1-941-15B).

On October 20, 2015, Gallatin City Council approved a Pro-Rata Share Agreement with Gross Builders for Big Station Camp Boulevard Corridor transportation improvements. (Council Resolution R1510-56)

On April 25, 2016, the Planning Commission approved an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan for the Revere Apartments (PC File# 8-1696-16).

DISCUSSION:

Approved Development

The Preliminary Plat for the Revere Apartments proposes three (3) lots and two (2) public rights-of-way on 31.34 (+/-) acres, located east of Big Station Camp Boulevard and North of Vietnams Veterans Parkway (SR 386). The property is currently zoned Mixed Use (MU). Multi-family Dwelling is a permitted use in the MU zone district.

The applicant has approval to construct 444 multi-family units on a 31.34 (+/-) acre portion of Tax Map 137 Parcel 006.00.

Extension Request

After approval of the FMDP in September 2015, the Tennessee Wildlife Resources Agency (TWRA) discovered habitat for the streamside salamander (*Ambystoma barbouri*) along the unnamed stream that bisects the Revere Apartment development site. Due to this discovery, TWRA required changes to the plan which are reflected in the Amended PMDP and the Revised FMDP approved on April 25, 2016.

The changes made to the PDMP and FMDP minimally affected the approved Preliminary Plat. The Engineering Division has determined that a revised Preliminary Plat is not required but that the Final Plat shall reflect changes made to the plan as a result of the environmental mitigation. This is made a condition of approval.

The owner and applicant are still in the process of securing the necessary permits from the Army Corp of Engineers (ACOE) and the Tennessee Department of Environment and Conservation (TDEC). The owner and applicant have requested the one (1) year extension of the approved Preliminary Plat to keep the project active. The Final Plat shall comply with the latest PMDP/FMDP and agency permits. (Attachment 3-3).

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District, the Preliminary Master Development Plan and proposed Final Master Development Plan for Revere Apartments approved on September 28, 2015 (Resolution 2015-100).
4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision 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.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-104, Preliminary Plat Extension for Revere Apartments, consisting of a one (1) sheet plan, prepared by Ragan-Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following condition:

1. The Final Plat shall be consistent with the Amended Preliminary Master Development Plan for Revere Apartments Reserve at Hidden Creek, LLC. approved by the Planning Commission under Resolution 2016-46 on April 25, 2016.

ATTACHMENTS

Attachment 3-1 Location Map for Revere Apartments

Attachment 3-2 Preliminary Plat for Revere Apartments (1-941-15B)

Attachment 3-3 Extension Request Letter

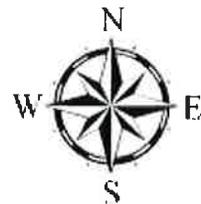
REVERE APARTMENTS PRELIMINARY PLAT EXTENSION



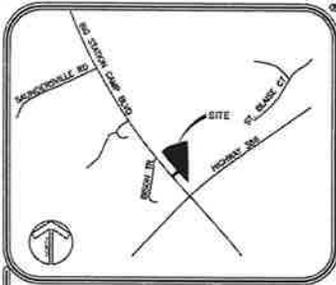
ZONED: MIXED USE (MU)

137//006.00

PC FILE #1-941-15B



ATTACHMENT 3-1



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47185C0406G, WITH A REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470185, PANEL NO. 406, SUFFIX C, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE DETERMINED BY THE CITY OF GALLATIN ZONING ORDINANCE.
5. ALL SIDEWALKS ALONG SPRINGDALE LANE ARE 8 FEET IN WIDTH. ALL SIDEWALKS ALONG SWEETBRIAR WAY ARE 5 FEET IN WIDTH.
6. ALL LOTS ARE TO ACCESS FROM PUBLIC R/W.
7. THE PLAT IS A PORTION OF PARCEL NUMBER 6.00 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 137, AND IS A PORTION OF THE SAME PROPERTY CONVEYED TO JAMIE SHARPE FRANKLIN FROM W. Y. ALLEN AND KATHERINE T. ALLEN OF RECORD IN DEED BOOK 103, PAGE 36, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE, NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-815-355-1987 OR 1-800-351-1111.
9. EXISTING USE OF THIS PROPERTY IS VACANT; PROPOSED USE OF THIS PROPERTY IS RESIDENTIAL MULTI-FAMILY ATTACHED DWELLINGS.
10. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE TO THE GALLATIN SUBDIVISION REGULATIONS.
11. THE PAVEMENT WIDTH OF SPRINGDALE LANE IS 35 FEET. THE PAVEMENT WIDTH OF SWEETBRIAR WAY IS 23 FEET. THE PAVEMENT WIDTH OF BIG STATION CAMP ROAD VARIES.
12. ALL PROPOSED DETENTION POND DRAINAGE EASEMENTS SHALL HAVE UNENCUMBERED ACCESS TO PUBLIC RIGHT-OF-WAYS FOR MAINTENANCE AS REQUIRED.
13. A VARIANCE REQUEST TO ALLOW THE GREENWAY TO BE OFFCENTER IS BEING REQUESTED AS PART OF THIS RESUBMITAL.
14. OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

LEGEND

- CONCRETE MONUMENT (NEW)
- IRON ROD (NEW)
- SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ▭ CATCH BASIN
- ▨ WETLANDS (FLAGGED AND ESTIMATED BY OTHERS)
- S— SANITARY SEWER LINE
- W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C.T. REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
- (1058) STREET ADDRESS
- (7) LOT NUMBER
- ▨ STREAM BUFFER

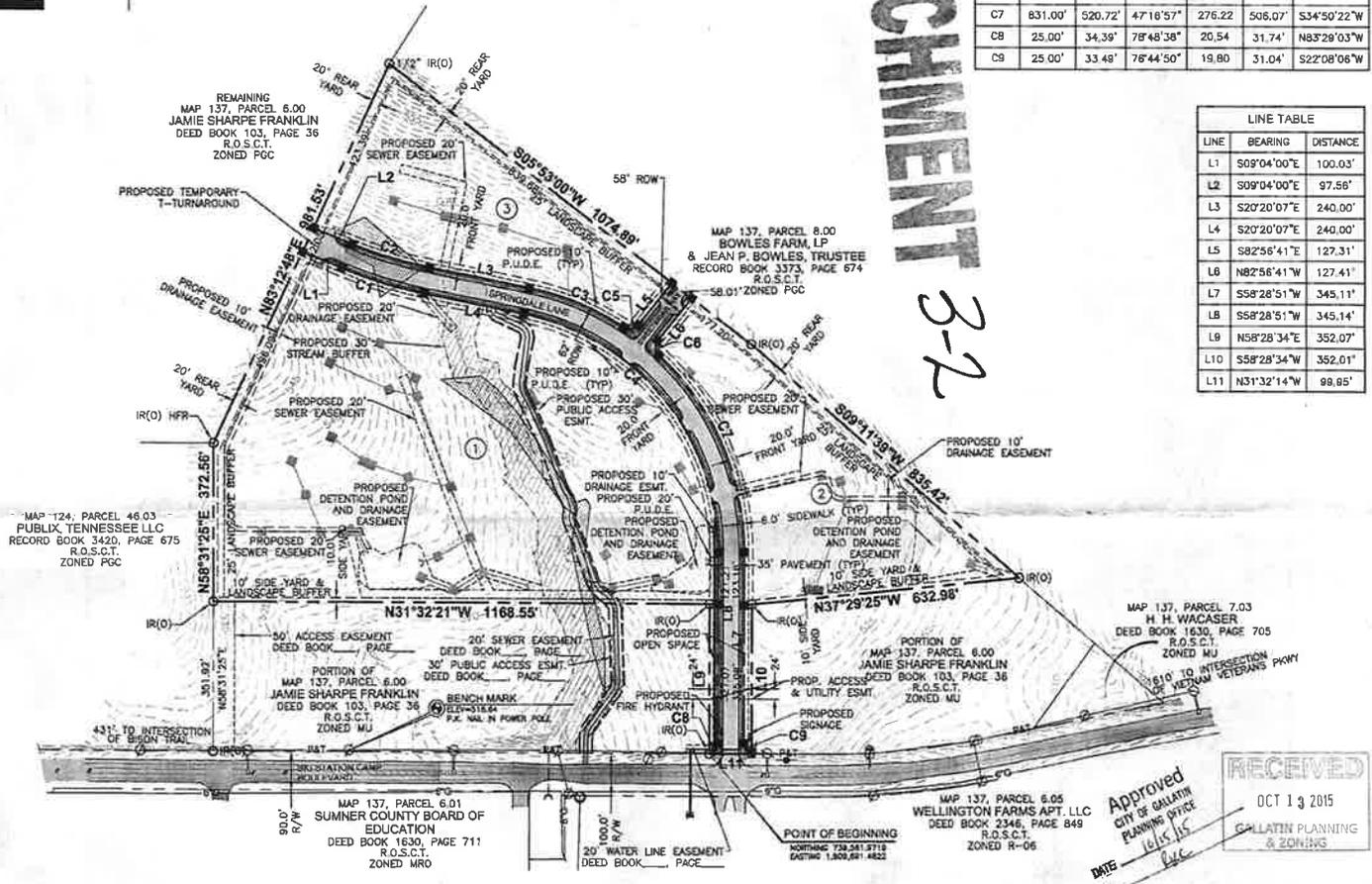
APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES AND RESOLUTION 2015-112 OF THE COMMISSION.

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE FINAL PLAT.

ATTACHMENT 3-2

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1031.00'	202.77'	11°16'07"	101.71	202.44'	S14°42'04"E
C2	989.00'	190.58'	11°18'07"	95.60	190.27'	S14°42'04"E
C3	631.00'	243.27'	22°05'22"	123.17	241.77'	S09°17'26"E
C4	568.00'	782.72'	78°48'58"	467.52	722.45'	S18°04'22"W
C5	25.00'	36.96'	84°41'56"	22.79	33.68'	S40°35'43"E
C6	25.00'	37.46'	85°51'25"	23.25	34.05'	S54°07'36"W
C7	831.00'	520.72'	47°18'57"	276.22	506.07'	S34°50'22"W
C8	25.00'	34.39'	78°48'38"	20.54	31.74'	N83°29'03"W
C9	25.00'	33.48'	78°44'50"	19.80	31.04'	S22°08'06"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°04'00"E	100.03'
L2	S09°04'00"E	97.56'
L3	S20°20'07"E	240.00'
L4	S20°20'07"E	240.00'
L5	S82°56'41"E	127.31'
L6	N82°56'41"W	127.41'
L7	S58°28'51"W	345.11'
L8	S58°28'51"W	345.14'
L9	N58°28'34"E	352.07'
L10	S58°28'34"W	352.01'
L11	N31°32'14"W	99.65'



AREA SUMMARY

LOT	SQ. FT.	ACRES
1	757,176	17.38
2	249,116	5.72
3	229,814	5.29
OPEN SPACE	13,108	0.30
R/W DEED	122,888	2.82
TOTAL	1,365,114	31.34

TOTAL AREA = 1,365,114 SQUARE FEET OR 31.34 ACRES ±



OWNERS
 NANCY CAROLE FRANKLIN,
 WILLIAM A. FRANKLIN, III,
 ROBERT MARKS FRANKLIN,
 RUTH WREN FRANKLIN WRIGHTLEY
 C/O JOHN S. FRANKLIN
 2272 CAGES BEND ROAD
 GALLATIN, TN 37066

DEVELOPER
 GROSS BUILDERS
 CONSTRUCTION & DEVELOPMENT
 2620 NEW SALEN HWY
 MURFREESBORO, TN 37128
 PHONE: (615) 849-3233
 CONTACT: MR. TONY STEVENSON

Approved
 CITY OF GALLATIN
 PLANNING OFFICE
 DATE: 10/15/15
 BY: [Signature]

RECEIVED
 OCT 13 2015
 GALLATIN PLANNING & ZONING

SHEET 1 OF 1

PRELIMINARY PLAT
THE REVERE APARTMENTS
 FOURTH CIVIL DISTRICT OF SUMNER COUNTY
 CITY OF GALLATIN, TENNESSEE
 REVISION DATE: OCTOBER 7, 2015
 REVISION DATE: SEPTEMBER 22, 2015
 SCALE: 1"=200' DATE: AUGUST 12, 2015
 JOB NUMBER: 04046 - M.G. 9835

RAGAN • SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 315 WOODLAND ST., P.O. BOX 6670 NASHVILLE, TN 37208
 (615) 244-8991 WWW.RAGANSMITH.COM
 CONTACT: DOUGLAS W. BALL, CHANDLER, IRLS
 EMAIL: dball@ragansmith.com

1-941-150



LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

July 26, 2016

HAND DELIVERED

Ms. Jillian Ogden
Planner II
City of Gallatin
132 West Main Street
Gallatin, TN 37066



**RE: THE REVERE APARTMENTS PRELIMINARY PLAT
GMRPC RESOLUTION # 2015-112
REQUEST FOR APPROVAL EXTENSION
GALLATIN, TENNESSEE**

Dear Jillian:

The referenced Preliminary Plat was approved by the Gallatin Municipal-Regional Planning Commission on September 28, 2015. We understand that this approval will expire one year from that date unless a final plat is approved or an extension on the Preliminary Plat approval is granted by the Planning Commission.

With this correspondence we are requesting that the Planning Commission extend the Preliminary Plat approval for one year. The reason for this request involves environmental permitting issues with the Army Corp of Engineers (ACOE) and the Tennessee Department of Environment and Conservation (TDEC). We are confident that the permits will ultimately be issued but issuance will probably be after the one-year anniversary of the Preliminary Plat approval. We expect there to possibly be restrictions or conditions required by ACOE and/or TDEC that will need to be noted on the final plat and we want to have all of those details worked out before obtaining Planning Commission approval on a final plat. Construction on the project will commence as soon as the environmental permits from ACOE and TDEC are obtained.

We would appreciate your consideration of our request at the August 22, 2016 Planning Commission meeting. Please contact us if you have any questions or comments relative to our request.

Sincerely,

GROSS BUILDERS

Tony Stevenson
Director of Construction and Development

RAGAN-SMITH AND ASSOCIATES, INC.

