



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, August 24, 2015
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 that wishes 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 Prior Minutes:
July 13, 2015 - Special Called Meeting, July 13, 2015 - Work Session Meeting, July 27, 2015 - Regular Meeting
- Public comments on Consent Agenda items

CONSENT AGENDA

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| 1. | GMRPC Resolution No. 2015-109
SURETY RENEWAL & EXTENSIONS
CITY OF GALLATIN | 7-171-15 |
| | APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR AUGUST 2015 | |
| 2. | GMRPC Resolution No. 2015-97
ESTATES OF FAIRWAY HEIGHTS, PH 1; FMDP
FRED AND RUTH YATES | 8-782-15 |
| | DEFERRED | |
| 3. | GMRPC Resolution No. 2015-112
REVERE APARTMENTS, PRELIMINARY PLAT
RAGAN SMITH ASSOCIATES | 1-941-15B |
| | OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, TO CREATE THREE (3) LOTS AND TWO PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386). | |

4. **GMRPC Resolution No. 2015-110** **8-946-15**
KROGER MARKETPLACE, U-569 CLICKLIST CANOPY; AMEND. PMDP/REVISED FMDP
PERRY ENGINEERING, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE, PHASE 1 AND A REVISION TO THE APPROVED KROGER MARKETPLACE FINAL MASTER DEVELOPMENT PLAN TO INSTALL A METAL CANOPY OVER FOUR (4) NEW PARKING SPACES FOR “CLICKLIST” CUSTOMERS ON PROPERTY CONTAINING 18.22 (+/-) ACRES, LOCATED AT 2011 NASHVILLE PIKE.

5. **GMRPC Resolution No. 2015-105** **1-951-15C**
ST. BLAISE RETREAT, SEC. 2; FINAL PLAT
PARKSIDE BUILDERS, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR SAINT BLAISE RETREAT, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 ONE-FAMILY DETACHED DWELLING LOTS, TWO (2) OPEN SPACE TRACTS, AND EXTEND TWO (2) RIGHTS-OF-WAY, ON 12.46 (+/-) ACRES LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF OF ST. BLAISE COURT. ONE-FAMILY DETACHED DWELLINGS IS A PERMITTED USE IN THE RESIDENTIAL-15 PLANNED RESIDENTIAL DISTRICT (R15-PRD) ZONE DISTRICT.

6. **GMRPC Resolution No. 2015-111** **3-952-15**
SAVANNAH MARKETPLACE, PH 2, LOTS 5-7; AMENDED PMDP
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE TO CHANGE THE APPROVED USE ON LOT 6 FROM AUTOMOTIVE SERVICING TO GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES AND TO CHANGE THE APPROVED USES ON LOT 7 FROM GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES TO AUTOMOTIVE SERVICING AND ADD AN INTERNAL CAR WASH TO THE CONCEPTUAL BUILDING DESIGN FOR LOT 7 FOR THE SAVANNAH MARKETPLACE, PHASE 2, PROPOSED LOTS 5-7, CONTAINING 3.81 (+/-) ACRES, LOCATED AT THE CORNER OF NASHVILLE PIKE AND GORDEN CROSSING.

7. **GMRPC Resolution No. 2015-107** **2-955-15**
PAUL AND CAROLYN CARTER
1009 PITTMAN DRIVE; MINOR SUBDIVISION PLAT
BRIDGES LAND SURVEYING

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE ONE (1) LOT INTO TWO (2) LOTS, ZONED RESIDENTIAL-15 AND RESIDENTIAL-15-PLANNED RESIDENTIAL DEVELOPMENT, AND ONE (1) LOT ZONED RESIDENTIAL-40, ON 2.569 (+/-) ACRES, LOCATED ON PITTMAN DRIVE.

8. **GMRPC Resolution No. 2015-113** **1-954-15C**
FOXLAND PH 7, SEC 3; FINAL PLAT
DEWEY/ESTES ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 ONE-FAMILY DETACHED DWELLING LOTS, FIVE (5) OPEN SPACE TRACTS AND EXTEND A PUBLIC RIGHT-OF-WAY ON 7.26 (+/-) ACRES, LOCATED ON VININGS BLVD. EAST OF DOUGLAS BEND ROAD.

REGULAR AGENDA

- 9. GMRPC Resolution No. 2015-106
JENNINGS PARK SUBDIVISION; PRELIMINARY PLAT
ROGERS ENGINEERING GROUP**

1-958-15B

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CRETE SIX 96) ONE-FAMILY DETACHED DWELLING LOTS AND DEDICATE A RIGHT-OF-WAY ON 4.16 (+/-) ACRES, LOCATED AT 703 HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

- 10. OTHER BUSINESS**

- 11. MOVE TO ADJOURN**

MINUTES OF THE GALLATIN
MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING

July 27, 2015

MEMBERS PRESENT

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

STAFF PRESENT

William McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Aaron Hixson, Engineering Project Manager
Susan High-McAuley, City Attorney
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants
Gallatin Newspaper Reporter

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, July 27, 2015, 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. Mr. McCord led the invocation and Chair Dempsey led the pledge of allegiance. Ms. Mudrak called the roll.

Consent Agenda

Chair Dempsey called for public comment on consent agenda items. No one requested to remove any item from the consent agenda. Chair Dempsey requested to remove Item 6 from the consent agenda. Chair Dempsey motioned to approve the consent agenda. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Chair Dempsey moved Item 6 to the first item on the regular agenda and moved Item 10 to the second item on the regular agenda.

Approve Prior Minutes

Mr. Wilson motioned to approve minutes from the June 8, 2015 Planning Commission Work Session meeting, June 22, 2015 Planning Commission Meeting, July 13, 2015 Special-Called Planning Commission meeting. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Item 1: GMRPC Resolution No. 2015-02 – (7-171-15) – Surety Renewals and Extension – City of Gallatin – Approval of surety renewals and extensions for June 2015.

The following items were approved by consent agenda:

Item 2: GMRPC Resolution No. 2015-96 – (8-797-15) – Fairway Farms, Ph. 2, Sec. 4 – Revised FMDP – Civil Site Design Group – The owner and applicant request approval of a revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4, containing 23 One-family detached dwelling lots and an open space tract on 6.37 (+/-) acres, and a stormwater detention pond on an adjacent open space tract consisting of 2.63 (+/-) acres, located on Hackney Drive south of the Intersection of Goodman Drive.

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

1. Add “Typical Village Lot Configuration” and “9,000 – 12,000 S.F.” to the typical lot detail on sheet C1.00.
2. Remove the 75’ from the “Typical Village Lot Configuration” detail on sheet C1.00.
3. Correct 15’ M.B.S.L. & P.U.D.E. to 15’ P.U.D.E. on lots 113, 117, 120, 123, 128, and 133 on sheet C1.00.
4. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
5. Provide any updated architectural elevations or color elevations for the proposed houses.
6. Provide three (3) full-sized construction plans, separate from the Revised FMDP, to the Engineering Division for review and approval prior to submitting final plat.
7. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.
8. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 4 to the Planning Department for review and approval.
9. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

Item 3: GMRPC Resolution No. 2015-80 – (1-704-15B) – Fairway Farms, Ph. 2, Sec. 4; Preliminary Plat – Bruce Rainey & Associates – The owner and applicant request approval of a Preliminary Plat for Fairway Farms, Phase 2, Section 4, a major subdivision, to create 23 One-family detached dwelling lots, and an open space tract, and dedicate a right-of-way on 6.37 (+/-) acres, located on Hackney Drive south of the intersection of Goodman Drive.

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

1. Provide Agent Letter with correct type of Plat, Phase and Section.
2. Correct Hackney Lane to Hackney Drive per the Revised FMDP.
3. Correct the “Typical Lot Configuration” detail to “Typical Village Lot Configuration”.
4. Correct the typical lot detail from “12,000 S.F.” to “9,000-12,000 S.F.”.
5. Add “Iron Pin New/Set” to Legend.

6. Show and label proposed stormwater infrastructure as shown on Revised FM DP submittal.
7. Provide drainage easement encompassing the detention pond platted in Fairway Farms, Phase One, Section Four.
8. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
9. Revise notation on pond area from "Open Space" to "Open Space and Detention Area" as shown on recorded plat for Phase One, Section Four.
10. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
11. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

Item 4: GMRPC Resolution No. 2015-97 – (8-782-15) – Estates of Fairway Heights, Phase 1, revised FM DP – Fred and Ruth Yates

This item was deferred.

Item 5: GMRPC Resolution No. 2015-101 – (8-809-15) – United Church – Site Plan – John Darnall Surveying – The owner and applicant request approval of a site plan to construct a 20,000 square foot place of worship building, on a 18.953 (+/-) acre parcel (Tax Map 135 parcel 2.08), located at the northeast corner of the intersection of Nichols Lane and Clear Lake Meadows Boulevard (1256 Clear Lake Meadows Boulevard).

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

1. Correct the yard lines in site data table on the Cover Sheet.
2. Correct zoning to 'R-20' in site data table on the Cover Sheet.
3. Add 'vacant' for the existing use on the Cover Sheet.
4. Add 'PC0319-14' for conditional use permit project number.
5. Add Note 5 from the original Tom Darnall plan with the additional information of PC0319-14 and August 28, 2014.
6. Indicate the location of HVAC units and landscape screening.
7. Provide a photometric plan for the site plan.
8. Remove duplicate sheets and clearly label/title each sheet.
9. Relocate proposed landscaping (shown in the southwest property corner) to allow sufficient intersection sight distance as outlined by AASHTO and the Gallatin Zoning Ordinance. (This can include omitting landscaping in the future right-of-way area.)
10. Locate the Nichols Lane driveway approximately 320 feet to the east. Any access to Nichols lane must be made at the crest of the hill for safe sight distance.
11. Revise sidewalks shown on sheets C2.0 and C4.0 to be consistent and provide a handicap ramp with detectable warning maps to the intersection and across the proposed driveway(s).
12. Install a crosswalk across Clear Lake Meadows Boulevard at Clear Lake Meadows.
13. Add a stop bar and stop sign at each driveway.
14. Provide Public Utility and Drainage easements adjacent to all existing and future streets and provide erosion prevention and sediment control plan sheets and details for all measures proposed.

15. Modify parking at backside of the building to provide code required separations between building walls and parking spaces per sec. 11.09.07.D
16. The rear-door of the building cannot be clocked by parking spaces.
17. Show proposed grading of proposed sidewalk consistent with City of Gallatin and ADA requirements.
18. Add an anti-seep collar to the proposed pond outlet pipe. Show on detail sheet.
19. Provide permanent outlet protection for the pond outlet.
20. Provide a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
21. Label the pond outlet pipe material, length, and diameter on plan sheets.
22. Add a structure for the sharp "bend" in the pond outlet pipe or relocate/realign the pipe to remove the sharp "bend".
23. Revise the location and/or inlet structure of the existing stormwater pipe running below Clear Lake Meadows Boulevard to accommodate the detention pond outlet as well as the proposed driveway pipe.
24. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
25. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 7: GMRPC Resolution No. 2015-95 – (8-790-15) – Ray Doris, Site Plan – Bruce Rainey & Associates – The owner and applicant request approval of a site plan to construct a 5,000 square foot building on Lot 2 of the Woodlands Business Park, Phase 2 Subdivision, containing 4.03 (=/-) acres. The property is zoned Industrial restrictive (IR) and is located at 310 Old Airport Road.

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

Item 8: GMRPC Resolution No. 2015-98 – (8-792-15) – Foxland, Phase 2 – Amended Preliminary Master Development Plan – Foxland Harbor Pool & Fitness Center and revised Final Master Development Plan – Ealey Engineering, PLLC – The owner and applicant request approval of a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 2 and a revision to the Final Master Development Plan for the Foxland Harbor Pool and Fitness Center to change the building size, architecture, and pool locations on portions of a 9.79 (+/-) acre parcel, located at 1445 Foxland Boulevard.

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

1. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
2. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of the utility surety to the Planning Department, if required, prior to the issuance of a building permit.
3. Correct tax map and parcel number throughout plan.

4. Correct plat references in note 1; sheet C1.0.
5. Correct square footage shown for proposed fitness center building on sheets A2.1 and A2.2.
6. Update the parking calculations to indicate a total of 191 parking spaces, include two (2) handicapped accessible parking spaces.
7. Show the location of the U.S. Army Corps of Engineers' property along the northern boundary of the site.
8. Correct sheet numbers in plan drawing index and location map on cover sheet.
9. In lieu of a site surety, submit a Land Disturbance Permit surety, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department, in an amount to be set by the Engineering Division, to cover the reclamation cost of the site and all required landscaping improvements shown on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan. The Land Disturbance Permit surety shall be submitted to the Planning Department prior to issuance of any building permits.
10. All site improvements for the pool and fitness center project shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.
11. Revise the silt fence leader to add "double-row" to sheets C3.0 and C3.1.
12. Add geotextile fabric beneath stone for the outlet protection detail on sheet C3.1 and add energy dissipaters to proposed outlet headwalls and/or leave rock outlet protection as permanent to deter rutting and scouring.
13. Submit a detailed storm water drainage analysis report, signed and sealed by a licensed engineer, containing the following information: cover sheet with project name, narrative of existing site conditions, pre-construction drainage patterns (drainage areas, runoff flows, soil conditions, curve numbers, etc.), post construction drainage conditions; detailed calculations for time(s) of concentration, curve numbers, pipe and structure sizing; any assumptions made for calculations; and peak flow hydrographs.
14. Submit one (1) full size copy, and two (2) half-size copies of the corrected Amended Preliminary Master Development Plan/Revised Final Master Development Plan to the Planning Department prior to the issuance of any building permits.

Regular Agenda

Item 6: GMRPC Resolution No. 2015-100 – (8-799-15) – Revere Apartments – Final Master Development Plan – Ragan Smith Associates – The owner and applicant request approval of a Final Master Development plan for Revere Apartments (formerly known as Belden Reserve at Hidden Creek) to construct 444 Multi-family units on a 31.34 (+/-) acre parcel, zoned mixed use (MU), located southeast of the corner of Bison Trail and Big Station Camp Creek Boulevard.

Mr. Kevin Chastine, Planner II, said the applicant requests, deferral of the Final Master Development Plan for Revere Apartments located on Big Station Camp Boulevard to allow the applicant to obtain the cost of a pro rata contribution for roadway improvements along the corridor. The Engineering Division has contracted with a consultant who is developing a program for determining the amount required to meet fair-share contributions.

Chair Dempsey motioned to defer Resolution No. 2015-100 to the next Planning Commission meeting if the applicant has received the pro rata information. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Item 10: GMRPC Resolution No. 2015-83 – (3-720-15) – Noise Ordinance; Article 13, Section 13.02; GZO Text Amendment – City of Gallatin – Public Comment – City of Gallatin requests to amend the Gallatin Zoning Ordinance, Article 13.00, Performance and Design Standards, Section 13.02.020 Performance Standards Regulating Noise

Mr. Robert Kalisz, Planner II, said he met with the City Attorney to discuss the noise regulations of the municipal code and the zoning code and the proposed options to amending the zoning ordinance. The City Attorney discussed jurisdiction of the Gallatin Police Department and the Sumner County Sheriff's Department. Sumner County does not have a noise ordinance, but considers a noise complaint as a nuisance complaint. The City uses the Municipal Code when necessary in instances such as dumpster regulations. If there is a noise complaint at 11:00 p.m. the Planning Staff cannot so out to the site and the Police Department would be called. Staff recommends approval of Resolution No. 2015-83 option one, removing the correct language from the zoning code section and referring to the Gallatin Municipal Code.

Vice Chair Ramsey asked Ms. Susan High McAuley, City Attorney if she was in agreement with staff's recommendation. Ms. McAuley said she was in agreement with the staff recommendation. Chair Dempsey opened public comment.

Mr. Patrick Reeners said animals, such as dogs and cats, birds and crickets, also make loud noises and it is not the City's right to impede on a citizen's right to be happy and have fun.

Mayor Brown motioned to approve Resolution No. 2015-83. Mr. Puryear seconded the motion and the motion passed by unanimous vote.

Item 9: GMRPC Resolution No. 2015-102 – (1-95-04C) – Branham Corner, Section 2, Subdivision Surety Renewal – City of Gallatin – Discuss subdivision surety renewal and extension.

Ms. Katherine Schoch, Assistant Director of Planning, said the Planning Commission recommended that the applicant be advised that all improvements must be completed by June 30, 2015. The applicant has not completed the improvements; therefore, the Engineering Division suggested that the Planning Commission call the letter of credit. There is a concern that the action form from the November 2014 meeting was returned and put back in the file and Mr. Branham did not receive the action form. He has been in contact with the Engineering Division and was aware of this meeting tonight. Mr. Branham did not return any phone calls regarding discussing the improvements.

Mr. Puryear recused himself due to a conflict of interest.

Mr. Brad Simpson, Engineering Project Manager, said Mr. Nick Tuttle, City Engineer, is ready to call the letter of credit. Mr. Branham seems unresponsive to attempts to contact him regarding the improvements.

Mayor Brown suggested the staff verify that Mr. Branham has been notified.

Mr. Simpson said the Engineering Division is willing to extend the time to make sure that Mr. Branham is notified.

Vice Chair Ramsey suggested that Mr. Branham be given 90 days and asked staff to send the same type of notification via certified mail.

Dr. Orgain motioned to extend the letter of credit for 60 days. Vice Chair Ramsey seconded the motion.

Chair Dempsey suggested that the notification be delivered by the public service officers of the Gallatin Police Department.

Planning Commission voted on the motion and the motion passed by unanimous vote.

Item 11: GMRPC Resolution No. 2015-99 – (3-793-15) – Dunlap Junction (Whitt’s BBQ) – Preliminary Master Development Plan – Bruce Rainey & Associates – Public Comment – The owner and applicant request approval of the Preliminary Master Development Plan for Dunlap Junction Phase 1 to construct a 1,921 square foot restaurant on a 1.42 (+/-) acres parcel zoned Planned Neighborhood Commercial (PNC), located at 604 Long Hollow Pike.

Mr. Chastine said the applicant is requesting approval of a Preliminary Master Development Plan for Dunlap Junction, Phase 1, to construct a Whitt’s BBQ building. A Preliminary Master Development Plan, titled Carter’s Junction has expired. This new Preliminary Master Development Plan will go to City Council.

The Planning Commission suggested some improvements to the elevations and the applicant has submitted some changes. The rear elevation was a concern because it faces Red River Road and the applicant has shown landscaping to screen the HVAC system. In addition, the Planning Commission asked that the current driveway access from Red River Road be moved and the applicant has complied.

Chair Dempsey asked Mr. Simpson if there were any engineering concerns with the request. Mr. Simpson said there are no engineering concerns with the request.

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

Chair Dempsey asked about the rear landscape.

Mr. Bruce Rainey, with Bruce Rainey and Associates, representing the applicant, said the applicant would agree to add landscaping near the windows and the chimney. The HVAC units are on the ground and would be screened. The exact location is not known at this time.

Vice Chair Ramsey asked if the retention basin would be maintained. Mr. Rainey said it would be maintained. Ms. Schoch answered if it was not maintained it would be a site plan violation. Vice Chair Ramsey said the Kroger retention basin is not maintained. Mr. McCord said he would look into the Kroger retention basin maintenance.

Chair Dempsey suggested that the Walmart retention basis be checked for lack of maintenance also.

Mr. Rainey said he would like to incorporate a low flow swell into the retention pond to help prevent saturation that prohibits mowing. When constructed correctly, a low flow well will draw the water to it and flow water off the project.

Mr. Puryear said the previous plan has a lot more landscaping. He asked if Planning Commission required more landscaping and if the landscape plan meets the requirements. Mr. Chastine said all of the landscaping was not required and the previous submittal was above and beyond the required buffer. An existing fence will be counted as a barrier but will not part of the required bufferyard.

Mr. Rainey said he will keep the landscaping plan in mind when he returns with the Final Master Development Plan. Landscaping will be added to the rear corner where the menu board is located. Adjustments will be made for moving the access and changing the traffic pattern. A landscape pad could be added between the back of the pavement and the building.

Mr. Wilson motioned to approve Resolution No. 2015-99 with the following conditions:

1. Remove 'Amended' from Title of Plan.
2. Provide a fire hydrant at this location.
3. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Item 12: Other Business

1. Chair Dempsey said he spoke with Mr. McCord regarding a request to pay the fee for a special-called meeting before a work session. Chair Dempsey said this is not usually the way special-called meetings are called. He allowed the meeting because he did not have an opinion at the time. He asked the Planning Commission members if they were comfortable allowing an applicant to pay for a special-called meeting. Mr. Puryear said if someone is allowed to pay for a special-called meeting, it gives them a special privilege. Mayor Brown said staff has to prepare for these special-called meetings and they said it is reasonable.

Vice Mayor Ramsey asked if the \$400 fee covers the cost of a special-called meeting. Mr. McCord said it does not cover the cost of the meeting.

Vice Mayor Ramsey said any developer with the need to hurry a project would pay for a special-called meeting.

Mr. McCord said the agenda may be split up each month to accommodate the added projects. He added that the fees are insufficient and do not cover the costs. Running two agendas at the same time might be hectic for staff.

Vice Mayor Ramsey asked staff to consider this option and decide if it is feasible for staff to prepare for special-called meetings. He does not have a problem with exceptions but is concerned that four (4) or five (5) special-called items might occur each month. He is concerned that the meetings may be at taxpayer expense.

Chair Dempsey said he is concerned that extra meetings would take time from regular work session meetings.

Mr. McCord agreed that anyone who can pay for a special-called meeting would be given preferential treatment.

Chair Dempsey asked for an opinion of each member:

- Vice Chair Ramsey is opposed.
- Dr. Orgain would be willing to try it and rescind it if it becomes a problem.
- Councilperson Brackenbury is concerned about the costs.
- Mayor Brown does not have a concern unless it is difficult for the Planning Staff.
- Chair Dempsey said he would consider the advice of staff.

Ms. Schoch said the fee schedule was amended to allow for special-called meetings and it seems to an applicant to be a right. She suggested that this be taken off the application. Vice Chair Ramsey suggested that the application say this is the fee if the Planning Commission calls a special-called meeting. Mayor Brown suggested that two fees be applicable; one if the Planning Commission calls the meeting and one if the applicant calls the meeting.

Chair Dempsey said he would not call a special-called meeting unless it comes from a Planning Commission meeting or it is a special hardship.

Mr. Chastine said the applicant requested the special-called meeting and would have been fine if the request was denied by the Planning Commission.

Chair Dempsey said he would like to discuss this subject with Mr. McCord.

Mr. Puryear said some of the staff was not able to attend the last TAPA meeting because it fell at the same time as a scheduled meeting. If there are additional meetings scheduled for the month, staff will never be able to attend training or take vacations.

Chair Dempsey asked if an applicant could ask for a meeting on a night that is not a regular Planning Commission meeting night. Ms. Schoch said they could; however, they are always told that it is at the discretion of the Planning Commission.

Chair Dempsey said he feels the consensus of the Planning Commission is that the special-called meetings should only come from another Planning Commission meeting, not at the applicant's request.

2. Mr. McCord said a property owner desires to subdivide his property is zoned Commercial Services (CS) which requires a 10,000 square foot lot. However, the property is only 9,000 square feet and subdividing the property cannot happen without a variance. The property contains buildings. The property owner could request a zoning change that would allow the property to be subdivided. There are other areas in the City that are in the same situation and might benefit from a zoning change and might open the door for re-development. He asked the Planning Commission to consider if this property may be a candidate for a zoning change to Core Commercial (CC), which may encourage redevelopment. Under the current zoning, there is no incentive to redevelop the property. There are differences in uses in the Commercial Services and the Core Commercial zones, in particular, automotive facilities. Offices, restaurants, coffee shops, barber shops would be permitted. There is no formal circulation of traffic on these properties, but there is on-street parking in a formal setting. Core Commercial exempts parking but as property redevelops, parallel parking could be provided. This particular property owner is applying for a variance with the Municipal Board of Zoning Appeals, but would like to investigate the zoning change possibilities.

Dr. Orgain said this has always been a blighted area and asked if some incentives could be offered to encourage redevelopment. Mr. McCord said just relieving some of the restrictions would be an incentive. Dr. Orgain asked if a new zone would be created. Mr. McCord said the City has enough zones and staff would probably not consider a new zone.

Vice Mayor Ramsey asked about signs regulations in the Core Commercial zone. Mr. McCord said they could have standard signs, wall or monument. Mr. Ramsey agrees with the zoning change if it will help the South Water Avenue corridor. Mr. McCord said there are other areas in the City that would benefit from a zoning change.

3. Mr. McCord said a variance for Four Way Motors was denied by the Municipal Board of Zoning Appeals. The applicant submitted a plan that would be considered an in-house plan because it is less than 2,000 square feet. However, the applicant is requesting an alternative architectural plan and may not want to install the required landscaping. If that occurs, it would have to come before Planning Commission.

4. Mr. McCord asked for the Planning Commission to consider what schedule they would like to use to review the draft zoning ordinance changes. There are approximately 65 to 70 pages to read and review. He asked if the Planning Commission wanted to begin the process at the work session meetings or hold separate meetings.

Chair Dempsey said he would like to spend 20 minutes at each work session meeting.

Vice Chair Ramsey asked that the discussion be a regular agenda item and not put under Other Business.

Item 13: Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 6:02 P.M.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, July 27, 2015
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 that wishes 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 Prior Minutes:** June 8, 2015 Planning Commission Work Session, June 22, 2015 Planning Commission Regular Meeting, and July 13, 2015 Planning Commission Special-Called Meeting.
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. **GMRPC Resolution No. 2015-96** 7-171-15
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR JULY 2015

2. **GMRPC Resolution No. 2015-93** 8-797-15
FAIRWAY FARMS, PH. 2, SEC. 4; REVISED FMDP
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 4 CONTAINING 23 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 6.37 (+/-) ACRES, AND A STORMWATER DETENTION POND ON AN ADJACENT OPEN SPACE TRACT CONSISTING OF 2.63 (+/-) ACRES, LOCATED ON HACKNEY DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

3. **GMRPC Resolution No. 2015-80** 1-704-15B
FAIRWAY FARMS, PH. 2, SEC. 4; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 4, A MAJOR SUBDIVISION, TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS, AN OPEN SPACE TRACT, AND DEDICATE A RIGHT-OF-WAY ON 6.37 (+/-) ACRES, LOCATED ON HACKNEY DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

EXHIBIT A

4. **GMRPC Resolution No. 2015-97** 8-782-15
ESTATES OF FAIRWAY HEIGHTS, PH. 1; REVISED FMDP
FRED AND RUTH YATES

DEFERRED

5. **GMRPC Resolution No. 2015-101** 8-809-15
UNITED CHURCH; SITE PLAN
JOHN DARNALL SURVEYING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 20,000 SQUARE FOOT PLACE OF WORSHIP BUILDING, ON A 18.953 (+/-) ACRE PARCEL (TAX MAP 135 PARCEL 2.08), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD (1256 CLEAR LAKE MEADOWS BOULEVARD).

6. **GMRPC Resolution No. 2015-100** 8-799-15
REVERE APARTMENTS; FMDP
RAGAN SMITH ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS (FORMERLY KNOWN AS BELDEN RESERVE AT HIDDEN CREEK) TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP CREEK BOULEVARD.

7. **GMRPC Resolution No. 2015-95** 8-790-15
RAY DORIS; SITE PLAN
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 5,000 SQUARE FOOT BUILDING ON LOT 2 OF THE WOODLANDS BUSINESS PARK, PHASE 2 SUBDIVISION, CONTAINING 4.03 (+/-) ACRES. THE PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR) AND LOCATED AT 310 OLD AIRPORT ROAD.

8. **GMRPC Resolution No. 2015-98** 8-792-15
FOXLAND, PH. 2 AM. PMDP/FOXLAND HARBOR POOL & FITNESS CTR. REVISED FMDP
EALEY ENGINEERING, PLLC

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR THE FOXLAND HARBOR POOL AND FITNESS CENTER TO CHANGE THE BUILDING SIZE, ARCHITECTURE, AND POOL LOCATIONS ON A PORTION OF PROPERTY CONTAINING 9.79 (+/-) ACRES, LOCATED AT 1445 FOXLAND BOULEVARD.

REGULAR AGENDA

9. **GMRPC Resolution No. 2015-102** 1-95-04C
BRANHAM CORNER, SEC. 2; SUBDIVISION SURETY RENEWAL
CITY OF GALLATIN

DISCUSS SUBDIVISION SURETY RENEWAL AND EXTENSION.

EXHIBIT A

10. **GMRPC Resolution No. 2015-83**
NOISE ORDINANCE, ARTICLE 13, SEC. 13.02; GALLATIN ZONING ORDINANCE
TEXT AMENDMENT
CITY OF GALLATIN

3-720-15

PUBLIC COMMENT

CITY OF GALLATIN REQUESTS TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.02.020 PERFORMANCE STANDARDS REGULATING NOISE.

11. **GMRPC Resolution No. 2015-99**
DUNLAP JUNCTION (WHITT'S BBQ); AMENDED PMDP
BRUCE RAINEY & ASSOCIATES

3-793-15

PUBLIC COMMENT

THE OWNER AND APPLICANT REQUEST APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT FOR DUNLAP JUNCTION PHASE 1 AND APPROVAL TO CONSTRUCT A 1,921 SQUARE FOOT RESTAURANT ON A 1.42 (+/-) ACRE PARCEL ZONED PLANNED NEIGHBORHOOD COMMERCIAL (PNC), LOCATED AT 604 LONG HOLLOW PIKE.

12. **OTHER BUSINESS**
13. **MOVE TO ADJOURN**

EXHIBIT A

MINUTES OF THE GALLATIN
MUNICIPAL/REGIONAL PLANNING COMMISSION
SPECIAL-CALLED MEETING

August 10, 2015

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Councilperson Brackenbury
Rick Orgain
John Puryear

STAFF PRESENT

William McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Aaron Hickson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Mayor Paige Brown (excused)

OTHERS

Applicants
Josh Cross, *Gallatin Newspaper*

The Gallatin Municipal-Regional Planning Commission met in a special-called meeting on Monday, August 10, 2015, 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. Ms. Mudrak called the roll.

Approve Prior Minutes

This being a special-called meeting, there were no minutes to approve.

Agenda

1. GMRPC Resolution No. 2015-104 (1-887-15C) – Cairo Estates, Phase 1 & 2 – Final Plat – Richard Graves Land Surveying – Owner and applicant requests approval of a final plat for Cairo Estates, Phase 1 & 2, to create 47 single family lots, two (2) new public rights-of-way, and two (2) open space tracts on 14.13 (+-) acres, located on Cairo Road west of Monticello Place (Cairo Landing Subdivision).

Mr. Kevin Chastine, Planner II, said the property was annexed and rezoned and the designated character area was changed in 2014. The final plat matches the previously approved preliminary plat. Forty four of the 47 proposed lots are between 6,000 and 9,000 square feet meeting the minimum lot size requirements in the Multiple Residential and Office (MRO) zone. The three remaining lots vary in size between 13,000 and 25,000 square feet. Of those three lots, Lot 1 is 25,000 square feet and contains an existing residence that will remain. There is a large area of floodway and flood plain that

divides Phase 2 and future Phase 3 extending along with Albright Creek. Nine (9) lots contain some portion of flood plain and two (2) or three (3) of the building sites may be affected by the floodplain boundary. These lots will require a flood elevation certificate when the homes are built.

Mr. Chastine said staff recommends approval of Resolution No. 2015-104 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Brad Simpson, Engineering Project Manager if there were any engineering concerns with the project. Mr. Simpson said there were no engineering concerns with the project.

Mr. Richard Graves, with Richard Graves Land Surveying, representing the applicant, said he agreed with the conditions of approval.

Vice Chair Ramsey motioned to approve Resolution No. 2015-104 with the following conditions:

1. Indicate the names of all subdivisions on properties surrounding this plat, including the Plat Book and Page numbers where recorded in the R.O.S.C.
2. Label Open Space Tracts as 'A' and 'B' to match the Final Master Development Plan.
3. Provide complete lines and calls for the north line of the open space tract along the east side of the plat.
4. Correct/Identify Flood Zone A as it extends through Lots 26 and 27 on Sheet 1.
5. Label P.U.D.E.s and dimensions on lots.
6. Provide Dimension for Bufferyard along northern and western property boundary.
7. Rotate north arrow on Sheet 2 and 3 to match Sheet 1.
8. Remove Note #18 as it is a copy of Note #8.
9. Indicate conceptual location of the greenway consistent with the approved FMDP. (See Note 20)
10. Make curve tables larger on Sheets 2 and 3 to be more legible.
11. Label the Phase Lines behind Lot 18 on the northerly right-of-way of Harper Dean Way.
12. Label the Pavement Width and Right-of-Way Width for Harper Dean Way on Sheets 2 and 3. (It was removed with this submittal)
13. Add a Note #25 to reference the recording of the Storm Water Maintenance Agreement.
14. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

Councilperson Brackenbury seconded the motion.

Mr. Puryear asked if this property is serviced by an electric company other than Gallatin Electric Company. Mr. Chastine said the Gallatin Electric Company will service this property.

Planning Commission voted on the motion and the motion passed by unanimous vote.

2. Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 5:26 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



**Agenda
Gallatin Municipal-Regional Planning Commission
Special-Called Meeting**

**Monday, August 10, 2015
DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

REGULAR AGENDA

1. **GMRPC Resolution No. 2015-104** **1-887-15C**
CAIRO ESTATES, PH. 1 & 2; FINAL PLAT
RICHARD GRAVES LAND SURVEYING

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CAIRO ESTATES PHASE 1 AND 2, TO CREATE 47 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS ON 14.13 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION).

3. **MOVE TO ADJOURN**

EXHIBIT A

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

August 10, 2015

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Councilperson Brackenbury
Rick Orgain
John Puryear

STAFF PRESENT

Bill McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Aaron Hickson, Engineering Project Manager
Rosemary Bates, Special Projects Director
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Mayor Paige Brown

OTHERS

Applicants
Josh Cross, *Gallatin News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, August 10, 2015, immediately following the special-called meeting, in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: Presentation of Electronic Billboards by Lamar Advertising Company

Ms. Katherine Schoch, Assistant Director of Planning, said representatives from Lamar Advertising Company would like to give a presentation to the Planning Commission on electronic billboards.

Ms. Rosemary Bates, Special Projects Director, said she met with Lamar Advertising Company and they presented new ideas and a different approach to technology. The company will offer free exposure on their digital billboards for the City. At a meeting with Lamar Advertising Company and Mr. Bill McCord, Director of Planning, it was made clear that any changes to the sign regulations would have to come from the Planning Commission and the City Council. The representatives from Lamar Advertising Company are here to share information with the Planning Commission.

Mr. Bill Rush, Real Estate Manager, with Lamar Advertising Company, gave a slide presentation showing the proposed locations in Gallatin for this type of billboard. He explained the advantages of the electronic billboard to the City and the citizens of Gallatin, such as event announcements, Amber Alerts, and teaming with TEMA on Flood and Tornado warnings.

Chair Dempsey asked if all Lamar owned billboard signs in Gallatin would be replaced. Mr. Rush said the intention is not to change all of the billboard signs in the City.

Councilperson Brackenbury asked if the base of the actual signs will be the same as shown in the slide presentation. Mr. Rush said the company builds the base of the structure to fit the City, such as the brick shown in the presentation.

Dr. Orgain asked if the signs would be bright and a distraction to drivers. Mr. Rush said current signs that Dr. Orgain may have seen in Nashville may be older technology. The proposed signs are clear and not intrusive and have sensors to adjust the brightness. The company will work with the City code and TCA code.

Dr. Orgain asked if the height of the existing signs will be raised with the new proposed signs. Mr. Rush said the height would not be increased.

Dr. Orgain asked who would own the signs. Mr. Rush said Lamar would own the signs.

Vice Chair Ramsey said he would like staff and the City Attorney to lead a discussion on the possibility of the new sign at another Planning Commission work session meeting.

Ms. Denise Shewmake, Vice President/Territory Manager, with Lamar Advertising Company, said the company would follow the dictate of the City and the Planning Commission when installing the signs. Bringing the technology to Gallatin is not just for profit, but will be a community service that reaches a large population at any given time.

Vice Chair Ramsey asked, if a billboard is not rented, would the community alerts still be shown? Mr. Rush said that the alerts would continue.

Vice Chair Ramsey expressed concern about rotating messages and public safety. He said the issue of community service and public safety are separate considerations.

Ms. Shewmake said the signs are not animated. The images are crisp but have no movement to distract drivers. Studies say the signs are safety neutral because there is no movement. Both of the proposed locations in Gallatin are at traffic signals so drivers would be stopped.

Chair Dempsey asked where the Planning Commission may view an existing sign. Ms. Shewmake suggested the sign at the Rivergate Walmart and the sign on Myatt Drive in Goodlettsville.

Item 2: Discuss proposed minor amendment to the Savannah Marketplace Preliminary Master Development Plan and revision to the Kroger Marketplace Final Master Development Plan to install a metal canopy over four (4) parking spaces for "Clicklist" customers on property containing 18.22 (+/-) acres, located at 2011-2037 Nashville Pike (PC File #8-946-15).

Ms. Schoch asked Mr. Randy Perry, with Perry Engineering, to explain the concept of the proposed "Clicklist" canopy.

Mr. Perry said this is a test at the Kroger Marketplace. He explained that a shopper may use an iPad or smart phone to punch in the grocery list. When the person making the order pulls into the canopy, they push a button on a call box to claim the order. An employee will bring the order out and load the groceries in the trunk of the car. There is a nominal fee for the service. There would be a separate "Clicklist" room where the groceries are stored and orders are pulled from that storehouse. The canopy is to keep the employees and the trunk dry in the rain. It has not been decided if vehicles would pull through the canopy or back out of the canopy after receiving the order.

Mr. Perry continued that there would be no special lighting for the canopy, but light would come from existing parking lot lights. The proposed location is at the back left side behind the prescription drive-thru window. He added that no landscape would be changed and there would be very little signage.

Mr. Wilson said he liked the idea of pulling through the canopy instead of backing out. Mr. Perry said he believes that is the way it will evolve.

Vice Chair Ramsey asked how orders are paid. Mr. Perry said he did not have that information.

Mr. Puryear asked if the canopy would be in the way of delivery trucks or trash trucks. Mr. Perry said software was used that animates delivery trucks and trash trucks and the software shows no conflict with the trucks.

Item 3: Discuss proposed Preliminary Plat for the Jennings Park Subdivision for six (6) lots containing 4.16 (+/-) acres located at 703 Hartsville Pike (PC File #1-958-15B)

Mr. Robert Kalisz, Planner II, said this is a preliminary plat for Jennings Park, located east of Steam Plant Road containing four acres. There is an existing home on the property and the applicant requests to subdivide the property to create six (6) lots. One of the lots would contain the existing home and the other five lots would be new single family homes. The property is zoned R15 and the average lot size is 20,000 square feet or more.

Mr. Kalisz said there are engineering concerns regarding the 40 foot right-of-way width. The subdivision regulations call for 50 foot right-of-way width. In addition, sidewalks are shown on the cul de' sac but do not show if they will be continued throughout the subdivision. Staff is waiting for a resubmittal to the comments sent to the applicant.

Mr. Richard Jones, with Rogers Engineering Group, said sidewalks are proposed on the west side of the development and in around the cul de' sac.

Vice Chair Ramsey asked if existing landscape would be disturbed. Mr. Jones said only small brush would be removed, but existing trees would remain.

Chair Dempsey asked that the Planning Commission be informed of the trees or brush that the applicant proposes to remove.

Mr. Brad Simpson, Engineering Project Manager, said the 40 foot right-of-way is not ideal, but acceptable, because it is only serving six (6) lots and there is no room for future growth.

Vice Chair Ramsey asked if the cul de' sac could support emergency vehicles and trash trucks. Mr. Simpson said that it would support these vehicles.

Mr. Simpson asked if Lot 1 would access Jennings Park Lane or Hartsville Pike. Mr. Jones said he was not sure at this time.

Item 4: Discuss proposed administrative rezoning for property on South Water Avenue at Woods Ferry Road.

Mr. McCord said this topic was briefly discussed at the last Planning Commission meeting. He identified the existing zone district for the properties and a classification table. He explained that the Commercial Services (CS) zone allows more uses and the Core Commercial (CC) zone is more restrictive, particularly in the automotive uses. Setbacks are the major difference between the two zones. Commercial Services zone district has extensive setbacks from streets which make the existing buildings on the South Water Avenue lots non-conforming. Apparently at the time these lots were developed they were not annexed into the City.

Mr. McCord said any type of redevelopment would require a variety of variances, but if changes are made to the existing zone district, it may encourage redevelopment in this area.

Mr. McCord explained the owner of this particular property wants to subdivide the property, which was the basis for this discussion. A variance from the Board of Zoning Appeals is required to subdivide this property. There is no guarantee that the variance will be approved. This type of development pattern is desirable for restaurants and retail shops in the area.

Vice Chair Ramsey asked for an opinion from staff as to how the changes should occur.

Mr. McCord said there are a variety of businesses in the affected area that would not be permitted uses in the Core Commercial zone district, such as oil change businesses and car washes.

Vice Chair Ramsey asked if car wash and oil change facilities should be permitted in the Core Commercial zone district. Mr. McCord said it may not be advisable. He suggested that all affected property owners should be contacted before proceeding. Vice Chair Ramsey asked staff to inventory the City to show other locations targeted for possible redevelopment, and bring the information back to the Planning Commission so that all areas could be discussed at one time.

Mr. McCord said these properties would be bound by the new stormwater ordinance that will be adopted by the City.

Mr. Wilson asked if property owners want a change to the current zoning. Mr. McCord said only if their current use is permitted.

Vice Chair Ramsey asked if garages would be added as a use in the Core Commercial zone district and asked about related parking regulations. Mr. McCord said with a service garage in the Core Commercial district, parking would not be allowed in the front of the building.

Vice Chair Ramsey said he believed that changes would benefit the property owners and would spur redevelopment in the area.

Mr. Puryear asked if it would be possible to create another zone district, such as an Urban Renewal zone district, and provide incentives to allow redevelopment. Mr. McCord said he is not sure if it would be beneficial to create additional zone districts.

Item 5: Discuss TAPA Fall Retreat in Chattanooga scheduled for September 30-October 2, 2015

A brief discussion was held on the upcoming TAPA Fall Retreat in Chattanooga, Tennessee.

Chair Dempsey moved Item 7, before Item 6, to allow Vice Chair Ramsey to participate.

Item 7: List of Sureties.

Ms. Schoch distributed handouts showing a list of sureties that will come up for renewal in 105 days. These sureties will either be on the consent or regular agenda for discussion. Staff is in the process of updating surety amounts.

Vice Chair Ramsey left the meeting, at this time.

Item 6: Discuss proposed amendments to the Gallatin Zoning Ordinance.

Mr. McCord explained the draft zoning ordinance changes that were distributed to the Planning Commission at a previous meeting. Text that is underlined is proposed new text and text that is stricken through is proposed to be removed.

A brief discussion was held on proposed changes to definitions in the zoning ordinance.

Mr. McCord said agricultural activities have seen a lot of legislation in the past 10 years and "Agri-Tourism", and other new terms, should be a part of these changes. He explained that the State has the authority to regulate agricultural uses, and the City has to define these regulations. There are a lot of activities that the City cannot prohibit such as farm activities.

A discussion was held on Mobile Homes. Mr. McCord said there have been changes to the terminology and there is less restriction on defining a mobile home. Staff has tried to provide consistency with State statutes.

Mr. Puryear asked the difference between manufactured homes and mobile homes. Mr. McCord said the difference has to do with the construction of the homes.

Mr. McCord said during meetings with the Engineering Division, going through Subdivision Regulations, the possibility was discussed of italicizing terms that would show throughout the entire text and could be connected to a hyperlink.

Mr. Puryear asked if adult entertainment in the industrial zone needs a definition. Mr. McCord said adult entertainment is addressed in the Municipal Code, but could be defined in the zoning ordinance.

A discussion was held on Article 3 – Use Classifications

Mr. McCord said he added some residential activities to the list. Chair Dempsey suggested that the discussion stop here and continue at the next work session. He asked the Planning Commission members to read up to page 32, of the draft zoning ordinance changes, in preparation for the next discussion.

Mr. McCord asked the Board to bring any suggestions or ideas to staff's attention prior to the next work session.

Item 8: Other Business

Chair Dempsey asked Officer Gregory Washburn, with the Gallatin Police Department, to address the Planning Commission. Officer Washburn said he has been assigned to the Planning Commission meetings for security.

Item 9: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:16 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



**Gallatin Municipal-Regional Planning Commission
Work Session Agenda**

Monday, August 10, 2015

Dr. J. Deotha Malone Council Chambers; immediately following the Gallatin Municipal-Regional Planning Commission Special-Called meeting at 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Presentation on electronic billboards by Lamar Advertising Company.
2. Discuss proposed minor amendment to the Savannah Marketplace Preliminary Master Development Plan and revision to the Kroger Marketplace Final Master Development Plan to install a metal canopy over four (4) parking spaces for "Clicklist" customers on property containing 18.22 (+/-) acres, located at 2011-2037 Nashville Pike (PC File #8-946-15).
3. Discuss proposed Preliminary Plat for the Jennings Park Subdivision for six (6) lots containing 4.16 (+/-) acres located at 703 Hartsville Pike (PC File #1-958-15B).
4. Discuss proposed administrative rezoning for property on South Water Avenue at Woods Ferry Road.
5. Discuss TAPA Fall Retreat in Chattanooga scheduled for September 30 - October 2, 2015.
6. Discuss proposed amendments to the Gallatin Zoning Ordinance. (Please bring your copy of the working draft amendments for discussion.)
7. List of active sureties (handout).
8. Other Business

EXHIBIT A

GMRPC Resolution No. 2015-109

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR LENOX PLACE, PH. 5 (SITE); PC#1-15-12C – CARELLTON, PH. 1-3 (SITE); PC FILE #8-102-11 – INFACIT DEVELOPMENT COMPANY ADITION (SITE); PC FILE #8-2-13 – COTTGES AT LAST PLANTATION (SITE); PC File #8-4-03 – KENNESAW FARMS, PH. 3 & 4, (SITE); PC FILE #8-23-05 – KENNESAW FARMS CORE COMMERCIAL, (SITE); PC FILE#8-22-06 – KENNESAW FARMS, PH. 2, (SITE); PC FILE #8-3-04 – FOXLAND, PH. 9, SEC. 5 (SUBDIVISION); PC FILE #1-68-12C – FOXLAND, PH. 5, SEC. 1 (SUBDIVISION); PC FILE #1-29-13C – KENNESAW FARMS, PH. 4, SEC. 1 (SUBDIVISION); PC FILE #1-75-06C – KENNESAW FARMS, PH. 4, SEC 2A (SUBDIVISION); PC FILE #1-72-10C – KENNESAW FARMS, PH. 3, SEC. 1 (SUBDIVISION); PC FILE #1-69-06C – KENNESAW FARMS, PH. 3, SEC. 2 (SUBDIVISION); PC FILE #1-74-06C – KENNESAW FARMS, PH. 1 (SUBDIVISION); PC FILE #1-73-04C – KENNESAW FARMS, PH. 2 (SUBDIVISION); PC FILE #1-71-05C – FOXLAND, PH. 9, SEC. 4A (SUBDIVISION); PC FILE #1-50-12C – ST. BLAISE RETREAT, PH. 2 (LAND DISTURBANCE PERMIT); PC FILE #1-13-14B – FOXLAND CROSSING SUBDIVISION (UTILITY); PC FILE #PC0024-15 - (PC FILE #7-171-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: Lenox Place, Ph. 5 (Site); PC File #1-15-12C - Carellton, Ph. 1-3 (Site); PC File #8-102-11 - Infacit Development Company Addition (Site); PC File #8-2-13 - Cottages at Last Plantation (Site); PC File #8-4-03 - Kennesaw Farms, Ph. 3 & 4, (Site); PC File #8-23-05 - Kennesaw Farms Core Commercial, (Site); PC File #8-22-06 - Kennesaw Farms, Ph. 2, (Site); PC File #8-3-04 - Foxland, Ph. 9, Sec. 5 (Subdivision); PC File #1-68-12C - Foxland, Ph. 5, Sec. 1 (Subdivision); PC File #1-29-13C - Kennesaw Farms, Ph. 4, Sec. 1 (Subdivision); PC File #1-75-06C - Kennesaw Farms, Ph. 4, Sec. 2A (Subdivision); PC File #1-72-10C - Kennesaw Farms, Ph. 3, Sec. 1 (Subdivision); PC File #1-69-06C - Kennesaw Farms, Ph. 3, Sec. 2 (Subdivision); PC File #1-74-06C - Kennesaw Farms, Ph. 1 (Subdivision); PC File #1-73-04C - Kennesaw Farms, Ph. 2 (Subdivision); PC File #1-71-05C - Foxland, Ph. 9, Sec. 4A (Subdivision); PC File #1-50-12C - St. Blaise Retreat, Ph. 2 (Land Disturbance Permit); PC File #1-13-14B - Foxland Crossing Subdivision (Utility); PC File #PC0024-15, submitted by the applicant, City of Gallatin, at its regular meeting on August 24, 2015 and;

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning

Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. It has been determined that the renewals and extensions of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewals and extensions of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension of the performance sureties as follows:

- Lenox Place, Ph. 5 (Site); PC File #1-15-12C one (1) year renewal and extension for \$61,425.
- Carellton, Ph. 1-3 (Site); PC File #8-102-11 one (1) year renewal and extension for \$35,000.
- Infact Development Company Addition (Site); PC File #8-2-13 one (1) year renewal and extension for \$46,000.
- Cottages at Last Plantation (Site); PC File #8-4-03 one (1) year renewal and extension for \$30,500.
- Kennesaw Farms, Ph. 3 & 4, (Site); PC File #8-23-05 one (1) year renewal and extension for \$33,500.
- Kennesaw Farms Core Commercial, (Site); PC File #8-22-06 one (1) year renewal and extension for \$212,850.
- Kennesaw Farms, Ph. 2, (Site); PC File #8-3-04 one (1) year renewal and extension for \$37,400.
- Foxland, Ph. 9, Sec. 5 (Subdivision); PC File #1-68-12C one (1) year renewal and extension for \$12,000.
- Foxland, Ph. 5, Sec. 1 (Subdivision); PC File #1-29-13C one (1) year renewal and extension for \$11,000.
- Kennesaw Farms, Ph. 4, Sec. 1 (Subdivision); PC File #1-75-06C one (1) year renewal and extension for \$63,000.

