



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

Monday, February 9, 2015

Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss status of demand on subdivision bond for Newman Downs, Phase 3 (PC File #1-19-08C & 7-219-15)
2. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for Green Farms for the Cottages at Green Farms showing six (6) One-family Detached Dwelling units under a condominium regime on one (1) lot, which contains 0.84 (+/-) acres located on Nashville Pike, north of the eastern end of the alley that runs parallel to Noah Drive (PC File #3-288-15).
3. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) to change the use from Commercial to Multifamily Dwelling on Tract A for the GreenLea Apartments at GreenLea Commons containing 304 Multifamily Dwelling units on property containing 41.60 (+/-) acres on GreenLea Boulevard (PC File #3-290-15).
4. Discuss proposed Site Plan for Sumner County Ornamental Services to add a 1,334 square foot addition to an existing building on property containing 0.277(+/-) acres located at 334 West Gray Street (PC File #8-275-15).
5. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for Fairway Farms to reduce the overall open space and create two (2) additional building lots in Phase 2 located on Wendling Boulevard off Long Hollow Pike (PC File #3-294-15).
6. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for the GT Station to add the Food Service use and amend the approved architectural elevations for the proposed Sudden Service gas station on property containing 1.40 (+/-) acres located at 1845 Nashville Pike (PC File #3-281-15).
7. Other Business

ITEM 1



**LEXON SURETY
GROUP**

*Lexon Insurance Company
Bond Safeguard Insurance Company*

January 28, 2015

City of Gallatin, Tennessee
Ms. Katherine Schoch, Assistant City Planner
Planning Department
132 West Main Street
Gallatin, TN 37066

RE: Bond No.: 1025214
Principal: Newman Downs
Obligee: City of Gallatin, TN
Project: Newman Downs - Phase 3
Claimant: City of Gallatin, TN

Dear Ms. Schoch:

We are the surety, which executed the above referenced bond on behalf of ("Newman Downs") as principal and the ("City of Gallatin, TN") as obligee. This is Lexon's preliminary response to the demands of the obligee on the referenced bond set forth in your letter dated January 27, 2015, which we received on January 27, 2015.

In order for Lexon to properly investigate this claim, we request the following for our initial review:

1. A copy of the Planned Development Agreement between the obligee and our principal;
2. A copy of the letter or other notice declaring our principal in default of the agreement between the principal and the obligee;
3. A copy of the approved site plan;
4. A copy of the recorded plat for the subdivision;
5. A copy of the latest as-built plans;
6. A copy of the original engineer's estimate establishing the original penal sum of the bond;
7. A copy of the engineer's estimate for the remaining work to be completed;
8. A copy of the Subdivision Control Ordinance for the project, if any;
9. Contact information for the City Engineer, City Planner and engineer of record for the project;

NASHVILLE OFFICE
12890 LEBANON ROAD
MT. JULIET, TN 37122
PH: 615-553-9500 FX: 615-553-9502

CHICAGO OFFICE
900 S. FRONTAGE ROAD, SUITE 250
WOODRIDGE, IL 60517
PH: 630-495-9380 FX: 630-495-9272
www.LexonSurety.com

LOUISVILLE OFFICE
10002 SHELBYVILLE ROAD, SUITE 100
LOUISVILLE, KY 40223
PH: 502-253-6500 FX: 502-253-6570

**1-19-08C
7-219-15**

Page 2
Ms. Schoch
January 28, 2015

10. Access to the development to inspect the incomplete improvements;
11. Communications between the representatives and agents of the obligee regarding the required improvements for the Development;
12. Communications between our principal and its representatives and the obligee and its representatives regarding identification of the incomplete improvements in the subdivision, and
13. Are you aware of any change in ownership of the property or any pending foreclosure action;
14. Is the obligee holding or in possession of any escrow funds or any other type of funds for this project.

Please let me know if you have any questions about this letter. I look forward to receiving the obligee's response. Following receipt of the requested written information and other documentation, I look forward to arranging an inspection of the development by our engineer, if necessary. In the meanwhile, Lexon reserves all rights under operation of law and fact, under the terms and conditions of the bonds.

Very Truly Yours,
LEXON SURETY GROUP



Vicki Batson
Assistant Director of Claims
Vbatson@lexonsurety.com
(615) 553-9510

VB/at

1-19-08C
7-219-15

RENDERED MASTER PLAN



RECEIVED
JAN 26 2015
GALLATIN PLANNING
& ZONING

Green
& **Little, L.P.**

Cottages at Green Farms

ABERNATHY
ARCHITECTURE

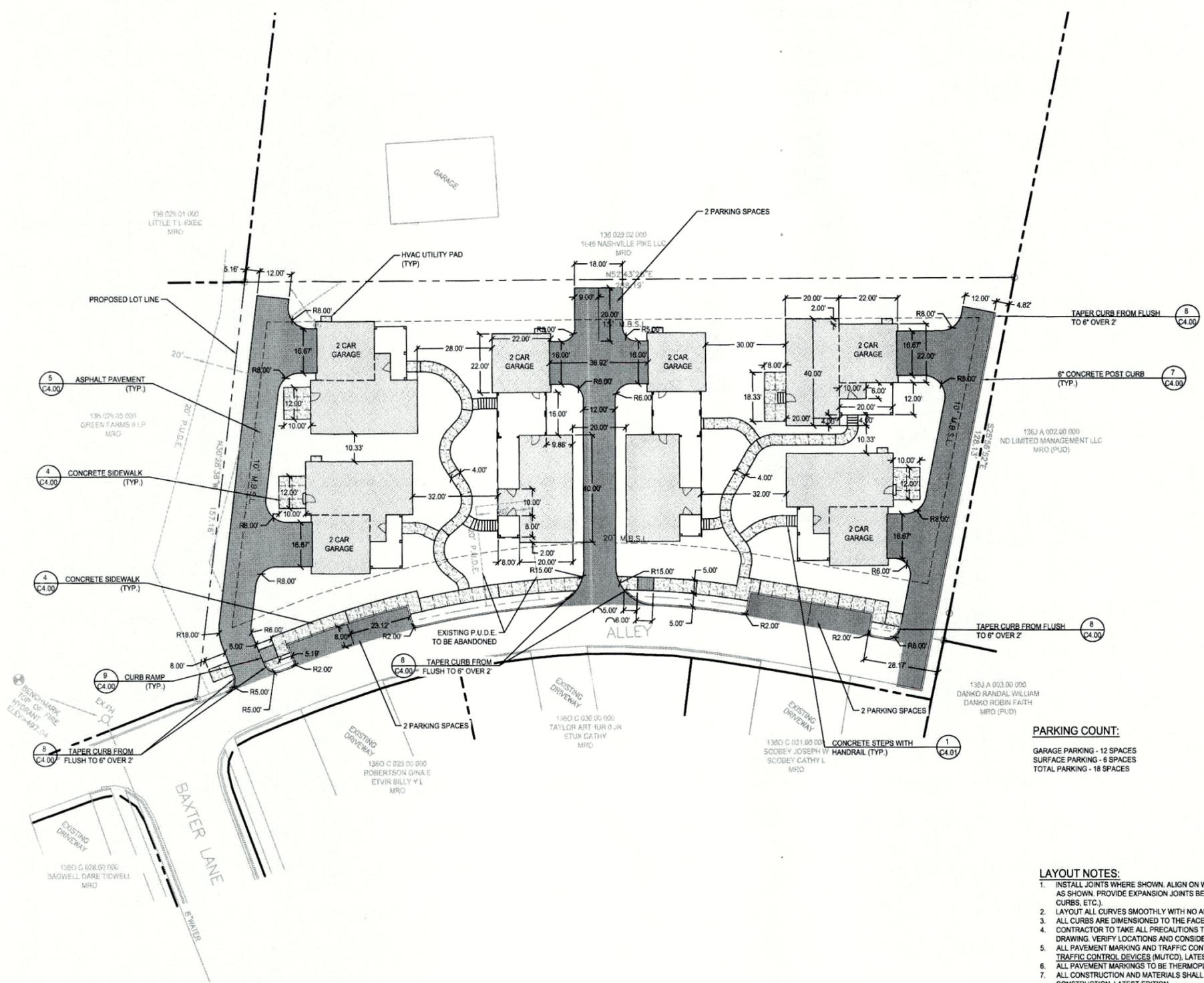
GALLATIN, TN

LOSE
& **ASSOCIATES, INC.**
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3-288-15
January 28, 2015

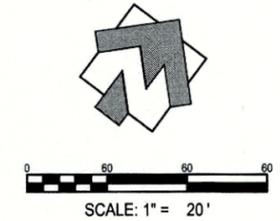
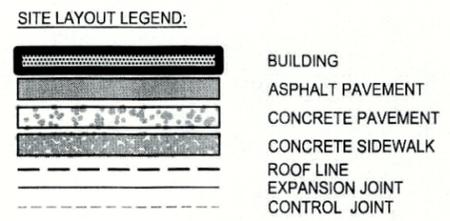


COTTAGES AT GREEN FARMS
 PREPARED FOR
GREEN & LITTLE, LP
 GALLATIN, SUMNER COUNTY, TENNESSEE



PARKING COUNT:
 GARAGE PARKING - 12 SPACES
 SURFACE PARKING - 6 SPACES
 TOTAL PARKING - 18 SPACES

- LAYOUT NOTES:**
1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
 2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
 4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
 6. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
 7. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



811
 Know what's below.
 Call before you dig.

REVISIONS

NO.	DATE	BY	COMMENTS

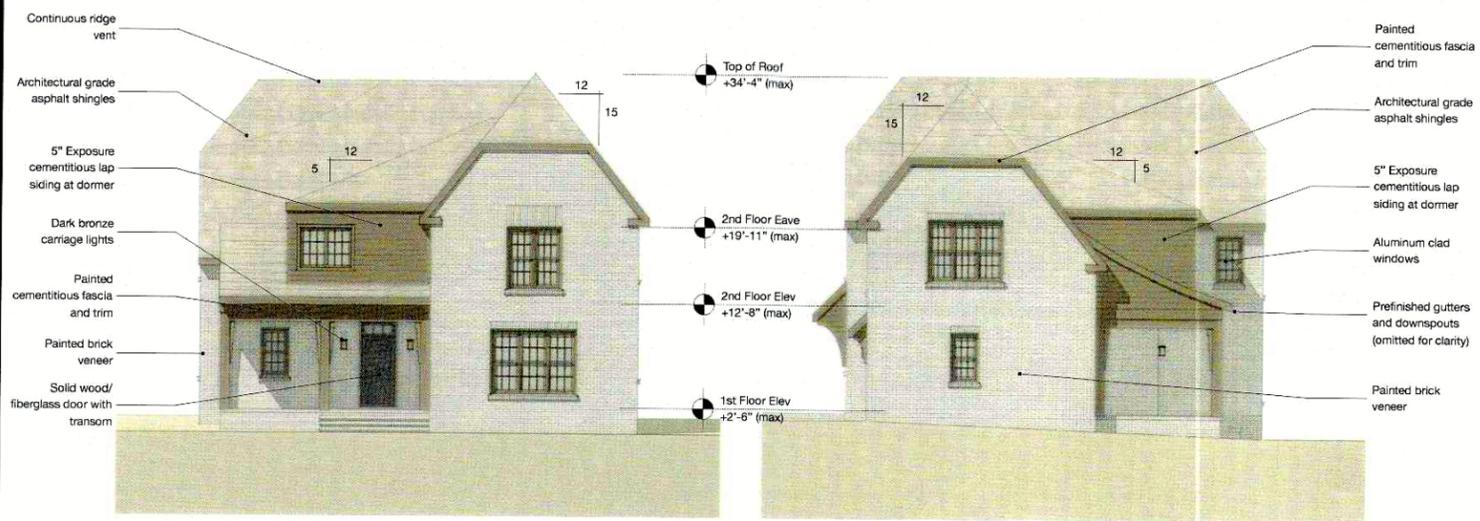
SHEET TITLE
SITE LAYOUT PLAN

PROJECT NUMBER/DATE
87022-13 01/28/2016

DRAWN BY
 MTT

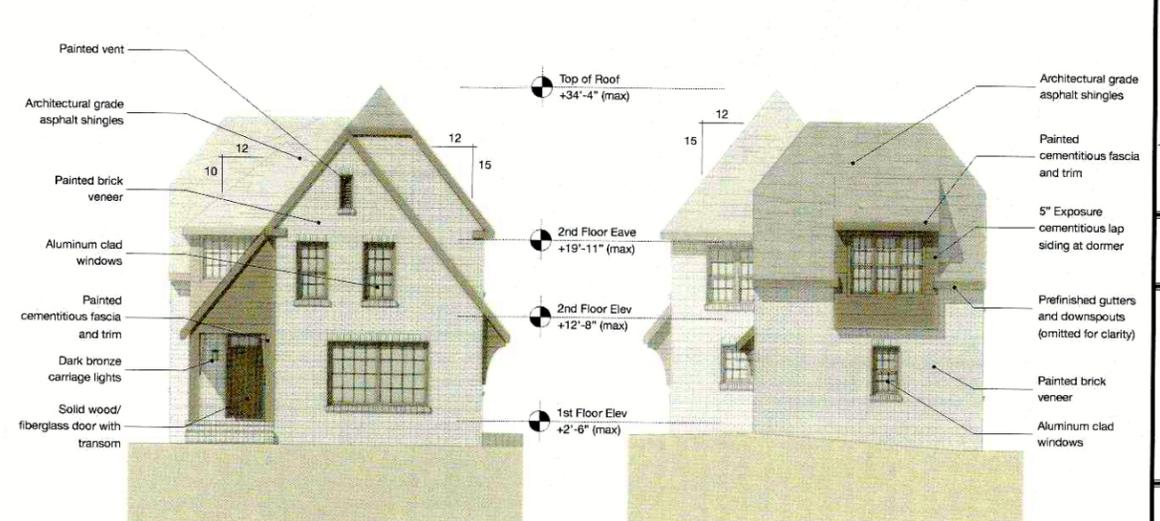
CHECKED BY
 MTT

SHEET NUMBER
C1.00



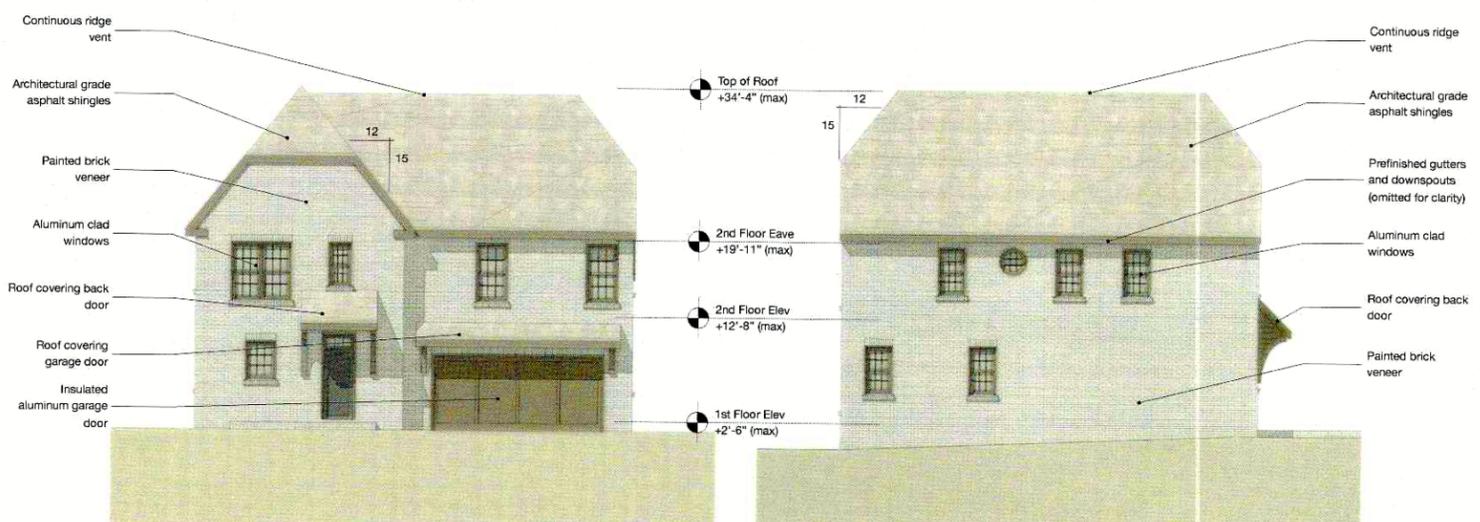
1 Front Elevation - House A1
SCALE: 1/8" = 1'-0"

