CITY OF GALLATIN
COUNCIL COMMITTEE MEETING

February 10, 2015 **6:00 p.m.** **Dr. J Deotha Malone Council Chambers**

- Call to Order – Councilman Camp
- Roll Call: Alexander – Brackenbury – Vice Mayor Hayes – Kemp – Mayberry – Overton– Mayor Brown
- Approval of Minutes: January 13, 2015 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. PIN 112515.00 GreenLea Extension from SR 386 to Long Hollow Pike **(Mayor Paige Brown & Nick Tuttle, City Engineer)**
2. Resolution Approving Use of City-Owned Right-of-Way for Street Tree Installation for Fairvue Plantation Homeowners Association **(Bill McCord, City Planner)**
3. Ordinance Amending Zoning on One Parcel and One Platted Lot and Approving a Preliminary Master Development Plan for Clear Lake Meadows, Section 6 **(Bill McCord, City Planner)**
4. Information Technology Department Status Update **(Lori Smiley, Director of IT)**
5. Barber Associates Benchmarking Study **(James Fenton, Executive Director of EDA)**
6. Grant for Rose Mont **(Councilman Steve Camp)**
7. Ordinance Appropriating and Authorizing Additional Funding for 2012 Gas Line Construction **(David Gregory, Superintendent of Public Utilities)**
8. Reclassification of Two Public Works Employees and Renaming "Sanitation" to "Environmental Services" for All Public Works Positions Formerly Referred to as Sanitation **(Debbie Johnson, Director of HR)**
9. Gallatin Chamber Marketing Grant **(Vice Mayor Hayes)**
10. Peach Valley Road **(Nick Tuttle, City Engineer)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin
Council Committee Meeting

Tuesday, January 13, 2015
Dr. J. Deotha Malone Council Chambers

PRESENT:

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

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance Director
Ronnie Stiles, Public Works Director
David Gregory, Public Utilities Dir.
David Brown, Leisure Services Director
Tommy Dale, Assistant Fire Chief
Nick Tuttle, City Engineer
Gallatin News Reporter
James Fenton, EDA Director
Chuck Stuart, Building Official
Debbie Johnson, Human Resource Dir.
Don Bandy, Police Chief
Connie Kittrell, City Recorder
News Examiner Reporter
Susan High McAuley, City Attorney
Bill McCord, City Planner
Lori Smiley, IT Director

Councilwoman Julie Brackenbury called the meeting to order.

Approval of Minutes

There were no minutes to approve.

Public Recognition

Councilwoman Brackenbury called for public recognition.

- Jimmy Conklin of 653 Harris Lane spoke against the new development, Long Hollow Farms. Mr. Conklin stated he was speaking on behalf of his neighbors

and they are opposed to this development. Mr. Conklin spoke about the issues of parking, buffering, and set-backs.

- Wanda McVay of 589 Harris Lane stated she is absolutely opposed to this development. Ms. McVay provided a handout to council of a gentleman with the same name as the developer of this project that was charged with fraud and identity theft.

- Developer David M. Miller stated the person Ms. McVay is talking about is another David Miller, he is David E. Miller.

  Mr. Miller stated this development will have all brick homes and is a first class neighborhood; this development will add to the property tax base.

- Joe Debord of 1007 Hart Street spoke about new projects for the city; curbs, gutters and sidewalks, property values and safety, Resource Authority problems and starting a recycling program.

Mayor's Comments

Mayor Brown commented on the following:

- Mayor reminded Council of the January 31st deadline to file financial disclosures

- Mayor informed everyone that the back doors to city hall have been opened during business hours

- Mayor asked for suggestions/resumes/summaries from people interested in serving on various city boards/committees

- Mayor stated construction has started on Town Creek Greenway Phase III

- Mayor stated the Liberty Branch Park (recently taken over by the Morning Rotary Club) is currently not open

Agenda

1. City Recorder's Office

Councilwoman Brackenbury disclosed that she would be abstaining due to Ms. Kittrell being a former client.

City Attorney Susan High-McAuley presented an update on some outstanding issues requested by Ms. Kittrell's Attorney Ron Pursell. Ms. McAuley addressed each issue separately with discussion on each item.

Council agreed to present two ordinances at the next Council meeting; make present and any future City Recorder employee's exempt employees and transfer SNAP grant funds from the City Attorney's budget to City Recorder's budget.

Public Utilities Director David Gregory informed Council that he had received complaints that the City Recorder's Office was not accepting cash payments on utilities effective 01/02/2015.

Ms. Kittrell explained that the auditors had made this recommendation but she would follow the wishes of the Council. Councilwoman Kemp made motion to accept cash; Vice Mayor Hayes second. Motion carried with 7 ayes and 0 nays.

Councilwoman Brackenbury stated there had been a request to move Item #4. to the next item to discuss and there was no objection from Council.

4. Ordinance #O1501-3 Amending Zoning from Agricultural Residential (A) to Multiple Residential and Office (MRO) Zone District with a Preliminary Master Development Plan on 10.525 (+/-) Acres for the Proposed Long Hollow Farms Subdivision

City Planner Bill McCord provided two maps to Council for their review. Mr. McCord stated the Planning Commission recommended approval of this request with conditions. The conditions of the Planning Commission are parking, widening of the street/sidewalks, removing the speed hump and providing ample parking spaces.

There was much discussion.

Mr. McCord recommended moving forward with additional feedback from the Planning Commission before second reading. He added that in the long term this is a good use for this land; a new type of development.

Councilman Overton made motion to approve; Councilwoman Kemp second.

Discussion continued.

Councilman Alexander called for the question.

Councilwoman Brackenbury called for the vote. Motion carried with 7 ayes and 0 nays.

2. **Ordinance Appropriating $45,428.40 for a Fire Alarm System for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and Police Annex on South Water**

City Attorney Susan High-McAuley explained the notice of violation received for violations of Fire Alarm System in City Hall, Police Departments and the Fire Halls. The violation only addressed City Hall and the Police Department. She added that there was a committee meeting that determined to install the system in City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and the new Police Annex Building.

Councilwoman Kemp made motion to approve; Councilman Alexander second. Motion carried with 7 ayes and 0 nays.

3. **Ordinance Appropriating Various Donations**

Finance Director Rachel Nichols presented this ordinance to appropriate funds collected from various donations.

Councilman Overton made motion to approve; Councilman Alexander second. Motion carried with 7 ayes and 0 nays.

5. **Ordinance #O1501-2 Amending Zoning from Residential 8 – Planned Residential Development (R8-PRD) Zone District to Multiple Residential and Office (MRO) Zone District with a Preliminary Master Development Plan on 3.22 (+/-) Acres for the Proposed Carellton Commercial**

City Planner Bill McCord presented this request to rezone this parcel. Mr. McCord stated the Planning Commission recommended approval of this request.

Councilwoman Anne Kemp left the meeting at this time.

Councilman Overton made motion to approve; Vice Mayor Hayes second. Motion carried with 6 ayes and 0 nays.

6. **Ordinance #O1412-68 Amending Zoning from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) with Amended Preliminary Master Development Plan for Hancock Ridge Apartments on 1.071 (+/-) Acres**

City Planner Bill McCord provided Council with a copy of a revised plan showing plants, trees and a fence as requested by Council at the last meeting.

Michael Osbourn, representing Kaw Valley Engineering, 14700 West 114th Terrace, Lenexa, KS 66215 spoke about the fence and plantings of evergreen trees.

Discussion continued.

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

7. **Refuse Collection Fee**

City Attorney Susan High-McAuley explained that this is a clean-up ordinance to update the code and there is no increase to the collection fees.

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

8. **Jonas Fitness Software Upgrade Contract for the Civic Center**

Leisure Services Director David Brown gave an update on the status of the Jonas contract. Mr. Brown stated he is currently waiting on the revised contract from Jonas. He added that if the contract meets approval with the IT Director and City Attorney then he will move forward.

Council took a recess at this time.

9. **Compensation and Benefit Study**

Council reconvened at this time.

Human Resource Director Debbie Johnson stated this is a preliminary report on the compensation and benefit study. She stated this report is still on-going and Ms. McGrath would be meeting with the Department Heads this week. Ms. Johnson introduced Victoria McGrath, with McGrath Consulting.

Ms. McGrath gave a power point presentation and provided a hard copy handout to Council. Ms. McGrath gave a detailed explanation of the study and the recommendations.

Discussion followed the presentation.

Other Business

Councilwoman Brackenbury called for other business and there was none.

Department Head Reports

Councilwoman Brackenbury called for Department Head Reports and there were none.

Adjourn

With no other business to discuss Councilwoman Brackenbury adjourned the meeting.

Mayor Jo Ann Graves

Connie Kittrell, City Recorder

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **Mayor's Office & Engineering** **AGENDA #** 1

SUBJECT:
PIN 112515.00 GreenLea Extension from SR 386 to Long Hollow Pike

SUMMARY:
At the January 27, 2015 Council Committee Meeting, the Council asked Mayor Brown to communicate with TDOT about options on paying the City's share of the construction estimate for this project. The Mayor's Office and Engineering will provide an update on TDOT's response regarding this project.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

FEBRUARY 10, 2015

DEPARTMENT: **PLANNING DEPARTMENT** **AGENDA #** 2

SUBJECT:
Resolution No. R1502-5 approving the use of the City-Owned right-of-way located along Kelvington Boulevard, Noah Lane, Isaac Franklin Drive and Fairvue Village Lane for the installation of street trees for the Fairvue Plantation Homeowners Association.

SUMMARY:
Applicant requests approval of an Indemnity and Hold Harmless Agreement, to install street trees in the City owned right-of-way located along Kelvington Blvd., Noah Lane, Isaac Franklin Dr., and Fairvue Village Lane, in Fairvue Plantation, Phases 2, 4, 5, 6, 17, 18 and 21. The Planning Commission approved a minor amendment to the Preliminary Master Development Plan (PMDP) and a minor amendment to the approved Final Master Development Plans (FMDP) allowing for the improvements at their January 26, 2015 meeting.

RECOMMENDATION:

ATTACHMENT:

- [x] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [x] **Other**

Approved [ ]
Rejected [ ]
Deferred [ ]

Notes:

RESOLUTION NO. R15Ø2-5

RESOLUTION APPROVING THE USE OF CITY-OWNED RIGHT-OF-WAY LOCATED ALONG KELVINGTON BOULEVARD, NOAH LANE, ISAAC FRANKLIN DRIVE AND FAIRVUE VILLAGE LANE FOR THE INSTALLATION OF STREET TREES FOR THE FAIRVUE PLANTATION HOMEOWNERS ASSOCIATION

WHEREAS, the Fairvue Plantation Homeowners Association seeks approval from the Gallatin City Council to install street trees in City-owned right-of-way located along Kelvington Blvd., Noah Lane, Isaac Franklin Dr. and Fairvue Village Lane;

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and approved the Revised Final Master Development Plan at its January 26, 2015 meeting;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin City Council approves the use of City-owned right-of-way located along Kelvington Blvd., Noah Lane, Isaac Franklin Dr. and Fairvue Village Lane for the installation of street trees by the Fairvue Plantation Homeowners Association as approved by the City of Gallatin Planning Commission Resolution No. 2015-01. Said trees shall be maintained by the Fairvue Homeowners Association and all other city ordinances, rules and regulations shall be followed with respect to the installation and maintenance of the trees. Said trees shall also be subject to the terms of an Indemnity and Hold Harmless Agreement between the City and Fairvue Plantation Homeowners Association.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon passage, the public welfare requiring it.

IT IS SO ORDERED.

AYE:

NAY:

DATE:

_____

MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 8
STAFF REPORT TO COUNCIL

Indemnity and Hold Harmless Agreement for Fairvue Plantation, Phases 2, 4, 5, 6, 17, 18 and 21 – Allowing for the Placement of Street along Kelvington Blvd., Noah Lane, Isaac Franklin Dr., Fairvue Village Lane (8-228-15)
Date: February 17, 2015

REQUEST: APPLICANT REQUESTS APPROVAL OF AN INDEMNITY AND HOLD HARMLESS AGREEMENT, TO INSTALL STREET TREES IN THE CITY OWNED RIGHT-OF-WAY, ALONG KELVINGTON BLVD., NOAH LANE, ISAAC FRANKLIN DR., AND FAIRVUE VILLAGE LANE, IN FAIRVUE PLANTATION, PHASES 2, 4, 5, 6, 17, 18 AND 21.

