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**CITY OF GALLATIN  
COUNCIL MEETING**

**February 17, 2015**

**6:00 pm**

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

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- Call to Order – Mayor Paige Brown
- Invocation
- Pledge of Allegiance – Councilman Camp
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: January 20, 2015 City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

**AGENDA**

1. **Second Reading Ordinance No. O1312-69** An ordinance of the City of Gallatin, Sumner County, Tennessee, amending the official zoning map, reaffirming the Planned General Commercial (PGC) and Residential – 6 (R6) District Zoning on four (4) parcels, consisting of 212 (+/-) acres, (comprising S.B.E Tax Map 124//Parcels 046.08, 046.01, 046.02, and 046.03), located east of Lower Station Camp Creek Road, north of Bison Trail and east of Big Station Camp Boulevard, and amending the Preliminary Master Development Plan for the Hidden Creek Development by modifying phase lines for all of the Hidden Creek Development and the Welch College Campus layout and access points. **(Vice Mayor Hayes)**
2. **Second Reading Ordinance No. O1501-2** An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 3.22 (+/-) acres, located north of Long Hollow Pike and both east and west of Carellton Drive, from the Residential 8 – Planned Residential Development (R8-PRD) Zoning District to the Multiple Residential and Office (MRO) -Zoning District and approving a Preliminary Master Development Plan for Carellton Commercial, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Vice Mayor Hayes)**
3. **Second Reading Ordinance No. O1501-9** Ordinance appropriating funds from the United States Department of Justice Equitable Sharing Funds – Asset Forfeiture Program in the amount of \$37,323.47 **(Councilman Mayberry)**
4. **Second Reading Ordinance No. O1502-10** Ordinance appropriating \$64,000.00 to 110-44450-321 to sprig fairways at Long Hollow Golf Course **(Councilman Overton)**
5. **First Reading Ordinance No. O1502-11** 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. **(Councilman Overton)**

6. **First Reading 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" (**Councilwoman Brackenbury**)
7. **First Reading Ordinance No. O15Ø2-14** Ordinance appropriating \$10,000 for Rosemont Restoration Foundation, Inc. chimney repairs (**Councilman Alexander**)
8. **First Reading Ordinance No. O15Ø2-15** Ordinance appropriating \$40,000 for Gallatin Chamber of Commerce marketing (**Councilwoman Kemp**)
9. **First Reading Ordinance No. O15Ø2-16** Ordinance Appropriating \$1,931,777.50 to PIN 112515.00 LIC for GreenLea Blvd. Extension from SR-386 to SR-174 for construction (**Vice Mayor Hayes**)
10. **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 (**Vice Mayor Hayes**)
11. **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 (**Councilman Camp**)
12. **Resolution No. R15Ø2-7** Resolution authorizing Enterprise Agreement between the City of Gallatin and Microsoft Inc. and allowing for the first year payment from Information Technology funds (**Councilman Mayberry**)
13. **Resolution No. R15Ø2-8** Resolution authorizing Mayor to execute lease agreement with Sumner Medical Center, LLC for office space at Sumner Station for Police Department use (**Vice Mayor Hayes**)

- Other Business
- Public Recognition on Non-Agenda-Related Items
- Adjourn

# City of Gallatin City Council Meeting

January 20, 2015

The Gallatin City Council met in regular session on Tuesday, January 20, 2015 in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Paige Brown called the meeting to order at 6:00 P.M. Councilman John D. Alexander led the opening prayer and Councilwoman Julie Brackenbury led the Pledge of Allegiance.

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

## Present:

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

## Absent:

## Others Present

David Brown, Leisure Services Dir.  
Rachel Nichols, Finance Director  
Debbie Johnson, Human Resource Dir.  
News Examiner, Reporter  
Nick Tuttle, City Engineer  
Rosemary Bates, Special Projects Director  
Tommy Dale, Assistant Fire Chief  
Ronnie Stiles, Public Works Director  
Connie Kittrell, City Recorder

David Gregory, Public Utilities Dir.  
Gallatin News, Reporter  
Don Bandy, Police Chief  
Lori Smiley, IT Director  
James Fenton, EDA Director  
Chuck Stuart, Building Official  
Susan High McAuley, City Attorney  
Bill McCord, City Planner

## Approval of Minutes

Mayor Brown presented the December 2, 2014 City Council Meeting minutes for approval. Councilman Overton made motion to approve; Councilwoman Brackenbury second. Motion carried with 7 ayes and 0 nays.

**Public Recognition on Agenda Related Items**

Mayor Brown opened public recognition on agenda related items.

- David Miller, Developer of Long Hollow Farms Subdivision provided handouts to Council. Mr. Miller explained the handout that shows the changes made to the plat. Mr. Miller informed council of his plans for all brick homes, prices from \$275,000 to \$300,000, restrictive covenant, no swing sets, and no on-street parking.
- Billy Bass of 665 Harris Lane stated he spoke on behalf of several of his neighbors and they are opposed to this development. Mr. Bass also spoke about his concerns of traffic and safety issues related to ambulances and fire trucks.
- Jimmy Conklin of 653 Harris Lane expressed his opposition to this development and the process. Mr. Conklin commented on and read a portion of Gallatin on the Move 2020 Plan. He asked council to look at the details of this development and fix it to make it more desirable.
- Dave McVay of 589 Harris Lane stated he was not happy about this development and has not received a letter stating changes are being made. Mr. McVay added the road will not hold up to all the construction traffic.
- David Miller, Developer of Long Hollow Farms Subdivision provided council with an informational handout of Mr. McVay's past and present activity on listing/selling his property.
- Denise Roberts of 1729 Greenlea Boulevard stated she is opposed to the density but not the subdivision. Ms. Roberts stated she received notice today from TDOT that Greenlea may possibly begin construction sometime this summer. She questioned road traffic during this construction.
- Dave McVay asked for rebuttal about the comments from Developer David Miller. Mr. McVay explained the specifics of marketing his home and stated his home has 3,000 square feet and is not a spec house.
- Joe Debord of 1007 Hart Street spoke about Item #8. on the agenda; making sure the City is in compliance and trucks coming through town square.
- Ned Douglas stated he has been on the property on Harris Lane for 89 years. Mr. Douglas spoke about the creek rising when it rains and building 55 additional homes with only one inlet/outlet for ambulances and fire trucks.

With no one else wishing to speak, Mayor closed public recognition on agenda related items.

### **Mayor's Comments**

Mayor Brown commented on the following:

- Martin Luther King Walk/Celebration had a great turnout yesterday and she congratulated those who organized and participated in the event.
- First Baptist Church on Winchester celebrates 150 years the year. They had their big celebration this past Sunday but additional events/activities are planned throughout the year.
- Invitation to anyone interested in serving on City or Community boards or committees to submit a summary/resume to Mayor.

### **Agenda**

#### **1. Ordinance #O1412- 68 - Public Hearing**

Councilman Camp presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 1.071 (+/-) acre lot, located south of Hancock Street and east of Green Wave Drive from Multiple Residential and Office - Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) Zoning District, and approving a Preliminary Master Development Plan for Hancock Ridge Apartments, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing severability, and providing for an effective date.

Mayor Brown called for the public hearing.

Michael Osbourn representing Kaw Valley Engineering came forward to answer any questions. There were no questions for Mr. Osbourn.

Mayor closed the public hearing.

#### **2. Ordinance #O1412- 68 - Second Reading**

Councilman Camp presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 1.071 (+/-) acre lot, located south of Hancock Street and east of Green Wave Drive from Multiple Residential and Office - Planned

Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) Zoning District, and approving a Preliminary Master Development Plan for Hancock Ridge Apartments, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing severability, and providing for an effective date.

Councilman Camp made motion to approve; Councilwoman Kemp second.