George Welch, P.E.
Vice President

ATTACHMENT 3-3

1-941-15B

ITEM 4

GMRPC Resolution No. 2016-86

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CARELLTON PHASE 3-C, A MAJOR SUBDIVISION, TO CREATE 36 SINGLE FAMILY LOTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY, AND CREATE ONE (1) OPEN SPACE TRACT ON 8.41 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE. (PC 1-2177-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Land Solutions Co. LLC, at its regular meeting on August 22, 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 § 13-3-403(b) and § 13-4-303(b) and the City of Gallatin Subdivision Regulations:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.
2. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District, the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-C, and the Preliminary Plat for Carellton Phase 3-C (1-1491-16B).
4. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

ITEM 4

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision 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.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Carellton Phase 3-C, consisting of a three (3) sheet plan, prepared by James Terry & Associates of Nashville, Tennessee, with Job Number 2016-410, dated June 27, 2016, and with sealed date of August 11, 2016, with the following conditions:

1. Show the proposed 20-foot-wide P.U.D.E. for the extended waterline west of Ferdinand and Grindstone Drives per White House Utility District comments. (A separate easement for this line will need to be recorded.)
2. The Planning Commission approval includes a variance of 5' to allow 5' wide P.U.D.E.'s along each side lot line.
3. Provide a copy of Restrictive Covenants prior recording of final plat.
4. Provide an Offer of Irrevocable Dedication prior to recording of final plat.
5. Submit a subdivision performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to the recording of the final plat.
6. Submit a utility performance surety, in the amount determined by the White House Utilities Department, to the Planning Department prior to the recording of final plat.
7. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to the recording of the final plat.
8. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

ITEM 4

NAY:

DATED: 08/22/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 4 PLANNING DEPARTMENT STAFF REPORT

Final Plat for Carellton Phase 3-C
(1-2177-16C)

Located North of Long Hollow Pike and West of Carellton Drive.
Date: August 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 3-C, A MAJOR SUBDIVISION, TO CREATE 36 SINGLE FAMILY LOTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY, AND CREATE ONE (1) OPEN SPACE TRACT ON 8.41 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE.

OWNER: GREEN TRAILS, LLC (RICK DECKBAR)
APPLICANT: LAND SOLUTIONS Co. LLC
STAFF RECOMMENDATION: APPROVAL OF GMRPC RESOLUTION 2016-86
STAFF CONTACT: JILLIAN OGDEN
PLANNING COMMISSION DATE: AUGUST 22, 2016

PROPERTY OVERVIEW: The owner and applicant requests approval of a Final Plat for Carellton Phase 3-C, a major subdivision, to create 36 single family lots, extend two (2) public rights-of-way, and create one (1) open space tract on 8.41 (+/-) acres, located north of Long Hollow Pike and west of Carellton Drive. The property is currently zoned Residential-8 Planned Residential Development (R8-PRD). One-Family Detached Dwellings is a permitted use in the R8-PRD zone district. (Attachment 4-1)

CASE BACKGROUND:

Previous Approvals

On December 19, 2006, prior to annexation into the City of Gallatin, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock. On June 23, 2007, the Sumner County Planning Commission approved the Final Master Development Plan for The Paddock.

On April 15, 2008, the City of Gallatin established the Residential-8-Planned Residential Development (R8-PRD) zoning with the Preliminary Master Development Plan for The Paddock. The zoning became effective upon annexation on May 2, 2008.

On May 23, 2011, the Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approved Paddock Final Master Development Plan (PC9803-11). On June 23, 2011, the Planning Commission approved the Final Plat for The Paddock, Phase 1-A (PC File #1-15-08C). The Final Plat for Phase 1-A was recorded as Carellton, Phase 1A on July 25, 2013 (P.B. 28 PG 1). On August 26, 2013, the Planning Commission approved the Preliminary Plat for Carellton Phase 1-B. On December 9, 2013,

the Planning Commission approved the Final Plat for Phase 1-B. The Final Plat was recorded on April 2, 2014 (P.B. 28 Pg. 122-126).

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton subdivision, Phases 2 through 8. On March 18, 2014, City Council approved, on second reading, the Amended Preliminary Master Development Plan.

On April 18, 2014, the Planning Commission approved the Final Master Development Plan for Phase 2 Sections A and B (PC0268-14).

On December 14, 2015, the Planning Commission approved a minor amendment to the Carellton Preliminary Master Development Plan and approved the Final Master Development Plan for Carellton Phase 3-A, B, C, and D (PC File# 8-1316-15).

On February 2016, an Amended (minor) Preliminary Master Development Plan for the Carellton Subdivision and a Revised Final Master Development Plan for Carellton, Phase 3-A, 3-B, and 3-C was approved by the Planning Commission (PC File# 8-1500-16), and the Preliminary Plat for Carellton Subdivision, Phase 3-C (1-1491-16B), was also approved.

DISCUSSION:

Proposed Development

The Final Plat for Carellton Phase 3-C includes a total of 36 single family lots for detached dwelling units on 8.41 (+/-) acres. Phase 3-C includes the extension of two (2) public rights-of-way (Ferdinand Drive and Grindstone Drive) and the creation of one (1) open space tract (Open Space Tract 'A'). There is approximately 1.26 (+/-) acres of public right-of-way and .26 (+/-) acres of open space.

Natural Features

The natural topography for Phase 3-C slopes from the highest point of elevation (586'), at the southern boundary of Lots 548 and 549, down to the lowest point (550') of elevation located on the east side of lot 519.

Adjacent or Area Uses

To the north is future development for the Carellton Subdivision, Phase 5. To the south is two (2) large parcels (Tax Map 124 Parcel 6.06 and 6.07) each containing a single family residence, both parcels are zoned (A) Agricultural Residential. To the east is Phase 2-B, which is currently under construction. To the west is future development for the Carellton Subdivision, Phase 6, which is all zoned R8-PRD.

Lot Layout

The Preliminary Master Development Plan for Carellton (File #8-1500-16) consists of eight (8) different lot types that vary in size and shape to accommodate the proposed housing types. Phase 3-C contains 36 Prestige Lots. Prestige Lots are a minimum of 60 foot wide and 7,200 square feet in area. All 36 lots in Phase 3-C meet or exceed the Prestige Lot width and size requirements. A Lot Area Table, containing all lot sizes, is provided on Sheet 1.0 of the Final Plat. (Attachment 4-3)

Engineering noted that the five (5) foot wide Public Utility and Drainage Easements located on all side lot lines effectively constitutes a variance from subdivision regulations. The subdivision regulations, Section 2-106.2, require a width of 20 feet (10 feet on each side of a common lot line). The P.U.D.E. widths were approved as part of the Amended Preliminary Master Development Plan.

Streets/Access

The Final Plat includes an extension of Ferdinand Drive 550 feet to the west and Grindstone Drive 552 feet to the west. Both of the rights-of-way were first created in Phase 2-B, which is currently under construction.

The proposed street extensions will consist of a 50 foot wide right-of-way and 22 foot pavement width, matching the existing segments located in Phase 2-B. Both street extensions will include five (5) feet wide sidewalks and five (5) foot wide grass strips on both sides of the street. All total there will be 1.26 acres of new public rights-of-way within Phase 3-C.

Floodplain and Floodway

No portion of Phase 3-C is located within a special flood hazard area.

Parking

The parking ratio for any residential use is two (2) parking spaces per unit. With 36 lots shown on the Final Plat for Phase 3-C, 72 total parking spaces are required by the Gallatin Zoning Ordinance. The Preliminary Plat states a minimum of 72 parking spaces will be provided within garages. Additional parking spaces will be provided within the driveway of each lot.

Buildings and Architectural Elevations

No change is requested to the architectural elevations approved as part of the initial Final Master Development Plan.

Open Space and Bufferyard

The Final Plat shows one (1) proposed open space tract – Open Space Tract 'A', which is .26 acres. Open Space Tract 'A' was first created in Phase 1-A and has been extended through Phase 1-B (Brixham Court) and Phase 2-B. Open Space Tract 'A' will extend to the west into future Phase 6. The approved FMDP was approved with no Bufferyard required within this portion of Open Space Tract 'A'.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. All Engineering Division comments have been satisfied.

Other Departmental Comments

Other City Departments reviewed and commented on the Final Plat. All Other Departmental Comments have been satisfied, except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.
2. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District, the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-C, and the Preliminary Plat for Carellton Phase 3-C (1-1491-16B).
4. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision 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.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-86, Final Plat for Carellton Phase 3-C, consisting of a three (3) sheet plat, prepared by James Terry & Associates, of Nashville, Tennessee, with job number 2016-410, dated June 27, 2016, and with sealed date of August 11, 2016, with the following conditions:

1. Show the proposed 20-foot-wide P.U.D.E. for the extended waterline west of Ferdinand and Grindstone Drives per White House Utility District comments. (A separate easement for these lines will need to be recorded.)
2. The Planning Commission approval includes a variance of 5' to allow 5' wide P.U.D.E.'s along each side lot line.
3. Provide a copy of Restrictive Covenants prior recording of final plat.
4. Provide an Offer of Irrevocable Dedication prior to recording of final plat.
5. Submit a subdivision performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to the recording of the final plat.

6. Submit a utility performance surety, in the amount determined by the White House Utilities Department, to the Planning Department prior to the recording of final plat.
7. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to the recording of the final plat.
8. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

- | | |
|-----------------------|--|
| Attachment 4-1 | Location Map for Carellton Phase 3-C |
| Attachment 4-2 | Preliminary Plat for Carellton Phase 3-C (File #1-1491-16B) |
| Attachment 4-3 | Final Plat for Carellton Phase 3-C (File #1-2177-16C) |

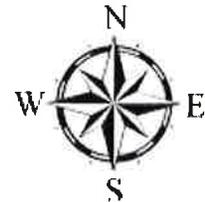
CARELLTON SUBDIVISION, PHASE 3C FINAL PLAT



ZONED: RESIDENTIAL-8 PLANNED RESIDENTIAL DEVELOPMENT

124//007.01, 007.02, 007.04

PC FILE #1-2177-16C



ATTACHMENT 4-1

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 36 LOTS AND DEDICATION OF RIGHT OF WAY.
2. PROPERTY SHOWN HEREON IS PART OF PARCELS 7.01, 7.02 AND 7.04 ON SUMNER COUNTY PROPERTY MAP 124.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC BY DEED OF RECORD IN RECORD BOOK 3851, PAGE 430, REGISTER' OFFICE FOR SUMNER COUNTY, TENNESSEE.
5. THIS PROPERTY IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA (NOT WITHIN FLOOD ZONE), AS INDICATED ON FEMA MAP NUMBER 47165C0293G, DATED APRIL 17, 2012. BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED BY FEMA.
6. PROPERTY IS ZONED R8-PRD.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.
8. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE PROPERTY LINE AND A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE AND ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. [XXX] INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO THE UNDERGROUND.
11. NO SINGLE WIDE MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. MINIMUM YARD LINES UNLESS OTHERWISE NOTED. FRONT - 20'
SIDE - 5'
REAR - 20'
14. BOUNDARY SURVEY OF RECORD IN PLAT BOOK 24, PAGE 151, R.O.S.C., TN. AND THE FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON IS OF RECORD IN PLAT BOOK 24, PAGE 150, R.O.S.C., TN.
15. ALL NOTES APPLY TO ALL SHEETS.
16. SIDEWALKS ARE 5' WIDE.
17. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS AND ATTACHED DWELLINGS.
18. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED IN CARELLTON PHASE 3C. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS IN RECORD BOOK _____, PAGE _____, R.O.W.C.TN.
19. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE CARELLTON HOMEOWNERS ASSOCIATION.
20. THE TEMPORARY TURNAROUND EASEMENTS SHOWN IN THE REMAINDER OF THE PROPERTY RECORDED IN R.B. 4059 PG. 436 AND P.B. 4193 PG. 331 ARE FOR THE BENEFIT OF FERDINAND DRIVE AND GRINDSTONE DRIVE AND SHALL BE RECORDED AS PART OF PHASE 3C AND WILL BE VOIDED AND VACATED AS ROADS EXTEND.
21. A SEPERATE STORMWATER MAINTENANCE AGREEMENT WILL NEED TO BE SIGNED AND RECORDED FOR THIS SECTION AND REFERENCED ON THE PLAT PRIOR TO THE PLAT BEING RECORDED.

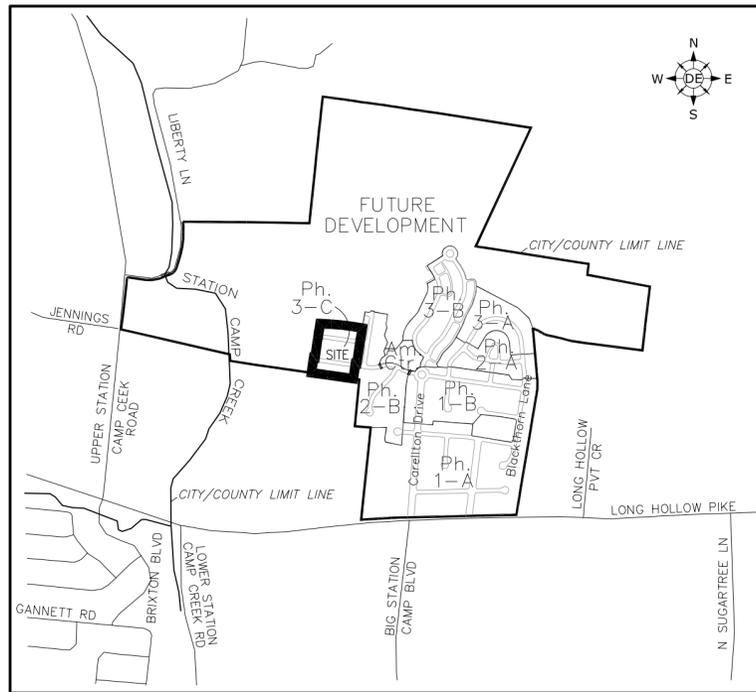
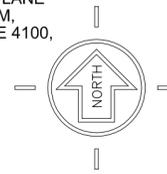
TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100,
NAD 83 DATUM

FINAL PLAT CARELLTON SUBDIVISION

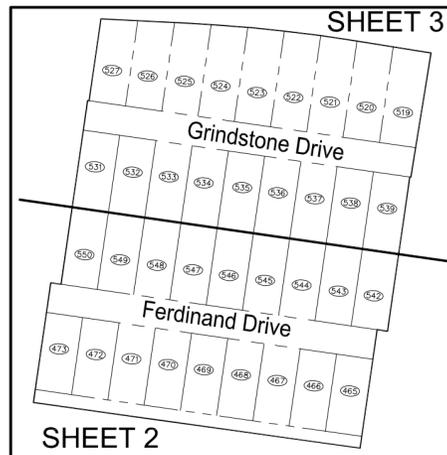
PHASE 3-C

FINAL SUBDIVISION PLAT
PROPERTY LOCATED WEST OF CARELLTON DRIVE
EAST OF STATION CAMP CREEK
EIGHTH (8TH) CIVIL DISTRICT, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