2 Left Elevation - House A1
SCALE: 1/8" = 1'-0"



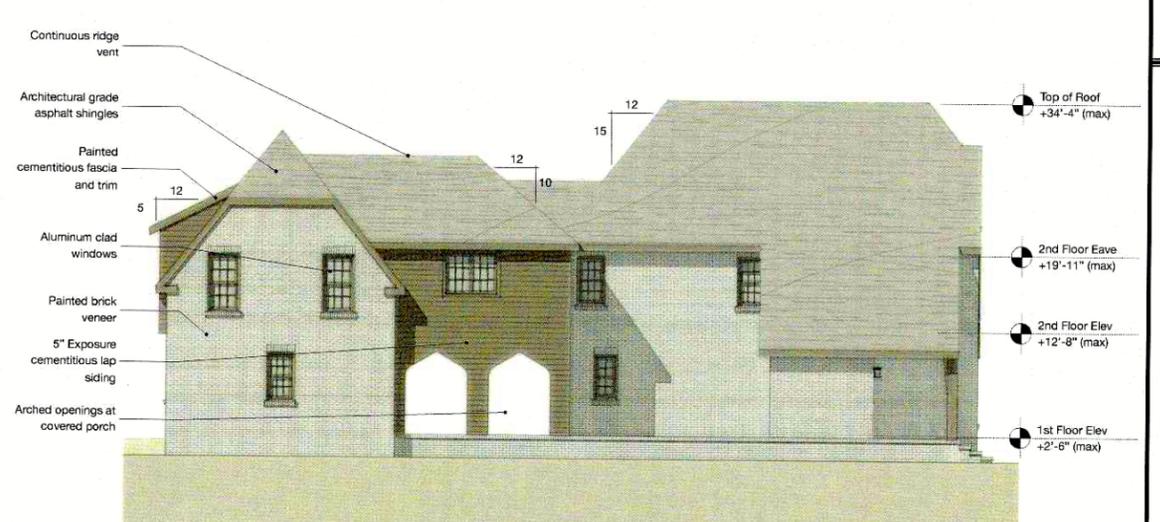
5 Front Elevation - House B1
SCALE: 1/8" = 1'-0"

6 Rear Elevation - House B1
SCALE: 1/8" = 1'-0"



3 Rear Elevation - House A1
SCALE: 1/8" = 1'-0"

4 Right Elevation - House A1
SCALE: 1/8" = 1'-0"



7 Left Elevation - House B1
SCALE: 1/8" = 1'-0"

Area Calculation: Front Elevation House A1

Total Facade Area:	923 SF	
Opening Area:	142 SF	
Masonry Area:	601 SF	77%
Siding & Trim Area:	180 SF	23%

Area Calculation: Left Elevation House A1

Total Facade Area:	906 SF	
Opening Area:	67 SF	
Masonry Area:	668 SF	80%
Siding & Trim Area:	171 SF	20%

Area Calculation: Rear Elevation House A1

Total Facade Area:	863 SF	
Opening Area:	235 SF	
Masonry Area:	568 SF	90%
Siding & Trim Area:	60 SF	10%

Area Calculation: Right Elevation House A1

Total Facade Area:	805 SF	
Opening Area:	67 SF	
Masonry Area:	700 SF	95%
Siding & Trim Area:	38 SF	5%

Area Calculation: Front Elevation House B1

Total Facade Area:	759 SF	
Opening Area:	141 SF	
Masonry Area:	485 SF	78%
Siding & Trim Area:	133 SF	22%

Area Calculation: Left Elevation House B1

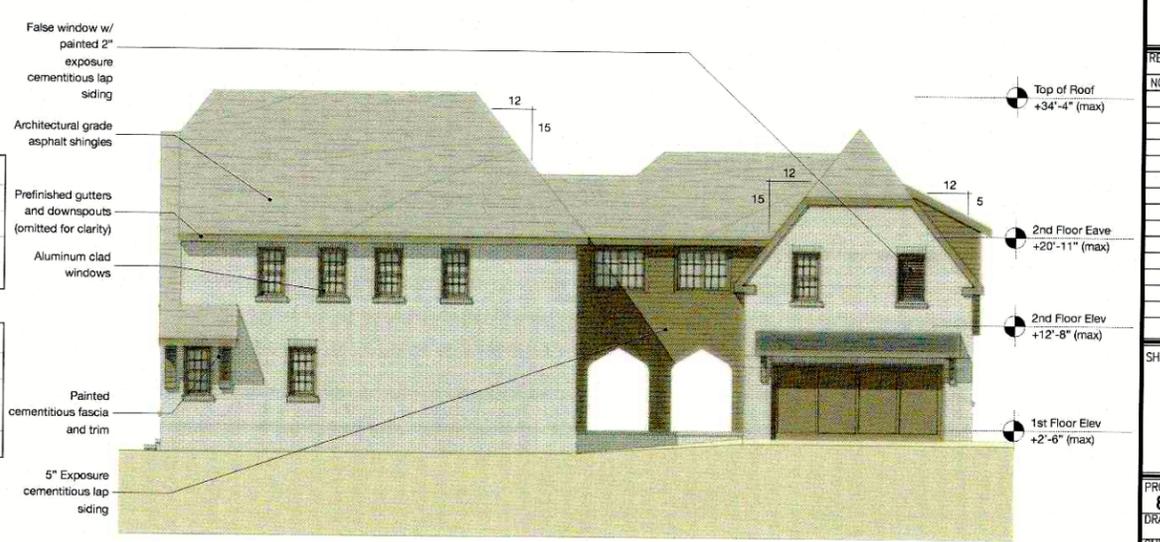
Total Facade Area:	1,494 SF	
Opening Area:	182 SF	
Masonry Area:	1,021 SF	78%
Siding & Trim Area:	291 SF	22%

Area Calculation: Rear Elevation House B1

Total Facade Area:	560 SF	
Opening Area:	87 SF	
Masonry Area:	345 SF	73%
Siding & Trim Area:	128 SF	27%

Area Calculation: Right Elevation House B1

Total Facade Area:	1,572 SF	
Opening Area:	209 SF	
Masonry Area:	1,048 SF	77%
Siding & Trim Area:	315 SF	23%

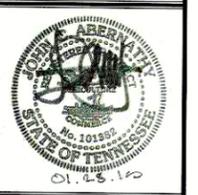


8 Right Elevation - House B1
SCALE: 1/8" = 1'-0"

LOSE & ASSOCIATES, INC.
1914 5th Avenue North, Suite 200
Nashville, TN 37208
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www.LoseAssoc.com

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COTTAGES AT GREEN FARMS
PREPARED FOR
GREEN & LITTLE, LP
GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
ELEVATIONS

PROJECT NUMBER: **87022-13** DATE: **01/28/2015**
DRAWN BY: **JA** SCALE: **1/8"=1'-0"**
CHECKED BY: **JA**

SHEET NUMBER
A1.00

ITEM 3

Member

American Society of
Landscape Architects

American Institute of
Architects

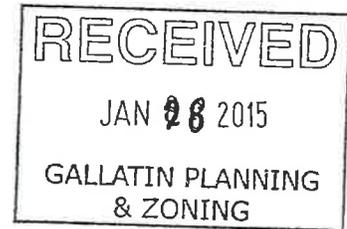
American Society of
Civil Engineers

American Planning
Association

January 27, 2015

Jackie Hoyle
City of Gallatin
Codes/Planning Dept.
132 West Main Street
Gallatin, TN 37066

RE: Purpose of Submittal
GreenLea Commons
LA# 14155



Dear Jackie:

The currently approved Greensboro Village PUD multi-family residential use allows 480 residential units within Parcel A. The application request approval to relocate 480 units from Parcel A to Parcel B and allow Parcel A to be developed with a mixture of R-15 and R-6 residential uses. The developer's application is in conformance with the approved City of Gallatin comprehensive plan.

In 2009 the City of Gallatin approved a new comprehensive plan in titled "On the Move 2020". In this plan, Gallatin designated Parcel A with the existing Greensboro PUD as a Special Character Category and named the area GreenLea Business Center. The plan encourages a mixture of high-density residential, commercial, office, and industry uses. The request to move the currently approved residential units from Parcel B to Parcel A is an attempt by the owner/developer to amend the approved Greensboro Village PUD and help align the plan with the vision the City of Gallatin describes and approved within the "On the Move 2020: Comprehensive Plan.

The relocation of the residential units from Parcel B to Parcel A places the homes closer to the future Greensboro North Transit-oriented Development and proposes a less dense residential neighborhood closer to existing residential development adjacent to Parcel B.

The request is to allow the residual acreage within Parcel B to be developed as follows; 43.06+/- acres of Parcel B would develop as R-06 residential and 8.05 +/- acres of Parcel B would develop as R-15 residential. The density for the residential development within Parcel B shall be governed by the residential units chart on Table 06-01 (page 6-30 of the City of Gallatin Zoning Ordinance.) A copy of this chart has been provided with the application.

Maximum permitted densities for R-06 (43.06 +/- acres) = 301 residential Units
Maximum permitted densities for R-15 (8.05 +/- acres) = 28 residential units.

3-290-15



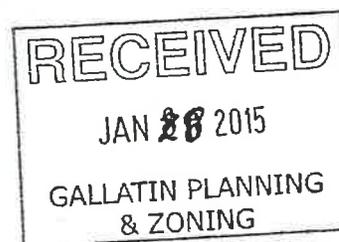
An updated PUD Master Development Plan and Development Chart from Section 3, page 9 has been included in this application.

If there are any questions please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffery D. Conar'.

Jeffery D. Conar, P.E.



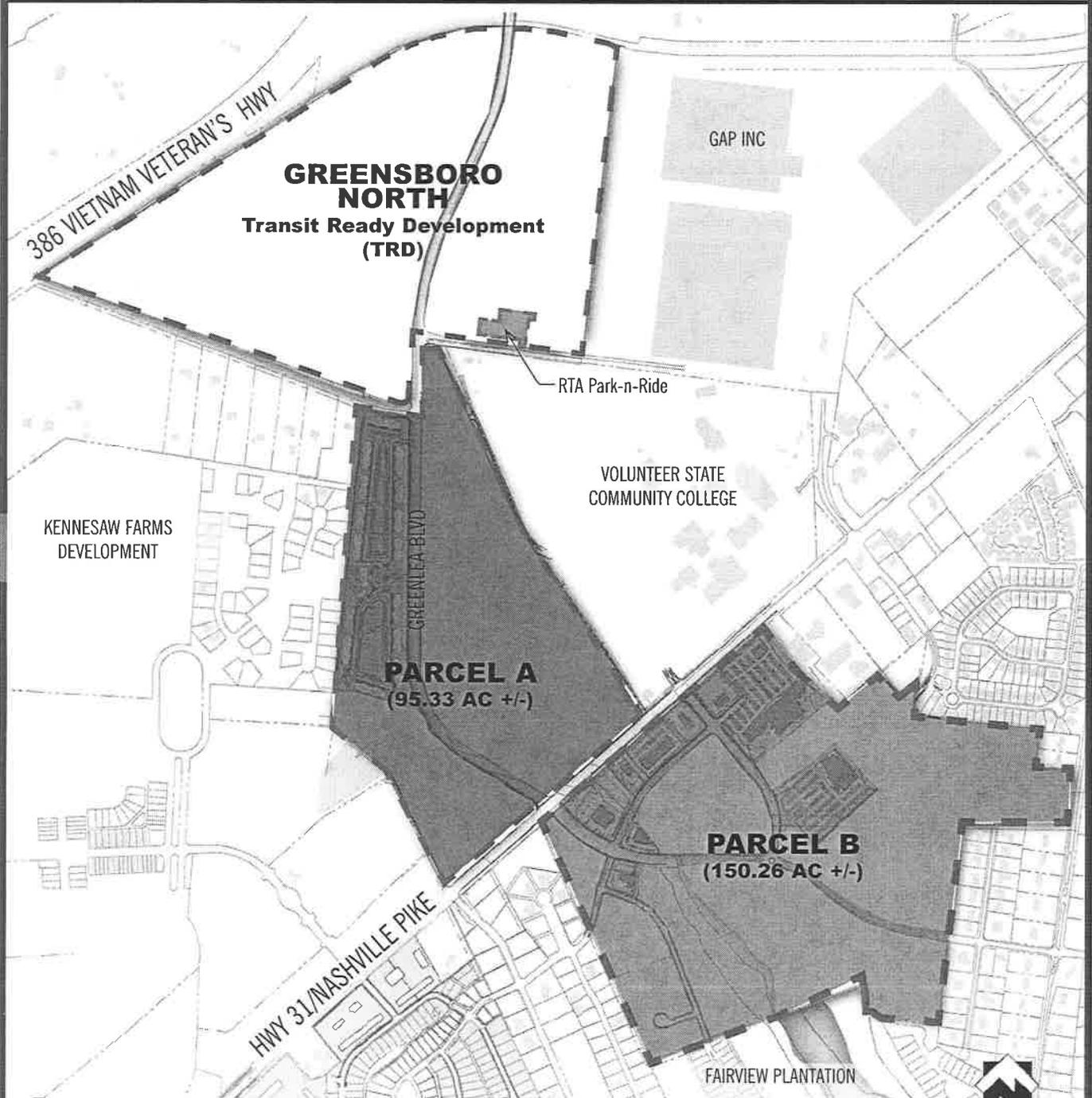
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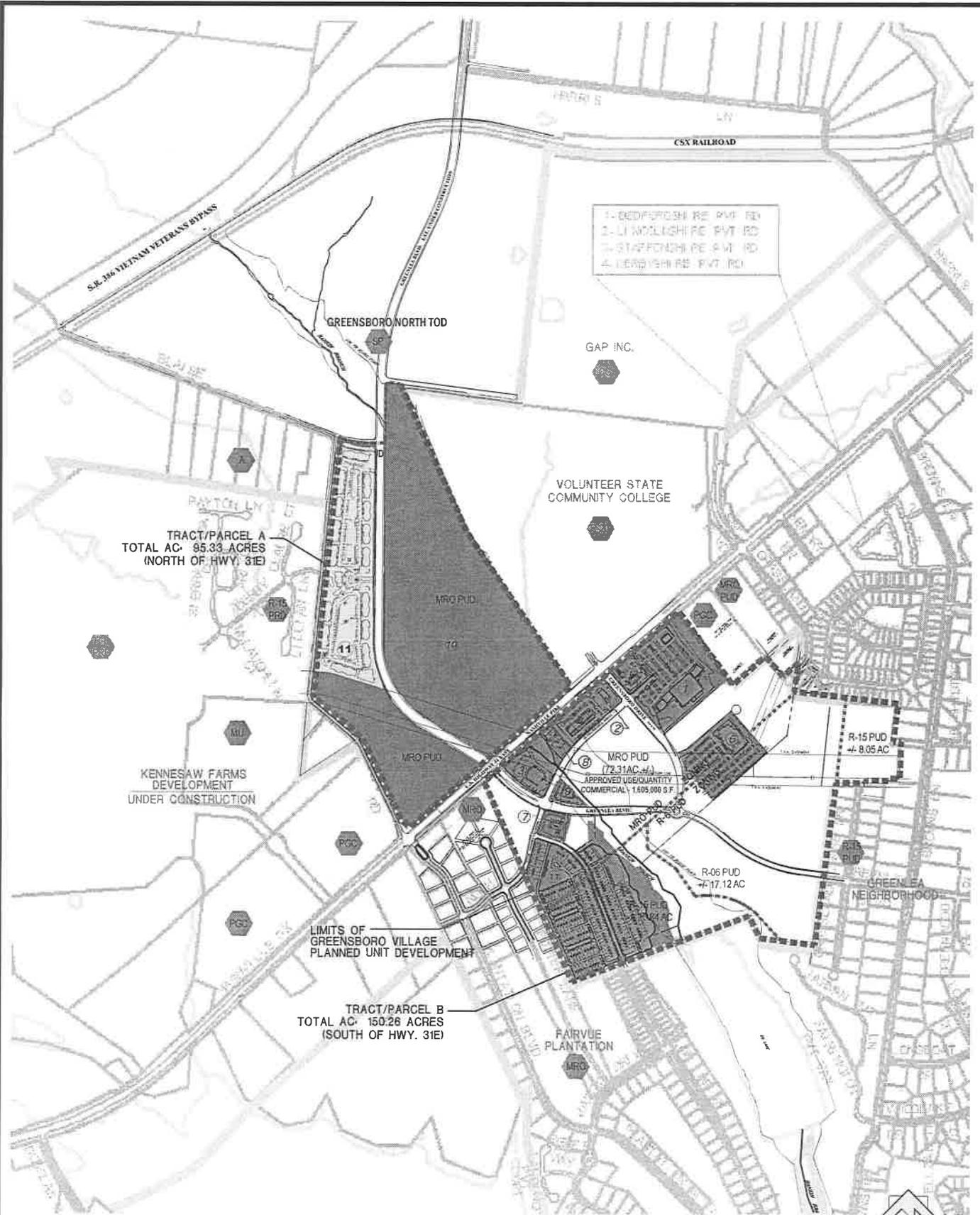
Revised 1-28-2015 Master Development Plan