Councilman Overton stated this development is under time restraints and that's why the second reading is being held tonight.

Councilman Camp asked about any changes made to this concerning the fence and landscaping. City Planner Bill McCord stated a condition of approval needs to be added; install the fence and landscaping on the southeastern side of the site.

Councilwoman Brackenbury made motion to amend to add the fence and landscaping; Councilman Overton second. Motion carried 7 ayes and 0 nays.

Councilman Mayberry asked about the exterior material. Mr. McCord stated the buildings will be substantially brick with very little wood and a minimum of two (2) parking spaces per unit.

Mayor Brown called for the vote on the initial motion. Motion carried with 7 ayes and 0 nays.

### **3. Ordinance #O1412-67 - Second Reading**

Councilman Mayberry presented this ordinance awarding bid and authorizing funds in the amount of \$1,128,565.00 from Natural Gas Reserves for "2014 Annual Gas Line Construction" in various areas of the City.

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

### **4. Ordinance #O1501-1 - First Reading**

Councilwoman Brackenbury presented this ordinance amending Chapter 14, Section 14-23 "Collection Service" and Section 14-28, "Refuse Collection Fee" of the Gallatin Municipal Code.

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

**5. Ordinance #O1501-2 - First Reading**

Vice Mayor Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 3.22 (+/-) acres, located north of Long Hollow Pike and both east and west of Carellton Drive, from the Residential 8 - Planned Residential Development (R8-PRD) Zoning District to the Multiple Residential and Office (MRO) Zoning District and approving a Preliminary Master Development Plan for Carellton Commercial, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Vice Mayor Hayes made motion to approve; Councilwoman Brackenbury second. Motion carried with 7 ayes and 0 nays.

**6. Ordinance #O1501-3 - First Reading**

Vice Mayor Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 10.525 (+/-) acre parcel, located south of Harris Lane and west of Greenlea Boulevard, from the Agricultural Residential (A) Zoning District to the Multiple Residential and Office (MRO) Zoning District and approving a Preliminary Master Development Plan for Long Hollow Farms Subdivision, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Councilman Hayes made motion to bring to floor; Councilwoman Brackenbury second.

Vice Mayor Hayes stated his issues with the development are density, traffic and compatibility with the area.

Councilman Overton asked Mr. McCord if this rezoning request fails tonight how long before another rezoning request can be made. Mr. McCord stated one year.

There was discussion with the developer working with the homeowners and present another plan.

Developer David Miller came forward and stated he would be willing to meet with the homeowners if the city would appoint a moderator.

City Attorney Susan High-McAuley stated the city is not willing to provide a moderator because it is not a city meeting but council members may attend an open meeting.

Councilman Overton made motion to postpone for 30 days; Councilman Hayes second.

Mr. Miller requested to stay on the targeted timeline. He added that this development is the same design as Gracie Lake.

Councilwoman Brackenbury asked about the plan when the Greenlea extension construction begins.

Mayor Brown called for the vote on the motion to postpone for 30 days. Motion carried with 7 ayes and 0 nays.

Mr. McCord stated he would assist Mr. Miller with getting back on the agenda. Vice Mayor Hayes asked to be notified of the meeting with Mr. Miller and the homeowners.

There were also questions and discussion about letters of notifications.

**7. Ordinance #O1501-4 - First Reading**

Councilwoman Kemp presented this ordinance appropriating funds of \$821.04 from donations.

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

**8. Ordinance #O1501-5 - First Reading**

Councilman Alexander presented this ordinance appropriating \$45,428.40 to install a fire alarm system for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and Police Annex.

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

**9. Ordinance #O1501-6 - First Reading**

Councilman Overton presented this ordinance transferring balance of records preservation funds from City Attorney's Office Account 110-41620-329 to City Recorder's Office Account 110-41510-329.

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

**10. Ordinance #O1501-7 - First Reading**

Councilman Overton presented this ordinance amending Chapter 13, Section 13-102 "Coverage" of the Gallatin Municipal Code.

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

**Other Business**

Mayor Brown called for other business.

- City Recorder Connie Kittrell presented Red Carpet Liquors Certificate of Compliance. Ms. Kittrell stated they are in compliance.

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

- Councilman Overton announced the Gallatin High School Cheerleaders will be hosting a Pancake Breakfast at Long Horns this Saturday morning from 8:00 to 10:00 to raise money to attend competition.
- Mayor Brown explained Kiwanis Club is reforming and is requesting to have their meetings here at City Hall dining room as they did before.

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

- Councilman Alexander read a thank you letter from Mayor Brown thanking him for his time and contributions for serving on the Planning Commission.

**Public Recognition on Non Agenda Related Items**

Mayor Brown called for public recognition on non-agenda related items and there were none.

**Adjourn**

With no other business to discuss Mayor Brown adjourned the meeting.

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Mayor Paige Brown

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City Recorder Connie Kittrell

ORDINANCE NO. 01312-69

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, AMENDING THE OFFICIAL ZONING MAP, REAFFIRMING THE PLANNED GENERAL COMMERCIAL (PGC) AND RESIDENTIAL- 6 (R6) DISTRICT ZONING ON FOUR (4) PARCELS, CONSISTING OF 212 (+/-) ACRES,(COMPRISING S.B.E. TAX MAP 124//PARCELS 046.08, 046.01, 046.02, and 046.03), LOCATED EAST OF LOWER STATION CAMP CREEK ROAD, NORTH OF BISON TRAIL AND EAST OF BIG STATION CAMP BOULEVARD, AND AMENDING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE HIDDEN CREEK DEVELOPMENT BY MODIFYING PHASE LINES FOR ALL OF THE HIDDEN CREEK DEVELOPMENT AND THE WELCH COLLEGE CAMPUS LAYOUT AND ACCESS POINTS.

WHEREAS, the Gallatin Municipal-Regional Planning Commission considers the proposed change as a major amendment to the Hidden Creek Development Preliminary Master Development Plan and reaffirms the Conditional Use Permit approval consistent with Section 06.08.020 C., Section 03.06.070 B and Section 15.06.050 I. of the Gallatin Zoning Ordinance; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the Amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-88, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance; and

WHEREAS, upon first reading of the Ordinance the City Council made non-substantial modifications to the conditions of approval of the Planning Commission's recommendation that results in only minor material changes to the Preliminary Master Development Plan which are made a part of this Ordinance.

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

1. The Gallatin City Council hereby concurs with recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A, and imposes those recommendations as conditions of approval with modifications to this Amended Preliminary Master Development Plan as described in Exhibit B; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Amended Preliminary Master Development for Hidden Creek, is hereby approved with the conditions as described in Exhibit B.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING: January 7, 2014

PASSED SECOND READING:

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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JOE THOMPSON  
CITY ATTORNEY

## EXHIBIT B

1. Label the location of the proposed entrance signs on the preliminary master development plan.
2. Provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles and any wall mounted lighting that is being proposed for the buildings.
3. Show and label the R6 zone district yard lines on Sheet 5A.
4. Add a site data table to Sheet 5A of the Preliminary Master Development Plan that includes required yard setback lines (R6 zoning), required minimum building setbacks from Bison Trail, Lower Station Camp Creek road and proposed Jenkins Lane, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights.
5. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.)
6. Label the surrounding zoning on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road.
7. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meetings of 11-18-13 and 11-19-2013. (Attachment 6-6)
8. Provide 6' wide sidewalks along Bison Trail and along Lower Station Camp Creek Road, unless provided by others per condition #12 below.
9. Label existing and proposed roadway and ROW widths.
10. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
11. Indicate the location of the proposed Station Camp Greenway along Lower Station Camp Creek Road extending along the westerly boundary of the site from the northwest corner of the property to the southwest corner of the property.
12. Prior to the issuance of building permits for Phase 2 or Phase 3 located west of Big Station Camp Boulevard, the Jenkins Lane extension shall be completed.
13. Submit roadway construction types to determine the ability to support emergency vehicles.