- Kennesaw Farms, Ph. 4, Sec 2A (Subdivision); PC File #1-72-10C one (1) year renewal and extension for \$104,000.
- Kennesaw Farms, Ph. 3, Sec. 1 (Subdivision); PC File #1-69-06C one (1) year renewal and extension for \$106,000.
- Kennesaw Farms, Ph. 3, Sec. 2 (Subdivision); PC File #1-74-06C one (1) year renewal and extension for \$141,000.
- Kennesaw Farms, Ph. 1 (Subdivision); PC File #1-73-04C one (1) year renewal and extension for \$357,000.
- Kennesaw Farms, Ph. 2 (Subdivision); PC File #1-71-05C one (1) year renewal and extension for \$301,000.
- Foxland, Ph. 9, Sec. 4A (Subdivision); PC File #1-50-12C one (1) year renewal and extension for \$51,000.
- St. Blaise Retreat, Ph. 2 (Land Disturbance Permit); PC File #1-13-14B one (1) year renewal and extension for \$36,000.
- Foxland Crossing Subdivision (Utility); PC File #PC0024-15 one (1) year renewal and extension for \$64,500.

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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 3

GMRPC Resolution No. 2015-112

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING 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 August 24, 2015; 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.
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 exist 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 Preliminary Plat for Revere Apartments, consisting of a one (1) sheet plat, prepared by Ragan Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following conditions:

1. Correct Note #5 to provide the new streets names (Springdale Lane and Sweetbriar Way).
2. Replace the word “*Being*” in Note 37 with ‘*The Plat Is*’ and combine Note #7 and #8.
3. Correct the spelling of Franklin for John S. Franklin under ‘OWNERS’.
4. Add ‘*and Resolution 2015-112*’ after the word *minutes* in the Planning Commission approval certificate.
5. Remove ‘*are _____.*’ from the end of the Planning Commission approval certificate.
6. Establish the narrow strips of land adjacent to Springdale Lane by Big Station Camp Boulevard to a point 350 feet east of Big Station camp Boulevard as open space tracts. An access and utility easements shall be established across the tracts to provide future access to the proposed commercial lots located north and south of Springdale Lane and provide for utilities adjacent to the Springdale Lane right-of-way.
7. A variance to section 2-106.7 of the Gallatin Subdivision Regulations is requested on the asphalt walking trail. Planning Commission will have to approve the variance from 10’ each side of pavement for a 30’ easement to 5’ and 15’ each side of pavement for a 30’ easement.
8. Required access. Approved vehicle access for firefighting shall be provided to all construction sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.
9. Submit three (3) corrected and folded copies of the Preliminary Plat 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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 3**PLANNING DEPARTMENT STAFF REPORT****Preliminary Plat for Revere Apartments****(PC File # 1-941-15B)****Located East of Big Station Camp Boulevard and North of Vietnam Veterans Boulevard (Highway 386)****Date: August 17, 2015**

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, TO CREATE THREE (3) LOTS AND TWO PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).

OWNER: FRANKLIN FAMILY (C/O JOHN S. FRANKLIN)
APPLICANT: RAGAN SMITH (DOUG CHANDLER)
STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2015-112
STAFF CONTACT: KEVIN CHASTINE
PLANNING COMMISSION DATE: AUGUST 24, 2015

PROPERTY OVERVIEW: The owner and applicant requests approval of a preliminary plat for the Revere Apartments, to create 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 (Highway 386). The property is currently zoned Mixed Use (MU). Multi-Family Dwelling is a permitted uses in the MU zone district. (Attachment 3-1)

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. 014Ø5-32)(Attachment 3-2)

DISCUSSION:

Proposed 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 (Highway 386). The property is currently zoned Mixed Use (MU). Multi-family Dwellings is a permitted uses in the MU zone district.

The plat includes approximately 1,840 linear feet of public right-of-way. This is due to the construction of the Jenkins Lane Extension (Springdale Lane), which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with 35 feet pavement widths, a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street (Sweetbriar Way) would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east.

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site, with a steady decline, towards the lowest point of elevation (513') located at the western boundary of the multi-family development site within the creek (stream). The stream runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

Adjacent or Area Uses

The adjacent area to the north and east is undeveloped, and is zoned Planned General Commercial (PGC). The adjacent area to the south is undeveloped, and zoned Mixed Use (MU). The area to the northwest is currently vacant and is also zoned Planned General Commercial (PGC) and was approved for a Publix grocery store and related retail

development in 2009 (PC File #8-31-09). However the Final Master Development Plan approval has expired and requires re-approval. The area west of the project site is zoned Mixed Use (MU) and is the commercial component of the Gross Builders-Hidden Creek PMDP, which is undeveloped.

Lot Sizes and Layout

Lot 1 contains 17.54 (+/-) acres, Lot 2 contains 5.86 (+/-) acres, and Lot 3 contains 5.12 (+/-) acres. Additionally, the proposed rights-of-way contain 2.82 (+/-) acres. The creation of these three (3) lots and two (2) rights-of-way leaves two (2) remnants of the larger parcel (Tax Map 137 Parcel 6.00) owned by the Franklin family. These remnants are located along Big Station Camp Boulevard and west of proposed Lots 1 and 2 and north of proposed Lots 1 and 3. The westerly two (2) remnants were also rezoned to Mixed Use (MU) as part of the Hidden Creek-Gross Builders Preliminary Master Development Plan. The plan indicated that this area would eventually be subdivided into five (5) different commercial lots.

Rights-of-Way/Streets/Roads

Approximately 1,840 linear feet of public right-of-way is included with the plan. This results in the construction of Jenkins Lane Extension, which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east. The roadways will be platted and eventually conveyed to the City. A temporary T turn around will be provided at the end of Springdale Lane.

The westerly 350 feet of Springdale Lane is flanked by two (2) narrow strips that are shown as parts of Lots 1 and 2. These stripes should be identified as open space tracts with access and utility easements to provide future access to the future commercial lots.

The Gallatin Greenway Master Plan (2006) indicates in a future greenway located through this general area. The plan shows a 30 foot wide greenway/public access easement that connects to Springdale Lane just south of the stream and then follows the eastern side of the stream until connecting with Big Station Camp Boulevard where a proposed pedestrian crossing will provide access to the existing schools to the west.

As discussed with the PMDP and FMDP for Revere Apartments, the City of Gallatin is conducting a traffic study that encompasses the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study is focusing on traffic generation from the currently approved developments, extant development, and potential build-out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, the costs of the improvements, and how the improvements can be financed by developments within the Station Camp Corridor.

Revere Apartments, proposed Lots 1, 2, and 3, will be one of many properties to contribute to the future transportation needs in the area. As a condition of approval of the Preliminary and Final Master Development Plan a pro-rata contribution amount will be required.

Open Space and Bufferyard

The Final Master Development Plan shows no formally designated open space tracts, but the plan states a total of 51.5 percent of the property will consist of private open space distributed throughout the development. The plan indicates a Type 25 (25 feet) landscape buffer along the east and north property boundaries and a 10 foot landscape buffer along the west and south property boundaries, compliant with the approved Preliminary Master Development Plan.

A Type 25 Bufferyard is required to provide one (1) large deciduous tree every 60 linear feet and two (2) ornamental trees every 60 linear feet.

This Type 25 Bufferyard provides four (4) medium evergreen trees every 60 linear feet in an effort to provide a larger buffer between the adjacent commercial lots. The western property boundary bufferyard provides 28 large deciduous trees and 112 evergreen trees.

The Planning Commission approved this bufferyard plan as part of the Preliminary Master Development Plan (PC0284-14).

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments

The Other Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

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.

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

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.
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 2015-112, Preliminary Plat for Revere Apartments, consisting of a one (1) sheet plat, prepared by Ragan Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following conditions:

1. Correct Note #5 to provide the new streets names (Springdale Lane and Sweetbriar Way).
2. Replace the word "*Being*" in Note 37 with '*The Plat Is*' and combine Note #7 and #8.
3. Correct the spelling of Franklin for John S. Franklin under 'OWNERS'.
4. Add '*and Resolution 2015-112*' after the word *minutes* in the Planning Commission approval certificate.
5. Remove '*are _____*.' from the end of the Planning Commission approval certificate.
6. Establish the narrow strips of land adjacent to Springdale Lane by Big Station Camp Boulevard to a point 350 feet east of Big Station camp Boulevard as open space tracts. An access and utility easements shall be established across the tracts to provide future access to the proposed commercial lots located north and south of Springdale Lane and provide for utilities adjacent to the Springdale Lane right-of-way.
7. A variance to section 2-106.7 of the Gallatin Subdivision Regulations is requested on the asphalt walking trail. Planning Commission will have to approve the variance from 10' each side of pavement for a 30' easement to 5' and 15' each side of pavement for a 30' easement.
8. Required access. Approved vehicle access for firefighting shall be provided to all construction sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by

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

either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.

9. Submit three (3) corrected and folded copies of the Preliminary Plat 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 3-1 Location Map for Revere Apartments

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

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Revere Apartments\Item 3 Revere Apartments-Prel. Plat (1-941-15B) KC

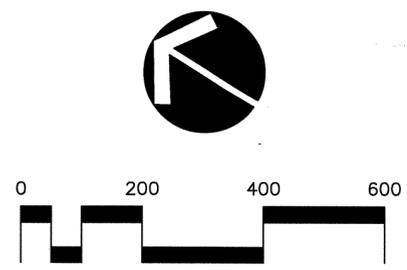
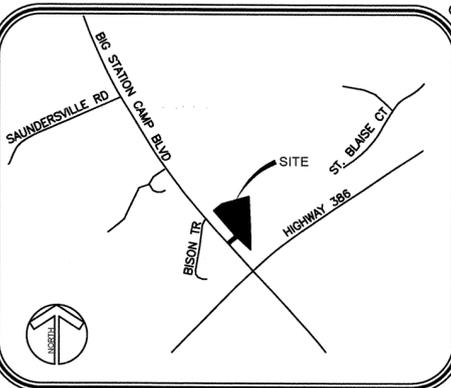


Prepared By: Kevin Chastine, AICP
Prepared On: August 18, 2015

Location Map

Revere Apartments
Preliminary Plat
PC File# 1-941-15B





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

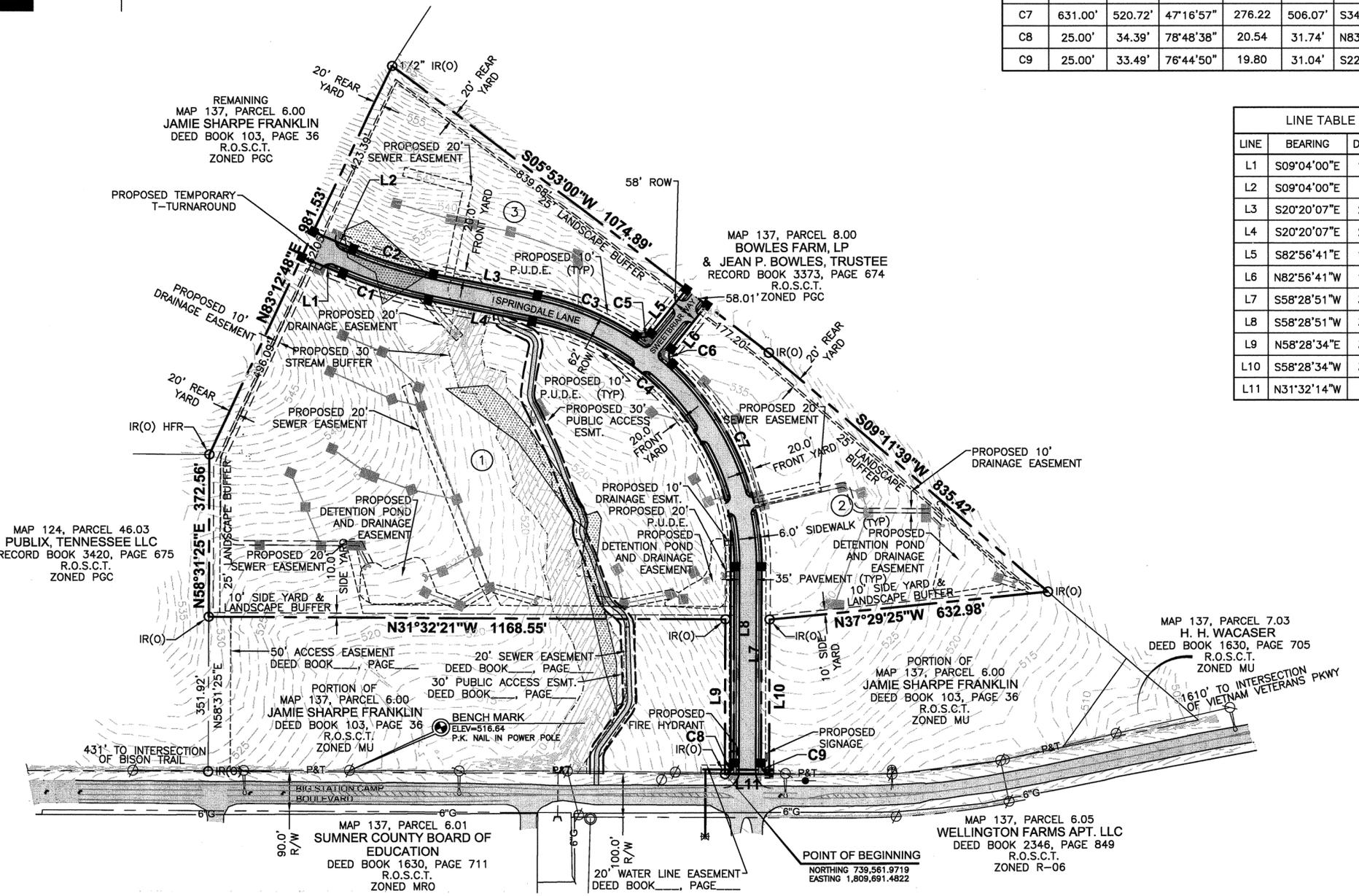
THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE FINAL PLAT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG
C1	1031.00'	202.77'	11°16'07"	101.71	202.44' S14°42'04"E
C2	969.00'	190.58'	11°16'07"	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	569.00'	782.72'	78°48'58"	467.52	722.45' S19°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	631.00'	520.72'	47°16'57"	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'	33.49'	76°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	99.95'

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. 47165C0406G, 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 G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS 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 HIDDEN CREEK WAY ARE 6 FEET IN WIDTH. ALL SIDEWALKS ALONG REVERE LANE ARE 5 FEET IN WIDTH.
6. ALL LOTS ARE TO ACCESS FROM PUBLIC R/W.
7. BEING A PORTION OF PARCEL NUMBER 6.00 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 137.
8. BEING 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.
9. 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 1-615-355-1987 OR 1-800-351-1111.
10. EXISTING USE OF THIS PROPERTY IS VACANT; PROPOSED USE OF THIS PROPERTY IS RESIDENTIAL: MULTI-FAMILY ATTACHED DWELLINGS.
11. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE TO THE GALLATIN SUBDIVISION REGULATIONS.
12. 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.
13. ALL PROPOSED DETENTION POND DRAINAGE EASEMENTS SHALL HAVE UNENCUMBERED ACCESS TO PUBLIC RIGHT-OF-WAYS FOR MAINTENANCE AS REQUIRED.
14. A VARIANCE REQUEST TO ALLOW THE GREENWAY TO BE OFFCENTER IS BEING REQUESTED AS PART OF THIS RESUBMITTAL.



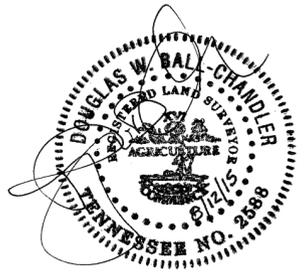
LEGEND

- 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
- 1056 STREET ADDRESS
- ⑦ LOT NUMBER
- ▨ STREAM BUFFER

AREA SUMMARY

LOT	SQ.FT.	ACRES
1	763,947	17.54
2	255,455	5.86
3	222,814	5.12
R/W DED.	122,898	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 WRIGLEY
C/O JOHN S. FRANKLIN
2272 CAGES BEND ROAD
GALLATIN, TN 37066

DEVELOPER

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

SHEET 1 OF 1

PRELIMINARY PLAT

THE REVERE APARTMENTS

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE
SCALE: 1"=200' DATE: AUGUST 12, 2015
JOB NUMBER: 04046 W.O. 9835

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS W. BALL-CHANDLER, RLS
EMAIL: dchandler@ragansmith.com

G:\04046-98351\SURVEY\PLAT\0835_PLAT.DWG

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE, PHASE 1 AND A REVISION TO THE APPROVED KROGER MARKETPLACE FINAL MASTER DEVELOPMENT PLAN TO INSTALL A METAL CANOPY OVER FOUR (4) NEW PARKING SPACES FOR “CLICKLIST” CUSTOMERS ON PROPERTY CONTAINING 18.22 (+/-) ACRES, LOCATED AT 2011 NASHVILLE PIKE - (PC FILE #8-946-15)

WHEREAS, the applicant submitted a Preliminary Master Development Plan Amendment/Revised Final 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 Preliminary Master Development Plan Amendment/Final Master Development Plan submitted by the applicant, Perry Engineering, LLC, at its regular meeting on August 24, 2015; 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 Tennessee Code Annotated § 13-3-310, § 13-4-310, §13-7-201, and §13-7-202 and §13.02 of the City of Gallatin Zoning Ordinance:

1. The Amended Preliminary Master Development Plan/Revised Final 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 Commercial Corridor Community Character Area and Gateway Corridor Overlay.
2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved Preliminary Master Development Plan, 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.

3. The changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed change to the parking area, canopy construction, and installation of one (1) additional door to the existing Kroger Marketplace building will not change the essential character of Nashville Pike and the proposed conceptual architecture will complement the existing commercial structures along Nashville Pike and existing residential structures along Gorden Crossing, located in the City of Hendersonville, Tennessee.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Revised Final 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. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Revised Final 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.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Amended Preliminary Master Development Plan for the Savannah Marketplace and revisions to the Final Master Development Plan for Kroger Marketplace, consisting of a four (4) sheet plan, prepared by Perry Engineering, LLC, of Goodlettsville, Tennessee, with project number 125-145, dated August 13, 2015, with the following conditions:

1. Submit architectural elevations for the Clicklist canopy and existing building façade change to the Savannah Marketplace and submit the ARC's approval actions to the Planning Department prior to the issuance of a building permit.
2. Submit site surety in the amount of \$26,243.83, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department prior to issuance of a building permit for the Clicklist canopy.

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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 4

PLANNING DEPARTMENT STAFF REPORT

Savannah Marketplace, Ph. 1 Amend. PMDP/Revised FMDP Kroger Marketplace

PC File #8-946-15

2011 Nashville Pike (Tax Map #146//037.05)

Date: August 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE, PHASE 1 AND A REVISION TO THE APPROVED KROGER MARKETPLACE FINAL MASTER DEVELOPMENT PLAN TO INSTALL A METAL CANOPY OVER FOUR (4) NEW PARKING SPACES FOR “CLICKLIST” CUSTOMERS ON PROPERTY CONTAINING 18.22 (+/-) ACRES, LOCATED AT 2011 NASHVILLE PIKE (PC FILE #8-946-15).

OWNER: KROGER LIMITED PARTNERSHIP I

APPLICANT: PERRY ENGINEERING, LLC

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION NO. 2015-110

STAFF CONTACT: KATHERINE SCHOCH, AICP

PC MEETING DATE: AUGUST 24, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace, Phase 1 and a Revision to the approved Kroger Marketplace Final Master Development Plan to install a metal canopy over four (4) new parking spaces for “Clicklist” customers on property containing 18.22 (+/-) acres, located at 2011 Nashville Pike (Attachment 4-1 and Attachment 4-2). The subject property is currently zoned Planned General Commercial (PGC). General Retail Sales and Services and Convenience Sales and Services are permitted used in the PGC zone district. The Clicklist canopy and parking area are considered accessory to the General Retail Sales and Services use.

The “Clicklist” is a new e-commerce service being introduced by Kroger into test market areas including cities in middle Tennessee, Ohio, and Kentucky. Customers will be able to place an on-line order for pick up at a designated area to be located at the southeastern side of the existing Kroger Marketplace store (Attachment 4-1; sheet PMDP). Employees will pull all items for the order and place them in the Clicklist order fulfillment and refrigerated waiting area to be constructed completely within the store. Once the Clicklist customer arrives to pick up their order, they will call the store from the intercom system on the canopy structure. A Kroger Marketplace employee will exit the building through a new door to be installed east of the main entrance and place the order in the vehicle (Attachment 4-3). The new door is the only proposed change to the front façade of the Kroger Marketplace store.

A 1,224 square foot white metal canopy, with translucent panels, will be installed over four (4) new parking spaces to be located along the southeastern side of the existing Kroger Marketplace building. The applicant provided color photographs of a Clicklist canopy currently under construction in Versailles, KY (Attachment 4-4). The canopy will be installed at a height of 11 feet and the roof will slope up toward the existing building to a maximum height of 14 feet, four (4) inches. Since the canopy is considered an accessory structure, it is not required to meet the brick or stone percentage requirements of the Gallatin Zoning Ordinance, Section 13.08, Materials. Staff recommends approval of the proposed architectural elevations for the canopy and additional door as submitted.

The four (4) parking spaces underneath the canopy will be striped at approximately 45 degree angles allowing customers to enter the space and pull through the parking space to exit, eliminating the need for any reverse driving movements (Attachment 4-1; sheet C-1.1). Directional arrows will be painted on the asphalt indicating the entrance into the individual parking stalls (Attachment 4-1; sheet C-2.1) Ten (10) regular parking spaces will be eliminated along the southeastern side of the building to accommodate installation of the Clicklist canopy parking area leaving a total of 573 parking spaces on site, with four (4) parking spaces designed specifically for Clicklist customers (Attachment 4-1; sheet C-0.1).

Staff recommends that the Planning Commission consider the changes as a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace, Phase 1 (PC File #3-1-04). Staff recommends approval of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Kroger Marketplace with the conditions listed on page 9 of the staff report and in GMRPC Resolution No. 2015-110 (PC File #8-42-08).

CASE BACKGROUND:

Previous Approvals and Property History

On March 22, 2004, the Planning Commission approved the owner and applicant's request to amend the land use designation for 65.10 (+/-) acres located along Nashville Pike from Low Density Residential to Commercial (PC File #7-1-04). At the same meeting, the Planning Commission recommended approval with conditions of the rezoning request from Residential-20 (R20) to Planned General Commercial (PGC) for 65.10 (+/-) acres known as the Savannah Marketplace located at 2041 Nashville Pike (PC File #3-1-04). The Preliminary Master Development Plan called for 436,400 square feet of retail and 152,850 square feet of office for a total of 589,250 square feet of commercial development. On May 18, 2004 the Gallatin City Council approved the rezoning request and Preliminary Master Development Plan for the Savannah Marketplace on Second Reading (Ordinance #O0404-16) (Attachment 4-5).

On July 28, 2008, the Planning Commission considered the owner and applicant's request to amend the Savannah Marketplace Preliminary Master Development Plan to add the Convenience Sales and Services use and to change the layout and size of the buildings on property containing 65.10 (+/-) acres located at 2041 Nashville Pike (PC File #3-1-04). At that meeting, the Planning Commission declared the proposed modifications to the approved Preliminary Master Development Plan as a major amendment and recommended approval of the Preliminary Master Development Plan Amendment, with conditions, to City Council. On September 16, 2008, the City Council approved the Preliminary Master

Development Plan Amendment for the Savannah Marketplace at Second Reading (Ordinance # O0808-55) (Attachment 4-6).

On October 29, 2008, Planning Commission approved a Final Master Development Plan, with conditions, for the Savannah Marketplace for construction of a 123,426 square foot building for the Kroger Marketplace and Kroger Fuel Center, on 18.222 (+/-) acres located at the intersection of Cages Bend Road and Nashville Pike (PC File #8-42-08).

The applicant recently presented the Clicklist plan to the Planning Commission at the August 10, 2015 Work Session. Planning Commission agreed with the applicant that the parking spaces should be designed to allow for customer to pull through the parking spaces for safety reasons (Attachment 4-7). Planning Commission asked the applicant about the proposed lighting for the canopy. The applicant responded that no lighting will be installed on the canopy since the frosted acrylic translucent panels will allow light from the store building to illuminate the parking area.

Construction Schedule

Construction of the Clicklist canopy is expected to commence in September 2015 and is scheduled for completion by November 2015 (Attachment 4-1; sheet C-0.1).

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The subject property is located within the Commercial Corridor Community Character Area as shown on the Community Character Area Map in the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 (2020 Plan)* (Attachment 4-8). The *2020 Plan* encourages developers in the Commercial Corridor Community Character Area to provide physical enhancements to the environment that create a distinct sense of place and not a standard commercial strip center (Attachment 4-9). The *2020 Plan* calls for commercial development that improves traffic flow by consolidating driveways and encouraging interparcel access through the use of shared driveways. Planned General Commercial (PGC) is listed as an applicable zoning district for the Commercial Corridor Community Character Area. The original Preliminary Master Development Plan for the Savannah Marketplace was approved prior to Planning Commission adoption of the *2020 Plan* in 2009.

The subject property also falls within a Gateway Corridor Overlay since it is located along Nashville Pike, a main entrance into the City. The *2020 Plan* stresses the importance of high quality design and appearances of future development along the corridors that reflect Gallatin's unique history and character (Attachment 4-10). The design of this project reflects the overall development strategies outlined in the *2020 Plan* for the Commercial Corridor Character Area and Gateway Corridor overlay, which allow for a variety of commercial uses, while preserving green space and the residential character of a major gateway into Gallatin (Attachment 4-9 and Attachment 4-10). The installation of the metal Clicklist canopy and parking area will have no impact on the adjacent residential properties to the south since the structure will be installed along the eastern side of the existing building. The existing Type 12 Bufferyard along Cages Bend Road and the topography of the site will help screen the canopy from view (Attachment 4-1; sheet PMDP).

Surrounding Zoning

Savannah Marketplace, Phase 1, is adjacent to Residential-20 (R20) property to the east across Cages Bend Road and is adjacent to property zoned Residential-20 (R20) and Multiple Residential and Office (MRO) to the north, across Nashville Pike. The remainder of the Savannah Marketplace property, zoned Planned General Commercial (PGC), adjoins Phase 1 to the west. The southern property boundary also represents the City limits line separating Gallatin and Hendersonville (Attachment 4-2). Property directly south of the Kroger Marketplace site is located in the City of Hendersonville and is zoned Low Density Residential; Residential-40 (R40) (Attachment 4-1; sheet PMDP). Savannah Marketplace, Phase 1, containing the existing Kroger Marketplace store and Kroger Fuel Center, is the only phase of the Savannah Marketplace Development completed at this time.

Natural Features

The subject property currently contains the Kroger Marketplace store and Kroger Fuel Center (Attachment 4-1; sheet PMDP). A note on the plan indicates that no portion of the Savannah Marketplace, Phase 1 property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0407G and 47165C0409G, dated April 17, 2012; zone X (Attachment 4-1; sheet C-1.1).

Drainage, Detentioning, and Utilities

This request does not include any proposed changes to the drainage and detentioning system on site. No additional impervious area will be created by constructing the Clicklist parking area and canopy. Small concrete islands will be provided at each end of the Clicklist parking area (Attachment 4-1; sheet PMDP and sheet C-1.1). The stormwater conveyance is now piped under the Kroger Marketplace access driveway to the existing detention pond on the south side of the Kroger Marketplace property. This stormwater discharges into a ditch along Cages Bend Road, under Nashville Pike, and drains into Station Camp Creek. The proposed Clicklist canopy and parking area will be located directly north of an existing 20-foot wide drainage easement that runs along a small portion of the eastern property boundary adjacent to Cages Bend Road and along the southern property boundary adjacent to the Gallatin/Hendersonville City limits line (Attachment 4-1; sheet PMDP). No vertical construction is allowed in any easements. White House Utility District currently provides utility services to this property, with the exception of natural gas provided by Gallatin Public Utilities.

Access

The project has been designed so Clicklist customers may enter the Kroger Marketplace site from Cages Bend Road to the public access easement and turn into the first drive lane along the eastern side of the existing building near the pharmacy drive thru window and concrete island (Attachment 4-1; sheet C-1.1). Two (2) filled concrete islands will be installed at both ends of the parking stalls (Attachment 4-1; sheet PMDP and sheet C-1.1). Clicklist customers will pull forward into one (1) of the four (4) designated parking stalls. After pick up, customers will pull forward through the parking stall to the drive isle and exit the site (Attachment 4-1; sheet PMDP). Access to the Clicklist covered parking area is also available from the ingress/egress on Nashville Pike, adjacent to the Kroger Fuel Center, or from two (2) driveway cuts off the eastern boundary of Gorden Crossing (Attachment 4-1; sheet 2). According to the AutoTurn diagram provided by the applicant, delivery trucks will still be able to maneuver around the east side of the Clicklist canopy and parking area to exist the site (Attachment 4-11).

Parking Calculations

Based on the size of the Kroger Marketplace building (123,426 square feet), a total of 499 parking spaces were required. The site exceeds the Gallatin Zoning Ordinance's minimum parking requirements for the General Retail Sales and Services use and currently contains 583 total parking spaces. Ten (10) regular parking spaces will be eliminated along the southeastern side of the site to accommodate the installation of the Clicklist canopy and parking area. Once the Clicklist canopy is constructed, a total of 573 parking spaces will remain available on site, with four (4) additional parking spaces designated specifically for Clicklist customers for a total of 577 parking spaces (Attachment 4-1; sheet C-0.1).

Architectural Elevations

A 1,224 square foot white metal canopy, with translucent panels, will be installed over four (4) parking spaces located along the east side of the existing Kroger Marketplace building. The canopy will be installed at a height of 11 feet and the roof will slope up toward the existing building to a maximum height of 14 feet, four (4) inches. The applicant provided color photographs of a Clicklist canopy currently under construction in Versailles, KY (Attachment 4-4). Since the canopy is considered an accessory structure, it is not required to meet the brick or stone percentage requirements of the Gallatin Zoning Ordinance, Section 13.08, Materials. The only proposed change to the Kroger Marketplace brick building façade will be the installation of one (1) door to be located east of the main entrance to the store. Kroger employees will use the new door to access the Clicklist order fulfillment and refrigerated waiting area to be constructed completely within the store (Attachment 4-3). Staff recommends approval of the proposed architectural elevations for the canopy and additional door as submitted.

Savannah Marketplace Design Guidelines

Design Guidelines for the Savannah Marketplace Development were approved as part of the original Preliminary Master Development Plan in 2004 and describe the overall design scheme for the project, appropriate architecture, building materials, color palettes, signage, and landscaping for the development. According to the Design Guidelines, approval of all final building designs and architectural elevations require approval by the Architectural Review Committee (ARC) prior to construction (Attachment 4-12; pages 12-14). The City does not enforce private restrictive covenants; however, architectural elevations for the Clicklist canopy and minor building façade change shall be submitted to the ARC for approval prior to issuance of a building permit for the Clicklist canopy. The applicant shall submit the ARC's approval actions to the Planning Department prior to the issuance of a building permit.

Landscaping and Bufferyards

The plan shows the location of the existing Alternative Type 12 Bufferyard along Cages Bend Road (Attachment 4-1; sheet PMDP). No plantings will be removed to accommodate the installation of the metal canopy and designated parking areas. The mature plantings and trees with the Alternative Type 12 Bufferyard along Cages Bend Road will not be disturbed.

Master Signage Plan

No additional signage is proposed at this time. Any signage installed on the Clicklist canopy would be considered incidental and exempt from sign permit requirements in accordance with G.Z.O., Section 13.07, Sign Regulations, 13.07.055, Exempt Signs, B., Permissible Exempt Signs, 6., Incidental Signs. No changes to the existing freestanding or wall-mounted signage are proposed with this request.

Sheet c-2.1 indicates a sign to be installed under the Clicklist canopy to indicate the designated parking and pick up area; however, it is unknown if a similar sign will be installed for this project.

Site Surety

The applicant is required to 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. The applicant submitted a site surety calculation in the amount of \$26,243.83 to cover site improvements including curb, gutters, and heavy duty concrete (Attachment 4-13). A site surety for \$26,243.83, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted prior to issuance of a building permit for the Clicklist canopy.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture (Attachment 4-14). Staff reviewed the Amended Preliminary Master Development Plan/Revised Final Master Development Plan in detail and found no major changes to the access or internal site circulation, or any substantial changes to the existing façade of the Kroger Marketplace building that would constitute a major amendment. Staff recommends that the Planning Commission consider the proposed change to the parking area and installation of one (1) additional door be considered as a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace, Phase 1 (PC File #3-1-04).

Departmental Comments

The Planning Department was the only City Department to provide review comments on the plan. All review comments were satisfactorily addressed by the application in the resubmittal.

Findings

According to the applicant, the Amended Preliminary Master Development Plan for the Savannah Marketplace, Phase 1/Revised Final Master Development Plan for the Kroger Marketplace, was designed to reflect the recommendations of the *2020 Plan* and is consistent with the intent and purpose of the Gallatin Zoning Ordinance and the Savannah Marketplace Design Guidelines (Attachment 4-11; pages 12-14). Staff, therefore, makes the following findings:

1. The Amended Preliminary Master Development Plan/Revised Final 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 Commercial Corridor Community Character Area and Gateway Corridor Overlay.
2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved Preliminary Master Development Plan, 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.

3. The changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed change to the parking area, canopy construction, and installation of one (1) additional door to the existing Kroger Marketplace building will not change the essential character of Nashville Pike and the proposed conceptual architecture will complement the existing commercial structures along Nashville Pike and existing residential structures along Gorden Crossing, located in the City of Hendersonville, Tennessee.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Revised Final 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. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Revised Final 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.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approves a minor amendment to the Amended Preliminary Master Development Plan for the Savannah Marketplace and revisions to the Final Master Development Plan for Kroger Marketplace, consisting of a four (4) sheet plan, prepared by Perry Engineering, LLC, of Goodlettsville, Tennessee, with project number 125-145, dated August 13, 2015, with the following conditions:

1. Submit architectural elevations for the Clicklist canopy and existing building façade change to the Savannah Marketplace and submit the ARC’s approval actions to the Planning Department prior to the issuance of a building permit.
2. Submit site surety in the amount of \$26,243.83, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department prior to issuance of a building permit for the Clicklist canopy.

ATTACHMENTS:

- Attachment 4-1 Amended PMDP/Revised FMDP**
- Attachment 4-2 Location Map**
- Attachment 4-3 Kroger Marketplace Front Façade Elevation**
- Attachment 4-4 Color photographs of Clicklist canopy in Versailles, KY**
- Attachment 4-5 Ordinance #O0404-16**
- Attachment 4-6 Ordinance #O0808-55**

- Attachment 4-7 August 10, 2015 GMRPC Work Session Minutes (Draft only)**
- Attachment 4-8 2020 Plan Community Character Area Map – West Gallatin**
- Attachment 4-9 2020 Plan Commercial Corridor Description**
- Attachment 4-10 2020 Plan Gateway Corridor Overlay Description**
- Attachment 4-11 AutoTurn Truck Turning Radius Diagram**
- Attachment 4-12 Savannah Marketplace Design Guidelines Approved 10/1/08**
- Attachment 4-13 Site Surety Calculation Sheet**
- Attachment 4-14 G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan**

LOCATION MAP
SAVANNAH MARKETPLACE, PHASE 1, AMENDED PMDP & KROGER MARKETPLACE CHECKLIST
CANOPY REVISED FMDP

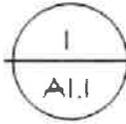
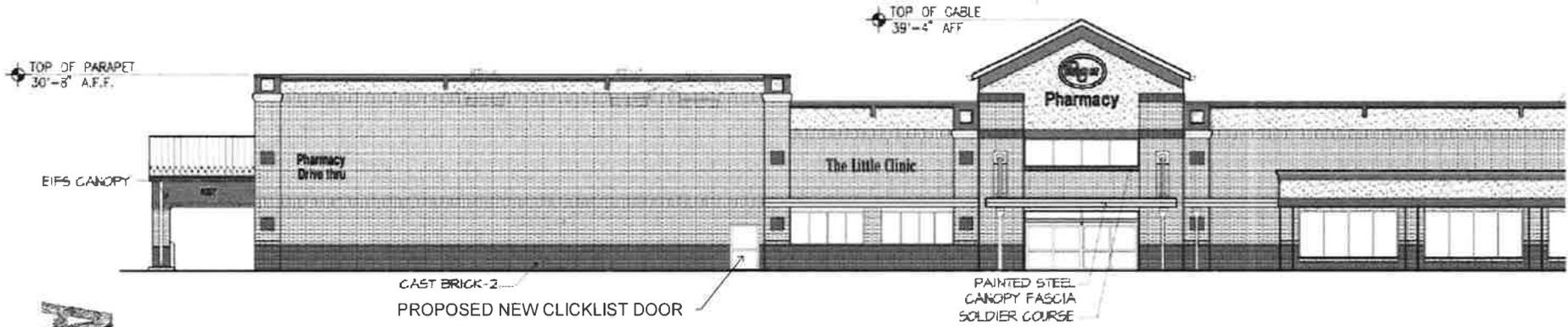


TAX MAP #147//037.05
NASHVILLE PIKE AND CAGES BEND ROAD
ZONED PGC



ATTACHMENT

4-3



FRONT ELEVATION

 <small>SPERRY ENGINEERING, LLC REGISTERED PROFESSIONAL ENGINEERS 1000 W. WOODBURN AVENUE, SUITE 100 NASHVILLE, TN 37214</small>		<small>THE KROGER COMPANY MIDDLESOUTH OFFICE 2620 ELM HILL PIKE NASHVILLE, TN 37214 PH 615-871-2403</small>	<small>SCALE: 1"=30' DATE: 07/29/2015 PROJ. #: 125-145</small>	<small>SHEET NUMBER A-1.2</small>
		BUILDING ELEVATION KROGER MARKETPLACE - CLICKLIST - STORE # U-569 <small>SAVANNAH MARKETPLACE (U.S. HWY. 31E) GALLATIN, SUMNER COUNTY, TENNESSEE 37066</small>		

ATTACHMENT
4-4





ATTACHMENT 4-5

ORDINANCE NO. 00404-016

ORDINANCE AMENDING ZONING ORDINANCE
OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING RESIDENTIAL-R20 ZONE
DISTRICT TO PLANNED GENERAL COMMERCIAL (PGC) ZONE DISTRICT – SAVANNAH,
LLC. – OWNER(S) – 65.1 (+/-) ACRES - S.B.E. TAX MAP #146//037.01– LOCATED AT
2041 NASHVILLE PIKE

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

Section 1. That based upon recommendation of approval by the Gallatin Municipal – Regional Planning Commission (Section 15.07.040) and notice to adjacent owners, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit A attached hereto shall be amended from the regular zoning district of Residential-R20 to the regular zoning district of Planned General Commercial (PGC) and the Master Development Plan is approved.

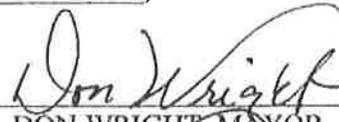
Section 2. The Gallatin City Council has determined that grounds for the amendment exist as are provided and required in Section 15.07.050 of the Gallatin Zoning Ordinance and adopts the findings set forth in the staff report attached as Exhibit B.

Section 3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, after final passage of this Ordinance, be amended to reflect the zoning change herein made. In accordance with Section 15.07.070, the Zoning Administrator shall cause Notice of Enactment.

Section 4. This Ordinance shall take effect from and after its final passage, the public welfare requiring it.

PASSED FIRST READING: April 20, 2004.

PASSED SECOND READING: May 18, 2004.


DON WRIGHT, MAYOR

ATTEST:


CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:


JOE THOMPSON
CITY ATTORNEY

EXHIBIT A

3-1-04

ATTACHMENT 4-6

ORDINANCE NO. 00808-55

ORDINANCE CONCURRING AND APPROVING
AMENDMENT OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SAVANNAH
MARKETPLACE, IN ORDER TO CHANGE THE LAYOUT AND FLOOR AREA OF THE
STRUCTURES, AND ADD CONVENIENCE SALES AND SERVICE ACTIVITY TYPE. THE
CURRENT ZONING IS PLANNED GENERAL COMMERCIAL (PGC). PROPERTY CONSISTS
OF A TOTAL OF 66.589 (+/-) ACRES AND IS LOCATED AT 2041 NASHVILLE PIKE, S.B.E.
TAX MAP #146//PARCELS 037.01 AND 037.04, BELL FARMS ESTATES, LLC AND
SAVANNAH MARKETPLACE, LLC OWNER(S)

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

Section 1. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission (Section 15.07.040), and notice to adjacent owners, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Gallatin City Council, hereby concurs and approves the Amendment to the Preliminary Master Development Plan, attached hereto as Exhibit A, for Savannah Marketplace to change the layout and floor area of the structures and add Convenience Sales and Service Activity Type.

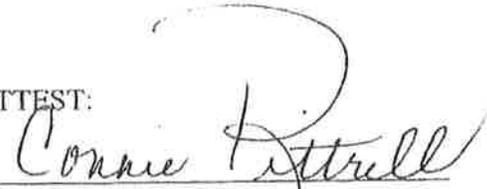
Section 2. The Gallatin City Council has determined that grounds for the amendment exist as are provided and required in Section 15.07.050 of the Gallatin Zoning Ordinance and adopts the findings set forth in the staff report attached as Exhibit B.

Section 3. This ordinance shall take effect upon its final passage, the public welfare requiring such. In accordance with Section 15.07.070, the Zoning Administrator shall cause Notice of Enactment.

PASSED FIRST READING: August 19, 2008.

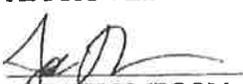
PASSED SECOND READING: September 16, 2008.

ATTEST:


CONNIE KITTRELL
CITY RECORDER


MAYOR JO ANN GRAVES

APPROVED AS TO FORM:


JOE THOMPSON
CITY ATTORNEY

Chair Dempsey asked if all Lamar owned billboard signs in Gallatin would be replaced. Mr. Rush said the intention is not to change all of the billboard signs in the City.

Councilperson Brackenbury asked if the base of the actual signs will be the same presentation. Mr. Rush said the company builds the base of the structure to fit the City, ⁴⁻⁷ such as the click shown in the presentation.

Dr. Orgain asked if the signs would be bright and a distraction to drivers. Mr. Rush said current signs that Dr. Orgain may have seen in Nashville may be older technology. The proposed signs are clear and not intrusive and have sensors to adjust the brightness. The company will work with the City code and TCA code.

Dr. Orgain asked if the height of the existing signs will be raised with the new proposed signs. Mr. Rush said the height would not be increased.

Dr. Orgain asked who would own the signs. Mr. Rush said Lamar would own the signs.

Vice Chair Ramsey said he would like staff and the City Attorney to lead a discussion on the possibility of the new signs, at another Planning Commission work session meeting.

Ms. Denise Shewmake, Vice President/Territory Manager, with Lamar Advertising Company, said the company would follow the dictate of the City and the Planning Commission when installing the signs. Bringing the technology to Gallatin is not just for profit, but will be a community service that reaches a large population at any given time.

Vice Chair Ramsey asked, if a billboard is not rented, would the community alerts still go shown? Mr. Rush said that the alerts would continue.

Vice Chair Ramsey expressed concern about rotating messages and public safety. He said the issue of community service and public safety are separate considerations.

Ms. Shewmake said the signs are not animated. The images are crisp but have no movement to distract drivers. Studies say the signs are safety neutral because there is no movement. Both of the proposed locations in Gallatin are at traffic signals so drivers would be stopped.

Chair Dempsey asked where the Planning Commission may view an existing sign. Ms. Shewmake suggested the sign at the Rivergate Walmart and the sign on Myatt Drive in Goodlettsville.

Item 2: Discuss proposed minor amendment to the Savannah Marketplace Preliminary Master Development Plan and revision to the Kroger Marketplace Final Master Development Plan to install a metal canopy over four (4) parking spaces for "Clicklist" customers on property containing 18.22 (+/-) acres, located at 2011-2037 Nashville Pike (PC File #8-946-15).

Ms. Schoch asked Mr. Randy Perry, with Perry Engineering, to explain the concept of the proposed "Clicklist" canopy.

ATTACHMENT 4-7

Mr. Perry said this is a test at the Kroger Marketplace. He explained that a shopper may use an iPad or smart phone to punch in the grocery list. When the person making the order pulls into the canopy, they push a button on a call box to claim the order. An employee will bring the order out and load the groceries in the trunk of the car. There is a nominal fee for the service. There would be a separate "Clicklist" room where the groceries are stored and orders are pulled from that storehouse. The canopy is to keep the employees and the truck dry in the rain. It has not been decided if vehicles would pull through the canopy or back out of the canopy after receiving the order.

Mr. Perry continued that there would be no special lighting for the canopy, but light would come from existing parking lot lights. The proposed location is at the back left side behind the prescription drive-thru window. He added that no landscape would be changed and there would be very little signage.

Mr. Wilson said he liked the idea of pulling through the canopy instead of backing out. Mr. Perry said he believes that is the way it will evolve.

Vice Chair Ramsey asked how orders are paid. Mr. Perry said he did not have that information.

Mr. Puryear asked if the canopy would be in the way of delivery trucks or trash trucks. Mr. Perry said software was used that animates delivery trucks and trash trucks and the software shows no conflict with the trucks.

Item 3: Discuss proposed Preliminary Plat for the Jennings Park Subdivision for six (6) lots containing 4.16 (+/-) acres located at 703 Hartsville Pike (PC File #1-958-15B)

Mr. Robert Kalisz, Planner II, said this is a preliminary plat for Jennings Park, located east of Steam Plant Road containing four acres. There is an existing home on the property and the applicant requests to subdivide the property to create six (6) lots. One of the lots would contain the existing home and the other five lots would be new single family homes. The property is zoned R15 and the average lot size is 20,000 square feet or more.

Mr. Kalisz said there are engineering concerns regarding the 40 foot right-of-way. The subdivision regulations call for 50 foot right-of-way. In addition, sidewalks are shown on the cul d' sac but do not show if they will be continued throughout the subdivision. Staff is waiting for a resubmittal to the comments sent to the applicant.

Mr. Richard Jones, with Rogers Engineering Group, said sidewalks are proposed on the west side of the development and in the cul d' sac.

Vice Chair Ramsey asked if existing landscape would be disturbed. Mr. Jones said only small brush would be removed, but existing trees would remain.

Chair Dempsey asked that the Planning Commission be informed as to the trees or brush that the applicant proposes to remove.

Mr. Brad Simpson, Engineering Project Manager, said the 40 foot right-of-way is not ideal, but acceptable, because it is only serving six (6) lots and there is no room for any future growth.

CORRIDOR CHARACTER CATEGORY

Corridors form the boundaries between neighborhoods and districts in the City, both connecting and defining them. Six Corridor Character Category character areas are described in the following pages as follows:

- **Rural Corridor** – Scenic, relatively undeveloped, rural high-capacity corridors where character preservation is recommended
- **Gateway Corridor** – Major entryways into the City where quality development is encouraged
- **Neighborhood Transition Corridor** – Important connector corridors where revitalization and neighborhood conservation is recommended
- **East Main Street Corridor** – Important corridor that connects Downtown to the Medical District where revitalization is recommended that would create a mixed-use, pedestrian friendly corridor
- **Commercial Corridor Revitalization** – Commercial corridors where revitalization is recommended that includes a mix of uses
- **Commercial Corridor Established and Emerging** – Stable commercial corridors where development is encouraged.
- **Nashville Pike Office Corridor** – Emerging office corridor defined by former suburban residential structures that have converted to office uses that has preserved the residential character while accommodating new business.