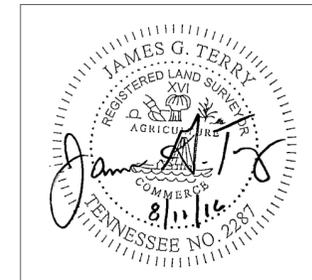
TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100,
NAD 83 DATUM



Vicinity Map
NTS



Key Map
NTS



Property Location/Address:
East of Upper Station Camp Road
West of Carellton Drive
Sumner County, TN.
Gallatin, TN 37066

TOTAL AREA: 366,502 SQUARE FEET OR 8.41 ACRES

LOT TABLE

LOT	SQUARE FEET	ACRES
465	7930	0.18
466	7930	0.18
467	7930	0.18
468	7930	0.18
469	7930	0.18
470	7930	0.18
471	7930	0.18
472	7930	0.18
473	7930	0.18
519	10012	0.23
520	9860	0.23
521	9911	0.23
522	9890	0.23
523	9778	0.22
524	9575	0.22
525	9282	0.21
526	8938	0.21
527	8591	0.20
531	7930	0.18
532	7930	0.18
533	7930	0.18
534	7930	0.18
535	7930	0.18
536	7930	0.18
537	7930	0.18
538	7930	0.18
539	7930	0.18
542	7930	0.18
543	7930	0.18
544	7930	0.18
545	7930	0.18
546	7930	0.18
547	7930	0.18
548	7930	0.18
549	7930	0.18
550	7930	0.18
OP.SP.	11547	0.27

CERTIFICATE OF COMMON AREAS DEDICATION

GREEN TRAILS, LLC, IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CARELLTON PHASE 3C FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS AND NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CARELLTON PHASE 3C AS MORE FULLY PROVIDED IN ARTICLE II, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO CARELLTON PHASE 3C, DATED JUNE 27, 2016, AND RECORDED WITH THE PLAT. SAID ARTICLE II IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ GREEN TRAILS, LLC - RICK DECKBAR

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3851, PAGE 430, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

* GREEN TRAILS, LLC (RICK DECKBAR) CHIEF MANAGER DATE _____

CERTIFICATE OF ACCURACY

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY & THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CARELLTON PHASE 3C" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WITH WHITE HOUSE UTILITY DISTRICT WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY, PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

RECORD

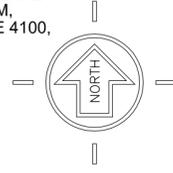
RECORDED _____, 2015
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

211 DONELSON PIKE - SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: 6-27-2016
JOB NO. 2016-410

TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100,
NAD 83 DATUM

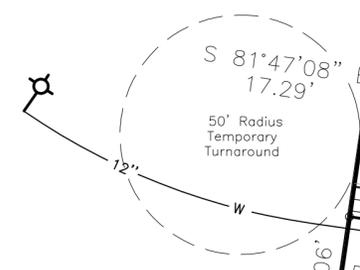


MATCHLINE
SHEET 3 OF 3
SHEET 2 OF 3

MATCHLINE
SHEET 3 OF 3
SHEET 2 OF 3

Map 124, Parcel 7.04
GREEN TRAILS LLC
Book 4059, Page 436, R.O.S.C.Tn.
Zone : R8-PRD

FUTURE
DEVELOPMENT



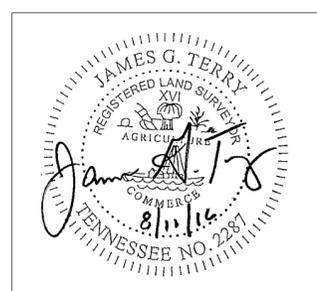
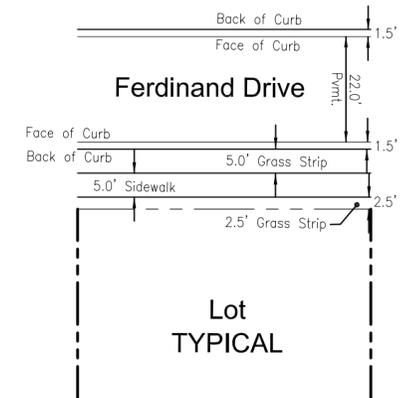
Map 124, Parcel 7.04
GREEN TRAILS LLC
Book 4059, Page 436, R.O.S.C.Tn.
Zone : R8-PRD

FUTURE
DEVELOPMENT

LEGEND

	Headwall
	Storm Catch Basin
	Storm Pipe
	Fire Hydrant
	Water Main
	Sewer Manhole
	Sewer Main
	Concrete Monument
	Iron Rod

Typical Lot Layout



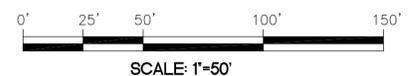
Map 124 Parcel 6.03
Elizabeth L. & Garland P. Wiggins
Deed Bk. 2579, Pg. 239
H.H. Kittrell Farm Subdivision
Not of Record
Zone : A

**FINAL PLAT
CARELLTON SUBDIVISION
PHASE 3-C**

FINAL SUBDIVISION PLAT
HEREON LOCATED WEST OF CARELLTON DRIVE
EAST OF UPPER STATION CAMP CREEK
EIGHTH (8TH) CIVIL DISTRICT, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

OWNER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 397-4513

TOTAL AREA: 366,502 SQUARE FEET OR 8.41 ACRES



CERTIFICATE OF COMMON AREAS DEDICATION

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DATE _____ GREEN TRAILS, LLC - RICK DECKBAR

Property Location/Address:
East of Upper Station Camp Creek
West of Carellton Drive
Sumner County, TN.
Gallatin, TN 37066

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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* GREEN TRAILS, LLC (RICK DECKBAR) CHIEF MANAGER DATE _____

CERTIFICATE OF ACCURACY

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I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY & THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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DATE _____ WHITE HOUSE UTILITY DISTRICT _____

CERTIFICATE OF APPROVAL FOR RECORDING

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DATE _____ SECRETARY, PLANNING COMMISSION _____

DATE _____ CHAIRMAN'S INITIALS _____

RECORD

RECORDED _____, 2015
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
211 DONELSON PIKE - SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: 6-27-2016
JOB NO. 2015-410

ITEM 5

GMRPC Resolution No. 2016-105

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL OF ANNEXATION RESOLUTION NO. R1608-48 AND PLAN OF SERVICE RESOLUTION NO. R1608-47 TO THE GALLATIN CITY COUNCIL. (6-2289-16)

WHEREAS, the owner of property of the affected area submitted a petition to annex 2.75 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin city limits and located in the City of Gallatin Planning Region; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the annexation petition submitted by the applicant, Rogers Group, Inc., at its regular meeting on August 22, 2016; and

WHEREAS, The Planning Commission, acting as the Planning Agency for the municipality, has made study of and a report on a Plan of Service for 2.75 (+/-) acres proposed for annexation to the Gallatin City Council as authorized under Title 6, § 6-51-107, Tenn. Code Annotated; and

WHEREAS, Tennessee Code Annotated, Title 6, Chapter 6, § 6-51-102 requires a Plan of Service be adopted upon annexation of territory into the City, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, and evidence and testimony presented during a public 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 Tenn. Code Annotated, Title 6, Chapter 51, §6-51-102(b), § 6-51-102(b)(4), and § 6-51-107 and Tenn. Code Annotated, Title 13, Chapter 4, § 13-3-104, § 13-3-301 and § 13-4-103

1. The City of Gallatin Municipal-Regional Planning Commission deems it necessary and reasonable to annex the territory described herein.
2. The proposed Plan of Service is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
3. The City is not in default on any existing as adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))

4. There will not create an adverse effect upon adjoining property owners by annexation or implementing the Plan of Service or any such adverse effect is justified by the public good or welfare.
5. No one (1) property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission as authorized by T.C.A. Title 6, § 6-51-102(b)(4) hereby recommends approval of the Annexation Resolution No. R1608-48 (Exhibit ‘A’) and the Plan of Service Resolution No. R1608-47 (Exhibit ‘B’) to the Gallatin City Council.

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

IT IS SO ORDERED,

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/22/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

Exhibit A – Annexation Resolution No. R1608-48
Exhibit B – Plan of Service Resolution No. R1608-47



ITEM 5

PLANNING DEPARTMENT STAFF REPORT

Twin Eagles – Phase 13 – Section A - Annexation and Plan of Service
(6-2289-16)

Located West of SR 109 By-Pass and North of Red River Road (SR 25)

Date: August 22, 2016

PUBLIC COMMENT

REQUEST: THE OWNER/APPLICANT IS REQUESTING THE PLANNING COMMISSION APPROVE AND RECOMMEND TO THE GALLATIN CITY COUNCIL A RESOLUTION TO ANNEX AND A RESOLUTION TO ADOPT A PLAN OF SERVICE FOR A PORTION OF TAX MAP 114 AND PARCEL 47.00, CONSISTING OF 2.75 (+/-) ACRES, LOCATED WEST OF SR 109 BY-PASS AND NORTH OF RED RIVER ROAD (SR 25).

OWNER: Randy Jones

APPLICANT: ROGERS GROUP, INC. (ANDY LEATH, P.E.)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016-105 TO CITY COUNCIL

STAFF CONTACT: KEVIN CHASTINE, AICP

PLANNING COMMISSION DATE: AUGUST 22, 2016

CITY COUNCIL DATE: SEPTEMBER 13, 2016

PROPERTY OVERVIEW:

The owner/applicant is requesting the Planning Commission to approve and recommend to the Gallatin City Council a resolution to annex and a resolution to adopt a Plan of Service for a portion of Tax Map 114 and Parcel 47.00, consisting of 2.75 (+/-) acres, located west of S.R. 109 by-pass and north of Red River Road (SR 25). This property is located within the Gallatin Planning Region and is contiguous to the existing City limits (Attachment 5-1).

A Plan of Service is required by state statute (T.C.A. §6-51-102(b)) to accompany an annexation request. The Planning Commission is required to review the Plan of Service Resolution and provide a recommendation to the Gallatin City Council as required by T.C.A. Title 6, Chapter 6, §6-51-102(b)(4). Please refer to Attachment 5-3 for a detailed description of the proposed Plan of Service for this property.

Existing Development/Site

Tax Map 114, Parcel 47.00 contains 9.00 (+/-) acres, but only 2.75 (+/-) acres are subject to annexation. The parcel has not been platted and contains one (1) single family home that is partial located within the area of annexation. The existing home is serviced by Gallatin Department of Electricity (GDE) and City of Gallatin Public Utilities (water and sewer).

Proposed Development

The property is contiguous to the existing City Limit boundary on the north and east sides. The property to the east is vacant land zoned MU-Mixed Use, which is the remaining portion of Twin Eagles, Phase 13, Section A. The property to the north (Twin Eagles Phase 1, Section 1) (Plat Book 21 Page 338) contains six (6) single family homes zoned MU-Mixed Use. The property to the west is located within the Gallatin Planning Region, zoned A-Agricultural Residential, and contains a single family home. The property to the south is the remaining portion of Tax Map 114, Parcel 47.00 that will not be annexed as part of this annexation request. The parcel is located within the Gallatin Planning Region and is zoned A-Agricultural and contains a single family home.

The subject property is identified as Suburban Residential Establish Community Character Area on the Gallatin on the Move 2020 Plan Community Character Map. In addition to the annexation and plan of service, the owner is requesting rezoning from the A-Agricultural Residential district to the MU-Mixed Use district. This request is considered under item 6 of this agenda.

Plan of Services

With each annexation state statute (T.C.A. Sec. 6-51-102 (b)) requires that a Plan of Services be developed to ensure that the properties can be adequately serviced by municipal facilities and services. The Plan of Services for the portion of Tax Map 114 Parcel 47.00 is included as Exhibit ‘B’ of the draft resolution for a Plan of Services provided herein (see Attachment 5-3). In addition, several City departments provided comments on the proposed annexation and plan of services which are described below.

Gallatin Public Utilities

During the initial review of the Annexation and Rezoning request the Gallatin Public Utilities (GPU) stated, “*Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.*” Gallatin Public Utilities (Sewer, water, and gas) currently services the existing phases of Twin Eagles, to the north, and will serve the proposed expansion of Phase 13, Section A with the area of annexation.

Sumner County E-911

During the initial review of the Annexation and Rezoning request, the Sumner County E-911 office stated a new street name will be needed.

Engineering Division Comments

The Engineering Division reviewed and commented on the proposed annexation. All Engineering Division comments have been satisfied, except those included as conditions of approval.

Other Departmental Comments

Other City Departments, including Police, Fire, Building Codes, and Public Utilities reviewed and commented on the proposed annexation. All Other Departmental comments have been satisfied, except those included as conditions of approval.

FINDINGS:

1. The owner of property of the affected area has/have submitted a petition to annex 2.75 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Region.

2. A public hearing will be held following public notice process as prescribed by resolution and §6-51-102, T.C.A
3. The City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein.
4. The Gallatin Municipal-Regional Planning Commission shall review and make a recommendation on the proposed annexation and Plan of Service to the affected area.
5. The City Council of the City of Gallatin will consider the annexation and Plan of Services for the annexation area as described in draft Resolution R1608-48 (Exhibit ‘A’).

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-105, recommending approval of the proposed Annexation Resolution (R1608-48) and Plan of Service Resolution (R1608-47).

ATTACHMENTS

- | | |
|-----------------------|--|
| Attachment 5-1 | Annexation Location Map |
| Attachment 5-2 | Annexation Resolution No. R1608-48 |
| Attachment 5-3 | Plan of Service Resolution No. R1608-47 |
| Attachment 5-4 | T.C.A. Sec. 6-51-111(e) |

EXHIBIT A

RESOLUTION NO. R1608-48

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING A PORTION OF ONE (1) PARCEL (TAX MAP 114 PARCEL 47.00), COMPRISING APPROXIMATELY 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED PARCEL TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property of the affected area described in Exhibit A has submitted a petition to annex 2.75 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Region; and

WHEREAS, a public hearing was held following public notice as prescribed by Tenn. Code Ann. § 6-61-102; and

WHEREAS, the City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has by a majority vote recommended approval of the proposed annexation and Plan of Service to the affected area; and

WHEREAS, the City Council of the City of Gallatin has approved a Plan of Service for the annexation area as described in Resolution No. R1608-47.

NOW, THEREFORE, BE IT RESOLVED 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 annex the following property as described in Exhibit 'A' and indicated on the map in Exhibit 'B';

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's boundaries and the Official Zoning Atlas to show the classification for the area as hereby being annexed into the City as shown on Exhibit 'A' and Exhibit 'B' attached hereto.

Section 3. The territory described in Exhibit 'A' and depicted in Exhibit 'B' shall become part of City Council District 3.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

EXHIBIT A

Section 5. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. This resolution shall take effect after final passage, the public welfare requiring such, per Tenn. Code Ann. § 6-51-104.