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE HIDDEN CREEK DEVELOPMENT, CONSISTING OF 212 (+/-) ACRES LOCATED BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD NORTH OF BISON TRAIL – TO AMEND THE SITE LAYOUT FOR THE WELCH COLLEGE CAMPUS, AND CHANGE THE OVERALL PHASING OF THE DEVELOPMENT — (PC0199-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Civil Design Consultants, at its regular meeting on November 25<sup>th</sup>, 2013; 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, attached as Exhibit A, and the evidence and testimony presented during the meeting.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104 and 13-4-103 and 13-4-104:

1. This Amended Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular the College Character Area.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
3. It has been determined that the zoning amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a major amendment to the

EXHIBIT A

Preliminary Master Development Plan to Gallatin City Council with the following conditions:

1. Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.
2. Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP.
3. Planning Commission shall make a determination if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance.
4. Staff, and specifically the zoning administrator, needs the applicant to provide the parking ratios used in determining the proposed number of parking spaces. Staff may require additional parking to be shown on the Preliminary Master Development Plan if the zoning administrator determines additional parking is required.
5. Provide a master sign package, per Section 13.07.085.C as part of the Final Master Development Plan.
6. Label the entrance signs on this plan.
7. A full photometric plan shall be required at the Final Master Development Plan stage for Phase 1 of Welch College.
8. Provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles and any wall mounted lighting that is being proposed for the buildings.
9. Add a site data table to Sheet 5A of the Preliminary Master Development Plan that includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights.
10. Provide property dimensions for the eastern property boundary of the college, and make the dimensions on the southern property boundary legible.
11. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.)
12. Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road.
13. Provide a label for each of the dumpster locations on Sheet 5A and Sheet 6.
14. Label Sheet 2 and 7 as part of the previously approved Preliminary Master Development Plan.
15. Show and label the R6 zone district yard lines on Sheet 5A.
16. Label a Type 25 Bufferyard along the eastern property boundary of Phase 1 for the college.
17. Show a pair of flowering trees between each canopy tree along the eastern property boundary of Phase 1 of the college in order to meet the requirements of a Type 25 bufferyard.
18. Add a note that all roofs will be architectural dimensional shingles.
19. Label that the baseball and softball fields will be surrounded with fencing.
20. List the size of a standard disabled permit parking spaces on Sheet 5A.

WELCH COLLEGE

21. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1.
22. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
23. Label existing and proposed roadway and ROW widths.
24. Show/label area reserved for stormwater facilities to treat/detain project stormwater.
25. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013. (Attachment 6-6)
26. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
27. Add note: *Prior to issuance of building permits in Phase 2 or Phase 3 west of Big Station Camp Boulevard, Jenkins Lane extension shall be completed.* (See bottom of Page 5).
28. Show and label the location of the future improvements consistent with the construction plans for the Station Camp Greenway.
29. Submit roadway construction types to determine the ability to support emergency vehicles.
30. All applicable fire codes shall be followed.
31. Submit 14 corrected folded copies of the Amended Preliminary Master Development Plan to the Planning Department for distribution to City Council on Friday, December 6<sup>th</sup>, 2013.

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

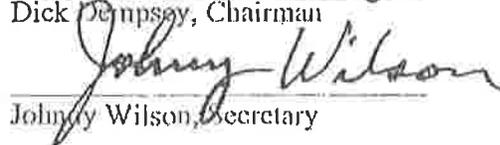
AYE: 6

NAY: 0

DATED: 11/25/13



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



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JOE H. THOMPSON  
CITY ATTORNEY

EVINER A



## ITEM 6

### PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Welch College  
(PC0199-13)

Lower Station Camp Creek Road, Bison Trail and Big Station Camp  
Boulevard

Date: November 14, 2013

### PUBLIC COMMENT

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**REQUEST:** APPLICANT REQUESTS APPROVAL TO AMEND THE HIDDEN CREEK PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) SITE LAYOUT FOR WELCH COLLEGE (FORMALLY FREE WILL BAPTIST BIBLE COLLEGE), AND CHANGE THE PHASING OF THE ENTIRE HIDDEN CREEK DEVELOPMENT.

**OWNER:** WELCH COLLEGE  
**APPLICANT:** CIVIL DESIGN CONSULTANTS (JARED GRAY)  
**STAFF RECOMMENDATION:** RECOMMEND APPROVAL WITH CONDITIONS TO CITY COUNCIL  
**STAFF CONTACT:** KEVIN CHASTINE  
**PLANNING COMMISSION DATE:** NOVEMBER 25, 2013  
**CITY COUNCIL DATE:** DECEMBER 10, 2013

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**PROPERTY OVERVIEW:** The owner and applicant are requesting approval of an Amended Preliminary Master Development for the Hidden Creek Development to show the amended site layout for Welch College and change the phasing of the entire Hidden Creek development. The properties contain 212 (+/-) acres and are located between Lower Station Camp Creek Road and Big Station Camp Creek Boulevard, north of Bison Trail and south of the future extension of Jenkins Lane.

#### **CASE BACKGROUND:**

##### ***Previous Approvals***

The Planning Commission approved a Preliminary Master Development Plan for the property known as Station Camp Area 4 (formerly known as Franklin Farms) at the September 27, 2004 meeting (PC File #3-20-04). That plan rezoned Tract 1 containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2 containing 213.553 (+/-) acres to Planned General Commercial (PGC), Tract 3 containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4 containing 29.396 (+/-) acres to Residential-6 (R6) for a total of 408.22 (+/-) acres, located on the northeast side of Big Station Camp Boulevard.

Also, at the September 27, 2004 meeting, the Planning Commission also approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04 respectively).

# EXHIBIT A

Since that project was over 100 acres, the applicant was exempt from the requirements of a detailed Preliminary Master Development Plan. The Preliminary Master Development Plan for the Station Camp Area 4 project was approved at Second Reading at November 5, 2004 City Council meeting. The Plan of Service and Annexation Second Reading was approved at the November 5, 2004 City Council meeting.

The Planning Commission recommended approval of the Preliminary Master Development Plan for The Groves at the July 25, 2005 meeting (PC File #3-7-05). The Groves Preliminary Master Development Plan called for 412 townhomes, 84 brownstones, 74 cottage homes, and 410 apartments on Tract 3 containing 105.546 (+/-) acres and Tract 4 containing 29.396 (+/-) acres located on Big Station Camp Boulevard. The Preliminary Master Development Plan for that project was approved at Second Reading at the September 6, 2005 City Council meeting.

At the June 26, 2006 meeting, the Planning Commission approved a Final Master Development Plan for Phase 1 of The Groves (PC File #8-33-06). The Final Master Development Plan for The Groves, Phase 1, called for 144 townhomes on 20.49 (+/-) acres located on Big Station Camp Boulevard. The Planning Commission also approved a major subdivision preliminary plat for The Groves, Phase 1 at the same meeting (PC File #1-30-06B). The preliminary plat for The Groves, Phase 1 contained 144 lots on 20.487 (+/-) acres on Big Station Camp Boulevard. Since a final plat was never submitted, the preliminary plat expired.

The Planning Commission discussed the Hidden Creek Subdivision project at the March 10, 2008 Work Session and was presented with a project update at the April 28, 2008 meeting. The Hidden Creek Rezoning with a Preliminary Master Development Plan was recommended for approval at the May 16, 2008 Planning Commission meeting. The rezoning with Preliminary Master Development Plan was approved on 2<sup>nd</sup> Reading at the July 15, 2008 Gallatin City Council meeting.

The Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Hidden Creek, to include the Gallatin Public Safety Building, to the Gallatin City Council at the May 18, 2009 Planning Commission meeting. The Amended Preliminary Master Development Plan passed Second Reading at the July 7, 2009 City Council meeting. A Final Master Development Plan for the Gallatin Public Safety Building was approved at the August 24, 2009 Planning Commission meeting.

Finally, an Amended Preliminary Master Development Plan and Final Master Development Plan, for a Publix grocery store and retail center, was approved at the November 11, 2009 Planning Commission meeting.

**DISCUSSION:**

***Major or Minor Amendment***

Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the changes to the Hidden Creek Preliminary Master Development Plan are considered a major or minor amendment. The applicant has changed the phasing for the entirety of the Hidden Creek development and has reoriented the Welch College campus so that the Phase 1 entrance is now proposed to be located on Bison Trail and not

the proposed extension of Jenkins Lane. Phase 2 of Welch College would have access to/from Jenkins Lane. In addition, other improvements in Phase 2, including buildings, would be repositioned. Due to these proposed changes; staff recommends that the Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.

### **Proposed Development**

The applicant is requesting approval of an Amended Preliminary Master Development Plan (PMDP) for the Hidden Creek development located on both sides of Big Station Camp Boulevard just north of Bison Trail. The project is located north of Bison Trail and south of the existing Stone Creek residential subdivision. The property associated with the Hidden Creek is zoned Planned General Commercial (PGC) and Residential-6 (R6). The applicant is requesting to amend the site layout of Welch College by reorienting the college's primary access to Bison Trail from the proposed Jenkins Lane extension, and change the phasing for the entire Hidden Creek development. The entire 212 (+/-) acres of the Hidden Creek development encompasses all three (3) phases. Phase 1 and 2 of Hidden Creek comprises 66.53 (+/-) acres and is the site of Welch College.

The majority of the Hidden Creek development, Phase 1, 2, and most of Phase 3, is located west of Big Station Camp Boulevard, with the remainder of Phase 3 located east of Big Station Camp Boulevard directly across from Bison Trail. Proposed Phase 1 contains Welch College, a private four-year college. Phase 2 consists of the remainder of Welch College and Phase 3 consists of approximately 385,500 square feet of retail in addition to six (6) outparcels on the west side of Big Station Camp Boulevard and approximately 123,500 square feet of retail and two (2) outparcels on the east side of Big Station Camp Boulevard. The General Retail use is a permitted use in the Planned General Commercial (PGC) zone district and the Community Education use is a conditional use within the Residential-6 (R6) zone district. The Community Education conditional use was approved as part of the original Hidden Creek PMDP (PC File #3-2-08). Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP. A large portion of the Welch College is located within both the floodway and floodplain.

The applicant shall address the following items as part of the corrected PMDP. Provide a site data table to Sheet 5A of the Preliminary Master Development Plan that includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights. Provide property dimensions for the eastern property boundary of the college, and make the dimensions on the southern property boundary legible. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.) Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road. Provide a label for each of the dumpster locations on Sheet 5A and Sheet 6. Label Sheet 2 and 7 as part of the previously approved Preliminary Master Development Plan. Show and label the R6 zone district yard lines on Sheet 5A.

***Floodplain and Floodway***

Nearly half of the project site for Phase 1 of Welch College is covered by either floodway or the 100 year floodplain. Although the campus site layout removes the vast majority of buildings and parking lots from the floodplain, a few parking areas remain within the floodplain as well as the proposed baseball and softball fields. Finally, a proposed soccer field, at the southwestern corner of the property, is located within the floodway. The applicant has stated, in note 11 on Sheet 3 of the Preliminary Master Development Plan, that any construction in the floodplain will require an elevation certificate and development permit. Also, any construction in the floodway will require a no-rise certification. Finally, the applicant has indicated on the plan and in conversation with staff that the property owner is considering using offset compensation to relocate the floodplain in order to remove all the buildings and parking areas from the floodplain. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1. The Engineering Division and the Tennessee Department of Environment and Conservation may be required to approve and permit the reconfiguration of the floodplain.

***Buildings and Architectural Elevations***

The applicant has provided architectural elevations for all five (5) of the proposed buildings in Phase 1 of Welch College. Also, the applicant has provided the currently approved conceptual architecture elevations for the retail and grocery store development in Phase 3 of the project. The five (5) proposed college buildings are an administration/academics building, a men's dormitory, a women's dormitory, a dining hall, and a student activities center. The administration building, both dormitories, and dining hall will be located around a quad that forms the majority of the campus, while the student activities center will be located to the southwest of the administration building and closer to the proposed athletic fields.

All of the proposed college buildings are two (2) stories in height and have symmetrical elevations designed in a neoclassical style, with a primary hipped roof with several smaller projecting gable roofs over entrances and wall projections. The projecting gables over the main entrances are supported by full height (two-story) white Doric columns to provide greater emphasis to the main entrance of each building. The shortest building is the student activities center at a height of 30 feet and the tallest building is the administration and academics building which has a ridgeline height of 44 feet. The administration and academics building does have a cupola that has a height of 77 feet. The cupola height above the ridgeline is exempt from height requirements of the zoning ordinance per Section 12.06 of the zoning ordinance because the cupola is not habitable space.

All of the buildings, except the activities center, are 100 percent brick when excluding the windows, trim work, and the EIFS used on the roof cornices and gables ends of the projecting roofs. Even when including the trim work and EIFS every building except the activities center meets or exceeds the requirement for 70 percent brick and/or stone found in Section 13.08 of the Gallatin Zoning Ordinance. The student activities center is the only building that is proposed with an additional building material for the exterior. The front elevation of the student activities center does meet the 70 percent brick or stone requirement, however the side and rear elevations are a combination of brick and metal panels. The side and rear elevations consists of 20 to 24 percent brick, while the metal panels constitute between 54 and 59 percent of those same elevations. The Planning

Commission will need to determine if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance, which is provided as Attachment 6-7. The architectural elevations are contained within Attachment 6-1, for your review.

***Buffering/Landscaping/Screening***

The preliminary landscaping plan for the college campus provides a total of 200 canopy, ornamental, and evergreen trees. In addition to the 200 trees, there are over 18,000 square feet of foundation plantings located around each of the proposed buildings and in the quad area of the campus.

The only Bufferyard that is required for Welch College is a Type 25 Bufferyard along the eastern property boundary of the campus. The applicant has shown eight (8) canopy trees along this property line, but the Type 25 Bufferyard requires two (2) small ornamental trees to be located between large deciduous trees. So the applicant shall show eight (8) pairs of small ornamental trees located between each of the proposed canopy trees along the eastern property boundary of Phase 1.

The 36 evergreen screening trees are being used to screen the three (3) dumpster locations that are shown on this plan. This plan also provides details for the brick dumpster screening walls and metal gates.

***Access and Transportation***

The Amended Preliminary Master Development Plan proposes to reorient the Welch College campus so that the primary and only access point at this time will be located on Bison Trail. The previously approved PMDP showed the primary access for the college to be on the proposed Jenkins Lane extension and a secondary access point to be located on Bison Trail. The previously approved PMDP stated, *"The developer of Hidden Creek shall record a subdivision plat for the roadway and post a performance bond for the construction of Jenkins Lane from Lower Station Camp Creek Road to Big Station Camp Boulevard prior to the issuance of any building permits for either the College or Commercial Lot A"*. The previously approved PMDP also showed a 15 foot right-of-way dedication along Bison Trail and the location of a public greenway along Lower Station Camp Creek Road. How the amendments to the Hidden Creek development affect Bison Trail, the public Greenway, and the extension of Jenkins Lane are discussed in more detail below.