OWNER:	**CITY OF GALLATIN**
APPLICANT:	**FAIRVUE PLANTATION HOA, JAMES CORBETT**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION NO. R1502-5 WITH CONDITIONS**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**JANUARY 26, 2015**
CITY COUNCIL DATE:	**February 17, 2015**

PROPERTY OVERVIEW: **Applicant requests approval of an Indemnity and Hold Harmless Agreement, to install street trees in the City owned right-of-way, along Kelvington Blvd., Noah Lane, Isaac Franklin Dr., and Fairvue Village Lane, in Fairvue Plantation, Phases 2, 4, 5, 6, 17, 18 and 21. The Planning Commission approved a minor amendment to the Preliminary Master Development Plan (PMDP) and a minor amendment to the approved Final Master Development Plans (FMDP) allowing for the improvements at their January 26, 2015 meeting. The property is currently zoned Multiple Residential and Office (MRO). (Attachment 8-1 and 8-2)**

CASE BACKGROUND:

Previous Approvals

The Fairvue Plantation PMDPs and FMDPs development has been amended by the Planning Commission and City Council many times over the past fifteen years.

On November 28, 2011, the Planning Commission approved a revision to the FMDP (PC9901-11) to allow for the installation of street trees along Plantation Boulevard. On December 6, 2011, City Council approved Resolution No. R1112-58, amending the FMDP, allowing for the installation of trees in the right-of-way.

On April 9, 2012, the Planning Commission recommended approval of the PMDP (PC9957-12) for Green Farms, Phase 1. The PMDP included the proposal for a seven (7) foot tall

neighborhood entry sign for the portion of the subdivision currently known as, "The Enclave", to be constructed in the right-of-way along Noah Lane. On May 15, 2012, City Council approved Ordinance No. O12Ø3-27 for the PMDP, which permitted signs in the right-of-way.

On December 10, 2012, the Planning Commission approved a revision to the FMDP (PC0058-12) to allow for the installation of street trees along Plantation Boulevard, from Jacobs Landing to the end of the median. On January 15, 2013, City Council approved Resolution No. R13Ø1-1, amending the FMDP, allowing for the installation of trees in the right-of-way.

On April 28, 2014, the Planning Commission approved a minor amendment to the PMDP and an amendment to the FMDP (PC0266-14) allowing for the installation of community identification markers, street trees and landscaping along Noah Lane, Chloe Drive and Browns Lane. On May 13, 2014, City Council approved Resolution No. R14Ø5-19, amending the PMDP/FMDP, allowing for the installation of community identification markers, street trees and landscaping in the right-of-way.

DISCUSSION:

Typically street trees are approved as part of the Preliminary and Final Master Development Plans. The original Preliminary and Final Master Development Plans for Fairvue Plantation, Phases, 2, 4, 5, 6, 7, 8, 15, 16, 17, 18 and 21 did not show street trees within the public rights-of-way along, Kelvington Blvd., Noah Lane, Isaac Franklin Dr., Fairvue Village Lane, or the private roadways including Jacobs Dr., Fairington Pvt. Way, Egret Pvt. Way and Rozella Way. Noah Lane, Isaac Franklin Dr., and Fairvue Village Lane are public streets and have already been accepted by the City of Gallatin with the exception of the sidewalks. Therefore, in addition to amending the PMDP and revising the FMDP as minor amendments, the applicant is required to obtain approval of the City Council for the installation of the trees within the public rights-of-way. Council approval is not required for the installation of street trees along the private streets. No portion of the property where the street trees will be planted is located within a special flood hazard area.

SUMMARY OF PROPOSED STREET TREES:

Street trees have been approved for installation in the public and private rights-of-way of other streets of the Fairvue Plantation development. The proposed trees included in this request are similar to previous approved plans.

Plan Inset 2 - Thirteen (13) trees in Fairvue Plantation Ph. 17, along Kelvington Blvd., west of Plantation Blvd;

Plan Inset 4 - Thirteen (13) trees in Fairvue Plantation Ph. 6, 18 & 21, along Noah Lane between Plantation Blvd. and Baxter Lane;

Plan Inset 5 - Seven (7) trees in Fairvue Plantation Ph. 4 & 5, along Isaac Franklin Dr., north of Plantation Way;

Plan Inset 7 - Five (5) trees in Fairvue Plantation Ph. 2, along Fairvue Village Lane, north of Plantation Blvd.

Tree specifications include:

- October Glory Red Maple
- 3-inch caliper
- 13'-16' installation height
- 35'-40' growth height

Maintenance and installation

All trees are to be installed in the five (5) foot wide grass strip between the sidewalk and the back of curb. The trees will be planted approximately two (2) feet from back of curb.

The drawings indicate proposed tree plantings in areas where water, sanitary sewer and natural gas lines are located. They also indicate trees within the sight visibility triangle. The exact location will be field adjusted to eliminate utility and intersection sight conflicts. The revised FMDP states that the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and enter into a Hold Harmless Agreement with the City acceptable to the City Attorney and indicates that the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for the long term care and maintenance of the trees planted within the city owned right-of-way. The replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the HOA. A plan note states that the trees will be pruned on an annual basis to insure that branches do not pose any problem to the flow of traffic on the roadway. The street trees will comply with Chapter 15, Article I, Sec. 15-4 and 15-5 of the Municipal Code. This requires that all limbs will be free of branches to a minimum of fourteen (14) feet over streets and alleys, and a minimum of eight (8) feet over sidewalks and will not obstruct sight distance within the public rights-of-way. If necessary, the Agreement and Certificate of Liability Insurance shall be revised as required by the City Attorney. (Attachment 8-3)

An adequate Hold Harmless Agreement and Certificate of Liability Insurance for the protection of the general public and to hold the City harmless from any damages resulting from the installation and placement of the trees is currently on file in the City Attorney's office. (Attachment 8-4)

DEPARTMENTAL COMMENTS

- **Gallatin Public Utilities**
  Tree roots damage utility lines; therefore, trees cannot be planted over any utility lines.

- **Other Departmental Comments**
  Other departments reviewed the plans but did not have any comments.

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval as indicated in GMRPC Resolution No. 2015-02 (Attachment 8-5) and the Action Notice (Attachment 8-6) as required by Article 12, Section 12.02.020, Gallatin Zoning Ordinance.

RECOMMENDATION:

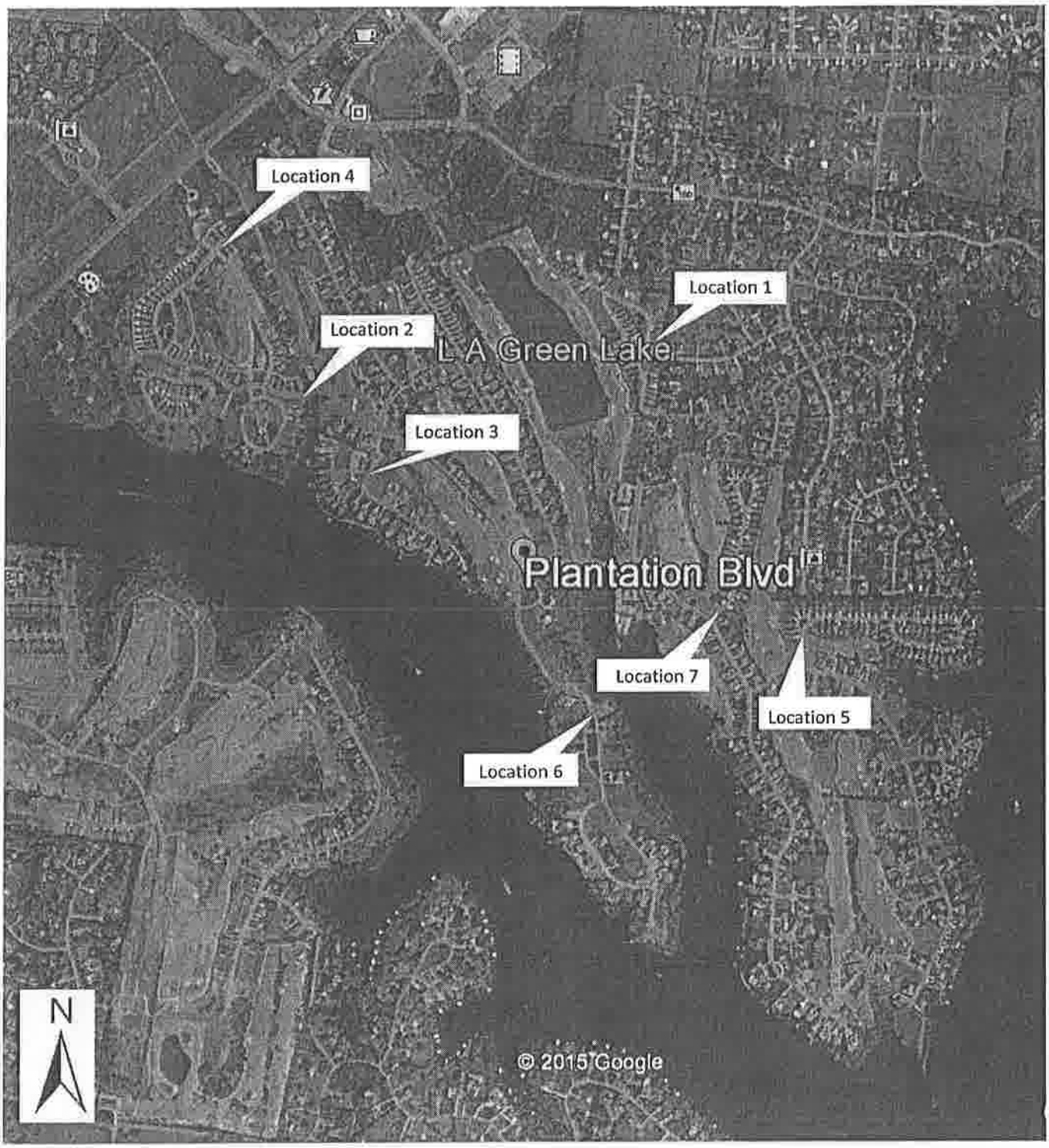
The Planning Commission and staff recommend approval of Resolution No. R1502-5 authorizing use of City rights-of-way for landscape improvement in the public right-of-way with the following conditions:

1. The applicant shall provide the Indemnity and Hold Harmless Agreement and Certificate of Liability Insurance acceptable to the City Attorney.
2. Trees shall not be planted over any utility lines or interfere with the ability to maintain utilities.
3. No trees shall interfere with the sight visibility at intersections or driveways and all deciduous street trees shall be maintained to comply with Gallatin Municipal Code Ch. 15, Art. I, Sec. 15-4 and Sec. 15-5.

ATTACHMENTS

8-1 Fairvue Plantation Revised FMDP - Street Trees
8-2 Location Map
8-3 Article I, Sec. 15-4 and 15-5, Gallatin Municipal Code
8-4 Signed Indemnity and Hold Harmless Agreement for Fairvue Plantation Homeowner's Association, dated 4/11/14
8-5 GMRPC Resolution No. 2015-02
8-6 Planning Commission Action Notice

FAIRVUE PLANTATION STREET TREES PROJECT
8-228-15



ATTACHMENT 8-2

Prepared by Denise Brown
1/16/15

ATTACHMENT 8-3

Sec. 15-4. - Trees projecting over streets, etc., regulated.

It shall be unlawful for any property owner or occupant to allow any limbs of trees on his property to project out over any street or alley at a height of less than fourteen (14) feet or out over any sidewalk at a height of less than eight (8) feet.

(Code 1979, § 12-804)

ATTACHMENT 8-3

Sec. 15-5. - Trees, etc., obstructing view at intersections prohibited.

It shall be unlawful for any property owner or occupant to have or maintain on his property any tree, shrub, sign, or other obstruction which prevents persons driving vehicles on public streets or alleys from obtaining a clear view of traffic when approaching an intersection.

(Code 1979, § 12-805)

State law reference— Similar provisions, T.C.A. § 39-6-803.

ATTACHMENT 8-4

For use with applications made pursuant to Gallatin Municipal Code § 15-3 & GMC § 15-6

INDEMNITY AND HOLD HARMLESS AGREEMENT

The undersigned property owner/s Fairvue Plantation Homeowner's Association hereinafter "Indemnitor" does hereby grant to the City of Gallatin, a Tennessee municipal corporation, hereinafter called the "City" on this 11th day of April, 2014, the following:

WHEREAS, Indemnitor desires to locate a/an signs, street trees and landscaping (hereinafter "structure") on or over the City right-of-way in accordance with the Municipal Code and/or Zoning Ordinance on property located at Fairvue Plantation Development, Gallatin, Tennessee and;

WHEREAS, Indemnitor agrees to indemnify and hold harmless the City, its agents, servants, and employees from any claims and liability which may be made against the City for permitting the structure to be located on or over the City right-of-way.