IT IS SO ORDERED.

PRESENT AND VOTING.

AYE:

NAY:

DATED: September 13, 2016.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of annexation territory

Exhibit 'B' – Map of the annexation territory

EXHIBIT B

RESOLUTION NO. R1608-47

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION FOR THE PORTION OF ONE (1) PARCEL (TAX MAP 114, PARCELS 47.00), CONSISTING OF 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gallatin received a petition by a property owner for the annexation of 2.75 (+/-) acres contiguous to the City; and

WHEREAS, the area proposed for annexation to the City of Gallatin is substantially contiguous to the corporate limits to the City and within the City's Planning Region, as required by law; and

WHEREAS, Tennessee Code Annotated, § 6-51-102(b) as amended requires that a Plan of Service be adopted by the governing body of a City prior to the passage of an annexation resolution; and,

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to T.C.A. § 6-51-102(b)(4), § 6-51-107, §13-3-104, § 13-3-301, and § 13-4-103, has reviewed and recommended approval of this Plan of Service, as contained in this Resolution, in GMRPC Resolution 2016-105.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102(b), Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in Exhibit 'A' and the Plan of Service described in Exhibit 'B':

SECTION 2. This Resolution shall be effective upon adoption, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

EXHIBIT B

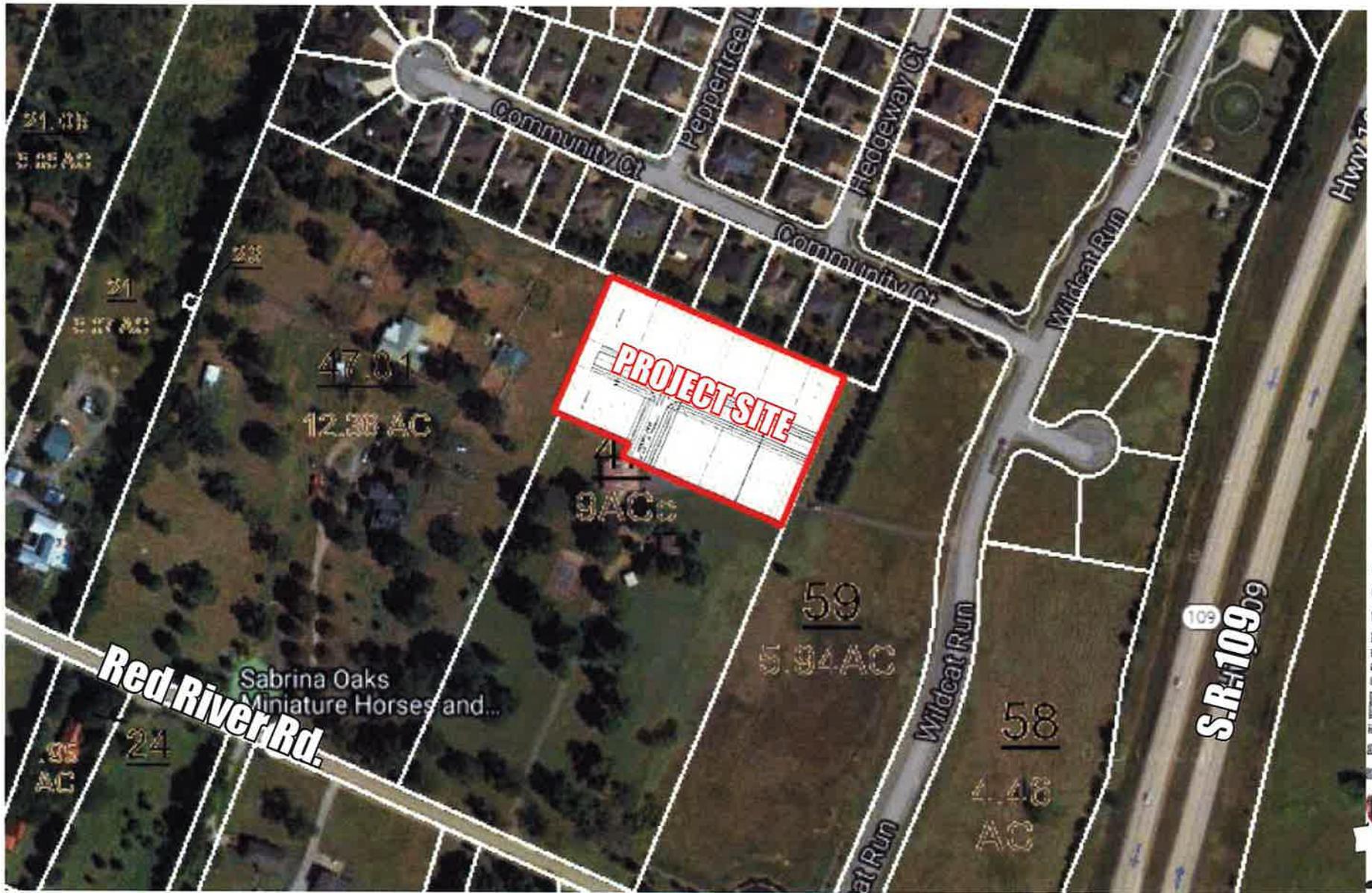
ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Twin Eagles – Phase 13 – Section A - Annexation Legal Description
Exhibit 'B' – Twin Eagles – Phase 13 – Section A - Plan of Services



Prepared By: Kevin Chastine, AICP
Prepared On: August 16, 2016

Location Map
Twin Eagles - Phase 13 Section A
Annexation
6-2298-16



ATTACHMENT 5-2

RESOLUTION NO. R1608-48

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING A PORTION OF ONE (1) PARCEL (TAX MAP 114 PARCEL 47.00), COMPRISING APPROXIMATELY 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED PARCEL TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property of the affected area described in Exhibit A has submitted a petition to annex 2.75 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Region; and

WHEREAS, a public hearing was held following public notice as prescribed by Tenn. Code Ann. § 6-61-102; and

WHEREAS, the City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has by a majority vote recommended approval of the proposed annexation and Plan of Service to the affected area; and

WHEREAS, the City Council of the City of Gallatin has approved a Plan of Service for the annexation area as described in Resolution No. R1608-47.

NOW, THEREFORE, BE IT RESOLVED 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 annex the following property as described in Exhibit 'A' and indicated on the map in Exhibit 'B';

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's boundaries and the Official Zoning Atlas to show the classification for the area as hereby being annexed into the City as shown on Exhibit 'A' and Exhibit 'B' attached hereto.

Section 3. The territory described in Exhibit 'A' and depicted in Exhibit 'B' shall become part of City Council District 3.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

ATTACHMENT 5-2

Section 5. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. This resolution shall take effect after final passage, the public welfare requiring such, per Tenn. Code Ann. § 6-51-104.

IT IS SO ORDERED.

PRESENT AND VOTING.

AYE:

NAY:

DATED: September 13, 2016.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of annexation territory

Exhibit 'B' – Map of the annexation territory

ATTACHMENT 5-2

EXHIBIT 'A'

Legal Description – A Portion of Tax Map Parcel 114//047.00, 2.75 (+/-) Acres

A Tract of land in the 9th Civil District, Sumner County, Tennessee. Tract being the Randall R. and Barbara C. Jones Tract as recorded in Record Book 2323, Page 807, Register's Office Sumner County, Tennessee, (ROSC) Tract being bonded on the north by Lots 1 through 6 of the Twin Eagles, Phase One, Section One, Final Plat, as recorded in Plat Book 21, Page 338, ROSC, on the east by the Randall R. and Barbara Jones Tract as recorded in Record Book 1766, Page 194, ROSC, on the south by the remainder of the overall property and on the west by the Darci Gibbons Tract as recorded in Record Book 3741, Page 833, ROSC. Tract being more particularly described as follows:

Point of beginning being at the southeastern corner of said Lot 1 and being on the common line of the said Randall R. and Barbara Jones Tract; thence along said common line South 24°18'10" West 280'00 feet to a point; thence with a new line North 65°38'51" West 300.65 feet to a point; thence North 24°17'53" East 25.10 feet to a point; thence North 65°42'07" West 140.00 feet to a point; thence along the common line of the said Darci Gibbons Tract North 24°17'54" East 254.65 feet to a point; thence along the common lines of said Lots 1 through 6 South 65°41'49" East 440.67 feet to the point of beginning.

Said tract contains 119,796 square feet or 2.75 (+/-) acres.

Bearings based on the Tennessee State Plane Coordinate System.

ATTACHMENT 5-3

RESOLUTION NO. R1608-47

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION FOR THE PORTION OF ONE (1) PARCEL (TAX MAP 114, PARCELS 47.00), CONSISTING OF 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gallatin received a petition by a property owner for the annexation of 2.75 (+/-) acres contiguous to the City; and

WHEREAS, the area proposed for annexation to the City of Gallatin is substantially contiguous to the corporate limits to the City and within the City's Planning Region, as required by law; and

WHEREAS, Tennessee Code Annotated, § 6-51-102(b) as amended requires that a Plan of Service be adopted by the governing body of a City prior to the passage of an annexation resolution; and,

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to T.C.A. § 6-51-102(b)(4), § 6-51-107, §13-3-104, § 13-3-301, and § 13-4-103, has reviewed and recommended approval of this Plan of Service, as contained in this Resolution, in GMRPC Resolution 2016-105.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102(b), Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in Exhibit 'A' and the Plan of Service described in Exhibit 'B':

SECTION 2. This Resolution shall be effective upon adoption, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTACHMENT 5-3

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Twin Eagles – Phase 13 – Section A - Annexation Legal Description
Exhibit 'B' – Twin Eagles – Phase 13 – Section A - Plan of Services

ATTACHMENT 5-3

EXHIBIT 'A'

Legal Description – A Portion of Tax Map Parcel 114//047.00, 2.75 (+/-) Acres

A Tract of land in the 9th Civil District, Sumner County, Tennessee. Tract being the Randall R. and Barbara C. Jones Tract as recorded in Record Book 2323, Page 807, Register's Office Sumner County, Tennessee, (ROSC) Tract being bonded on the north by Lots 1 through 6 of the Twin Eagles, Phase One, Section One, Final Plat, as recorded in Plat Book 21, Page 338, ROSC, on the east by the Randall R. and Barbara Jones Tract as recorded in Record Book 1766, Page 194, ROSC, on the south by the remainder of the overall property and on the west by the Darci Gibbons Tract as recorded in Record Book 3741, Page 833, ROSC. Tract being more particularly described as follows:

Point of beginning being at the southeastern corner of said Lot 1 and being on the common line of the said Randall R. and Barbara Jones Tract; thence along said common line South 24°18'10" West 280'00 feet to a point; thence with a new line North 65°38'51" West 300.65 feet to a point; thence North 24°17'53" East 25.10 feet to a point; thence North 65°42'07" West 140.00 feet to a point; thence along the common line of the said Darci Gibbons Tract North 24°17'54" East 254.65 feet to a point; thence along the common lines of said Lots 1 through 6 South 65°41'49" East 440.67 feet to the point of beginning.

Said tract contains 119,796 square feet or 2.75 (+/-) acres.

Bearings based on the Tennessee State Plane Coordinate System.

ATTACHMENT 5-3

EXHIBIT 'B'

PLAN OF SERVICE FOR PORTION OF TAX MAP 114, PARCEL 47.00 (6-2289-16) pursuant to Tenn. Code Annotated § 6-51-102(b)

A. Water

Water service extensions will be provided by Gallatin Public Utilities (GPU) and constructed by the developer upon development of the property. There is a six (6) inch GPU water line located south of Wildcat Run, which is adjacent to the proposed entrance of this development.

Gallatin Public Utilities has indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.

B. Sanitary Sewer

Sanitary sewer service in the annexation area will be provided by Gallatin Public Utilities (GPU) and constructed by the developer. There is a sanitary sewer line located parallel to Wildcat Run, which can be extended to serve the property.

Gallatin Public Utilities has indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.
- The developer of the properties is responsible for extending municipal sewage lines to the property upon or prior to development.

C. Street Construction and Maintenance

The developer is proposing two (2) rights-of-way that will be a 50 foot wide right-of-way with 24 feet of pavement. These two (2) rights-of-way will serve 18 single family lots, 10 of these lots are located within the area of annexation. The rights-of-way are required to be constructed to City standards. New roadways constructed on the property will be the responsibility of the developer. The streets in the annexation area will be maintained by the City of Gallatin upon request from the property owner for the City of Gallatin to accept the roads.

D. Solid Waste and Refuse Collection

Upon annexation, the City of Gallatin will begin the collection of solid waste in the annexation area based on the provisions set forth in the Gallatin Municipal Code.

E. Planning and Zoning Services

ATTACHMENT 5-3

Upon annexation, the planning and zoning services of the City of Gallatin will continue to be provided in the annexation area since the properties are located within the City's planning region.

F. Building Inspections and Code Enforcement Services

Upon annexation, building and code inspection services will continue to be provided by the City of Gallatin.

G. Fire Protection

The Gallatin Fire Department will provide fire protection after the effective date of the annexation. Upon development of the properties, the developer will provide fire hydrants in the annexation area pursuant to NFPA Life Safety Standards as determined by the City's Senior Fire Inspector.

Gallatin Fire Department provided no comments when staff requested information. Fire Station # 3 is located approximately .6 miles to the east of the property.

H. Police Protection

Police patrol, response to calls, and other routine police services by the Gallatin Police Department will be provided with existing personnel on and after the effective date of the annexation.

Gallatin Police Department provided no comments when staff requested information. The police department is now serving adjacent properties.

I. Animal Control

The Public Works Department provides animal control services and enforces the City's animal control ordinances. These services will be available in the annexation area when the annexation becomes effective.

J. Recreational Facilities and Programs

The benefit and use of all recreational facilities and programs provided by the Leisure Services Department will be available on and after the effective date of the annexation to residents of the properties. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.

K. Street Lighting and Electric Service

Street lighting will be extended into the annexed area in accordance with existing City policy along with the extension of City electric facilities as provided in T.C.A. Section 6-51-112. The City of Gallatin will provide electrical service to the annexation area. Gallatin Department of Electricity has indicated that:

- The Gallatin Department of Electricity will serve the annexed area upon redevelopment of the property.

ATTACHMENT 5-3

L. Gas

The Gallatin Public Utilities Department provides natural gas services to residential, business, and industrial customers in the City of Gallatin and outside the City's corporate limits. An existing two (2) inch gas line is located parallel to Wildcat Run. The Public Utilities Department may authorize the extension of natural gas service from this existing line into the annexation area upon development of the properties for residential use. Upon extension of gas lines by Gallatin Public Utilities, the City will oversee and monitor such lines.