The chart below outlines the land uses in the individual tracts of the revised master development plan. The attached Land Use Plan and revised Master Development Plan illustrate the location of both commercial and residential development within Greensboro Village.

CURRENT (01-28-2015)	PREVIOUS APPROVAL (10-29-2012)	PREVIOUS APPROVAL (03-13-06)	PREVIOUS APPROVAL (09-02)	ORIGINALLY PROPOSED
<p>Tract/Parcel A:</p> <p>95.33 +/- acres 1,044,000 sq.ft. of commercial</p> <p>480 multi-family residential</p>	<p>Tract/Parcel A:</p> <p>95.33 +/- acres 1,044,000 sq.ft. of comm.</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 245 units of cluster housing (6,000 sq.ft./lot) 103 units (15,000 sq. ft./lot) 14 units of estate lots</p>
<p>Tract/Parcel B:</p> <p>150.26 Total Acres 1,605,000 sq.ft. of commercial</p> <p>R-06 (43.06 +/- acres) = 301 residential units</p> <p>R-15 (8.05 +/- acres) = 28 residential units</p>	<p>Tract/Parcel B:</p> <p>150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 132 multi-family residential : The Retreat at Fairvue</p>	<p>150.26 acres 1,605,000 sq.ft. 480 multi-family residential</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>
<p>Tract/Parcel C: deleted</p>	<p>deleted</p>	<p>deleted</p>	<p>87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>	<p>87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>

PARCEL MAP





Greensboro VILLAGE

a development by Green & Little, L.P.

- LEGEND**
- 1) PUBLIX
 - 2) McDONALDS
 - 3) WALGREENS
 - 4) THE SHOPPES
 - 5) MAPCO
 - 6) NCG CINEMA
 - 7) AMERICAN SECURITY BANK
 - 8) VOLUNTEER STATE BANK
 - 9) KENDALL PLAZA
 - 10) THE RETREAT AT FAIRVIEW PLANTATION
 - 11) GREENLEA APARTMENTS

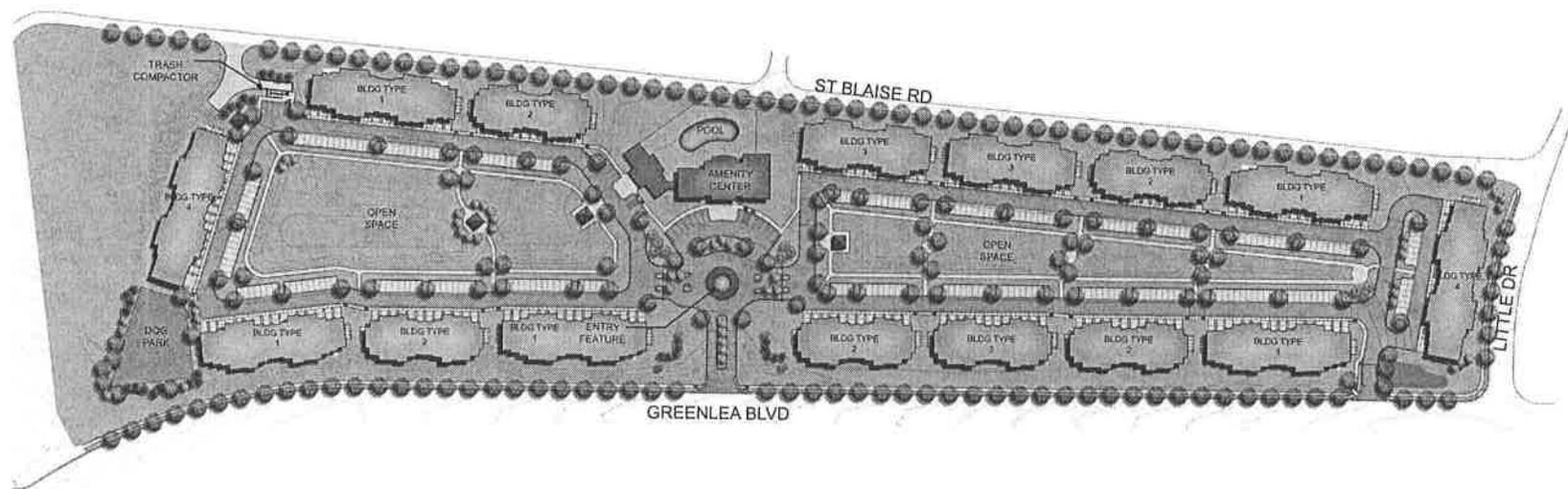
ZONING APPLICATIONS
 GRAY AREAS ARE CURRENTLY UNDER CONSTRUCTION OR IN DEVELOPMENT PROCESS
 HIGHLIGHTED AREAS SHOW DEVELOPMENT PROPOSED WITH THIS REVISION

P.U.D. MASTER DEVELOPMENT PLAN

AMENDED: MARCH 13, 2006
 REVISED: JANUARY 14, 2008
 REAPPROVED: OCTOBER 29, 2012
 SUBMITTED FOR REVISION: JANUARY 28, 2015

This is to certify that this is the Official Zoning Map referred to in Article 500 of Ordinance Number 079-02 of the City of Gallatin, Tennessee.

RENDERED MASTER PLAN



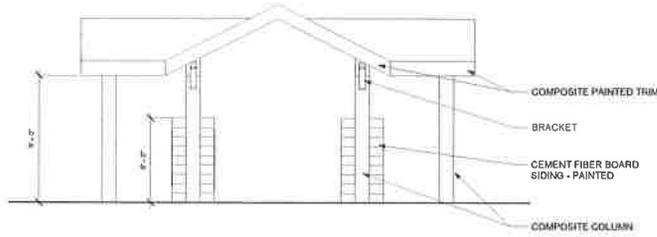
Green
& **Little, L.P.**

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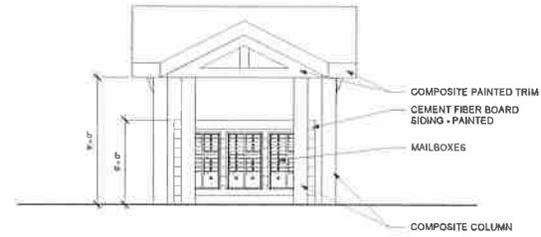
GREENLEA COMMONS

GALLATIN, TENNESSEE

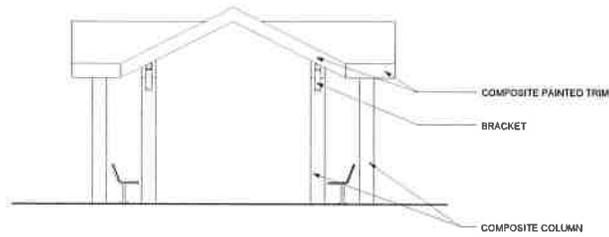
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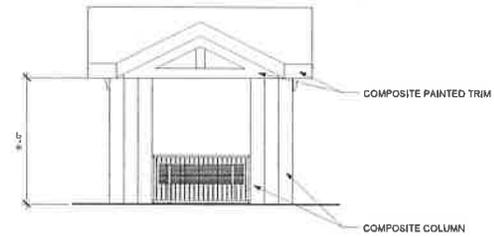
1 FRONT ELEVATION @ MAILBOX SHELTER
1/4" = 1'-0"



2 SIDE ELEVATION @ MAILBOX SHELTER
1/4" = 1'-0"



3 FRONT ELEVATION @ GAZEBO
1/4" = 1'-0"



4 SIDE ELEVATION @ GAZEBO
1/4" = 1'-0"

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GREENLEA APARTMENTS
MAKOWSKY RINGEL GREENBERG
GREENLEA BLVD.
GALLATIN, TENNESSEE



ACCESSORY BUILDING ELEVATIONS

PERMISSION		
Revision	Rev. No.	Revision Description

PROJECT NUMBER
831014
DATE OF ORIGINAL ISSUE
JANUARY 28, 2015
SHEET NUMBER

A5



REVISIONS		
Revision Date	Rev. No.	Revision Description

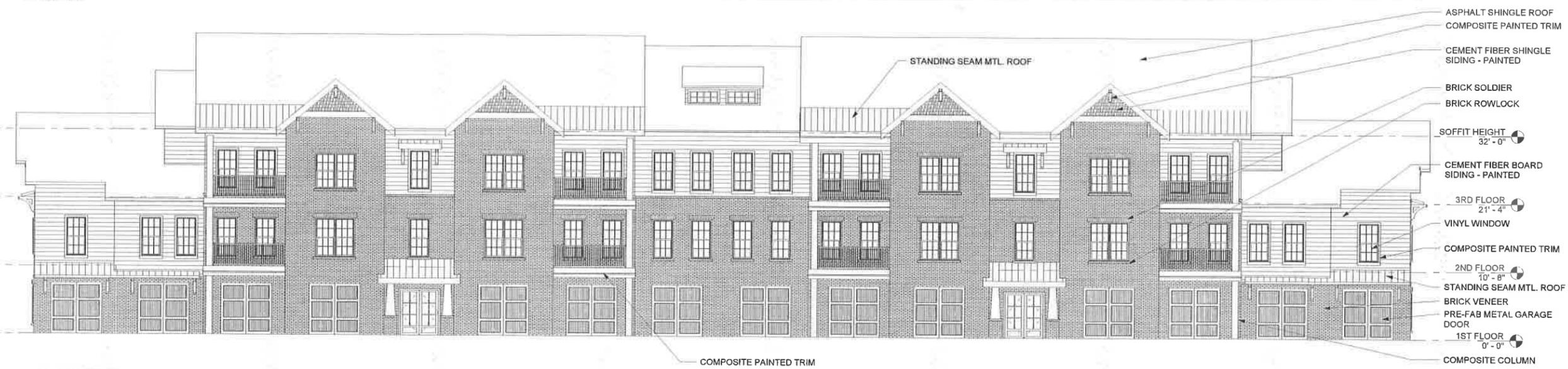
PROJECT NUMBER	831014
DATE OF ORIGINAL ISSUE	JANUARY 28, 2015
SHEET NUMBER	A1

BUILDING TYPE ELEVATIONS

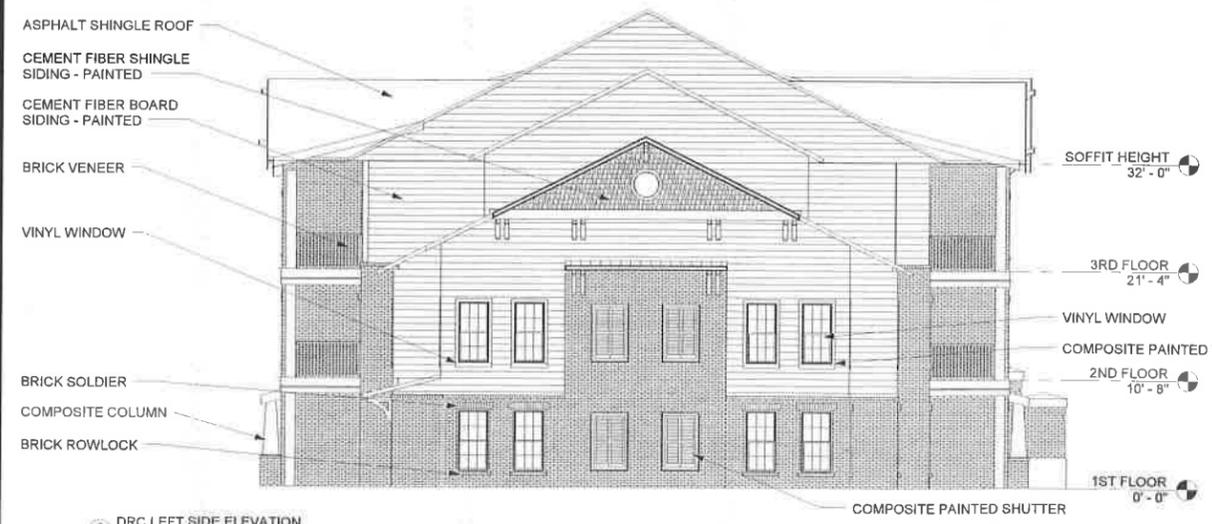


1 DRC FRONT ELEVATION
1/8" = 1'-0"

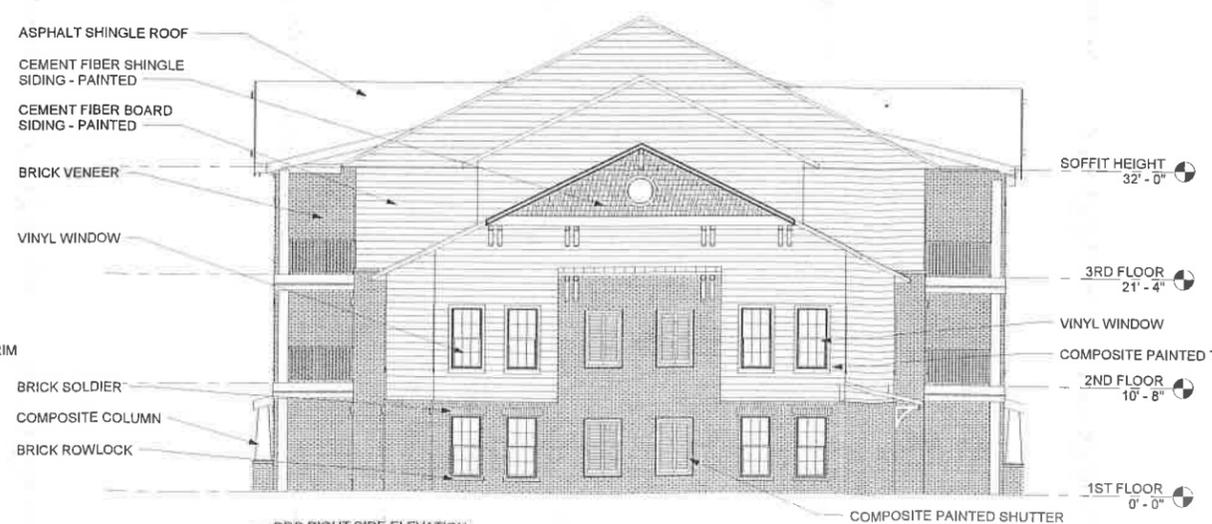
NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION



2 DRC REAR ELEVATION
1/8" = 1'-0"



3 DRC LEFT SIDE ELEVATION
1/8" = 1'-0"

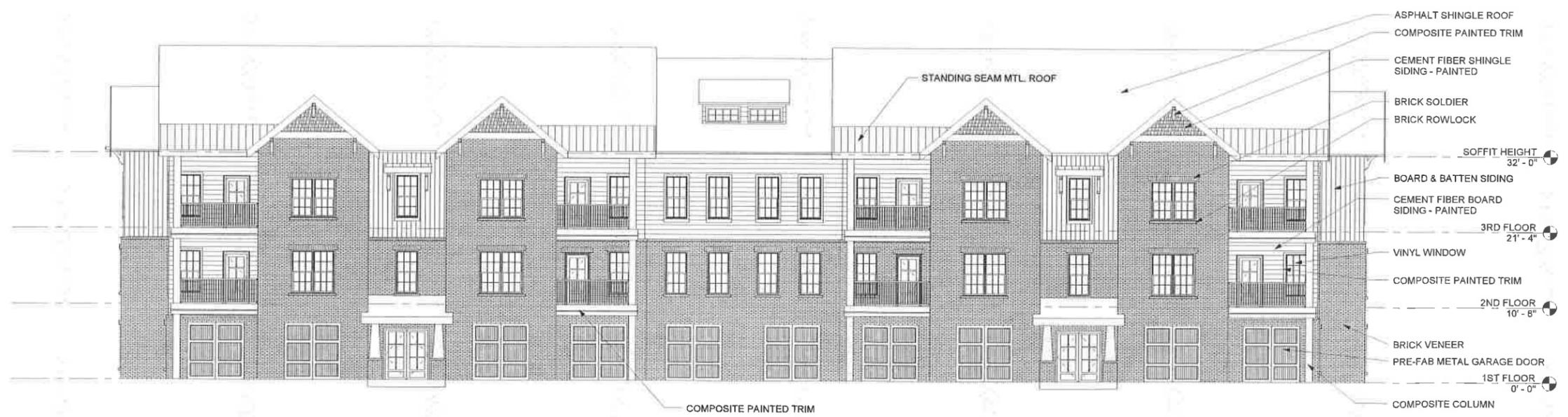


4 DRC RIGHT SIDE ELEVATION
1/8" = 1'-0"

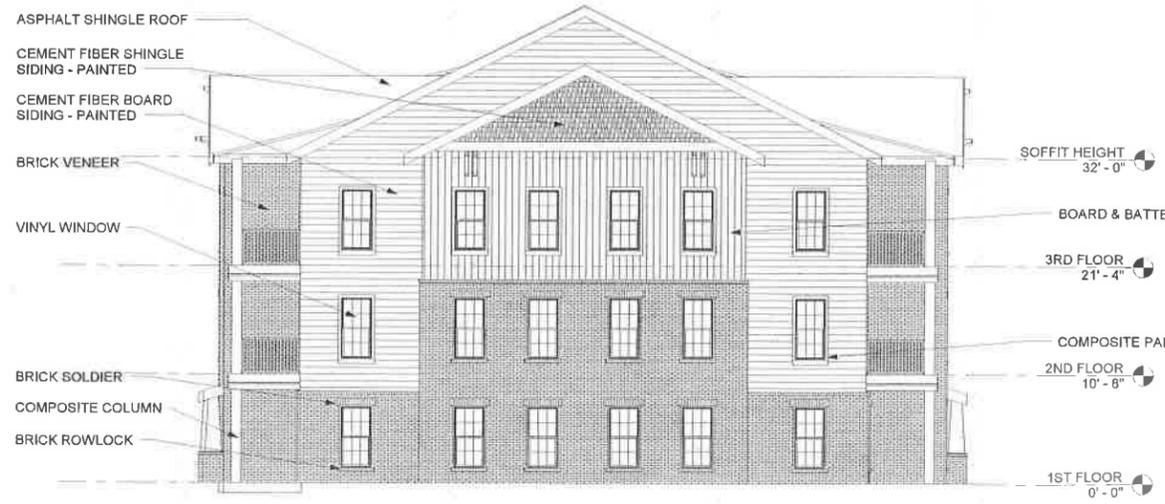
1/23/2015 4:33:21 PM



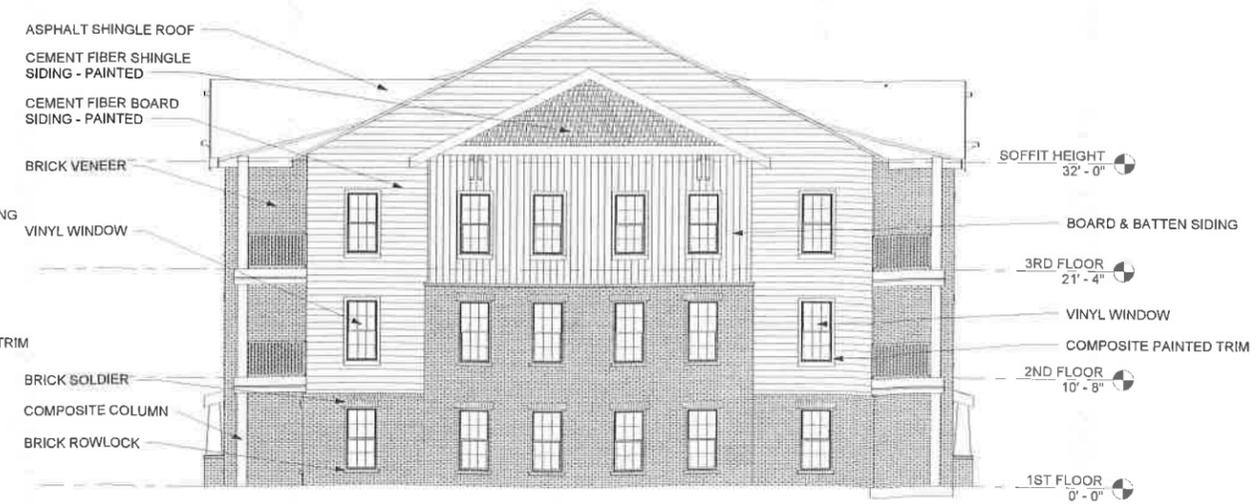
1 DRC FRONT ELEVATION
1/8" = 1'-0"



2 DRC REAR ELEVATION
1/8" = 1'-0"



3 DRC LEFT ELEVATION
1/8" = 1'-0"



4 DRC RIGHT ELEVATION
1/8" = 1'-0"

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architects

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www.flemingarchitects.com

DISCLAIMER: THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF FEES RECEIVED BY THE ARCHITECT FOR THE PROJECT.

GREENLEA APARTMENTS
MAKOWSKY RINGEL GREENBERG
GREENLEA BLVD.
GALLATIN, TENNESSEE



REVISIONS		
Revision Date	Rev. No.	Revision Description

PROJECT NUMBER: 831014
DATE OF ORIGINAL ISSUE: JANUARY 28, 2015
SHEET NUMBER

BUILDING TYPE II ELEVATIONS

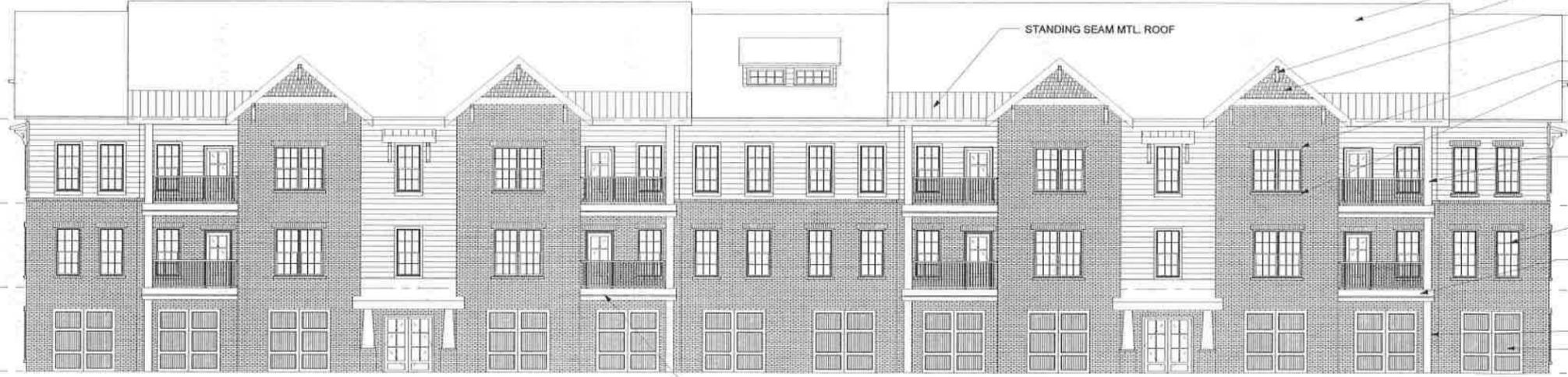
A2

1/28/2015 4:40:28 PM



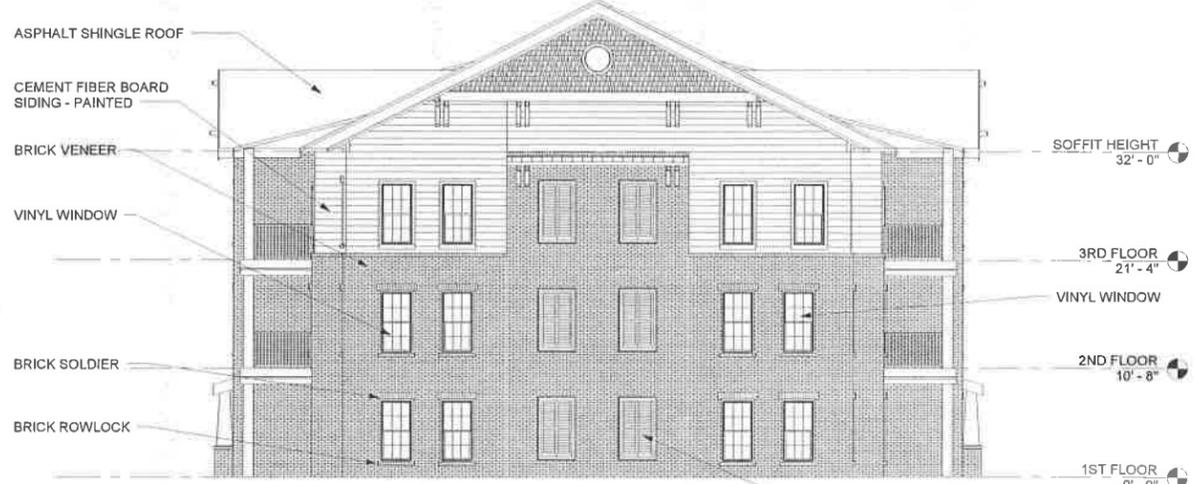
- ASPHALT SHINGLE ROOF
- BRACKET
- COMPOSITE PAINTED TRIM
- CEMENT FIBER SHINGLE SIDING - PAINTED
- BRICK SOLDIER
- BRICK ROWLOCK
- SOFFIT HEIGHT 32'-0"
- CEMENT FIBER BOARD SIDING - PAINTED
- 3RD FLOOR 21'-4"
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- 2ND FLOOR 10'-8"
- BRICK VENEER
- 1ST FLOOR 0'-0"

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



- ASPHALT SHINGLE ROOF
- COMPOSITE PAINTED TRIM
- CEMENT FIBER SHINGLE SIDING - PAINTED
- BRICK SOLDIER
- BRICK ROWLOCK
- SOFFIT HEIGHT 32'-0"
- CEMENT FIBER BOARD SIDING - PAINTED
- 3RD FLOOR 21'-4"
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- 2ND FLOOR 10'-8"
- BRICK VENEER
- PRE-FAB METAL GARAGE DOOR
- 1ST FLOOR 0'-0"

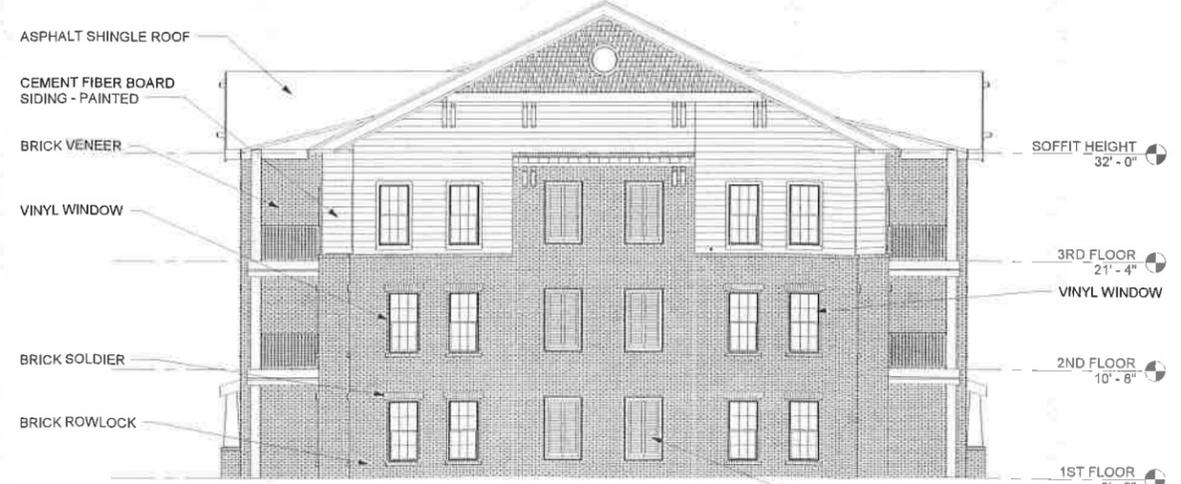
3 DRC REAR ELEVATION
1/8" = 1'-0"



- ASPHALT SHINGLE ROOF
- CEMENT FIBER BOARD SIDING - PAINTED
- BRICK VENEER
- VINYL WINDOW
- BRICK SOLDIER
- BRICK ROWLOCK

- SOFFIT HEIGHT 32'-0"
- 3RD FLOOR 21'-4"
- VINYL WINDOW
- 2ND FLOOR 10'-8"
- 1ST FLOOR 0'-0"

1 DRC LEFT SIDE ELEVATION
1/8" = 1'-0"



- ASPHALT SHINGLE ROOF
- CEMENT FIBER BOARD SIDING - PAINTED
- BRICK VENEER
- VINYL WINDOW
- BRICK SOLDIER
- BRICK ROWLOCK

- SOFFIT HEIGHT 32'-0"
- 3RD FLOOR 21'-4"
- VINYL WINDOW
- 2ND FLOOR 10'-8"
- 1ST FLOOR 0'-0"

4 DRC RIGHT SIDE ELEVATION
1/8" = 1'-0"

FLEMING
architects

5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
T: 901.707.3824
F: 901.707.7138
www.flemingarchitects.com