Rural Corridor along Hartsville Pike



Residential structure converted to a medical office use located in the Nashville Pike Office Corridor character area

COMMERCIAL CORRIDOR

General Description of Existing Development Patterns

These Commercial Corridors include a mix of larger-scale commercial development that fronts the corridor, with undeveloped farmland and rapidly-developing residential areas located behind commercial frontage. Buildings are typically single-story, single-use and are generally separated from the street and sidewalk by parking lots.

Location

Areas within this character area include the following:

- US-31E/Nashville Pike from SR-25 to SR-109 Bypass
- US-31E/Nashville Pike from the west city limits (City of Hendersonville border) to SR-109 Bypass
- US-31E/East Broadway between Triple Creek Park and Reynolds Street (north side of the street)
- Hancock Street south of US-31E/Nashville Pike to SR-109 Bypass

Intent

The development pattern for established and emerging corridors should seek to:

- Provide through transportation, land use and other physical enhancements an environment that provides a distinct sense of place, not just another commercial strip
- Discourage continuous ribbons of automobile-oriented commercial development along major corridors
- Organize nodal commercial development opportunities at intersections with major streets and new secondary roads
- Permit development of suburban commercial and residential development along arterial roadways with master planning to address access management and design that is consistent with community character
- Improve traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks, placing buildings closer to the street, and locating parking to the rear of buildings
- Encourage mixed use development
- Reflect quality materials and design (related to the building, the site, and signage)

COMMERCIAL CORRIDOR

- Medium to High

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by a mix of curb, gutter with sidewalk and grassy swales all with a low-to-medium level of pedestrian orientation
- Bike lanes/routes

Infrastructure

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

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Community gardens

Primary Land Uses

- Small and large-scale apartments and townhomes
- Office
- Vertical Mixed Use
- Commercial/Retail (including grocery stores, home improvement stores, restaurants, hotels)

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO, GO

Proposed Zoning Districts

- Mixed-Use Node (new)
- CS, CG with Corridor Overlay (new)

- Provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor with quality landscaping

Development Strategies

- Encourage retrofitting of existing strip development into pedestrian-scale interconnected nodes
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Strengthen pedestrian connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Plan for community street network that creates rather than hinders opportunities for walking, biking and providing future public transit
- Establish pedestrian-oriented building setbacks
- Guide building and site design, including parking lot configuration and streetscape features
- Find an appropriate balance between residential and commercial uses within mixed use developments
- Organize new development a nodal fashion with nodal commercial/mixed use development opportunities at intersections with major streets and new secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices for the City that are in proximity to commercial areas and major transportation arteries.

Implementation Measures

- ☞ Amend Mixed-Use districts
- ☞ Mixed-Use Node zoning district (new)
- ☞ Corridor Overlay District



Existing commercial corridor area along Nashville Pike near Vol State



Emerging commercial corridor along Nashville Pike west of Gallatin



Quality office development along the Commercial Corridor on Nashville Pike includes quality building materials, landscaping and preservation of mature trees

GATEWAY CORRIDOR

General Description of Existing Development Patterns

Gateway Corridor is an **overlay character area** representing developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City. Community recognizes that these corridors should provide a more pleasant appearance to those entering the City than currently presented.

Gateway Corridors are developed as a continuous system along a highway, street, or greenway. The appearance of these visual corridors is an important first impression of the Gallatin's character. The major gateways into Gallatin along main travel corridors can convey the City's identity by utilizing characteristic design elements that reflect Gallatin's character. Defining elements of Gateway Corridors may include landscaping, unique signage, banners, lighting and other streetscape elements in addition to landmark elements. This gateway is often developed to signify a high-profile corridor or district.

Through proper design, the entrances or gateway treatments should provide a strong sense of identity and arrival to the City.

Locations

Several main entrance corridors warrant consideration. These include:

- SR-109 Bypass and portions of the corridor north of the intersection with North Water Avenue in North Gallatin and south of the intersection with Airport Road in South Gallatin.
- North Water Avenue from SR-109 to Hatten Track Road
- US-31E/Nashville Pike from the west city limits to Station Camp Creek
- US-31E/East Broadway East Jackson Street
- SR-25/Hartsville Pike from Cairo Road to the east city limits
- SR-25/Red River Road from Bradford Drive to East Camp Creek
- SR-174/Long Hollow Pike from Station Camp Creek to SR-109 Bypass
- SR-386/Vietnam Veterans Boulevard
- Airport Road (US-31E to Bypass)
- GreenLea Boulevard from SR-386 interchange to US-31E/Nashville Pike

GATEWAY CORRIDOR

Anticipated level of change:

- Low

Transportation

- High level of service
- High level of connectivity
- Properties accessed by individual easements, private driveways, public roads
- Shared driveways/access management
- Roads characterized by combination of grassy swales and curb-and-gutter cross sections

Infrastructure

- Public water available
- Public sewer available or planned

Greenspace

- Adjacent Preserve areas
- Provided typically via large-scale private properties

Primary Land Uses

- Not applicable

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- Not applicable

Proposed Zoning Districts

- Gateway Corridor Overlay (new)

Intent

- Provide for interesting, attractive entrances into the City that set Gallatin apart and provide a quality sense of place

Development Strategies

- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of the corridors
- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Manage access to keep traffic flowing using wayfinding signage to clustered developments
- Retrofit or mask existing strip development or other unsightly features as necessary

Implementation Strategies

- ☞ Gateway Corridor Overlay District

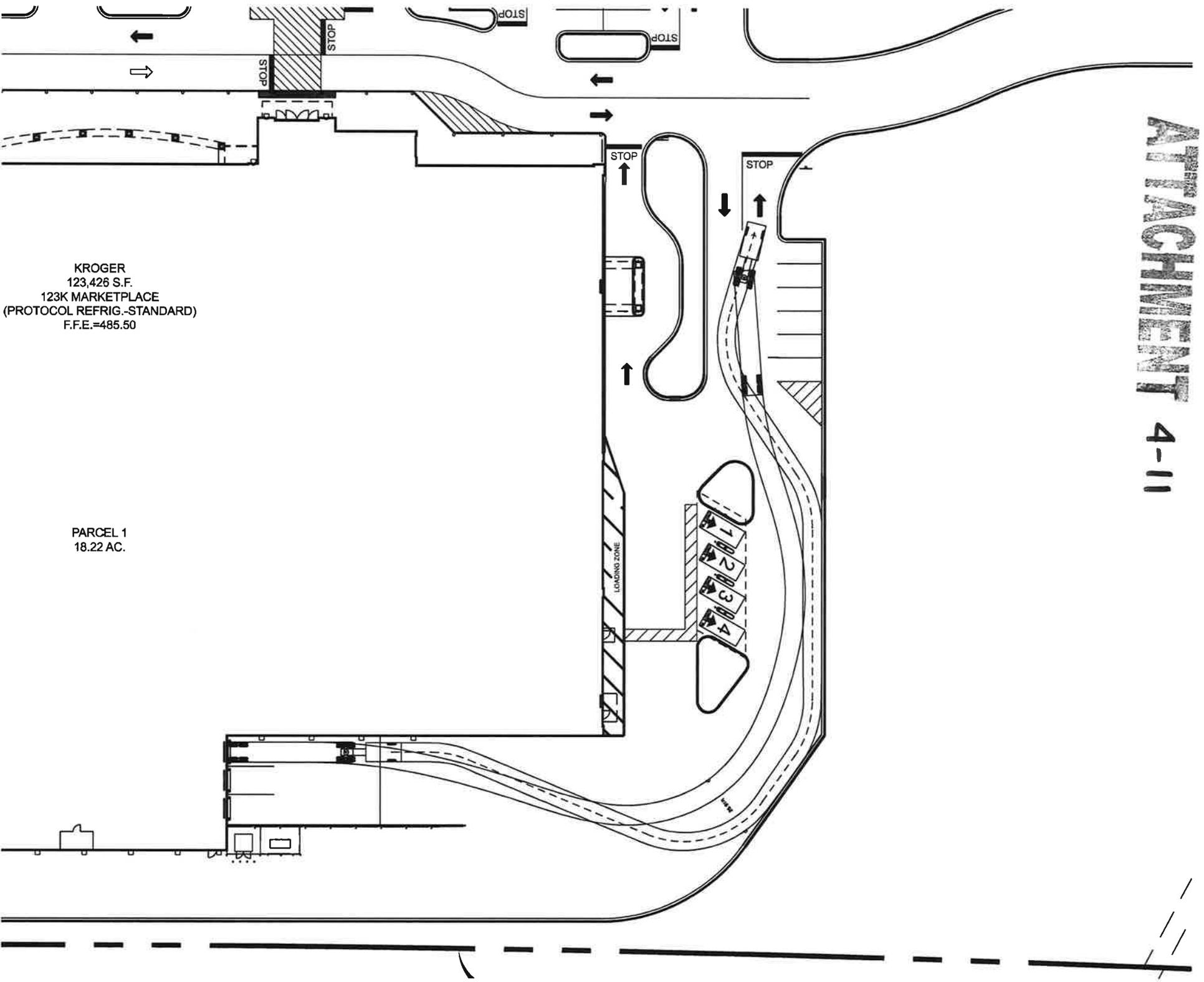


Kennesaw Farms development located on Nashville Pike in west Gallatin



Entrance to the Hunt Club office development on Nashville Pike provides a good example of quality development along the Gateway Corridor

ATTACHMENT 4-11



KROGER
123,426 S.F.
123K MARKETPLACE
(PROTOCOL REFRIG.-STANDARD)
F.F.E.=485.50

PARCEL 1
18.22 AC.

ATTACHMENT 4-12

DEVELOPMENT STANDARDS

Statement of Intent

Purpose

The purpose of the Savannah Commercial Development Design Guidelines is to set forth and explain certain standards pertaining to the development of the property. Savannah, LLC, the developer of the project, plans to establish an orderly and attractive development through careful planning and design standards, all of which should have the effect of preserving and enhancing land values within the project. The Architectural Review Committee (the ARC) will function in a review capacity to insure that the development standards are observed and complied with in order to provide a site that is in congruence with the master development plan and neighboring structures.

Compliance with Building Codes

The guidelines establish minimum development standards that do not supersede the requirements of the City of Gallatin Zoning Ordinance. The strictest provision shall apply as to the minimum requirement. The City of Gallatin Planning Division will also review all development plans.

Plan Review Procedure

In connection with the consideration of any proposed improvements, the ARC will generally review all plans in a two-step procedure; one being a preliminary review conference followed by a final design conference.

The preliminary review conference will include critique of the initial development concept and schematic drawings. The final review conference will encompass critique of the final construction plans for the development. Once approved a certificate of compliance will be issued.

SITE STANDARDS

General

All applicable federal and state laws, municipal ordinances and rules of those having jurisdiction will apply throughout construction. All permits required will also be obtained by the contractor involved at his expense. Care will be given in order to protect any trees, utilities, etc., from damage. The owner and contractor will share joint responsibility for any damage to any public or private property directly attributed to them.

Site Planning

Sites will conform to the master development plan to effectively integrate the plans to the overall design.

Grading and Drainage

All grading and drainage plans will be submitted to the ARC for review and approval. Individual site grading design shall comply with the overall drainage plan for the project.

Drainage will not be permitted to flow into areas outside of the designated drainage easements above ground. Parking lots will be designed with slopes ranging from one to five percent.

ATTACHMENT 4-12

Parking

Parking will only be permitted in designated lots, or locations shown on the approved Master Development Plan. Each parcel owner will be responsible for compliance to this rule and all parking areas are to be paved with hard surface materials and include reflective pavement markings, curbing, lighting and landscaping.

Parking space requirements shall follow the regulations as set forth in the Gallatin Zoning Ordinance, Article 11.00.

Convenience sales and service requirements are one space per 100 square feet of gross floor area.

Administrative, consulting, and financial services requirements are one space per 300 square feet.

Restaurant requirements are one space per four persons capacity in dining area.

General retail sales and service requirements are one space per 250 square feet.

Service and Loading Areas. All loading and service areas will be screened from public view. Landscaping will be used to soften the visual appearance and all building services where possible. Service areas will be enclosed in one central area typically at the rear of building to minimize the aesthetic effect.

Lot Coverage

No building will occupy beyond 30% of a lot area.

Building Bulk

Individual lot Floor Area Ratios (FAR) will be determined by the Amended Preliminary Master Development Plan and Gallatin Zoning Ordinance.

Decks and Patios

Decks and patio areas are encouraged on all restaurant parcels. The decking will be constructed of western cedar and all patios will be of a hard surface material.

Setbacks

All City of Gallatin guidelines will be adhered to for building setbacks, landscape buffers, and additional PGC landscape requirements. As shown on the Amended PMDP and shown on the previously approved PMDP, defined building setbacks for the PGC zoning district will apply.

BUILDING STANDARDS

General

Only the highest quality building materials shall be allowed in the development. While the developer would like to encourage individual architectural expression, some controls are necessary to bring about continuity.

Building Materials (Exterior)

Exterior materials shall conform to and be in harmony with the overall theme of the Savannah Marketplace, as described throughout these guidelines, as well as the design of neighboring

ATTACHMENT 4-12

structures and parcels. The approval of exterior materials including type, color, texture and durability as well as the extent of use of any single material or combination of materials shall be solely at the discretion of the ARC. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not recommended. Buildings should be designed and arranged with offsetting surface and planes to provide a varied street appearance.

Applicants are encouraged to contact the ARC early in the architectural design stages of their project to discuss architectural design, style, concept and materials.

The basic palette of architectural materials for Savannah Marketplace includes:

Commercial

Commercial Primary Materials:

1. Natural Stone – Limestone, Granite or Cultured Stone
2. Brick

Commercial Secondary Materials:

1. Stucco or Synthetic Stucco (E.I.F.S.)
2. Aluminum & Glass Storefront or curtainwall

Commercial Roofing Materials (Visible Roof):

1. Composition Dimensional Shingles (Earthtone Colors)
2. Pre-finished Metal Panels

Entranceways & Monument Signs

Primary Materials

1. Stone
2. Cast Stone Cap

All architectural materials must conform to the approved color or color range, established by the ARC. The use of materials such as exposed smooth-face concrete block or corrugated metal siding shall be prohibited on the publicly exposed building surfaces.

Roof Appurtenances

Rooftop HVAC units and other equipment shall be screened from view from public areas by roof mounted screens or building parapets. All rooftop screening shall be at least as high as the highest equipment to be screened. Rooftop screening shall be brick masonry or metal panels painted to match the adjacent roof or wall, or such other materials as approved by the ARC. Ground mounted units are allowed and must be screened in a like manner as rooftop.

Additional Requirements

Each elevation should be carefully studied for its effect on the overall development. Submit paint colors and primary building materials sample board for review prior to submission of the City of Gallatin Planning Division.

ITEM	UNIT	QTY.	\$/UNIT	TOTAL
UTILITES (from connection to building)				
PAVING				
GRAVEL BASE COURSE (10 inch deep)	SY	171	\$8.33	\$1,424.43
BINDER COURSE - 2 inch	SY	171	\$7.70	\$1,316.70
WEAR COURSE - 2 inch	SY	171	\$7.70	\$1,316.70
CONCRETE				
CONCRETE WALKS (4" thick sidewalk) p.611(#1620)	SF	47	\$5.60	\$263.20
CURB & GUTTER - (18" wide)	LF	118	\$18.00	\$2,124.00
POST CURB - 6" wide	LF	160	\$16.00	\$2,560.00
HEAVYDUTY CONCRETE	SF	1,123	\$11.00	\$12,353.00
DRAINAGE				
LANDSCAPING (Bufferyard only)				
MISC.				
FIRE HYDRANT (Per GFD)	EA	1	\$2,500.00	\$2,500.00
ATTACHMENT 4-13				
			SUBTOTAL	\$23,858.03
			OH&P@10%	\$2,385.80
			GRAND TOTAL	\$26,243.83
Page and item numbers refer to 2012 RSMeans Site Work and Landscape Cost Data				

12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan

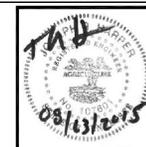
Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendations and approved by the Mayor and Aldermen. Major amendments shall include, but not be limited to:

- A. An increase in the density of the development;
- B. Substantial changes in circulation or access;
- C. Substantial changes in the mix of dwelling unit types included in the project;
- D. Substantial changes in grading or utility provision;
- E. Substantial changes in the mixture of land uses;
- F. Reduction in approved open space, landscaping, and bufferyards;
- G. Substantial changes in architectural or site design features of the development; or
- H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The Planning Commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.

All other changes in the preliminary or final master development plan shall be considered revisions to the approved plan. The planning commission may approve these minor revisions.

12.03 Requirements for Moving Single Family Residence From One Foundation to Another

- A. No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:
 1. The residence to be moved is consistent with the age, value, size, and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and
 2. Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:
 - a. The homeowners' association of the development where the residence is to be moved, if a homeowners' association is in existence;
 - b. A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area; or
 - c. The Gallatin Municipal-Regional Planning Commission if there is not a homeowner's association or neighborhood association in existence in the area where the residence is to be moved.



THE KROGER COMPANY
MID-SOUTH OFFICE
2620 ELM HILL PIKE
NASHVILLE, TN 37214
PH 615-871-2403

KROGER - STORE # U-569 - CLICKLIST
SAVANNAH MARKETPLACE
2011 NASHVILLE PIKE
GALLATIN, TENNESSEE 37066

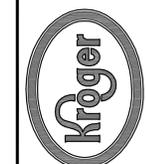


Table with 3 columns: REV, DATE, COMMENT

PROJ. NO.: 125-145

PRELIMINARY MASTER DEVELOPMENT PLAN



DATE: AUG. 13, 2015
SUBM.: PC RESUBM.

SITE DATA TABLE (CONT'D)

Table with 2 columns: GENERAL DATA, APPLICANT, OWNER / DEVELOPER, CONSTRUCTION SCHEDULE, STATEMENT OF FINANCIAL RESPONSIBILITY, PURPOSE OF AMENDMENT

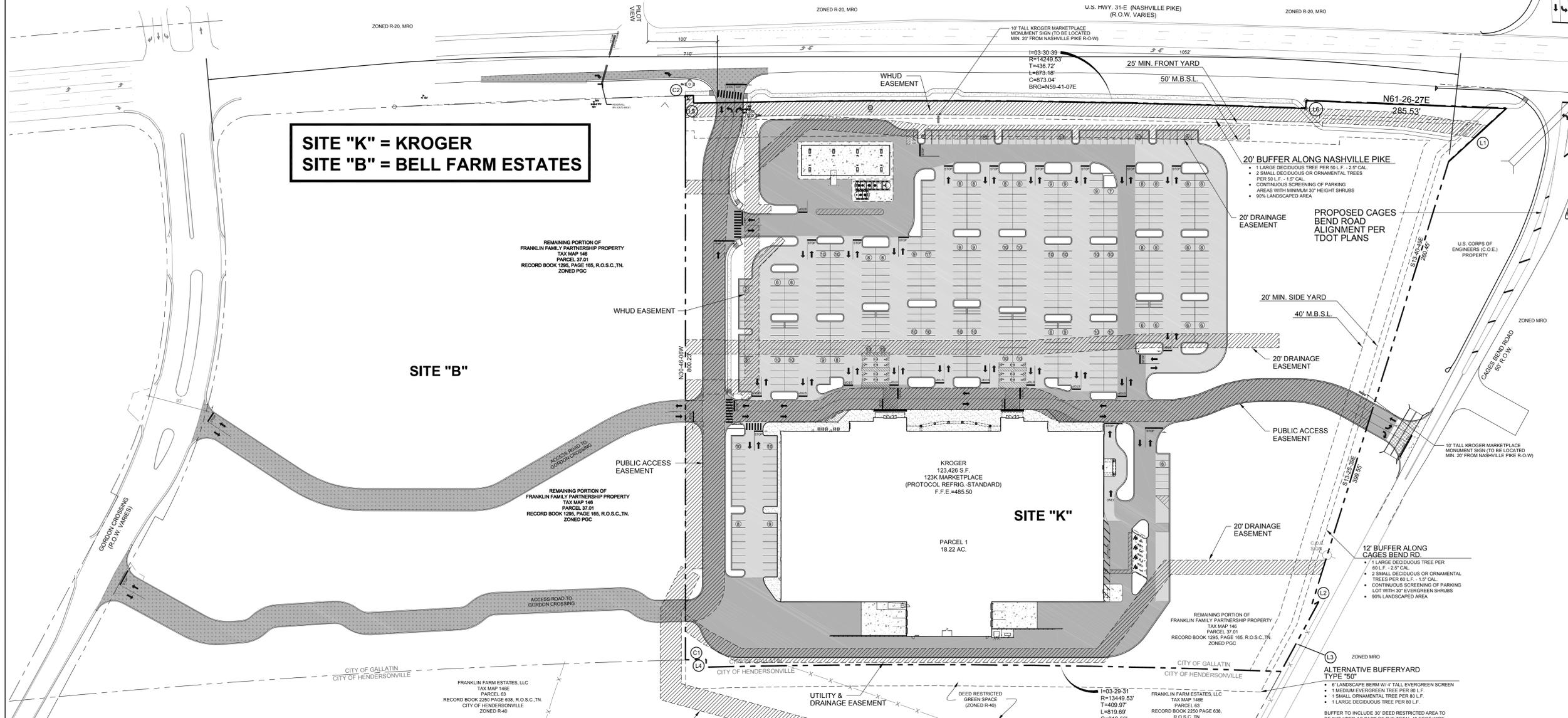
SITE DATA TABLE (CONT'D)

Table with 2 columns: GENERAL DATA, PHASE I BULK REGULATIONS (CONT'D)

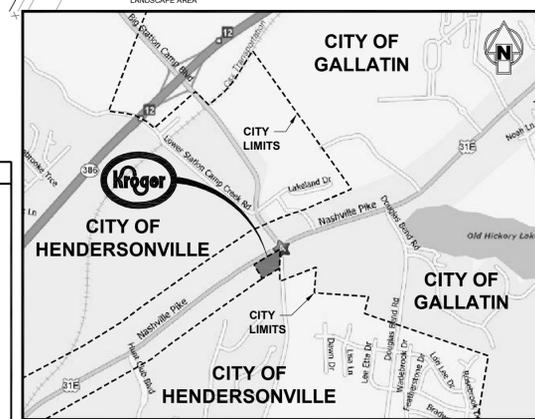
SITE DATA TABLE

Table with 2 columns: GENERAL DATA, PHASE I BULK REGULATIONS

811 logo, text: Know what's below. Call before you dig. NATIONAL ONE CALL 811 CALL BEFORE DIGGING IN THIS AREA



SITE "K" = KROGER
SITE "B" = BELL FARM ESTATES



VICINITY MAP NOT TO SCALE

TRAFFIC CONTROL NOTES:

- 1. WHENEVER CONSTRUCTION OPERATIONS ENCRDACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.

FLOODPLAIN NOTE

THIS PROPERTY LIES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA, COMMUNITY PANEL NOS. 47165 C0407 G & 47165 C0409 G, DATED: APRIL 17, 2012.

LINE TABLE

Table with 4 columns: NO., BEARING, DIST., and description of line segments.

CURVE DATA

Table with 6 columns: NO., DELTA, RADIUS, TANGENT, LENGTH, CHORD, BEARING.

GENERAL NOTES (CONTINUED):

- 11. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.

PERFORMANCE STANDARDS NOTE:

- 1. THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE DESIGN STANDARDS PER ARTICLE 13.00 OF THE GALLATIN ZONING ORDINANCE.

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PAVING LEGEND: HEAVY DUTY ASPHALT PAVEMENT SECTION, LIGHT DUTY ASPHALT PAVEMENT SECTION, HEAVY DUTY CONCRETE PAVEMENT SECTION, NASHVILLE PIKE PAVEMENT SECTION, BINDER PAVEMENT SECTION, CONCRETE SIDEWALK SECTION, DAYTON SUPERIOR DAY-CHEM PERMA PATCH RAPID SETTING REPAIR MORTAR



THE KROGER COMPANY
2620 ELM HILL PIKE
NASHVILLE, TN 37214
PH 615-871-2403

KROGER - STORE # U-569 - CLICKLIST SAVANNAH MARKETPLACE
2011 NASHVILLE PIKE
GALLATIN, TENNESSEE 37066

Table with 3 columns: REV., DATE, COMMENT. Includes project number 125-145.

SITE, GRADING, & UTILITY PLAN

C-1.1

DATE: AUG. 13, 2015
SUBM.: PC RESUBM.

KROGER STANDARD NOTES:

- 1. UNDERGROUND SITE UTILITIES SHALL NOT BE LOCATED UNDER BUILDINGS, STRUCTURES, SIGNS, OR IN AREAS OF FUTURE BUILDING EXPANSION. NO UTILITY LINES ARE PERMITTED TO PASS THROUGH OR OVER THE KROGER FACILITY IN ORDER TO FEED ANOTHER BUILDING.
- 2. UNDERGROUND UTILITIES, CONDUITS, OR CABLES MUST BE LOCATED BELOW ANY PAVING AND AGGREGATE BASE (IN THE SUBGRADE) OR BELOW FROST DEPTH WHEN APPLICABLE. DEPTH AND HORIZONTAL SPACING MUST CONFORM TO LOCAL UTILITY AND CODE REQUIREMENTS.
- 3. ALL UTILITY LINES, CONDUITS, AND CABLES ARE TO BE INSTALLED, AT A MINIMUM, WITHIN FIVE (5) FEET OF A BUILDING'S PERIMETER WALL.
- 4. BUILDING CONTRACTOR SHALL COORDINATE ALL UTILITY TIE-INS WITH THE APPROPRIATE BUILDING CONTRACTOR, ARCHITECT, AND KROGER ENGINEER.
- 5. CONTRACTOR SHALL INSTALL "TRACER" WIRE IN NON-CONDUCTIVE UTILITY EXCAVATIONS SO THAT UTILITY LOCATION COMPANY CAN CONNECT SIGNAL GENERATOR TO THE GROUND WIRE AND THE UTILITY CAN BE SPECIFICALLY LOCATED AND DEPTH DETERMINED. INSTALL #10 GROUND WIRE AND STUB UP AT THE FACE OF THE BUILDING, TAP LOCATION, METER, OR FIRE HYDRANT, ETC. INSTALL "CODED" ALUMINUM UTILITY TAG AT EACH STUB UP.
- 6. CONTRACTOR WILL ONLY OPEN UTILITY TRENCHES REQUIRED FOR THAT DAY'S WORK. THE UTILITY TRENCHES WILL BE BACKFILLED AND COMPACTED AT THE END OF THE DAY'S WORK.
- 7. ALL PIPING WILL BE CAPPED AT THE END OF THE DAY'S WORK.
- 8. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF UTILITY METERS, BOXES, LINES AND TRANSFORMERS WITH APPROPRIATE UTILITY COMPANIES PRIOR TO ANY UTILITY RELATED WORK.
- 9. ONLY GALVANIZED RIGID OR PLASTIC CONDUIT SHALL BE USED. JOINTS SHALL BE SEALED TO PREVENT MOISTURE PENETRATION.
- 10. CONTRACTOR TO CONTACT APPROPRIATE UTILITY LOCATE COMPANY PRIOR TO ANY CONSTRUCTION.
- 11. CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS, PRIOR TO BIDDING AND ALSO PRIOR TO CONSTRUCTION. DISCREPANCIES ARE TO BE REPORTED TO THE KROGER FACILITY ENGINEER PRIOR TO BIDDING OR STARTING CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING THE EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS AND SHALL COMPLETE THE WORK AT BID COST.
- 12. ALL KROGER SUPPLIED EQUIPMENT SHALL BE RECEIVED, UNLOADED, STORED, AND PROTECTED ON SITE. CONTRACTOR SHALL INSPECT UPON RECEIPT FOR SHORTAGES, DAMAGES, OR DEFECTS AND NOTIFY KROGER WITHIN 24 HOURS. FAILURE TO REPORT SHORTAGES OR DAMAGED EQUIPMENT SHALL CONSTITUTE CONTRACTORS' ACCEPTANCE OF QUANTITY AND QUALITY OF EQUIPMENT.
- 13. ALL PAVEMENT MARKINGS, INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE SLIP RESISTANT PAINT (TWO COATS). ACCESSIBLE SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
 - A. PRATT & LAMBERT TRAFFIC PAINT
 - B. SHERWIN WILLIAMS PROMAR TRAFFIC PAINT B29 SERIES
 - C. GLIDDEN ROMARK TRAFFIC PAINT
 - D. PPG ZONE AND TRAFFIC MARKING PAINT
 - E. FOY-JOHNSTON TRAFFIC PAINT 9862
- 14. SITE CONTRACTOR TO COORDINATE ALL ACCESS, PARKING, AND STAGING AREAS WITH THE BUILDING GENERAL CONTRACTOR AND THE KROGER ENGINEER.

SITE DATA TABLE

Table with columns: GENERAL DATA, SUBDIVISION / DEVELOPMENT, PHASE, TAX MAP / PARCEL, EXISTING ZONING, AREA OF SITE (OVERALL), PHASE I BULK REGULATIONS, APPLICANT, OWNER / DEVELOPER, CONSTRUCTION SCHEDULE (PHASE I), STATEMENT OF FINANCIAL RESPONSIBILITY, PURPOSE OF AMENDMENT.

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

- 1. PLANNING COMMISSION MUST APPROVE CHANGES TO LANDSCAPE PLAN. ANY TREES AND/OR SHRUBS REMOVED FOR CONSTRUCTION WILL BE REPLACED WITH SAME NUMBER AND TYPE AS APPROVED ON THE ORIGINAL FMDP.
- 2. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- 3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- 4. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- 5. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO SURROUNDING ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
- 6. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
- 7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.
- 8. ENGINEERED FILL SHALL BE COMPACTED AS SPECIFIED IN THE GEOTECHNICAL ENGINEERING REPORT.
- 9. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 - A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 - B) SPACES DESIGNATED FOR ACCESSIBLE PARKING AND ACCESS AISLE SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0% IN ANY DIRECTION. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTORS EXPENSE.
- 10. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG CURB LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
- 11. CONTRACTOR IS RESPONSIBLE FOR PROPER STORAGE OF ALL FLUIDS, ANY SPILLS ARE TO BE IMMEDIATELY REMEDIATED.
- 12. GENERAL CONTRACTOR SHALL KEEP GROUND DISTURBANCE TO THE MINIMUM REQUIRED TO COMPLETE THE PROJECT. ALL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED IF DISTURBED AREA HAS NOT BEEN WORKED WITHIN THE PAST 14 DAYS.

GENERAL UTILITY NOTES

- 1. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.
- 2. ELECTRIC UTILITY CONSTRUCTION SHALL COMPLY WITH GALLATIN DEPARTMENT OF ELECTRICITY SPECIFICATIONS.
- 3. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 4. CONTRACTOR SHALL COORDINATE INSPECTION WITH LOCAL UTILITY COMPANY.
- 5. ALL ELECTRICAL CONDUIT TO BE INSTALLED AND ROUTED ACCORDING TO CURRENT ELECTRIC AND NFPA CODES.
- 6. THE CONTRACTOR SHALL INCLUDE STEEL ROAD PLATES FOR TRENCH AREAS OF PROPOSED UTILITIES WHICH ARE NOT CORDONED OFF IN EXISTING PAVED AREAS. STEEL ROAD PLATES SHALL BE 1" THICK MIN. GRADE A36, CAPABLE OF H20 LOADING, TO PROVIDE A COVER OVER AN OPEN EXCAVATION TO PROVIDE VEHICULAR OR PEDESTRIAN TRAFFIC PROTECTION. STEEL DRIVE PLATES MUST EXTEND A MINIMUM OF 2'-0" OVER THE TOP OF THE GROUND AT EACH END OR SIDES, AND BE SECURED AGAINST UPLIFT. ALL WORK MUST BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY STATE OR LOCAL REGULATIONS THAT MAY APPLY.
- 7. ALL SITE UTILITIES END 5'-0" FROM THE FACE OF THE BUILDING. SITE CONTRACTOR SHALL COORDINATE UTILITY TIE-INS TO BUILDING UTILITY LINES WITH THE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AND WITH THE KROGER PROJECT MANAGER & BUILDING CONTRACTOR(S).

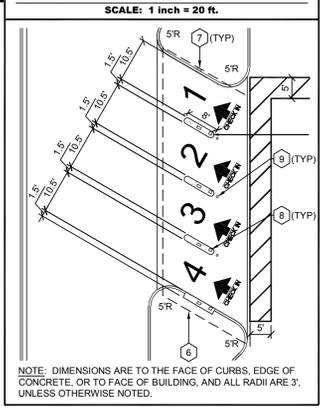
BENCHMARK NOTE
SITE BENCHMARK IS LOCATED ON TOP CENTER OF MANHOLE COVER ALONG THE WESTERLY SIDE OF THE CAGES BEND ROAD JUST SOUTH OF KROGER'S PROPERTY ON CREEKSIDE HOMES LLC PROPERTY. ELEV. = 461.00. N = 731.659.0781. E = 1.814.036.0781

FLOODPLAIN NOTE
THIS PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA, COMMUNITY PANEL NOS. 47165 C0407 G & 47165 C0409 G, DATED: APRIL 17, 2012.

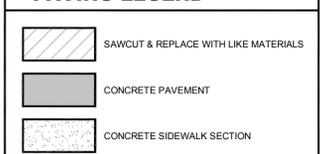
GENERAL SITE NOTES:

- 1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.
- 2. CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO BIDDING AND PRIOR TO STARTING CONSTRUCTION. SUBMITTAL OF BID SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING THE EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
- 3. THE CONTRACTOR SHALL EMPLOY A UTILITY LOCATION COMPANY TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONSTRUCTION CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- 4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. MILL ALL EDGES OF EXISTING PAVEMENT AT TIE-IN POINT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT. ENSURE POSITIVE DRAINAGE IN AREAS TO BE MILLED.
- 6. CONCRETE PAVEMENT EXPANSION JOINT MATERIAL TO BE RIGID POLYSTYRENE EXTRUSION MATERIAL, I.E. ZIP STRIP OR APPROVED EQUAL.
- 7. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- 8. ALL DAMAGE TO EXISTING ASPHALT OR CONCRETE PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. THIS INCLUDES, BUT IS NOT LIMITED TO ANY CHIPPING OR CRACKING ON THE CONCRETE SIDEWALKS, ESPECIALLY IN THE AREA OF THE CONCRETE SIDEWALK REMOVAL AND REPLACEMENT.
- 9. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED. PREFORMED FIBER EXPANSION JOINTS (1") SHALL BE PROVIDED WHERE SIDEWALKS OR PADS CONTACT WITH CURBS, BUILDINGS, AND RETAINING WALLS. (1/2") JOINTS TO BE USED AT ALL OTHER LOCATIONS. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 25' TO MATCH TRANSVERSE JOINT MARKINGS. TRANSVERSE JOINT MARKINGS SHALL BE MADE TO FORM BLOCKS AS NEARLY SQUARE AS POSSIBLE.
- 10. ON-SITE PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND THE GEOTECHNICAL ENGINEERING REPORT AND T.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION. ALL PAVING WORK WITHIN PUBLIC RIGHT-OF-WAYS MUST MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION, AND TESTING REQUIREMENTS OF THE CITY OF GALLATIN PUBLIC WORKS STANDARD SPECIFICATIONS.
- 11. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- 12. INSTALL SAFETY FENCING AS NECESSARY FOR SECURITY, SAFETY AND TRAFFIC PURPOSES.
- 13. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- 14. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- 15. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- 16. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR GALLATIN BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- 17. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.
- 18. THE ENGINEER AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE, OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.
- 19. ALL SIDEWALKS, EXISTING AND PROPOSED, ARE TO BE CONSTRUCTED AND/OR LEFT IN A CONDITION THAT MEETS OR EXCEEDS THE CITY OF GALLATIN PUBLIC WORKS STANDARDS.
- 20. ALL SYSTEMS, PRODUCTS AND INSTALLATIONS SHALL BE GUARANTEED AGAINST ANY DEFECTS FOR ONE YEAR FROM THE PROJECT OPENING DATE. CORRECTION OR REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 21. CONTRACTOR IS TO ADJUST ALL EXISTING UTILITY CASTINGS TO PROVIDE FLUSH ELEVATION WITH SURROUNDING PROPOSED PAVEMENT ELEVATIONS.
- 22. CONTRACTOR IS TO ENSURE PROPER DRAINAGE TO ALL INLETS. CONTACT ENGINEER IF ADDITIONAL MILLING IS REQUIRED.
- 23. CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE FROM ALL DOORS. REPORT ANY DISCREPANCY TO THE ENGINEER IMMEDIATELY.
- 24. PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND T.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- 25. ALL ON-SITE PAVEMENT MARKINGS SHALL BE 4" PAINTED, USING WHITE LINES ON ASPHALT PAVING AND YELLOW LINES ON PORTLAND CEMENT CONCRETE PAVING, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- 26. ALL SIDEWALKS, PROPOSED AND EXISTING, ARE TO BE CONSTRUCTED AND/OR LEFT IN A CONDITION THAT MEETS OR EXCEEDS CITY OF GALLATIN STANDARDS.
- 27. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- 28. ALL TRAFFIC CONTROL, INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

CLICKLIST DETAILED AREA:



PAVING LEGEND

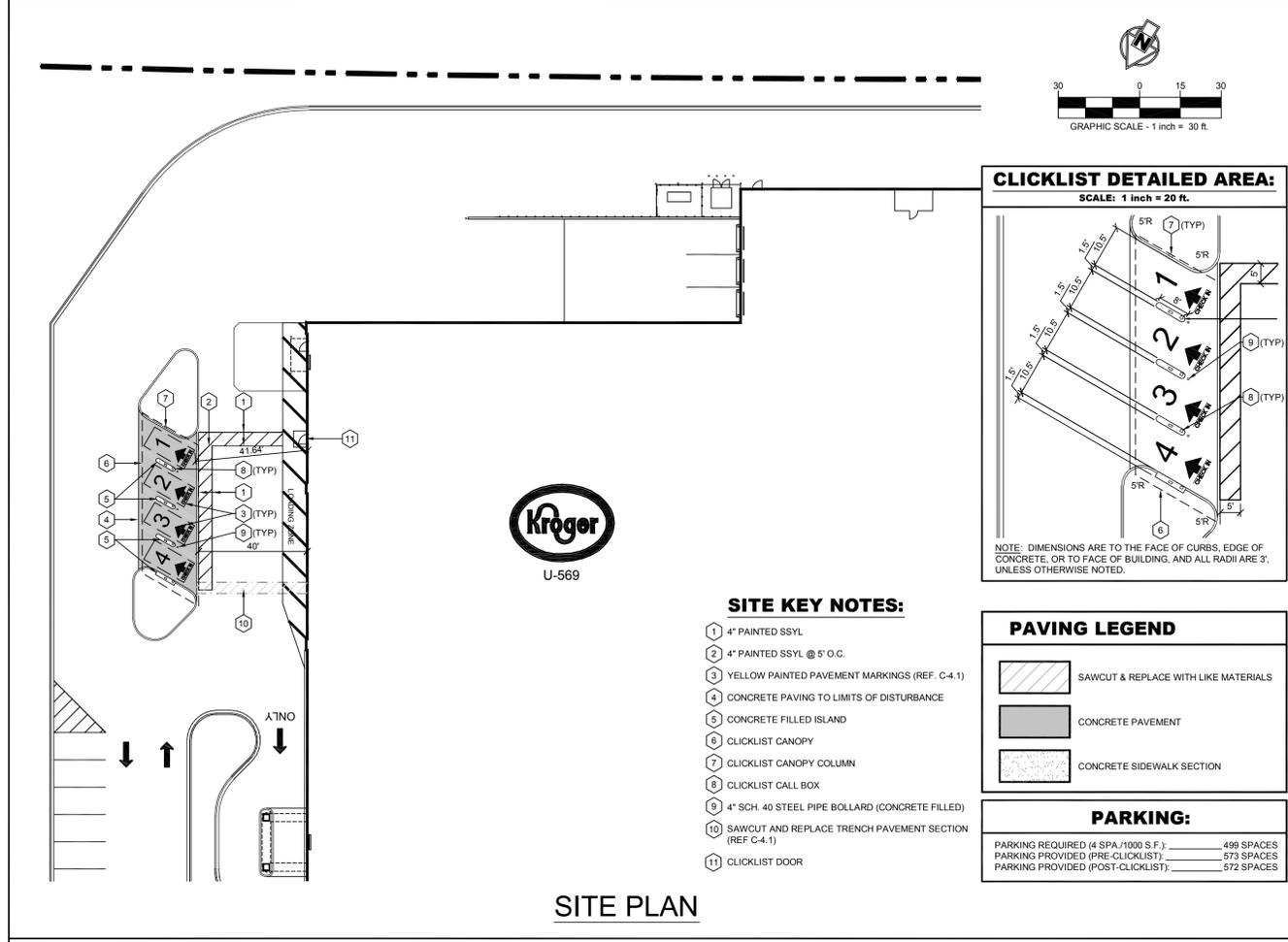


PARKING:

Table with 2 columns: Description, Spacing. Includes rows for parking required (4 SPA/1000 S.F.), parking provided (pre-clicklist), and parking provided (post-clicklist).

UTILITY KEY NOTES:

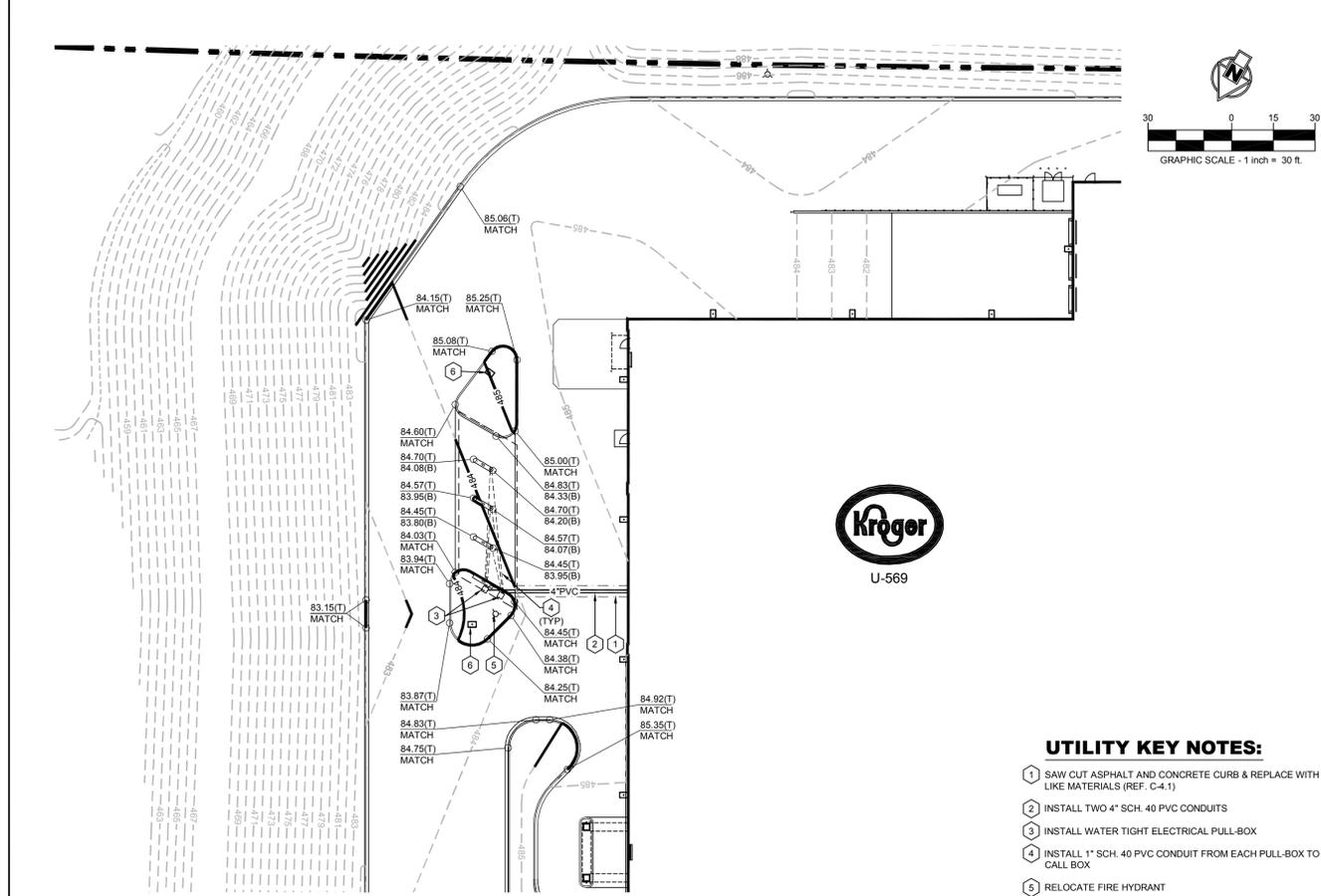
- 1. SAW CUT ASPHALT AND CONCRETE CURB & REPLACE WITH LIKE MATERIALS (REF. C-4.1)
- 2. INSTALL TWO 4" SCH. 40 PVC CONDUITS
- 3. INSTALL WATER TIGHT ELECTRICAL PULL-BOX
- 4. INSTALL 1" SCH. 40 PVC CONDUIT FROM EACH PULL-BOX TO CALL BOX
- 5. RELOCATE FIRE HYDRANT
- 6. RELOCATE LIGHT POLE



SITE KEY NOTES:

- 1. 4" PAINTED SSYL
- 2. 4" PAINTED SSYL @ 5" O.C.
- 3. YELLOW PAINTED PAVEMENT MARKINGS (REF. C-4.1)
- 4. CONCRETE PAVING TO LIMITS OF DISTURBANCE
- 5. CONCRETE FILLED ISLAND
- 6. CLICKLIST CANOPY
- 7. CLICKLIST CANOPY COLUMN
- 8. CLICKLIST CALL BOX
- 9. 4" SCH. 40 STEEL PIPE BOLLARD (CONCRETE FILLED)
- 10. SAWCUT AND REPLACE TRENCH PAVEMENT SECTION (REF C-4.1)
- 11. CLICKLIST DOOR

SITE PLAN



GRADING & UTILITY PLAN



DESIGN
ENGINEERING
MANUFACTURING
CONSTRUCTION



SHEET
NUMBER
A-1.3

RENDERING
KROGER MARKETPLACE - CLICKLIST - STORE # U-569
SAVANNAH MARKETPLACE (U.S. HWY. 31E)
GALLATIN, SUMNER COUNTY, TENNESSEE 37066

SCALE: 1"=30'
DATE: 07/29/2015
PROJ. #: 125-145

THE KROGER COMPANY
MID-SOUTH OFFICE
2620 ELM HILL PIKE
NASHVILLE, TN 37214
PH 615-871-2403



PERRY
ENGINEERING, LLC
A PROFESSIONAL SERVICE CORPORATION
REGISTERED PROFESSIONAL ENGINEER
NO. 33822
CONTACT: 615.252.1000

ITEM 5

GMRPC Resolution No. 2015-105

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR SAINT BLAISE RETREAT, SECTION 2, CONTAINING 24 ONE-FAMILY DETACHED DWELLING LOTS, TWO (2) OPEN SPACE TRACTS, AND EXTENSION OF TWO (2) PUBLIC RIGHTS-OF-WAY, ON 12.46 (+/-) ACRES, LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF SAINT BLAISE COURT – (1-951-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Parkside Builders, LLC at its regular meeting on August 24, 2015; 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 2-105:

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 Emerging Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 15 Planned Residential Development Zoning District, the Preliminary and Final Master Development Plan and the Preliminary Plat for Saint Blaise Retreat, Section 2.
3. The proposed Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed 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 Section 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 Saint Blaise Retreat, Section 2, consisting of a one (1) sheet plan, prepared by Site Engineering Consultants, Inc. of Murfreesboro, Tennessee, with project number 05062, dated July 22, 2015, with a revision date of August 10, 2015, with the following conditions:

1. The size of the plat shall be reduced to 18x24 as required by the City of Gallatin.
2. Modify General Note #9 to state: All areas designated as open space tracts and bufferyards, shall be owned and maintained by the Homeowner's Association.
3. Provide an easement for the temporary cul de sac and utilities on the remainder of Parcel 47.
4. Provide a ten (10) foot wide P.U.D.E. on Lot 68, adjacent to the stream buffer, or include the Stream Buffer as part of the P.U.D.E.
5. Revise "Phase 2" back to "Section 2" in all areas of the plat that it's referenced.
6. Revise plans to show all right-of-way corners with concrete monuments.
7. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
8. Submit three (3), 18x24, corrected and folded copies of the Final Plat to the Planning Department for review and approval.