NOW THEREFORE, in consideration of the City permitting the Indemnitor to locate the structure on or over the City right-of-way, the Indemnitor hereby agrees:

Indemnitor undertakes to indemnify the City from any and all liability, loss, or damage the City may suffer as a result of the claims, demands, costs or judgments against and arising from the location of the Indemnitor's structure being on or over the City's right-of-way.

Indemnitor agrees to defend, at its own expense against any claims brought or actions filed against the City with respect to the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed.

Indemnitor agrees to reimburse the City for any necessary expenses, attorney fees, or costs incurred in the enforcement of this Indemnity Agreement.

Indemnitor agrees to maintain in full force and effect a policy of comprehensive liability insurance in a minimum amount of one million dollars ($1,000,000), said policy to name the City as an additional insured. A copy of the initial certificate of insurance shall be provided by the Indemnitor within ten (10) days of execution of this Agreement, and prior to placement of the structure on or over the City's right-of-way.

Indemnitor hereby agrees to abide by any local, state or federal law regulating the placement of the structure on or over the City's right-of-way. By signing this Agreement, Indemnitor acknowledges that the permission granted by the City herein may be revoked: 1) at any time in the interests of public health, safety & welfare; 2) in the event that it becomes necessary for the City to perform maintenance of any sort on the City's right-of-way; or 3) if the Indemnitor fails to perform any of its obligations under this Agreement. Said removal will be at the sole expense of the Indemnitor.

ATTACHMENT 8-4

If after notice to remove given by the City pursuant to the paragraph above, the Indemnitor fails to remove the structure as requested by the City, the Indemnitor agrees and understands that the City will remove the structure and assess the costs of removal to the Indemnitor.

In witness hereof, the Indemnitor has/have executed this agreement on the date first written above.

Dawn M. Ingram

Agent Fairvue Plantation
PROPERTY OWNERS

STATE OF TENNESSEE
COUNTY OF SUMNER

I, Donna G. Thiesel, Notary Public in and for said county in said state, hereby certify that Dawn M. Ingram, whose name(s) is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of this Agreement, have executed the same on the date first written above.

Given under my hand and official seal on this the 11th day of April, 2014.

Donna G. Thiesel
[Notary information per statute]

DONNA G. THIESEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

ATTACHMENT 8-4

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/22/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Fridrich, Pinson & Rothberg Insurance Agency
3825 Bedford Ave.
Suite 203
Nashville TN 37215

CONTACT NAME: Jailyn Cook
PHONE (A/C, No, Ext): (615) 327-0105 FAX (A/C, No): (615) 321-0880
E-MAIL ADDRESS: jcook@fprinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Owners Insurance Company	32700
INSURER B: The Argos Group, Inc.	
INSURER C: Travelers	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Fairvue Plantation
c/o Community Management Associates
1916 Patterson Street, Suite 308
Nashville TN 37203

COVERAGES CERTIFICATE NUMBER: 14-15 Pkg/15-16 WC REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY							
	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
A	CLAIMS-MADE X OCCUR			03422332	6/16/2014	6/16/2015	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
C	X Directors & Officers			105966266	6/16/2014	6/16/2015	GENERAL AGGREGATE	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	X POLICY PRO-JECT LOC						D&O	$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A		WC070-0734929-2015A	1/1/2015	1/1/2016	E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	Prop- Special Form, RC Fidelity: $25,000			03422332 (484 Single Family Homes)	6/16/2014	6/16/2015	Community Property: Deductible:	$85,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Homeowners Association does not provide building coverage. Master Association policy covers Community Property Only.

CERTIFICATE HOLDER
City of Gallatin

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
James Rothberg/CH

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ATTACHMENT 8-5

GMRPC Resolution No. 2015-02

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRVUE PLANTATION, PHASES 2, 4, 5, 6, 7, 8, 15, 16, 17, 18 AND 21, FOR THE INSTALLATION OF STREET TREES IN THE CITY OWNED RIGHT-OF-WAY, ALONG KELVINGTON BLVD., NOAH LANE, ISAAC FRANKLIN DR. AND FAIRVUE VILLAGE LANE. (8-228-15)

WHEREAS, The applicant has submitted an application for a minor amendment to the previously approved Fairvue Plantation, Phases 2, 4, 5, 6, 7, 8, 15, 16, 17, 18 and 21 Preliminary Master Development Plans consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the amended Preliminary Master Development Plan and the revised Final Master Development Plan submitted by the applicant, Fairvue Plantation Homeowner's Association, at its regular meeting on January 26, 2015.

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 T.C.A. §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The amended Preliminary Master Development Plan/revised Final Master Development Plan is 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. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity. As designed, the proposed street trees will not change the essential character of this area of Fairvue Plantation.

2. The amended Preliminary Master Development Plan/revised Final Master Development Plan for Fairvue Plantation is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zoning district and the previously approved Preliminary Master Development Plans for Fairvue Plantation and will continue the existing design motif provided for in other phases of the subdivision.

3. The proposed changes shown in the amended Preliminary Master Development Plan/revised Final Master Development Plan 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 legal purposes for which zoning regulations exists have not been contravened.

5. 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.

6. No one (1) property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

7. The amended Preliminary Master Development Plan/revised Final Master Development Plan 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 Preliminary Master Development Plan for Fairvue Plantation and a minor amendment to the approved Final Master Development Plans for Fairvue Plantation, Phases 2, 4, 5, 6, 7, 8, 15, 16, 17, 18 and 21 consisting of a one (1) sheet plan amendment, prepared by Puryear Farms, of Gallatin, Tennessee, dated January 2, 2015, with a revision date of January 15, 2015, with the following conditions:

1. Trees shall not be planted over any utility lines or interfere with the ability to maintain utilities.
2. No trees shall interfere with the sight visibility at intersections or driveways per Ch. 15, Art. I, Sec. 15-5.
3. Revise the note that indicates all deciduous street trees shall be free of branches to six (6) feet above ground, to comply with Ch. 15, Art. I, Sec. 15-12.
4. Correct street name from Fairington Way to Fairington Pvt. Way, Egret Way to Egret Pvt. Way, Landing Court Drive to Landing Pvt. Court and Fairvue Plantation Lane to Plantation Blvd
5. Correct "sidewalk" in all locations
6. Revise subdivision phase to Phase 8 only in plan inset 1.
7. Correct FEMA date to April 17, 2012 in all plan insets.
8. Add a note to the revised FMDP indicating the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and enter into a Hold Harmless Agreement with the City acceptable to the City Attorney.
9. Submit a current Certificate of Liability Insurance to the Planning Department prior to final approval of the plan

10. Submit three (3) corrected copies of the revised FMDP 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: 4

NAY: 0

RECUSE: 1

DATED: 1/26/15

Dick Dempsey

Dick Dempsey, Chairman

Johnny Wilson

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ATTACHMENT 8-6

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: January 27, 2015

TO: Mr. Michael Marvin
Puryear Farms
1490 Cherokee Road
Gallatin, TN 37066

FROM: Planning Department

RE: January 26, 2015, Gallatin Municipal-Regional Planning Commission Meeting
Fairvue Plantation Street Trees; Revised FMDP: 8-228-15

Conditions shall be met prior to issuance of any building permits.

At the above referenced meeting, the request for approval of a Revised FMDP was:

☐ RECOMMENDED

☒ RECOMMENDED WITH CONDITIONS

☐ NOT RECOMMENDED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

1. ☒ Trees shall not be planted over any utility lines or interfere with the ability to maintain utilities.
2. ☒ No trees shall interfere with the sight visibility at intersections or driveways per Ch. 15, Art. I, Sec. 15-5.
3. ☐ Revise the note that indicates all deciduous street trees shall be free of branches to six (6) feet above ground, to comply with Ch. 15, Art. I, Sec. 15-4.
4. ☒ Correct street name from Fairington Way to Fairington Pvt. Way, Egret Way to Egret Pvt. Way, Landing Court Drive to Landing Pvt. Court and Fairvue Plantation Lane to Plantation Blvd
5. ☒ Correct "sidewalk" in all locations
6. ☒ Revise subdivision phase to Phase 8 only in plan inset 1.
7. ☒ Correct FEMA date to April 17, 2012 in all plan insets.
8. ☒ Add a note to the revised FMDP indicating the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and enter into a Hold Harmless Agreement with the City acceptable to the City Attorney.

9. ☒ Submit a current Certificate of Liability Insurance to the Planning Department prior to final approval of the plan
10. ☐ Submit three (3) corrected copies of the revised FMDP to the Planning Department

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 11 HALF SIZE OR SMALLER COPIES OF THE PLAN FOR CITY COUNCIL

☐ OTHER

☒ COUNCIL SUBMITTAL

☒ CITY COUNCIL APPROVAL
- Council Committee: 2/10/15
- 1st Reading at City Council: 2/17/15

cc: 8-228-15
Mr. James Corbett; HOA President

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

FEBRUARY 10, 2015

DEPARTMENT: **PLANNING DEPARTMENT** **AGENDA #** 3

SUBJECT:
Ordinance No. O15O2-11, an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 15.08 (+/-) acres from Residential 20 (R20) zone district and .98 (+/-) acres from Residential 40 (R40) to Residential 20 - Planned Residential Development (R20-PRD) zone district with a Preliminary Master Development Plan.

SUMMARY:
Applicant requests approval to amend the Gallatin Zoning Ordinance to rezone one (1) parcel (Tax Map 135 - Parcel 002.11) and one (1) platted lot (Tax Map 135 Group 'B' Parcel 002.00) and approval of a Preliminary Master Development Plan for Clear Lake Meadows - Section 6, containing 16.06 (+/-) acres, located north of Nichols Lane and east of Quarry Road. The Gallatin Municipal-Regional Planning Commission recommended approval at the January 26, 2015 Planning Commission Meeting. (PC File #3-229-15)

RECOMMENDATION:

ATTACHMENT:

- ☐ **Resolution**
- ☒ **Ordinance**
- ☐ **Correspondence**
- ☐ **Contract**
- ☐ **Bid Tabulation**
- ☒ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. O15Ø2-11

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 15.08 (+/-) ACRE PARCEL, FROM THE RESIDENTIAL 20 (R20) ZONING DISTRICT TO THE RESIDENTIAL 20–PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT AND REZONING AN APPROXIMATE .98 (+/-) LOT FROM THE RESIDENTIAL 40 (R40) ZONING DISTRICT TO THE RESIDENTIAL 20–PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD, AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION SECTION 6, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone 16.06 (+/-) acres located on Nichols Lane; and

WHEREAS, the property to be rezoned is located north of Nichols Lane and east of Quarry Road and is currently zoned Residential 20 (R20) and Residential 40 (R40); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-03; and

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

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property; and

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

Section 1. The City Council of the City of Gallatin does hereby approve the rezoning of a 15.08 (±) acre parcel from the Residential 20 (R20) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) and the rezoning of a .98 (+/-) acre lot from Residential 40 (R40) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) as described in Exhibit 'A' and approves the Preliminary Master Development Plan as described in Exhibit 'B'.

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

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

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

Section 5. This ordinance shall become effective immediately upon adoption.