***Bison Trail***

After reviewing the PMDP the Engineering Division maintained the request for right-of-way dedication along the portion of Bison Trail that is on the Welch College property in Phase 1. The owner is requested to provide right-of-way for a sidewalk, a future in-lane bike lane and an additional vehicular lane on Bison Trail per *Gallatin on the Move 2020* plan. This can be achieved by showing right-of-way to be reserved for the future improvements. The width of the right-of-way shall be wide enough for the existing median, four (4) roadway travel lanes, five (5) foot minimum bicycle lane, five (5) foot grass strips, six (6) foot sidewalks, and drainage infrastructure. The PMDP is also conditioned on providing a sidewalk along Bison Trail by clearly showing and labeling the six (6) foot sidewalk along Bison Trail extending from the eastern property line of Welch College to Lower Station Camp Creek Road.

### **Greenway**

The previously approved PMDP indicated Lower Station Camp Creek Road could possibly become a future greenway, but this has not occurred at this time and there is no certainty the road will be closed and utilized as a greenway. An indication of this is Sumner County's creation of a Greenway Plan showing the need to obtain right-of-way outside of Lower Station Camp Creek Road right-of-way. Also, the Station Camp Creek Greenway is shown on Exhibit 4-12 of the *Gallatin on the Move 2020* plan as a future pedestrian facility. Staff recommends the applicant provide for the Sumner County public greenway along Lower Station Camp Creek Road per *Gallatin on the Move 2020* plan. This can be achieved by the applicant showing a dedicated right-of-way along the western boundary of their property to be reserved for the future expansion of the greenway consistent with the construction plans of this project. The Station Camp Greenway construction plans for this project are provided in Attachments 6-5 and 6-6.

### **Jenkins Lane**

The previously approved PMDP stated, *"The developer of Hidden Creek shall record a subdivision plat for the roadway and post a performance bond for the construction of Jenkins Lane from Lower Station Camp Creek Road to Big Station Camp Boulevard prior to the issuance of any building permits for either the College or Commercial Lot A"*. After reviewing the newly proposed phasing and the reorientation of the Welch College campus, staff has changed the condition of approval for Jenkins Lane to read, *"Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed"*. The applicant shall add this note: *Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed.*

### **Parking**

The Gallatin Zoning Ordinance does not provide a specific parking ratio for a college/university, but provides Schedule B for determining the parking necessary for a college/university. Schedule B is found within Table 11-01 of the Gallatin Zoning Ordinance and states the following:

*Specific requirements shall be determined by the Zoning Administrator. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the zoning board of appeals.*

The applicant is proposing a total of 276 parking spaces for Welch College, but has not provided ratios on how they determined that number of parking spaces. The parking spaces are divided into 260 regular, 9 foot by 20 foot, parking spaces and 16 disabled person spaces. The two (2) proposed dormitories provided 202 beds, which could potentially occupy that number of parking spaces and leave only 74 spaces for all staff, faculty, and commuter and nighttime students. Without a specific number of faculty, staff, support staff, and commuter and nighttime students it is difficult to determine if the proposed 276 parking spaces are adequate for Phase 1 of the college. Staff, and

specifically the zoning administrator, needs the applicant to provide the parking ratios used in determining the proposed number of parking spaces. Staff may require additional parking to be shown on the Preliminary Master Development Plan if the zoning administrator determines additional parking is required.

### ***Signing***

There are two (2) signs shown in Phase 1 of Welch College. The signs flank the college entrance off of Bison Trail. No preliminary drawings of the proposed signs have been included with this Amended Preliminary Master Development Plan. The applicant shall label the entrance signs on this plan. Also, the applicant shall provide a master signage package of the proposed entrance signs and any wayfinding signs for campus as part of the Final Master Development Plan. The Gallatin Zoning Ordinance Section 13.07.085.C provides a developer of an educational campus to submit a master signage package and for it to be approved by the Planning Commission. Staff suggests the applicant review Section 13.07.070.B.3, 4, and 5 as potential design parameters for any type of flared entrance walls/signs for the college's entrance off of Bison Trail.

This plan indicates Phase 2 of Welch College could be constructed between 2015 and 2020. The applicant may be permitted additional entrance signs for Phase 2 where the college connects to the future extension of Jenkins Lane, but these signs will also require approval by the Planning Commission.

### ***Photometric Plan***

This plan does not provide a full photometric plan, but the applicant has shown the location of all parking lot light poles that are proposed in Phase 1 of Welch College. A full photometric plan shall be required at the Final Master Development Plan stage for Phases 1 and 2 of Welch College. Also, the applicant shall provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles in the parking lots and any wall mounted lighting that is being proposed for the buildings.

### ***Drainage and Retention***

The applicant has not shown the stormwater facilities and infrastructure on the PMDP, but has noted on the cover sheet that this PMDP is conditioned upon approval of appropriate stormwater facilities to address water quantity and quality as required by the stormwater ordinance at the time of approval of the Final Master Development Plan. The Engineering Division has made a condition of approval, on this PMDP, for the applicant to show and label the area(s) reserved for stormwater facilities to treat/detain project stormwater.

### ***Engineering Division Comments***

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. Most of the Engineering Division comments have been satisfied; however the applicant shall amend the Amended Preliminary Master Development Plan and provide documents as indicated below:

1. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
2. Label existing and proposed roadway and row widths.
3. Show/label area reserved for stormwater facilities to treat/detain project stormwater.

4. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013 (Attachment 6-6).
5. Provide for future bike lane and additional vehicular lane on Bison Trail per *Gallatin on the Move 2020* plan. This can be done by showing R.O.W. to be reserved for the future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
6. Add note: Prior to issuance of building permits in Phase 2, Jenkins Lane extension shall be completed. (See bottom of Page 5)
7. Provide for greenway along Lower Station Camp Creek Road per *Gallatin on the Move 2020* plan and the construction plans provided in Attachment 6-5). This can be done by showing R.O.W. to be reserved for the future improvements.

**Other Departmental Comments**

Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Amended Preliminary Master Development Plan and provide documents as indicated below:

1. Submit roadway construction types to determine the ability to support emergency vehicles.
2. All applicable fire codes shall be followed.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of Resolution 2013-88, a Major Amendment to the Preliminary Master Development Plan for the Hidden Creek development, located between Lower Station Camp Creek Road and Big Station Camp Boulevard, north of Bison Trail and south of the future Jenkins Lane extension, consisting of a 18 sheet plan, dated November 14, 2013, with project No. 13-011-01 and prepared by Civil Design Consultants, LLC of Nashville TN. The applicant shall correct the Amended Preliminary Master Development Plan and provide documents that address the following conditions:

1. Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.
2. Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP.
3. Planning Commission shall make a determination if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance.
4. Provide a master sign package, per Section 13.07.085.C as part of the Final Master Development Plan.
5. Label the entrance signs on this plan.
6. A full photometric plan shall be required at the Final Master Development Plan stage for Phase 1 of Welch College.

7. Provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles and any wall mounted lighting that is being proposed for the buildings.
8. Add a site data table to Sheet 5A of the Preliminary Master Development Plan that Includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights.
9. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.)
10. Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road.
11. Show and label the R6 zone district yard lines on Sheet 5A.
12. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1.
13. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
14. Label existing and proposed roadway and ROW widths.
15. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013. (Attachment 6-6)
16. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
17. Show and label the location of the future improvements consistent with the construction plans for the Station Camp Greenway.
18. Submit roadway construction types to determine the ability to support emergency vehicles.
19. All applicable fire codes shall be followed.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

## ATTACHMENTS

- |                       |  |
|-----------------------|--|
| <b>Attachment 6-1</b> | <b>Preliminary Master Development Plan</b>   |
| <b>Attachment 6-2</b> | <b>Response Letter from Jared Gray, P.E., dated 11/14/2013.</b>                                      |
| <b>Attachment 6-3</b> | <b>Architectural Elevations</b>  |
| <b>Attachment 6-4</b> | <b>College Character Area</b>  |
| <b>Attachment 6-5</b> | <b><i>Gallatin on the Move 2020</i> – Greenway Information</b>                                       |
| <b>Attachment 6-5</b> | <b>Legal Description and Construction Plans for the Station Camp Greenway, Phase.1.</b>              |
| <b>Attachment 6-6</b> | <b>Email from 11-18 and 11-19-2013 Regarding Traffic Study</b>                                       |
| <b>Attachment 6-7</b> | <b>Gallatin Zoning Ordinance 13.08.010.D</b>   |
| <b>Attachment 6-8</b> | <b>Letter from George Phillips, Attorney for Welch College, Regarding Jenkins Lane Construction.</b> |

**CITY OF GALLATIN**

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**PLANNING DEPARTMENT**

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**Project Comments**

**EXHIBIT A**

**Meeting Date: 11/25/2013**

**RE: WELCH COLLEGE, Preliminary Master Development Plan**

**Reference #: PC0199-13**

**Department of Public Utilities**

Review Date: 10/25/2013

1. WATER & SANITARY SEWER SERVICE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.

**WHUD COMMENTS:**

1. HIDDEN CREEK NEEDS TO CONTACT WHUD FOR AVAILABILITY.  
Thank you, Tina Richmond Engineering Department White House Utility District  
PH: 615-672-4110 ext 257

**Planning Department**

PLANNING DEPARTMENT PROJECT MANAGER: KATHERINE SCHOCH AND KEVIN CHASTINE  
REVIEW DATE: 11/6/2013

1. CORRECT TITLE OF PLAN AND TITLE BLOCK TO READ 'AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT'.
2. ADD A SITE DATA TABLE TO SHEET 5 THAT INCLUDES THE FOLLOWING INFORMATION: - PROPERTY OWNER'S NAME - PROPERTY OWNER'S ADDRESS - REQUIRED YARD LINES - REQUIRED MINIMUM BUILDING SETBACK FROM BISON TRAIL - EXISTING (VACANT) AND PROPOSED USE (COMMUNITY EDUCATION). - GROUND COVERAGE - FLOOR AREA - BUILDING HEIGHTS
3. UPDATE PROJECT DESCRIPTION ON SHEET 1 WITH THE WELCH COLLEGE NAME CHANGE.
4. SHOW PROPERTY BOUNDARIES AND PROVIDE DIMENSIONS WITH CALLS.
5. IDENTIFY SURROUNDING PROPERTY OWNERS ON THE PMDP AND PROVIDE IN A LIST ON A SEPARATE SHEET.
6. INDICATE THE LOCATION OF THE SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY.
7. STAFF RECOMMENDS DEDICATION OF LAND FOR SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY.
8. UPDATE NOTE 5, ON SHEET 3, TO LIST SPECIFIC USES FOR THE PROJECT.
9. UPDATE THE LOCATION MAP ON THE COVER SHEET WITH THE CURRENT CITY LIMIT LINES.
10. VERIFY THAT ALL UTILITY AND P.U.D.E. EASEMENTS HAVE BEEN LABELED.
11. SHOW AND LABEL LOCATIONS OF STORM WATER FACILITIES.

CITY OF GALLATIN

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CITY PLANNER  
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**EXHIBIT A**  
PLANNING DEPARTMENT

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ASSISTANT CITY PLANNER  
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12. PROVIDE BUILDING HEIGHTS AND PERCENTAGE OF MATERIALS ON THE ARCHITECTURAL PLANS FOR THE COLLEGE.
13. REMOVE THE INTERIOR FLOOR PLANS FOR THE COLLEGE BUILDINGS.
14. UPDATE THE NOTE REGARDING COMMON OPEN SPACE AND WHO WILL OWN AND MAINTAIN AREAS IN EACH PHASE OF PLAN.
15. PROVIDE A 'STATEMENT OF FINANCIAL RESPONSIBILITY' TO STATE WHO HAS FINANCIAL RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT.
16. LABEL THE SURROUNDING PROPERTY OWNERS ON THE PLAN, EVEN ACROSS RIGHT-OF-WAYS.
17. LABEL SURROUNDING ZONING, EVEN FOR PROPERTIES ACROSS RIGHT-OF-WAYS.
18. LABEL DUMPSTER LOCATIONS ON SHEET 5 AND LANDSCAPE PLAN.
19. PROVIDE A DETAIL OF THE DUMPSTER SCREENING.
20. PROVIDE A NOTE INDICATING THE LOCATION OF HVAC UNITS - WHETHER ON ROOF TOPS OR ON THE GROUND.
21. IF HVAC UNITS ARE ON THE GROUND PROVIDE A DETAIL OF THE PROPOSED SCREENING.
22. SHOW AND LABEL THE LOCATION OF ANY PROPOSED SIGNAGE.
23. PROVIDE A PRELIMINARY SIGN DESIGN PACKAGE.
24. ADD A PERFORMANCE STANDARD NOTE TO SHEET 5.
25. LIST PARKING RATIOS AND TOTAL PARKING REQUIRED FOR THE SPECIFIC COLLEGE USE ALONG WITH THE LISTED TOTAL PROVIDED.
26. IN NOTE 13, ON SHEET 3, CHANGE 'SITE PLAN' TO FINAL MASTER DEVELOPMENT PLAN.
27. SHOULD THERE BE A PHASE LINE BETWEEN THE NORTHERN PORTION OF THE COLLEGE AND THE COMMERCIAL PORTION OF THE DEVELOPMENT ALONG BIG STATION CAMP BLVD? BOTH ARE LISTED AS PHASE 2.
28. APPLICANT HAS DISCUSSED RELOCATING THE FLOODPLAIN - IS THIS STILL A POSSIBILITY?
29. SHOW PROPOSED LOCATION OF SOCCER FIELD. SOCCER FIELD IN THE FLOODWAY WILL REQUIRE AN ELEVATION CERTIFICATE, DEVELOPMENT PERMIT, AND A NO RISE CERTIFICATION.
30. STAFF DOES RECOMMEND A SUBDIVISION PLAT TO DIVIDE OFF THE COLLEGE PROPERTY.
31. ADD A NOTE THAT THE USES AND ARCHITECTURE FOR PHASES 2 AND 3 ARE NOT CHANGING.
32. IDENTIFY THE PAGES THAT ARE FROM THE CURRENTLY APPROVED PMDP.
33. LABEL THE YARD LINES, MINIMUM BUILDING SETBACKS AND BUFFERYARDS ON THE PLAN.
34. ADD A NOTE OR PROVIDE A TYPICAL PARKING SPACE SHOWING THE SIZE (9 X 20).
35. STAFF SUGGESTS MAKING A SHEET LIKE SHEET 5, BUT WITHOUT THE TOPO TO PROVIDE THESE CORRECTIONS AND MINIMIZE THE AMOUNT OF INFORMATION ON ONE SHEET.
36. SUBMIT INFORMATION ON THE CONSTRUCTION OF JENKINS LANE AND PROVIDE A PRELIMINARY SCHEDULE OF CONSTRUCTION FOR JENKINS LANE.
37. INDICATE THE LOCATION OF LIGHTING FIXTURES WITHIN THE PARKING AREAS OF THE COLLEGE.
38. SHOW AND LABEL ANY FENCES THAT MAY BE CONSTRUCTED ON THE CAMPUS.
39. UNDERSTAND THE SOCCER FIELD MAY HAVE TO BE RELOCATED TO ACCOMMODATE THE GREENWAY TRAIL. REFER TO PROVIDED DOCUMENTS.