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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY

CITY ATTORNEY



ITEM 5

PLANNING DEPARTMENT STAFF REPORT

Final Plat for Saint Blaise Retreat – Section 2
(1-951-15C)

Montrose Drive and Brighton Lane off of Saint Blaise Court
Date: August 24, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR SAINT BLAISE RETREAT, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 ONE-FAMILY DETACHED DWELLING LOTS, TWO (2) OPEN SPACE TRACTS, AND EXTEND TWO (2) RIGHTS-OF-WAY, ON 12.46 (+/-) ACRES LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF OF ST. BLAISE COURT. ONE-FAMILY DETACHED DWELLINGS IS A PERMITTED USE IN THE RESIDENTIAL-15 PLANNED RESIDENTIAL DISTRICT (R15-PRD) ZONE DISTRICT. (ATTACHMENT 5-1 AND 5-2)

OWNER: SB OF GALLATIN, LLC
APPLICANT: PARKSIDE BUILDERS, LLC
STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2015-105
STAFF CONTACT: DENISE BROWN
PLANNING COMMISSION DATE: AUGUST 24, 2015

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Saint Blaise Retreat, Section 2, a major subdivision, to create 24 One-Family Detached Dwelling lots, two (2) open space tracts, and extend two (2) rights-of-way on 12.46 (+/-) acres, located on Montrose Drive and Brighton Lane off of St. Blaise Court. One-Family Detached Dwellings is a permitted use in the R15-PRD zone district.

CASE BACKGROUND:

Previous Approvals

Saint Blaise Retreat was initially approved by the Sumner County Planning Commission and was then subsequently annexed in to the City of Gallatin in 2008. (PC File# 6-1-08)

On May 24, 2005, the Sumner County Planning Commission approved the rezoning to Low Density Residential Planned Unit Development (LDR-PUD) and preliminary master development plan for Saint Blaise Retreat.

On September 27, 2005, the Sumner County Planning Commission approved the final master development plan, sketch plat and preliminary plat for Saint Blaise Retreat, Section 1, and on July 25, 2006, the Sumner County Planning Commission approved the final plat for Saint Blaise Retreat, Section 1. The final plat was recorded on January 4, 2007. (Plat Book 24 Page 35) (Attachment 5-3)

On April 23, 2012, the Gallatin Municipal-Regional Planning Commission approved the revised final master development plan for Sections 1 & 2, revising the Amenity Plan located in the open space tract in Section 1 and eliminating one (1) lot in Section 2. (PC9977-12) The preliminary plat for Saint Blaise Retreat, Section 2, containing 42 lots was also approved at the April 23, 2012 meeting.

On January 27, 2014, the Planning Commission approved an amended preliminary master development plan and a revised final master development plan for Saint Blaise Retreat (PC0232-14), dividing Section 2 into additional sections by creating Section 3. The Preliminary Plat was approved at the same meeting. (PC0233-14) (Attachment 5-4 and 5-5)

DISCUSSION:

Proposed Development

At build-out, Saint Blaise Retreat will include a total of 87 one-family detached dwelling lots and 10.47 acres of open space tracts. The development is divided into three (3) sections. The Final Plat for Section 2 will contain 24 lots, two (2) open space tracts and the extension of Montrose Drive and Brighton Lane public rights-of-way.

Lot Layout

The R15-PRD zoning requires a minimum lot size of 9,000 square feet. The lots proposed for Section 2 all exceed this requirement, with the smallest lot being 12,000 square feet.

The lot sizes and layout shown on the final plat are consistent with lot sizes and layouts approved in the revised final master development plan (PC0232-14) and preliminary plat (PC0233-14). These plans are provided as Attachment 5-2 and 5-3.

Natural Features

The natural topography for the existing vacant property begins at the highest point of elevation (574') on Lot 60, with a steady decent, towards the lowest point of elevation (530') on Open Space A. No portion of the subject property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0407G.

Adjacent or Area Uses

The properties located to the north and east are part of the Saint Blaise Retreat, Section 1 (P.B. 24, PG 35, Attachment 5-3), and zoned R15-PRD. The property located to the west is vacant and owned by the City of Gallatin and zoned R15-PRD. The properties located to the south are part of the Saint Blaise Estates subdivision, and zoned Agriculture.

Easements (P.U.D.E's)/Stream Buffer

All lots will include 20' P.U.D.E's along the front property lines and 10' P.U.D.E's along the side and rear property lines with the exception of lot 68 which has a 30' Stream Buffer along the eastern side property line. A P.U.D.E. shall be provided adjacent to the 30 foot Stream Buffer or provide the Stream Buffer as part of the P.U.D.E.

Public Right of Way/Streets and Alleys

Montrose Drive and Brighton Lane will be 50 foot wide public rights-of-way with 24 foot wide streets. Both rights-of-way will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council. Sidewalks will be constructed in accordance with the Gallatin Zoning Ordinance and the *2020 Plan*.

A 94 foot, diameter temporary turnaround has been provided in the adjacent, future Phase 3, for emergency vehicles and garbage trucks. The easement shall be recorded with the Final Plat.

Open Space and Bufferyard

The Plat shows two (2) open space tracts containing approximately 1.51 (+/-) acres (Open Space A – 1.16, Open Space B – 0.36). An Alternate Type 35 Bufferyard will be provided in the open space tract on the southern boundary between Saint Blaise Retreat, Section 2 and Saint Blaise Estates. The buffer yard consists of an existing tree line. A tree survey was submitted with the final plat.

Where sufficient existing mature deciduous trees are located in the bufferyards, evergreen trees or equal type buffer trees are to be utilized in areas where existing undergrowth vegetation is removed to the extent the remaining trees and natural growth do not equal or exceed an opaque barrier created by the evergreen plantings.

The maintenance note will be modified on the plat stating: All areas designated as open space tracts and bufferyards, shall be owned and maintained by the Homeowner's Association.

Utilities

The water and sewer lines are located in the public right-of-way. An easement is needed where utilities extend outside of the plat.

Stormwater

The owner and applicant submitted construction plans to the Engineering Division for review and approval. The construction plans and final plat indicate a portion of the stormwater runoff is captured through catch basins and is piped to the pond constructed in Section 1 of the development. The remaining stormwater is not captured; rather, it is permitted to follow pre-development flow paths toward the conveyance running between Section 1 and the remaining sections. The detention pond constructed in Section 1 was designed and constructed to compensate for the stormwater not captured in Section 2 and 3.

Subdivision Surety

The applicant is required to submit a subdivision surety to the City for public improvements per Chapter 3, Section 3-101 of the Gallatin Subdivision Regulations.

White House Utility District Comments

This development is serviced by the White House Utility District. The applicant shall coordinate all development with White House Utility District to ensure all future utility infrastructure is installed to the satisfaction of the Utility Districts standards.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. The owner and applicant satisfactorily addressed most of the Engineering Division comments; however the owner and applicant shall comply with the following:

1. Revise plans to show all right-of-way corners with concrete monuments.

Other Departmental Comments

Other City Departments reviewed and commented on the Final Plat. The Other Departmental Comments have been satisfied.

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 Emerging Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 15 Planned Residential Development Zoning District, the Preliminary and Final Master Development Plan and the Preliminary Plat for Saint Blaise Retreat, Section 2.
3. The proposed Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed 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 Section 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:

Staff recommends that the Planning Commission approve Resolution 2015-105, a Final Plat for Saint Blaise Retreat, Section 2 consisting of a one (1) sheet plat, dated July 22, 2015 with a revision date of August 10, 2015, prepared by Site Engineering Consultants of Murfreesboro, TN with the following conditions:

1. The size of the plat shall be reduced to 18x24 as required by the City of Gallatin.
2. Modify General Note #9 to state: All areas designated as open space tracts and bufferyards, shall be owned and maintained by the Homeowner's Association.
3. Provide an easement for the temporary cul de sac and utilities on the remainder of Parcel 47.
4. Provide a ten (10) foot wide P.U.D.E. on Lot 68, adjacent to the stream buffer, or include the Stream Buffer as part of the P.U.D.E.
5. Revise "Phase 2" back to "Section 2" in all areas of the plat that it's referenced.
6. Revise plans to show all right-of-way corners with concrete monuments.
7. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
8. Submit three (3), 18x24, corrected and folded copies of the Final Plat to the Planning Department for review and approval.

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

ATTACHMENTS

- Attachment 5-1 Location Map**
- Attachment 5-2 Final Plat for Saint Blaise Retreat, Sec. 2 (PC File #1-951-15C)**
- Attachment 5-3 Final Plat for Saint Blaise Retreat, Sec. 1**
- Attachment 5-4 PMDP/FMDP for Saint Blaise Retreat (PC0232-14)**
- Attachment 5-5 Preliminary Plat for Saint Blaise Retreat, Sec. 2 (PC0233-14)**

Saint Blaise Retreat, Section 2

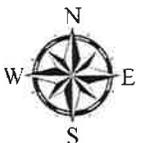
PC File #1-951-15C

ATTACHMENT 5-1



124//047.00

Zoned: Residential-15 Planned Residential Development (R15-PRD)



GENERAL NOTES

1. BEARING SYSTEM IS REFERENCED TO GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM HAZED DERIVED FROM THE CITY OF GALLATIN GEODETIC CONTROL MONUMENTS BY GPS METHOD.
2. THIS PROPERTY LIES WITHIN ZONE 6, NOT IN THE 100 YEAR FLOOD PLAIN AS SET FORTH BY ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 47RSC0407-D, EFFECTIVE DATE NOVEMBER 8, 2000.
3. SUBJECT PROPERTY IS A PORTION OF PARCEL 47 AS SHOWN ON SUMNER COUNTY PROPERTY MAP 24.
4. BOUND THE SAME PROPERTY CONVEYED TO CLARION DEVELOPMENT SAINT BLAISE LLC BY DEED BOOK 2361, PAGE 59, REGISTERED OFFICE OF SUMNER COUNTY, TN.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND PUBLIC UTILITIES SHOWN ON THE 2012 PUBLIC UTILITIES MAPS PREPARED BY THE GALLATIN UTILITIES DISTRICT. PUBLIC UTILITIES SHOWN ON THESE MAPS INCLUDE: WATER, SEWER, GAS, AND TELEPHONE. ALL SUCH UTILITIES IN THE AREA OF THIS UNDERGROUND UTILITIES WORK ARE IN THE PUBLIC DOMAIN. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FIDELITY OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED LDR-PUD. MINIMUM BUILDING SETBACKS FOR THIS ZONING REGULATION ARE AS FOLLOWS:
FRONT - 5'
REAR - 5'
SIDE - 5'
8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONTRACT IN ACCORDANCE WITH A SURFACE FINISH AND DRAINAGE PLAN WHICH WILL COMPLY WITH SURFACE WATER WITHOUT FLOODING TO THE LOT AND UNDER THE BALDWIN TOWNSHIP SURFACE DRAINAGE SYSTEM CONTRACTED FOR BY THE SUBDIVISION DEVELOPER.
9. ALL LOTS ARE 40' WIDE & 40' DEEP. DIMENSIONS FOR HEIGHTS FOR IMPROVED ACCESS.
10. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE 10' DRAINAGE EASEMENT IN FRONT OF LOTS 10 & 11.
11. SETBACKS WILL BE DETERMINED PER PRELIMINARY APPROVAL.
IF APPLICABLE ON CORNER LOTS WILL BE DETERMINED BY DIMENSION LOCATIONS.



CERTIFICATE OF TOWNSHIP AND DESIGNATION
 2381 519
 I HEREBY CERTIFY THAT I AM NOT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2361, PAGE 59, COUNTY REGISTERED OFFICE AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTERED OFFICE THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT A FLOOD PLAIN AS SET FORTH BY ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 47RSC0407-D, EFFECTIVE DATE NOVEMBER 8, 2000. THE PROPERTY SHOWN AND DESCRIBED HEREON HAS BEEN FILED AS REQUIRED BY THE SUMNER COUNTY RECORDS DEPARTMENT. SUBDIVISION RESULTS:
 DATE: 12-28-06
 John P. Jones, Chairman
 CLARION DEVELOPMENT SAINT BLAISE LLC
 PRESIDENT/DEVELOPER

CERTIFICATE OF ASSURANCE
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SUMNER COUNTY PLANNING COMMISSION AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 9-26-06
 David Parker, TN Reg. No. 9123
 SURVEYOR

CERTIFICATE OF APPROVAL OF SCOPE OF WORK
 I HEREBY CERTIFY THAT ALL NECESSARY RECORDS ON THIS FINAL SUBDIVISION PLAN HAVE BEEN REVIEWED AND ACCEPTABLE. I HAVE BEEN ADVISED BY THE SUMNER COUNTY PLANNING COMMISSION THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT A FLOOD PLAIN AS SET FORTH BY ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 47RSC0407-D, EFFECTIVE DATE NOVEMBER 8, 2000. APPROVED IN CASE OF ANY LOTS.
 DATE: 12-28-06
 Scott Hank
 COUNTY REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED SAINT BLAISE RETREAT SECTION 1 HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A DIFFERENT TYPE OF PLAN HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.
 DATE: 1-3-07
 Bill Young
 AGENT OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED SAINT BLAISE RETREAT SECTION 1 HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR SUFFICIENT BOND OF CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.
 DATE: 1-3-07
 Bill Young
 AGENT OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION ENTITLED SAINT BLAISE RETREAT SECTION 1 HAS FULLY MET THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND HAS BEEN APPROVED.
 DATE: 1-3-07
 DNR
 COUNTY ENVIRONMENTAL AGENT

CERTIFICATE OF COMMON AREA DESIGNATION
 CLARION DEVELOPMENT IN RECORDING THIS PLAN HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS RESERVED FOR USE BY THE HOMEOWNER WITHIN SAID PLANNING SECTION 1 FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESIGNATED AREAS DO NOT INCLUDE ANY PORTION OF THE COMMON PUBLIC ROAD AND ARE NOT TO BE SET FORTH IN CHAPTER 100 OF THE CODE OF LAWS AND REGULATIONS APPLICABLE TO SAID COMMON AREAS. THE DESIGNATION OF COMMON AREAS IS SUBJECT TO THE APPROVAL OF THE COUNTY HEALTH DEPARTMENT AND IS PART OF THIS PLAN.
 DATE: 12-28-06
 John P. Jones, Chairman
 CLARION DEVELOPMENT SAINT BLAISE LLC

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUMNER COUNTY RECORDS DEPARTMENT RECORDS THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT A FLOOD PLAIN AS SET FORTH BY ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 47RSC0407-D, EFFECTIVE DATE NOVEMBER 8, 2000. APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTERED SURVEYOR.
 DATE: 1-4-06
 David Parker
 PLANNING COMMISSION SECRETARY

ENTERED
 JOHN C. LINDSAY
 COUNTY REGISTERED SURVEYOR
 DATE: 1-4-06

LINE DATA

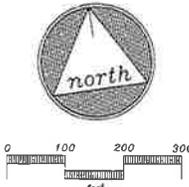
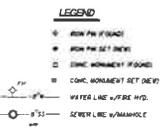
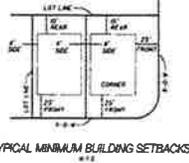
LINE	BEARING	DISTANCE
1-1	N 89° 58' 00" W	101.12
1-2	S 89° 58' 00" W	101.12
1-3	S 89° 58' 00" W	101.12
1-4	S 89° 58' 00" W	101.12
1-5	S 89° 58' 00" W	101.12
1-6	S 89° 58' 00" W	101.12
1-7	S 89° 58' 00" W	101.12
1-8	S 89° 58' 00" W	101.12
1-9	S 89° 58' 00" W	101.12
1-10	S 89° 58' 00" W	101.12

CURVE DATA

LINE	BEARING	LENGTH	CHORD	CHORD BEARING
1-1	N 89° 58' 00" W	101.12	101.12	N 89° 58' 00" W
1-2	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-3	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-4	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-5	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-6	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-7	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-8	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-9	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W
1-10	S 89° 58' 00" W	101.12	101.12	S 89° 58' 00" W

LOT AREAS

LOT	AREA	LOT	AREA
1	1,111.11	21	1,111.11
2	1,111.11	22	1,111.11
3	1,111.11	23	1,111.11
4	1,111.11	24	1,111.11
5	1,111.11	25	1,111.11
6	1,111.11	26	1,111.11
7	1,111.11	27	1,111.11
8	1,111.11	28	1,111.11
9	1,111.11	29	1,111.11
10	1,111.11	30	1,111.11



OWNER/DEVELOPER:
 CLARION DEVELOPMENT SAINT BLAISE LLC
 CONTACT: JOHN JOHNSON
 P.O. BOX 02
 SEPTAGON, TN 37082
NEED REFERENCE:
 DEED BOOK 2361, PG. 59, R.O.S.C.
 TAX MAP 24, PARCEL 47

SITE DATA:
 TOTAL AREA SECTION 1 = 27904 ACRES
 AREA IN 45 LOTS = 8639 ACRES
 AREA IN FRONT-LOT ONLY = 4.094 ACRES
 AREA IN OPEN SPACE = 4.094 ACRES
 ZONING - LDR-PUD

FINAL PLAT
SECTION 1
SAINT BLAISE RETREAT
SUBDIVISION

SUMNER COUNTY, TENNESSEE
 4th CIVIL DISTRICT OF SUMNER COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING - SURVEYING - LAND PLANNING
 806 MOBILE TENNESSEE BLVD • BURRHEADSBOURNE TENNESSEE 37079
 PHONE: (615) 890-1700 • FAX: (615) 890-1707

PLAT BOOK _____ PAGE _____
 TIME OF RECORDING: _____
 DATE OF RECORDING: _____

ATTACHMENT 5-5

The site as shown on these construction drawings is intended to address specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no comparative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Approved by the Gallatin Municipal-Regional Planning Commission, with the following Conditions of Approval:

1. Planning Commission consider the proposed changes as a minor amendment to the Preliminary Master Development Plan.
2. Increase the side yard lines from 5 feet to 10 feet in order to match the 10 foot P.U.D. as located along all side property lines.
3. Submit three (3) corrected and tolloled copies of the Preliminary Plat to the Planning Department for review and approval.
4. Provide a tree survey for each of the Alternate Type 35 Buffalwards shown in Phases 2 & 3 along with the final plan for those phases.
5. Stormwater detention changes on the construction plans may require revision to Final Master Development Plan.

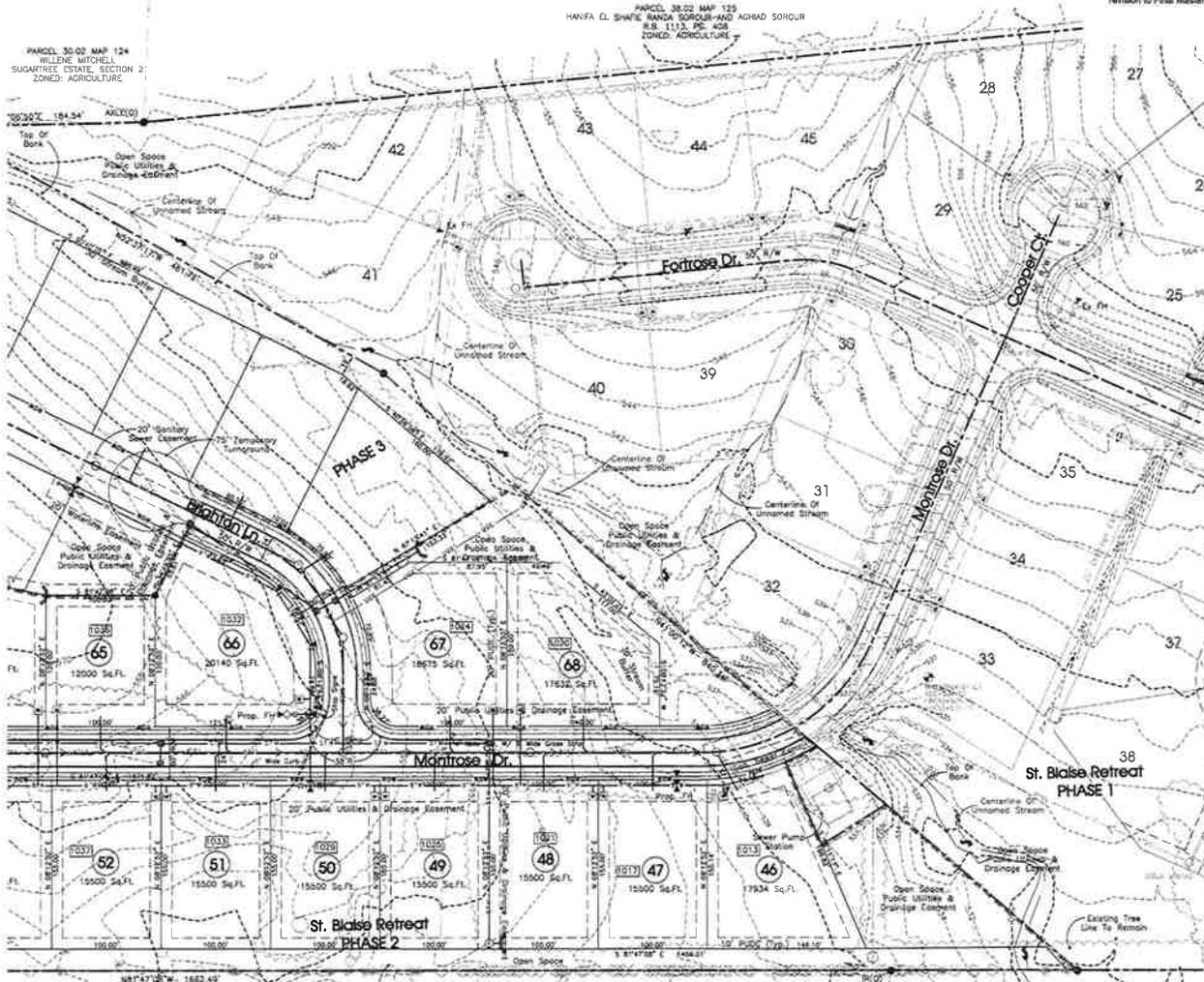
This preliminary plat approval does not constitute approval of the pond on lot 64 must be submitted to City of Gallatin Engineering Dept.

A report from geotechnical engineer regarding the reclamation of the pond on lot 64 must be submitted to City of Gallatin Engineering Dept.

The developer must supply end install decorative street lights per Gallatin Dept. of Electricity in Phase 2.

Construction plans for this subdivision have not been submitted to City of Gallatin for approval at this phase of development. The final plat will substantially match approved construction plans, and will reflect all right-of-way, open space, infrastructure, and easements necessary, to accommodate requirements, of the City of Gallatin subdivision regulations, zoning ordinance, and storm water ordinance in effect at the time of submital.

Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.



Site Data Table
St. Blaise Retreat Phase 2

Owner:
St. Blaise Retreat, LLC
5120 Virginia Way, B-13
Brentwood, TN 37027

Applicant:
Contractor Builders, LLC
Contact Randy Chastain
226 Seaboard Lane, Suite G-102
Franklin, TN 37057

Preliminary Plat Prepared By:
Site Engineering Consultants
550 Middle Tennessee Blvd.
Memphis, TN 37129
Contact: Doug Jenkins

Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2351, Pg. 519
4th Civil District in Sumner Co.
Zone R-15(PRD) And is Part Of The St. Blaise
Retreat Master Plan
Flood Map No: 47165C0407G,
Zone 'X'

Dated: April 17, 2012

Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Dwelling, One-Family Detached
Phase 3= Vacant Land

Proposed Use:
Phase 1, 2 & 3= Dwelling, One-Family Detached

Purpose: Create 24 Residential Lots On 12.46 Ac

Legend:

EXIST. CONCRETE MONUMENT	W/LET PROTECTION FILTER
FIN. PAV. SET (P.A.S.)	HANDICAP PARKING SYMBOLS
NON. PAV. FOUND (P.F.A.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SIGN CLEANOUT	MINED HEADWALL
EXIST. MANHOLE (COVER & FRAME)	MANHOLE
EXIST. CATCH BASIN (SPONGE SOAK)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS METER	EXIST. TAP ELEVATION
EXIST. TELEPHONE METER	POET INDICATOR VALVE
EXIST. GAS METER	REXCOVER
ELECTRICAL ENCLOSURE	SEWER LINE SEPT. CONNECTION
EXIST. WATER METER	WATER NUMBER
EXIST. UTILITY POLE	RP TAP
EXIST. FIRE HYDRANT	RANOFF FLOW ARROW
BENCH-MARK	RECONSTRUCTION FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC AREA
CONCRETE THURST BLOCK	TURN LINE ARROWS
CATCH BASIN	W/ ACCESSIBLE W/ADAPTED DESIGNATION
CURB PALET	WATER METER
AREA CRAN	WHEEL STOP
CONCRETE THURST BLOCK	GREASE TRAP
DOUBLE STRUCTURE CHECK VALVE	DRAINAGE STRUCTURE SECTION
FIRE TAP CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	CHANGED SIGN
DATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SLAB

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

800 MIDDLE TENNESSEE BOULEVARD • MEMPHIS, TENNESSEE 37109
PHONE: (901) 880-7901 • E-MAIL: BUNNINS@SEC-CIVIL.COM FAX: (901) 880-2007
ALL PORTIONS OF THIS DRAWING MUST BE APPROVED WITHOUT THE EMPLOYED WHITE COUNTY OF S.E.C. INC.



Saint Blaise Retreat Phase 2
Gallatin, Tennessee

EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	100'
EXISTING CONTROL SET FENCE	5' 5'
EXISTING TREELINE	
EXISTING FENCELINE	
HUMAN BALANCE NETWORK LINE	YES
PHASE BOUNDARY	.....
EXISTING GAS LINE	.....
PROPOSED GAS LINE	.....
EXISTING STORM	.....
PROPOSED STORM	.....
EXISTING CONTROL LINES	.....
PROPOSED CONTROL LINES	.....
EXISTING SANITARY SEWER	.....
PROPOSED SANITARY SEWER	.....
EXISTING WATER	.....
PROPOSED WATER	.....

Location Map
Preliminary Plat

DATE PLAT/DEED	3-15-12
DEED FILE NO.	
FILE NAME	806023047
REVISION	
SHEET	
SCALE	1"=50'
JOB NO.	05082
SHEET	

PC 0233-14

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 24 SINGLE FAMILY LOTS, CREATE 2 OPEN SPACE AREAS, AND DEDICATE PUBLIC RIGHT-OF-WAY.
- BEARING SYSTEM IS REFERENCED TO GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83, DERIVED FROM THE CITY OF GALLATIN GEODETIC CONTROL MONUMENTS BY GPS METHOD.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD AREA, AS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 4765C0407 G, EFFECTIVE DATE APRIL 17, 2012.
- SUBJECT PROPERTY IS A PORTION OF PARCEL 47 AS SHOWN ON SUMNER COUNTY PROPERTY MAP 124.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF 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 OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED R-15 PRD.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ANY OPEN SPACE AREAS IN THE SUBDIVISION.
- SIDEWALKS WILL BE CONSTRUCTED PER PRELIMINARY APPROVAL.
- ADDRESSES ON CORNER LOTS WILL BE DETERMINED BY DRIVEWAY LOCATIONS. SUMNER COUNTY EMERGENCY COMMUNICATIONS HAS ASSIGNED BOTH ADDRESSES FOR THIS PURPOSE.
- EXISTING USE: VACANT LAND
PROPOSED USE: DWELLING, ONE FAMILY DETACHED

LINE DATA

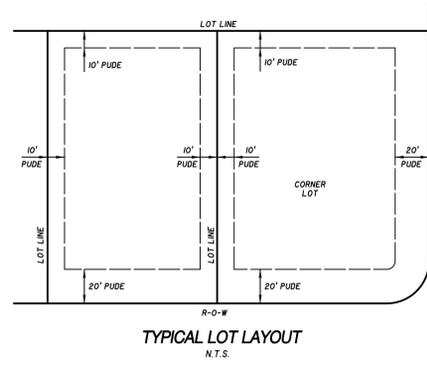
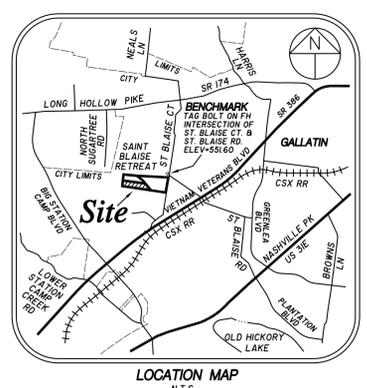
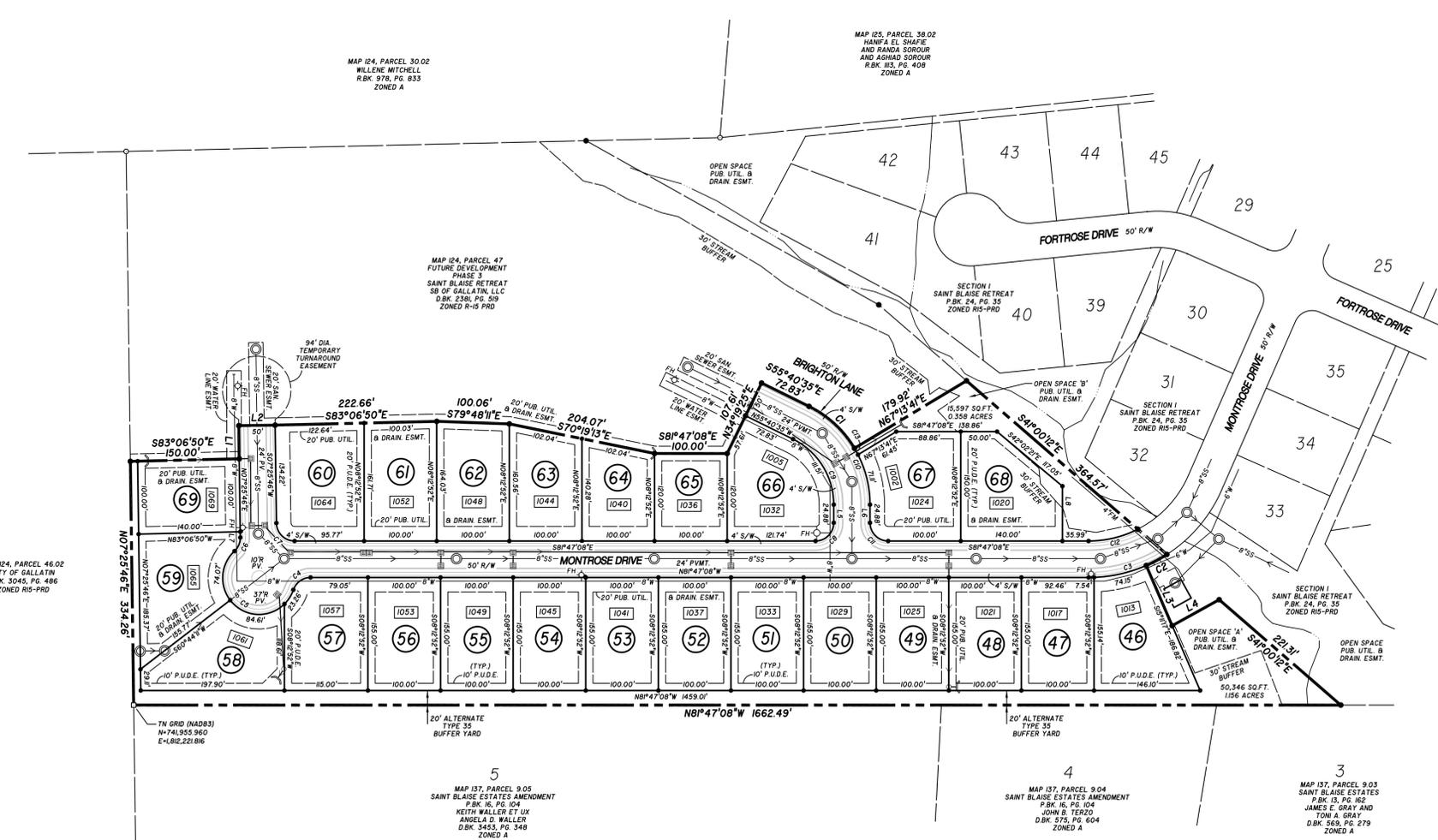
LINE	BEARING	DISTANCE
L1	N07°25'46"E	45.48'
L2	S82°34'14"E	50.00'
L3	S15°11'17"E	89.98'
L4	N59°19'03"E	73.84'
L5	N08°12'52"E	24.88'
L6	S08°12'52"W	24.88'
L7	N07°25'46"E	7.85'
L8	S08°12'52"W	75.16'

CURVE DATA

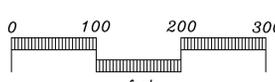
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°54'16"	150.00'	86.14'	44.30'	84.96'	S39°13'27"E
C2	9°14'48"	200.00'	32.29'	16.17'	32.24'	S70°11'19"W
C3	32°38'57"	200.00'	113.97'	58.58'	112.43'	N81°53'23"E
C4	17°45'05"	25.00'	31.02'	17.86'	29.07'	S62°40'19"W
C5	22°29'22"	50.00'	181.94'	196.95'	96.93'	N48°57'32"W
C6	48°11'23"	25.00'	21.03'	11.18'	20.41'	N31°31'27"E
C7	89°12'54"	25.00'	39.93'	24.66'	35.11'	S37°10'41"E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N53°12'52"E
C9	63°53'27"	100.00'	111.51'	62.35'	105.82'	N23°43'51"W
C10	63°53'27"	150.00'	167.27'	93.53'	158.73'	N23°43'51"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S36°47'08"E
C12	26°52'14"	150.00'	70.35'	35.83'	69.70'	N84°46'45"E
C13	3°49'21"	150.00'	10.01'	5.01'	10.01'	N20°51'38"W

LOT AREAS

LOT	SQ FT	ACRES
46	17,534	0.412
47	15,500	0.356
48	15,500	0.356
49	15,500	0.356
50	15,500	0.356
51	15,500	0.356
52	15,500	0.356
53	15,500	0.356
54	15,500	0.356
55	15,500	0.356
56	15,500	0.356
57	17,369	0.399
58	17,631	0.405
59	17,386	0.399
60	19,349	0.444
61	16,287	0.374
62	16,229	0.373
63	15,042	0.345
64	13,014	0.299
65	12,000	0.275
66	20,140	0.462
67	18,875	0.429
68	17,632	0.405
69	14,000	0.321



- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - 8"W WATER LINE w/FIRE HYD.
 - 8"SS SEWER LINE w/MANHOLE
 - STORM LINE w/INLET
 - STREET ADDRESS



OWNER:
SB OF GALLATIN, LLC
512 VIRGINIA WAY, B-13
BREMWOOD, TN 37027
DEED BOOK 2381, PG. 519, R.O.S.C.
MAP 124, PARCEL 47

DEVELOPER:
PARKSIDE BUILDERS, LLC
CONTACT: RANDY CHASTAIN
256 SEABOARD LANE/SUITE 6-102
FRANKLIN, TN 37067

SITE DATA:
TOTAL AREA PHASE 2 = 12.463 ACRES
AREA IN 24 LOTS = 8.900 ACRES
AREA IN RIGHT-OF-WAY = 2.049 ACRES
AREA IN OPEN SPACE 'A' = 1156 ACRES
AREA IN OPEN SPACE 'B' = 0.358 ACRES
ZONING = R-15 PRD

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2381, PAGE 519, COUNTY REGISTRAR'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 OR IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS.

NAME: _____
TITLE: _____
SB OF GALLATIN, LLC
OWNER/REPRESENTATIVE

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.

SEC. INC. _____
DATE: _____ DAVID PARKER, TN R.L.S. No. 2381

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 OR COUNTY ROAD SUPERINTENDENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT, PHASE 2, 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.

WATER SYSTEM _____ DATE _____ AUTHORIZED AGENT, WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT, PHASE 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WITH WHITE HOUSE UTILITY DISTRICT WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____ DATE _____ AUTHORIZED AGENT, WHITE HOUSE UTILITY DISTRICT

CERTIFICATION OF COMMON AREAS DEDICATION

SB OF GALLATIN, LLC, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN SAINT BLAISE RETREAT, PHASE 2, FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN SAINT BLAISE RETREAT, PHASE 2, AS MORE FULLY PROVIDED IN ARTICLE _____, DEDICATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO SAINT BLAISE RETREAT, PHASE 2, DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE: _____ OWNER _____

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 REGISTRAR.

DATE: _____ SECRETARY, PLANNING COMMISSION _____
DATE: _____ CHAIRMAN'S INITIALS _____

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

PHASE 2
SAINT BLAISE RETREAT
SUBDIVISION
OFF SAINT BLAISE COURT
CITY OF GALLATIN, TENNESSEE
4th CIVIL DISTRICT OF SUMNER COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MEMPHIS, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

ITEM 6

GMRPC Resolution No. 2015-111

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE TO CHANGE THE APPROVED USE ON LOT 6 FROM AUTOMOTIVE SERVICING TO GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES AND TO CHANGE THE APPROVED USES ON LOT 7 FROM GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES TO AUTOMOTIVE SERVICING AND ADD AN INTERNAL CAR WASH TO THE CONCEPTUAL BUILDING DESIGN FOR LOT 7 FOR THE SAVANNAH MARKETPLACE, PHASE 2, PROPOSED LOTS 5-7, CONTAINING 3.81 (+/-) ACRES, LOCATED AT THE CORNER OF NASHVILLE PIKE AND GORDEN CROSSING PC - FILE #3-952-15

WHEREAS, The applicant submitted 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 Preliminary Master Development Plan Amendment submitted by the applicant, Civil Site Design Group, at its regular meeting on August 24, 2015; 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 Tennessee Code Annotated § 13-3-310, § 13-4-310, §13-7-201, §13-7-202 and §13.02 of the City of Gallatin Zoning Ordinance:

1. The proposed Preliminary Master Development Plan Amendment 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 Commercial Corridor Community Character Area and Gateway Corridor Overlay.
2. The proposed Preliminary Master Development Plan Amendment is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.

3. The changes shown in the Preliminary Master Development Plan Amendment do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed use changes on Lots 6 and 7 to the Savannah Marketplace Preliminary Master Development Plan will not change the essential character of Nashville Pike and the proposed conceptual architecture will complement the existing commercial structures along Nashville Pike and existing residential structures along Gorden Crossing, located in the City of Hendersonville, Tennessee.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Preliminary Master Development Plan Amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Preliminary Master Development Plan Amendment was submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan Amendment for the Savannah Marketplace, Phase 2, proposed Lots 5-7, consisting of a seven (7) sheet plan, prepared by Civil Site Design Group, of Nashville, Tennessee, with project number 14-129-02, dated July 18, 2015, with a revision date of August 13, 2015, with the following conditions:

1. Correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Lines (M.B.S.L.) and a 20-foot wide side yard along the existing Kroger access drive, 30-foot wide Minimum Building Setback Lines (M.B.S.L.) along the back of proposed Lots 5-7 and 20-foot wide rear yards. Change the 10-foot wide Minimum Building Setback Lines (M.B.S.L.) along the sides of proposed Lots 5-7 to 10-foot wide side yards.
2. Indicate cross access easements on the Preliminary Master Development Plan Amendment.

3. Provide details of the typical cross-section for the proposed joint access drive. The joint access drive shall be included within an easement and approved by the adjacent property owner(s).
4. A developer agreement/contract shall be signed with the City of Gallatin pertaining to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike.
5. Provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*. Private sidewalks shall be shown connecting buildings to the public sidewalk.
6. Add the following note to the Amended Preliminary Master Development Plan: "Maintenance of street trees along Gorden Crossing adjacent to the site shall be the responsibility of Savannah Marketplace, Phase 2 owners".
7. Submit five (5) corrected, folded copies of the Preliminary Master Development Plan Amendment to the Planning Department prior to Planning Commission's consideration of any Final Master Development Plans for proposed Lots 5-7.

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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 6

PLANNING DEPARTMENT STAFF REPORT

Savannah Marketplace, Phase 2, Lots 5-7 PMDP Amendment

PC File #3-952-15

Nashville Pike and Gorden Crossing (Tax Map #146//Part of Parcel 037.01)

Date: August 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE TO CHANGE THE APPROVED USE ON LOT 6 FROM AUTOMOTIVE SERVICING TO GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES AND TO CHANGE THE APPROVED USES ON LOT 7 FROM GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES TO AUTOMOTIVE SERVICING AND ADD AN INTERNAL CAR WASH TO THE CONCEPTUAL BUILDING DESIGN FOR LOT 7 FOR THE SAVANNAH MARKETPLACE, PHASE 2, PROPOSED LOTS 5-7, CONTAINING 3.81 (+/-) ACRES, LOCATED AT THE CORNER OF NASHVILLE PIKE AND GORDEN CROSSING (PC FILE #3-952-15)

OWNER: FIFTH THIRD BANK

APPLICANT: CIVIL SITE DESIGN GROUP

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION NO. 2015-111

STAFF CONTACT: KATHERINE SCHOCH, AICP

PC MEETING DATE: AUGUST 24, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace to change the approved use on Lot 6 from Automotive Servicing to General Retail Sales and Services; Financial, Consulting, and Administrative Services; Food Service Drive In; and Medical Services and to change the approved uses on Lot 7 from General Retail Sales and Services; Financial, Consulting, and Administrative Services; Food Service Drive In; and Medical Services to Automotive Servicing and add an internal car wash to the conceptual building design for Lot 7 for the Savannah Marketplace, Phase 2, proposed Lots 5-7, containing 3.81 (+/-) acres, located at the corner of Nashville Pike and Gorden Crossing (Attachment 6-1 and Attachment 6-2). The subject property is currently zoned Planned General Commercial (PGC). The uses specified on the Preliminary Master Development Plan Amendment are permitted in the PGC zone district.

The ownership has changed since the property was first rezoned in 2004 and the current owner would like to amend the plan to include specific permitted uses on proposed Lots 5-7 to better market the property. On April 27, 2015 Planning Commission approved, with conditions, a minor

amendment to the Preliminary Master Development Plan for the Savannah Marketplace, Phase 2, proposed Lots 5-7 to add permitted uses and conceptual architecture for the outparcels along Nashville Pike (Attachment 6-1; sheets 3-5 and Attachment 6-3) (PC File 3-459-15). The three (3) outparcels shown along Nashville Pike were originally approved for Convenience Sales and Services, General Retail Sales and Services, and Financial, Consulting, and Administrative Services; however, building square footages were never identified for the outparcels. A total of 22,066 square feet of building area is proposed for proposed Lots 5-7 (Attachment 6-1). A total of 83,000 square feet of commercial building (General Retail Sales and Services) was approved for the remainder of Phase 2, located south of the three (3) outparcel lots, east of Gorden Crossing (Attachment 6-1; sheet C1.00).

Since the end users of the outparcels are unknown at this time, the applicant submitted conceptual architecture representing the overall design and style of the buildings anticipated for construction on Lots 5-7 (Attachment 6-1; sheets 4 and 5). The conceptual architecture was approved at the April 24, 2015 Planning Commission meeting with the condition that final architectural elevations shall be submitted with each individual Final Master Development Plan. There are no proposed changes to the approved conceptual architecture at this time. Separate Final Master Development Plans, including final architectural elevations and detailed landscaping plans, shall be approved for each lot prior to construction.

Staff recommends that the Planning Commission consider the proposed changes to the permitted uses on Lot 6 and Lot 7 as a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace and recommends approval of the Preliminary Master Development Plan Amendment for the Savannah Marketplace, Phase 2, proposed Lots 5-7 with the conditions listed on page 12 of the staff report and in GMRPC Resolution No. 2015-111.

CASE BACKGROUND:

Previous Approvals and Property History

On March 22, 2004, the Planning Commission approved the owner and applicant's request to amend the land use designation for 65.10 (+/-) acres located along Nashville Pike from Low Density Residential to Commercial (PC File #7-1-04). At the same meeting, the Planning Commission recommended approval with conditions of the rezoning request from Residential-20 (R20) to Planned General Commercial (PGC) for 65.10 (+/-) acres known as the Savannah Marketplace located at 2041 Nashville Pike (PC File #3-1-04). The Preliminary Master Development Plan includes 436,400 square feet of retail and 152,850 square feet of office for a total of 589,250 square feet of commercial development. On May 18, 2004 the Gallatin City Council approved the rezoning request and Preliminary Master Development Plan for the Savannah Marketplace on Second Reading (Ordinance #O0404-16) (Attachment 6-4).

On October 24, 2005, Planning Commission approved a Final Master Development Plan for the Savannah Marketplace for the construction of 93 linear feet of roadway and a ten (10) by four (4) linear foot box bridge for property located at 2041 Nashville Pike (PC File #8-60-05).

On July 28, 2008, the Planning Commission considered the owner and applicant's request to amend the Savannah Marketplace Preliminary Master Development Plan to add the Convenience Sales and Services use and to change the layout and size of the buildings on property containing 65.10 (+/-) acres

located at 2041 Nashville Pike (PC File #3-1-04). At that meeting, the Planning Commission declared the proposed modifications to the approved Preliminary Master Development Plan as a major amendment and recommended approval of the Amended Preliminary Master Development Plan, with conditions, to City Council. On September 16, 2008, the City Council approved the Amended Preliminary Master Development Plan for the Savannah Marketplace at Second Reading (Ordinance # O0808-55) (Attachment 6-5).

On October 29, 2008, Planning Commission approved a Final Master Development Plan, with conditions, for the Savannah Marketplace for construction of a 123,426 square foot building for the Kroger Marketplace and Kroger Fuel Center, on 18.222 (+/-) acres located at the intersection of Cages Bend Road and Nashville Pike (PC File #8-42-08). A request for approval of a minor amendment to the Savannah Marketplace Preliminary Master Development Plan, Phase 1 and revision to the Kroger Marketplace Final Master Development Plan is on the August 24, 2015 Planning Commission meeting agenda for consideration (PC File #8-946-15). The request designates a Clicklist parking area along the eastern side of the existing Kroger Marketplace building.

On March 23, 2009, Planning Commission approved, with conditions, the Preliminary Plat for the Savannah Marketplace, Phase 1, including the Gorden Crossing right-of-way, containing 1.693 (+/-) acres (PC File #1-2-09B). The Preliminary Plat included Gorden Crossing, the main entrance road into the Savannah Marketplace from Nashville Pike, through the commercial portion of the Savannah Marketplace Development, into the residential portion of the Savannah Development (Phase 4) located in the City of Hendersonville. Please refer to the location map for the exact location of the Gallatin City limit line (Attachment 6-2). The Savannah Marketplace, Phase 1 (Gorden Crossing) Preliminary Plat expired prior to Planning Commission's consideration of a Final Plat; therefore, the owner and applicant requested re-approval of the Preliminary Plat at the October 24, 2005 Planning Commission meeting (PC File #1-38-05B). At that time, Planning Commission re-approved the Preliminary Plat with conditions.

A Final Plat for the Savannah Marketplace, Phase 1, dedicating the right-of-way for Gorden Crossing containing 1.693 (+/-) acres, was submitted to the Planning Department, but withdrawn by the applicant prior to consideration by Planning Commission at the April 24, 2009 meeting (PC File #1-3-09C). Although the Gorden Crossing right-of-way has not been accepted by the City of Gallatin, the City of Hendersonville paved the street from Nashville Pike through the Savannah Marketplace Development to allow for access into the residential portion of Savannah located in the City of Hendersonville.

On June 22, 2015, Planning Commission approved, with conditions, a Final Plat for Savannah Marketplace and the Gorden Crossing right-of-way; however, the plat has not been recorded (PC File #1-717-15C) (Attachment 6-6 and Attachment 6-7). The Savannah Marketplace and Gorden Crossing right-of-way Final Plat shall be recorded prior to the issuance of any building permit for proposed Lots 5-7.

Project Phasing and Construction Schedule

According to the approved Preliminary Master Development Plan, the Savannah Marketplace Development will be constructed in five (5) phases. Phase 1 contains the Kroger Marketplace and Kroger Fuel Center. Phase 2 consists of three (3), one-story buildings and three (3) outparcels along Nashville Pike (proposed Lots 5-7). Construction on proposed Lots 5-7 is expected to commence in

November 2015, and is scheduled for completion by September 2016 (Attachment 6-1; sheet C1.00). This schedule is subject to change since the end users are unknown and the uses are market driven. Phase 3 consists of two (2), two-story mixed use buildings. Phase 4 consists of one (1), one-story, three (3) tenant retail buildings and one (1) outparcel. Phase 5, the final phase, consists of one (1) retail building, eight (8), two-story, mixed use buildings, and two (2) outparcels. Final build-out of the development was originally scheduled for 2017.

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The subject property is located within the Commercial Corridor Community Character Area as shown on the Community Character Area Map in the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 (2020 Plan)* (Attachment 6-8). The *2020 Plan* encourages developers in the Commercial Corridor Community Character Area to provide physical enhancements to the environment that create a distinct sense of place and not a standard commercial strip center (Attachment 6-9). The *2020 Plan* calls for commercial development that improves traffic flow by consolidating driveways and encouraging interparcel access through the use of shared driveways. Planned General Commercial (PGC) is listed as an applicable zoning district for the Commercial Corridor Community Character Area. The original Preliminary Master Development Plan for the Savannah Marketplace was approved prior to Planning Commission adoption of the *2020 Plan* in 2009.