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Tax Map Parcel 135//002.11, 15.08 (+/-) Acres

TRACT NO.1 BEING located in the 3rd Civil District, Sumner County, Tennessee, on the North side of Nichols Lane and at the East end of Quarry Road, and being the same property of record in Record Book 4016, Page 107, Register's Office, Sumner County, Tennessee. See Tax Map 135, Parcel 2.11, Tax Assessor's Office, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the North Margin of Nichols Lane, same being the southeast comer of this tract and the southwest comer of Lot #92 of Clear Lake Meadows, Section Seven, Phase One (PB 25, PG 300, R.O.S.C., TN); thence with said margin North 82 degrees 22 minutes 29 seconds West 252.02 feet to an iron rod in said margin; thence leaving road with line of the common area of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 07 degrees 37 minutes 31 seconds East 3 1.71 feet; thence North 62 degrees 04 minutes 23 seconds East 9.06 feet; thence North 40 degrees 42 minutes 40 seconds East 17.96 feet; thence North 22 degrees 27 minutes 38 seconds East 55.07 feet; thence North 01 degrees 41 minutes 44 seconds East 42.28 feet; thence North 13 degrees 18 minutes 17 seconds West 22.04 feet; thence North 22 degrees 00 minutes 17 seconds West 31.96 feet; thence North 28 degrees 30 minutes 52 seconds West 34.80 feet; thence North 50 degrees 00 minutes 31 seconds West 33.75 feet; thence North 79 degrees 40 minutes 24 seconds West 14.84 feet; thence North 44 degrees 02 minutes 18 seconds West 87.79 feet; thence North 60 degrees 25 minutes 33 seconds West 85.85 feet thence; North 38 degrees 15 minutes 51 seconds West 62.15 feet; thence North 56 degrees 17 minutes 26 seconds West 87.74 feet; thence North 64 degrees 59 minutes 07 seconds West 73.46 feet; thence North 59 degrees 34 minutes 26 seconds West 119.96 feet; thence North 65 degrees 03 minutes 30 seconds West 79.64 feet; thence North 57 degrees 37 minutes 44 seconds West 105.79 feet; thence South 83 degrees 33 minute 46 seconds West 24.05 feet to an iron rod; thence with line of Lot #18 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 11 degrees 01 minutes 23 seconds East 25.59 feet to an iron rod; thence with line of Lot #16 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 03 degrees 12 minutes 23 seconds East 203.92 feet to an iron rod in the South margin of Quarry Road; thence with said margin South 85 degrees 59 minutes 52 seconds East 30.19 feet to an iron rod; thence with the East end of Quarry Road and line of Lot $15 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 04 degrees 00 minutes 08 seconds East 250.00 feet to an iron rod; thence with line of Sumner Academy, Inc (RB 821, PG 528, R.O.S.C., TN) South 85 degrees 59 minutes 52 seconds East 287.10 feet to an iron rod; thence with line of James M. Patterson (RB. 3275, PG 105, R.O.S.C., TN) South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 17.04 feet to

an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 29.43 feet to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 49.83' to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 65.00 feet to an iron rod; thence along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 45 minutes 37 seconds, a radius of 350.00, a tangent length of 8.43 feet; and a chord of South 81 degrees 21 minutes 26 seconds West 16.86 feet; thence along said curve an arc length of 16.86 feet to an iron rod; thence South 13 degrees 20 minutes 59 seconds East 318.98 feet to an iron rod; thence with line of Lot #93 and Lot #92 of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) North 82 degrees 22 minutes 29 seconds West 171.42 feet to an iron rod; thence continuing with line of said Lot #92 along a curve proceeding clockwise, having a deflection angle of 18 degrees 38 minutes 12 seconds a radius of250.00 feet, a tangent length of 41.02 feet, and a chord of South 26 degrees 50 minutes 49 seconds West 80.96 feet; thence along said curve an arc length of 81.32 feet to an iron rod, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 28 degrees 32 minutes 24 seconds, a radius of 200.00 feet, a tangent length of 50.87 feet, and a chord of South 21 degrees 53 minutes 43 seconds West 98.60 feet; thence along said curve an arc length of 99.62 feet to an iron rod; thence South 07 degrees 37 minutes 31 seconds West 75.00 feet to an iron rod, same being point of curvature of a curve proceeding counter clockwise, having a deflection angle of 90 degrees 00 minutes 27 seconds, a radius of25.00 feet, a tangent length of25.00 feet, and a chord of South 37 degrees 22 minutes 29 seconds East 35.36 feet, thence along said curve an arc length of 39.27 feet to the point of beginning containing 15.08 acres more or less.

Legal Description – Tax Map Parcel 135G/B/002.00, 0.98 (+/-) Acres

TRACT NO. 2; Situated in the Third Civil District of Sumner County, Tennessee, and more particularly described as follows:

BEING Lot No 92 on the plan of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) to which reference is hereby made for a more complete description of said lot,

BEING the same property conveyed to Bobby K. Baskerville, II by deed from Robert C. Helson and Daniel Hurst of record in Record Book 4008, Page 401, Registers Office of Sumner County, Tennessee.

EXHIBIT 'B'

The Preliminary Master Development Plan for Clear Lake Meadows Subdivision, Section 6, consists of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with job No. 140125, dated 12-29-14 with final revision date of 1-14-15 with following conditions.

1. The final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6 for review and approval by the Planning Commission.
2. Label the landscape island within Quarry Road as Open Space Tract 'D'.
3. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and Subdivision Regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
4. Provide TDEC approved determination of conveyance across lots 3 through 13.
5. Provide handicap crossing/ramps across Quarry Rd at intersection with Nichols Lane.
6. Provide typical cross-section of proposed roadway.
7. Provide a 20 foot easement along the northside of proposed Lot 27 to accommodate the greenway.

ITEM 14
STAFF REPORT TO CITY COUNCIL

Rezoning with a Preliminary Master Development Plan for Clear Lake Meadows Subdivision – Section 6
(PC File# 3-229-15)
Located North of Nichols Lane and East of Quarry Road
Date: Feburary 2, 2015

REQUEST: OWNER AND APPLICANT REQUESTS REZONING AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION, SECTION 6, ON A 15.08 (+/-) ACRE PARCEL AND A .98 ACRE LOT, TO CREATE 27 SINGLE FAMILY RESIDENTIAL LOTS, FOUR () OPEN SPACE TRACTS, AND TWO (2) PUBLIC RIGHTS-OF-WAY, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD.

OWNER:	**NWEST, LLC**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES (BRUCE RAINEY)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF ORDINANCE O15Ø2-11**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JANUARY 26, 2015**
CITY COUNCIL DATE:	**FEBRUARY 10, 2015 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: The owner and applicant is requesting to rezone one (1) parcel and a platted lot totaling 16.06 (+/-) acres, from Residential 20 (R20) (Tax Map 135 Parcel 2.11) and Residential 40 (R40) (Tax Map 135G Map 'B' Parcel 1.00), to Residential 20 Planned Residential Development (R20-PRD) with a Preliminary Master Development Plan to create 27 One-Family Detach Dwelling lots, four (4) open space tracts, extend one (1) public right-of-way (Quarry Road) and create one (1) public right-of-way (Granite Drive). The property is located north of Nichols Lane and east of Quarry Road. One-Family Detached Dwellings are a permitted use in the R20-PRD zone district. (Attachment 14-3)

CASE BACKGROUND:

Previous Approvals

The original development approved for this area was a Sketch Plat for Blantyre Estates, proposed as a 251 lot residential subdivision on 167 acres (PC File# 1-10-99A). After a number of preliminary and final plats were approved for Blantyre Estates, only two (2) final plats were approved and recorded (PC File# 1-3-98C and 1-9-99C). These two (2) final plats created 35 lots. The balance of the Blantyre Estates property, 141.6 acres, was transferred to a new owner and a new development, Clear Lake Meadows was proposed. A Sketch Plat (PC File#1-16-02A) for Clear Lake Meadows, a 218 lot residential subdivision on 141.6 (+/-) acres, was approved at the September 23, 2002 Planning Commission meeting. Final Plats were approved and recorded for four (4) sections of Clear Lake Meadows. The Final Plat for Section 5 – Phase 1 (PC File# 1-10-04C) created 26 lots. The

Final Plat for Section 3 (PC File# 1-3-03C) created seven (7) lots. The Final Plat for Section 4 (PC File # 1-4-03C) created 22 lots and the Final Plat for Section 7 – Phase 1 (PC File# 1-9-07C) created 13 lots, including Lot 92, which is included as part of this application. The Final Plat for Section 2 (P.B. 22 PG. 63) created a single lot.

A preliminary plat for Section 6 was approved at the November 28, 2005 Planning Commission. The preliminary plat showed 22 lots, the extension of Quarry Road, and the creation of three (3) stubout streets (Granite Drive, Limestone Drive, and Prairie View Drive) that connected to the vacant property (Tax Map 135 Parcel 2.03) to the north. This preliminary plat approval has expired and no other files were submitted for Section 6 of Clear Lake Meadows. (Attachment 14-2)

DISCUSSION:

Proposed Development

The applicant proposes to rezone a 15.08 (+/-) acre parcel (Tax Map 135 Parcel 2.11) from Residential 20 (R20) to Residential 20-Planned Residential Development (R20-PRD) and a .98 (+/-) acre lot (Tax Map 135G Group B Parcel 1.00) from Residential 40 (R40) to Residential 20-Planned Residential Development (R20-PRD) and obtain approval of a Preliminary Master Development Plan to create 27 One-Family Detached Dwelling lots. This subdivision will be developed in one (1) phase. (Attachment 14-3) The proposed lots will be a minimum of 80 feet wide and contain a minimum of 16,000 square feet. The project also contains four (4) open space tracts that will contain 2.92 (+/-) acres or 18 percent of the development, which is the minimum open space percentage requirement of the R20-PRD zone district. Finally, the project will extend the public right-of-way of Quarry Road approximately 1,360 linear feet to connect with Nichols Lane across from Nichols Circle, and create a 226 linear foot stub street (Granite Drive) that will provide connectivity to the vacant parcel to the north of the project site. Construction is estimated to begin three (3) months after the construction plans are approved with an estimated completion date being one (1) year after construction begins.

Natural Features

The natural topography for the existing vacant farmland slopes from the highest point of elevation (510'), at the northern boundary of Open Space 'B', down to the lowest point (478') at the southwest corner of Open Space Tract 'C'. This downward slope relates to the presence of a small unnamed stream and the quarry pond/retention pond adjacent to Open Space Tract 'C'. Based on FEMA FIRM Map 471650427G no portion of the site is located within a flood hazard area. There is a designated stream that extends along the back portion of Lots 11, 12, and 13. The applicant has shown the necessary stream buffer that varies from 50 feet wide to 75 feet wide.

Adjacent or Area Uses

The surrounding area to the north is a vacant 52.1 acre parcel zoned Residential 20 (R-20). To the south is the quarry pond/retention pond adjacent to Open Space Tract 'C' and single family homes, zoned Residential 40 (R-40), located across Nichols Lane. To the east is a portion of the vacant 52.1 acre parcel as well as Section 7 of Clear Lake Meadows, zoned R-40, which contains single family dwelling lots, and to the west is Section 4 of Clear Lake Meadows, which contains single family dwelling lots. The project site is surrounded by

Residential 20 (R20) zoning to the north and west, Residential 20 (R20) and Residential 40 (R40) to the south and east.

Architectural Designs

The applicant has provided seven (7) sample architectural images and floor plans proposed for Clear Lake Meadows, Section 6. The sample floor plans range in size from 2,405 square feet to 2,954 square feet and contain a mixture of one-story, one-and-one-half story, and two-story residences. All of the sample elevations are shown in brick and/or stone construction. The applicant has indicated a desire to match the existing homes located in Clear Lake Meadows Section 4.

All seven (7) sample architectural designs meet the architectural requirements in Section 13.08.010 of the Gallatin Zoning Ordinance. Staff recommends that the Planning Commission approve the architectural designs included as Attachment 14-3. The final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6.

Lot Layout

The Preliminary Master Development Plan indicates 27 one-family detached dwelling lots. The lots flank both the north and south side of the proposed extension of Quarry Road. Nearly all 27 lots are rectangular in shape and range in size from 16,000 square feet (Lot 14) to 22,950 square feet (Lot 28). The R20-PRD zoning requires a minimum of 15,000 square feet per lot, so all of the 27 proposed lots exceed the minimum lot size requirement.

Per Gallatin Zoning Ordinance Section 06.09.100, the yard lines are *"not restricted provided that the maximum density of the Planned Residential Development District is not exceeded."* Therefore, the applicant has requested the front yard line to be 30 feet, the side yard line to be 10 feet, and the rear yard to be 15 feet. Also, there is a 10 foot wide public utility and drainage easement along the side and rear property lines and a 20 wide foot public utility and drainage easement along the front property line.

Rights-of-Way/Streets/Roads

Quarry Road was constructed as part of Clear Lake Meadows Section 4 (P.B. 25 PG. 109) and was stubbed out at the eastern property boundary for future street extension. This Preliminary Master Development Plan proposes to extend Quarry Road, approximately 1,360 linear feet, to connect with Nichols Lane at Nichols Circle and a 226 linear foot stub street (Granite Drive), which will permit interconnectivity to the 52.1 acre parcel (Tax Map 135 Parcel 2.03) located north of Section 6. Quarry Road and Granite Drive are proposed with a 50 foot wide rights-of-way and a minimum pavement width of 26 feet and include five (5) foot wide sidewalks and a five (5) foot wide grass strip on both sides of the road. The Planning Commission added a condition to provide for the Greenway easement that currently exists on the rear 20 feet of Lot 92 of Clear Lake Meadows, Section 7, Phase 1. This will provide for the greenway easement along the north 20 feet of Lot 27.