**CITY OF GALLATIN**



**EXHIBIT A**

**PLANNING DEPARTMENT**

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**40. SUBMIT SIXTEEN (16) HALF SIZED CORRECTED, FOLDED COPIES OF THE RESUBMITTAL DOCUMENTS (16 HALF SIZE IF ORIGINAL PLANS ARE GREATER THAN 18 X 24), AND 16 ARCHITECTURAL ELEVATIONS IF NEEDED.**

**41. SUBMIT DIGITAL COPIES OF PLANS AND SUPPORTING INFORMATION/CORRESPONDENCE PERTAINING TO THIS PROJECT IN THE FOLLOWING FORMATS: DGN OR DWG FILE (MICROSTATION VERSION "J" SOFTWARE) OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP. SUBMIT PDF FILES OF ALL PAGES OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP AND SUBMIT PDF FILES OF ALL SUPPORTING DOCUMENTS AND CORRESPONDENCE. LABEL FILE FORMATS ON CD.**

**42. SUBMIT A DETAILED RESPONSE LETTER ADDRESSING ALL DEPARTMENTAL REVIEW COMMENTS.**

**43. RETURN CHECKPRINT & CHECKLIST**

**44. RESUBMITTAL DOCUMENTS MUST BE TURNED IN TO THE CODES/PLANNING DEPARTMENT BY 4:30 PM ON 11/14/2013.**

**45. RESUBMITTALS MUST INCLUDE THE ABOVE INFORMATION IN ORDER TO BE CONSIDERED A COMPLETE RESUBMITTAL.**

**Codes Department**

Review Date: 11/07/2013  
NO COMMENTS

**Engineering Division**

11-19-2013 JZW RESUBMITTAL:  
PMDP

1. PROVIDE SIDEWALK ALONG BISON TRAIL. CLEARLY SHOW AND LABEL THE 6' SIDEWALK ALONG BISON TRAIL EXTENDING FROM THE EASTERN PROPERTY LINE TO LOWER STATION CAMP RD.
2. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS.
3. SHOW/LABEL AREA RESERVED FOR STORMWATER FACILITIES TO TREAT/DETAIN PROJECT STORMWATER.
4. CLEARLY SHOW RECOMMENDATIONS OF TRAFFIC IMPACT STUDY.
5. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE RESERVED FOR THE FUTURE IMPROVEMENTS. WIDTH OF ROW SHALL BE WIDE ENOUGH FOR THE EXISTING MEDIAN, 4 ROADWAY TRAVEL LANES, 5' MIN BICYCLE LANE, 5' GRASS STRIPS, 6' SIDEWALKS, AND DRAINAGE INFRASTRUCTURE.
6. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED.
7. PROVIDE FOR GREENWAY ALONG LOWER STATION CAMP CREEK RD PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE RESERVED FOR THE FUTURE IMPROVEMENTS.
8. ADDRESS COMMENTS REGARDING TRAFFIC IMPACT STUDY AS IDENTIFIED IN PREVIOUSLY SENT EMAILS AND MEETING 11-18-2013.

**CITY OF GALLATIN**



**EXHIBIT A**

**PLANNING DEPARTMENT**

WILLIAM MCCORD, AICP  
CITY PLANNER  
[WILLIAM.MCCORD@GALLATIN-TN.GOV](mailto:WILLIAM.MCCORD@GALLATIN-TN.GOV)

KATHERINE SCHOCH, AICP  
ASSISTANT CITY PLANNER  
[KATHERINE.SCHOCH@GALLATIN-TN.GOV](mailto:KATHERINE.SCHOCH@GALLATIN-TN.GOV)

Review Date: 11-5-2013 JZW: PMDP

1. SHOW AND LABEL A STREAM BUFFER (15' FROM TOP OF BANK) ALONG TRIBUTARY THAT ENTRANCE CROSSES.
2. LABEL FLOODWAY AS STREAM BUFFER AS WELL.
3. PROVIDE SIDEWALK ALONG BISON TRAIL.
4. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS.
5. THE WETLANDS DATABASE SHOWS 3 WETLANDS ON THE SUBJECT PROPERTY. IDENTIFY AND LABEL THE LOCATION OF THESE WETLANDS. ADD NOTE: WETLANDS AREAS IDENTIFIED HAVE THE POTENTIAL OF BEING JURISDICTIONAL WETLANDS OF THE STATE. PROPER EVALUATION, PERMITTING, AND MITIGATION PROCEDURES SHALL BE FOLLOWED. NO DISTURBANCE SHALL OCCUR PRIOR TO EVALUATION AND PERMITTING OF SUBJECT AREAS.
6. SHOW/LABEL STORMWATER FACILITIES.
7. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP.
8. ENGINEERING RECOMMENDS TO PROVIDE CONNECTION TO THE FUTURE STATION CAMP GREENWAY ALONG LOWER STATION CAMP CREEK ROAD AS SHOWN IN THE GALLATIN ON THE MOVE 2020 PLAN.
9. SHOW RECOMMENDATIONS OF THE TRAFFIC IMPACT STUDY.
10. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE.
11. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE DEDICATED FOR THE FUTURE IMPROVEMENTS.
12. SEE E-MAIL SENT TO AMY BURCH ON 11-7-2013 REGARDING TRAFFIC IMPACT STUDY COMMENTS.
13. MAKE ACCOMMODATIONS FOR CONNECTION TO THE 6' PEDESTRIAN COMING FROM THE PROPOSED PHASE 2.
14. REMOVE LABEL OF "COLLEGE SECONDARY ENTRANCE" FROM SHEET 5.
15. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED.

**Fire Department**

Review Date: 10/31/2013

1. FIRE HYDRANT LAYOUT OF ALL AREAS NEEDS TO BE SUBMITTED.
2. ROADWAY CONSTRUCTION TYPE NEEDS TO BE SUBMITTED. ANY QUESTIONS, PLEASE CONTACT THIS OFFICE.
3. ALL APPLICABLE FIRE CODES SHALL BE FOLLOWED.

**CITY OF GALLATIN**

---

WILLIAM MCCORD, AICP  
CITY PLANNER  
[WILLIAM.MCCORD@GALLATIN-TN.GOV](mailto:WILLIAM.MCCORD@GALLATIN-TN.GOV)



**EXHIBIT A**  
**PLANNING DEPARTMENT**

---

KATHERINE SCHOCH, AICP  
ASSISTANT CITY PLANNER  
[KATHERINE.SCHOCH@GALLATIN-TN.GOV](mailto:KATHERINE.SCHOCH@GALLATIN-TN.GOV)

**Police Department**

Review Date: 10/25/2013  
REVIEWED: NO COMMENTS

**Gallatin Department of Electricity**

Review Date: 10/29/2013  
O.K.

**Sumner County, E-911**

Review Date: 10/28/2013  
NO COMMENTS

**Industrial Pre-treatment Department**

Review Date:  
N/A



ATTACHMENT 6-2

CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.  
Nashville, TN 37221  
Phone: 615-638-8207

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NOV. 15 2013  
GALLATIN PLANNING  
& ZONING

November 14, 2013

**HAND DELIVERED**

**RE: Proposed Welch College PMDP Comments  
City of Gallatin**

**Below please find the responses to comments delivered by staff on the initial submittal of the PMDP for Hidden Creek major amendment.**

**Department of Public Utilities  
Review Date: 10/25/2013**

- 1. WATER & SANITARY SEWER SERVICE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.