The subject property also falls within a Gateway Corridor Overlay since it is located along Nashville Pike, a main entrance into the City. The *2020 Plan* stresses the importance of high quality design and appearances of future development along the corridors that reflect Gallatin's unique history and character (Attachment 6-10). Please refer to the development strategies for the Commercial Community Character Area and Gateway Corridor Overlay included with this staff report as Attachment 6-9 and Attachment 6-10 respectively.

The design of this project reflects the overall development strategies outlined in the *2020 Plan* for the Commercial Corridor Character Area and Gateway Corridor overlay, which allow for a variety of commercial uses, while preserving green space and the residential character of a major gateway into Gallatin (Attachment 6-9 and Attachment 6-10). The access management, landscaping and buffering, and architectural design elements shall minimize the potential impacts of the proposed commercial development on the adjacent residential properties to the south located in the City of Hendersonville.

Surrounding Zoning

Savannah Marketplace, Phase 2, proposed Lots 5-7 are adjacent to Residential-20 (R20) and Multiple Residential and Office (MRO) zoned properties to the north, across Nashville Pike. The remainder of the Savannah Marketplace property, zoned Planned General Commercial (PGC), surrounds proposed Lots 5-7 to the east, west, and south (Attachment 6-1; sheet C1.00). Savannah Marketplace, Phase 1 is the only phase completed and contains the existing Kroger Marketplace and Kroger Fuel Center.

Natural Features

The subject property is currently unimproved and vacant. A note on the plan indicates that no portion of the Savannah Marketplace, Phase 2 property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0407G and 47165C0409G, dated April 17, 2012; zone X (Attachment 6-1; sheet C1.00). There are no unusual topographical features that would prevent development of Lots

5-7. A small portion of an existing sediment pond is located directly south of proposed Lot 7, but it will not be used to handle stormwater runoff for proposed Lots 5-7.

Drainage and Detentioning

New drainage pipes will be installed to bypass the sediment pond south of Lot 7 and will tie into the existing system installed for the Kroger Marketplace project in Phase 1. The stormwater conveyance is now piped under the Kroger Marketplace access driveway to the existing detention pond on the south side of the Kroger Marketplace property. This stormwater discharges into a ditch along Cages Bend Road, under Nashville Pike, and drains into Station Camp Creek. Stormwater will be addressed with each Final Master Development Plan. Some detentioning and/or water quality measures may be required as part of the individual Final Master Development Plans. The Preliminary Master Development Plan Amendment shows the location of the sanitary sewer line and water line connections. No vertical construction is allowed in any easements. White House Utility District will provide utility services to this property, with the exception of natural gas provided by Gallatin Public Utilities.

Access and Sidewalks

According to the Savannah Marketplace Design Guidelines, all public streets will be lined with street trees and accented with flowering and evergreen shrubs up to the entrance driveways. The main access to Savannah Marketplace is Gorden Crossing, which was previously constructed to provide access from Nashville Pike to the Savannah residential development located in the City of Hendersonville abutting the Savannah Marketplace Development to the south. Gorden Crossing was designed to be a main boulevard through the development, lined with street trees, as shown on the approved Preliminary Master Development Plan (Attachment 6-1; sheet 7).

The intersection of Nashville Pike and Gorden Crossing will require the installation of a traffic signal once warrants are met by the development. According to the Engineering Division, properties developed within the Savannah Marketplace will be subject to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike. The amount of the pro rata contribution will be set by the Engineering Division at the individual Final Master Development Plan stages for proposed Lots 5-7. Please refer to Note 11 in the Site Data Table on Attachment 6-1; sheet C1.00.

Proposed Lots 5-7 front Nashville Pike; however, no direct access is permitted to these lots from Nashville Pike (Attachment 6-1; sheet C1.00). All areas of the development are designed to be accessible from any other area through cross connectivity between parking areas and well defined intersections at all street crossings as recommended in the *2020 Plan*. Lot 5 has double road frontage on Nashville Pike and Gorden Crossing. Access to Lots 5-7 will be provided from a private driveway/joint access easement from Gorden Crossing to an existing private driveway/joint access easement on the Kroger Marketplace property. A proposed 24-foot wide private access drive will run along the southern boundary of proposed Lots 5-7 and will be constructed on the remaining portion of parcel 037.01 and not contained in property designated for proposed Lots 5-7. Three (3) curb cuts are shown along the private access drive to allow ingress and egress for the three (3) outparcels. A second private access drive across parcel 037.01 already exists from Gorden Crossing to the Kroger Marketplace access drive, but is located 185 feet to the south of the newly proposed access drive. The plan should also provide a cross access easement across the three (3) lots to allow customers access to all three (3) lots without having to re-enter the new private access drive. A notarized, cross access easement document shall be

prepared and recorded with the Sumner County Register of Deeds Office at the Final Master Development Plan or Final Plat stages.

The applicant shall update the Preliminary Master Development Plan to provide a detail of the typical cross-section for the proposed private access drive. The proposed private access drive shall be platted and recorded within an easement prior to the issuance of any building permits for proposed Lots 5-7.

According to the Design Guidelines, a connective sidewalk system is proposed throughout the development to allow for safe and easy access to all properties. The Preliminary Master Development Plan shall be corrected to show the location of six foot (6) wide sidewalks along Nashville Pike right-of-way and across a portion of Gorden Crossing. Sidewalks and crosswalks within the Nashville Pike right-of-way shall be approved by the Tennessee Department of Transportation (TDOT). Sidewalks are not required along the private access easements; however, the applicant may want to provide sidewalks for better pedestrian access throughout the site as described in the Design Guidelines. The applicant shall provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*. Sidewalk connection from the public sidewalk along Nashville Pike and from Gorden Crossing to each building is also recommended.

Approved Conceptual Architecture for One-Story Retail Buildings and Outparcels

The previously approved Savannah Marketplace Preliminary Master Development Plan is comprised of the existing Kroger Marketplace and Kroger Fuel Center, five (5) one-story retail buildings, 13 two-story, mixed use (retail and office) buildings, and seven (7) outparcels totaling 567,165 square feet of development (Attachment 6-1; sheet 7). The initial Savannah Marketplace Preliminary Master Development Plan was approved with conceptual architectural elevations for the one-story retail buildings in Phase 2, representative of the design, scale, and color scheme all of the one-story retail buildings and outparcels along Nashville Pike. The elevations call for buildings to be constructed of stone, brick, and E.I.F.S. details. The elevations feature stone at the base, then either a tan or brown brick for the majority of the building topped with an E.I.F.S. cornice. The center and end storefronts contain the most architectural detail and height to provide aesthetic interest. The two (2) sample elevations have 75 and 80 percent brick or stone and 20 to 25 percent E.I.F.S., thereby exceeding the 70 percent brick or stone requirement of the Gallatin Zoning Ordinance, Section 13.08.010, Basic Design Criteria, A., Materials.

Savannah Marketplace Design Guidelines

Design Guidelines for the Savannah Marketplace Development were approved as part of the original Preliminary Master Development Plan in 2004 and describe the overall design scheme for the project, appropriate architecture, building materials, color palettes, signage, and landscaping for the development (Attachment 6-11). The applicant submitted an update to the Design Guidelines with information about the use changes shown proposed Lots 5-7 (Attachment 6-11). The addendum will be added to the approved copy of the Savannah Marketplace Design Guidelines and filed with the City Recorder's Office contingent upon Planning Commission's approval. According to the Design Guidelines, approval of all final building designs and architectural elevations require approval by the Architectural Review Committee (ARC) prior to construction. The City does not enforce private restrictive covenants; however, final architectural elevations shall be submitted to the ARC for approval prior to submittal of each Final Master Development Plan for Planning Commission review and approval to expedite the construction process. Approval documentation from the ARC should also be submitted to the Planning

Department prior to the issuance of any building permits for Lots 5-7. All other sections of the approved Design Guidelines for the Savannah Marketplace shall remain in place.

Conceptual Architectural Elevations

The applicant submitted conceptual renderings of the types of buildings that would be appropriate for construction on proposed Lots 5-7 (Attachment 6-1; sheets 4 and 5).

Outparcel Lot 5 and Outparcel Lot 6

Two (2) identical, single story rectangular shaped buildings, both containing 8,000 square feet, are shown for Lots 5 and 6. Since no specific businesses have been identified for either lot, the applicant has submitted conceptual architecture representing the overall design and style of the buildings anticipated for construction on these outparcel lots (Attachment 6-1; sheet A). The sample architectural elevations call for an all brick building, divided into three (3) separate tenant spaces, with light brown and darker brown soldier courses around the top perimeter of the building, with tan E.I.F.S. details along the cornices. Both building footprints have also been designed to accommodate drive thru windows on the east sides (Attachment 6-1; sheet C1.00).

Outparcel Lot 7

The owner and applicant expect Lot 7 to contain an Automotive Servicing use; however, the particular business has not been identified. The sample elevations provided for the proposed 22-foot tall, eight (8) inch, rectangular, all brick building features three (3) different color brick to be used on all four (4) façades (Attachment 6-1; sheet 5). The main entrance into the building will front Nashville Pike. Three (3) garage bay doors are shown on the east side elevation and four (4) garage bay doors are shown on the west side elevation. The owner and applicant would like to construct an internal car wash as part of the Automotive Serving use for proposed Lot 7. Since the car wash will be located completely within the building, the sample elevations have not changed since originally approved by the Planning Commission on April 24, 2015 (Attachment 6-1; sheet 5).

During the initial review of the architectural elevations, Staff recommended that the garage bay doors be limited to the rear or south façade of the building, facing the Kroger Marketplace parking lot, so the inside of the repair garage would not be visible from Nashville Pike or Gorden Crossing. According to the applicant, the rendering was prepared by the corporate office for a national Automotive Servicing company and is the new prototypical design for all buildings to be constructed throughout the country. Unfortunately, the layout and design of the building will not allow for all garage bay doors to be limited only to the rear façade (south). Staff also recommended shifting buildings closer to Nashville Pike to align with the front building setback of existing fuel pumps for the Kroger Marketplace; however, the applicant indicated that the traffic on site would not circulate properly if the buildings are shifted closer to Nashville Pike.

The sample elevations submitted with the latest amendment request were previously approved by the Planning Commission on April 24, 2015. The sample elevations for all three (3) lots exceed the 70 percent brick or stone requirement of the Gallatin Zoning Ordinance, Section 13.08.010, Basic Design Criteria, A., Materials; therefore, Staff recommends approval of the conceptual architecture as submitted. Final architectural elevations, meeting all design requirements of the Gallatin Zoning Ordinance, Section 13.08, shall be approved as part of each Final Master Development Plan. Architectural dimensional shingles are required on all buildings except where flat roofs are installed

according to the approved Preliminary Master Development Plan. Please note that the Savannah Marketplace Design Guidelines call for “only the highest quality building materials” to be allowed in the development and that “large, uninterrupted expanses of single materials are discouraged”. Furthermore, all architectural materials shall conform to the approved color or color range established by the ARC. The conceptual architecture submitted for proposed Lots 5-7 meet the overall design and style of the buildings originally shown for the one-story retail buildings and outparcels fronting Nashville Pike.

Parking Calculations

Parking calculations are based on the use of the building. Since the final users are unknown at this time, parking has been shown meeting the minimum requirements for all of the uses identified for proposed Lots 5-7. A total of 52 parking spaces, including two (2) handicap parking spaces, are shown for Lot 5; 69 parking spaces, including four (4) handicap spaces, are shown for Lot 6; and 28 parking spaces, including two (2) handicap parking spaces, are shown for Lot 7 (Attachment 6-1; sheet C1.00). The available parking shown for all three (3) lots exceeds the minimum parking requirements of the Gallatin Zoning Ordinance, Table 11-01, for all listed uses. Final parking calculations shall be reviewed with each individual Final Master Development Plan, at which time the final use and corresponding parking ratio will be identified to ensure adequate parking is provided for each building.

Dumpsters and Required Screening

Dumpsters are shown for each building at the back of the parking areas adjacent to the private access drive (Attachment 6-1; sheet C1.00). Details of dumpster screening and landscaping will be reviewed as part of each individual Final Master Development Plan.

Landscaping and Bufferyards

Bufferyards are required to be shown on Preliminary Master Development Plans and are intended to minimize the potential impacts of proposed developments on adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The original Preliminary Master Development Plan included a Type 20 Bufferyard along the entire road frontage of Nashville Pike and a Type 12 Bufferyard along the western boundary of Lot 5 along Gordon Crossing, (Attachment 6-1; sheet 7). The Preliminary Master Development Plan Amendment also identifies these required bufferyards.

G.Z.O. Section 08.04.050, Additional Site Development Regulations, requires additional landscaping and screening requirements for the PGC zone district, including a minimum of seven and one-half (7.5) percent of the lot area to be permanently maintained landscape area, exclusive of the required bufferyards (Attachment 6-12). Since the conceptual landscaping plan met the additional planting requirements, Planning Commission approved the landscaping on April 24, 2015 as part of the Amended Preliminary Master Development Plan (Attachment 6-1; sheet 3). No changes to the approved landscaping plan are proposed with this amendment request (Attachment 6-1; sheet C2.00). Final detailed landscaping plans, meeting all requirements of the G.Z.O., shall be approved as part of each Final Master Development Plan.

Street Trees along Gordon Crossing were approved as part of the original Preliminary Master Development Plan (Attachment 6-1; sheet 7). Street tree installation within the Gordon Crossing right-of-way shall be addressed at the Final Master Development Plan stages and may require additional approval from City Council.

Master Signage Plan

Since the end users are still unknown, the applicant only provided a conceptual design of the monument and wall-mounted signs for Phase 2, proposed Lots 5-7 (Attachment 6-1; sheets 4 and 6). A multi-tenant monument sign is proposed at eight (8) feet tall, six (6) feet wide with brown and light brown brick and tan E.I.F.S. details to match the proposed architecture for the outparcel buildings (Attachment 6-1; sheet 6). Individual monument signs have also been identified for each outparcel along Nashville Pike within the Type 20 Bufferyard (Attachment 6-1; sheet C1.00). The applicant shall submit a Master Signage Plan, in accordance with G.Z.O. Section 13.07.065.E, including details of all permanent signs to be installed on site as part of each Final Master Development Plan. The Design Guidelines approved as part of the original Preliminary Master Development Plan limited the monument signs to six (6) feet tall; however, the current Sign Ordinance allows eight (8) foot tall monument signs to be located a minimum of five (5) feet from the rights-of-way. All signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Site Surety

The applicant is required to 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. Site sureties, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted prior to issuance of any building permits for proposed Lots 5-7. The site surety requirement shall be added to the conditions of approval for each Final Master Development Plan.

Subdivision Plats

A subdivision plat shall be required for the three (3) proposed lots and offsite improvements. A subdivision plat shall be approved and recorded prior to the issuance of building permits for proposed Lots 5-7. Proposed yard lines are identified for each lot so they may be subdivided in the future. The applicant should correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Line (M.B.S.L.) and a 20-foot wide side yard along the existing Kroger access drive. In addition, 30-foot wide Minimum Building Setback Lines (M.B.S.L.) are required along the back of proposed Lots 5-7 along with 20-foot wide rear yards. Also, the applicant shall change the 10-foot wide Minimum Building Setback Lines (M.B.S.L.) along the sides of proposed Lots 5-7 to 10-foot wide side yards. Minimum Building Setback Lines (M.B.S.L.) are required on all sides of lots adjacent to public or private streets and access easements.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture (Attachment 6-13).

Staff reviewed the Preliminary Master Development Plan Amendment in detail and found no major changes to the access or internal site circulation, or any substantial changes to the approved conceptual architecture that would constitute a major amendment. Staff recommends that that the proposed use changes on Lots 6 and 7 be considered a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace.

Departmental Comments

• **Engineering Division**

The general comments were satisfactorily addressed in the resubmittal. The Engineering Division noted that a developer agreement/contract shall be signed with the City of Gallatin pertaining to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike. Furthermore, Gorden Crossing shall be platted prior to the issuance of any building permits for proposed Lots 5-7.

• **Police Department**

The Police Department provided no comments on the plan.

• **Department of Public Utilities and Industrial Pre-Treatment Department**

This project will be serviced primarily by the White House Utility District. The Gallatin Department of Public Utilities only provides gas service in this area; therefore, the Public Utilities and Industrial Pre-treatment Departments provided no comments on the plan.

• **White House Utility District**

Since the project site will be serviced primarily by the White House Utility District, the owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Updated plans shall be resubmitted to the White House Utility District for availability. The applicant shall submit a copy of the utility surety to the Planning Department, if required by White House Utility District, prior to recording of subdivision plats for proposed Lots 5-7. The applicant agreed to resubmit plans to the White House Utility District for review and approval.

• **Fire Department**

The Fire Department stated that access shall be provided to all construction sites. The applicant agreed to this condition.

• **Public Works Department**

The Public Works Department requested that the applicant add the following note to the Amended Preliminary Master Development Plan: "Maintenance of street trees along Gorden Crossing shall be the responsibility of Savannah Marketplace, Phase 2 owners".

Sumner County E-911

- The Sumner County E-911 Office provided the street addresses for proposed Lots 5-7. Note 8 on the Preliminary Master Development Plan Amendment lists the following street addresses for proposed outparcel Lots 5-7:

Lot 5 2069 Nashville Pike
Lot 6 2063 Nashville Pike
Lot 7 2057 Nashville Pike

- **Building Codes Department**

The Building Codes Department provided no review comments on the plan; however, full building plans shall be submitted for review and approval prior to the issuance of any building permits for proposed Lots 5-7.

- **Department of Electricity**

The Department of Electricity provided no comments on the plan.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings

According to the applicant, the Preliminary Master Development Plan Amendment for the Savannah Marketplace, Phase 2, proposed Lots 5-7 was designed to reflect the recommendations of the *2020 Plan* and is consistent with the intent and purpose of the Gallatin Zoning Ordinance and the Savannah Marketplace Design Guidelines. Staff, therefore, makes the following findings:

1. The proposed Preliminary Master Development Plan Amendment 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 Commercial Corridor Community Character Area and Gateway Corridor Overlay.
2. The proposed Preliminary Master Development Plan Amendment is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.
3. The changes shown in the Preliminary Master Development Plan Amendment do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed use changes on Lots 6 and 7 to the Savannah Marketplace Preliminary Master Development Plan will not change the essential character of Nashville Pike and the proposed conceptual architecture will complement the existing commercial structures along Nashville Pike and existing residential structures along Gorden Crossing, located in the City of Hendersonville, Tennessee.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Preliminary Master Development Plan Amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Preliminary Master Development Plan Amendment was submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve a minor amendment to the Preliminary Master Development Plan Amendment for the Savannah Marketplace, Phase 2, proposed Lots 5-7, consisting of a seven (7) sheet plan, prepared by Civil Site Design Group, of Nashville, Tennessee, with project number 14-129-02, dated July 18, 2015, with a revision date of August 13, 2015, with the following conditions:

1. Correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Lines (M.B.S.L.) and a 20-foot wide side yard along the existing Kroger access drive, 30-foot wide Minimum Building Setback Lines (M.B.S.L.) along the back of proposed Lots 5-7 and 20-foot wide rear yards. Change the 10-foot wide Minimum Building Setback Lines (M.B.S.L.) along the sides of proposed Lots 5-7 to 10-foot wide side yards.
2. Indicate cross access easements on the Preliminary Master Development Plan Amendment.
3. Provide details of the typical cross-section for the proposed joint access drive. The joint access drive shall be included within an easement and approved by the adjacent property owner(s).
4. A developer agreement/contract shall be signed with the City of Gallatin pertaining to pro rata contributions for the installation of the traffic signal at Gordon Crossing and Nashville Pike.
5. Provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*. Private sidewalks shall be shown connecting buildings to the public sidewalk.
6. Add the following note to the Amended Preliminary Master Development Plan: "Maintenance of street trees along Gordon Crossing adjacent to the site shall be the responsibility of Savannah Marketplace, Phase 2 owners".
7. Submit five (5) corrected, folded copies of the Preliminary Master Development Plan Amendment to the Planning Department prior to Planning Commission's consideration of any Final Master Development Plans for proposed Lots 5-7.

ATTACHMENTS:

Attachment 6-1	Amended, Approved, and Original PMDP with Conceptual Architecture
Attachment 6-2	Location Map
Attachment 6-3	4/27/15 GMRPC Meeting Action Form Amended PMDP
Attachment 6-4	Ordinance #O0404-16
Attachment 6-5	Ordinance #O0808-55
Attachment 6-6	Gordon Crossing Final Plat (Approved/Unrecorded)
Attachment 6-7	6/22/15 GMRPC Meeting Action Form Final Plat
Attachment 6-8	2020 Plan Community Character Area Map – West Gallatin
Attachment 6-9	2020 Plan Commercial Corridor Description
Attachment 6-10	2020 Plan Gateway Corridor Overlay Description
Attachment 6-11	Savannah Marketplace Design Guidelines Updated April 16, 2015

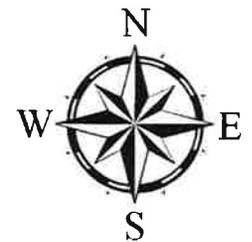
- Attachment 6-12** **G.Z.O. Section 08.04 – Section 08.04.060.E PGC Regulations**
Attachment 6-13 **G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan**

LOCATION MAP

SAVANNAH MARKETPLACE, PHASE 2, LOTS 5-7 AMENDED PMDP; PC File #3-952-15



TAX MAP #147//PART OF PARCEL 037.01
NASHVILLE PIKE AND GORDEN CROSSING
ZONED PGC



ATTACHMENT 6-2

ATTACHMENT 6-3



City of Gallatin, Tennessee

Planning Department

Gallatin Municipal-Regional Planning Commission ZONING PERMIT & ACTION FORM

DATE: April 28, 2015

TO: Mr. Gary W. O'Brien
Civil Site Design Group
630 Southgate Avenue, Suite A
Nashville, TN 37203

FROM: Planning Department

RE: April 27, 2015, Gallatin Municipal-Regional Planning Commission Meeting
Savannah Marketplace Amended PMDP; PC File #3-459-15

*Box to contain Staff Approval stamp once all
Conditions of Approval have been satisfied.*

At the above referenced meeting, the proposed changes to the Amended Preliminary Master Development Plan were considered as a minor amendment to the approved Preliminary Master Development Plan.

In addition, the Amended Preliminary Master Development Plan was:

- APPROVED
- APPROVED WITH CONDITIONS
- DENIED
- DEFERRED

Conditions of Approval (*checked when satisfied*):

1. Final architectural elevations, meeting all design requirements of the Gallatin Zoning Ordinance, Section 13.08, shall be approved with each individual Final Master Development Plan.
2. Correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Lines (M.B.S.L.) and a 20-foot wide side yards along the existing Kroger access drive, 30-foot wide Minimum Building Setback Lines along the back of proposed Lots 5-7 and 20-foot wide rear yards. Change the 10-foot wide Minimum Building Setback Lines along the sides of proposed Lots 5-7 to 10-foot wide side yards.
3. Indicate cross access easements on the Preliminary Master Development Plan.
4. Provide details of the typical cross-section for the proposed joint access drive. Joint access drive must be approved by the adjacent property owner(s).

ATTACHMENT 6-3



City of Gallatin, Tennessee

Planning Department

5. Add note to Preliminary Master Development Plan stating that "Properties developed within the Savannah Marketplace will be subject to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike. The amount of the pro rata contributions will be set by the Engineering Division at the Final Master Development Plan stages for proposed Lots 5-7".
6. Provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*.
7. Submit five (5) corrected, folded copies of the Amended Preliminary Master Development to the Planning Department prior to Planning Commission's consideration of any Final Master Development Plan for proposed Lots 5-7.

Approval contains the following requirements:

- NONE
- BUILDING PERMIT/USE AND OCCUPANCY PERMIT
- SIGN PERMIT
- LAND DISTURBANCE PERMIT
- SIGNAGE CHECK
- UTILITY SURETY
- SITE SURETY
- SUBDIVISION SURETY
- COUNCIL SUBMITTAL
- SUBMIT 5 CORRECTED, FOLDED COPIES OF THE PLAN [ONE (1) FULL SIZE AND TWO (2) HALF SIZES]
- OTHER

cc: Stephen J. Taglione, V.P. Fifth Third Bank
PC File # 3-459-15

ATTACHMENT 6-4

ORDINANCE NO. 00404-016

ORDINANCE AMENDING ZONING ORDINANCE
OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING RESIDENTIAL-R20 ZONE
DISTRICT TO PLANNED GENERAL COMMERCIAL (PGC) ZONE DISTRICT - SAVANNAH,
LLC. - OWNER(S) - 65.1 (+/-) ACRES - S.B.E. TAX MAP #146//037.01- LOCATED AT
2041 NASHVILLE PIKE

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

Section 1. That based upon recommendation of approval by the Gallatin Municipal - Regional Planning Commission (Section 15.07.040) and notice to adjacent owners, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit A attached hereto shall be amended from the regular zoning district of Residential-R20 to the regular zoning district of Planned General Commercial (PGC) and the Master Development Plan is approved.

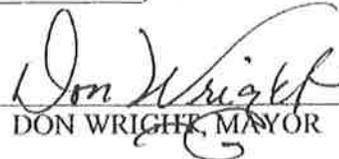
Section 2. The Gallatin City Council has determined that grounds for the amendment exist as are provided and required in Section 15.07.050 of the Gallatin Zoning Ordinance and adopts the findings set forth in the staff report attached as Exhibit B.

Section 3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, after final passage of this Ordinance, be amended to reflect the zoning change herein made. In accordance with Section 15.07.070, the Zoning Administrator shall cause Notice of Enactment.

Section 4. This Ordinance shall take effect from and after its final passage, the public welfare requiring it.

PASSED FIRST READING: April 20, 2004.

PASSED SECOND READING: May 18, 2004.


DON WRIGHT, MAYOR

ATTEST:


CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:


JOE THOMPSON
CITY ATTORNEY

EXHIBIT A

3-1-04

ATTACHMENT 6-5

ORDINANCE NO. 00808-55

ORDINANCE CONCURRING AND APPROVING
AMENDMENT OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SAVANNAH
MARKETPLACE, IN ORDER TO CHANGE THE LAYOUT AND FLOOR AREA OF THE
STRUCTURES, AND ADD CONVENIENCE SALES AND SERVICE ACTIVITY TYPE. THE
CURRENT ZONING IS PLANNED GENERAL COMMERCIAL (PGC). PROPERTY CONSISTS
OF A TOTAL OF 66.589 (+/-) ACRES AND IS LOCATED AT 2041 NASHVILLE PIKE, S.B.E.
TAX MAP #146//PARCELS 037.01 AND 037.04, BELL FARMS ESTATES, LLC AND
SAVANNAH MARKETPLACE, LLC OWNER(S)

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

Section 1. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission (Section 15.07.040), and notice to adjacent owners, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Gallatin City Council, hereby concurs and approves the Amendment to the Preliminary Master Development Plan, attached hereto as Exhibit A, for Savannah Marketplace to change the layout and floor area of the structures and add Convenience Sales and Service Activity Type.

Section 2. The Gallatin City Council has determined that grounds for the amendment exist as are provided and required in Section 15.07.050 of the Gallatin Zoning Ordinance and adopts the findings set forth in the staff report attached as Exhibit B.

Section 3. This ordinance shall take effect upon its final passage, the public welfare requiring such. In accordance with Section 15.07.070, the Zoning Administrator shall cause Notice of Enactment.

PASSED FIRST READING: August 19, 2008.

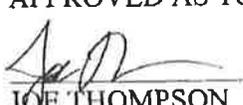
PASSED SECOND READING: September 16, 2008.

ATTEST:


CONNIE KITTRELL
CITY RECORDER


MAYOR JO ANN GRAVES

APPROVED AS TO FORM:


JOE THOMPSON
CITY ATTORNEY

UTILITY NOTE:

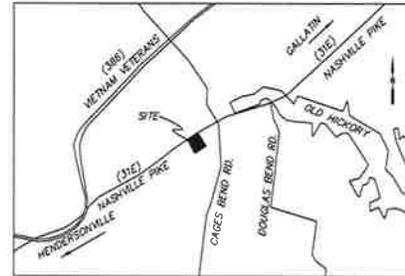
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES 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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°08'13"	50.00'	77.79'	S87°45'09"E	70.18'	48.25'
C2	0°46'42"	14360.53'	183.73'	N55°01'12"E	193.73'	98.87'
C3	91°36'29"	50.00'	78.97'	S09°35'12"W	71.72'	51.45'
C4	24°45'36"	762.70'	329.60'	S27°51'14"E	327.04'	187.41'
C5	1°29'54"	338.50'	96.58'	S03°18'08"E	98.23'	48.61'
C6	7°26'30"	486.50'	63.19'	S21°08'54"W	63.14'	31.84'
C7	0°18'57"	13460.53'	72.24'	S53°50'32"W	72.24'	36.12'
C8	1°18'03"	686.20'	15.58'	N01°50'18"W	15.58'	7.79'
C9	27°58'58"	869.70'	327.37'	N22°14'05"W	324.05'	166.97'

LINE	BEARING	DISTANCE
L1	S36°14'02"E	88.34'
L2	S04°52'10"W	22.71'
L3	S02°34'21"E	67.48'
L4	S00°28'09"E	43.87'
L5	S02°34'21"E	119.21'
L6	N02°34'21"W	137.89'
L7	N10°42'10"W	22.83'
L8	N18°49'59"W	36.68'
L9	N02°34'21"W	98.41'
L10	N09°24'13"W	48.73'
L11	N08°14'05"W	39.13'
L12	N36°14'02"W	92.46'



VOINITY MAP - N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 3792, page 617, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date: _____ Owner: _____
 Title: _____

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. That the survey shown hereon meets the requirements of a "Category II" survey and the ratio of precision of the undistorted survey is at least 1:7500 as set forth in the Standards of Practice for Land Surveyors in Tennessee.

Date: 6-10-15 By: [Signature]
 J. Alan Cummings, TN REG. NO. 2351

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: SAVANNAH MARKET PLACE, GORDEN CROSSING RIGHT-OF-WAY have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Date: _____ By: _____
 Name, Title, WHUD

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: SAVANNAH MARKET PLACE, GORDEN CROSSING RIGHT-OF-WAY have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Date: _____ By: _____
 Name, Title, WHUD

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

Date: _____ By: _____
 City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot 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: _____ By: _____
 Secretary, Planning Commission
 Date: _____ By: _____
 Chairman's Initials

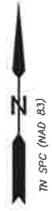
FINAL PLAT
SAVANNAH MARKET PLACE
GORDEN CROSSING RIGHT-OF-WAY

CITY OF GALLATIN
 FOURTH CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
 LOCATED NEAR THE INTERSECTION OF U.S. HWY. 31-E
 AND CAGES BEND ROAD

SUMNER COUNTY MAP 146 PART OF PARCEL 37.01
 CONTAINING 1.69 ACRES ± (73,750 SQ. FT.)
 (TOTAL AREA OF PARCEL 37.01: 28.29 ACRES ±)
 DATE: 6-10-2015 CCPC JOB NO. 15-019



ATTACHMENT 6-6



MAP 146 PART OF PARCELS 32, 33.02, 33.03, 33.04

COLLEGE HEIGHTS BAPTIST CHURCH
 ZONED R20

3" CIRCULAR CONC. BASE WITH STUBOUTS

U.S. HIGHWAY 31-E
 NASHVILLE PIKE
 (TDOOT PROJ. NO. F-006-3-18)

MAP 146 PART OF PARCEL 37.01

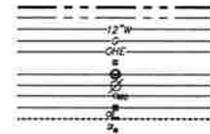
FIFTH THIRD BANK
 RECORD BOOK 3792, PAGE 617, R.O.S.C.
 ZONED PGC
 13.18 Acres ± REMAINING

MAP 146 PART OF PARCEL 37.01

FIFTH THIRD BANK
 RECORD BOOK 3792, PAGE 617, R.O.S.C.
 ZONED PGC
 13.42 Acres ± REMAINING

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- ELECTRIC BOX
- UTILITY POLE
- IRON ROD OLD
- CONCRETE MONUMENT
- CATCH BASIN/DRAIN PIPE
- DROP INLET



ZONED R40

SAVANNAH PHASE FOUR
 PB 23 PAGE 309, R.O.S.C.

CREEKSIDE HOMES, LLC
 MAP 146E "B" PARCEL 63.00
 OPEN SPACE

D=1'12'20"
 R=13460.53'
 A=283.23'
 CHB=S53°05'08"W
 CHL=283.22'

ORIGINAL CORNER IRON ROD
 OPEN SPACE

CRAWFORD & CUMMINGS, P.C.
 1929 21ST. AVE. SOUTH
 NASHVILLE, TN. 37212
 (615) 292-2661 FAX (615) 383-9871
 EMAIL: ALAN@CCSURVEYORS.NET





City of Gallatin, Tennessee

Planning Department

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: June 24, 2015

TO: Mr. Gary O'Brien
Civil Site Design Group
630 Southgate Avenue, Suite A
Nashville, TN 37203

FROM: Planning Department

RE: June 22, 2015, Gallatin Municipal-Regional Planning Commission Meeting
Savannah Marketplace Gorden Crossing R.O.W.; Final Plat: PC File
#1-717-15C

Box to contain Staff Approval stamp once
all Conditions of Approval have been
satisfied.

At the above referenced meeting, the proposed Final Plat was:

- APPROVED
[X] APPROVED WITH CONDITIONS
DENIED
DEFERRED

Conditions of Approval (checked when satisfied):

- 1. Re-label the subdivision as "Savannah Marketplace, Phase 1B".
2. Show proposed sidewalks with handicapped ramps.
3. Show stop bars and crosswalks.
4. Add note indicating responsibility for the maintenance of landscape islands. (May also require easements)
5. Submit an Offer of Irrevocable Dedication prior to recording of final plat.
6. Submit a subdivision performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to 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 recording of 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.



City of Gallatin, Tennessee

Planning Department

Approval contains the following requirements:

- BUILDING PERMIT/USE AND OCCUPANCY PERMIT
- SIGN PERMIT
- LAND DISTURBANCE PERMIT
- SIGNAGE CHECK
- UTILITY SURETY
- SITE SURETY
- SUBDIVISION SURETY
- COUNCIL SUBMITTAL
- SUBMIT 3 CORRECTED, FOLDED COPIES OF THE PLAN [ONE (1) FULL SIZE AND TWO (2) HALF SIZES]
- OTHER

cc: Mr. Stephen J. Taglione, V.P. Fifth Third Bank
PC File # 1-717-15C

CORRIDOR CHARACTER CATEGORY

Corridors form the boundaries between neighborhoods and districts in the City, both connecting and defining them. Six Corridor Character Category character areas are described in the following pages as follows:

- **Rural Corridor** – Scenic, relatively undeveloped, rural high-capacity corridors where character preservation is recommended
- **Gateway Corridor** – Major entryways into the City where quality development is encouraged
- **Neighborhood Transition Corridor** – Important connector corridors where revitalization and neighborhood conservation is recommended
- **East Main Street Corridor** – Important corridor that connects Downtown to the Medical District where revitalization is recommended that would create a mixed-use, pedestrian friendly corridor
- **Commercial Corridor Revitalization** – Commercial corridors where revitalization is recommended that includes a mix of uses
- **Commercial Corridor Established and Emerging** – Stable commercial corridors where development is encouraged.
- **Nashville Pike Office Corridor** – Emerging office corridor defined by former suburban residential structures that have converted to office uses that has preserved the residential character while accommodating new business.



Rural Corridor along Hartsville Pike



Residential structure converted to a medical office use located in the Nashville Pike Office Corridor character area

COMMERCIAL CORRIDOR

General Description of Existing Development Patterns

These Commercial Corridors include a mix of larger-scale commercial development that fronts the corridor, with undeveloped farmland and rapidly-developing residential areas located behind commercial frontage. Buildings are typically single-story, single-use and are generally separated from the street and sidewalk by parking lots.

Location

Areas within this character area include the following:

- US-31E/Nashville Pike from SR-25 to SR-109 Bypass
- US-31E/Nashville Pike from the west city limits (City of Hendersonville border) to SR-109 Bypass
- US-31E/East Broadway between Triple Creek Park and Reynolds Street (north side of the street)
- Hancock Street south of US-31E/Nashville Pike to SR-109 Bypass

Intent

The development pattern for established and emerging corridors should seek to:

- Provide through transportation, land use and other physical enhancements an environment that provides a distinct sense of place, not just another commercial strip
- Discourage continuous ribbons of automobile-oriented commercial development along major corridors
- Organize nodal commercial development opportunities at intersections with major streets and new secondary roads
- Permit development of suburban commercial and residential development along arterial roadways with master planning to address access management and design that is consistent with community character
- Improve traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks, placing buildings closer to the street, and locating parking to the rear of buildings
- Encourage mixed use development
- Reflect quality materials and design (related to the building, the site, and signage)

COMMERCIAL CORRIDOR

- Medium to High

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by a mix of curb, gutter with sidewalk and grassy swales all with a low-to-medium level of pedestrian orientation
- Bike lanes/routes

Infrastructure

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

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Community gardens

Primary Land Uses

- Small and large-scale apartments and townhomes
- Office
- Vertical Mixed Use
- Commercial/Retail (including grocery stores, home improvement stores, restaurants, hotels)

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO, GO

Proposed Zoning Districts

- Mixed-Use Node (new)
- CS, CG with Corridor Overlay (new)

- Provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor with quality landscaping

Development Strategies

- Encourage retrofitting of existing strip development into pedestrian-scale interconnected nodes
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Strengthen pedestrian connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Plan for community street network that creates rather than hinders opportunities for walking, biking and providing future public transit
- Establish pedestrian-oriented building setbacks
- Guide building and site design, including parking lot configuration and streetscape features
- Find an appropriate balance between residential and commercial uses within mixed use developments
- Organize new development a nodal fashion with nodal commercial/mixed use development opportunities at intersections with major streets and new secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices for the City that are in proximity to commercial areas and major transportation arteries.

Implementation Measures

- ☞ Amend Mixed-Use districts
- ☞ Mixed-Use Node zoning district (new)
- ☞ Corridor Overlay District



Existing commercial corridor area along Nashville Pike near Vol State



Emerging commercial corridor along Nashville Pike west of Gallatin



Quality office development along the Commercial Corridor on Nashville Pike includes quality building materials, landscaping and preservation of mature trees

GATEWAY CORRIDOR

General Description of Existing Development Patterns

Gateway Corridor is an **overlay character area** representing developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City. Community recognizes that these corridors should provide a more pleasant appearance to those entering the City than currently presented.

Gateway Corridors are developed as a continuous system along a highway, street, or greenway. The appearance of these visual corridors is an important first impression of the Gallatin's character. The major gateways into Gallatin along main travel corridors can convey the City's identity by utilizing characteristic design elements that reflect Gallatin's character. Defining elements of Gateway Corridors may include landscaping, unique signage, banners, lighting and other streetscape elements in addition to landmark elements. This gateway is often developed to signify a high-profile corridor or district.

Through proper design, the entrances or gateway treatments should provide a strong sense of identity and arrival to the City.

Locations

Several main entrance corridors warrant consideration. These include:

- SR-109 Bypass and portions of the corridor north of the intersection with North Water Avenue in North Gallatin and south of the intersection with Airport Road in South Gallatin.
- North Water Avenue from SR-109 to Hatten Track Road
- US-31E/Nashville Pike from the west city limits to Station Camp Creek
- US-31E/East Broadway East Jackson Street
- SR-25/Hartsville Pike from Cairo Road to the east city limits
- SR-25/Red River Road from Bradford Drive to East Camp Creek
- SR-174/Long Hollow Pike from Station Camp Creek to SR-109 Bypass
- SR-386/Vietnam Veterans Boulevard
- Airport Road (US-31E to Bypass)
- GreenLea Boulevard from SR-386 interchange to US-31E/Nashville Pike

GATEWAY CORRIDOR

Anticipated level of change:

- Low

Transportation

- High level of service
- High level of connectivity
- Properties accessed by individual easements, private driveways, public roads
- Shared driveways/access management
- Roads characterized by combination of grassy swales and curb-and-gutter cross sections

Infrastructure

- Public water available
- Public sewer available or planned

Greenspace

- Adjacent Preserve areas
- Provided typically via large-scale private properties

Primary Land Uses

- Not applicable

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- Not applicable

Proposed Zoning Districts

- Gateway Corridor Overlay (new)

Intent

- Provide for interesting, attractive entrances into the City that set Gallatin apart and provide a quality sense of place

Development Strategies

- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of the corridors
- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Manage access to keep traffic flowing using wayfinding signage to clustered developments
- Retrofit or mask existing strip development or other unsightly features as necessary

Implementation Strategies

- ☞ Gateway Corridor Overlay District



Kennesaw Farms development located on Nashville Pike in west Gallatin



Entrance to the Hunt Club office development on Nashville Pike provides a good example of quality development along the Gateway Corridor

ATTACHMENT 6-11

Savannah Marketplace

Gallatin, Tennessee

Addendum to the Amended Preliminary Master Development Plan Book

Revised Date August 13, 2015

Originally Submitted January 29, 2004 (Ragan Smith Associates)

Previously Revised August 4, 2008 (Ragan Smith Associates)

Last Previously Revised April 16, 2015 (Civil Site Design Group)

Prepared by:



630 Southgate Avenue, Suite A

Nashville, Tennessee 37203

Phone: (615) 248-9999

Fax: (615) 251-9575

Contact: Gary W. O'Brien, P.E

ATTACHMENT 6-11

This addendum will address only the revisions that are proposed to the existing Amended Preliminary Master development Plan Book by Ragan Smith Associates, originally dated January 29, 2004, last revised on April 16, 2015 by Civil Site Design Group.

Project Team

The project team for the proposed development of Savannah Marketplace Phase 2, Outlots #5, 6 and 7 is as below:

Developer:

C4 Investments LLC
121 W. Trade Street, Suite 2550
Charlotte, NC 28202

Civil Engineer:

Civil Site Design Group
630 Southgate Ave, Suite A
Nashville, TN 37203

Amended Preliminary Master Development Plan

The purpose of this submittal is to amend the list of approved uses in Phase 2 of the Savannah Marketplace Planned General Commercial (PGC) development.

The proposed outparcel #5, 6 and 7 include 3.81 acres along the Nashville Pike frontage between Gorden Crossing and the existing Kroger entrance drive. The entire property is currently zoned Planned General Commercial (PGC).

The existing approved uses for the Savannah Marketplace are Convenience Sales and Services, General Retail Sales and Services, Financial, Consulting and Administrative Office, Food Service Drive In, Automotive Servicing and Medical Services. This amendment proposes to add Interior Car Wash as an accessory use to the previously approved Automotive Servicing use.

ATTACHMENT 6-11

Development Standards

The existing development standards which have been established for the Savannah Marketplace are to remain in place with regards to architecture, building materials, planning, grading, parking, lot coverage, setbacks, buffer yards, yard requirements, access, etc.

The developer understands that prior to commencement of any construction on the site, the developer and his team will be required to submit and receive approval for Final Master Development Plans for each of the three outparcels. The developer further understands that the Architectural Review Committee will review and approve all proposed improvements prior to the approval of the Final Master Development Plans.

ATTACHMENT 6-12

08.04 Intent and Purpose of PGC - Planned General Commercial District

The purpose of this district is to provide for modern, attractive, and efficient, retail, personal, professional, and commercial facilities with access needs that demand location along major arterial roadways. Uses permitted in this district are frequently automobile-oriented, and, as such, this district is most appropriately located along or at intersections of urban arterials or collector roadways, as identified on the City's Official Street Map. Also, since these corridors are major entryways and focal points in the City, landscape and buffer standards are instituted to provide commercial development which is more compatible and visually pleasing with adjacent residential areas. A master development plan for the development of the entire area is required, but the development may occur in stages.

08.04.010 Previously Approved Commercial PUD'S Applicability to the New Planned General Commercial District

Any project lawfully approved under the provisions of a Commercial Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made as a new district of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

08.04.020 Uses and Structures

Within the Planned General Commercial District, as shown on the Gallatin Municipal Regional Zoning Map, as delineated below and described in Article 3.00, the following activities are permitted:

A. Permitted Uses

Community Facility Activities:

- Administrative
- Community Assembly
- Essential Service
- Health Care
- Limited Child and Adult Care
- Non-assembly Cultural
- Nursing Home
- Place of Worship

ATTACHMENT 6-12

Commercial Activities:

Business and Communication Services
Financial, Consulting, and Administrative Office
Food Service
Food Service - Drive-in
General Personal Service
General Retail Sales and Services
Group Assembly - Limited
Medical Services
Transient Habitation
Vehicular, Craft, and Related Equipment Sales
Limited Retail Sales
Automotive Parking
Automotive Servicing
Convenience Sales and Services
Retail Business Supply
Wholesale Sales

B. Conditional Uses

Community Facility Activities:

Extensive Impact
Intermediate Impact
Utility and Vehicular

Commercial Uses:

Undertaking Service
Automotive Repair and Cleaning
Group Assembly Extensive
Limited Warehousing

C. Permitted Accessory Uses and Standards

1. Signs in accordance with the regulations contained in Section 13.07 or as approved by the Preliminary Master Development Plan and Final Master Development Plan;
2. Accessory off-street parking and loading facilities as required in Article 11.00;
3. Accessory uses, buildings and structures customarily incidental and appurtenant to a permitted uses provided that such are carried out on the same zone lot and are not otherwise prohibited

08.04.030 Relationship to General Development Plan/Subdivision Regulation

- A. Relationship to the Subdivision Regulations. The uniqueness of each proposal for a Planned General Commercial District may require that specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs, and other standards may be subject to modification from the specifications established in the subdivision regulations adopted by the Gallatin Regional Planning Commission. Modifications may be incorporated only with the approval of the Planning Commission as a part of its review of the preliminary master development and final master development plan for a Planned General Commercial District and granted as a variance in the preliminary approval of the subdivision which must be concurrent with the final approval by the Planning Commission of the final master development plan.

08.04.040 Site Development Regulations

The following minimum development standards shall be observed in the "PGC" Planned General Commercial District.

A. Bulk Regulations

- | | |
|--------------------------------------------------------------|------------------------------------------------|
| 1. Minimum Site Size (Entire Development): | 1 acre |
| 2. Minimum Lot Area (Within Development): | 20,000 sq.ft. |
| 3. Maximum Floor Area Ratio: | 1.0 |
| 4. Maximum Lot Coverage: | 50 percent |
| 5. Minimum lot width | 100 feet |
| 6. Maximum building height | 40 feet |
| 7. Minimum building setback – based on street classification | |
| a. Arterial | 50 feet |
| b. Collector | 40 feet |
| c. Local | 30 feet |
| 8. Minimum front yard | one half of the
minimum building
setback |
| 9. Minimum side yard | 10 feet |
| 10. Minimum rear yard abutting residential zone district | 40 feet |
| 11. Minimum rear yard abutting commercial zone district | 20 feet |

08.04.050 Additional Site Development Regulations

- A. Landscaped Bufferyard Requirements: In addition to the requirements of Sections 13.04 and 13.05, the following landscape bufferyards and landscaping shall be provided in the PGC District, provided, however, that if the provisions of Sections 13.04 and 13.05, differ from these requirements, the more restrictive requirement shall apply unless approved by the Board of Mayor and Alderman as part of the Preliminary and/or Final Master Development Plan as recommended by the Planning Commission.

ATTACHMENT 6-12

<u>Bufferyard</u>	<u>Minimum Width</u>	<u>Minimum Landscape Requirements</u>
(1) Front bufferyard abutting a street designated "Arterial" on the Major Thoroughfare Plan Map of Gallatin, Tennessee	20 feet	(a) 90% landscaped area* (b) one large deciduous tree for every 50 feet of lot frontage, minimum 2½-inch caliper (c) two small deciduous or ornamental trees for every 50 feet of lot frontage, minimum 1½-inch caliper (d) continuous parking lot screening per Section 13.05
(2) Front bufferyard abutting any other public right-of-way	15 feet	(a) 90% landscaped area* (b) one large deciduous tree for every 60 feet of lot frontage, minimum 2½-inch caliper (c) two small deciduous or ornamental trees for every 60 feet of lot frontage, minimum 1½-inch caliper (d) continuous parking lot screening per Section 13.05
(3) Side bufferyard abutting a public right-of-way	12 feet	(a) 90% landscaped area* (b) one large deciduous tree for every 60 feet of lot frontage, minimum 2½-inch caliper (c) two small deciduous or ornamental trees for every 60 feet of lot frontage, minimum 1½-inch caliper (d) continuous parking lot screening per Section 13.05

* NOTE: Landscaped area shall be defined as an area consisting of grass, shrubs, trees, flowers, ground cover, or other organic plant materials in the minimum percentage as noted. A sidewalk/bike path is only other permitted material within a landscaped area.