TENNESSEE CODE ANNOTATED
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*** Current through the 2016 Session ***

Title 6 Cities And Towns
Municipal Government Generally
Chapter 51 Change of Municipal Boundaries
Part 1 Annexation

Tenn. Code Ann. § 6-51-111 (2016)

6-51-111. Municipal property and services.

(a) Upon referendum approval of an annexation resolution as provided in this part, an annexing municipality and any affected instrumentality of the state, including, but not limited to, a utility district, sanitary district, school district, or other public service district, shall attempt to reach agreement in writing for allocation and conveyance to the annexing municipality of any or all public functions, rights, duties, property, assets and liabilities of such state instrumentality that justice and reason may require in the circumstances. Any and all agreements entered into before March 8, 1955, relating to annexation shall be preserved. The annexing municipality, if and to the extent that it may choose, shall have the exclusive right to perform or provide municipal and utility functions and services in any territory that it annexes, notwithstanding § 7-82-301 or any other statute, subject, however, to the provisions of this section with respect to electric cooperatives.

(b) Subject to such exclusive right, any such matters upon which the respective parties are not in agreement in writing within sixty (60) days after the operative date of such annexation shall be settled by arbitration with the laws of arbitration of this state effective at the time of submission to the arbitrators, and § 29-5-101(2) shall not apply to any arbitration arising under this part and § 6-51-301. The award so rendered shall be transmitted to the chancery court of the county in which the annexing municipality is situated, and thereupon shall be subject to review in accordance with §§ 29-5-113 -- 29-5-115 and 29-5-118.

(c) (1) If the annexed territory is then being provided with a utility service by a state instrumentality that has outstanding bonds or other obligations payable from the revenues derived from the sale of such utility service, the agreement or arbitration award referred to in subsections (a) and (b) shall also provide that:

(A) The municipality will operate the utility property in such territory and account for the revenues therefrom in such manner as not to impair the obligations of contract with reference to such bonds or other obligations; or

(B) The municipality will assume the operation of the entire utility system of such state instrumentality and the payment of such bonds or other obligations in accordance with their terms.

(2) Such agreement or arbitration award shall fully preserve and protect the contract rights vested in the holders of such outstanding bonds or other obligations.

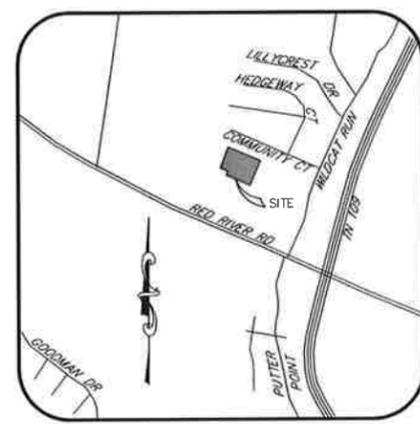
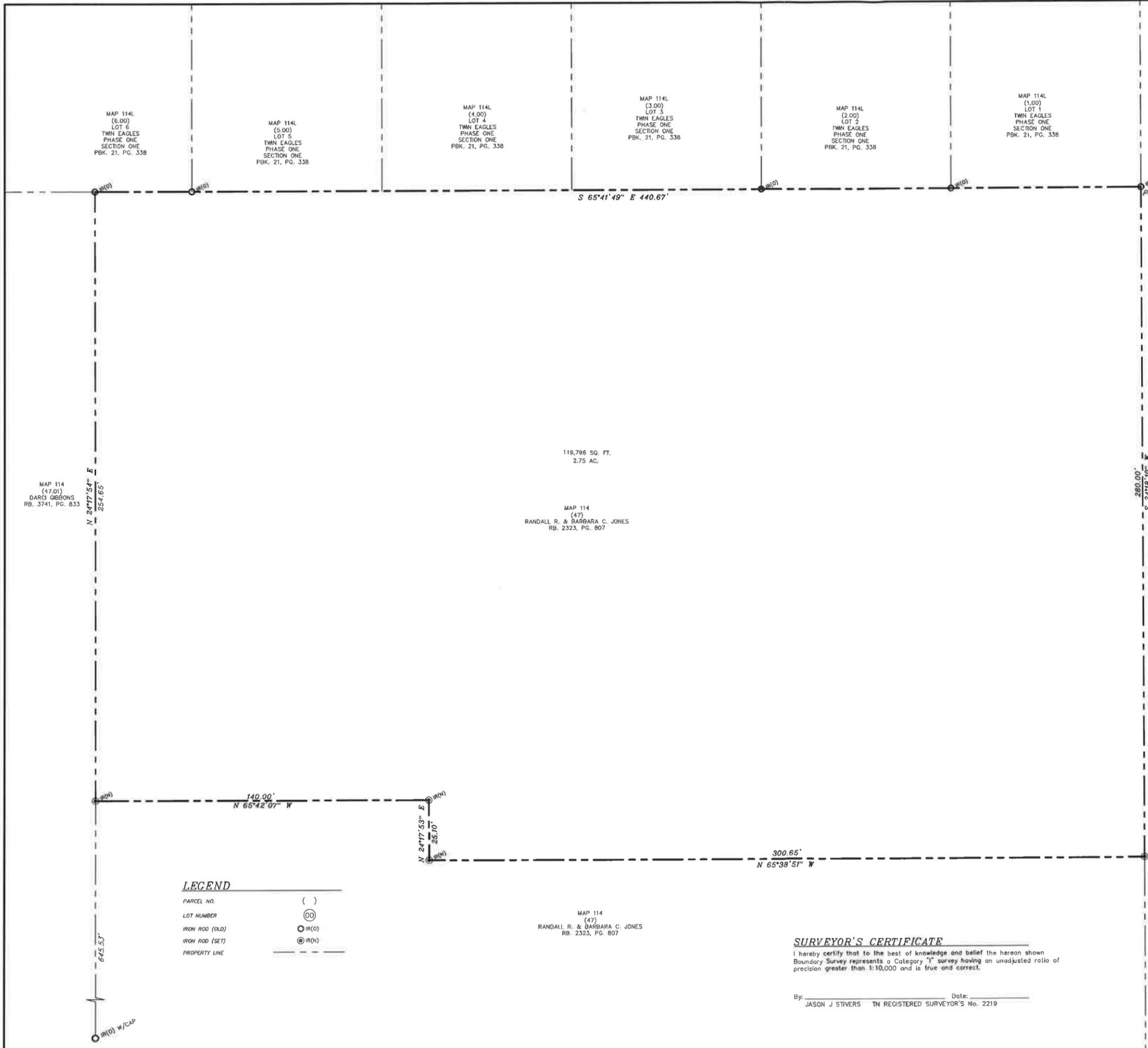
(d) (1) Notwithstanding any law to the contrary, if a private individual or business entity provides utility service within the boundaries of a municipality under the terms of a privilege, franchise, license, or agreement granted or entered into by the municipality, and if the municipality annexes territory that includes the service area of a utility district, then such private individual or business entity and the utility district shall attempt to reach agreement in writing for allocation and conveyance to such private individual or business entity of any or all public functions, rights, duties, property, assets, and liabilities of such utility district that justice and reason may require in the circumstances. If an agreement is not reached, then notwithstanding the change of municipal boundaries, the service area of the utility district shall

remain unchanged, and such private individual or business entity shall not provide utility service in the service area of the utility district.

(2) Nothing in subdivision (d)(1) shall be construed to diminish the authority of any municipality to annex.

(e) If at the time of annexation, the annexed territory is being provided with utility service by a municipal utility system or other state instrumentality, including but not limited to, a utility district, the annexing municipality shall, by delivering written notice of its election to the municipal utility system or other state instrumentality, have the right to purchase all or any part of the utility system of the municipal utility system or other state instrumentality then providing utility service to the area being annexed that the annexing municipality has elected to serve under this section. The purchase price shall be a price agreed upon by the parties for the properties comprising the utility system, or part thereof, that is being acquired and payment of such purchase price shall be on terms agreed to by the parties. In the event the parties cannot agree on a purchase price, then a final determination of the fair market value of the properties being acquired and all other outstanding issues related to the provision of utility services in the annexed area shall be made using the arbitration provisions of subsection (b); provided, that the arbitrator or arbitrators shall be a person or persons experienced and qualified to value public utility properties and any such arbitrator or arbitrators shall be agreed upon by the parties. If the parties cannot agree, the selection of an arbitrator shall be as otherwise provided by the laws of arbitration of this state. Such method and determination shall be the sole means by which the annexing municipality may acquire the facilities of a municipal utility or other state instrumentality located in the annexed territory.

HISTORY: Acts 1955, ch. 113, § 9; 1957, ch. 381, § 1; 1968, ch. 413, § 1; T.C.A., § 6-318; Acts 1993, ch. 375, § 1; 1998, ch. 586, § 1; 2003, ch. 93, § 1; 2015, ch. 512, § 7.



VICINITY MAP
(N.T.S.)

SITE DATA
 PROPERTY LOCATED ON SUMNER COUNTY TAX MAP
 MAP 114, PARCEL 47.00
 CITY: GALLATIN
 COUNTY: SUMNER
 STATE: TENNESSEE
 SITE ADDRESS: 1100 25W HWY
 OWNER: RANDALL R & BARBARA C JONES
 RB. 2323 PG. 807

MAP 114
 (47)
 RANDALL R. & BARBARA C. JONES
 RB. 1766, PG. 194

- NOTES**
1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
 2. PARCELS NUMBERS SHOWN THUS (00) REFER TO TAX MAP 114, SUMNER COUNTY, TENNESSEE.
 3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47165C0313G, DATED APRIL 17, 2012.
 5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
 7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
 9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE (ROSC).
 10. THE SURVEY WAS DONE USING A COMBINATION OF A TOPCON PS ROBOTIC TOTAL STATION AND/OR 2, GPS WITH A TOPCON HIPER V + DUAL FREQUENCY RTK BASE AND ROVER, ALONG WITH THE DDOT GPS NETWORK.
 10. SURVEY FIELD DATA COLLECTED ON 7-25-16.

LEGEND

PARCEL NO. ()
 LOT NUMBER (00)
 IRON ROD (OLD) (R)(O)
 IRON ROD (SET) (R)(N)
 PROPERTY LINE - - - - -

MAP 114
 (47)
 RANDALL R. & BARBARA C. JONES
 RB. 2323, PG. 807

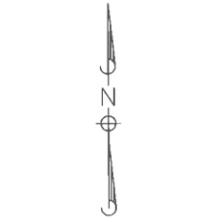
SURVEYOR'S CERTIFICATE
 I hereby certify that to the best of knowledge and belief the hereon shown Boundary Survey represents a Category "I" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: JASON J STIVERS TN REGISTERED SURVEYOR'S No. 2219 Date: _____

ROGERS GROUP, INC.
 ENGINEERING SERVICES
 1000 GALLATIN AVENUE
 GALLATIN, TENNESSEE 37066
 TEL: 615-230-7269 FAX: 615-230-7271
 richard.jones@rogersgroupinc.com



IF YOU DIG IN TENNESSEE...
 CALL US FIRST!!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft

TWIN EAGLE - FRONT LOT
 BOUNDARY SURVEY
 HIGHWAY 25
 GALLATIN
 SUMNER COUNTY, TENNESSEE

BOUNDARY SURVEY

REVISIONS	
REVISION 1:	
REVISION 2:	
SHEET 1 OF 1	
PROJECT #	153-035
DATE	AUGUST 4 2016

ITEM 6

GMRPC Resolution No. 2016-106

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL A REQUEST TO REZONE A 2.75 (+/-) ACRE PORTION OF TAX MAP 114, PARCEL 47.00, FROM A – AGRICULTURAL RESIDENTIAL DISTRICT TO MU – MIXED USE DISTRICT AND APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES – PHASE 13, SECTION A, LOCATED WEST OF SR 109 BYPASS AND NORTH OF RED RIVER ROAD (SR 25). (3-2290-16)

WHEREAS, the applicant submitted an application for a rezoning and an Amended 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 Amended Preliminary Master Development Plan submitted by the applicant, Rogers Group, Inc., at its regular meeting on August 22, 2016; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the rezoning and Amended 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. An Amended 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 ordinance.
3. The proposed rezoning and Amended 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 Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) 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.

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 Amended 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 Amended 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 and the proposed Alternative Bufferyard Plan provides sufficient and equal or superior buffering between adjacent properties as provided elsewhere in the development.
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 the City Council rezoning of a 2.75 (+/-) acre portion of Tax Map 114, Parcel 47.00, located west of SR 109 Bypass and north of Red River Road (SR 25), from A – Agricultural Residential District to MU – Mixed Use District and the Amended Preliminary Master Development Plan for Twin Eagles – Phase 13, Section A, consisting of a three (3) sheet plan, prepared by Rogers Group, Inc. of Gallatin, TN, with Project No. 13-035, dated July 25, 2016 with a final revision date of August 5, 2016, as submitted.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 8/22/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

This amendment changed the lot configuration of previously approved Section 1 and Section 5.

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (555') located along the western boundary (Lot 422), with a steady descending slope towards Community Court and proceeds with the same descending slope towards the lowest point of elevation (520') located at the northeast corner of Tax Parcel 40.00. No portion of this development is located within a flood hazard area.

Adjacent or Area Uses

The adjacent surrounding area to the north is developed as single family homes and the area to the east is for future development within the Twin Eagles development. The adjacent areas to the south includes the remaining portion of Tax Map 114, Parcel 47.00 (that will not be annexed or rezoned at this time) and Tax Map 114 Parcel 59.00 that is proposed for future commercial development. The property to the west is a single family home and farm operation. The properties to the north and east are zoned Mixed Use. The properties to the south are zoned Mixed Use and Agricultural-Residential. The property to the west is zoned Agricultural-Residential.

DISCUSSION:

Proposed Development

The owner and applicant request approval to rezone 2.75(+/-) acres (A Portion of Tax Map 114 and Parcel 47.00) from A-Agricultural Residential to MU-Mixed Use zone district with an Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, to construct 18 single family dwelling units, located west of State Route 109 and north of Red River Road (S.R.25). The Dwelling, One-Family Detached is a permitted use within the MU-Mixed Use zone district.

The Twin Eagles, Phase 13, Section A Amended PMDP is comprised of three parcels (Tax Map 114E Group C Parcel 40, a Portion of Tax Map 114 Parcel 47.00 and a portion of Tax Map 114 Parcel 59.00), totaling 7.95 (+/-) acres. Twin Eagles Phase 13, Section A will contain 18 single family home lots and two (2) new public rights-of-way. The proposed amendment to the currently approved Preliminary Master Development Plan removes all proposed lots from Tax Map 114E Group C Parcel 40.00, rezone a 2.75 (+/-) acre portion of Tax Map 114 Parcel 47.00, and proposes 10 single family lots and two (2) rights-of-way on the 2.75 (+/-) acre portion of Tax Map 114 Parcel 47.00 and slightly reconfigures the eight (8) lots approved on Parcel 59.00.