GREENLEA APARTMENTS
MAKOWSKY RINGEL GREENBERG
GREENLEA BLVD.
GALLATIN, TENNESSEE



REVISIONS		
Revision Date	Rev. No.	Revision Description

BUILDING TYPE III ELEVATIONS

PROJECT NUMBER
831014
DATE OF ORIGINAL ISSUE
JANUARY 28, 2015
SHEET NUMBER

A3

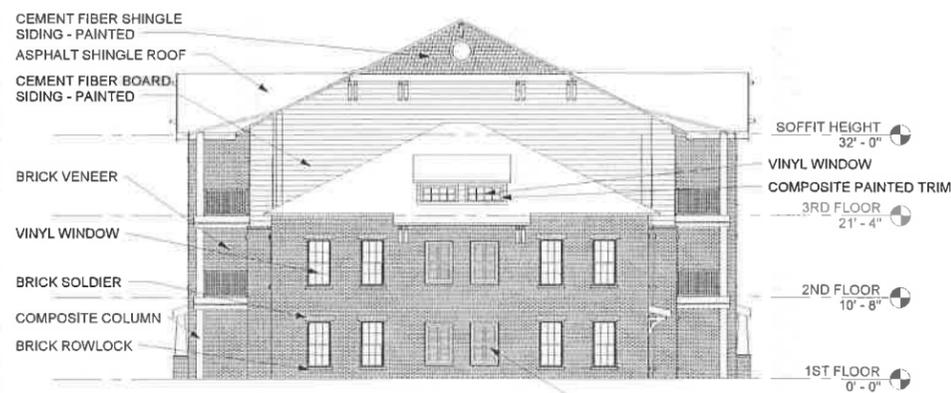


1) DRC FRONT ELEVATION
3/32" = 1'-0"

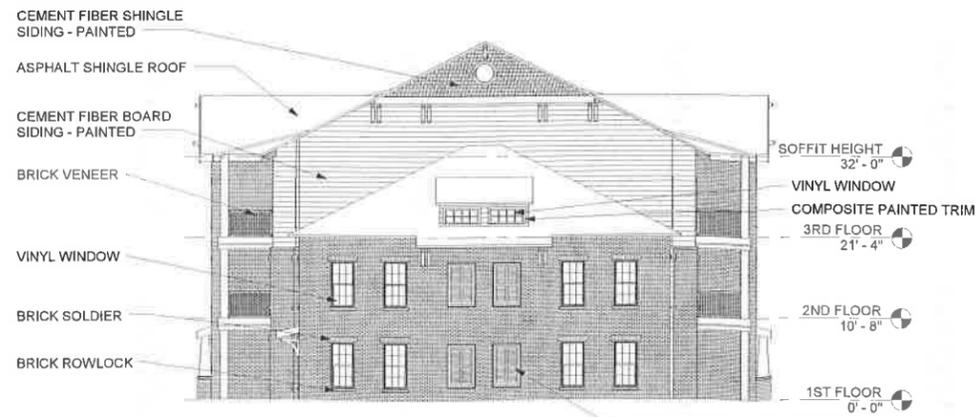
NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE
MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION



2) DRC REAR ELEVATION
3/32" = 1'-0"



3) DRC LEFT SIDE ELEVATION
3/32" = 1'-0"



4) DRC RIGHT SIDE ELEVATION
3/32" = 1'-0"

GREENLEA APARTMENTS
MAKOWSKY RINGEL GREENBERG
GREENLEA BLVD.
GALLATIN, TENNESSEE



REVISIONS		
Revision No.	Date	Description

PROJECT NUMBER
831014
DATE OF ORIGINAL ISSUE
JANUARY 28, 2015
SHEET NUMBER

BUILDING TYPE IV ELEVATIONS

ITEM 4



Sumner County Ornamental

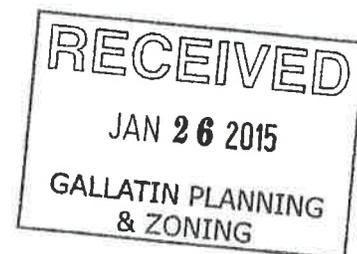
334 W. Gray St, Gallatin Tn.
615-230-8649- Office
615-456-8087- Cell

- 334 West Gary Street addition

Proposal will meet all City of Gallatin performance standards

GZO SEC 13.02

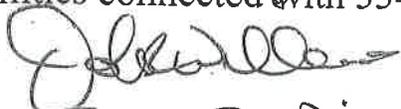
Zoning CG



According to FEMA panel 47165C0314d 11-21-02, No part of this property is located in an area of special flood hazard

Utilities: City of Gallatin, water, sewer and gas

I, John R. Williams am financially responsible for any and all liabilities connected with 334 W Gray Street, Gallatin, TN.


JOHN R WILLIAMS

Website Coming Soon

www.sumnercountyornamental.com

8-275-15



2014 Property Tax Notice
 Connie W. Kittrell, Gallatin City Recorder
 132 West Main St Room 111
 Gallatin, TN 37066

Tax Bill # 1062
Amount Paid

Total Due \$59.00

DIST	MAP	GP A	C-MAP 113N	PARCEL 015.00 P	SP-INT 000	CO 083	CI 278
------	-----	---------	---------------	--------------------	---------------	-----------	-----------

Property Address 334 WEST GRAY STREET
--



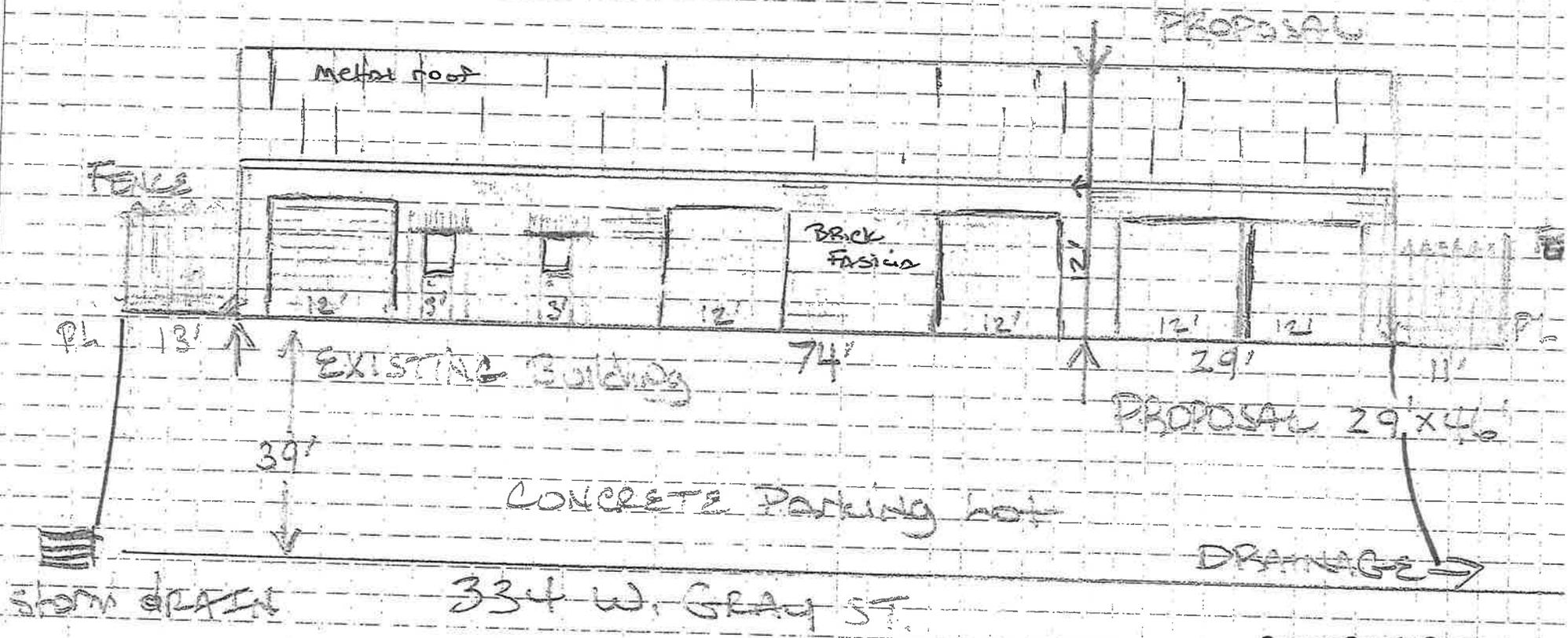
*****AUTO**5-DIGIT 37031 25 247
 SUMNER COUNTY ORNAMENTAL SERVICE
 JOHN R WILLIAMS
 334 WEST GRAY STREET
 GALLATIN, TN 37066

To avoid interest, taxes must be paid by February 28, 2015.

PROPOSAL ADD 29 X 46 TO EXISTING BUILDING 1334 S
TO MATCH EXISTING BUILDING

STRUCTURE TO BE METAL BUILDING WITH BRICK FASCIA
EXISTING BUILDING 46' X 74' 3404 sq'

TOTAL sq' ft AFTER ADDING ADDITION 4738 sq' ft



DATE 1-25-15

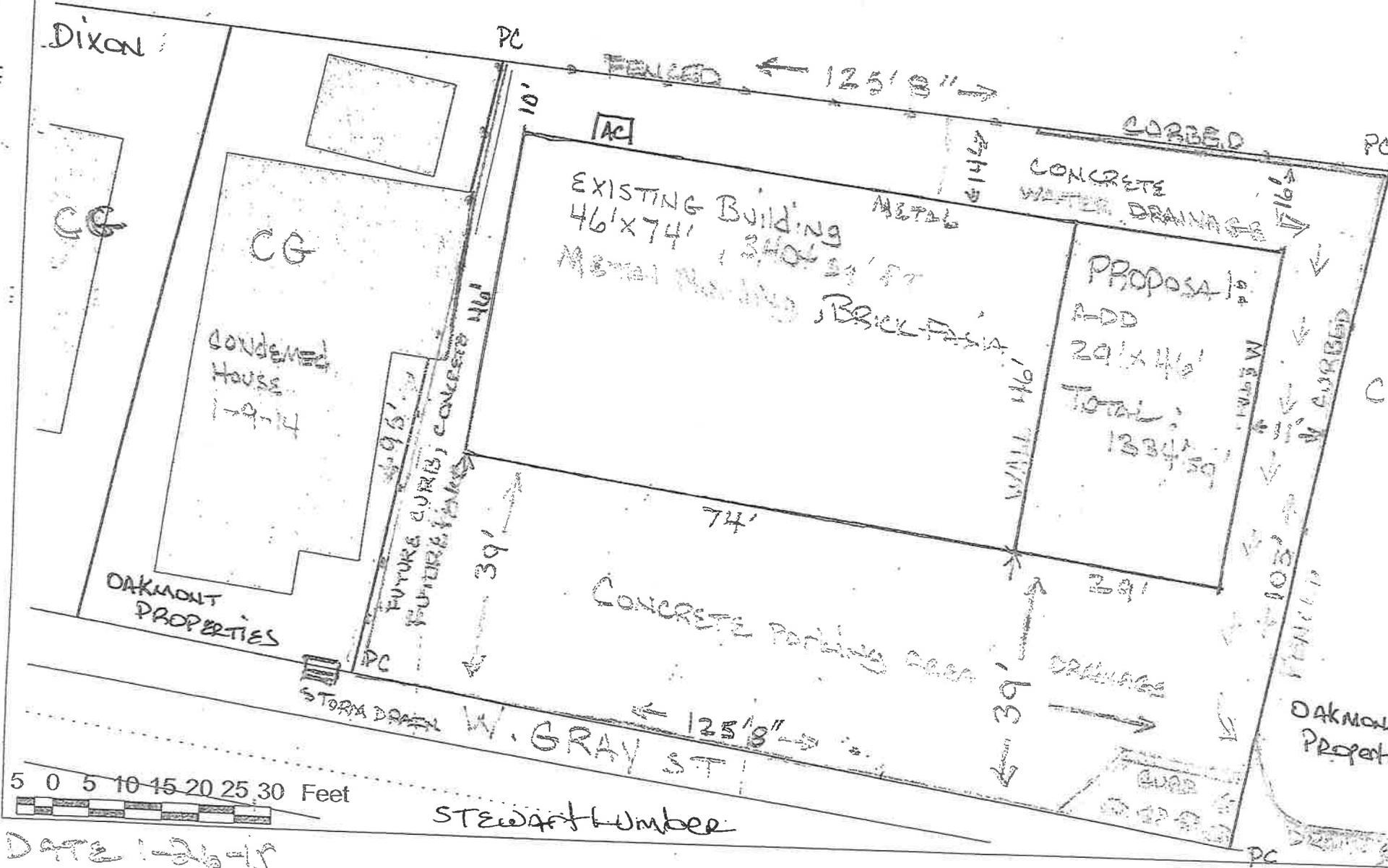
Sumner County Oramei, ca.
334 West Gray Street
Gallatin, TN 37066
615-230-8649

JOHN K WILLIAMS
 Sumner County Ornamental
 334 West Gray Street
 Gallatin, TN 37066
 615-230-8649

03	113N	A	113N	015.00	000	083	278
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PROPOSAL USE WILL MEET ALL
 CITY OF GALLATIN PERFORMANCE STANDARDS
 USE, Welding FABRICATION SHOP
 NO EASEMENTS