B. Additional Landscaping and Screening Requirements.

1. Site Landscaping Area - In addition to the landscape material requirements provided in Section 08.04.050, a minimum of seven and one-half percent of the lot area of all developments shall be permanently maintained landscape area, exclusive of the required bufferyard. This area may include the interior parking lot planting area as required in Section 13.05.020.B.

ATTACHMENT 6-12

2. For every five hundred (500) square feet of site landscaping area on a lot/site, a minimum of one medium deciduous or ornamental tree (minimum 2-inch caliper) shall be provided, exclusive of the required landscape bufferyard requirements.
 3. Every acre of lot/site area shall include a minimum of 50 shrubs, at least 18 inches high. These shrubs may be counted towards the required bufferyard and site landscaping area requirements and shall be exclusive of the continuous parking lot screening required in Section 13.05.
 4. Supplemental Screening Regulations
 - a. Loading areas shall be adequately screened so as not to be visible from any residential areas or streets.
 - b. Mechanical equipment, heating, and cooling units for non-residential structures shall be adequately screened so as not to be visible from streets and/or adjacent properties.
 5. Traffic Access Control and Visibility Areas at Entrances/Intersections. The design and placement of the landscaping materials within the parking areas and front lot line and side lot line bufferyards shall be designed in accordance with Sections 11.09, 13.05 and 13.06.
- C. Ownership and Division of Land. No tract of land may be considered for or approved as a Planned General Commercial District unless such tract is under the single ownership by a landowner. The holder of a written option to purchase, any governmental agency, or a redeveloper under contract with the governing authority shall be considered landowners for the purposes of this section. Unless otherwise provided as a condition of approval of a Planned General Commercial District, the landowner of an adopted Planned General Commercial District may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final site development plan.
- D. Architectural Design - When the Planning Commission and/or Board of Mayor and Aldermen has established architectural design as an integral part of the preliminary master development plan and final master development plan, and stipulates architectural design principles and/or specific architectural design details, such principles and/or details shall be made a part of the preliminary master development plan, final master development plan and all zoning permits for the Planned General Commercial District.
- E. Preliminary Master Development Plan Approval Required: The establishment of the PGC zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed PGC District, and, if approved, the plan and all of its components shall run

ATTACHMENT 6-12

with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the PGC District.

- F. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a PGC District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the procedures provisions of Section 12.02 of this Ordinance:
- G. Additional Site Design Standards: All developments occurring within a PGC District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

08.04.060 Special Conditions for Convenience Sales and Services Commercial Activities

- A. Personal convenience services, as described in Section 03.07.090, shall be exempt from this special condition section.
- B. Convenience Sales and Service structures shall be designed to be compatible with the character of residential structures in the surrounding area. Scale of materials and building forms are considered important elements of compatibility.
- C. In order to determine compatibility, the applicant shall provide information concerning building design and materials, including elevations of all sides of the proposed buildings and structures. The features shown in the elevations shall include information concerning building materials, heights, scale, door and window openings, façade offsets, roof pitch and colors.
- D. The design of such facilities shall comply with the requirements of Section 13.08, Architectural Character and Compatibility Standards. In addition, the following architectural standards shall apply:
 - 1. Building height and design shall be in keeping with the character and scale of the proposed and surrounding development.
 - a. Building colors should be subdued, with natural earth tones and colors compatible with surrounding development predominating.
 - b. Building rooflines and pitches should be comparable to typical residential roofline styles. To harmonize with residential structures, convenience sales and service structures should have roofs that are visible from the street, preferably with a pitch not less than 1-foot rise in 2-foot run. Roofs should be a dark earth tone in color.
 - 2. Canopy height and design shall be in keeping with the character and scale of the proposed development. The canopies shall have pitched rooftops compatible with the design of the proposed building(s).

3. Canopies over gas pumps shall use colors and materials that blend with proposed and surrounding building facades. The use of earth tones or dark colors is encouraged.
 4. The use of primary, secondary or other bright, bold colors on building facades, canopies and awnings shall be avoided.
 5. Heating and cooling equipment, solid waste disposal equipment and facilities and mechanical equipment and facilities shall be adequately screened so as not to be visible from streets and adjacent properties. In addition, mechanical equipment placed on rooftops should be concealed from view from public streets and adjacent properties.
- E. The number of gasoline pumps, if any, permitted with this use shall be determined by the Planning Commission. In making this determination the Planning Commission shall consider the location, size, and design of such facilities so that the proposed development will be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan

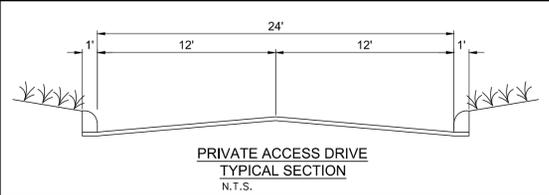
Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendations and approved by the Mayor and Aldermen. Major amendments shall include, but not be limited to:

- A. An increase in the density of the development;
- B. Substantial changes in circulation or access;
- C. Substantial changes in the mix of dwelling unit types included in the project;
- D. Substantial changes in grading or utility provision;
- E. Substantial changes in the mixture of land uses;
- F. Reduction in approved open space, landscaping, and bufferyards;
- G. Substantial changes in architectural or site design features of the development; or
- H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The Planning Commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.

All other changes in the preliminary or final master development plan shall be considered revisions to the approved plan. The planning commission may approve these minor revisions.

12.03 Requirements for Moving Single Family Residence From One Foundation to Another

- A. No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:
 - 1. The residence to be moved is consistent with the age, value, size, and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and
 - 2. Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:
 - a. The homeowners' association of the development where the residence is to be moved, if a homeowners' association is in existence;
 - b. A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area; or
 - c. The Gallatin Municipal-Regional Planning Commission if there is not a homeowner's association or neighborhood association in existence in the area where the residence is to be moved.

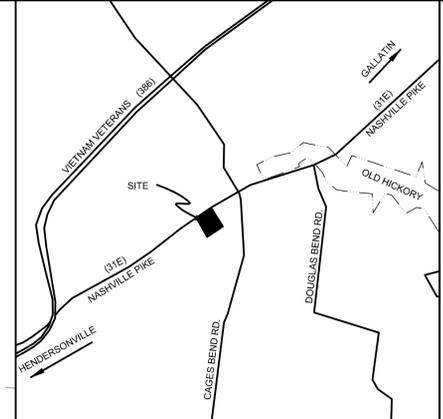


PARCEL: 146 033. 02 000
COLLEGE HEIGHTS BAPTIST CHURCH
 D.B. 3551, PG. 450, R.O.S.C., TN.
 ZONED: R-20

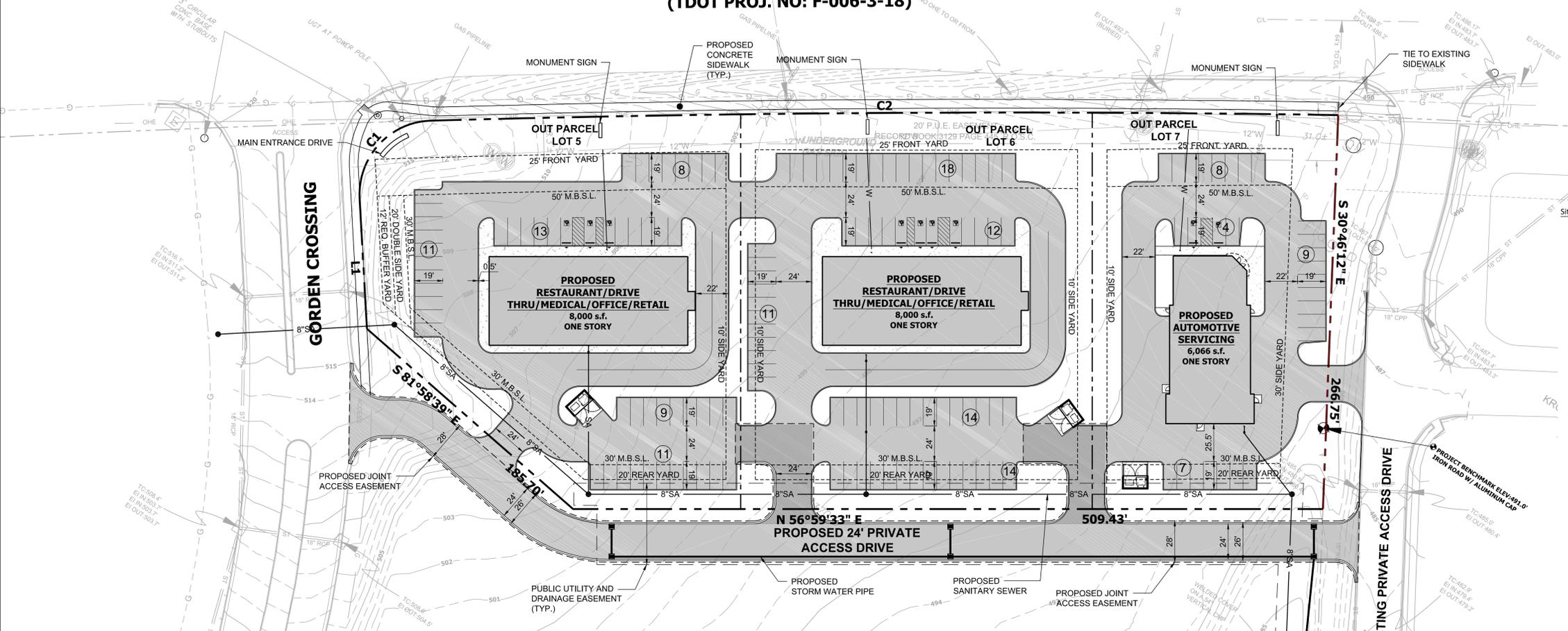
PARCEL: 146 033. 07 000
DAVID & LOUISE PENDERY
 D.B. 3727, PG. 476, R.O.S.C., TN.
 ZONED: MRO

PARCEL: 146 035. 05 000
JAMES DAVID OWEN
 D.B. 543, PG. 571, R.O.S.C., TN.
 ZONED: MRO

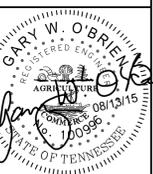
**U.S. HIGHWAY 31-E
 NASHVILLE PIKE
 (TDOT PROJ. NO: F-006-3-18)**



CIVIL SITE DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 919 SOUTHWEST AVENUE, SUITE 200, NASHVILLE, TN 37203
 615.259.1111



VICINITY MAP
 N.T.S.



- Site Data**
- The purpose of this amendment is to move the automotive servicing use with accessory interior car wash to out parcel #7 and the restaurant/drive thru/medical/office retail use to out parcel #6.
 - The property is shown as a portion of Parcel 37.01 on Sumner County Tax Map 146.
 - The property is a portion of the Savannah Marketplace development in Gallatin, Tennessee.
 - The Savannah Marketplace Amended Preliminary Master Development Plan was prepared by Ragan Smith (last dated August 4, 2008) and approved by the City of Gallatin Planning Office on 10/1/2008. A second Amended P.M.D.P. was prepared by Civil Site Design Group and approved on 4/27/15 with conditions.
 - All buffers, setbacks, landscaping and architectural standards as spelled out in the Amended Preliminary Master Development Plan as approved by the City of Gallatin Planning Office shall remain. Project shall meet design requirements of Savannah Marketplace Design Manual.
 - All Conditions of Approval as specifically listed on the Amended Preliminary Master Development Plan remain in effect and shall be complied with.
 - The existing property zoning is PGC (Planned General Commercial).
 - Zoning of properties surrounding the Savannah Marketplace, Phase 2 development:
 - North (Across Nashville Pike): MRO, R-20
 - West: PGC
 - South: R-40 (City of Hendersonville)
 - East: PGC
 - The property lies within flood zone "X", as designated on current Federal Emergency Management Agency Map Numbers 47165C0407G, 47165C0408G and 47165C0409G, dated April 17, 2012. Said maps define zone "X" as being "areas determined to be outside the 500-year floodplain".
 - Street addresses for the proposed out lots are as follows:
 - Outparcel #5 - 2069 Nashville Pike
 - Outparcel #6 - 2063 Nashville Pike
 - Outparcel #7 - 2057 Nashville Pike
 - Properties developed within the Savannah Marketplace will be subject to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike. The amount of the pro rata contributions will be set by the Engineering Division at the F.M.D.P. stages for proposed lots 5-7.

- General Notes**
- The proposed project includes outparcels #5, 6 and 7 in Phase 2 of Savannah Marketplace.
 - Both domestic and fire water services are proposed for all three outparcels from the existing White House Utility District public main in the south right-of-way of US Hwy 31-E (Nashville Pike).
 - Natural gas service, if required, will be provided from the existing natural gas main line in the south right-of-way of Highway 31-E (Nashville Pike). The gas provider is Gallatin Public Utilities.
 - Sanitary sewer service will be provided to all three outparcels via an extension of the existing White House Utility District public main which currently terminates near the southwest corner of the Kroger Marketplace.
 - The storm water runoff from the proposed developed outlots will be conveyed to the existing storm water system via an extension of the existing storm water line near the southwest corner of the existing Kroger Marketplace. Drainage easements will be provided as necessary.
 - Proposed Development Schedule:
 - Begin: November 2015
 - End: September 2016
 - Final Master Development Plan approval required prior to issuance of building permits
 - All HVAC units will be screened.
 - There will be no direct access from out parcels #5, 6 and 7 to US Hwy 31-E (Nashville Pike).
 - All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02.
 - The Owner / Developer of this property is responsible for all financial matters.
 - The amended PMDP shall meet all previous conditions of approval.

SITE DATA TABLE	
MAP 146, PARCEL 37.01 p/o ADDRESS: U.S. HIGHWAY 31-E (NASHVILLE PIKE) CITY: GALLATIN COUNTY: SUMNER STATE: TENNESSEE	
TOTAL SITE ACRES	165,969 S.F. (3.81 ac.±)
APPROVED BUILDING S.F.	38,100 S.F.
PROPOSED BUILDING S.F.	22,066 S.F.
ZONING	PGC
MIN. LOT WIDTH	100 FEET
MIN. BUILDING HEIGHT	40'
MIN. BUILDING SETBACK	50'
YARD REQUIREMENTS	FRONT YARD: 25' SIDE YARD: 10' REAR YARD: 20'
* DOUBLE ALONG STREET	
OUT PARCEL 5	
ORIGINAL LOT AREA	1.18 AC.±
LOT AREA	58,651 S.F. (1.35 AC.)
EXISTING USE	GENERAL RETAIL SALES AND SERVICE
PROPOSED USE	FOOD SERVICE DRIVE-IN: 3,000 S.F. MEDICAL SERVICES: 3,000 S.F. GEN. RETAIL SALES & SERVICE: 2,000 S.F.
PROP. FLOOR AREA	8,000 S.F.
PROP. LOT COVERAGE	14%
IMPERVIOUS AREA	39,042 S.F. (67%)
PARKING (REQUIRED)	48 SPACES
FOOD SERVICE DRIVE-IN: GREATER OF 1/40 SF OF DINING AREA OR 1/150 SF OF GROSS BLDG AREA: 20 SPACES	
MEDICAL SERVICES: 1/150 SF = 20 SPACES	
GEN. RETAIL SALES & SERVICE: 1/250 SF = 8 SPACES	
TOTAL SPACES REQUIRED	48 SPACES
PARKING TOTAL (PROPOSED)	52 SPACES TOTAL
HANDICAP PARKING (REQUIRED)	2 SPACES
HANDICAP PARKING (PROPOSED)	2 SPACES
MAX BUILDING HEIGHT	40'
HEIGHT (PROPOSED)	30'
OUT PARCEL 6	
ORIGINAL LOT AREA	1.32 AC.±
LOT AREA	64,001 S.F. (1.47 AC.)
EXISTING USE	GENERAL RETAIL SALES AND SERVICE
PROPOSED USE	FOOD SERVICE DRIVE-IN: 3,000 S.F. MEDICAL SERVICES: 3,000 S.F. GEN. RETAIL SALES & SERVICE: 2,000 S.F.
PROP. FLOOR AREA	8,000 S.F.
PROP. LOT COVERAGE	12%
IMPERVIOUS AREA	46,003 S.F. (71%)
PARKING (REQUIRED)	69 SPACES TOTAL
FOOD SERVICE DRIVE-IN: GREATER OF 1/40 SF OF DINING AREA OR 1/150 SF OF GROSS BLDG AREA: 20 SPACES	
MEDICAL SERVICES: 1/150 SF = 20 SPACES	
GEN. RETAIL SALES & SERVICE: 1/250 SF = 8 SPACES	
TOTAL SPACES REQUIRED	48 SPACES
PARKING TOTAL (PROPOSED)	69 SPACES TOTAL
HANDICAP PARKING (REQUIRED)	4 SPACES
HANDICAP PARKING (PROPOSED)	4 SPACES
MAX BUILDING HEIGHT	40'
HEIGHT (PROPOSED)	30'
OUT PARCEL 7	
ORIGINAL LOT AREA	1.31 AC.±
LOT AREA	43,317 S.F. (0.99 AC.)
EXISTING USE	GENERAL RETAIL SALES AND SERVICE
PROPOSED USE	FOOD SERVICE DRIVE-IN: 3,000 S.F. MEDICAL SERVICES: 3,000 S.F. GEN. RETAIL SALES & SERVICE: 2,000 S.F.
PROP. FLOOR AREA	8,000 S.F.
PROP. LOT COVERAGE	14%
IMPERVIOUS AREA	39,042 S.F. (67%)
PARKING (REQUIRED)	6,066 S.F.
FOOD SERVICE DRIVE-IN: GREATER OF 1/40 SF OF DINING AREA OR 1/150 SF OF GROSS BLDG AREA: 20 SPACES	
MEDICAL SERVICES: 1/150 SF = 20 SPACES	
GEN. RETAIL SALES & SERVICE: 1/250 SF = 8 SPACES	
TOTAL SPACES REQUIRED	3 TIMES THE NUMBER OF SERVICE BAYS: 3x7=21 SPACES
PARKING TOTAL (PROPOSED)	28 SPACES TOTAL
HANDICAP PARKING (REQUIRED)	2 SPACES
HANDICAP PARKING (PROPOSED)	2 SPACES
MAX BUILDING HEIGHT	40'
HEIGHT (PROPOSED)	30'

MAP 146, PARCEL 37.01
FIFTH THIRD BANK
 R.B. 3792, PG. 617, R.O.S.C., TN.
 ZONED: PGC

MAP 146, PARCEL 37.05
KROGER, LPI
 R.B. 3051, PG. 229,
 R.O.S.C., TN.
 ZONED: PGC

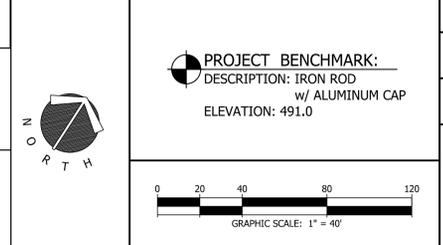
CURVE	DELTA ANGLE	RADIUS	ARC	CH BEARING	CH LENGTH	LINE BEARING	DISTANCE
C1	91°38'11"	50.00'	79.97'	N 09°34'57" E	71.71'	N 36°14'08" W	88.22'
C2	2°28'36"	14260.53'	618.42'	S 56°38'34" W	616.38'		



OWNER INFORMATION
 FIFTH THIRD BANK
 165 NASH ST.
 LAWRENCEVILLE, GA. 30045

DEVELOPER INFORMATION
 C4 INVESTMENTS, LLC
 121 W. TRADE ST., SUITE 2550
 CHARLOTTE, NC. 28202

MAP 146, PARCEL 37.01



PRELIMINARY MASTER DEVELOPMENT PLAN AMENDMENT
SAVANNAH MARKETPLACE - PHASE 2
 OUTPARCELS 5, 6 & 7
 U.S. HIGHWAY 31-E (NASHVILLE PIKE)
 GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE
01	INITIAL SUBMITTAL CITY COMMENTS	07-28-15
02		08-13-15

CHND
 BY: GWO
 BL: GWO
 DG: GWO

DATE
 07-28-15

SCALE
 1" = 40'

JOB NO.: 14-129-02

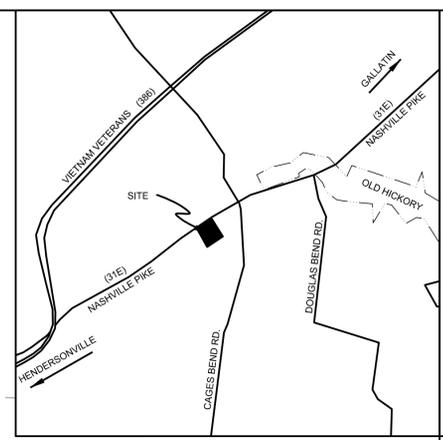
Aug 13, 2015 - 4:03pm T:\CAD\2015\14-129-02\CADD\PMDP Amendment\14-129-01_1109 PMDP Amendment.dwg

- LANDSCAPE REQUIREMENTS**
- 0.286 AC. (12,448 S.F.) OF PERMANENTLY MAINTAINED LANDSCAPE AREA REQUIRED (7.5%)
 - 25 TREES REQUIRED (2" CAL. MIN.) EXCLUSIVE OF BUFFER AND PARKING ISLANDS.
 - 191 SHRUBS REQUIRED (18" MIN. HEIGHT) INCLUSIVE OF BUFFERS AND EXCLUSIVE OF SCREENING FOR PARKING.
 - INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2.5" CAL. TREES.

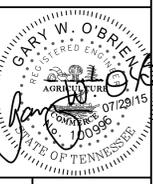
- 20' BUFFER ALONG NASHVILLE PIKE**
- 1 LARGE DECIDUOUS TREE PER 50 L.F. - 2.5" CAL.
 - 2 SMALL DECIDUOUS OR ORNAMENTAL TREES PER 50 L.F. - 1.5" CAL.
 - CONTINUOUS SCREENING OF PARKING AREAS WITH MINIMUM 30" HEIGHT SHRUBS.
 - 90% LANDSCAPE AREA

- 12' SIDE BUFFER ALONG PUBLIC ROAD**
- 90% LANDSCAPED AREA
 - 1 LARGE DECIDUOUS TREE PER 60 L.F. - 2.5" CAL.
 - 2 SMALL ORNAMENTAL TREES PER 60 L.F. - 1.5" CAL.
 - CONTINUOUS SCREENING OF PARKING LOT WITH 30" EVERGREEN SHRUBS.

**U.S. HIGHWAY 31-E
NASHVILLE PIKE
(TDOT PROJ. NO: F-006-3-18)**



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
810 SOUTHGATE AVENUE SUITE 400 NASHVILLE, TN 37203
615.259.1111 WWW.CIVILSITEGROUP.COM



CONCEPTUAL LANDSCAPE PLAN
SAVANNAH MARKETPLACE - PHASE 2
OUTPARCELS 5, 6 & 7
U.S. HIGHWAY 31-E (NASHVILLE PIKE)
GALLATIN, SUMNER COUNTY, TENNESSEE

MAP 146, PARCEL 37.05
KROGER, LPI
R.B. 3051, PG. 229,
R.O.S.C., TN,
ZONED :PGC

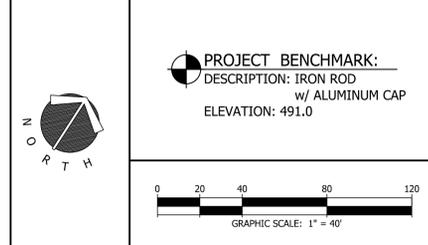
MAP 146, PARCEL 37.01
FIFTH THIRD BANK
R.B. 3792, PG. 617, R.O.S.C., TN,
ZONED: PGC

- PGC BUFFER & LANDSCAPE NOTES:**
- ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFER YARD REQUIREMENTS SHOWN ON THIS PLAN.
 - PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.050.B OF THE GALLATIN ZONING ORDINANCE.
 - LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGES AS NOTED. A SIDEWALK / BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.

CURVE	DELTA ANGLE	RADIUS	ARC	CH BEARING	CH LENGTH	LINE BEARING	DISTANCE
C1	91°38'11"	50.00'	79.97'	N 09°34'57" E	71.71'	L1 IN 36°14'08" W	88.22'
C2	2°28'36"	14260.53'	616.42'	S 56°38'34" W	616.38'		



MAP 146, PARCEL 37.01



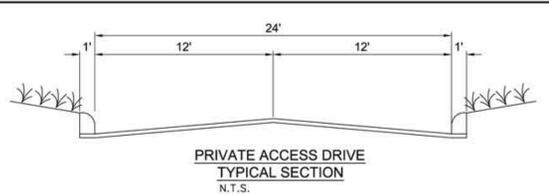
REV.	COMMENTS	DATE

CHD DATE: 07-28-15
BY: GWO
BL: GWO
DG: GWO

C2.00

JOB NO.: 14-129-02

Aug 13, 2015 - 4:03pm T:\CADD\2014\14-129-02\CADD\Site\PLDP Amendment14-129-01.rvt (2015) PLDP Amendment - Landscape.dwg

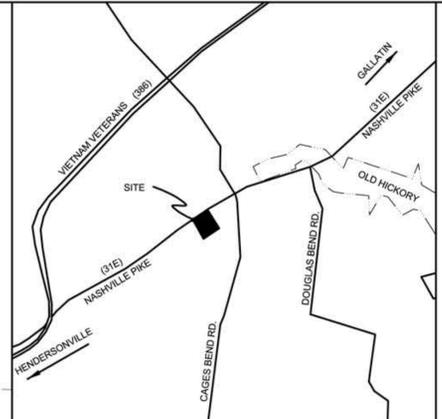


PARCEL 146 033. 02 000
ZONED: R-20

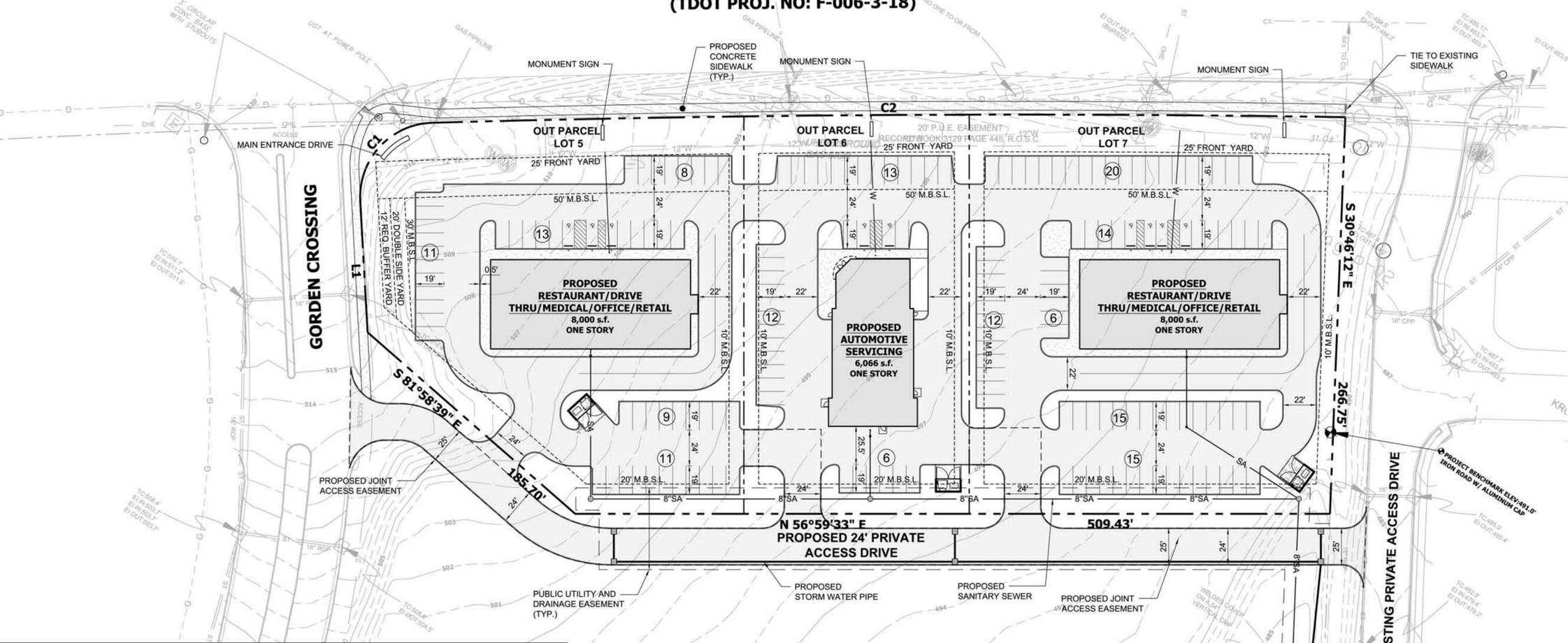
PARCEL 146 033. 07 000
ZONED: MRP

PARCEL 146 035. 05 000
ZONED: MRO

**U.S. HIGHWAY 31-E
NASHVILLE PIKE
(TDOT PROJ. NO: F-006-3-18)**



CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
810 SOUTHGATE AVENUE SUITE 100 NASHVILLE, TN 37203
615-259-1999 FAX 615-259-1990



Site Data

- The purpose of this amendment is to amend the proposed uses within the Savannah Marketplace development to include Automotive Servicing and Food Service - Drive-In, and to reduce the proposed total building square footages from 83,000 s.f. to 17,470 s.f..
- The property is shown as a portion of Parcel 37.01 on Sumner County Tax Map 146.
- The property is a portion of the Savannah Marketplace development in Gallatin, Tennessee.
- The Savannah Marketplace Amended Preliminary Master Development Plan was prepared by Ragan Smith (last dated August 4, 2008) and approved by the City of Gallatin Planning Office on 10/1/2008.
- All buffers, setbacks, landscaping and architectural standards as spelled out in the Amended Preliminary Master Development Plan as approved by the City of Gallatin Planning Office shall remain. Project shall meet design requirements of Savannah Marketplace Design Manual.
- All Conditions of Approval as specifically listed on the Amended Preliminary Master Development Plan remain in effect and shall be complied with.
- The existing property zoning is PGC (Planned General Commercial).
- Zoning of properties surrounding the Savannah Marketplace, Phase 2 development:
 - North (Across Nashville Pike): MRO, R-20
 - West: PGC
 - South: R-40 (City of Hendersonville)
 - East: PGC
- The property lies within flood zone "X", as designated on current Federal Emergency Management Agency Map Numbers 47165C0407G, 47165C0408G and 47165C0409G, dated April 17, 2012. Said maps define zone "X" as being "areas determined to be outside the 500-year floodplain".
- Street addresses for the proposed out lots are as follows:
 - Outparcel #5 - 2069 Nashville Pike
 - Outparcel #6 - 2063 Nashville Pike
 - Outparcel #7 - 2057 Nashville Pike

General Notes

- The proposed project includes outparcels #5, 6 and 7 in Phase 2 of Savannah Marketplace.
- Both domestic and fire water services are proposed for all three outparcels from the existing White House Utility District public main in the south right-of-way of US Hwy 31-E (Nashville Pike).
- Natural gas service, if required, will be provided from the existing natural gas main line in the south right-of-way of Highway 31-E (Nashville Pike). The gas provider is Gallatin Public Utilities.
- Sanitary sewer service will be provided to all three outparcels via an extension of the existing White House Utility District public main which currently terminates near the southwest corner of the Kroger Marketplace.
- The storm water runoff from the proposed developed outlots will be conveyed to the existing storm water system via an extension of the existing storm water line near the northwest corner of the existing Kroger Marketplace. Drainage easements will be provided as necessary.
- Proposed Development Schedule:
 - Begin: June 2015
 - End: July 2016
 - Final Master Development Plan approval required prior to issuance of building permits.
- There will be no direct access from out parcels #5, 6 and 7 to US Hwy 31-E (Nashville Pike).
- All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02.
- The Owner / Developer of this property is responsible for all financial matters.
- The amended PMDP shall meet all previous conditions of approval.

SITE DATA TABLE

MAP 146, PARCEL 37.01 p/o ADDRESS: U.S. HIGHWAY 31-E (NASHVILLE PIKE) CITY: GALLATIN COUNTY: SUMNER STATE: TENNESSEE		OUT PARCEL 6	
TOTAL SITE ACRES: 165,969 S.F. (3.81 ac.±)		ORIGINAL LOT AREA: 1.31 AC.±	
APPROVED BUILDING S.F.: 38,100 S.F.		LOT AREA: 40,732 S.F. (0.94 AC.)	
PROPOSED BUILDING S.F.: 22,066 S.F.		EXISTING USE: GENERAL RETAIL SALES AND SERVICE	
ZONING: PGC		PROPOSED USE: AUTOMOTIVE SERVICING	
MIN. LOT WIDTH: 100 FEET		PROP. FLOOR AREA: 6,066 S.F.	
MIN. BUILDING HEIGHT: 40'		PROP. LOT COVERAGE: 15%	
MIN. BUILDING SETBACK: 50'		IMPERVIOUS AREA: 30,036 S.F. (74%)	
YARD REQUIREMENTS: * DOUBLE ALONG STREET		PARKING (REQUIRED): 3 TIMES THE NUMBER OF SERVICE BAYS: 3x7=21 SPACES	
FRONT YARD: 25'		PARKING TOTAL (PROPOSED): 31 SPACES TOTAL	
SIDE YARD: 10'		HANDICAP PARKING (REQUIRED): 2 SPACES	
REAR YARD: 20'		HANDICAP PARKING (PROPOSED): 2 SPACES	
MAX BUILDING HEIGHT: 40'		PARKING TOTAL (PROPOSED): 31 SPACES TOTAL	
HEIGHT (PROPOSED): 30'		HANDICAP PARKING (PROPOSED): 2 SPACES	
MAX BUILDING HEIGHT: 40'		MAX BUILDING HEIGHT: 40'	
HEIGHT (PROPOSED): 30'		HEIGHT (PROPOSED): 30'	
OUT PARCEL 5		OUT PARCEL 7	
ORIGINAL LOT AREA: 1.18 AC.±		ORIGINAL LOT AREA: 1.32 AC.±	
LOT AREA: 58,651 S.F. (1.35 AC.)		LOT AREA: 66,586 S.F. (1.53 AC.)	
EXISTING USE: GENERAL RETAIL SALES AND SERVICE		EXISTING USE: GENERAL RETAIL SALES AND SERVICE	
PROPOSED USE: FOOD SERVICE DRIVE-IN: 3,000 S.F. MEDICAL SERVICES: 3,000 S.F. GEN. RETAIL SALES & SERVICE: 2,000 S.F.		PROPOSED USE: FOOD SERVICE DRIVE-IN: 3,000 S.F. MEDICAL SERVICES: 3,000 S.F. GEN. RETAIL SALES & SERVICE: 2,000 S.F.	
PROP. FLOOR AREA: 8,000 S.F.		PROP. FLOOR AREA: 8,000 S.F.	
PROP. LOT COVERAGE: 14%		PROP. LOT COVERAGE: 12%	
IMPERVIOUS AREA: 39,042 S.F. (67%)		IMPERVIOUS AREA: 48,938 S.F. (73%)	
PARKING (REQUIRED): FOOD SERVICE DRIVE-IN: GREATER OF 1/40 SF OF DINING AREA OR 1/150 SF OF GROSS BLDG AREA: 20 SPACES MEDICAL SERVICES: 1/150 SF = 20 SPACES GEN. RETAIL SALES & SERVICE: 1/250 SF = 8 SPACES		PARKING (REQUIRED): FOOD SERVICE DRIVE-IN: GREATER OF 1/40 SF OF DINING AREA OR 1/150 SF OF GROSS BLDG AREA: 20 SPACES MEDICAL SERVICES: 1/150 SF = 20 SPACES GEN. RETAIL SALES & SERVICE: 1/250 SF = 8 SPACES	
TOTAL SPACES REQUIRED: 48 SPACES		TOTAL SPACES REQUIRED: 48 SPACES	
PARKING TOTAL (PROPOSED): 52 SPACES TOTAL		PARKING TOTAL (PROPOSED): 82 SPACES TOTAL	
HANDICAP PARKING (REQUIRED): 2 SPACES		HANDICAP PARKING (REQUIRED): 4 SPACES	
HANDICAP PARKING (PROPOSED): 2 SPACES		HANDICAP PARKING (PROPOSED): 4 SPACES	
MAX BUILDING HEIGHT: 40'		MAX BUILDING HEIGHT: 40'	
HEIGHT (PROPOSED): 30'		HEIGHT (PROPOSED): 30'	

MAP 146, PARCEL 37.01
FIFTH THIRD BANK
R.B. 3792, PG. 617, R.O.S.C., TN.
ZONED: PGC

MAP 146, PARCEL 37.05
KROGER, LPI
R.B. 3051, PG. 229,
R.O.S.C., TN.
ZONED: PGC

CURVE	DELTA ANGLE	RADIUS	ARC	CH BEARING	CH LENGTH	LINE BEARING	DISTANCE
C1	91°38'11"	50.00'	79.97'	N 09°34'57" E	71.71'	N 36°14'08" W	88.22'
C2	2°28'36"	14260.53'	616.42'	S 56°36'34" W	616.38'		



OWNER INFORMATION
FIFTH THIRD BANK
165 NASH ST.
LAWRENCEVILLE, GA. 30045

DEVELOPER INFORMATION
C4 INVESTMENTS, LLC
121 W. TRADE ST., SUITE 2550
CHARLOTTE, NC. 28202

MAP 146, PARCEL 37.01

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD
w/ ALUMINUM CAP
ELEVATION: 491.0

GRAPHIC SCALE: 1" = 40'

C1.00

GARY W. O'BRIEN
REGISTERED ENGINEER
04/20/15
STATE OF TENNESSEE

PRELIMINARY MASTER DEVELOPMENT PLAN AMENDMENT
SAVANNAH MARKETPLACE - PHASE 2
OUTPARCELS 5, 6 & 7
U.S. HIGHWAY 31-E (NASHVILLE PIKE)
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE
1	INITIAL SUBMITTAL	3-25-15
2	CITY COMMENTS	4-20-15

DRWN: DG
CHKD: DG
BY: DG
DATE: 3-25-15

C1.00

JOB NO.: 14-129-01

APPROVED ON 4-27-15 WITH CONDITIONS



1 TYPICAL STOREFRONT ELEVATION
PR-1 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS		PERCENTAGE OF EXTERIOR MATERIALS W/O STOREFRONT GLASS	
BRICK VENEER	50%	BRICK VENEER	75%
EIFS	17%	EIFS	25%
STOREFRONT GLASS	33%		



2 TYPICAL STOREFRONT ELEVATION
PR-1 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS		PERCENTAGE OF EXTERIOR MATERIALS W/O STOREFRONT GLASS	
BRICK VENEER	90%	BRICK VENEER	81%
EIFS	18%	EIFS	19%
STOREFRONT GLASS	2%		



3 TYPICAL STOREFRONT ELEVATION
PR-1 1/8" = 1'-0"

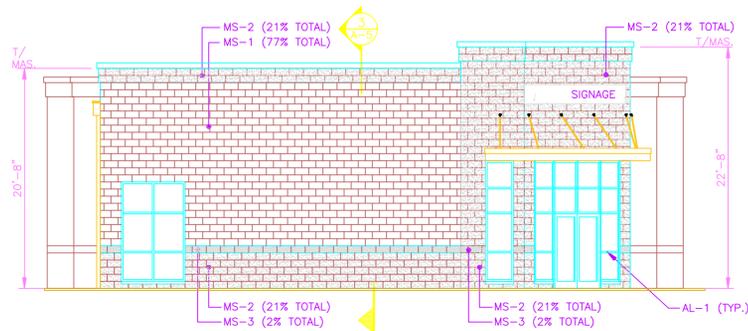
PERCENTAGE OF EXTERIOR MATERIALS		PERCENTAGE OF EXTERIOR MATERIALS W/O STOREFRONT GLASS	
BRICK VENEER	66%	BRICK VENEER	83%
EIFS	14%	EIFS	17%
STOREFRONT GLASS	20%		



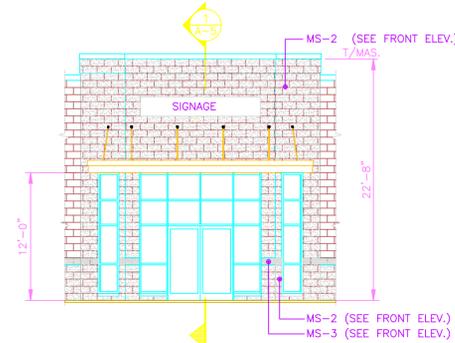
4 TYPICAL STOREFRONT ELEVATION
PR-1 1/8" = 1'-0"

PERCENTAGE OF EXTERIOR MATERIALS		PERCENTAGE OF EXTERIOR MATERIALS W/O STOREFRONT GLASS	
BRICK VENEER	66%	BRICK VENEER	83%
EIFS	14%	EIFS	17%
STOREFRONT GLASS	20%		

OVERALL PERCENTAGE OF EXTERIOR MATERIALS		OVERALL PERCENTAGE OF EXTERIOR MATERIALS W/O STOREFRONT GLASS	
BRICK VENEER	65%	BRICK VENEER	80%
EIFS	19%	EIFS	20%
STOREFRONT GLASS			



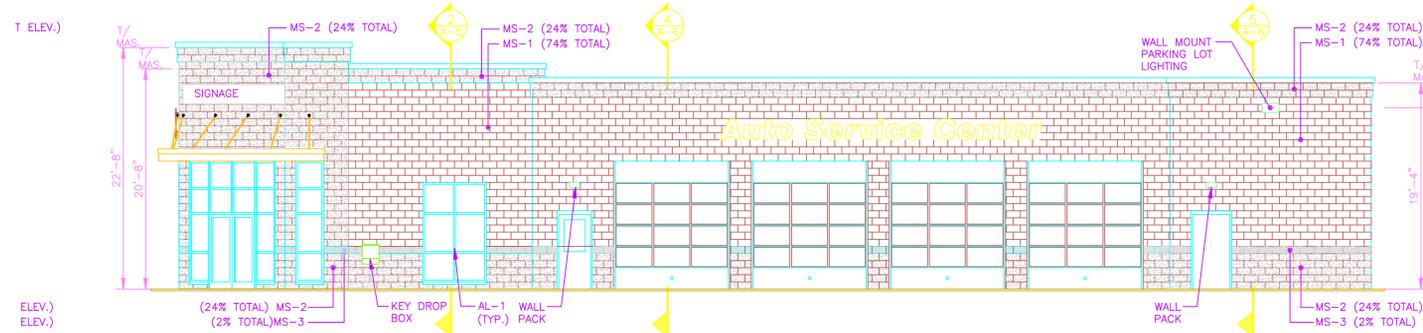
A FRONT ELEVATION
A-2 1/8" = 1'-0"



B ENTRY ELEVATION
A-2 1/8" = 1'-0"

BUILDING MATERIALS

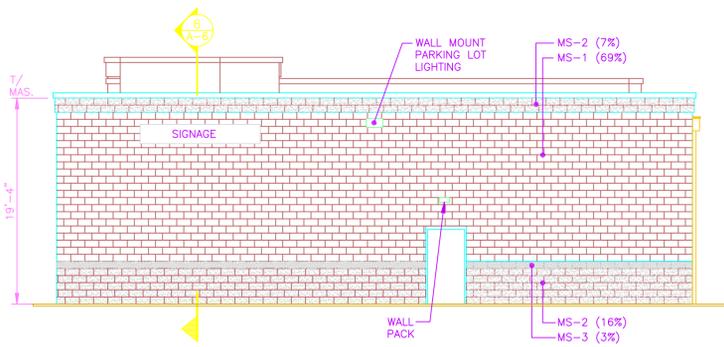
- MS-1**
LIGHT BROWN BRICK
- MS-2**
BROWN BRICK
- MS-3**
BROWN ACCENT BRICK



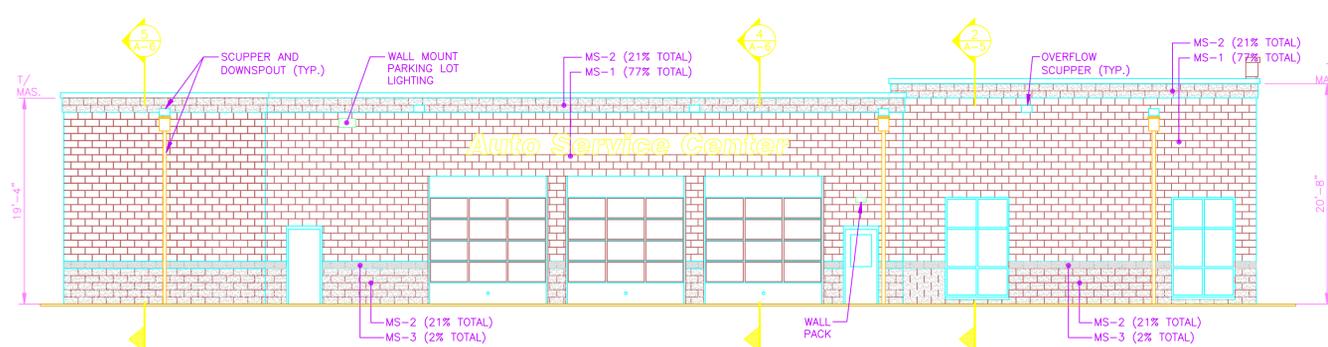
C RIGHT SIDE ELEVATION
A-2 1/8" = 1'-0"

ELEVATION NOTES

- GENERAL NOTES**
ALL HEIGHTS SHOWN ARE REFERENCED FROM FINISH FLOOR.
- ALUMINUM WINDOW SYSTEM**
FOR GLAZING OF ALUMINUM WINDOW FRAMES, SEE SHEET A-9.
SEE GLASS SCHEDULE ON SHEET A-9 FOR LOCATIONS OF TEMPERED GLASS.
- SIGNAGE COORDINATION**
SIGNAGE SHOWN IS ONLY PRELIMINARY.
FINAL SIGNAGE LAYOUT WILL BE SUBMITTED FOR PERMIT SEPARATELY BY SIGNAGE INSTALLER.
- SIGN PERMITS**
SIGN PERMITS REQUIRED PRIOR TO INSTALLATION

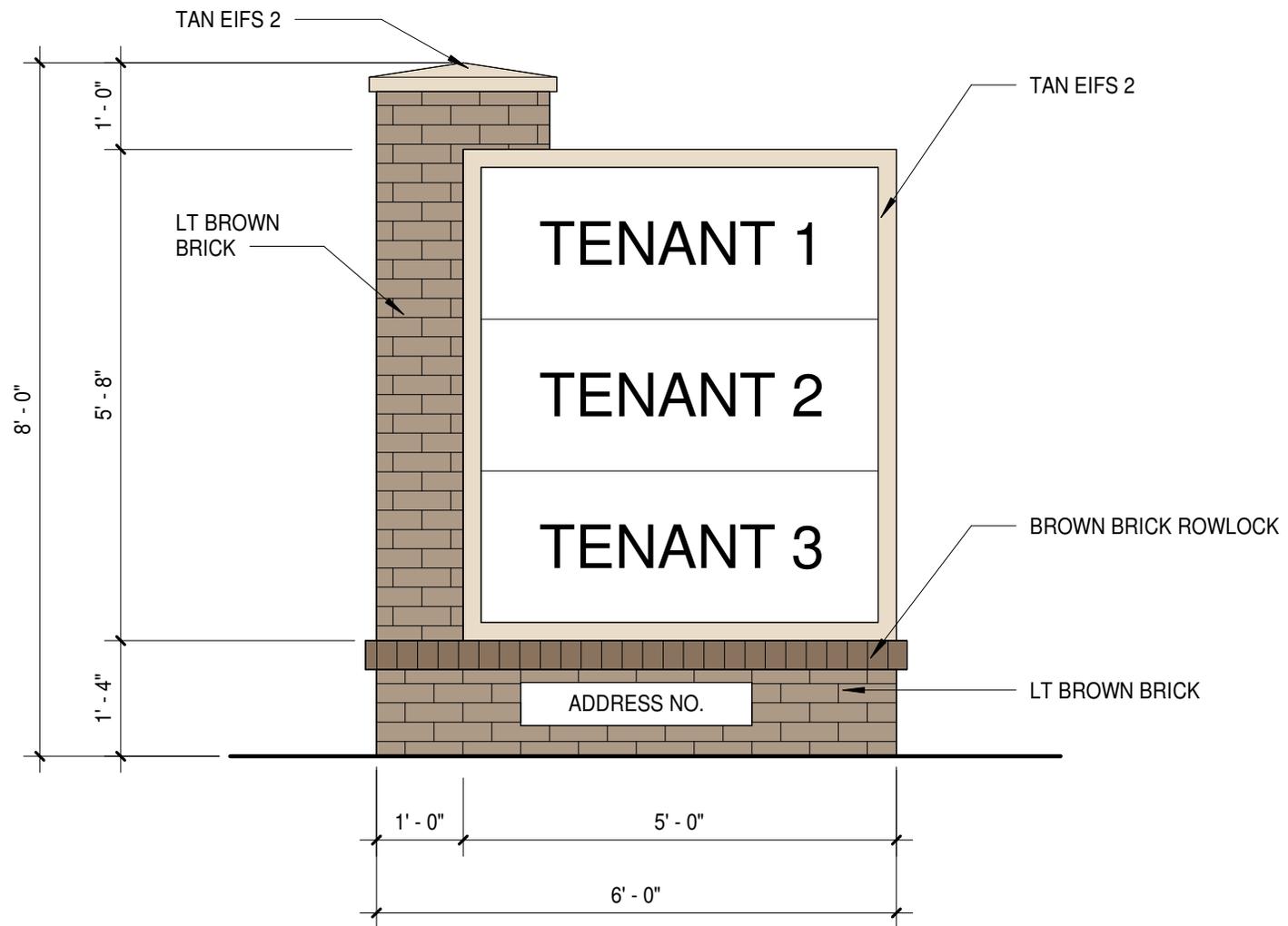


D REAR ELEVATION
A-2 1/8" = 1'-0"



E LEFT SIDE ELEVATION
A-2 1/8" = 1'-0"

GALLATIN
SAMPLE
ELEVATION



ITEM 7

GMRPC Resolution No. 2015-107

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR SUBDIVISION-FINAL PLAT FOR STONE CREEK, PHASE 4 A RESUBDIVISION OF THE VIRGIL D. TISDALE PROPERTY AND A PORTION OF PHASE 3 – STONE CREEK, CONTAINING THREE (3) SINGLE FAMILY LOTS AND AN OPEN SPACE TRACT, ON 2.569 (+/-) ACRES, LOCATED ON PITTMAN DRIVE (1007A, 1007B, AND 1009) – (2-955-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by L. Steven Bridges, Jr. Land Surveying and Consulting at a regular meeting on August 24, 2015; 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 2-105:

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 Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 40 (R40), Residential 15 (R15), and Residential 15-Planned Residential Development (R15-PRD).
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 Section 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 Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2015-107, Minor Subdivision - Final Plat for Stone Creek, Phase 4 a Resubdivision of Virgil D. Tisdale Property and a portion of Phase 3 – Stone Creek, consisting of a one (1) sheet plat, prepared by L. Steven Bridges Land Surveying and Consulting, of Hendersonville, Tennessee, with Job No. 4877, dated March 24, 2015, with a final revision date of August 13, 2015, with the following conditions:

1. Re-title the plat as, “*Stone Creek Phase 4 Resubdivision of the . . .*”
2. Remove the residence figure from Lot 1.
3. Extend the 20 foot wide Public Utility and Drainage Easement along the front of Open Space ‘F’ adjacent to Pittman Drive.
4. Indicate and label the zoning line for Lot 2 and 3.
5. Combine Notes 3 and 4 to read as follows:
“Being the property of Paul Carter and Carolyn J. Carter, as of record in book 316, page 144, Register’s Office Sumner County, Tennessee and an open space tract owned by the Stone Creek Home Owners Association and a portion of the property of Stone Creek Homeowners Association, Stone Creek, Section III, Open Space “F”, Plat Book 22, Page 244, Register’s Office Sumner County, Tennessee, and an ingress/egress easement property owned by the Stone Creek Home Owners Association.”
6. Add a space between the words ‘flood’ and ‘inundation’ in Note 5.
7. Remove ‘Sumner County Subdivision Regulations’ from Note 8.
8. Add ‘*with an open space tract.*’ after the word subdivision in Note 1.
9. Add ‘*and the ingress/egress easement shown*’ after Open Space “F” in Note 11.
10. Rewrite Note 12 as follows: “*Stone Creek Homeowners Association retains ownership of Open Space “F” of this plat.*”
11. Submit three (3) corrected folded copies of the Final Plat 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: 8/24/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 7



PLANNING DEPARTMENT STAFF REPORT

Final Plat for Stone Creek, Phase 4 (Minor Subdivision)

(PC File# 2-955-15)

Located on Pittman Drive (1007A, 1007B, and 1009)

Date: August 12, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE ONE (1) LOT INTO TWO (2) LOTS, ZONED RESIDENTIAL-15 AND RESIDENTIAL-15-PLANNED RESIDENTIAL DEVELOPMENT, AND ONE (1) LOT ZONED RESIDENTIAL-40, ON 2.569 (+/-) ACRES, LOCATED ON PITTMAN DRIVE.