Easements (P.U.D.E's)

All lots will include a 10 foot wide public utility and drainage easement along the side and rear property lines and a 20 foot wide public utility and drainage easement along the front property line. Four (4) storm drain easements are proposed between lots 2 and 3, 5 and 6,

8 and 9, 11 and 12, and between lots 26 and 27. The stormwater will then flow to the existing quarry lake/retention pond, including through a stream buffer to be retain on portions of Lots 11, 12, and 13.
Sanitary sewer lines were installed based on the original lot layout. Therefore, with the new lot layout, a sewer line is located across the front portion of lots 22 through 26 and Lots 7 through 13 within the proposed easements. Additionally, there are two (2) sewer lines that extend northward toward the vacant 52.1 acre parcel. These two (2) extensions are located within lot 22, 23, and 25, but outside of the public utility and drainage easements along the property lines of these lots. The applicant has indicated these two (2) existing sewer lines will be abandoned, therefore no public utility and drainage easements are needed for these lots, other than the easements indicated along the property boundaries.

Stormwater Detention

Four (4) storm drains will capture and convey the stormwater on the north side of Quarry Road and send the runoff through pipes to outlet structures located between lots 2 and 3, 5 and 6, 8 and 9, and 11 and 12, and 26 and 27. The stormwater will then flow to the existing quarry lake/retention pond through Open Space Tract 'C'.

Open Space

The R20-PRD zoning requires a minimum of 18 percent open space. The Preliminary Master Development Plan shows three (3) proposed open space tracts (A, B, and C). Open Space 'A' contains .249 (+/-) acres, Open Space 'B' contains .872 (+/-) acres, and Open Space 'C' contains 1.77 (+/-) acres for a total of 2.89 (+/-) acres of open space, which meets the required of 18 percent open space. An additional open space tract will be needed for the landscape island in the center of Quarry Road. All open space tracts will be owned and maintained by the Home Owners Association.

No bufferyards are required along any of the property boundaries of Section 6.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments. Any outstanding comments have been included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Engineering Division comments, except those listed as conditions of approval. The Planning Commission reviewed the proposed rezoning and PMDP at the January 26, 2015 meeting abnd approved Resolution 2015-03. (Attachment 14-6)

FINDINGS:

1. The proposed rezoning with preliminary master development plan is consistent with the Gallatin on the Move 2020 Plan and the Suburban Neighborhood Established Character Area designation of the property.

2. The owner/applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Residential 20 – Planned Residential Development (R20-PRD) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The bulk regulation exceptions meets the requirements in Section 12.02.020.F.1 (a)(b) and the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

RECOMMENDATION:

The Planning Commission and Staff recommend that the City Council approve Ordinance No. O15Ø2-11 rezoning one (1) parcel (Tax Map 135, parcel 2.11) and one (1) lot (Tax Map 135G Group B Parcel 1.00) containing 16.06 (+/-) acres, from Residential 20 (R20) and Residential-40 (R40) to Residential 20 – Planned Residential Development with the Preliminary Master Development Plan for Clear Lake Meadows – Section 6, based on the above findings and with the following conditions:

1. The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Clear Lake Meadows, Section 6 Subdivision consisting of a one sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with job No. 140125, dated 12-29-14 with final revision date of 1-14-15, with following modifications.

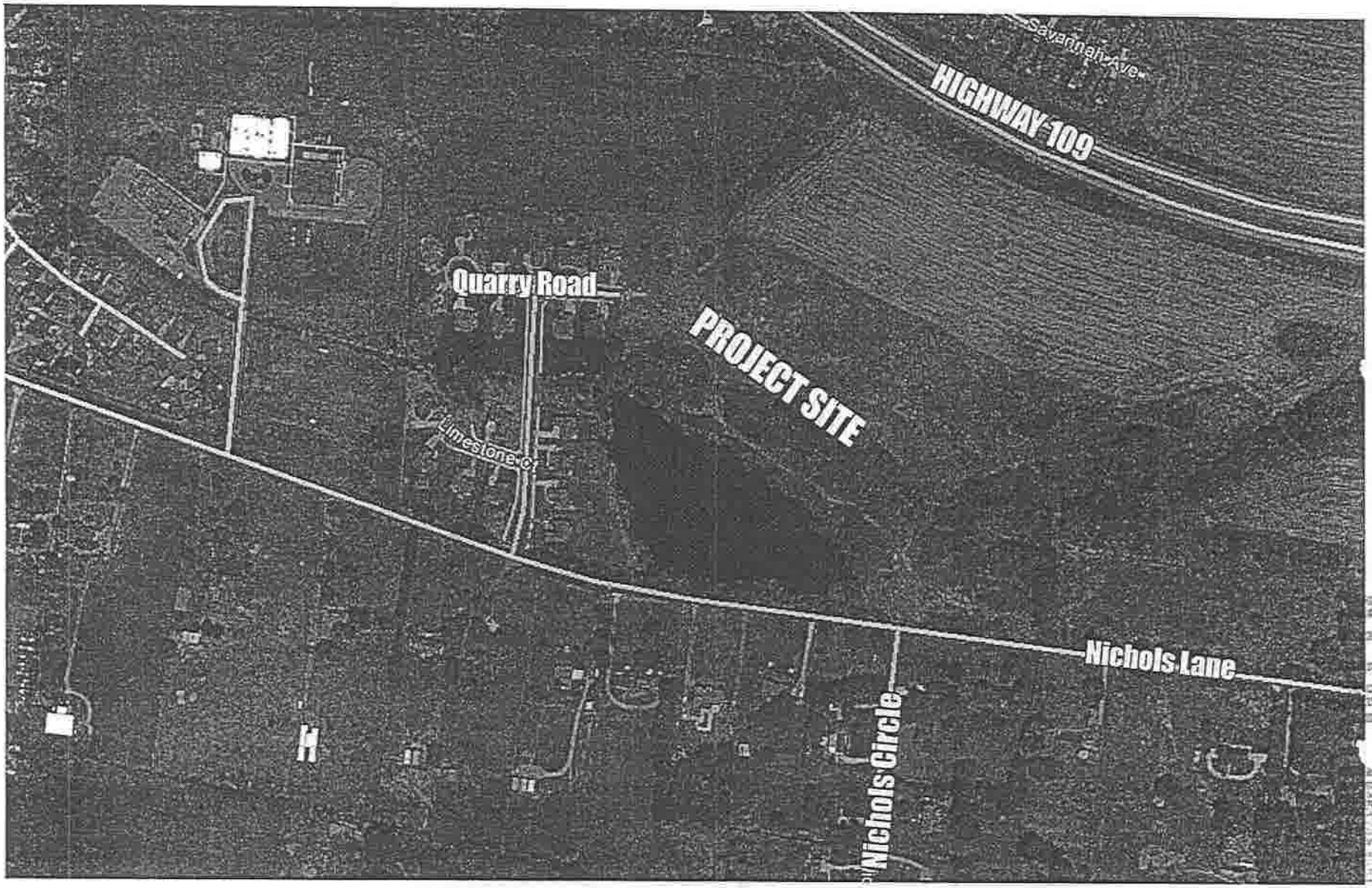
a) The final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6 for review and approval by the Planning Commission.
b) Label the landscape island within Quarry Road as Open Space Tract 'D'.
c) Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and Subdivision Regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
d) Provide TDEC approved determination of conveyance across lots 3 through 13.
e) Provide handicap crossing/ramps across Quarry Rd at intersection with Nichols Lane.
f) Provide typical cross-section of proposed roadway.
g) Provide a 20 foot wide easement along the northside of proposed Lot 27 to accommodate the greenway.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City) (A draft ordinance is provided in Attachment 14-5.)

ATTACHMENTS

Attachment 14-1 Location Map of Clear Lake Meadows – Section 6
Attachment 14-2 Preliminary Plat for Clear Lake Meadows, Section 6 (2005)
Attachment 14-3 PMDP for Clear Lake Meadows, Section 6
Attachment 14-4 Sample Architectural Images for Clear Lake Meadows
Attachment 14-5 City Council Ordinance #O15Ø2-11
Attachment 14-6 GMRPC Resolution 2015-03

I:\PC Items\2015\1-26-2015\City Council Staff Reports\Item 14 Clear Lake Meadows – Section 6 – PMDP & Rezoning (PC File# 3-229-15) KC – City Council



Prepared By: Kevin Chastine, AICP
Prepared On: January 21, 2015

Location Map

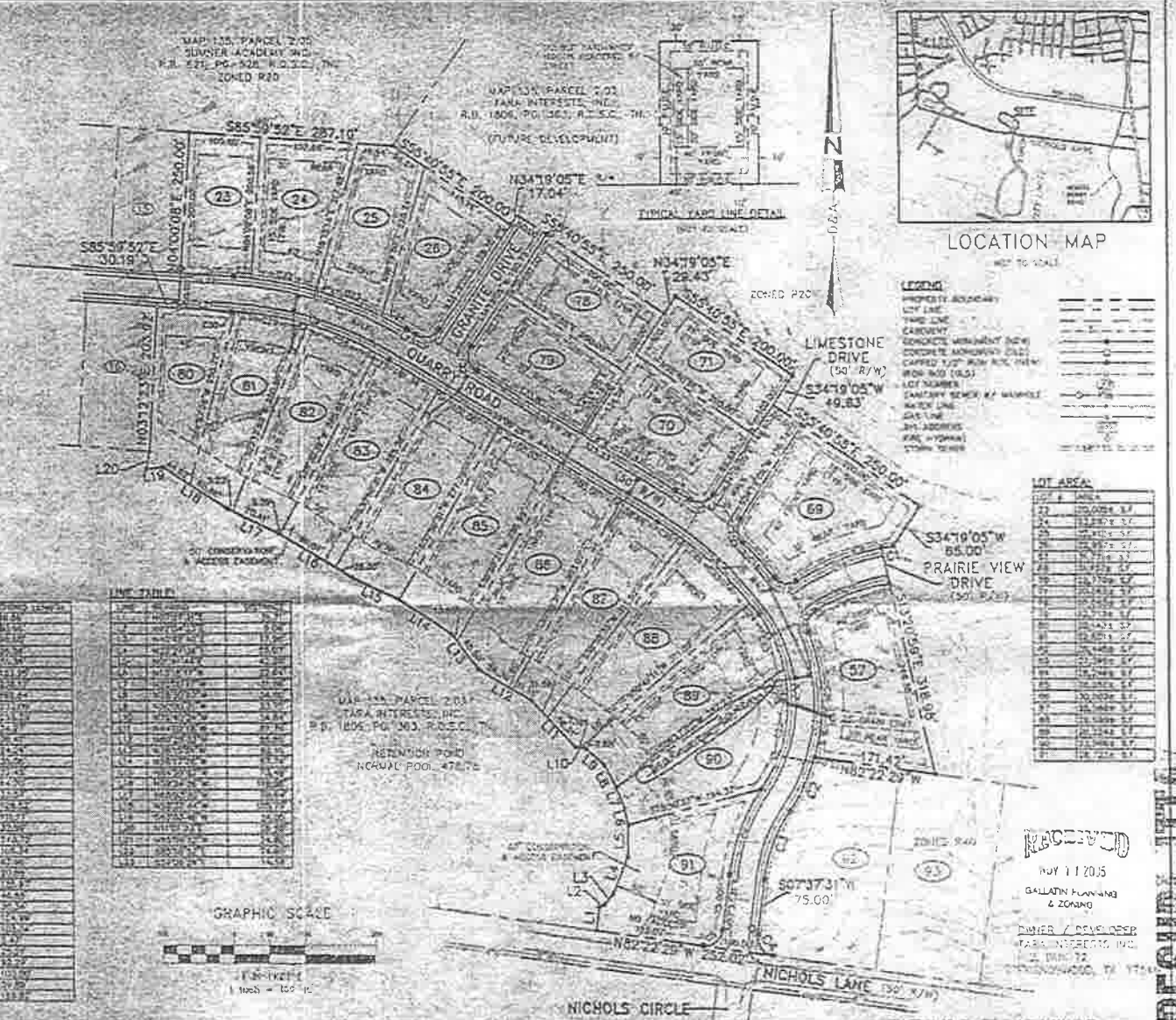
CLEAR LAKE MEADOWS, SECTION 6
North of Nichols Lane and East of Quarry Road
PC File# 3-229-15

ATTACHMENT

ATTACHMENT 14-2

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE EASEMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: TARA INTERESTS, INC. R.B. 1806, PG. 363, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY IS SHOWN ON THIS PLAT IS PART OF PARCEL 2.03, ON TAX MAP 135.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS AND/OR PLANS BY OTHERS. ACTUAL/FIELD LOCATIONS AND SIZES OF THESE LINES, PRIOR TO OBTAINING PERMITS AND CONSTRUCTION ON THIS SITE, ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE, CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE, SUBSURFACE, AND TERRESTRIAL IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "R20" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE RIGHT OF WAY PLANS FOR TENNESSEE HIGHWAY 109 BY-PASS.
9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0267 D, EFFECTIVE DATE NOVEMBER 20, 2002, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X AND NOT IN THE 100 YEAR FLOOD PLAIN.
10. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 / 10,000.
11. ALL LOT CORNERS TO BE MARKED WITH 1/2" CAPPED IRON RODS.
12. ELEVATION DATUM IS N.G.V.D. 1929.
13. TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM RANDOM FIELD SHOTS TAKEN WITH AN ELECTRONIC TOTAL STATION. CONTOUR INTERVAL = 2'.