TOTAL EXISTING
 84' FT 3404
 Proposal
 46' x 103' 1334
 TOTAL = 4738



5 0 5 10 15 20 25 30 Feet

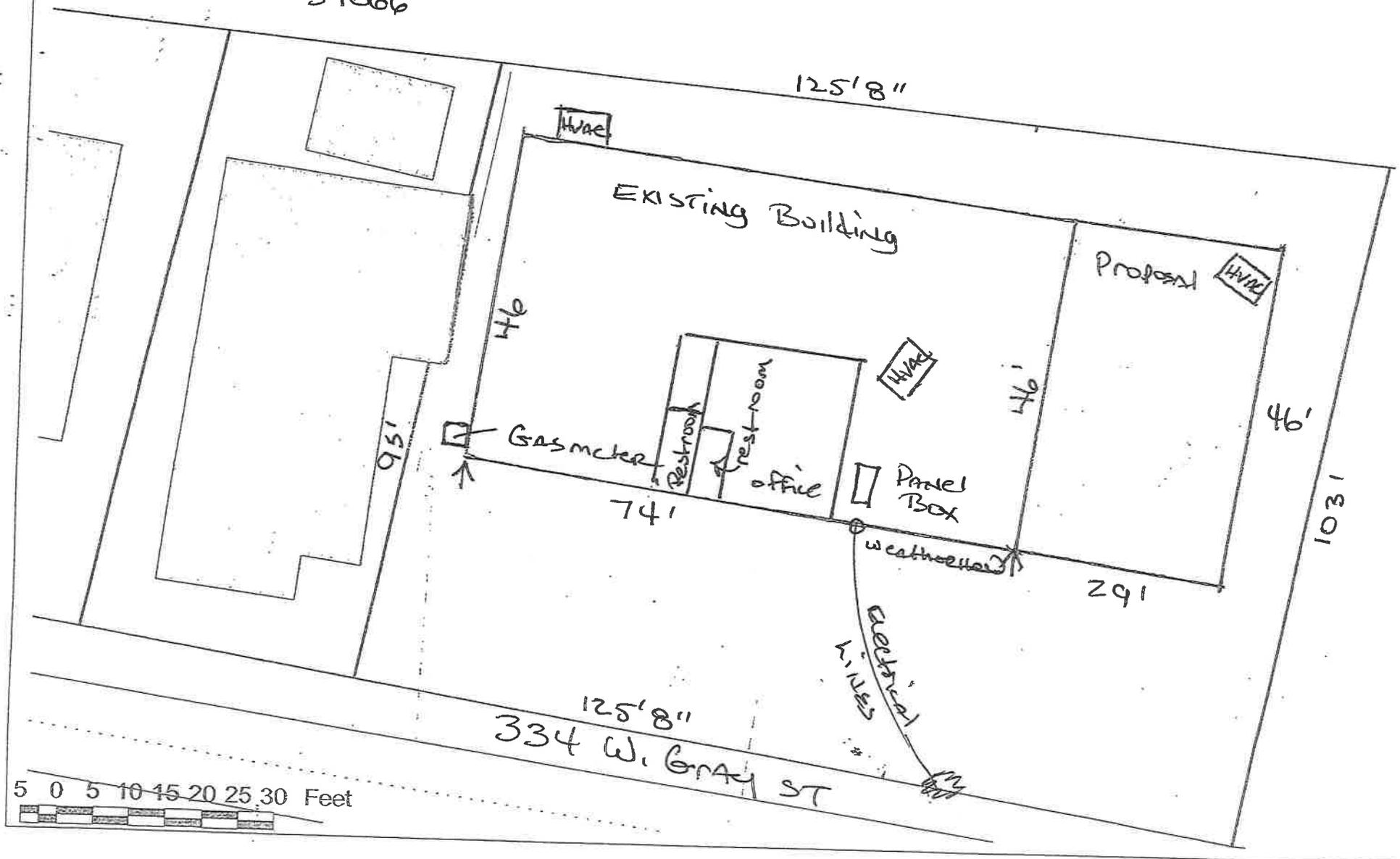
STEWART LUMBER

DATE 1-26-15

03 113N A 113N 015.00 000 083 278

Sumner County Ordinance
334 West Gray Street
Gallatin, TN 37066
615-230-8649

FLOOR PLAN
334 W. GRAY ST
GALLATIN, TN
37066

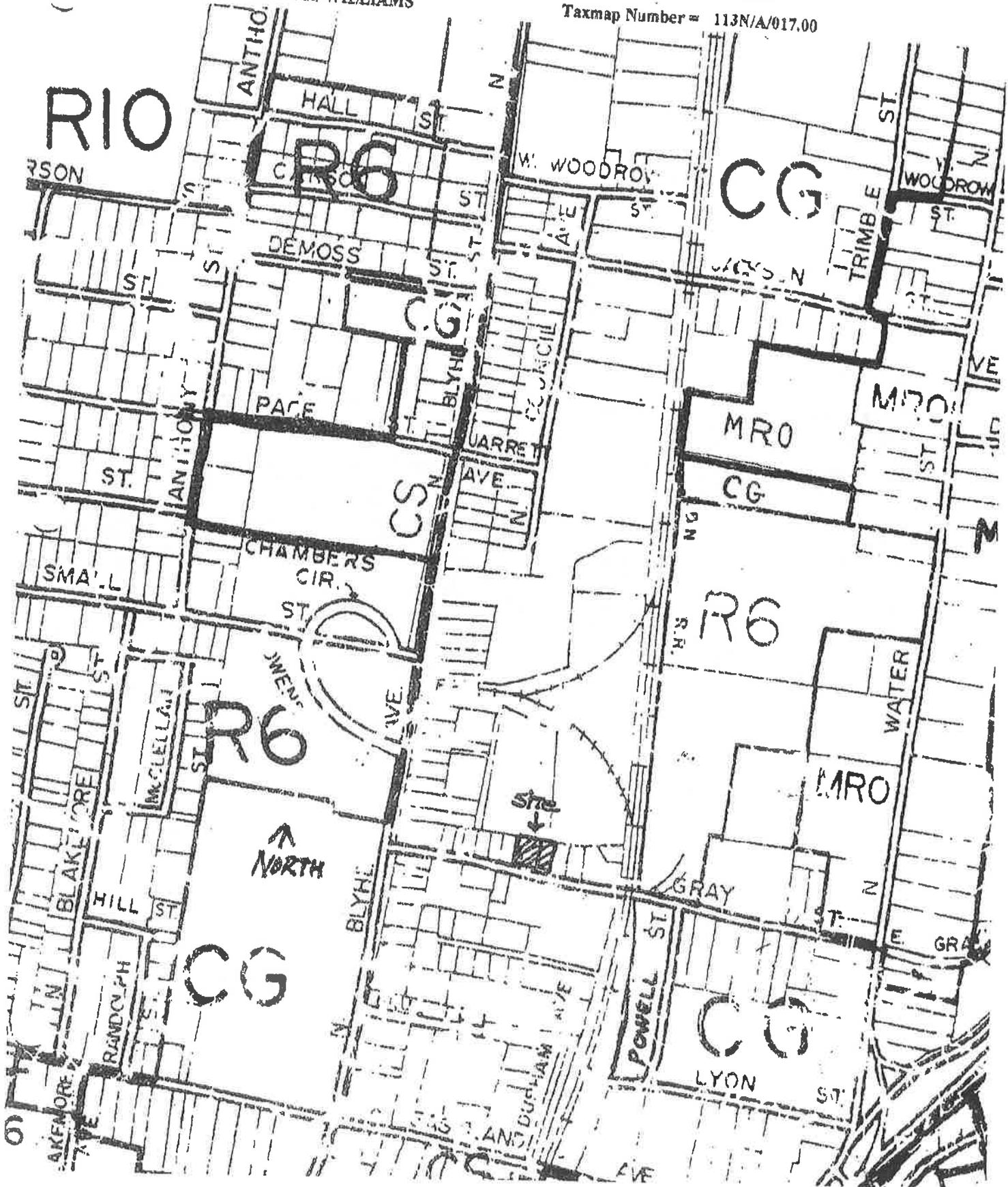


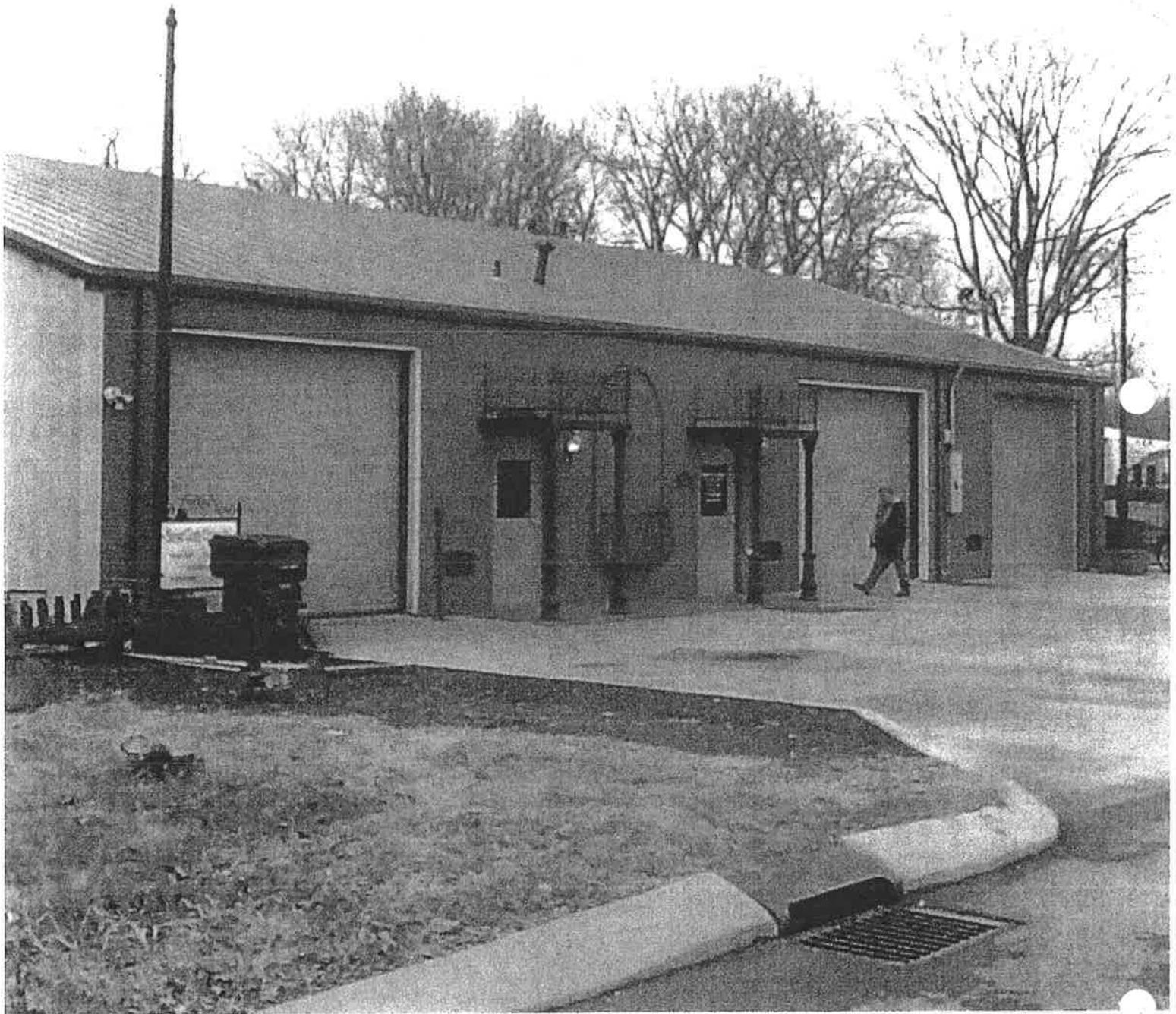
5 0 5 10 15 20 25 30 Feet

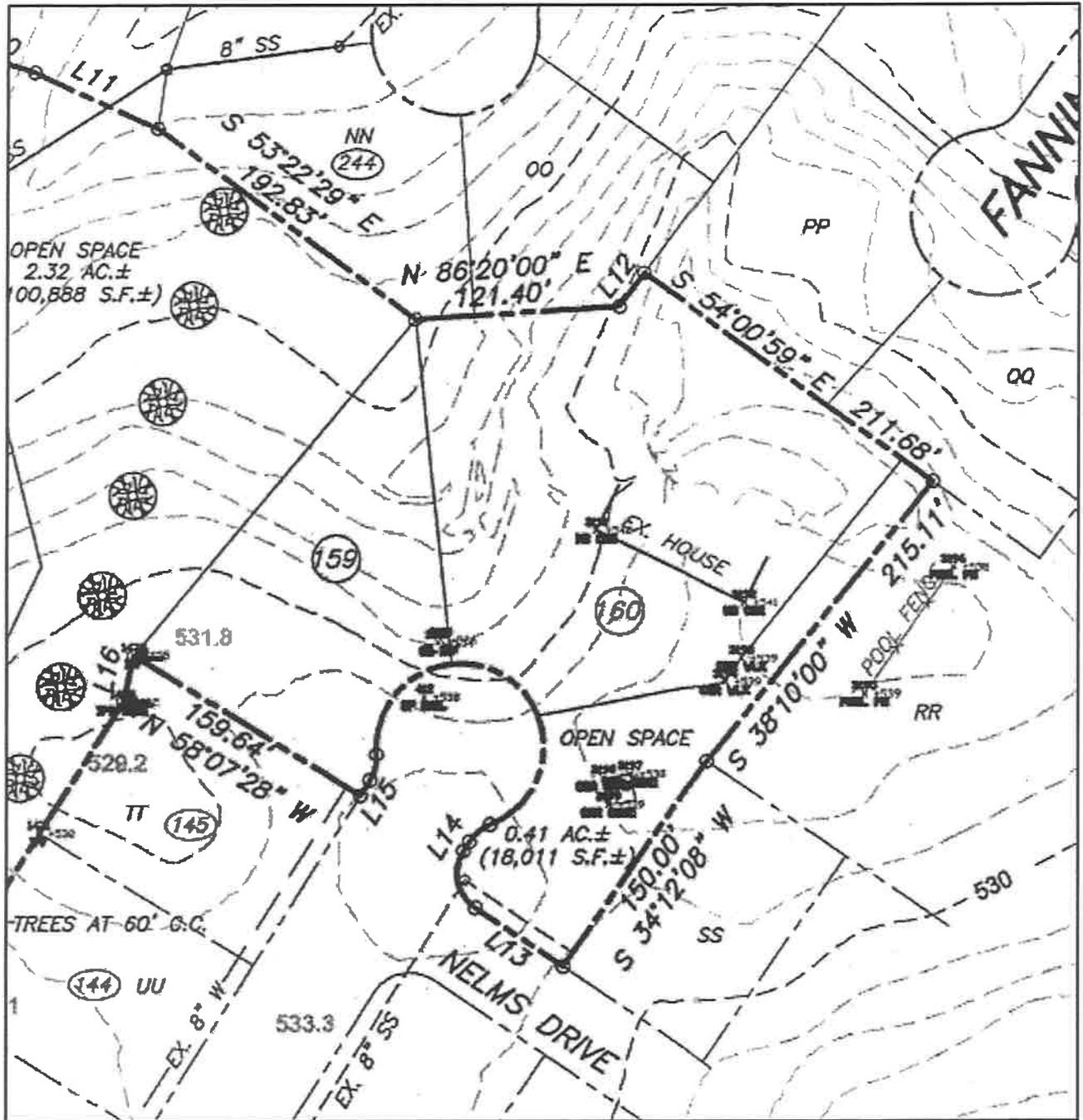
Current Zoning = CG
Request = BOARD OF ZONING APPEALS
Applicant = JOHN R. WILLIAMS

ATTACHMENT 2-2

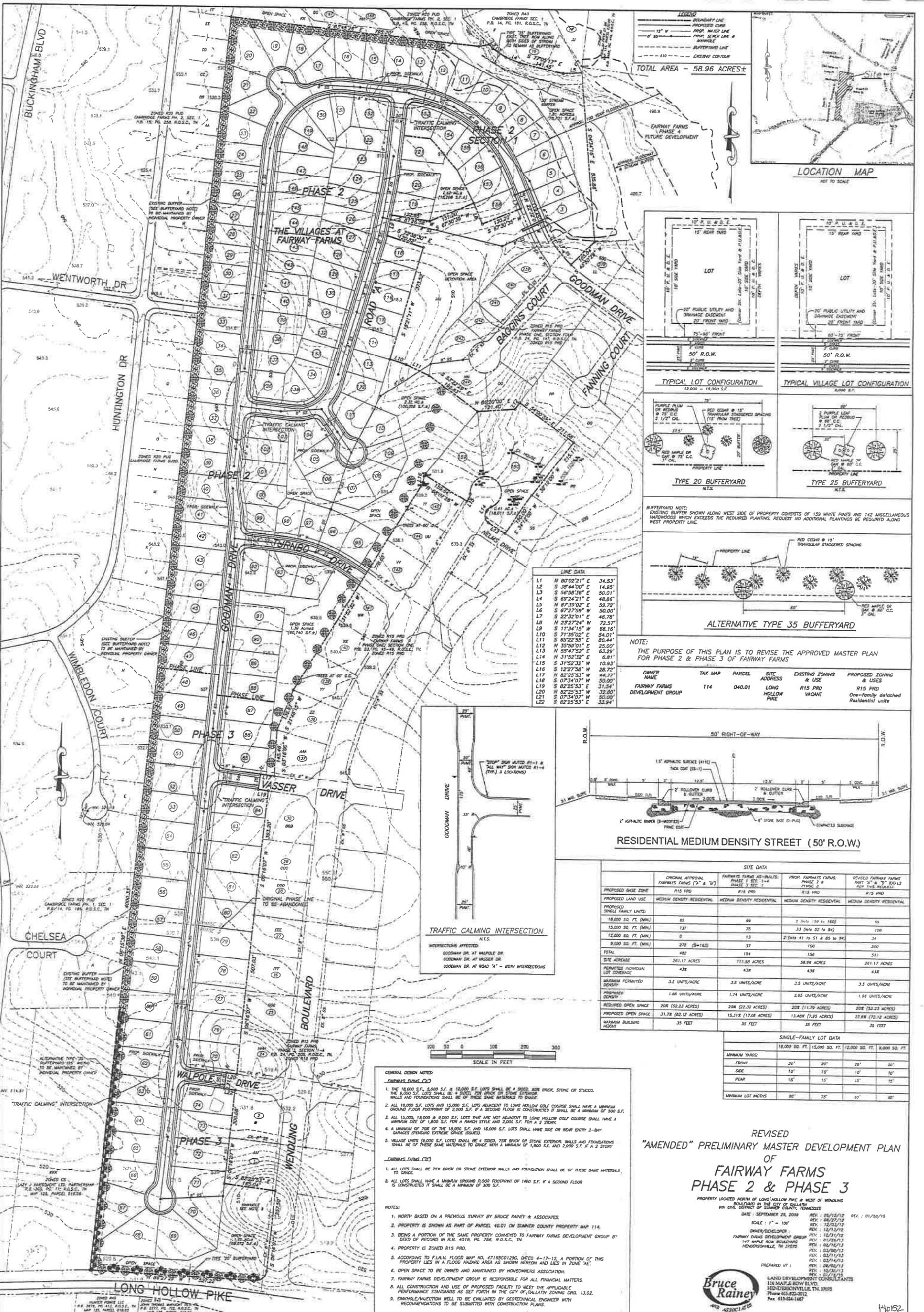
FileNumber = B-2-03
Meeting Date = 03/24/2003
Taxmap Number = 113N/A/017.00