Gallatin on the Move 2020 General Development and Transportation Plan

The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as a Suburban Neighborhood Established, which typically maintains residential uses, preserves existing tree cover, provides safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way, and maintains predominately development pattern of detached one-family homes. The Amended Preliminary Master Development Plan meets the characteristics of the Suburban Neighborhood Established.

Although the Mixed Use (MU) zone district is not listed as an Applicable Zoning District of the Suburban Neighborhood Established Community Character Area, the project uses meets the intent and strategies identified with the Suburban Neighborhood Established. Additionally, the previous phases of the Twin Eagles development are zoned Mixed Use. The Amended PMDP meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan*.

Rezoning

The owner and applicant requests approval to rezone a 2.75 (+/-) acre portion of Tax Map 114, Parcel 47.00 from A-Agricultural Residential to MU – Mixed Use. Parcel 47.00 totals 9.10 (+/-) acres. The remaining 6.35 (+/-) acres of Tax Map 114, Parcel 47.00 will remain zoned A-Agricultural-Residential. The requested Mixed Use zone district matches the previous phases of the Twin Eagles development.

The owner and applicant have also requested annexation of the 2.75 (+/-) acre portion of Tax Map 114, Parcel 47.00. The annexation request (PC File# 6-2289-16) was Item 6 on the August 22, 2016 Planning Commission agenda.

Lot Layout

The MU – Mixed Use zoning requires a minimum lot size of 6,000 square feet. All proposed lots exceed the required minimum lot size, with the smallest lot being 8,044 square feet (Lot 418) and the largest lot being 12,461 square feet (Lot 423). The lot sizes and layout are consistent with lot sizes and layouts in the Preliminary and Final Master Development Plans for the previous phases of the Twin Eagles development.

TWIN EAGLES - PHASE 13, SECTION A – LOT SIZES		
LOT NUMBER	SIZE (SQUARE FEET)	SIZE (ACRES)
412	11,903	.273
413	10,157	.233
414	8,573	.196
415	10,268	.235
416	8,117	.186
417	8,623	.198
418	8,044	.184
419	8,614	.197
420	8,036	.184
421	8,605	.197
422	10,330	.237
423	12,461	.309
424	10,209	.236
425	8,050	.184
426	8,625	.198
427	8,050	.184
428	8,054	.184
429	11,988	.275

Access Management

The Amended PMDP proposes two (2) public rights-of-way – Willow Oak Trail and Hickory Drive. A short segment of Willow Oak Trail was approved with the existing PMDP for Twin Eagles Subdivision Phase 13, Section A (PC File# 3-1504-16). This right-of-way will be extended to the west into the area being annexed. The public rights-of-way will serve the 18 single family dwelling units and will provide stubbed connections to the adjacent

properties to the south and west. Amended Phase 13, Section A has one (1) access point on to Wildcat Run (70 feet R.O.W. – 36 feet Pavement). The right-of-way widths and pavement widths are provided in the table below.

Twin Eagles – Phase 13, Section A – Rights-of-Way			
Name	R.O.W. Width	Pavement Width	Public or Private
Willow Oak Trail	50 feet	24 feet	Public
Hickory Drive	50 feet	24 feet	Public

Architectural Designs

The architectural designs proposed for the Preliminary Master Development Plan for Amended Twin Eagles, Phase 13, Section A match the existing plan and are consistent with previous phases of Twin Eagles which feature one story brick homes with architectural shingles.

Staff recommends the Planning Commission approve the architectural elevations consistent with the previous phases. Final architectural elevations will be submitted and reviewed as part of the Final Master Development Plan.

Signage

Note 20 (Sheet C1.0) of the Amended PMDP states that no signage is proposed for Phase 13, Section A. If signage is proposed in the future, a sign package and application shall be submitted to the Planning Department for review.

Open Space/Bufferyards

Twin Eagles Phase 13, Section A requires a Type 50 Bufferyard along a portion of the southern boundary and the entire western boundary. The remaining portions of Twin Eagles Phase 13, Section A borders property zoned MU – Mixed Use, which requires a Type 10 Bufferyard. The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance. The alternative bufferyard plan is proposed along both the southern and western boundary of Phase 13, Section A.

REQUIRED/PROPOSED BUFFERYARDS		
ADJACENT ZONING	REQUIRED BUFFERYARD	PROPOSED ALT. BUFFERYARD
A – Agricultural (West Boundary)	Type 50	Type 30
A – Agricultural (Southern Boundary)	Type 50	Type 10

The Alternative Type 50 (Type 30) bufferyard along the western boundary is comprised of a large deciduous tree planted every 40 feet with a small deciduous or ornamental trees planted between. Also, a double row of six (6) foot tall medium evergreens planted 10 feet on center will be located closest to the property boundary, to create an opaque barrier through vegetation. The Alternative Type 50 (Type 10) bufferyard along the southern boundary is comprised of a large deciduous tree every 60 feet with two (2) small deciduous or ornamental trees installed between the large deciduous trees. The owner/developer owns the property to the south (Remaining Portion of Tax Map 114, Parcel 47.00) and plans to develop the adjacent property as a future phase of Twin Eagles. The owner and applicant indicated on the plan, if in the future, the adjacent property is not developed as

part of the Twin Eagles Subdivision or is sold to another individual or entity and remains as a residence, then a Type 50 Buffer Yard shall be installed and maintained.

The proposed alternative bufferyards provide equal or superior buffering between adjacent properties consistent with bufferyards provided elsewhere in the Twin Eagles development.

Staff recommends that the Planning Commission recommend approval of the Alternative Landscaping Plan. Final landscaping plans shall be approved at the Final Master Development Plan stage.

Parking

The Dwelling, One-Family Detached use requires two (2) parking spaces per dwelling unit. The 18 dwelling units require a total of 36 parking spaces. The Amended Preliminary Master Development Plan provides at least two (2) parking spaces per unit.

Photometric Plan and Lighting Fixtures

The Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A does not indicate any proposed street lighting fixtures at this time. Any proposed street lighting fixtures shall comply with the City of Gallatin Electric Department regulations and standards.

Planning Department Comments

The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments.

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. An Amended 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 ordinance.
3. The proposed rezoning and Amended 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 Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) 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.
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 Amended 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 Amended 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 and the proposed Alternative Bufferyard Plan provides sufficient and equal or superior buffering between adjacent properties as provided elsewhere in the development.
 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:

Staff recommends that the Planning Commission approve Resolution 2016-106, rezoning a 2.75 (+/-) acre portion of Tax Map 114, Parcel 47.00 with an Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, consisting of a three (3) sheet plan with Project No. 13-035, prepared by Rogers Group, Inc., of Gallatin, TN, dated July 25, 2016 with a final revision date of August 5, 2016, as submitted.

ATTACHMENTS

- Attachment 6 – 1 Location Map of Twin Eagles – Phase 13, Section A**
- Attachment 6 – 2 Eagles Landing – PMDP – PC File# 3-2-03**
- Attachment 6 – 3 Clear Lake Meadows, Phase 13, Section A Amended PMDP – PC File# 3-1504-16**
- Attachment 6 – 4 Amended Preliminary Master Development Plan – Twin Eagles – Phase 13 – Section A**



Prepared By: Kevin Chastine, AICP
Prepared On: August 8, 2016

Location Map
Twin Eagles - Phase 13 Section A
Rezoning and PMDP
3-2290-16



ATTACHMENT

6-2

RESPONDING FROM AGRICULTURAL MIXED USE
MASTER DEVELOPMENT PLAN
BASED LANDING
HIGHWAY 109 AND HIGHWAY 20, CITY OF GAITHERSBURG, MARYLAND

DATE: MARCH 14, 2008
FOR: MARYLAND DEPARTMENT OF TRANSPORTATION
PROJECT: HIGHWAY 109 AND HIGHWAY 20, CITY OF GAITHERSBURG, MARYLAND

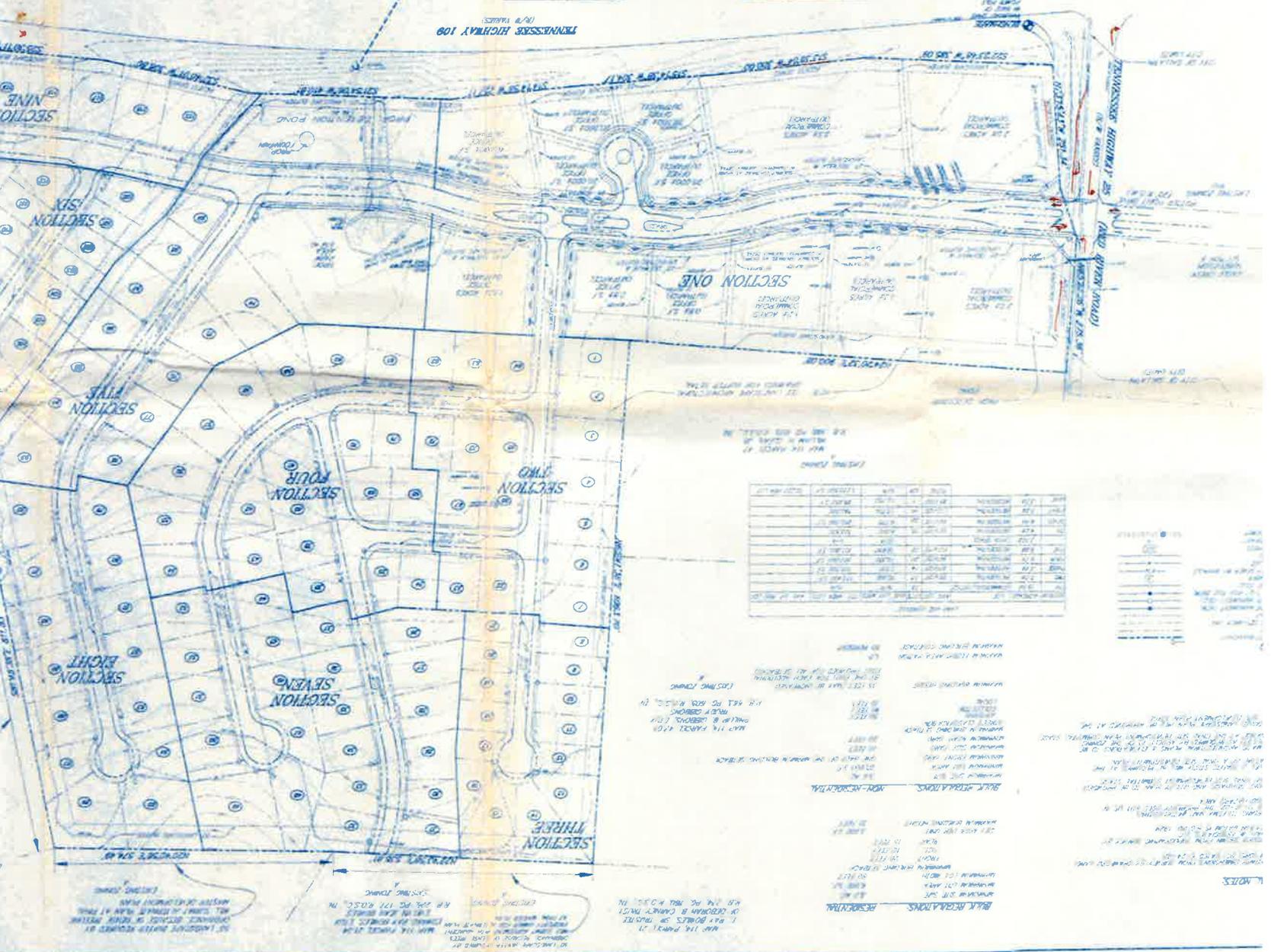
CONSTRUCTION CONTRACT NO. 2008-001
SECTION ONE: 2008-001
SECTION TWO: 2008-001
SECTION THREE: 2008-001
SECTION FOUR: 2008-001
SECTION FIVE: 2008-001
SECTION SIX: 2008-001
SECTION SEVEN: 2008-001
SECTION EIGHT: 2008-001
SECTION NINE: 2008-001

GRAPHIC SCALE
1" = 100'

SO LANDSCAPE BUFFER REQUIREMENTS BY
ORDINANCE, BRIDGE OR DENSE TREELINE
WILL REMAIN AT EXISTING PLANT MATERIAL
MASTER DEVELOPMENT PLAN