RECEIVED
NOV 11 2005
GALLATIN PLANNING & ZONING

OWNER / DEVELOPER
TARA INTERESTS, INC.
P. O. BOX 72
HENDERSONVILLE, TN 37075

APPROVED BY THE CITY OF GALLATIN NON-FORMAL 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 PLAT.

Darnell & Associates, LLC
LAND SURVEYING - LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING - DESIGN

CLEAR LAKE MEADOWS, SECTION SIX
PRELIMINARY PLAT
NICHOLS LANE, CITY OF GALLATIN
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL LOTS	[illegible]
AREA OF NEW ROAD	[illegible]
ZONING	[illegible]
SCALE	1" = 100'
SURVEYOR	SUMNER COUNTY
DATE	[illegible]

1-44-05B

ATTACHMENT 14-4

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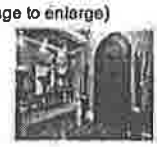

House Plan # 153-1210

Best Price Guaranteed

Floors:	1
Living Sq Feet:	2525
Bedrooms:	4
Full Baths:	3
Half Baths:	0
Garage Bays:	2
Width:	67' 2"
Depth:	55' 10"

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HOUSE PLAN DESCRIPTION

This ranch house plan has gorgeous columns frame the entryway into the spacious great room with fireplace. Serve your dinner guests in the elegant dining room for formal occasions, or fire up the grill year round on the huge rear grilling porch with outdoor fireplace. Three bedrooms and two baths occupy one side of this home while the master suite is privately located on the other. Soak away the days worries in your whirlpool tub, or simply relax and enjoy the numerous amenities offered in the home.

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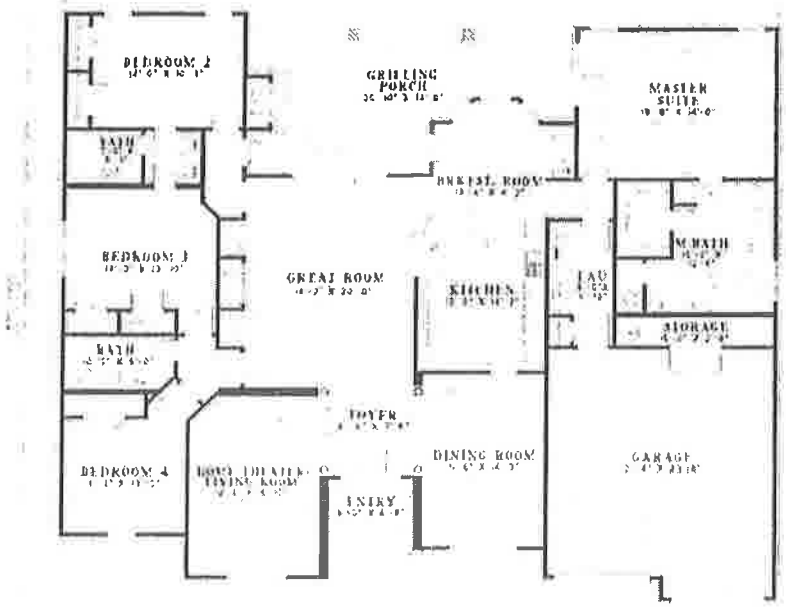
Home Plan : # 153-1210 First Story



REC'D JAN 05 2015

3-229-15

ATTACHMENT 14-4

House Plan # 153-1417

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Floors:	1
Living Sq Feet:	2405
Bedrooms:	4
Full Baths:	3
Half Baths:	0
Garage Bays:	3
Width:	66' 4*
Depth:	67' 2*

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HOUSE PLAN DESCRIPTION

Tradition begins in this home. As you enter through the foyer in this traditional house plan, you'll notice the elegant columns that define the dining room-perfect for elegant dinner parties. Your great room, complete with media center and fireplace has beautiful French doors access to the rear porch for entertaining guests during the warm seasons. A cozy hearth room will become the favorite gathering room for the family with a computer center nearby - yes, a smart traditional house plan will also offer you a design ready for today's lifestyle. Upstairs, you'll discover a bonus room that can be converted into a playroom for the kids when company drops by.Read more

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Home Plan : # 153-1417 First Floor

ATTACHMENT 14-4

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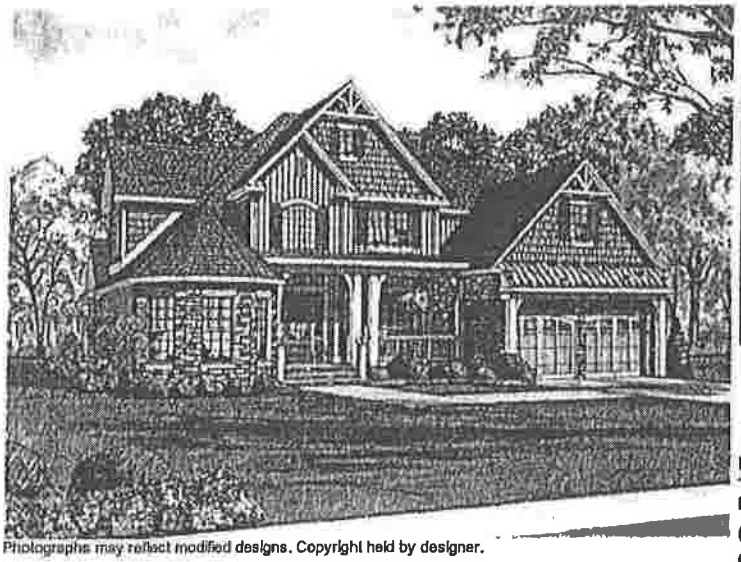

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House Plan # 153-1563

Best Price Guaranteed

Floors:	2
Living Sq Feet:	2815
Bedrooms:	4
Full Baths:	3
Half Baths:	0
Garage Bays:	2
Width:	57' 4"
Depth:	55' 10"

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HOUSE PLAN DESCRIPTION

Bonus Room and Flex Room are not a part of the upper floor square footages, (bonus square footage). Front Porch with 10 inch box columns. Foyer open to above. Guest Room / optional Study with private bath access. Dining Room with bay window. Kitchen with walk-in pantry, snack bar, and open tot he Great Room and Breakfast Room. Breakfast Roomwith vaulted ceiling and rear view. Great Room with fireplace, french doors, and open to the balcony above. Master Suite with 10 fy box ceiling and access to Rear Porch. Master Bath with walkin closet, split vanities, corner whirlpool tub, and glass shower. Laundry with sink. Kid's Nook with storage. Upper Floor Bedrooms with walkin closetes. French Doors to Flex Room. Media Room / Bonus with sloped ceilings. For similar/related plans, see also: NDG 974, NDG 951, NDG 948, NDG 983.Read more

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Home Plan : # 153-1563 First Story

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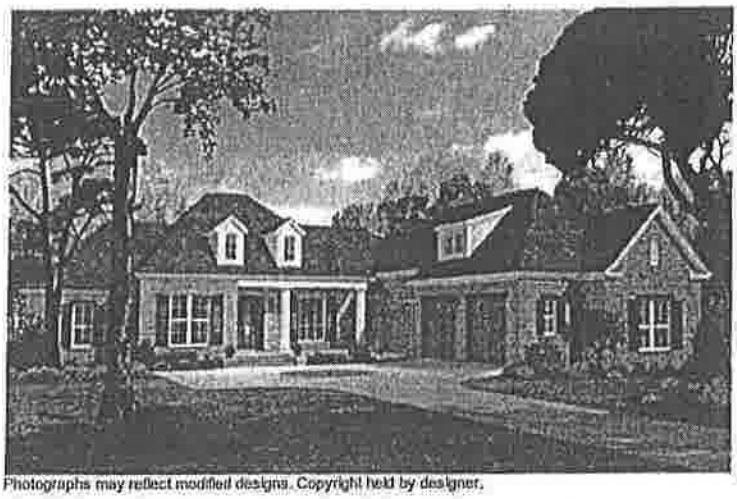

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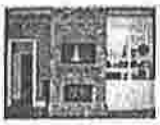

House Plan # 142-1045

Best Price Guaranteed

Floors:	1 1/2
Living Sq Feet:	2750
Bedrooms:	4
Full Baths:	2
Half Baths:	1
Garage Bays:	2
Width:	75' 4"
Depth:	87' 4"

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HOUSE PLAN DESCRIPTION

This elegant French inspired house plan offers 4 large bedrooms, one of which could be used as a study, 2.5 baths, an open floor plan with formal dining room and breakfast/ keeping area. The oversized kitchen has a large island with raised bar, cook top, double ovens, and a large brick archway between the great room and kitchen. The oversized rear porch offers plenty of space for entertaining and cooking out with your family. The large utility room is adjacent to the master bedroom, along with a private nook with built-ins. The super-sized master suite has raised ceilings, a large his and her walk in closet, separate tub, custom glass shower, and dual sinks. With all this and much more, this plan is sure to the right one for you.

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Home Plan : # 142-1045 Main Level

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House Plan # 153-1868

Best Price Guaranteed

Floors:	1
Living Sq Feet:	2875
Bedrooms:	5
Full Baths:	4
Half Baths:	0
Garage Bays:	3
Width:	81' 10"
Depth:	67' 2"

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HOUSE PLAN DESCRIPTION

Traditional House Plans Features: Front Porch with 8 inch columns and 11 ft ceiling Foyer open to Dining and Great Rooms with 10 ft ceilings Dining Room with 8 inch columns Great Room with fireplace, built-in media center and French doors to Rear Porch Kitchen with island counterspace and walkin Pantry Hearth Room open to Kitchen and Breakfast Room with optional Computer Center and fireplace Breakfast Room with bay window and access to Rear Grilling Porch Master Suite with Sitting Room with bay window Master Bath with walkin closet, corner whirlpool bath, corner glass shower and split vanities Bedroom 2 / Study with builtin book shelves amd bath access In -Law Suite with private bath including whirlpool tub, shower and walkin closet Upper Bonus available for future Home Theater for this set of beautiful house plans.

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Home Plan : # 153-1868 Floor Plan Main Level

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House Plan # 153-1798

Best Price Guaranteed

Floors:	2
Living Sq Feet:	2852
Bedrooms:	4
Full Baths:	3
Half Baths:	0
Garage Bays:	2
Width:	57' 0"
Depth:	73' 4"

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HOUSE PLAN DESCRIPTION

This craftsman style house plan has a beautiful, unique exterior. Your family and guests alike will love the spacious great room that flows into the breakfast room. The private master bedroom is accompanied with a luxurious master bath - perfect for relaxing after a long day. Enjoy your view from the theater balcony on your way to one of the bedrooms housed on the upper floor. A large bonus room is also available, only adding to the options showcased in this wonderful design.