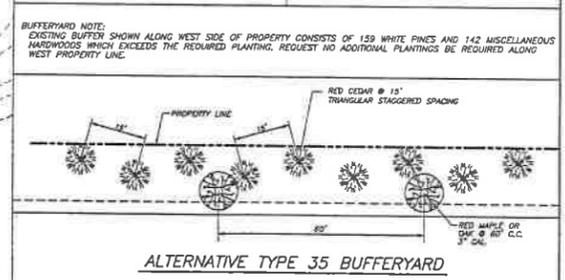
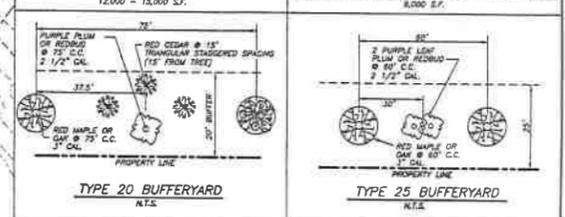
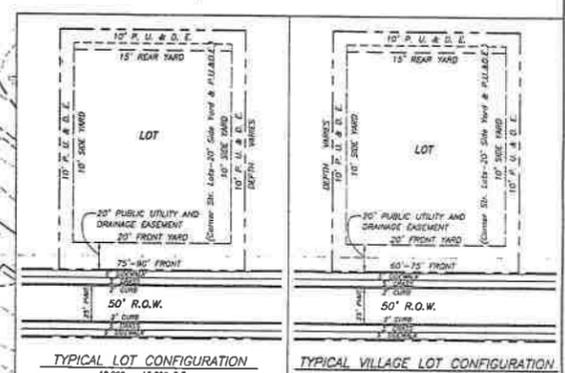


Proposed Two (2) Lots and Open Space in Approved Reserved Area (PC File #3-294-15) PMDP



LEGEND
 --- BOUNDARY LINE
 --- PROPOSED CURB
 --- PROP. WALKWAY LINE
 --- PROP. SENIOR LINE
 --- BUFFERLINE
 --- EXISTING CONTOUR

TOTAL AREA - 58.96 ACRES±

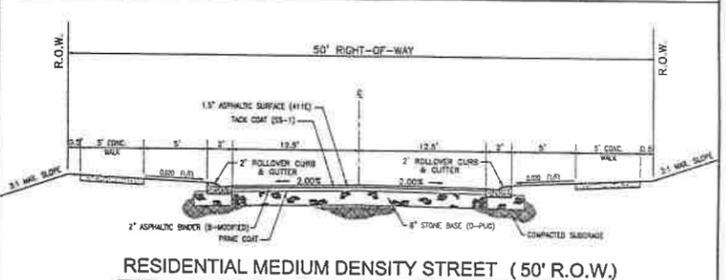
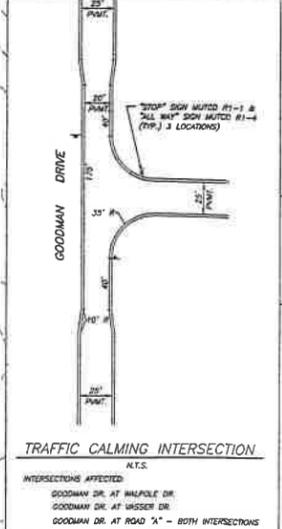


NOTE:
 THE PURPOSE OF THIS PLAN IS TO REVISE THE APPROVED MASTER PLAN FOR PHASE 2 & PHASE 3 OF FAIRWAY FARMS

OWNER NAME	TAX MAP	PARCEL	SITE ADDRESS	EXISTING ZONING & USES	PROPOSED ZONING & USES
FAIRWAY FARMS DEVELOPMENT GROUP	114	040.01	LONG HOLLOW PIKE	R15 PRD VACANT	R15 PRD One-family detached Residential units

LINE DATA

L1	N 80°02'21" E	34.53'
L2	S 38°44'00" E	14.95'
L3	S 89°03'06" E	50.01'
L4	S 69°24'21" E	48.86'
L5	N 87°39'02" E	59.72'
L6	S 67°27'59" W	50.00'
L7	S 22°22'01" E	46.78'
L8	N 23°27'24" W	72.57'
L9	S 11°34'15" W	66.16'
L10	S 71°35'02" E	54.07'
L11	S 62°22'56" E	50.44'
L12	N 35°58'01" E	25.00'
L13	N 55°47'52" E	63.29'
L14	N 31°52'32" E	6.81'
L15	S 11°52'38" W	10.83'
L16	S 12°27'58" W	26.72'
L17	N 82°25'53" W	44.77'
L18	S 07°34'07" W	50.00'
L19	S 62°25'53" E	31.54'
L20	N 82°25'53" W	32.60'
L21	S 07°34'07" W	50.00'
L22	S 62°25'53" E	33.94'



SITE DATA

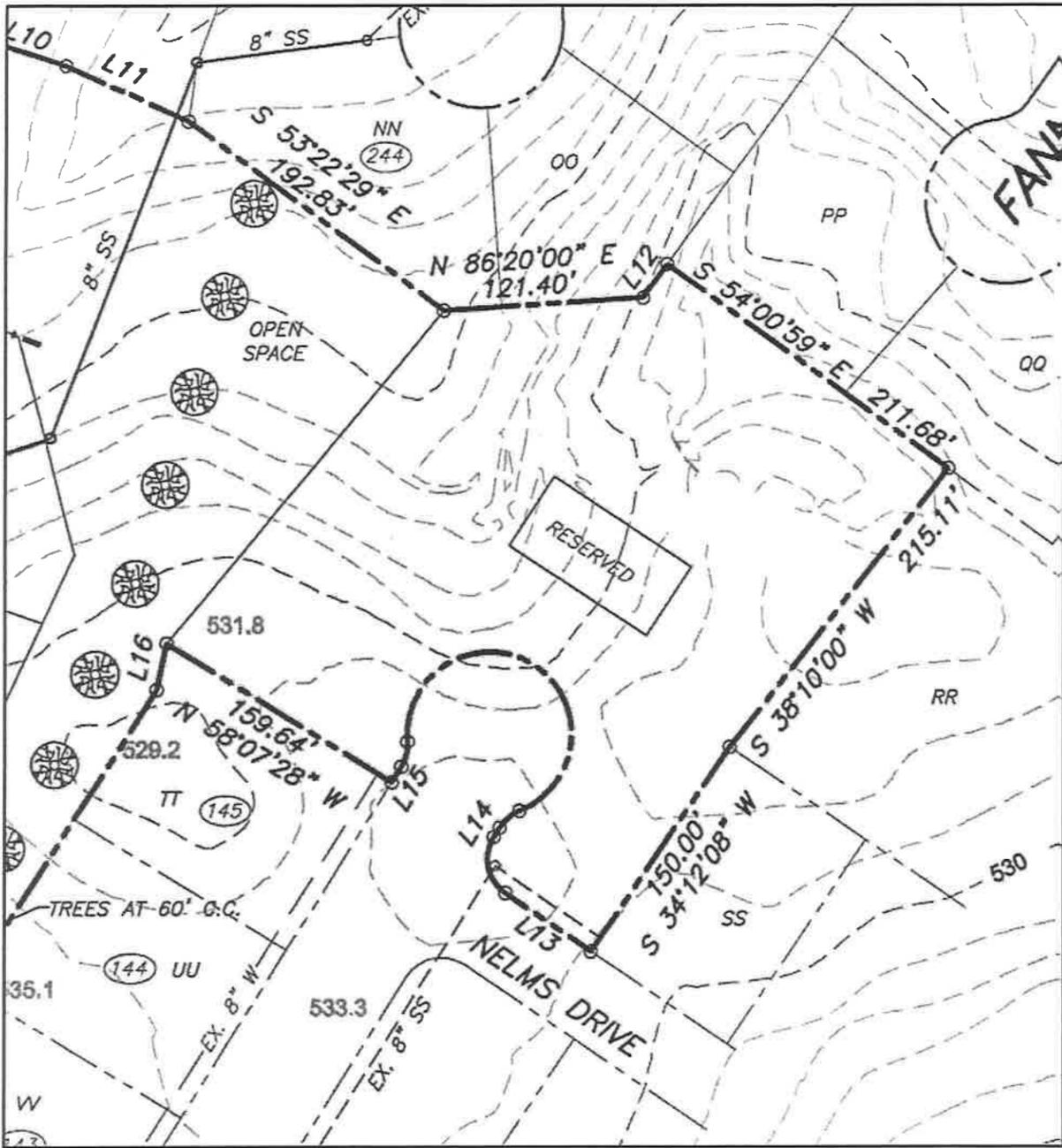
PROPOSED BASE ZONE	ORIGINAL APPROVAL FAIRWAY FARMS (2A & 7)	FAIRWAY FARMS AS-BUILT: PHASE 1 SECT. 1-4 PHASE 2 SECT. 1	PROP. FAIRWAY FARMS: PHASE 2 & PHASE 3	REVISED FAIRWAY FARMS: PHASE 2 & PHASE 3 PER THIS REVISION
R15 PRD	R15 PRD	R15 PRD	R15 PRD	R15 PRD
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
PROPOSED SINGLE FAMILY UNITS:				
18,000 SQ. FT. (MIN.)	62	89	2 (note 150 to 140)	69
15,000 SQ. FT. (MIN.)	137	75	33 (note 62 to 84)	108
12,000 SQ. FT. (MIN.)	0	13	21 (note 41 to 51 & 85 to 84)	34
9,000 SQ. FT. (MIN.)	279 (9-143)	37	100	300
TOTAL	462	194	156	511
SITE ACREAGE	261.17 ACRES	113.58 ACRES	58.96 ACRES	261.17 ACRES
PERMITTED INDIVIDUAL LOT COVERAGE	43%	43%	43%	43%
MAXIMUM PERMITTED DENSITY:	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE
PROPOSED DENSITY:	1.85 UNITS/ACRE	1.74 UNITS/ACRE	2.65 UNITS/ACRE	1.98 UNITS/ACRE
REQUIRED OPEN SPACE	20K (52.23 ACRES)	20K (22.32 ACRES)	20K (11.79 ACRES)	20K (52.23 ACRES)
PROPOSED OPEN SPACE	31.7K (82.12 ACRES)	18.11K (17.68 ACRES)	13.48K (7.83 ACRES)	27.6K (72.12 ACRES)
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET

- GENERAL DESIGN NOTES:
1. THE 18,000 S.F., 15,000 S.F. & 12,000 S.F. LOTS SHALL BE 4 SIDED, ROW BRICK, STONE OR STUCCO. THE 9,000 S.F. LOTS SHALL BE 4 SIDED, ROW BRICK OR STONE EXTERIOR WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO CHOOSE.
 2. ALL 18,000 S.F. LOTS AND 15,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.
 3. ALL 15,000, 12,000 & 9,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM SIDE OF 1,000 S.F. FOR A RANCH STYLE AND 2,000 S.F. FOR A 2 STORY.
 4. A MINIMUM OF 20% OF THE 18,000 S.F. AND 15,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGES (PENDING EXTREME GRADE ISSUES).
 5. VILLAGE UNITS (9,000 S.F. LOTS) SHALL BE 4 SIDED, ROW BRICK OR STONE EXTERIOR WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO CHOOSE WITH A MINIMUM OF 1,800 S.F. AND 2,000 S.F. IF A 2 STORY IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.
- NOTES:
1. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
 2. PROPERTY IS SHOWN AS PART OF PARCEL 4021 ON SHANNON COUNTY PROPERTY MAP 114.
 3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN P.L. 4014, PG. 756, R.O.S.C., TN.
 4. PROPERTY IS ZONED R15 PRD.
 5. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47168201202, DATED 4-17-12, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREIN AND LIES IN ZONE "AE".
 6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 7. FAIRWAY FARMS DEVELOPMENT GROUP IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
 8. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
 9. SINKHOLE/INJECTION WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.

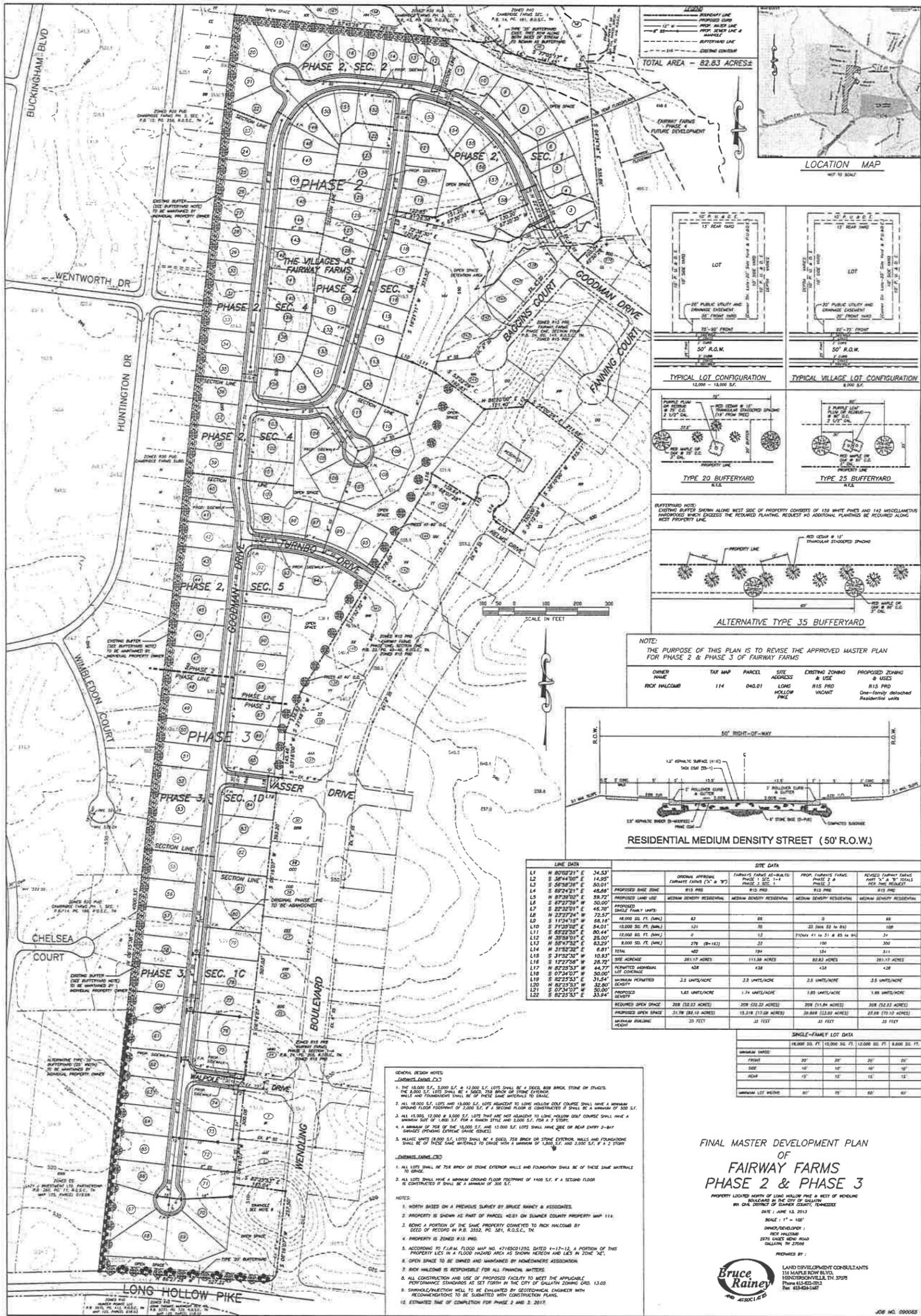
REVISED
 "AMENDED" PRELIMINARY MASTER DEVELOPMENT PLAN
 OF
 FAIRWAY FARMS
 PHASE 2 & PHASE 3
 PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDING BOULEVARD IN THE CITY OF GALLATIN, 8th CIVIL DISTRICT OF SHANNON COUNTY, TENNESSEE