OWNER: PAUL AND CAROLYN CARTER AND STONE CREEK HOA

APPLICANT: BRIDGES LAND SURVEYING (STEVE BRIDGES)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2015- 107

STAFF CONTACT: KEVIN CHASTINE, AICP

PLANNING COMMISSION DATE: AUGUST 24, 2015

PROPERTY OVERVIEW: The owner and applicant requests approval of a Minor Subdivision Plat to subdivide one (1) lot into three (3) lots, which includes two (2) lots, split zoned Residential-15 Planned Residential Development and Residential-15, and one (1) lot, zoned Residential-40, on 2.569 (+/-) acres, located on Pittman Drive. One-Family Detached Dwellings is a permitted uses in both the R15 and R40 zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

A final plat for Virgil D. Tisdale Property, a one (1) lot subdivision, was approved by Sumner County and recorded on August 10, 1984 in Plat Book 11, Page 144. (Attachment 7-2) At the time access to the lot was from a private road connecting to (Lower) Station Camp Creek Road. When Stone Creek Subdivision, Phase 3, was developed the property owner obtained a 50 foot wide access easement from the Stone Creek HOA to access Pittman Drive in 2005. In addition, an open space area (Open Space 'F') was established separating the Tisdale property platted lot from Pittman Drive. (Attachment 7-3) The property was annexed in 2008 (Ord. 2008-014).

On April 27, 2015, the Planning Commission recommended approval to City Council to rezone (PC File# 3-466-15) the 2.501 (+/-) acre Tisdale lot from Agricultural to Residential 15 (R15) and Residential 40 (R40). (Attachment 7-4) On June 16, 2015, the City Council approved the rezoning on second reading (Ordinance #O15Ø5-26).

DISCUSSION:***Proposed Development***

The applicant is requesting approval of a Minor Subdivision-Final Plat for to resubdivide the Virgil D. Tisdale Property (P.B. 11 Pg. 144) and a portion of the Stone Creek, Phase Three Subdivision (P.B. 22 Pg. 244) totaling 2.569 (+/-) acres, into two (2) lots, zoned Residential 15 and Residential 15-Planned Residential Development, and one (1) lot, zoned Residential 40 (R40). The lots will be addressed as 1007A, 1007B, and 1009 Pittman Drive. The property is split zoned Residential 15, Residential 15 Planned Residential Development and Residential 40. Proposed lots 2 and 3 and the open space 'F' is split zoned. The owner will purchase a portion of the existing Open Space 'F' from the Stone Creek HOA to obtain direct access to Pittman Drive as required by Section 1-113.109 Access or Lots by Roads or Easements of the Gallatin Subdivision Regulations. (Attachment 7-5) Lot 1 will retain access via and ingress/egress easement across a portion of proposed Open Space 'F'.

Natural Features

The natural topography slopes from the high point of 545 feet in the northeast corner to the low point, 516 feet, in the southwest corner. Mature trees and other vegetation are located on the properties, particularly along an old fence line on the southern and eastern property lines. Based on FEMA FIRM Map 47165C406G the property is not located within any special flood hazard area.

Adjacent or Area Uses

The property to the south is vacant land zoned Planned General Commercial (PGC) and is part of the Hidden Creek PMDP (PC File# 3-2-08). The property to the north is zoned Residential-15 Planned Residential Development (R15-PRD) and is part of Stone Creek Subdivision Phase 2 (Lot 67) and the property to the west is zoned Residential-15 Planned Residential Development (R15-PRD) and is part of Stone Creek Subdivision Phase 3 and includes Open Space 'F', and a 50 foot wide access easement to proposed Lot 1. The property to the east is the site of the Gallatin Fire Hall #4.

Lot Layout

The 2.501 (+/-) acre lot was rezoned from the (A) Agricultural Residential District to the (R40) Low Density Residential District and (R15) Medium Density Residential District. The rezoning established R-40 zoning on the south 1.508 (+/-) acres and R15 zoning on the north .99 (+/-) acre portion of the Tisdale Property. The 1.508 (+/-) acre R40 zoned portion of the property (Lot 1) will consist of one (1) lot and will contain the existing residence on the site.

The .99 (+/-) acre portion zoned R15, will be subdivided into two (2) lots (Lots 2 and 3). The R15 area does not have road frontage or an access easement to Pittman Drive. To provide the required access to Pittman Drive the owner will purchase a portion (.07 (+/-) acres) of the existing Open Space 'F' from the Stone Creek Homeowners Association. The open space tract is zoned Residential 15 – Planned Residential Development (R15-PRD).

PROPOSED LOT SIZE AND ZONING		
LOT NUMBER	SIZE	ZONING
1	22,509 sq feet	R15-PRD and R15
2	23,707 sq feet	R15-PRD and R15
3	65,699 sq feet	R40

By purchasing the portion of Open Space 'F', proposed Lot 2 and 3 will be split zoned with the former open space area retaining Residential 15 – Planned Residential Development (R15-PRD) zoning and the remaining portions of proposed Lot 2 and 3 zoned Residential 15 (R15). The applicant shall indicate and label the zoning lines for Lot 2 and 3.

Rights-of-Way/Streets/Roads

The existing house located at 1009 Pittman Drive, on proposed Lot 1, is accessed by an ingress/egress easement initially established during the development of the Stone Creek Subdivision. The property did not have access to Pittman Drive at the time of the original platting. Open Space 'F' (124O/A/124.00), which is owned by the Stone Creek Homeowners Association Incorporated separates the R15 zoned property from Pittman Drive.

Per City of Gallatin Subdivision Regulations, Section 1-113.109 Access to Lots by Roads or Easements, the R15 zoned area shall obtain street access upon platting the property. The applicant will purchase a portion of Open Space 'F' so that Lots 2 and 3 have direct access to Pittman Drive. A small portion of Open Space 'F' remains and will be expanded to include the 50 access easement to Lot 1. The Stone Creek Home Owners Association will maintain ownership of Open Space 'F'.

Utilities

All utilities will be provided to the lots from existing lines located along Pittman Drive. A 20 foot Public Utility and Drainage Easement will be established along the front of Lots 1 and 2 and Open Space 'F'. A 30 foot wide Public Utility and Drainage Easement will be established along the rear of Lots 1 through 3 and a 10 foot Public Utility and Drainage Easement will be established along each side lot line.

Buildings and Architectural Elevations

Lots 1 and 2 will be used for the construction of single family homes and will become part of the Stone Creek subdivision HOA and abide by the Stone Creek Restrictive Covenants. Lot 3 will not become part of the Stone Creek Subdivision or come under the Stone Creek HOA restrictive covenants.

Planning Department Comments

The Planning Department reviewed and commented on the Minor Subdivision Plat. The applicant satisfied all Planning Department review comments except those included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Minor Subdivision Plat. The applicant satisfied all Engineering Division review comments except those included as conditions of approval.

Other Departmental Comments

Other City Departments reviewed and commented 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 Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 40 (R40), Residential 15 (R15), and Residential 15-Planned Residential Development (R15-PRD).
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 Section 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 2015-107, Minor Subdivision - Final Plat for Stone Creek, Phase 4 a Resubdivision of Virgil D. Tisdale Property and a portion of Phase 3 – Stone Creek, consisting of a one (1) sheet plat, prepared by L. Steven Bridges Land Surveying and Consulting, of Hendersonville, Tennessee, with Job No. 4877, dated March 24, 2015, with a final revision date of August 13, 2015, with the following conditions:

1. Re-title the plat as, “Stone Creek Phase 4 Resubdivision of the . . .”
2. Remove the residence figure from Lot 1.
3. Extend the 20 foot wide Public Utility and Drainage Easement along the front of Open Space ‘F’ adjacent to Pittman Drive.
4. Indicate and label the zoning line for Lot 2 and 3.
5. Combine Notes 3 and 4 to read as follows:
“Being the property of Paul Carter and Carolyn J. Carter, as of record in book 316, page 144, Register’s Office Sumner County, Tennessee and an open space tract owned by the Stone Creek Home Owners Association and a portion of the property of Stone Creek Homeowners Association, Stone

Creek, Section III, Open Space “F”, Plat Book 22, Page 244, Register’s Office Sumner County, Tennessee, and an ingress/egress easement property owned by the Stone Creek Home Owners Association.”

6. Add a space between the words ‘flood’ and ‘inundation’ in Note 5.
7. Remove ‘Sumner County Subdivision Regulations’ from Note 8.
8. Add ‘with an open space tract.’ after the word subdivision in Note 1.
9. Add ‘and the ingress/egress easement shown’ after Open Space “F” in Note 11.
10. Rewrite Note 12 as follows: “Stone Creek Homeowners Association retains ownership of Open Space “F” of this plat.”
11. Submit three (3) corrected folded copies of the Final Plat 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 7-1 | Location Map for Stone Creek Phase 4 |
| Attachment 7-2 | Final Plat for Virgil D. Tisdale Property |
| Attachment 7-3 | Final Plat for Stone Creek Subdivision Phase 3 |
| Attachment 7-4 | Rezoning Plan for Paul and Carolyn Carter Property (3-466-15) |
| Attachment 7-5 | Minor Subdivision Plat for Stone Creek Phase 4 |



Prepared By: Kevin Chastine, AICP
Prepared On: August 13, 2015

Location Map

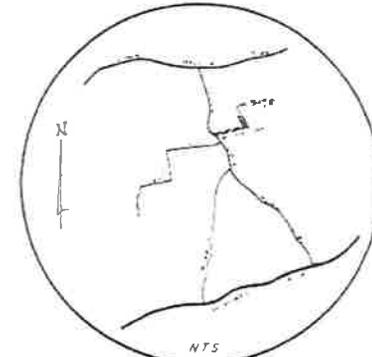
Stone Creek Phase 4 - Minor Subdivision/Final Plat
1007A, 1007B, and 1009 Pittman Drive
PC File# 2-955-15



PLAT CONTAINS 2.50 ACRES ±

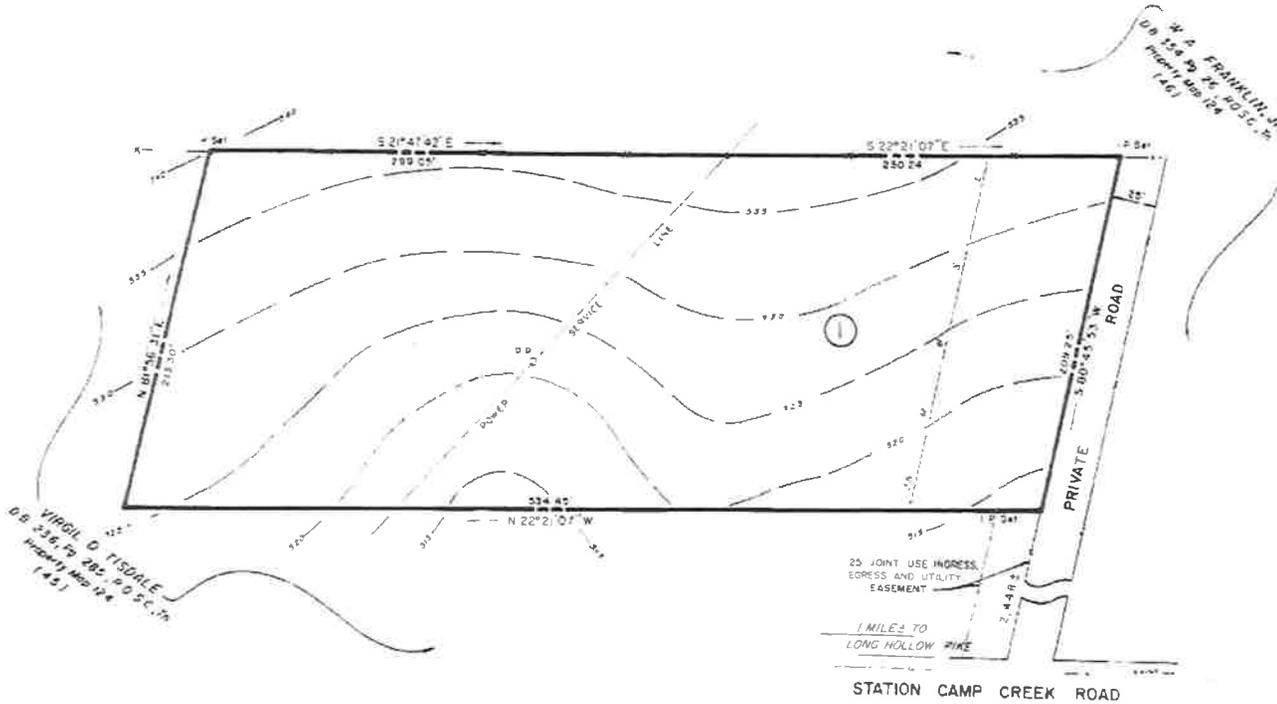
NOTES

1. This survey meets or exceeds the minimum standards of a Type 2 survey and has a ratio of precision of at least 1:5,000.
2. The PRIVATE ROAD, shown hereon, is for the exclusive use of the TISDALE and MARLIN properties and shall not be considered or construed as a public road. Maintenance of the road will be left up to Tisdale and Marlin or any other subsequent property owner.
3. There shall be no further division of the Tisdale property using the PRIVATE ROAD as the only access.



LOCATION MAP

ATTACHMENT 7-2



DIVISION OF A PORTION OF THE
VIRGIL D. TISDALE PROPERTY
LOCATED IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENN.

owner VIRGIL D. TISDALE
Station Camp Creek Road
Gardola, Tennessee 37066

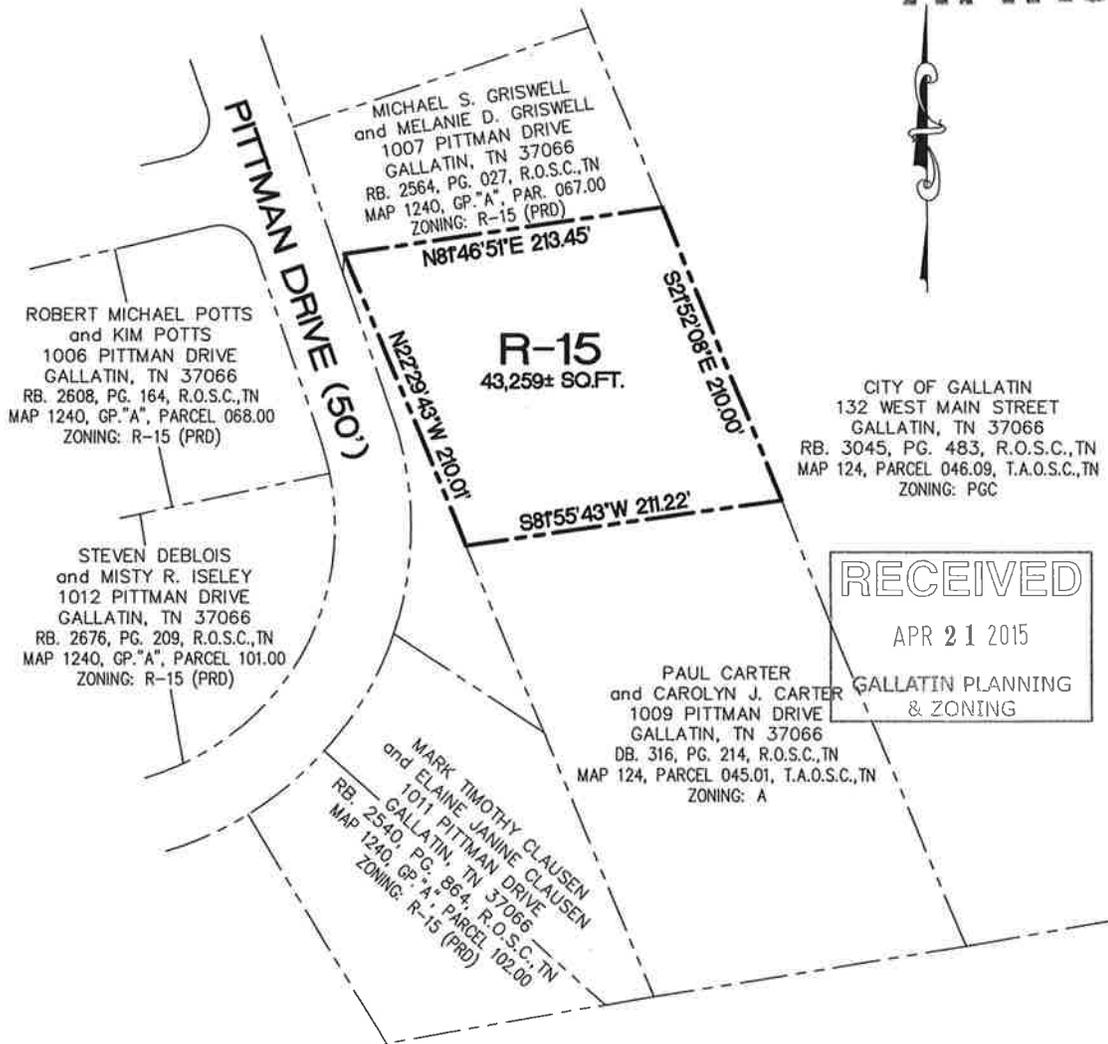
DATE: 8/1/84
BY: [Signature]

THOMAS C. MARLIN
TAX ASSessor



SUMNER COUNTY, TENNESSEE
Filed for record
AUG 1 0 1984
Registered in Plat
Book 11, Page 144
NATHAN BROWN, Register of Deeds

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF ACCURACY	APPROVAL OF UTILITY SYSTEMS	APPROVAL BY COUNTY HEALTH DEPARTMENT	APPROVAL OF STREETS	APPROVAL FOR RECORDING	RECORD
<p>I hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book 230, Page 203, R.O.S.C., and that I (we) hereby adopt this plan of subdivision with any (our) (its) provisions, establish the minimum building restriction line, and that all other applicable dedication for public streets, utilities and other facilities have been filed as required by these provisions.</p> <p>Date 8/1/84 [Signature]</p>	<p>I hereby certify that the plan shown and described hereon is true and correct being to the accuracy required by the California, Tennessee Regional Planning Commission and that the monuments hereon shall stand as being hereon to the specifications of the City or County Engineer or his representatives.</p> <p>Date 8/1/84 [Signature]</p>	<p>I hereby certify (1) that the following utility systems shown and described on the plat submitted or indicated on the plat submitted have been installed in accordance with current local and/or state government requirements, or (2) a survey bond has been posted with the Planning Commission to insure completion of the following improvements in case of default.</p> <p>Utility System: Sewer Date: 8/1/84 [Signature]</p>	<p>Certification of General Approval for Installation of Subsurface Storage Disposal System with Restriction General approval is hereby granted for the proposed herein as being suited for subsurface storage disposal with no more and/or attached restrictions.</p> <p>Before the initiation of construction, the location of the house or other structure and plans for the subsurface storage disposal system shall be approved by the local health authority.</p> <p>DATE 8/1/84 [Signature]</p>	<p>I hereby certify (1) that all streets designated on the plat submitted or indicated on the plat submitted have been constructed in accordance with current local and/or state government requirements, or (2) a survey bond has been posted with the Planning Commission to insure completion of street improvements in case of default.</p> <p>Date 8/1/84 [Signature]</p>	<p>Platify certify that the address shown on this plat has been shown in accordance with the plat through proceedings to be held in accordance with the provisions of the plat and that all are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.</p> <p>DATE [Signature]</p>	<p>Recorded _____ Page 144 of the Register's Office Sumner County Tennessee</p> <p>BRUCE RAINEY & ASSOCIATES LAND SURVEYOR 659 WEST MAIN STREET HENDERSONVILLE, TENNESSEE 37075</p>



FIFTH THIRD BANK
ATTN: DEBBIE DALY
165 NASH STREET
LAWRENCEVILLE, GA, 30045
RB. 3792, PG. 623, R.O.S.C., TN
MAP 124, PARCEL 046.02, T.A.O.S.C., TN
ZONING: PGC

ITEM 20

NOTES:

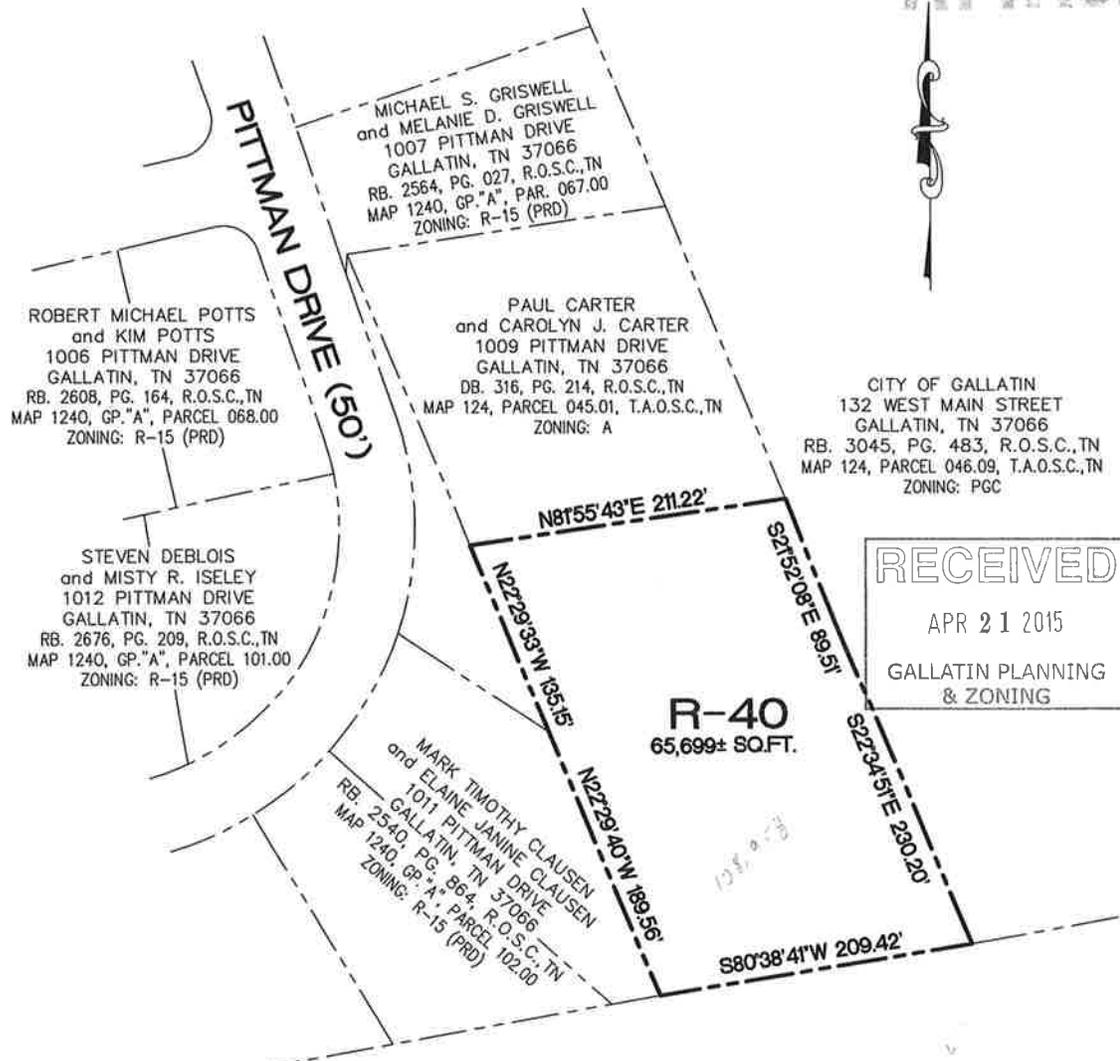
1. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EXHIBIT DRAWING SHOWN IS A CATEGORY "ONE" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000 AND IS TRUE AND CORRECT.
2. THIS LOT IS NOT INCLUDED IN AN AREA DESIGNATED "SPECIAL FLOOD HAZARD" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS AVAILABLE TO ME AT THIS TIME. COMMUNITY PANEL NUMBER: 47165C04066, DATED: APRIL 17, 2012
3. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED OR OTHER INFORMATION FURNISHED BY THE OWNER; THAT THERE ARE NO ENCROACHMENT OR PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. NORTH ARROW BASED ON RECORDED PLAT OR DEED.

EXHIBIT DRAWING

PROPERTY OF: PAUL CARTER and CAROLYN J. CARTER
 DISTRICT: FOURTH CIVIL DISTRICT, COUNTY: SUMNER
 ADDRESS: 1009 PITTMAN DRIVE, CITY: GALLATIN
 MAP: 124, PARCEL: 045.01, REC. BOOK: 316, PAGE: 214
 SCALE: 1"=100', DATE: 03-24-2015 / 04-14-2015 JOB NO.: 4877, DWG: R-15

L. STEVEN BRIDGES, JR. - LAND SURVEYING AND CONSULTING
 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518 PHONE: 615\822-5394 FAX: 615\826-2586

3-466-15



RECEIVED
 APR 21 2015
 GALLATIN PLANNING & ZONING



FIFTH THIRD BANK
 ATTN: DEBBIE DALY
 165 NASH STREET
 LAWRENCEVILLE, GA, 30045
 RB. 3792, PG. 623, R.O.S.C.,TN
 MAP 124, PARCEL 046.02, T.A.O.S.C.,TN
 ZONING: PGC

ITEM 20

NOTES:

1. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EXHIBIT DRAWING SHOWN IS A CATEGORY "ONE" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000 AND IS TRUE AND CORRECT.
2. THIS LOT IS NOT INCLUDED IN AN AREA DESIGNATED "SPECIAL FLOOD HAZARD" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS AVAILABLE TO ME AT THIS TIME. COMMUNITY PANEL NUMBER: 47165C0406G, DATED: APRIL 17, 2012
3. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED OR OTHER INFORMATION FURNISHED BY THE OWNER; THAT THERE ARE NO ENCROACHMENT OR PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. NORTH ARROW BASED ON RECORDED PLAT OR DEED.

EXHIBIT DRAWING

PROPERTY OF: PAUL CARTER and CAROLYN J. CARTER
 DISTRICT: FOURTH CIVIL DISTRICT, COUNTY: SUMNER
 ADDRESS: 1009 PITTMAN DRIVE, CITY: GALLATIN
 MAP: 124, PARCEL: 045.01, REC. BOOK: 316, PAGE: 214
 SCALE: 1"=100', DATE: 03-24-2015 JOB NO.: 4877, DWG: R-40
04-14-2015

L. STEVEN BRIDGES, JR. - LAND SURVEYING AND CONSULTING
 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518 PHONE: 615\822-5394 FAX: 615\826-2586

3-466-15

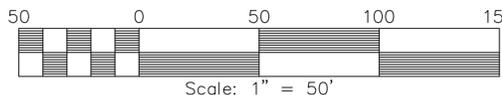
PLAT CONTAINS: 2.693 ACRES, MORE OR LESS.
OPEN SPACE CONTAINS: 0.124 ACRES, MORE OR LESS.

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23°25'08"	225.00	91.97	N 07°02'17" W	91.33
C2	13°46'27"	225.00	54.08	N 11°33'58" E	53.95

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 03°52'14" E	12.46'

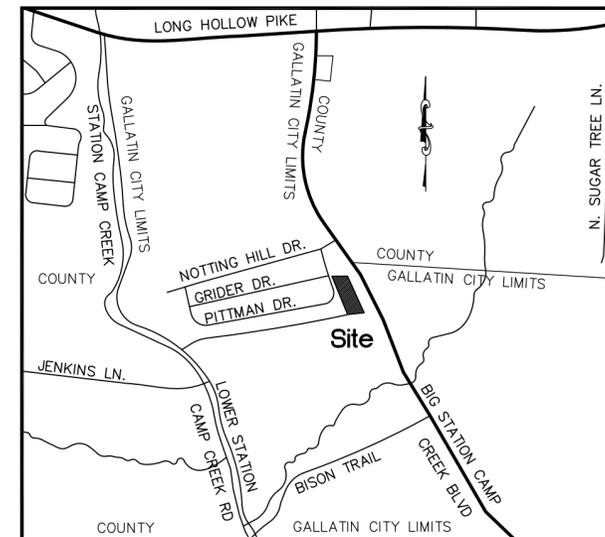


L. STEVEN BRIDGES, JR.
 LAND SURVEYING AND CONSULTING
 205 SHIVEL DRIVE
 HENDERSONVILLE TENNESSEE 37075-3518
 PHONE:(615) 822-5394 FAX:(615) 826-2586

CITY OF GALLATIN
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 RB. 3045, PG. 483, R.O.S.C., TN
 MAP 124, PARCEL 046.09, T.A.O.S.C., TN
 ZONING: PGC

LEGEND

	FH	FIRE HYDRANT
	SA	SANITARY MANHOLE
	IR O	IRON ROD EXISTING
	IR N	IRON ROD NEW
	HWY. MON.	HIGHWAY MONUMENT
	P.U.D.E.	PUBLIC UTILITY and DRAINAGE EASEMENT
	XXX	ADDRESS



GENERAL NOTES:

- The purpose of this plat is to create a three lot subdivision. Lot One is Zoned R40 (Low Density Residential District) with an existing residence. Lots Two and Three are Zoned R15 (Medium Density Residential District). These two lots will be governed by and pay dues to the Stone Creek Homeowners Association.
- Subject property is shown as parcel 045.01 on Sumner County Property Map 124.
- Being the property of Paul Carter and Carolyn J. Carter, as of record in book 316, page 144, Register's Office Sumner County, Tennessee.
- Being a portion of the property of Stone Creek Homeowners Association, Stone Creek, Section III, Open Space "F", Plat book 22, page 244, Register's Office Sumner County, Tennessee.
- This property is not within an area of floodinundation as designated by current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report as shown of Map Number: 47165C0406, suffix "G", effective date: April 17, 2012. for Sumner County, Tennessee.
- This survey meets the requirements of an "Urban Land Survey" category "one" as per Chapter 820-3 of the Standards of Practice as adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, revised date: January 04, 1992.
- A 20' Public Utility Easement adjacent to all street right-of-ways shall hereby be made a part of this recording.
- Underground service utilities are required to all dwellings. Sumner County Subdivision Regulations.
- North arrow based on deed of record.
- Recording of this plat voids, vacates and supercedes the recording of the Plat of the Virgil D. Tisdale Property, as of record in plat book 11, page 144, Register's Office Sumner County, Tennessee.
- Recording of this plat voids, vacates and supercedes the recording of Open Space "F" on the Final Plat / Phase Three, Stone Creek, as of record in plat book 22, page 244, Register's Office Sumner County, Tennessee.
- Stone Creek Homeowners Association retains the ownership of the remaining Open Space "F", with this plat.
- Addresses shown thus **0000**

RESUBDIVISION OF THE VIRGIL D. TISDALE PROPERTY AND PHASE THREE - STONE CREEK OPEN SPACE "F"

CITY OF GALLATIN
 FOURTH CIVIL DISTRICT
 SUMNER COUNTY, TENNESSEE
 DATE: MARCH 24, 2015 JOB: 4877
 REV. DATE: 08/13/2015

PAUL and CAROLYN J. CARTER
 1009 PITTMAN DRIVE
 GALLATIN, TENNESSEE 37066

STONE CREEK, H.O.A.
 HALO PROPERTIES
 700 JOHNNY CASH BLVD.
 HENDERSONVILLE, TENNESSEE 37075

FIFTH THIRD BANK
 ATTN: DEBBIE DALY
 165 NASH STREET
 LAWRENCEVILLE, GA. 30045
 RB. 3792, PG. 623, R.O.S.C., TN
 MAP 124, PARCEL 046.02, T.A.O.S.C., TN
 ZONING: PGC



CERTIFICATE of OWNERSHIP and DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number note 3, Page note 3, Sumner County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish 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 Municipality-Regional Subdivision Regulations.

Date: _____, 20__ Owner: Paul Carter
 Date: _____, 20__ Owner: Carolyn J. Carter

CERTIFICATE of OWNERSHIP and DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number note 4, Page note 4, Sumner County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish 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 Municipality-Regional Subdivision Regulations.

Date: _____, 20__ Pres.: xxxx
 Date: _____, 20__ Sec.: xxxx

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 Municipality-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Date: _____, 20__ R.L.S. L. Steven Bridges, Jr.

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 Municipality-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: _____, 20__ By: _____
 City Engineer

CERTIFICATE of APPROVAL of WATER and SEWER SYSTEMS

I hereby certify that the water and sewer system(s) outlined or indicated on the final subdivision plat entitled Final Plat of Resubdivision of the Virgil D. Tisdale Property have been installed in accordance with current, local and state government requirements or a sufficient bond or other surety has been filed which will guarantee said installation.

Date: _____, 20__ By: _____
 Water Authorized Approving Agent
 Date: _____, 20__ By: _____
 Sewer Authorized Approving Agent

CERTIFICATE of APPROVAL for RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipality-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: _____, 20__ By: _____
 Secretary Planning Commission
 Date: _____, 20__ By: _____
 Chairman's Initials

ITEM 8

GMRPC Resolution No. 2015-113

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 LOTS, FIVE (5) OPEN SPACE TRACTS AND A STREET EXTENSION, ON 7.26 (+/-) ACRES, LOCATED ON VININGS BOULEVARD EAST OF DOUGLAS BEND ROAD. – (1-954-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, James Terry & Associates, at its regular meeting on August 24, 2015; 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 the Foxland, Ph. 7, Sec. 2-3, Preliminary Master Development Plan and Final Master Development Plan, and Foxland, Ph. 7, Sec. 3 Preliminary Plat.
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 7, Section 3 consisting of a two (2) sheet plan, prepared by James Terry & Associates of Nashville, Tennessee, with job number 2015-315, dated July 29, 2015, with the following conditions:

1. The owner and applicant shall coordinate all development with the White House Utility District.
2. Include Lot 1272 of Foxland, Phase 7, Section 2 on this plat, to replat the lot.
3. Revise the Titles, and Note 1 and 5 by including the replat of Lot 1272 of Foxland Ph. 7, Sec. 2
4. Label stormwater pipe and inlet behind Lots 1272-1277 and show in legend.
5. Remove M.B.S.L. labels from Lots 1273-1277
6. Revise surrounding property, Foxland, Section 10, to Foxland, Phase 10
7. Provide copy of Offers of Irrevocable Dedication
8. Combine and Revise plan Note 11 and 18 to indicate the HOA shall own and maintain all open space tracts and private property owners shall maintain the bufferyard located on their individual properties. Revise the Restrictive Covenants, outlining this requirement.
9. Revise Note 11 to state the following: The plat, replats Lot 1272 of the Final Plat for Foxland, Phase 7, Section 2 recorded in Plat Book 28, Pages 340-341.
10. Correct the street location shown below the title on Sheet 2.
11. Show the dimensions from the property lines to the 20-foot PUDE behind Lots 1277-1272, due to the irregular distances.
12. Show Wadebrook Drive improvements (i.e. EOP, curb, sidewalks, etc.)
13. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
14. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

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: 08/24/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM - 8

PLANNING DEPARTMENT STAFF REPORT

Final Plat for Foxland, Phase 7, Section 3

(1-954-15C)

Located on Vinings Blvd. East of Douglas Bend Road

Date: August 24, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 ONE-FAMILY DETACHED DWELLING LOTS, FIVE (5) OPEN SPACE TRACTS AND EXTEND A PUBLIC RIGHT-OF-WAY ON 7.26 (+/-) ACRES, LOCATED ON VININGS BLVD EAST OF DOUGLAS BEND ROAD.

OWNER: GREEN TRAILS, LLC

APPLICANT: DEWEY-ESTES ENGINEERING

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2015-113

STAFF CONTACT: DENISE BROWN

PLANNING COMMISSION DATE: AUGUST 24, 2015

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Final Plat for Foxland, Phase 7, Section 3, a major subdivision, to create 16 One-Family Detached Dwelling lots, five (5) open space tracts and extend a public right-of-way on 7.26 (+/-) acres, located on Vinings Boulevard and east of Douglas Bend Road. The property is currently zoned Multiple, Residential and Office (MRO). One-Family Detached Dwellings are a permitted use in the MRO zoning district. (Attachment 8-1 and 8-2)

CASE BACKGROUND:

Previous Approvals

On November 28, 2005, the Planning Commission recommended approval of a rezoning with Preliminary Master Development Plan on 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). On February 7, 2006 the City Council approved the rezoning and Preliminary Master Development Plan.

On May 23, 2011, the Planning Commission recommended approval of a major amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9. On August 16, 2011, City Council approved the Amended Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9. (PC9814-11)

On February 27, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7 and Phase 9 and a Final Master Development Plan for Foxland, Phase 9, Sections 2-5. (PC9933-11)
On March 26, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and a Final Master Development Plan for Foxland, Phase 7, Sections 1-4. (PC9959-12)

On April 23, 2012, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 1, (PC9979-12). The Final Plat was approved on August 27, 2012 (PC0029-12), and recorded on December 26, 2012 (PB 27, Pgs. 253-254 R.O.S.C.). The lots in that section are currently being developed by Goodall Inc. Builders.

On August 26, 2013, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 2, (PC0151-13), to construct 20 single-family dwellings.

On September 22, 2014, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and the Final Master Development Plan for Foxland, Phase 7, Sections 2-4. (PC0336-14) and a revised Preliminary Plat for Foxland, Phase 7, Section 2, to construct 17 single-dwellings. (PC0337-14) The Final Plat was approved by the Planning Commission on November 24, 2014 (PC0337-14) and recorded on March 19, 2015 (PB 28 Pgs. 340-341 R.O.S.C.).

On April 27, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan for Foxland, Phase 7, Sections 2-3. This action eliminated Section 4 by incorporating Section 4 into Sections 2 and 3 and increased the width of lots in Section 3 from approximately 62 feet to between 80.46 feet to 86 feet. This reduced the overall total number of lots in Foxland, Phase 7, Sections 1-3 from 60 lots to 54 lots. (8-463-15) (Attachment 8-3) On May 18, 2015, Planning Commission approved the Preliminary Plat for Foxland, Phase 7, Section 3. (Attachment 8-4)

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 7, Sections 2-3 includes 33 lots for single family detached dwelling units and seven (7) open space tracts. (8-463-15) The Foxland, Phase 7, Section 3 Final Plat consists of 16 lots, five (5) open space tracts and the extension of Vinings Boulevard.

The west thirty-four (34) feet of Lot 1272, located in Foxland, Phase 7, Section 2, will be included as part of Lot 1273. Therefore, existing Lot 1272 will need to be included in this subdivision, effectively re-platting Lot 1272.

Lot Sizes and Layout

The (MRO) zoning requires a minimum lot size of 6,000 square feet. The lots exceed the required minimum lot size, with the smallest lot #1495 being 12,553 square feet. The Final Plat is consistent with lot sizes and layouts in the amended Preliminary Master

Development Plan and Final Master Development Plan for Foxland, Phase 7, Sections 2-3 (8-463-15), and Preliminary Plat for Foxland, Phase 7, Section 3. (1-567-15B)

The lots are designed to accommodate and align with the natural topography of the land to convey stormwater from off-site through the property and to reduce the impact of stormwater runoff from each lot within this phase and lots adjacent to this phase.

Natural Features

The natural topography slopes from the highest point of elevation beginning around the lots located in the western side of Phase 7, Section 3, with a steady and even decline, towards the east through Phase 7, Section 2, where a blue line stream is located. There is a slope located along the southern boundary of Lots 1280-1283 that continues at a steeper rate into the adjacent property to the north (Foxland, Phase 10).

No portion of Foxland, Phase 7, Section 3 is located within a flood hazard area.

Adjacent or Area Uses

Foxland, Phase 10, consisting of a future multi-family dwelling development, and the Foxland Golf Course are located to the north of the proposed plat, and Foxland, Phase 7, Section 2, consisting of single-family dwellings, is located to the east. Foxland Estates (PB 10, Pg 374 R.O.S.C.) is located to the west on the opposite side of Douglas Bend Road, and is platted for single family homes. Lori Lee Estates, which is outside the City Limits, is located to the south. The city limit line extends along the south boundary of lots 1273 through 1283.

Easements (P.U.D.E's)

All lots include 20-foot wide P.U.D.E's along the front property lines, 5-foot wide P.U.D.E.'s along the side property lines, and 15-foot wide P.U.D.E's along the rear property lines, with the exception of Lots 1272-1277. A 20-foot wide P.U.D.E is located 10 feet from the south property boundary in the rear yards of Lots 1272-1277 to accommodate a stormwater pipe. A 15-foot wide golf course easement is also located along the rear property lines of Lots 1492-1496 within the P.U.D.E. A 50-foot wide easement owned by Cumberland Electric (Deed Book 160, Pg. 218, R.O.S.C.) overlaps Open Space D and the west six (6) feet of Lot 1283.

The proposed P.U.D.E widths were approved with the Foxland, Phase 7, Sections 2-3 Preliminary Master Development Plan (8-463-15).

Rights-of-Way/Streets/Roads

Vinings Blvd will be extended approximately 960 (±) linear feet, to intersect with Douglas Bend, within a 50-90 foot wide public right-of-way with a pavement width of 26 feet. Three (3) medians (Open Space E, F and G) will be located at the west end of Vinings Boulevard near Douglas Bend Road. The pavement width on both sides of the medians is 13 feet wide. Five (5) foot wide sidewalks will be constructed on both sides of the public street.

Public Works requested a temporary turnaround if the right-of-way did not extend past Lot 1273. Lot 1273 is immediately adjacent to Foxland, Phase 7, Section 2 which was recorded on March 19, 2015 (PB 28 Pgs. 340-341 R.O.S.C.). An easement for a

temporary turnaround in Foxland, Phase 7, Section 2 was recorded as a part of that plat. (Attachment 8-5) This easement will be released when the Section 3 plat is recorded.

Open Space and Bufferyard

The Plat shows five (5) open space tracts totalling 0.41 (+/-) acres, (Open Space C - 0.10 (±) acres, Open Space D - 0.21 (±) acres, Open Space E (median) – 0.04 (±) acres, Open Space F (median) – 0.04 (±) acres, Open Space G (median) – 0.02 (±) acres). Open Space D is located along Douglas Bend Road and will provide a 44-foot wide buffer with landscaping and an entry feature. The two (2) medians will also contain landscaping.

A Type 10 bufferyard is identified along the adjoining residential property line to the south. At the March 26, 2012, Planning Commission meeting, an alternative Type 10 bufferyard was approved to match the landscaping of the original Preliminary Master Development Plan. Existing trees will be counted toward the bufferyard requirement and additional trees will be added to supplement the existing screening. The applicant submitted a detailed tree survey with the FMDP as required by the Gallatin Zoning Ordinance.

The maintenance note will be revised to indicate the HOA shall own and maintain all open space tracts, and the private property owners shall maintain the bufferyard located on their individual properties. The Restrictive Covenants will also outline this requirement.

Stormwater

Stormwater drains through catch basins within Foxland, Phase 7, Section 3 and then conveyed into a blue line stream which runs through the middle of Foxland, Ph. 7, Sec. 2. The blue line stream then runs through the Foxland development in a storm drainage pipe, and enters into Old Hickory Lake.

Subdivision Surety

The applicant is required to submit a subdivision surety to the City for roadway and drainage infrastructure per Chapter 3, Section 3-101 of the Gallatin Subdivision Regulations.

White House Utilities District Comments

The White House Utilities reviewed and commented on the Final Plat. The owner and applicant shall coordinate all development and submit for availability with the White House Utility District.

Public Works Comments

The Gallatin Public Works reviewed and commented on the Final Plat. The applicant satisfactorily addressed the Public Works comment.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. The owner and applicant satisfactorily addressed most of the Engineering Division comments; however the owner and applicant shall comply with the following:

1. Show the dimensions from the property lines to the 20-foot PUDE behind Lots 1277-1273, due to the irregular distances.

2. Show Wadebrook Drive improvements (i.e. EOP, curb, sidewalks, etc.)

Other Departmental Comments

Other City Departments reviewed and had no additional comments.