The Ambrose Boulevard also has some stylish sister-plans:
Ambrose Boulevard #17665
Read more
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FLOOR PLANS

Reverse Plan Images

Home Plan : # 153-1798 MAIN LEVEL FLOOR PLAN

ATTACHMENT 14-4

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House Plan # 109-1007

Best Price Guaranteed

Floors:	2
Living Sq Feet:	2954
Bedrooms:	4
Full Baths:	3
Half Baths:	1
Garage Bays:	2
Width:	58' 4"
Depth:	55' 2"

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HOUSE PLAN DESCRIPTION

This luxurious 1-1/2 story blends a spectacular open floor plan with the increasingly popular "master-down" design. The attractive brick exterior is accented with stucco trim. Though this lovely home measures 2954 square feet, it "feels" considerably larger. Just beyond the inviting 2-story entry lies an open foyer which vaults to 18'. To the right is a spacious dining room surrounded by decorative columns. Just beyond the "bridge" is an enormous two-story family room. The sumptuous master suite includes a tray ceiling. Optional pocket doors provide direct access to the study. It's bath features his and hers vanities and a large walk-in closet. The very roomy kitchen features a 4'x4' center island. The "bayed" breakfast area with its vaulted ceiling adds a real flair. The basement provides plenty of storage area and allows for future expansion. Lower level rooms which are not vaulted have 9' ceilings. Upstairs, accessed by the "bridge", are three large bedrooms, one with a priv....Read more

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FLOOR PLANS

Reverse Plan Images

Home Plan : # 109-1007 First Story

ATTACHMENT 14-5

ORDINANCE NO. xxxx-xx

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 15.08 (+/-) ACRE PARCEL, FROM THE RESIDENTIAL 20 (R20) ZONING DISTRICT TO THE RESIDENTIAL 20–PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT AND REZONING AN APPROXIMATE .98 (+/-) LOT FROM THE RESIDENTIAL 40 (R40) ZONING DISTRICT TO THE RESIDENTIAL 20–PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD, AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION SECTION 6, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone 16.06 (+/-) acres located on Nichols Lane; and

WHEREAS, the property to be rezoned is located north of Nichols Lane and east of Quarry Road and is currently zoned Residential 20 (R20) and Residential 40 (R40); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-03; and

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

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property; and

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

Section 1. The City Council of the City of Gallatin does hereby approve the rezoning of a 15.08 (±) acre parcel from the Residential 20 (R20) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) and the rezoning of a .98 (+/-) acre lot from Residential 40 (R40) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) as described in Exhibit 'A' and approves the Preliminary Master Development Plan as described in Exhibit 'B'.

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

ATTACHMENT 14-5

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

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

Section 5. This ordinance shall become effective immediately upon adoption.

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ATTACHMENT 14-5

EXHIBIT 'A'

Legal Description – Tax Map Parcel 135//002.11, 15.08 (+/-) Acres

TRACT NO.1 BEING located in the 3rd Civil District, Sumner County, Tennessee, on the North side of Nichols Lane and at the East end of Quarry Road, and being the same property of record in Record Book 4016, Page 107, Register's Office, Sumner County, Tennessee. See Tax Map 135, Parcel 2.11, Tax Assessor's Office, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the North Margin of Nichols Lane, same being the southeast comer of this tract and the southwest comer of Lot #92 of Clear Lake Meadows, Section Seven, Phase One (PB 25, PG 300, R.O.S.C., TN); thence with said margin North 82 degrees 22 minutes 29 seconds West 252.02 feet to an iron rod in said margin; thence leaving road with line of the common area of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 07 degrees 37 minutes 31 seconds East 3 1.71 feet; thence North 62 degrees 04 minutes 23 seconds East 9.06 feet; thence North 40 degrees 42 minutes 40 seconds East 17.96 feet; thence North 22 degrees 27 minutes 38 seconds East 55.07 feet; thence North 01 degrees 41 minutes 44 seconds East 42.28 feet; thence North 13 degrees 18 minutes 17 seconds West 22.04 feet; thence North 22 degrees 00 minutes 17 seconds West 31.96 feet; thence North 28 degrees 30 minutes 52 seconds West 34.80 feet; thence North 50 degrees 00 minutes 31 seconds West 33.75 feet; thence North 79 degrees 40 minutes 24 seconds West 14.84 feet; thence North 44 degrees 02 minutes 18 seconds West 87.79 feet; thence North 60 degrees 25 minutes 33 seconds West 85.85 feet thence; North 38 degrees 15 minutes 51 seconds West 62.15 feet; thence North 56 degrees 17 minutes 26 seconds West 87.74 feet; thence North 64 degrees 59 minutes 07 seconds West 73.46 feet; thence North 59 degrees 34 minutes 26 seconds West 119.96 feet; thence North 65 degrees 03 minutes 30 seconds West 79.64 feet; thence North 57 degrees 37 minutes 44 seconds West 105.79 feet; thence South 83 degrees 33 minute 46 seconds West 24.05 feet to an iron rod; thence with line of Lot #18 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 11 degrees 01 minutes 23 seconds East 25.59 feet to an iron rod; thence with line of Lot #16 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 03 degrees 12 minutes 23 seconds East 203.92 feet to an iron rod in the South margin of Quarry Road; thence with said margin South 85 degrees 59 minutes 52 seconds East 30.19 feet to an iron rod; thence with the East end of Quarry Road and line of Lot $15 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 04 degrees 00 minutes 08 seconds East 250.00 feet to an iron rod; thence with line of Sumner Academy, Inc (RB 821, PG 528, R.O.S.C., TN) South 85 degrees 59 minutes 52 seconds East 287.10 feet to an iron rod; thence with line of James M. Patterson (RB. 3275, PG 105, R.O.S.C., TN) South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 17.04 feet to

an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 29.43 feet to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 49.83' to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 65.00 feet to an iron rod; thence along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 45 minutes 37 seconds, a radius of 350.00, a tangent length of 8.43 feet; and a chord of South 81 degrees 21 minutes 26 seconds West 16.86 feet; thence along said curve an arc length of 16.86 feet to an iron rod; thence South 13 degrees 20 minutes 59 seconds East 318.98 feet to an iron rod; thence with line of Lot #93 and Lot #92 of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) North 82 degrees 22 minutes 29 seconds West 171.42 feet to an iron rod; thence continuing with line of said Lot #92 along a curve proceeding clockwise, having a deflection angle of 18 degrees 38 minutes 12 seconds a radius of250.00 feet, a tangent length of 41.02 feet, and a chord of South 26 degrees 50 minutes 49 seconds West 80.96 feet; thence along said curve an arc length of 81.32 feet to an iron rod, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 28 degrees 32 minutes 24 seconds, a radius of 200.00 feet, a tangent length of 50.87 feet, and a chord of South 21 degrees 53 minutes 43 seconds West 98.60 feet; thence along said curve an arc length of 99.62 feet to an iron rod; thence South 07 degrees 37 minutes 31 seconds West 75.00 feet to an iron rod, same being point of curvature of a curve proceeding counter clockwise, having a deflection angle of 90 degrees 00 minutes 27 seconds, a radius of25.00 feet, a tangent length of25.00 feet, and a chord of South 37 degrees 22 minutes 29 seconds East 35.36 feet, thence along said curve an arc length of 39.27 feet to the point of beginning containing 15.08 acres more or less.

ATTACHMENT 14-5

Legal Description – Tax Map Parcel 135G/B/002.00, 0.98 (+/-) Acres

TRACT NO. 2; Situated in the Third Civil District of Sumner County, Tennessee, and more particularly described as follows:

BEING Lot No 92 on the plan of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) to which reference is hereby made for a more complete description of said lot,

BEING the same property conveyed to Bobby K. Baskerville, II by deed from Robert C. Helson and Daniel Hurst of record in Record Book 4008, Page 401, Registers Office of Sumner County, Tennessee.

ATTACHMENT 14-5

EXHIBIT 'B'

The Preliminary Master Development Plan for Clear Lake Meadows Subdivision, Section 6, consists of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with job No. 140125, dated 12-29-14 with final revision date of 1-14-15 with following conditions.

1. Staff recommends that the Planning Commission approve the architectural designs included as Attachment 14-4, with the understanding that the final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6 for review and approval by the Planning Commission.
2. Label the landscape island within Quarry Road as Open Space Tract 'D'.
3. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and Subdivision Regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
4. Provide TDEC approved determination of conveyance across lots 3 through 13.
5. Provide handicap crossing/ramps across Quarry Rd at intersection with Nichols Lane.
6. Provide typical cross-section of proposed roadway.
7. Submit 14 half-sized, corrected folded copies of the Preliminary Master Development Plan for City Council.

ATTACHMENT 14-6

GMRPC Resolution No. 2015-03

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL TO REZONE A 15.08 (+/-) ACRE PARCEL FROM RESIDENTIAL 20 (R20) TO RESIDENTIAL 20 – PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) AND REZONE A .98 (+/-) ACRE LOT FROM RESIDENTIAL 40 (R40) TO RESIDENTIAL 20 – PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) WITH A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION SECTION 6, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD. (PC File# 3-229-15)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request with Preliminary Master Development Plan submitted by the applicant, Bruce Rainey & Assocaite, at its regular meeting on January 26, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and 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 § 13-7-202 and 13-7-203 and Section 12.02 020 of the City of Gallatin Zoning Ordinance:

1. The proposed rezoning with preliminary master development plan is consistent with the Gallatin on the Move 2020 Plan and the Suburban Neighborhood Established Character Area designation of the property.

2. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Residential 20 – Planned Residential Development (R20-PRD) zoning district and complies with the use, restrictions, minimum

bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The bulk regulation exceptions meets the requirements in Section 12.02.020.F.1 (a)(b) and the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a rezoning of the subject property from the Residential 20 (R20) and Residential 40 (R40) district to the Residential 20 – Planned Residential Development (R20-PRD) district as described in Exhibit 'A' with a Preliminary Master Development Plan for Clear Lake Meadows Subdivision, Section 6, consisting of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with job No. 140125, dated 12-29-14 with final revision date of 1-14-15 with the following conditions:

1. Staff recommends that the Planning Commission approve the architectural designs included as Attachment 14-4, with the understanding that the final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6 for review and approval by the Planning Commission.
2. Label the landscape island within Quarry Road as Open Space Tract 'D'.
3. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and Subdivision Regulations must be met.

ATTACHMENT 14-6

Calculations to be submitted with FMDP will further clarify volumes and area requirements.

4. Provide TDEC approved determination of conveyance across lots 3 through 13.
5. Provide handicap crossing/ramps across Quarry Rd at intersection with Nichols Lane.
6. Provide typical cross-section of proposed roadway.
7. Submit 14 half-sized, corrected folded copies of the Preliminary Master Development Plan for City Council.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 01/26/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ATTACHMENT 14-6

EXHIBIT 'A'

Legal Description – Tax Map Parcel 135//002.11, 15.08 (+/-) Acres

TRACT NO.1 BEING located in the 3rd Civil District, Sumner County, Tennessee, on the North side of Nichols Lane and at the East end of Quarry Road, and being the same property of record in Record Book 4016, Page 107, Register's Office, Sumner County, Tennessee. See Tax Map 135, Parcel 2.11, Tax Assessor's Office, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the North Margin of Nichols Lane, same being the southeast comer of this tract and the southwest comer of Lot #92 of Clear Lake Meadows, Section Seven, Phase One (PB 25, PG 300, R.O.S.C., TN); thence with said margin North 82 degrees 22 minutes 29 seconds West 252.02 feet to an iron rod in said margin; thence leaving road with line of the common area of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 07 degrees 37 minutes 31 seconds East 3 1.71 feet; thence North 62 degrees 04 minutes 23 seconds East 9.06 feet; thence North 40 degrees 42 minutes 40 seconds East 17.96 feet; thence North 22 degrees 27 minutes 38 seconds East 55.07 feet; thence North 01 degrees 41 minutes 44 seconds East 42.28 feet; thence North 13 degrees 18 minutes 17 seconds West 22.04 feet; thence North 22 degrees 00 minutes 17 seconds West 31.96 feet; thence North 28 degrees 30 minutes 52 seconds West 34.80 feet; thence North 50 degrees 00 minutes 31 seconds West 33.75 feet; thence North 79 degrees 40 minutes 24 seconds West 14.84 feet; thence North 44 degrees 02 minutes 18 seconds West 87.79 feet; thence North 60 degrees 25 minutes 33 seconds West 85.85 feet thence; North 38 degrees 15 minutes 51 seconds West 62.15 feet; thence North 56 degrees 17 minutes 26 seconds West 87.74 feet; thence North 64 degrees 59 minutes 07 seconds West 73.46 feet; thence North 59 degrees 34 minutes 26 seconds West 119.96 feet; thence North 65 degrees 03 minutes 30 seconds West 79.64 feet; thence North 57 degrees 37 minutes 44 seconds West 105.79 feet; thence South 83 degrees 33 minute 46 seconds West 24.05 feet to an iron rod; thence with line of Lot #18 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 11 degrees 01 minutes 23 seconds East 25.59 feet to an iron rod; thence with line of Lot #16 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 03 degrees 12 minutes 23 seconds East 203.92 feet to an iron rod in the South margin of Quarry Road; thence with said margin South 85 degrees 59 minutes 52 seconds East 30.19 feet to an iron rod; thence with the East end of Quarry Road and line of Lot $15 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 04 degrees 00 minutes 08 seconds East 250.00 feet to an iron rod; thence with line of Sumner Academy, Inc (RB 821, PG 528, R.O.S.C., TN) South 85 degrees 59 minutes 52 seconds East 287.10 feet to an iron rod; thence with line of James M. Patterson (RB. 3275, PG 105, R.O.S.C., TN) South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 17.04 feet to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 29.43 feet to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 49.83' to an iron rod; thence South 55 degrees 40 minutes 55 seconds East