DATE: SEPTEMBER 28, 2009
 SCALE: 1" = 100'
 OWNER/DEVELOPER: FAIRWAY FARMS DEVELOPMENT GROUP, 147 WADSWORTH BLVD., MEMPHIS, TN 38117
 PREPARED BY: BRUCE RAINEY & ASSOCIATES, 116 MAPLE ROW BLVD., MEMPHIS, TN 38117, Phone 615-824-1487, Fax 615-824-1487

ITEM 5 PC # 3-274-15



Approved Reserved Area (PC0146-13) FMDP



LEGEND

- PROPERTY LINE
- PROPOSED DRIVE
- PROF. INDEX LINE
- PROF. CENTER LINE
- PROF. BUFFER LINE
- EXISTING CENTERLINE

TOTAL AREA - 82.83 ACRES±

LOCATION MAP

NOT TO SCALE

TYPICAL LOT CONFIGURATION
12,000 ± SQ. FT.

TYPICAL VILLAGE LOT CONFIGURATION
8,000 SQ. FT.

TYPE 20 BUFFERYARD
E.T.C.

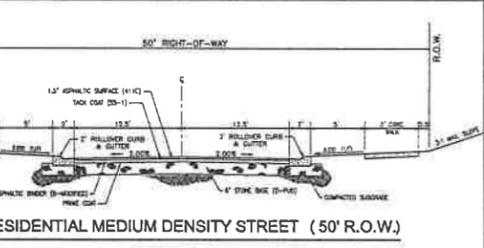
TYPE 25 BUFFERYARD
E.T.C.

ALTERNATIVE TYPE 35 BUFFERYARD

NOTE:
EXISTING BUFFER SHOWN ALONG WEST SIDE OF PROPERTY CONSISTS OF 150 WHITE PINES AND 140 MISCELLANEOUS TREES WHICH EXCEEDS THE REQUIRED PLANTING. REQUEST NO ADDITIONAL PLANTINGS BE REQUIRED ALONG WEST PROPERTY LINE.

NOTE:
THE PURPOSE OF THIS PLAN IS TO REVISE THE APPROVED MASTER PLAN FOR PHASE 2 & PHASE 3 OF FAIRWAY FARMS

OWNER NAME	TAX MAP	PARCEL ADDRESS	SITE ADDRESS	EXISTING ZONING & USE	PROPOSED ZONING & USES
ROCK HALCOMB	114	040.01	LONG HOLLOW PINE	R15 PRO W/AGMT	R15 PRO One-family detached Residential units



LINE DATA

L1	N 80°02'27" E	34.53'
L2	S 58°44'00" E	14.95'
L3	S 58°38'30" E	50.01'
L4	S 89°42'11" E	48.56'
L5	N 82°30'50" E	58.72'
L6	S 87°27'50" W	50.00'
L7	S 22°32'01" E	45.78'
L8	N 23°27'24" W	72.57'
L9	S 11°34'15" W	66.18'
L10	S 71°33'00" E	54.01'
L11	S 85°25'50" E	80.44'
L12	S 33°58'11" E	28.00'
L13	N 55°47'52" E	63.29'
L14	N 31°52'30" E	6.81'
L15	S 71°32'50" W	10.53'
L16	S 12°27'50" W	26.22'
L17	N 82°25'53" E	44.77'
L18	S 07°34'07" W	50.00'
L19	S 82°35'53" E	31.54'
L20	N 82°35'53" E	32.80'
L21	S 07°34'07" W	50.00'
L22	S 82°25'53" E	33.94'

SITE DATA

	ORIGINAL APPROVAL FAIRWAY FARMS PHASE 2 & 3	FAIRWAY FARMS AS-BUILT: PHASE 1 SEC. 1-4 PHASE 3 SEC. 1	PROP. FAIRWAY FARMS PHASE 2 & 3	REVISED FAIRWAY FARMS PHASE 2 & 3 TOTALS PER THIS PROJECT
PROPOSED SINGLE FAMILY UNITS	813 UNITS	813 UNITS	813 UNITS	813 UNITS
PROPOSED OPEN SPACE	208 (152.23 ACRES)	208 (152.23 ACRES)	208 (152.23 ACRES)	208 (152.23 ACRES)
PROPOSED DENSITY	1.65 UNITS/ACRE	1.74 UNITS/ACRE	1.83 UNITS/ACRE	1.88 UNITS/ACRE
RECORDED OPEN SPACE	208 (152.23 ACRES)	208 (152.23 ACRES)	208 (152.23 ACRES)	208 (152.23 ACRES)
MINIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET

SINGLE-FAMILY LOT DATA

MINIMUM UNITS	10,000 SQ. FT.	10,000 SQ. FT.	12,000 SQ. FT.	8,000 SQ. FT.
FRONT	20'	20'	20'	20'
BACK	10'	10'	10'	10'
DEEP	10'	10'	10'	10'
MINIMUM LOT WIDTH	30'	30'	30'	30'

GENERAL DESIGN NOTES

CONCRETE FINISH (C/F)

1. THE 18,000 S.F., 2,000 S.F., & 12,000 S.F. LOTS SHALL BE 4" REIN. 400 BRICK STONE OR STUCCO. THE 8,000 S.F. LOTS SHALL BE 4" REIN. 250 BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL 18,000 S.F. LOTS AND 12,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.
3. ALL 18,000, 12,000 & 8,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1,000 S.F. FOR A 1.5 STORY.
4. A MINIMUM OF 75% OF THE 18,000 S.F. AND 12,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGED STOPS/STORAGE (CONCRETE DRIVE).

FOUNDATION FINISH (C/F)

1. ALL LOTS SHALL BE 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL LOTS SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.

NOTES:

1. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINY & ASSOCIATES.
2. PROPERTY IS SHOWN AS PART OF PARCEL 402-1 ON SUMNER COUNTY PROPERTY MAP 114.
3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROCK HALCOMB BY DEED OF RECORD IN R.B. 3552, P.C. 581, R.O.S.C., TN.
4. PROPERTY IS ZONED R15 PRO.
5. ACCORDING TO F.F.A.M. FLOOD MAP NO. 4718C012502 DATED 4-17-13, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREON AND LIES IN ZONE "AE".
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. ROCK HALCOMB IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
8. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.000.
9. SHIMMULEN/ALSTON WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEERS WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.
10. ESTIMATED TIME OF COMPLETION FOR PHASE 2 AND 3: 2017.

FINAL MASTER DEVELOPMENT PLAN OF FAIRWAY FARMS PHASE 2 & PHASE 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PINE & WEST OF WINDING BOULEVARD IN THE CITY OF GALLATIN, BOULDER COUNTY, COLORADO, TENNESSEE

DATE: JUNE 13, 2013

SCALE: 1" = 100'

OWNER/DEVELOPER: ROCK HALCOMB
2874 DUCK HOLLOW ROAD
GALLATIN, TN 37068

PREPARED BY:

Bruce Rainy AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
114 MARLER BOW BLVD.
HENNINGSVILLE, TN 37059
PHONE: 615-852-0313
FAX: 615-852-1540

JOB NO. 090065

ITEM 5

PC 0146-13

SUDDEN SERVICE w/ QSR CONCEPT
1845 NASHVILLE PIKE at DOUGLAS BEND ROAD
GALLATIN, TN 37066



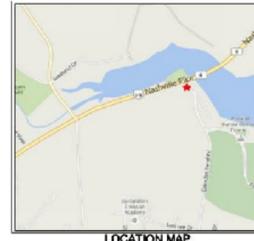
Front Elevation

Tenant to be Determined

Facade Area:	604.74sf	
Brick Area:	TBD	00.00%
Stone Area:	TBD	00.00%
EFIS Area:	TBD	00.00%
Glass Area:	TBD	00.00%
		100.00%

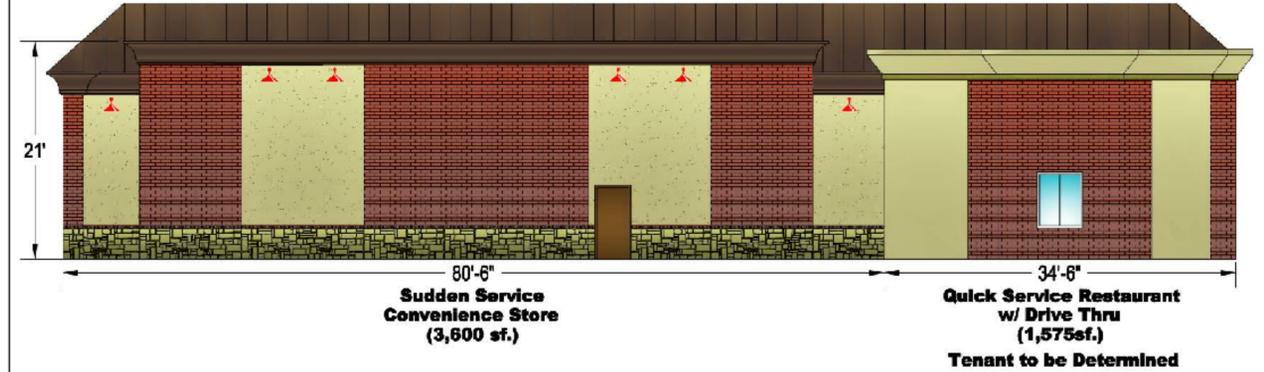
Sudden Service

Facade Area:	1,541.06sf	
Brick Area:	741.77sf	48.13%
Stone Area:	111.73sf	7.25%
EFIS Area:	235.85sf	15.30%
Glass Area:	451.71sf	29.31%
		100.00%



SCALE: 1/8"=1'

SUDDEN SERVICE w/ QSR CONCEPT
1845 NASHVILLE PIKE at DOUGLAS BEND ROAD
GALLATIN, TN 37066



Rear Elevation

Sudden Service

Facade Area:	1486.00sf	
Brick Area:	706.24sf	47.56%
Stone Area:	231.00sf	16.59%
EFIS Area:	523.33sf	35.49%
Glass Area:	0.0	0.0%
		100.00%

Tenant to be Determined

Facade Area:	623.72sf	
Brick Area:	TBD	00.00%
Stone Area:	TBD	00.00%
EFIS Area:	TBD	00.00%
Glass Area:	TBD	00.00%
		100.00%

SCALE: 1/8"=1'

SUDDEN SERVICE w/ QSR CONCEPT
1845 NASHVILLE PIKE at DOUGLAS BEND ROAD
GALLATIN, TN 37066



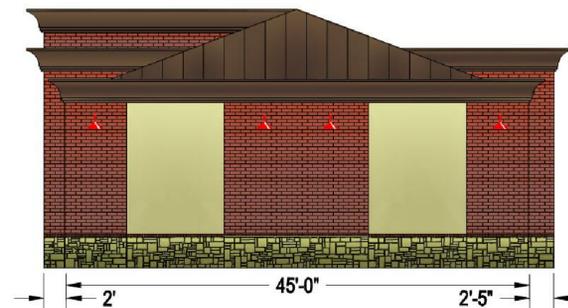
Left Elevation

Quick Service Restaurant w/ Drive Thru (1,575sf.)

Tenant to be Determined

Facade Area:	884.81sf	
Brick Area:	TBD	00.00%
Stone Area:	TBD	00.00%
EFIS Area:	TBD	00.00%
Glass Area:	TBD	00.00%
		100.00%

SCALE: 1/8"=1'

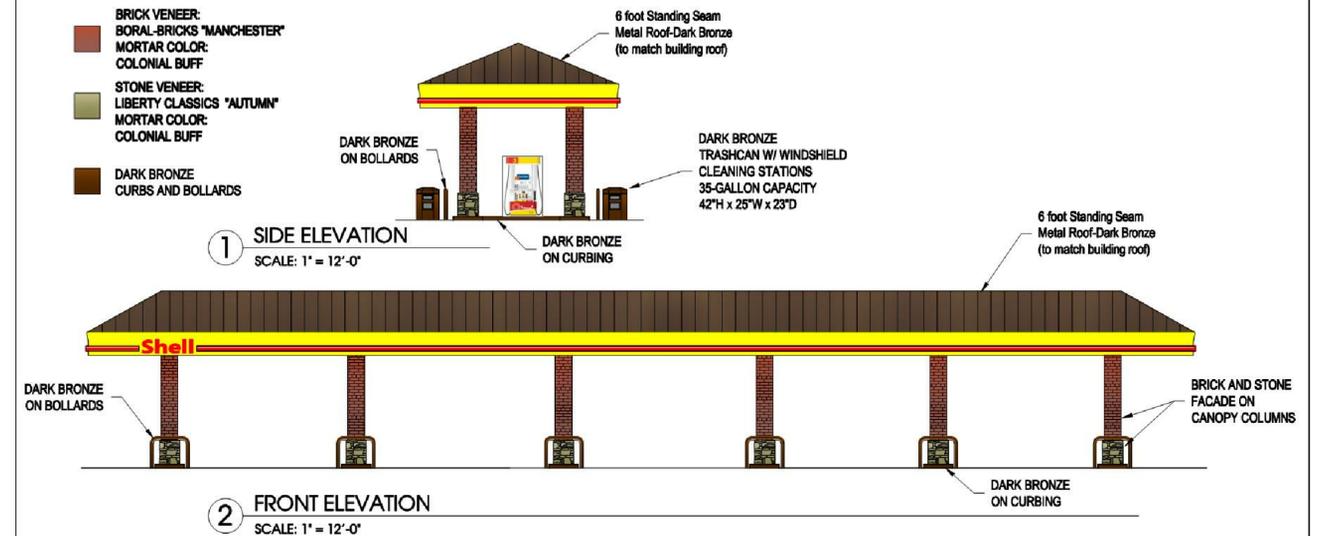


Right Elevation

Sudden Service Convenience Store (3,600sf.)

Sudden Service

Facade Area:	836.16sf	
Brick Area:	445.44sf	53.27%
Stone Area:	148.50sf	17.75%
EFIS Area:	242.24	28.96%
Glass Area:	0.0	0.0%
		100.00%



SUDDEN SERVICE STATIONS
 Shell Canopy Hip Roof with
 Standing Seam Design