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 the Foxland, Ph. 7, Sec. 2-3, Preliminary Master Development Plan and Final Master Development Plan, and Foxland, Ph. 7, Sec. 3 Preliminary Plat.
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:

Staff recommends that the Planning Commission approve Resolution 2015-113, Final Plat for Foxland, Ph. 7, Sec. 3, consisting of a two (2) sheet plat, prepared by James Terry & Associates of Nashville, Tennessee, with job No. 2015-315, dated July 29, 2015 with the following conditions:

1. The owner and applicant shall coordinate all development with the White House Utility District.
2. Include Lot 1272 of Foxland, Phase 7, Section 2 on this plat, to replat the lot.
3. Revise the Titles, and Note 1 and 5 by including the replat of Lot 1272 of Foxland Ph. 7, Sec. 2
4. Label stormwater pipe and inlet behind Lots 1272-1277 and show in legend.
5. Remove M.B.S.L. labels from Lots 1273-1277

6. Revise surrounding property, Foxland, Section 10, to Foxland, Phase 10
7. Provide copy of Offers of Irrevocable Dedication
8. Combine and Revise plan Note 11 and 18 to indicate the HOA shall own and maintain all open space tracts and private property owners shall maintain the bufferyard located on their individual properties. Revise the Restrictive Covenants, outlining this requirement.
9. Revise Note 11 to state the following: The plat, replats Lot 1272 of the Final Plat for Foxland, Phase 7, Section 2 recorded in Plat Book 28, Pages 340-341.
10. Correct the street location shown below the title on Sheet 2.
11. Show the dimensions from the property lines to the 20-foot PUDE behind Lots 1277-1272, due to the irregular distances.
12. Show Wadebrook Drive improvements (i.e. EOP, curb, sidewalks, etc.)
13. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
14. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

ATTACHMENTS

Attachment 8-1 Location Map

Attachment 8-2 Final Plat, Foxland, Ph. 7, Sec. 3 (1-954-15C)

Attachment 8-3 Amended PMDP/Revised FMDP, Foxland, Ph. 7, Sec. 2-3 (8-463-15)

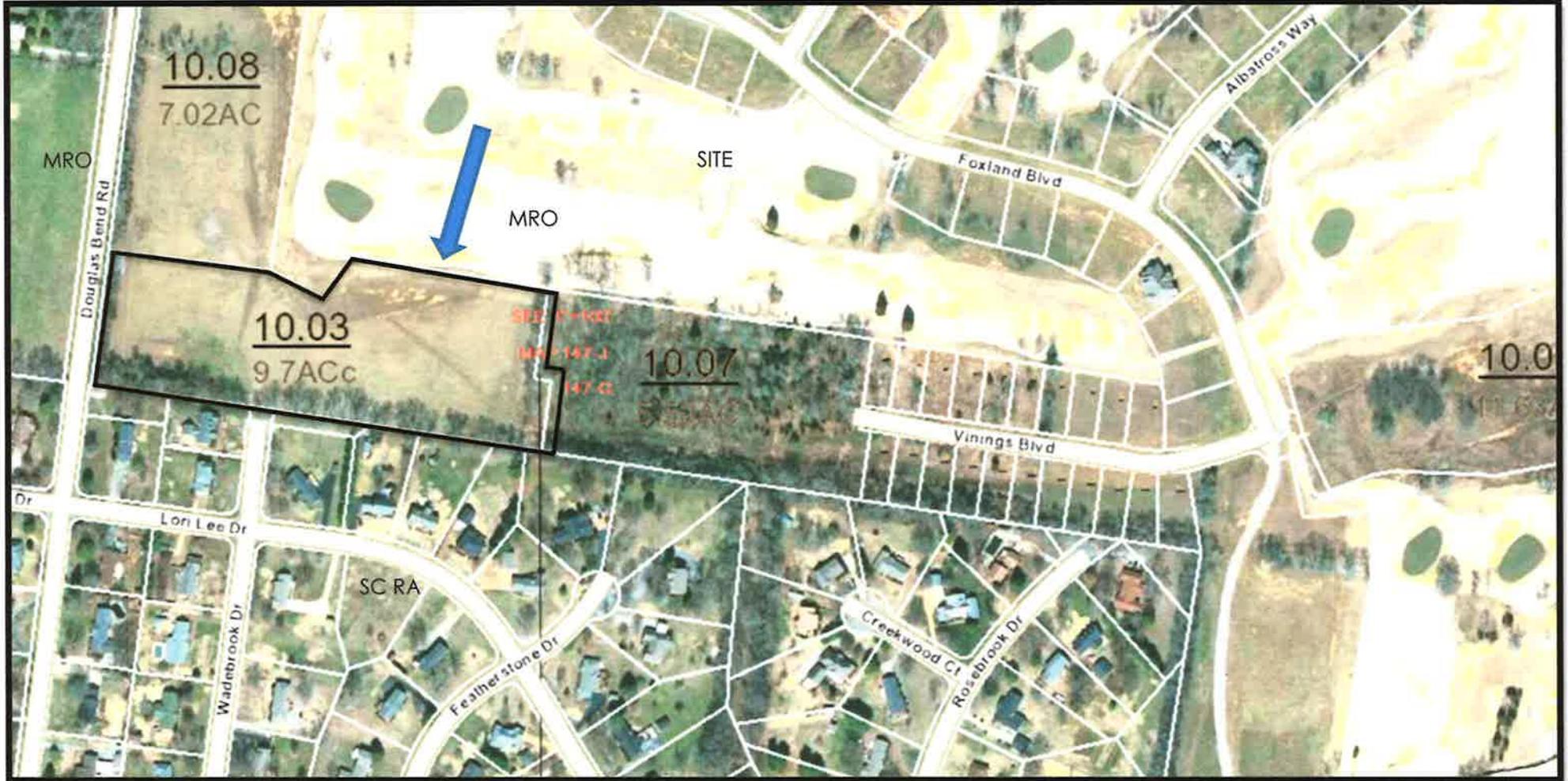
Attachment 8-4 Preliminary Plat, Foxland, Ph. 7, Sec. 3 (1-567-15B)

Attachment 8-5 Final Plat, Foxland, Ph. 7, Sec. 2 (PC0337-14)

FOXLAND, PHASE 7, SECTION 3; PC File #1-954-15C

**FINAL PLAT
LOCATION MAP**

ATTACHMENT 8-1



TAX MAP #147//010.03 & PART OF 010.07

ZONED MRO

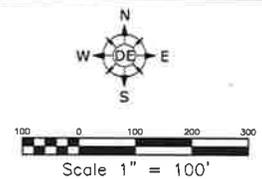


ATTACHMENT 8-3

LOT TABLE

NAME	SQUARE FEET	ACRES
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1255	10888.81	0.25
1256	9243.44	0.21
1257	9375.00	0.22
1258	9375.00	0.22
1259	9375.00	0.22
1260	9375.00	0.22
1261	9375.00	0.22
1262	9375.00	0.22
1263	9375.00	0.22
1264	9375.00	0.22
1265	9300.00	0.21
1266	9300.00	0.21
1267	9300.00	0.21
1268	9300.00	0.21
1269	12600.00	0.29
1270	12600.00	0.29
1271	12600.00	0.29
1272	12900.00	0.30
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	14009.42	0.30
1279	17672.35	0.41
1280	18748.46	0.43
1281	19232.73	0.44
1282	18757.48	0.43
1283	18608.35	0.43

NAME	SQUARE FEET	ACRES
1473	11012.79	0.25
1474	9342.59	0.21
1475	9332.86	0.21
1476	9324.72	0.21
1477	9315.79	0.21
1478	9306.86	0.21
1479	9297.92	0.21
1480	9288.99	0.21
1481	9280.06	0.21
1482	9271.12	0.21
1483	9188.13	0.21
1484	9179.24	0.21
1485	9170.35	0.21
1486	9161.46	0.21
1487	9152.56	0.21
1488	12375.74	0.28
1489	12359.10	0.28
1490	12342.97	0.28
1491	12326.83	0.28
1492	12403.61	0.29
1493	12584.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
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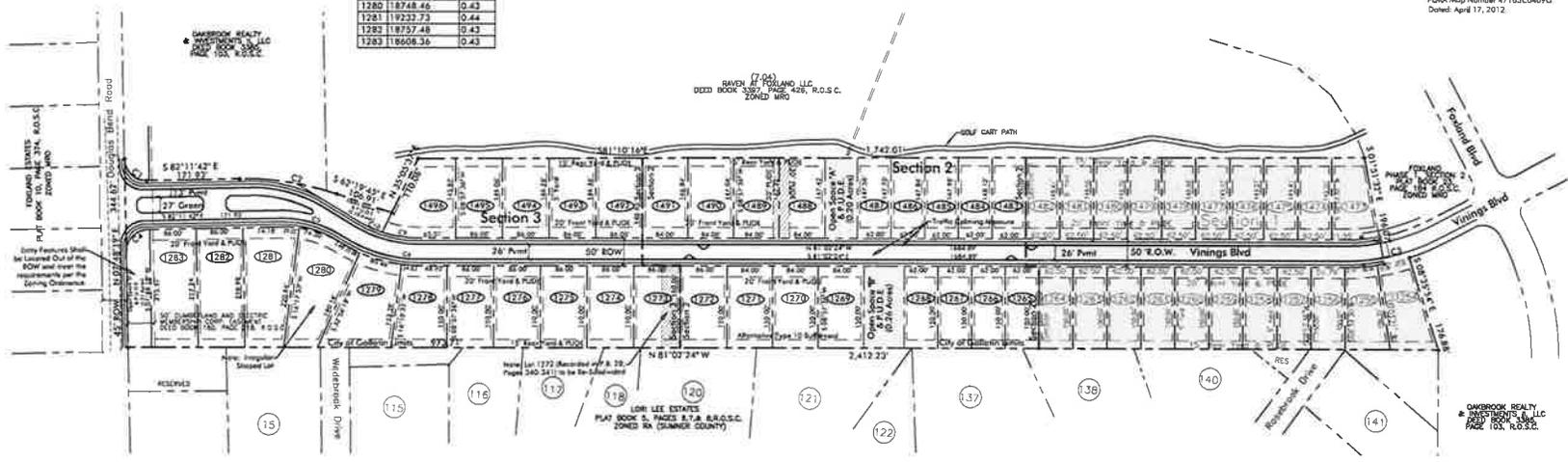


ENGINEER
Dewey-Estes Engineering
Cameron Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

DEVELOPER
Oswell, T. & S., LLC
Cameron Rick Oshel
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 297-4513

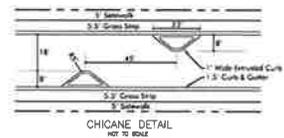
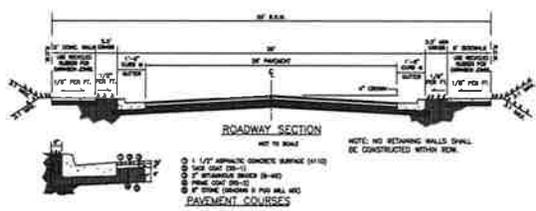
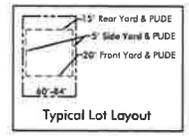
SITE BENCHMARK
Fire Hydrant Tag Set Located on the Northernly Margin of Vinings Blvd Appraiser 200 N West of Foxland Blvd
NAVD 88 Elevation = 517.38

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G Dated April 17, 2012.



CHICANE TABLE

CHICANE ID	WIDTH	LENGTH	AREA	CHICANE BEARING	CHICANE LENGTH
C1	10.00	40.00	400.00	N 37°11'41" W	36.57
C2	15.00	15.00	225.00	N 12°12'00" W	13.11
C3	10.00	40.00	400.00	S 33°55'47" W	37.00
C4	10.00	40.00	400.00	N 52°48'18" W	36.41
C5	10.00	40.00	400.00	S 87°20'29" E	36.28
C6	10.00	40.00	400.00	N 89°20'29" W	36.28
C7	10.00	40.00	400.00	S 87°20'29" E	36.28
C8	10.00	40.00	400.00	N 89°20'29" W	36.28
C9	10.00	40.00	400.00	S 87°20'29" E	36.28
C10	10.00	40.00	400.00	N 89°20'29" W	36.28



- Project Schedule**
- 1) Phase 7, Section 1 (21 Lots) July 2012-June 2013
 - 2) Phase 7, Section 2 (17 Lots) Sept 2014-June 2015
 - 3) Phase 7, Section 3 (16 Lots) July 2015-June 2016



Revision:

Drawing Notes:

Date: APR 15, 2015

Foxland Phase 7, Sections 2 & 3
Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DE DEWEY/ESTES ENGINEERS

Overall Layout Plan

Job No. 12010

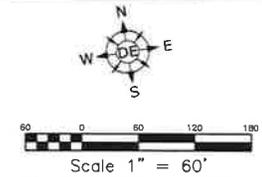
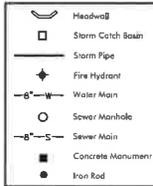
C1.0

2 of 4

8-463-15

ATTACHMENT 8-4

NAME	SQUARE FEET	ACRES
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	114009.42	0.30
1279	117672.25	0.41
1280	118748.46	0.43
1281	119237.73	0.44
1282	118757.48	0.43
1283	118648.39	0.43
1492	12603.61	0.29
1493	12586.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
1496	12535.48	0.29

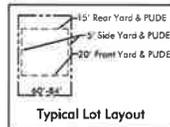
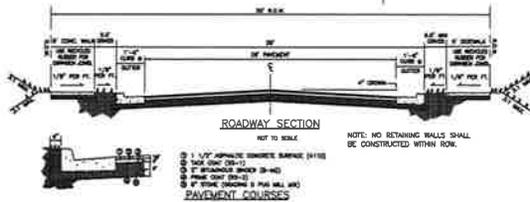
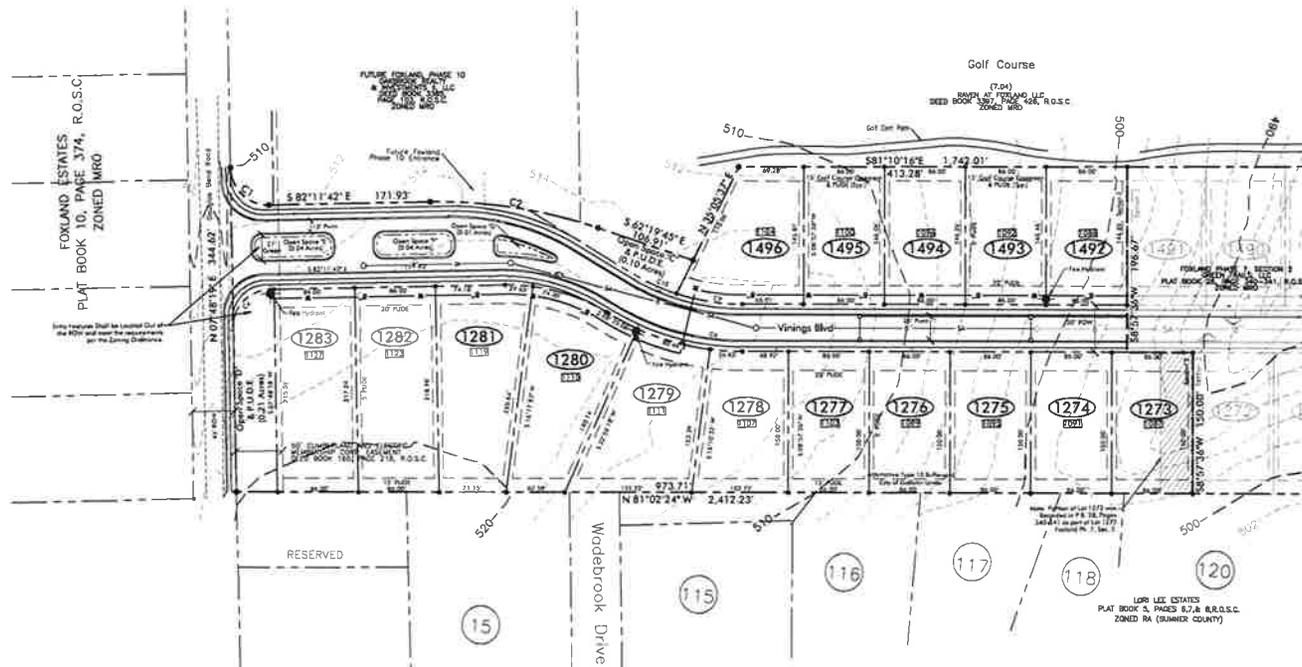


Scale 1" = 60'
Phase 7, Sec 3 Area = 7.18 Acres
ENGINEER DeWey-Estes Engineering
 Contact: Michael DeWey, PE
 2925 Berry Hill Drive
 Nashville, TN 37204
 Ph: (615) 401-9956
 Fax: (615) 401-9956
 Email: mdewey@dewey-estes.com

DEVELOPER Green Trails, LLC
 Contact: Rod Davidson
 2925 Berry Hill Drive
 Nashville, TN 37204
 Ph: (615) 397-4513

SITE BENCHMARK
 Fire Hydrant Tag Bolt Located on the
 Northwest Corner of Vikings Blvd Approx.
 200 ft West of Fokland Blvd
 NAVD 88 Elevation = 517.36

FLOOD NOTE
 The Property is Not Located Within a Flood
 Hazard Area as Indicated by Zone 'X' on
 FEMA Map Number 47165C040PG.
 Dated: April 17, 2012.



NUMBER	AREA	RADIUS	CHORD	ARC	CHORD BEARING	CHORD LENGTH
CD	1273	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1274	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1275	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1276	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1277	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1278	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1279	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1280	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1281	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1282	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1283	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1492	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1493	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1494	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1495	420.00	420.00	0.00	N 90° 00' 00" W	420.00
CD	1496	420.00	420.00	0.00	N 90° 00' 00" W	420.00

Project Schedule

1) Phase 7, Section 1 (21 Lots)	July 2012-June 2013
2) Phase 7, Section 2 (17 Lots)	Sept 2014-June 2015
3) Phase 7, Section 3 (16 Lots)	July 2015-June 2016



Revisions:
 Drawing Notes:
 Date: May 2, 2015
Foxland Phase 7, Section 3
 Being Parcel 10.03 and Portion of Parcel 10.07 on Tax Map 147
 Gallatin, Sumner County, Tennessee
DE WEY/ESTES ENGINEERING
Overall Layout Plan
 Job No. 12010
C1.0
 2 of 2

1-567-158

Site Information

Tax Map 147, Portion of Parcel 10.07

Zoning - MRO

Phase 7, Section 2 Area - 5.59 Acres

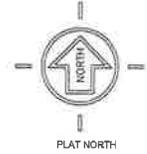
Current Use: Vacant

Proposed Use: One-Family Detached Dwelling

Total Lots - 17
Open Space Area - 0.46 Acres
ROW Area - 0.81 Acres
Lot Area - 4.32 Acres

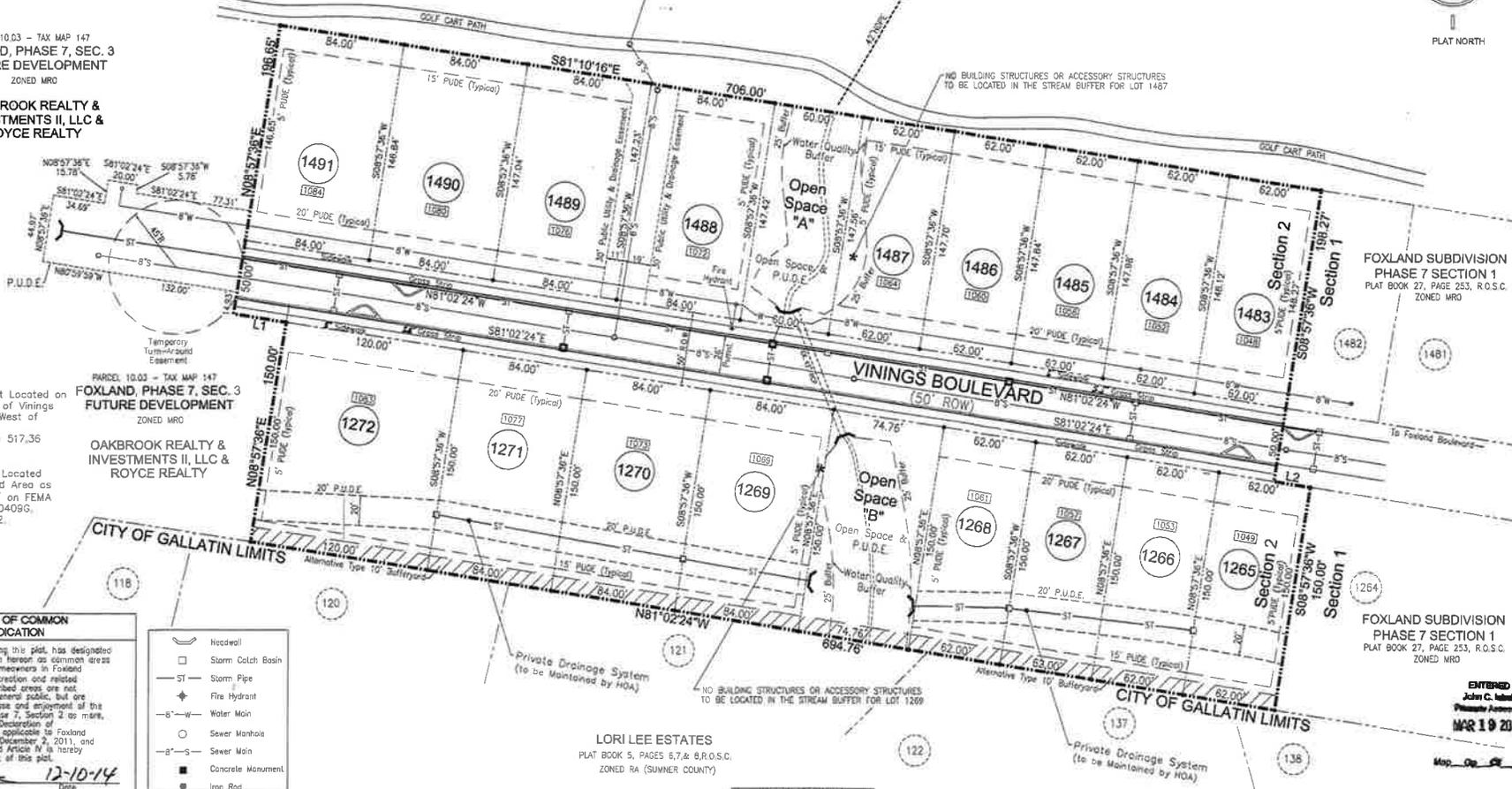
Setbacks shall comply with the Foxland Phase 7, Section 2-4 Master Development Plan

(7.04)
RAVEN AT FOXLAND LLC
DEED BOOK 3397, PAGE 426, R.O.S.C.
ZONED MRO



PARCEL 10.03 - TAX MAP 147
FOXLAND, PHASE 7, SEC. 3
FUTURE DEVELOPMENT
ZONED MRO

OAKBROOK REALTY & INVESTMENTS II, LLC & ROYCE REALTY



SITE BENCHMARK
Fire Hydrant Top Bolt Located on the Northern Margin of Vinings Blvd Approx. 200' West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C04050, Dated: April 17, 2012.

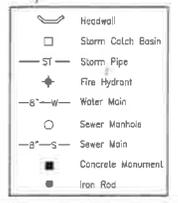
PARCEL 10.03 - TAX MAP 147
FOXLAND, PHASE 7, SEC. 3
FUTURE DEVELOPMENT
ZONED MRO

OAKBROOK REALTY & INVESTMENTS II, LLC & ROYCE REALTY

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 Foxland Phase 7, Section 3, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of all homeowners in Foxland Phase 7, Section 2 as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 3, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

12-10-14
Date
Green Trails, LLC
Rick Deckbar



LORI LEE ESTATES
PLAT BOOK 5, PAGES 5,7,& 8,R.O.S.C.
ZONED RA (SUMNER COUNTY)

LINE	BEARING	LENGTH
L1	N81°02'24"W	25.90
L2	S81°02'24"E	24.65

CERTIFICATE OF OWNERSHIP

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

12-10-14
Date
Oakbrook Realty & Investments II, LLC & Royce Realty - Kim M. Plencner, Manager

CERTIFICATE OF APPROVAL OR SURVEY 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 bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

03/09/15
Date
C.R. Engler

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

OWNER/DEVELOPER:
OAKBROOK REALTY & INVESTMENTS, LLC & ROYCE REALTY
CONTACT: KIM M. PLENCNER
1000 ROYCE BOULEVARD
OAKBROOK TERRACE, ILLINOIS 60181
PHONE: (630) 288-4000

Patricia L. Whitaker, Registrar
Sumner County Tennessee
Dec 01 05:19:18 Investment #: 1121243
Dec 01 03:00 Recorded
State: 0.00 3/19/2015 at 9:14 AM
Clock: 0.00 in Plat Book
Other: 2.00 28
Total: 32.00 Pgs 340-341

- 12-1-14 Revise Per Staff Comments
- 11-12-14 Revise Per Staff Comments

FINAL PLAT FOXLAND SUBDIVISION PHASE 7 SECTION 2

VININGS BOULEVARD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE



CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book 3373, Page 127, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that all offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

12-10-14
Date
Green Trails, LLC
Rick Deckbar, Owner

CERTIFICATE OF ACCURACY

I (we) hereby certify that the portion shown and described herein as evidenced in Book 3373, Page 127, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that all offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

12/22/14
Date
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 7, Section 2 have been installed in accordance with current local and state government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14
Date
Water System: Utilities
Supervisor of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Revised Final Plat-Foxland Phase 7, Section 2 have been installed in accordance with current local and state government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14
Date
Sewer System: Utilities
Supervisor of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

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

3-9-15
Date
3-9-15
Date
Chairman's Initials

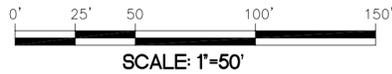
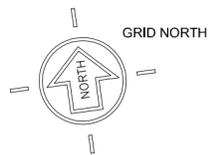
RECORD

RECORDED _____ 2014
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 863-2918

DATE: OCTOBER 28, 2014
JOB NO. 2014-338

PC0337-14



FINAL PLAT FOXLAND PHASE 7 SECTION 3

BEING PARCEL 10.03 AND A PORTION OF PARCEL 10.07 ON TAX MAP 147
VININGS BOULEVARD AT DOUGLAS BEND ROAD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PROPERTY INTO 16 LOTS AND DEDICATION OF R.O.W.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 147.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 316,301 SQUARE FEET OR 7.26 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0409G DATED APRIL 17, 2012.
7. PROPERTY CORNERS SHOWN THUS -0- ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE REFERENCED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
2925 BERRY HILL DRIVE
NASHVILLE, TN. 37204
PHONE: (615) 397-4513
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRO AND IS PART OF THE FOXLAND MASTER PLAN.
11. ALL AREAS DESIGNATED AS OPEN SPACE AND BUFFER YARDS SHALL BE OWNED AND MAINTAINED BY THE BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
PROPOSED USE: ONE-FAMILY DETACHED DWELLING
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
14. CONCRETE MONUMENTS TO BE ADDED AT ALL RIGHT OF WAY BOUNDARIES.
15. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATEGORY I SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
16. THE SUBJECT PROPERTY IS SHOWN AS PARCEL 10.03 AND A PORTION OF 10.07 ON TAX MAP #147 ACCORDING TO SPECIAL WARRANTY DEED BOOK 3385, PAGE 103, R.O.S.C., TENNESSEE.
17. THIS PLAT VOIDS, VACATES AND SUPERCEDES THE FINAL PLAT FOR FOXLAND, PHASE 7, SECTION 2 RECORDED IN PLAT BOOK 28, PAGES 340-341 FOR LOT 1272 ONLY.
18. ANY/ALL LANDSCAPING IN ISLANDS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

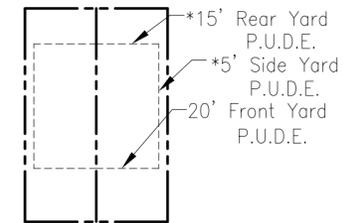


Vicinity Map
NTS

Typical Lot Layout

Current Use: Vacant

Proposed Use: ONE-FAMILY
DETACHED DWELLING



Standard Lots
N.T.S.

* UNLESS OTHERWISE NOTED
ON INDIVIDUAL LOTS

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

LOT TABLE

LOT #	SQUARE FEET	ACRES
1273	12,900	0.30
1274	12,900	0.30
1275	12,900	0.30
1276	12,900	0.30
1277	12,900	0.30
1278	14,009	0.32
1279	17,672	0.41
1280	18,748	0.43
1281	19,233	0.44
1282	18,757	0.43
1283	18,608	0.43
1492	12,604	0.29
1493	12,587	0.29
1494	12,570	0.29
1495	12,553	0.29
1496	15,016	0.34
Open Space "C"	4400	0.10
Open Space "D"	9108	0.21
Open Space "E"	2253	0.04
Open Space "F"	2208	0.04
Open Space "G"	925	0.02

LINE TABLE

LINE	BEARING	LENGTH
L1	S49°45'08"E	2.68

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	62.83	40.00	90°00'00"	40.00	S37°11'41"E	56.57
C2	105.25	525.00	11°29'10"	52.80	N76°27'05"W	105.08
C3	76.77	525.00	8°22'40"	38.46	N66°31'06"W	76.71
C4	51.44	225.00	13°05'53"	25.83	S56°18'05"E	51.32
C5	71.43	225.00	18°11'23"	36.02	S71°56'42"E	71.13
C6	62.83	40.00	89°59'58"	40.00	S52°48'19"W	56.57
C7	113.25	200.00	32°26'34"	58.19	N65°58'25"W	111.74
C8	150.17	275.00	31°17'16"	77.01	S65°23'46"E	148.31

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer _____ Date _____

CERTIFICATE OF COMMON AREAS DEDICATION

Oakbrook Realty Investments, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 3, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 3 as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 3, dated _____, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

Green Trails, LLC - Rick Deckbar _____ Date _____

SITE BENCHMARK

Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200 If West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE

This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G.
Dated: April 17, 2012.

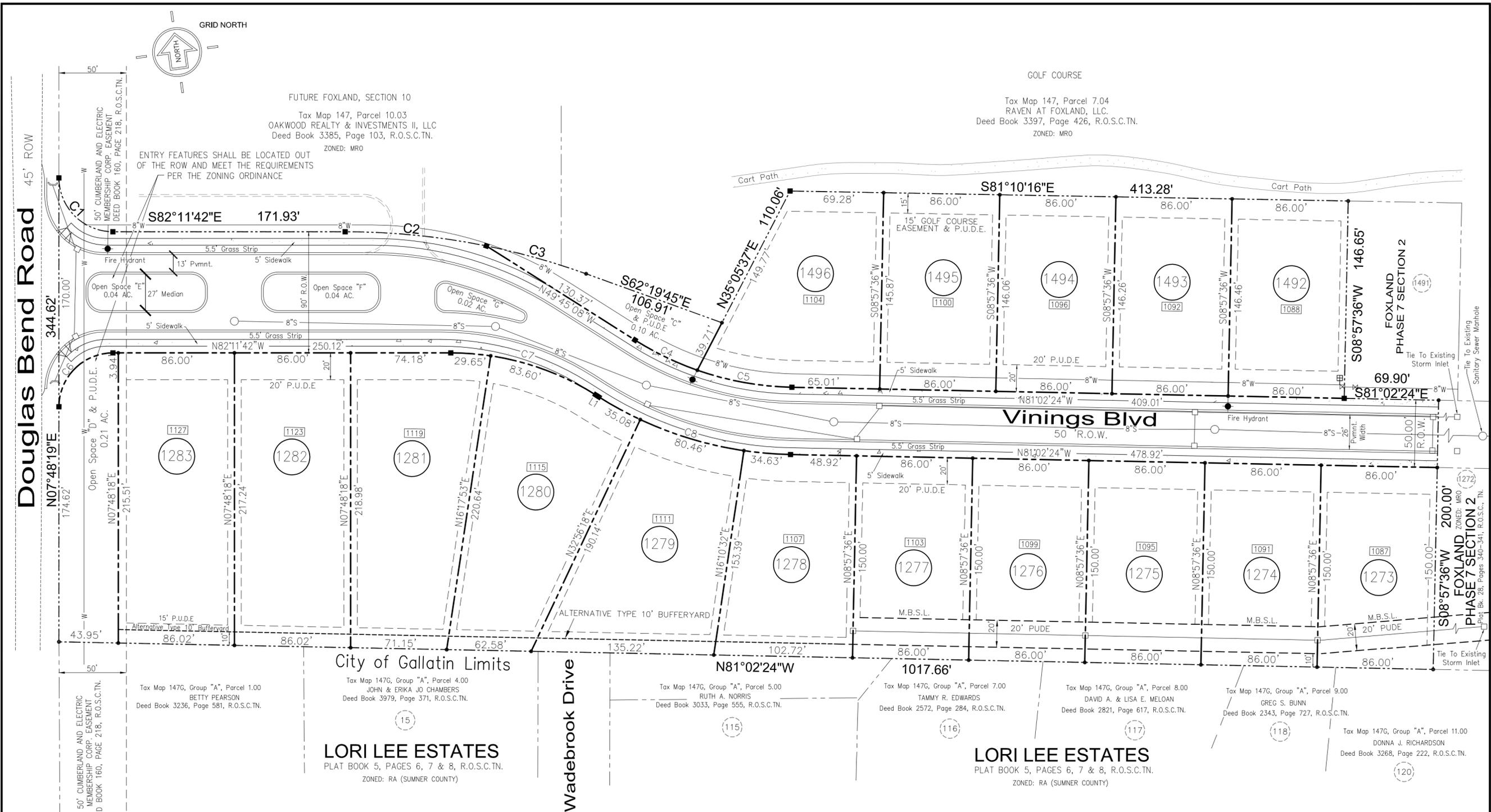
OWNER/DEVELOPER:

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

TOTAL AREA: 316,301 SQUARE FEET OR 7.26 ACRES

8-13-15 REVISE PER STAFF COMMENTS

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING	RECORD
<p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.</p> <p>Green Trails, LLC Rick Deckbar _____ Date _____</p>	<p>I (we) hereby certify that this plat was prepared and described hereon in accordance with the Surveying and Mapping Act of 1967, and that the accuracy of the plat is guaranteed by the Registered Surveyor.</p> <p>Date _____ Registered Surveyor</p>	<p>I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 7, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>Water System Date _____ Superintendent of Public Utilities _____</p>	<p>I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 7, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.</p> <p>Sewer System Date _____ Superintendent of Public Utilities _____</p>	<p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.</p> <p>Date _____ Secretary, Planning Commission _____ Date _____ Chairman's Initials _____</p>	<p>RECORDED _____, 2015 IN BOOK _____, PAGE _____ OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE</p> <p>JAMES TERRY & ASSOCIATES 2526 MEADOWOOD DRIVE NASHVILLE, TENNESSEE 37214 PHONE: (615) 883-2918</p> <p>DATE: JULY 29, 2015 JOB NO. 2015-315</p>



CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer _____ Date _____

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Green Trails, LLC - Rick Deckbar _____ Date _____

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200' If West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G.
Dated: April 17, 2012.

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

FINAL PLAT FOXLAND PHASE 7 SECTION 3

ALBATROSS WAY AT REYNARD DRIVE
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

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

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

DATE: JULY 29, 2015
JOB NO. 2015-315

TOTAL AREA: 316,301 SQUARE FEET OR 7.26 ACRES

8-13-15 REVISE PER STAFF COMMENTS

CERTIFICATE OF OWNERSHIP

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

Green Trails, LLC _____ Date _____
Rick Deckbar _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that the survey shown and described hereon was conducted in accordance with the accuracy requirements of the Gallatin Municipal-Regional Subdivision Regulations and that the accuracy of the survey is guaranteed by the Registered Surveyor.

Date _____
Registered Surveyor _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 7, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 7, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

RECORD

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

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

DATE: JULY 29, 2015
JOB NO. 2015-315

SHEET 2 OF 2

ITEM 9

GMRPC Resolution No. 2015-106

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SIX (6) ONE-FAMILY DETACHED DWELLING LOTS AND DEDICATE A RIGHT-OF-WAY ON 4.16 (+/-) ACRES, LOCATED AT 703 HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET. (PC 1-958-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Rogers Engineering Group, at its regular meeting on August 24, 2015; 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 Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11.
5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in 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.

ITEM 9

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings, PC of Nashville, Tennessee, with CCPC Job Number 15-084, dated July 29, 2015, with a final revision date August 12, 2015, with the following conditions:

1. Correct the zoning on the parcels located north of Hartsville Pike from R15 to R10.
2. Correct the Rear P.U.D.E.'s on Lot 3 thru Lot 6 to "10' Rear P.U.D.E."
3. Show and label Gallatin Department of Electricity power lines located on the property.
4. Provide proposed street name to Sumner County E-911 Department for review and approval and add approved proposed street name from Sumner County E-911 Department to preliminary plat.
5. Provide 20-foot pavement width for the street and a minimum 48-foot radius cul-de-sac (measured inside curb to curb) per International Fire Code (IFC) Section 503.
6. Show proposed storm water drainage information for the proposed street.
7. Submit construction plans and drainage calculations to Engineering Division for review and approval prior to submitting final plat.
8. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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: 08/24/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

ITEM 9

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 9

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Jennings Park Subdivision
(PC 1-958-15B)

Located at 703 Hartsville Pike, East of North Drive and West of Perry Street

Date: August 19, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SIX (6) ONE-FAMILY DETACHED DWELLING LOTS AND DEDICATE A RIGHT-OF-WAY ON 4.16 (+/-) ACRES, LOCATED AT 703 HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

OWNER: SHERRAL HILL
APPLICANT: ROGERS ENGINEERING GROUP
STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2015-106
STAFF CONTACT: ROBERT J. KALISZ
PLANNING COMMISSION DATE: AUGUST 24, 2015

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Jennings Park Subdivision, a major subdivision, to create six (6) One-Family Detached Dwelling lots and dedicate a right-of-way on 4.16 (+/-) acres (Tax Map 126D, Group D, Parcel 016.00), located at 703 Hartsville Pike, east of North Drive and west of Perry Street. The property is currently zoned Medium Density Residential R15 (R15). One-Family Detached Dwellings is a permitted use in the R15 zoning district. (Attachment 9-1 and 9-2)

The owner and applicant are requesting an alternative pedestrian walkway design per Article 13.09 Pedestrian and Bicycle Path Standards, Section 13.09.030.C.5 of the Gallatin Zoning Ordinance and Chapter 4 Layout and Design, Section 4-102.903.3.e of the Gallatin Subdivision Regulations to not install a five (5) foot wide sidewalk along the east side of the proposed road adjacent to the existing parcels (Tax Map 126D, Group D, Parcels 014.00 and 015.00).

CASE BACKGROUND:

Previous History

On August 10, 2015, the Planning Commission discussed the Preliminary Plat for Jennings Park Subdivision (PC 1-958-15B) to create six (6) lots and dedicate a right-of-way.

DISCUSSION:

Proposed Development

The owner and applicant for Jennings Park Subdivision are proposing to subdivide 4.16 (+/-) acre parcel into six (6) lots, each minimum of 15,000 square feet, and dedicate approximately 480 feet of right-of-way. The proposed subdivision is consistent with the Neighborhood Established Character Area and the R15 zoning. The existing house will be included with the subdivision and contained within Lot 1 and an existing building is located in the rear of the property but will be removed.

Natural Features

The majority of the property is currently unimproved and vacant. The natural topography of the site slopes from the highest elevation (596') located along Hartsville Pike and gradually slopes to the southeast corner of the property. No portion of Jennings Park Subdivision is located within a special flood hazard area according to FIRM Panel No. 47165C0318G.

Adjacent or Area Uses

One-family Detached Dwellings surround the proposed subdivision. Two (2) platted subdivisions, zoned Medium Density Residential R15 (R15), are located along the rear of the property. Three (3) adjacent parcels to the east and three (3) adjacent parcels to the west are zoned R15 and contain single-family homes.

Lot Size and Architecture

The lots are designed to accommodate and align with the natural topography of the land to convey stormwater from off-site through the property and to reduce the impact of stormwater runoff from each lot within this subdivision. The lots ranging from approximately 19,000 square feet to 36,000 square feet exceed the required minimum lot size of 15,000 square feet.

The architecture required for Jennings Park Subdivision shall follow the Residential Infill Development Design Standards as set forth in Section 13.08.010.E of the Gallatin Zoning Ordinance. The owner and applicant submitted architectural renderings of typical homes proposed for Jennings Park Subdivision (Attachment 9-3). These are comparable to the surrounding neighborhood homes (Attachment 9-4) in the established neighborhood. The Planning Commission may establish architectural character and compatibility standards to ensure the conservation and protection of established housing and residential neighborhoods in the City of Gallatin.

Rights-of-Way/Streets/Roads

All lots will access a proposed 480 linear feet, 40-foot wide public right-of-way. The owner and applicant proposed a pavement width of 18 feet for the proposed street. Section 4-103.10, Pavement Width Standards of the Gallatin Subdivision Regulations, allows an 18-foot pavement width for a short street, cul-de-sac, or court with a projected ADT of 200 or less. However, the Fire Department commented that the owner and applicant shall provide a 20-foot pavement width for the street and a minimum 48 foot radius cul-de-sac (measured inside curb to curb) per International Fire Code (IFC) Section 503. The proposed road will become a public street once the roadway infrastructure is installed and accepted by the Gallatin City Council. No on-street parking will be allowed on the proposed street with the reduced pavement width.

The owner and applicant are requesting an alternative pedestrian walkway design per Article 13.09 Pedestrian and Bicycle Path Standards, Section 13.09.030.C.5 of the Gallatin Zoning Ordinance and Chapter 4 Layout and Design, Section 4-102.903.3.e of the Gallatin Subdivision Regulations to not install a five (5) foot wide sidewalk along the east side of the proposed street adjacent to parcels 014.00 and 015.00.

A five (5) foot wide sidewalk and five (5) foot wide grass strip will be constructed on the west side of the proposed road and along the back side of the cul-de-sac.

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

All lots will include 10-foot wide Public Utility Drainage Easements (P.U.D.E.) located on all four (4) sides. The P.U.D.E.'s located between Lots 4 and 5 allow for the installation of a proposed eight (8) inch sanitary sewer line. No vertical construction is allowed in any easements.

Open Space and Bufferyard

The Preliminary Plat shows no open space tracts. No bufferyards or interior landscaping is required for any portion of Jennings Park Subdivision since all adjacent property is zoned R15. There are existing mature trees located along the perimeter of the property.

Stormwater

The Preliminary Plat does not indicate a stormwater system including where runoff will flow from the proposed lots. The owner and applicant shall submit construction plans and drainage calculations to Engineering Division for review and approval prior to submitting final plat.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Plat. The owner and applicant satisfactorily addressed most of the Planning Department comments; however the owner and applicant shall comply with the following:

1. Correct the zoning on the parcels located north of Hartsville Pike from R15 to R10.
2. Correct the Rear P.U.D.E.'s on Lot 3 thru Lot 6 to "10' Rear P.U.D.E."
3. Show and label Gallatin Department of Electricity power lines located on the property.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Plat. The owner and applicant satisfactorily addressed most of the Engineering Division comments; however the owner and applicant shall comply with the following:

1. Show proposed storm water drainage information for the proposed road.
2. Submit construction plans and drainage calculations to Engineering Division for review and approval prior to submitting final plat.

Gallatin Public Utilities Department Comments

This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future

utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Preliminary Plat and made the following comment:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Other Departmental Comments

Other City Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed most of the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

1. Provide proposed street name to Sumner County E-911 Department for review and approval and add approved proposed street name from Sumner County E-911 Department to preliminary plat.
2. Provide 20-foot pavement width for street and a minimum 48 foot radius cul-de-sac (measured inside curb to curb) per International Fire Code (IFC) Section 503.
3. All roadways shall be able to support fire equipment prior to issuance of any building permits.
4. All fire hydrants shall be installed prior to issuance of any building permits.
5. All applicable fire codes shall be followed.

Findings

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11 and;
5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in 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:

Staff recommends that the Planning Commission approve GMRPC Resolution 2015-106, a Preliminary Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings, PC of Nashville, Tennessee, with CCPC Job Number 15-084,

dated July 29, 2015, with a final revision date August 12, 2015, with the following conditions:

1. Correct the zoning on the parcels located north of Hartsville Pike from R15 to R10.
2. Correct the Rear P.U.D.E.'s on Lot 3 thru Lot 6 to "10' Rear P.U.D.E."
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7. Submit construction plans and drainage calculations to Engineering Division for review and approval prior to submitting final plat.
8. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

ATTACHMENTS:

Attachment 9-1 Location Map

Attachment 9-2 Preliminary Plat, Jennings Park Subdivision (PC 1-958-15B)

Attachment 9-3 Architectural Renderings

Attachment 9-4 Photographs of Neighborhood Homes

JENNINGS PARK SUBDIVISION

LOCATION MAP



703 HARTSVILLE PIKE
LOCATED BETWEEN NORTH DRIVE AND PERRY
STREET
TAX MAP AND PARCEL #126D/D/016.00
ZONED R15
PC #1-958-15B

ATTACHMENT 9-1

ATTACHMENT 9-3

RECEIVED

AUG 12 2015

GALLATIE PLANNING
& ZONING



1-958-1513

ATTACHMENT 9-3

RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING



1-958-15B

ATTACHMENT 9-3

RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING



1-958-15B



Google earth

feet 10
meters 3



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

HARTSVILLE PIKE

ATTACHMENT 9-4

1-958-15B



Google earth



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

HARTSVILLE PIKE

ATTACHMENT 9-4

1-958-15B



Google earth

feet 8
meters 2



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

RAMSEY PLACE

ATTACHMENT 9-4

1-958-1513



Google earth



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

QUAIL CREEK

ATTACHMENT 9-4

1-958-158



Google earth

feet 10
meters 3



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

QWAIL CREEK

ATTACHMENT 9-4

1-958-1513



Google earth

feet 10
meters 3



RECEIVED
AUG 12 2015
GALLATIN PLANNING
& ZONING

QUAIL CREEK

ATTACHMENT 9-4

H-958-15B

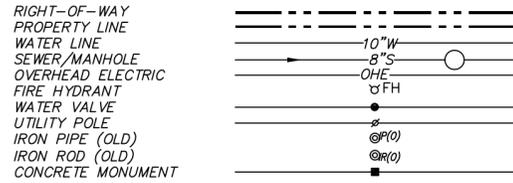
UTILITY NOTE:

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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

WARNING

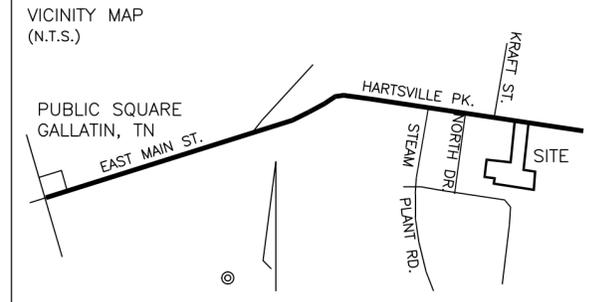
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

LEGEND



ROADWAY SECTION

R.O.W. WIDTH: 40'
PAVEMENT WIDTH: 18'
1' CURB
5' GRASS STRIP
5' SIDEWALK
CUL-DE-SAC R.O.W. RADIUS: 57'
CUL-DE-SAC PAVEMENT RADIUS: 45'



NOTES:

- The purpose of this plat is to create 6 residential lots.
- This survey was done without the benefit of a title commitment.
- Basis of bearings: Tennessee State Plane Coordinate System, Zone 4100, NAD 83 (1995), derived using the TDOT GNSS Network on 7/24/15.
- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47165C0318G dated April 17, 2012.
- This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- The two foot interval contours shown hereon were taken from Panel 126 of the City of Gallatin aerial topo and does not represent a field run survey.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	81°54'36"	50.00'	71.48'	S48°33'19"W	65.55'	43.40'
C2	33°30'03"	57.00'	33.33'	S72°45'35"W	32.86'	17.16'
C3	71°54'59"	57.00'	71.55'	S20°02'29"W	66.94'	41.35'
C4	43°31'29"	57.00'	43.30'	S37°41'14"E	42.27'	22.75'
C5	65°41'15"	57.00'	65.35'	N87°42'21"E	61.83'	36.80'
C6	25°06'14"	57.00'	24.97'	N42°18'27"E	24.77'	12.69'
C7	3°59'19"	300.00'	20.88'	N27°45'41"E	20.88'	10.45'
C8	18°10'01"	300.00'	95.12'	N16°41'01"E	94.72'	47.96'
C9	89°25'05"	35.00'	54.62'	S37°06'32"E	49.25'	34.65'

LINE	BEARING	DISTANCE
L1	N33°59'26"W	4.34'
L2	N80°35'23"W	14.96'
L3	N81°21'25"W	49.54'

SITE DATA TABLE

OWNER: SHERRAL HILL
1057 CRAGFORD ESTATES, GALLATIN, TN 37066
RECORD BOOK 3111, PAGE 685 R.O.S.C.T.
DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5233
LOTS: 6 ONE-FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15
AREA: 4.16 ACRES
MAP 126D "D" PARCEL 16
ADDRESS: 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'
TOTAL ROW AREA: 0.63 ACRE
TOTAL OPEN SPACE: 0.45 ACRES
MAX. FLOOR AREA RATIO: 0.24 (0.9984 ACRE)
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'
EXISTING USE: 5 LOTS VACANT, 1 LOT EXISTING RESIDENCE
PROPOSED USE: ONE-FAMILY DETACHED
OVERALL DENSITY: 1.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
DATE OF PREPARATION: JULY 29, 2015



ENDORSEMENT OF PLANNING COMMISSION APPROVAL

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION ARE:

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

**PRELIMINARY PLAT
JENNINGS PARK
CITY OF GALLATIN**

THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN
NORTH DRIVE AND PERRY STREET.

SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16
CONTAINING 4.16 ACRES ±

DATE: 8-12-2015 CCPC JOB NO. 15-084