W/IN THE PARCEL TO
MAY BE DRIVEN
ON THE PARCEL TO
IN THE PARCEL TO

W/IN THE PARCEL TO
MAY BE DRIVEN
ON THE PARCEL TO



TYPICAL - RESIDENTIAL LOT
TYPICAL - COMMERCIAL LOT

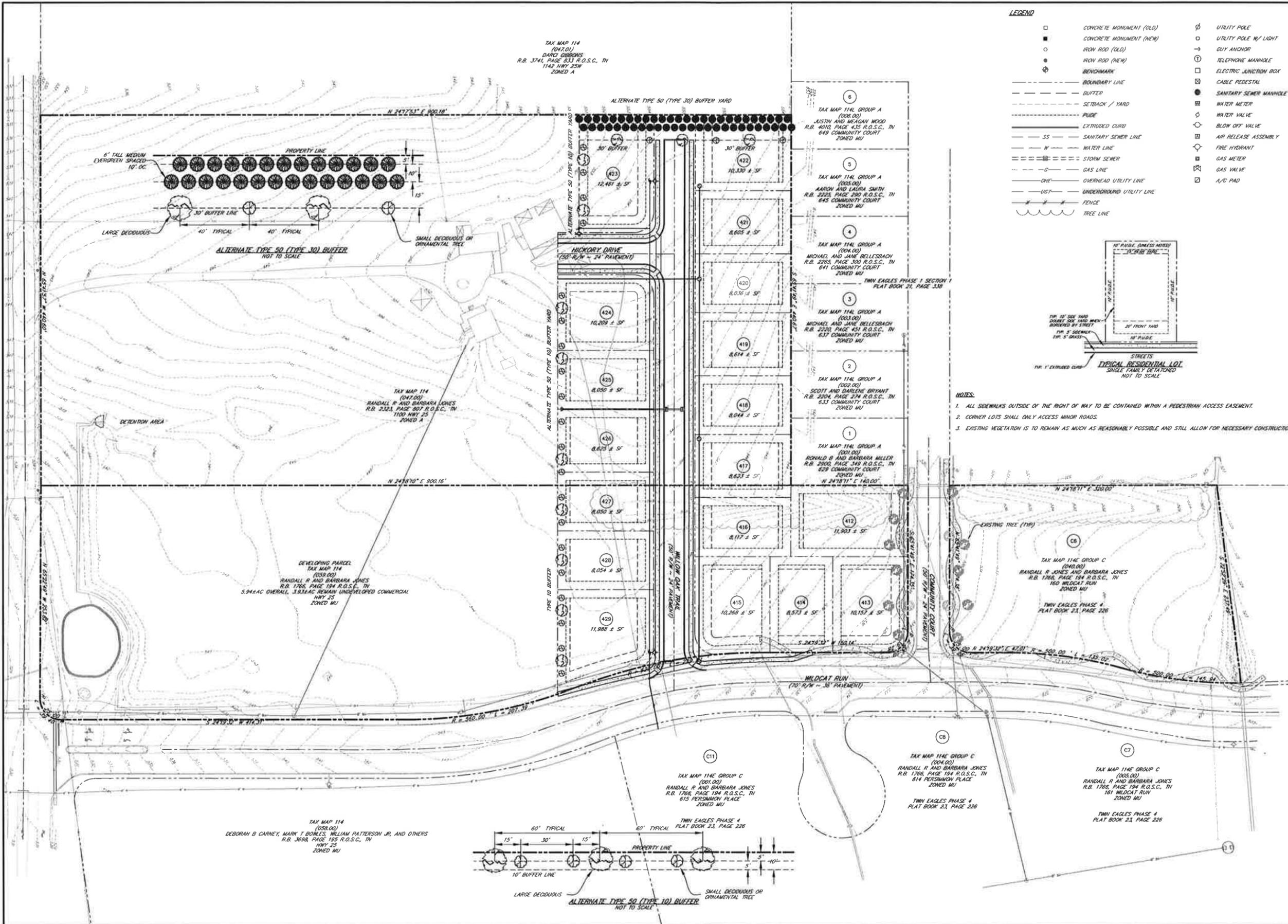


L.F. & S. SOCIATES
1115 Foster Ford Rd.
FORTLAUD, MD 21748
PH (301) 510-7868

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/10/07	JL
2	REVISED	11/15/07	JL
3	REVISED	12/10/07	JL
4	REVISED	1/15/08	JL
5	REVISED	2/10/08	JL
6	REVISED	3/10/08	JL

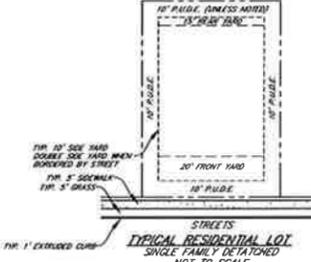
NOTES

1. ALL DIMENSIONS SHOWN IN THIS PLAN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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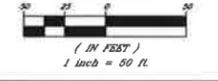
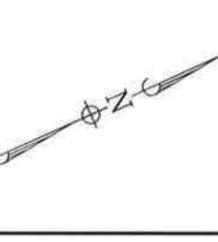
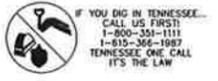
LEGEND

□	CONCRETE MONUMENT (OLD)	⊕	UTILITY POLE
■	CONCRETE MONUMENT (NEW)	○	UTILITY POLE W/ LIGHT
○	IRON ROD (OLD)	⊙	GUY ANCHOR
●	IRON ROD (NEW)	⊕	TELEPHONE MANHOLE
⊕	BENCHMARK	⊕	ELECTRIC JUNCTION BOX
---	BOUNDARY LINE	⊕	CABLE PEDESTAL
- - -	BUFFER	⊕	SANITARY SEWER MANHOLE
- - -	SETBACK / YARD	⊕	WATER METER
---	PLUGE	⊕	WATER VALVE
---	EXTRUDED CURB	⊕	BLOW OFF VALVE
---	SS	---	SANITARY SEWER LINE
---	W	---	WATER LINE
---	---	---	STORM SEWER
---	G	---	GAS LINE
---	OHE	---	OVERHEAD UTILITY LINE
---	UGT	---	UNDERGROUND UTILITY LINE
---	---	---	FENCE
---	---	---	TREE LINE



- NOTES:**
1. ALL SIDEWALKS OUTSIDE OF THE RIGHT OF WAY TO BE CONTAINED WITHIN A PEDESTRIAN ACCESS EASEMENT.
 2. CORNER LOTS SHALL ONLY ACCESS MINOR ROADS.
 3. EXISTING VEGETATION IS TO REMAIN AS MUCH AS REASONABLY POSSIBLE AND STILL ALLOW FOR NECESSARY CONSTRUCTION.

ROGERS GROUP, INC.
 ENGINEERING SERVICES
 114 WEST MAIN STREET
 MEMPHIS, TN 38103
 TEL: 901-520-7888 FAX: 901-520-7271
 richard.jones@rogersgroupinc.com



**TWIN EAGLES SUBDIVISION
 PHASE 13 SECTION 4
 AMENDED PMDP
 SITE PLAN
 WILDCAT RUN AND COMMUNITY COURT
 CITY OF GALLATIN, 9TH CIVIL DISTRICT
 SUMNER COUNTY, TENNESSEE**



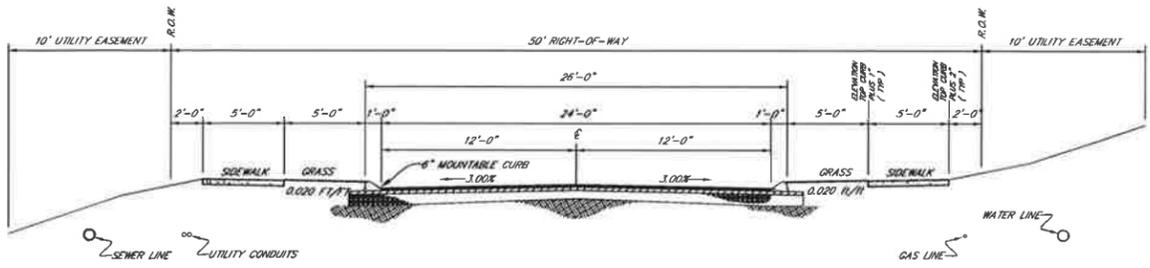
SHEET NO. C 2.0

REVISIONS

REVISION 1: 11 AUGUST 2016 PER PROJECT COMMENTS DATED 8-5-16
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SHEET 2 OF 3

PROJECT #	13-035
DATE	25 JULY 2016



TYPICAL STREET CROSS SECTION
50' R/W - 24" PAVEMENT
NOT TO SCALE

- NOTES:**
- THIS DETAIL SHOWS TYPICAL ELEVATION VARIATIONS BETWEEN PAVING, TOP OF CURB, AND WALKWAYS AS REQUIRED BY THE CITY OF GALLATIN. CONTRACTOR TO UTILIZE DETAIL REQUIREMENTS WITH SITE PLAN LAYOUT.
 - NO RETAINING WALLS WITHIN 10' OF R.O.W.

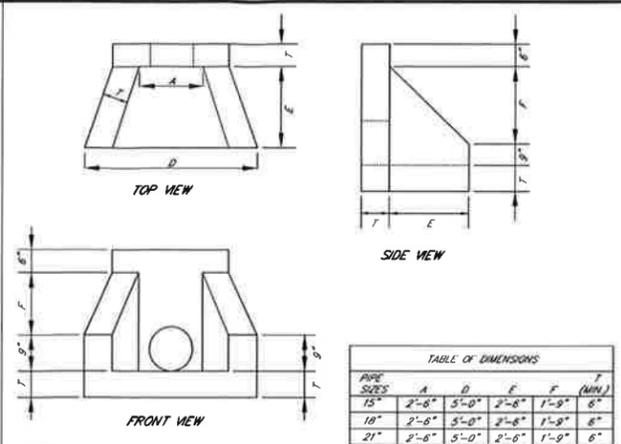


TABLE OF DIMENSIONS

PIPE SIZES	A	D	F	F' (MIN)	T
15"	2'-8"	5'-0"	2'-8"	1'-9"	6"
18"	2'-8"	5'-0"	2'-8"	1'-9"	6"
21"	2'-8"	5'-0"	2'-8"	1'-9"	6"
24"	4'-0"	6'-8"	4'-0"	3'-3"	6"
30"	4'-0"	6'-8"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
30"x60"	7'-0"	8'-5"	4'-6"	4'-5"	6"

- NOTES:**
- CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF I.D.O.I. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH #5 BARS.
 - FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH I.D.O.I. SPECIFICATIONS.
 - 3/4" CHAMFER ON ALL EXPOSED EDGES.

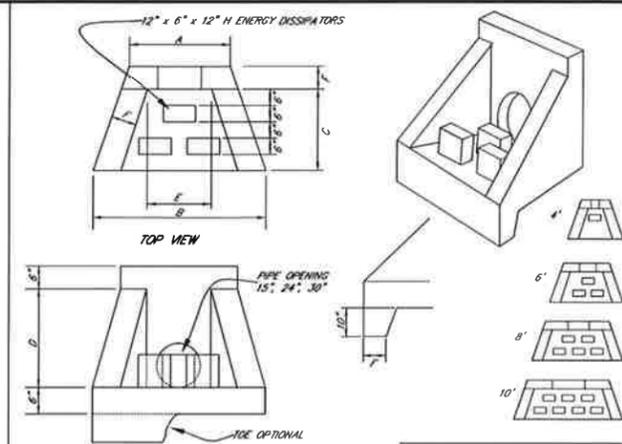


TABLE OF DIMENSIONS

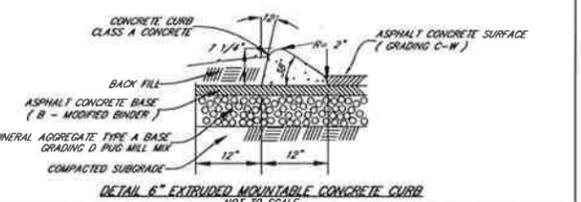
SIZE	4"	6"	8"	10"
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	39"	43"
E	24"	36"	39"	43"
F	14"	8"	8"	8"
MAX. O.C.	16"	20"	40"	60"
WT. #	1090	1130	5625	8525

- NOTES:**
- CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH I.D.O.I. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY. SLAB DOWELLED TO HEADWALL WITH #5 BARS.
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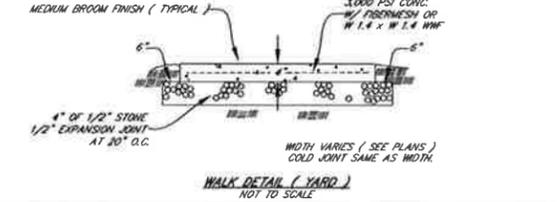
ROGERS GROUP, INC.
ENGINEERING SERVICES
114 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
TEL: 615-250-7888 FAX: 615-250-7271
Howard.Jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-346-1987 TENNESSEE ONE CALL IT'S THE LAW

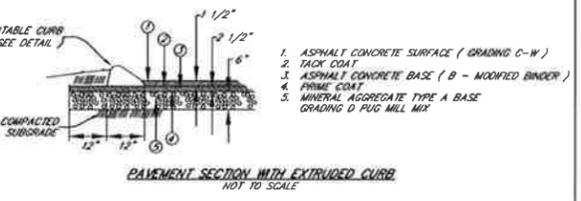
TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
PAVING & DRAINAGE DETAILS
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



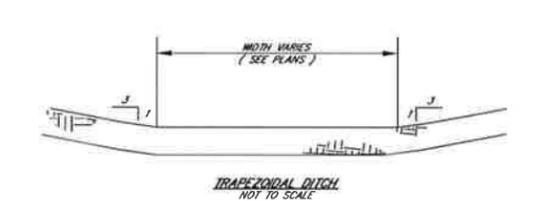
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



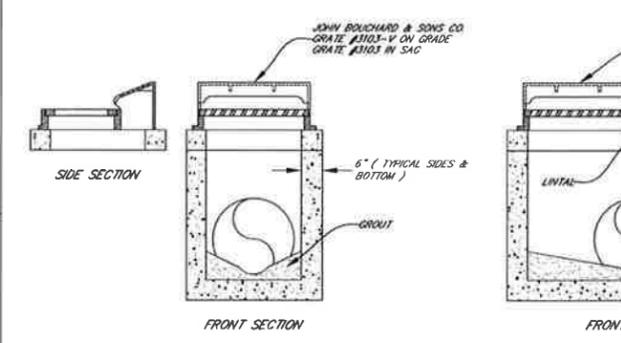
WALK DETAIL (YARD)
NOT TO SCALE



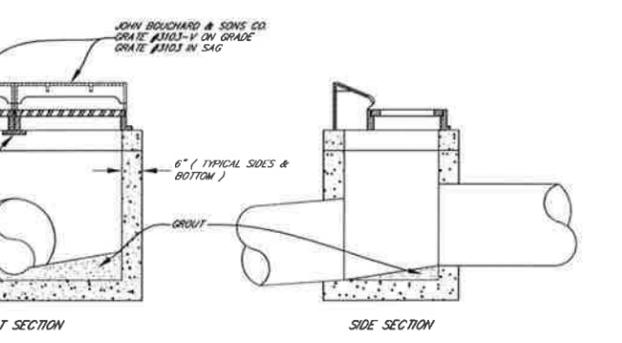
PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