ATTACHMENT 14-6

250.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 65.00 feet to an iron rod; thence along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 45 minutes 37 seconds, a radius of 350.00, a tangent length of 8.43 feet; and a chord of South 81 degrees 21 minutes 26 seconds West 16.86 feet; thence along said curve an arc length of 16.86 feet to an iron rod; thence South 13 degrees 20 minutes 59 seconds East 318.98 feet to an iron rod; thence with line of Lot #93 and Lot #92 of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) North 82 degrees 22 minutes 29 seconds West 171.42 feet to an iron rod; thence continuing with line of said Lot #92 along a curve proceeding clockwise, having a deflection angle of 18 degrees 38 minutes 12 seconds a radius of250.00 feet, a tangent length of 41.02 feet, and a chord of South 26 degrees 50 minutes 49 seconds West 80.96 feet; thence along said curve an arc length of 81.32 feet to an iron rod, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 28 degrees 32 minutes 24 seconds, a radius of 200.00 feet, a tangent length of 50.87 feet, and a chord of South 21 degrees 53 minutes 43 seconds West 98.60 feet; thence along said curve an arc length of 99.62 feet to an iron rod; thence South 07 degrees 37 minutes 31 seconds West 75.00 feet to an iron rod, same being point of curvature of a curve proceeding counter clockwise, having a deflection angle of 90 degrees 00 minutes 27 seconds, a radius of25.00 feet, a tangent length of25.00 feet, and a chord of South 37 degrees 22 minutes 29 seconds East 35.36 feet, thence along said curve an arc length of 39.27 feet to the point of beginning containing 15.08 acres more or less.

ATTACHMENT 14-6

Legal Description – Tax Map Parcel 135G/B/002.00, 0.98 (+/-) Acres

TRACT NO. 2; Situated in the Third Civil District of Sumner County, Tennessee, and more particularly described as follows:

BEING Lot No 92 on the plat of Clear Lake Meadows, Section Seven, Phase One (PB 25, PG 300, R.O.S.C., TN) to which reference is hereby made for a more complete description of said lot,

BEING the same property conveyed to Bobby K. Baskerville, II by deed from Robert C. Helson and Daniel Hurst of record in Record Book 4008, Page 401, Registers Office of Sumner County, Tennessee.

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

2/10/2015

DEPARTMENT: **Information Technology** **AGENDA #** 4

SUBJECT:
Information Technology Department Status Update

SUMMARY:
Information Technology Director Lori Smiley will provide information at the meeting regarding the status of projects in IT.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **EDA** **AGENDA #** 5

SUBJECT:
Barber Associates Benchmarking Study

SUMMARY:
This is an information presentation only, no legislation needed. Mayor Brown asked me to present to the council the results of a benchmarking study, along with the feed back received from the GEDA Advisory Committee. Study to be handed out at presentation

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **Councilman Camp** **AGENDA #** 6

SUBJECT:
Grant for Rose Mont

SUMMARY:
Councilman Camp requested discussion of a grant for Rose Mont to repair the chimneys.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

[February 10, 2015]

DEPARTMENT: **Utilities** **AGENDA #** 7

SUBJECT:
Ordinance #O1502-13 appropriating and authorizing additional funding in the amount of $600,000.00 for 2012 Gas Line Construction

SUMMARY:
Ordinance authorizing and appropriating additional funds in the total amount of $600,000.00 from Natural Gas Reserves for "2012 Annual Gas Line Construction" in various areas of the City.

RECOMMENDATION:

ATTACHMENT:

- ☐ **Resolution**
- ☒ **Ordinance**
- ☐ **Correspondence**
- ☐ **Contract**
- ☐ **Bid Tabulation**
- ☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. O15Ø2-13

ORDINANCE APPROPRIATING ADDITIONAL FUNDS IN THE AMOUNT OF $600,000.00 FOR NATURAL GAS LINE EXTENSIONS UNDER EXISTING CONTRACT "CONTRACT 2012 ANNUAL NATURAL GAS LINE CONSTRUCTION"

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of $600,000.00 is hereby appropriated from the natural gas reserve to be added to the existing "2012 Annual Natural Gas Line Construction" contract with James N. Bush Construction Co., Inc. for the installation of natural gas mains and services in various areas of the City

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect from and after its final passage, the public welfare requiring such.

PASSED FIRST READING: _____, 2015.

PASSED SECOND READING: _____, 2015.

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCCAULEY, CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **Human Resources** **AGENDA #** 8

SUBJECT:
Reclassification of two Public Works employees and renaming "Sanitation" to "Environmental Services" for all Public Works positions formerly referred to as Sanitation.

SUMMARY:
The Superintendent of Public Works provided additional clarification on January 29, 2015, to reclassify two Sanitation Crew Leaders to Environmental Services Equipment Operators II. The reclassifications are necessary to operate a new automated truck and/or other equipment to better serve customers. The Sanitation Crew Leader position will be abolished since they are no longer required for the rear load garbage truck.

Also, it was agreed upon by Council in its April 2, 2002, meeting that for all Public Works position titles that refer to "Sanitation" be replaced with "Environmental Services." Position descriptions reflecting this change and this change only are attached and do not alter the pay grades or pay for the remaining positions.

RECOMMENDATION:
Approve

ATTACHMENT:

- [x] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [x] **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R15Ø2-6

RESOLUTION APPROVING RECLASSIFICATION OF TWO PUBLIC WORKS EMPLOYEES AND RENAMING "SANITATION" TO "ENVIRONMENTAL SERVICES" FOR ALL PUBLIC WORKS POSITIONS FORMERLY REFERRED TO AS SANITATION

BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the position of Sanitation Crew Leader, Pay Grade F, is hereby abolished. Supervisors are no longer required for the rear load garbage truck.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that two Sanitation Crew Leaders, John Drury and Charles Workings, are reclassified to Environmental Services Equipment Operator II, Pay Grade I. Mr. Drury's new pay grade will be I1 and new hourly rate will be $14.72 hourly, for an annual salary of $30,617.60, and Mr. Workings' new pay grade will be I9 and new hourly rate will be $17.86 hourly, for an annual salary of $37,148.80. Additional clarification provided by the Superintendent of Public Works on January 29, 2015 to award these increases: Reclassifications necessary to operate a new automated truck and/or other equipment to better serve customers.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that all Public Works position titles that refer to "Sanitation" be replaced by the words "Environmental Services," as agreed upon by Council in its April 2, 2002 meeting. Updated position descriptions reflecting the most current terminology for this delivery system in Public Works are attached hereto for reference. These changes in title do not alter the pay grades or pay for the remaining positions.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect on the approval of the Council, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY, CITY ATTORNEY

ENVIRONMENTAL SERVICES WORKER

GENERAL DEFINITION AND CONDITIONS OF WORK:

Performs responsible unskilled manual work in the collection of solid waste; does related work as required. Work is performed under immediate supervision.

This is heavy work requiring the exertion of 100 pounds of force occasionally, up to 50 pounds of force frequently, and up to 20 pounds of force constantly to move objects, and some very heavy work requiring exertion in excess of 100 pounds of force occasionally, in excess of 50 pounds of force frequently, and in excess of 20 pounds of force constantly to move objects; work requires climbing, balancing, stooping, walking, pushing, pulling, lifting, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for operation of machines, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, extreme cold, extreme heat, noise, vibration, hazards, atmospheric conditions, and oils.

ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Collecting, pulling and dumping garbage and trash; assisting crew leader.
Pulls refuse containers from houses or business establishments and dumps into trucks and operate packer equipment,
Cleans area around refuse containers,
Picks up limbs, brush, newspapers and other trash,
Directs traffic and guides truck operator in congested areas,
Assists driver in checking truck and packer for proper operation;
Cleans refuse truck and equipment,
May operate sanitation equipment if qualified,
Repairs refuse containers,
Assists with snow and ice removal;
Performs related tasks as required.

KNOWLEDGE, SKILLS AND ABILITIES:

Ability to perform continuous heavy manual work at a rapid pace; ability to understand and follow specific oral instructions.

EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to completion of the eighth grade.

SPECIAL REQUIREMENTS:

Possession of an appropriate driver's license valid in the State of Tennessee.

ENVIRONMENTAL SERVICES OPERATOR II

GENERAL DEFINITION AND CONDITIONS OF WORK:

Performs intermediate semiskilled work operating sanitation and related equipment in the collection and transportation of solid waste; does related work as required. Work is performed under the regular supervision of the sanitation supervisor.

This is medium work requiring the exertion of 50 pounds of force occasionally, up to 20 pounds of force frequently, and up to 10 pounds of force constantly to move objects, and some heavy work requiring the exertion of 100 pounds of force occasionally, up to 50 pounds of force frequently, and up to 20 pounds of force constantly to move objects; work requires climbing, balancing, stooping, reaching, walking, pushing, pulling, lifting, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for operation of machines, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, extreme cold, extreme heat, noise, vibration, hazards, atmospheric conditions, and oils.

ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Operates shuttle truck, boom truck, semi automated and fully automated refuse truck and related equipment.
Operates shuttle truck and trailer, dumps trash;
Operates boom truck picking up limbs and brush;
Transports trash and garbage to disposal sites;
Operates street sweeper and garbage packer as assigned;
Operates hydraulic mechanisms for compressing and dumping refuse;
Performs minor maintenance duties on equipment such as changing oil and tires and greasing;
Cleans refuse truck and equipment;
Repairs refuse containers;
Performs related tasks as required.

KNOWLEDGE, SKILLS AND ABILITIES:

General knowledge of the operation and servicing of automotive equipment; thorough knowledge of traffic laws and regulations governing equipment operation; thorough knowledge of safe driving practices and occupational hazards of the work; skill in the operation of automotive equipment; ability to understand and follow specific oral instructions; ability to supervise the work of unskilled helpers; ability to detect signs of the mechanical failure of the automotive and packing equipment; ability to read and write; good physical condition.

EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to completion of high school and considerable experience in the operation of automotive equipment.

SPECIAL REQUIREMENTS:

Possession of an appropriate commercial driver's license valid in the State of Tennessee.

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **Vice Mayor Hayes** **AGENDA #** 9

SUBJECT:
Gallatin Chamber Marketing Grant

SUMMARY:
Gallatin Chamber of Commerce is requesting $40,000 for continuing the initiative marketing Gallatin.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 10, 2015

DEPARTMENT: **Engineering** **AGENDA #** 10

SUBJECT:
Peach Valley Road

SUMMARY:
Please see attached memo and map.

RECOMMENDATION:

ATTACHMENT:

- [ ] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [x] **Other**

- [ ] **Approved**
- [ ] **Rejected**
- [ ] **Deferred**

Notes:

City of Gallatin
Engineering Division
Memorandum

To : City Council

From : Engineering Division

Date : February 5, 2015

Subject : Peach Valley Road, Roadside Slope Adjacent To Borrow Pit

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At the request of City Council, the Engineering Division surveyed the existing slope located on Peach Valley Road adjacent to the borrow pit utilized for the construction of SR 109. The concern associated with the slope is that, due to the visual existing grade, if a vehicle were to veer off the roadway in this location, the typical driver would not be able to recover control of the vehicle and a possible rollover would occur.

AASHTO (American Association of State Highway and Transportation Officials) published the Roadside Design Guide manual to assist in the determination of roadway barrier warrants. Based on this manual, barrier is only warranted when a slope becomes steeper than a 3:1 grade or there are obstructions within the confines of the slope area.

The information gathered from the survey conducted was derived by spot shots on the existing slope. There were approximately 15 points surveyed along the slope within the 300 linear feet in question. The survey traversed across the 300 feet section taking readings located at the top, midpoint and bottom of the slope. The result of the survey concluded that the embankment began on a 4:1 slope and slowly steepen to a 2.9:1 slope in the westerly direction. Additionally, this section of Peach Valley Road lies outside the City limits. See the attached Google Aerial exhibit for visual representation.

Google earth

feet 1000
meters 300