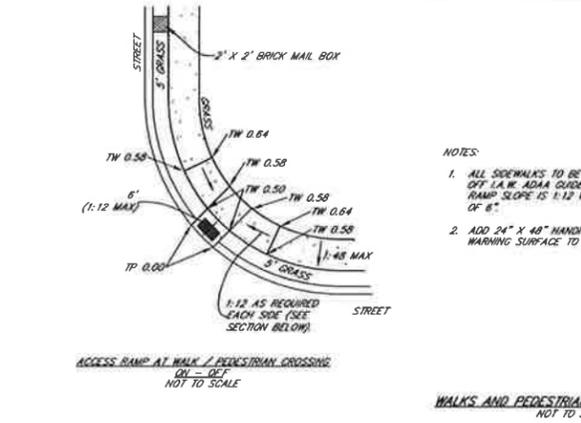
TRAPEZOIDAL DITCH
NOT TO SCALE



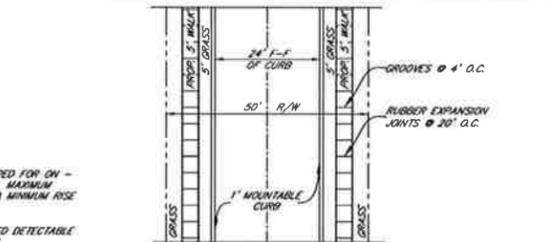
CURB INLET (SINGLE)
NOT TO SCALE



CURB INLET (DOUBLE)
NOT TO SCALE



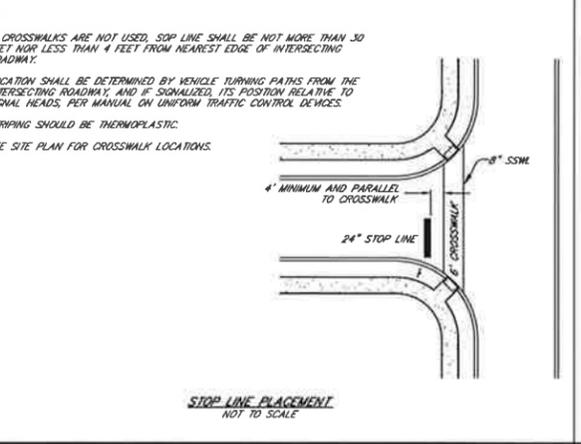
ACCESS RAMP AT WALK / PEDESTRIAN CROSSING
NOT TO SCALE



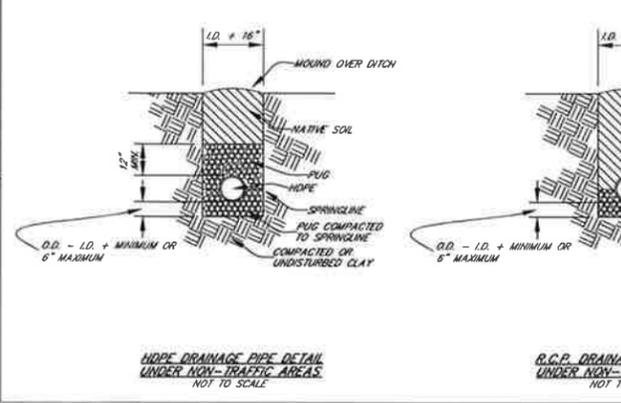
PLAN WALK DETAIL WITH STREET
NOT TO SCALE

- NOTES:**
- ALL SIDEWALKS TO BE RAMPED FOR ON - OFF I.A.R. ADA GUIDELINES. MAXIMUM RAMP SLOPE IS 1:12 WITH A MINIMUM RISE OF 6".
 - ADD 24" X 48" MANICURED DETECTABLE WARNING SURFACE TO RAMP.

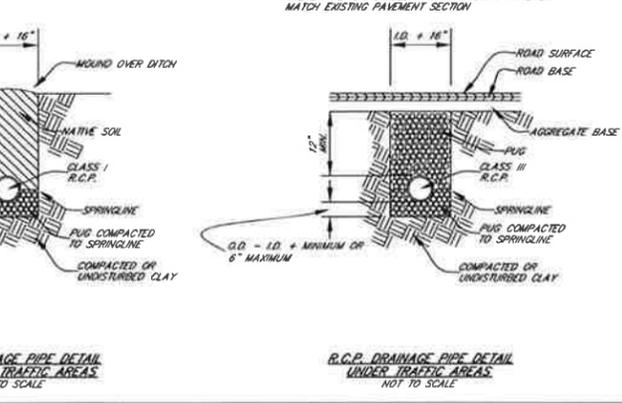
WALKS AND PEDESTRIAN CROSSING LAYOUT
NOT TO SCALE



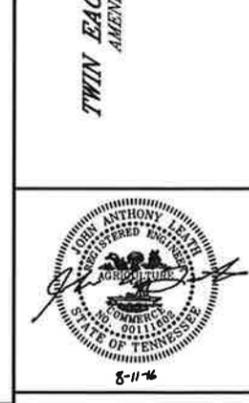
STOP LINE PLACEMENT
NOT TO SCALE



HIDE DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS
NOT TO SCALE



OTHER BUSINESS

PLANNING DEPARTMENT STAFF REPORT

Revised Architectural Elevations for Foxland, Phase 10 Amended PMDP & FMDP (8-539-15)

Vinings (Private) Circle

Date: August 18, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF REVISED ARCHITECTURAL ELEVATIONS FOR FOXLAND, PHASE 10, AMENDED PMDP & FMDP FOR 50 MULTI-FAMILY DWELLING UNITS ON ONE (1) LOT CONTAINING 7.02 (+/-) ACRES, LOCATED ON VININGS (PRIVATE) CIRCLE, OFF VININGS BOULEVARD.

OWNER: PHILLIPS BUILDERS, INC.

APPLICANT: PHILLIPS BUILDERS-MERITAGE HOMES

STAFF RECOMMENDATION: APPROVAL OF REVISED ARCHITECTURAL ELEVATIONS

STAFF CONTACT: ROBERT J. KALISZ

PC MEETING DATE: AUGUST 22, 2016

PROPERTY OVERVIEW:

The owner and applicant request approval of revised architectural elevations for Foxland, Phase 10, Amended PMDP & FMDP for 50 Multi-Family Dwelling units on one (1) Lot containing 7.02 (+/-) acres, located on Vinings (Private) Circle, off Vinings Boulevard.

The architectural elevations previously submitted and approved, for the Mid-Rise Condominiums for Phase 10 (8-539-16) by Phillips Builders, Inc., illustrate a two (2) story Multi-Family Dwelling units of a traditional design (Tudor style). The units are mostly brick with stone details and feature front-loading garages and architectural dimensional shingles for the roofs. (Attachment 1 and Attachment 2)

Phillips Builders-Meritage Homes is the current developer of Phase 10 and has submitted revised architectural elevations showing two (2) stories, Multi-Family Dwelling units, with a modern traditional design with brick on three (3) sides and a combination of brick, stone, and hardie boards on the front elevation. The units will feature front-loading garages and architectural dimensional shingles for the roof. The developer will continue to construct two (2) different buildings styles, Unit A (Attachment 3) and Unit B (Attachment 4), in alternating patterns similar to the approved design layout. Although the design of the front facade is different than the approved design for Phase 10, the modern traditional design of the Multi-Family Dwellings units are more compatible with the designs and building materials with the existing single-family homes already constructed throughout Foxland, Phase 7 and neighborhoods along Douglas Bend Road.

All construction shall meet the general design guidelines approved as part of the original Foxland at Fairvue Preliminary Master Development Plan. According to the applicant and Foxland Development (Joe Godfrey), the revised architectural elevations included with this submittal were approved by the private Architectural Review Committee for Foxland.

Attachments:

- | | |
|---------------------|--|
| Attachment 1 | Foxland, Phase 10 Approved Colored Renderings (8-539-15) |
| Attachment 2 | Foxland, Phase 10 Approved Architectural Elevations (8-539-15) |
| Attachment 3 | Foxland, Phase 10 Revised Architectural Elevations-A (8-539-15) |
| Attachment 4 | Foxland, Phase 10 Revised Architectural Elevations-B (8-539-15) |

ATTACHMENT 4

FOXLAND TOWNHOMES

GALLATIN, TENNESSEE

ITEM 0B



ELEVATION - B

8-539-15

ATTACHMENT 3

FOXLAND TOWNHOMES

ITEM 0B



GALLATIN, TENNESSEE



ELEVATION - A

8-539-15



Permit Set

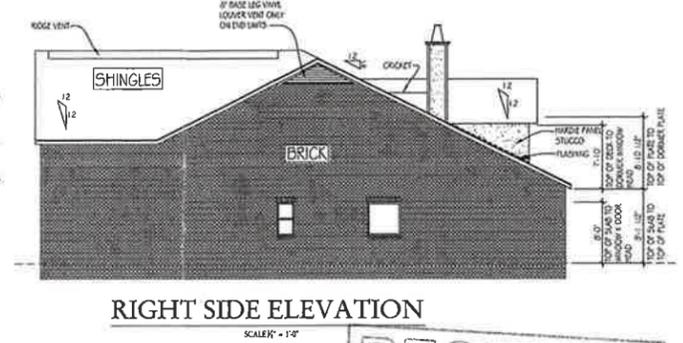
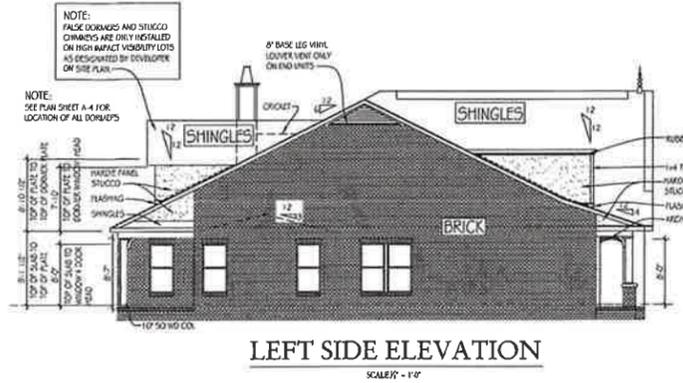
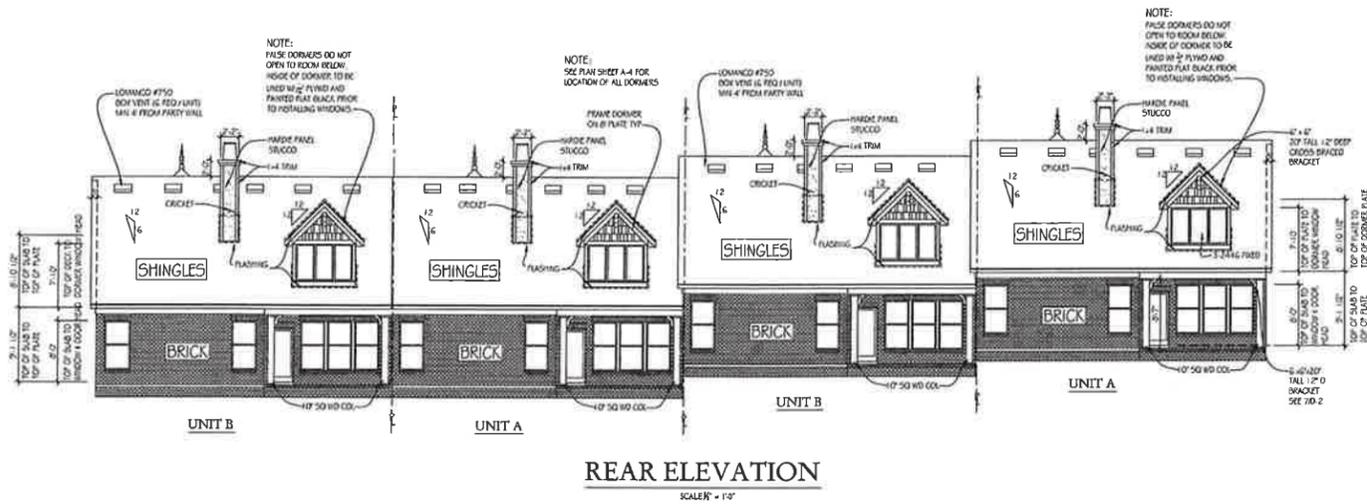
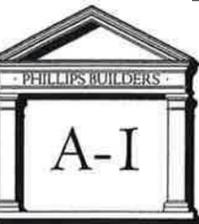
COPYRIGHT, 2008 PHILLIPS BUILDERS, LLC. This drawing shall not be reproduced, changed or copied in any form in whole or part. This drawing is limited to a one time use and shall not be used for the construction of any other project, without first obtaining the express written permission and consent of the Phillips Builders, LLC. Before starting construction each contractor shall verify all dimensions, details, and information given in this drawing. Use ONLY given dimensions. Do NOT scale this drawing. All codes shall be adhered to and considered as part of this drawing even if they are in variance with this drawing. Designer assumes no responsibility over any phase of construction or completion of this project.

FOXLAND HARBOR TOWNHOMES

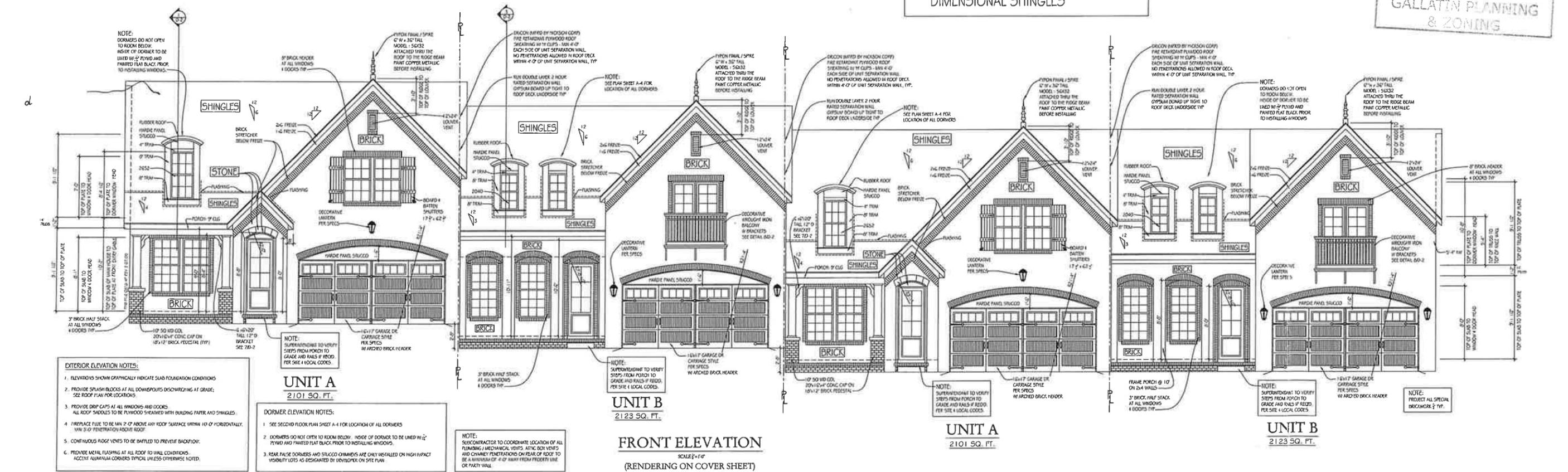
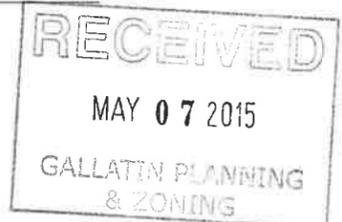
Gallatin, Tennessee

PHILLIPS BUILDERS LLC

PROJECT NO. DATE 03.27.2008
REVISION 1 04.07.2008
REVISION 2 04.09.2008
REVISION 3 07.28.2008
REVISION 4 5.19.2010
REVISION 5 2.24.2011



NOTE:
*MINIMUM 70% BRICK ON EACH SIDE
*DIMENSIONAL SHINGLES



8-539-15

RESUBMITTAL