**WHUD COMMENTS:**

- 1. HIDDEN CREEK NEEDS TO CONTACT WHUD FOR AVAILABILITY.  
Thank you, Tina Richmond Engineering Department White House Utility District  
PH: 615-672-4110 ext 257 *Response: WHUD has provided a letter of availability for service for the overall development*

**Planning Department**

**PLANNING DEPARTMENT PROJECT MANAGER: KATHERINE SCHOCH AND KEVIN CHASTINE  
REVIEW DATE: 11/6/2013**

- 1. CORRECT TITLE OF PLAN AND TITLE BLOCK TO READ 'AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT'. *Response: Title changed*
- 2. ADD A SITE DATA TABLE TO SHEET 5 THAT INCLUDES THE FOLLOWING INFORMATION: - PROPERTY OWNER'S NAME - REQUIRED YARD LINES - REQUIRED MINIMUM BUILDING SETBACK FROM BISON TRAIL - EXISTING (VACANT) AND PROPOSED USE (COMMUNITY EDUCATION). - GROUND COVERAGE - FLOOR AREA - BUILDING HEIGHTS *Response: Site data table added on sheet 5A to the extent possible. Agree to fully address comment on FMDP*
- 3. UPDATE PROJECT DESCRIPTION ON SHEET 1 WITH THE WELCH COLLEGE NAME CHANGE. *Response: Agreed and plan changed*

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CIVIL ENGINEERS - LAND PLANNERS

PC0199-13



# ATTACHMENT

6-2

4. SHOW PROPERTY BOUNDARIES AND PROVIDE DIMENSIONS WITH CALLS. *Response: Boundary calls and boundaries added to drawing*
5. IDENTIFY SURROUNDING PROPERTY OWNERS ON THE PMDP AND PROVIDE IN A LIST ON A SEPARATE SHEET. *Response: sheet c2 includes this information*
6. INDICATE THE LOCATION OF THE SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY. *Response: Exception taken to the greenway placement along the western edge of the college campus. Thus the greenway location is not shown.*
7. STAFF RECOMMENDS DEDICATION OF LAND FOR SUMNER COUNTY GREENWAY ALONG THE WESTERN EDGE OF THE COLLEGE PROPERTY. *Response: Exception taken with additional justification to be provided by the Welch college attorney.*
8. UPDATE NOTE 5, ON SHEET 3, TO LIST SPECIFIC USES FOR THE PROJECT. *Response: Note changed*
9. UPDATE THE LOCATION MAP ON THE COVER SHEET WITH THE CURRENT CITY LIMIT LINES. *Response: Location Map changed*
10. VERIFY THAT ALL UTILITY AND P.U.D.E. EASEMENTS HAVE BEEN LABELED. *Response: Agreed. Known easements are labeled and additional easement for utilities has been shown and provided on the plan.*
11. SHOW AND LABEL LOCATIONS OF STORM WATER FACILITIES. *Response: Stormwater facilities will be fully designed at FMDDP and it is the intent to attempt to surface drain the college site.*
12. PROVIDE BUILDING HEIGHTS AND PERCENTAGE OF MATERIALS ON THE ARCHITECTURAL PLANS FOR THE COLLEGE. *Response: Agree information added*
13. REMOVE THE INTERIOR FLOOR PLANS FOR THE COLLEGE BUILDINGS. *Response: Floor plans removed*
14. UPDATE THE NOTE REGARDING COMMON OPEN SPACE AND WHO WILL OWN AND MAINTAIN AREAS IN EACH PHASE OF PLAN. *Response: Note has been adjusted*
15. PROVIDE A 'STATEMENT OF FINANCIAL RESPONSIBILITY' TO STATE WHO HAS FINANCIAL RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT. *Response: Statement has been added*
16. LABEL THE SURROUNDING PROPERTY OWNERS ON THE PLAN, EVEN ACROSS RIGHT-OF-WAYS. *Response: Owners known have been shown. Property owner research is ongoing and will be shown on FMDDP*
17. LABEL SURROUNDING ZONING, EVEN FOR PROPERTIES ACROSS RIGHT-OF-WAYS. *Response: Zoning has been labeled*
18. LABEL DUMPSTER LOCATIONS ON SHEET 5 AND LANDSCAPE PLAN. *Response: Dumpster locations are shown*
19. PROVIDE A DETAIL OF THE DUMPSTER SCREENING. *Response: Details added.*
20. PROVIDE A NOTE INDICATING THE LOCATION OF HVAC UNITS - WHETHER ON ROOF TOPS OR ON THE GROUND. *Response: Note added.*
21. IF HVAC UNITS ARE ON THE GROUND PROVIDE A DETAIL OF THE PROPOSED SCREENING. *Response: See note above*
22. SHOW AND LABEL THE LOCATION OF ANY PROPOSED SIGNAGE. *Response: General location of proposed signs are shown... Package will be provided at FMDDP*
23. PROVIDE A PRELIMINARY SIGN DESIGN PACKAGE. *Response: See above response*
24. ADD A PERFORMANCE STANDARD NOTE TO SHEET 5. *Response: Note added*
25. LIST PARKING RATIOS AND TOTAL PARKING REQUIRED FOR THE SPECIFIC COLLEGE USE ALONG WITH THE LISTED TOTAL PROVIDED. *Response: Note regarding schedule B has been added*
26. IN NOTE 13, ON SHEET 3, CHANGE 'SITE PLAN' TO FINAL MASTER DEVELOPMENT PLAN. *Response: Note added.*
27. SHOULD THERE BE A PHASE LINE BETWEEN THE NORTHERN PORTION OF THE COLLEGE AND THE COMMERCIAL PORTION OF THE DEVELOPMENT ALONG BIG STATION CAMP BLVD? BOTH ARE LISTED AS PHASE 2. *Response: Phase line has been adjusted.*
28. APPLICANT HAS DISCUSSED RELOCATING THE FLOODPLAIN - IS THIS STILL A POSSIBILITY? *Response: offset compensation will be provided for the structures some parking may be in floodplain areas. This item will be addressed in FMDDP*

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GALLATIN PLANNING  
& ZONING

PC 0199-13

# ATTACHMENT 6-2

29. SHOW PROPOSED LOCATION OF SOCCER FIELD. SOCCER FIELD IN THE FLOODWAY WILL REQUIRE AN ELEVATION CERTIFICATE, DEVELOPMENT PERMIT, AND A NO RISE CERTIFICATION. *Response: Soccer field has been shown..... note added.*
30. STAFF DOES RECOMMEND A SUBDIVISION PLAT TO DIVIDE OFF THE COLLEGE PROPERTY . *Response: Understand the recommendation. College will consider after approval of FMDP*
31. ADD A NOTE THAT THE USES AND ARCHITECTURE FOR PHASES 2 AND 3 ARE NOT CHANGING. *Response: Note added*
32. IDENTIFY THE PAGES THAT ARE FROM THE CURRENTLY APPROVED PMDP. *Response: Identification added*
33. LABEL THE YARD LINES, MINIMUM BUILDING SETBACKS AND BUFFERYARDS ON THE PLAN. *Response: Agree some setbacks are being confirmed and will be shown on FMDP*
34. ADD A NOTE OR PROVIDE A TYPICAL PARKING SPACE SHOWING THE SIZE (9 X 20). *Response: Note added.*
35. STAFF SUGGESTS MAKING A SHEET LIKE SHEET 5, BUT WITHOUT THE TOPO TO PROVIDE THESE CORRECTIONS AND MINIMIZE THE AMOUNT OF INFORMATION ON ONE SHEET. *Response: Sheet added*
36. SUBMIT INFORMATION ON THE CONSTRUCTION OF JENKINS LANE AND PROVIDE A PRELIMINARY SCHEDULE OF CONSTRUCTION FOR JENKINS LANE. *Response: Exception taken. Additional information will be forthcoming from the College Attorney discussing the reason for the exception*
37. INDICATE THE LOCATION OF LIGHTING FIXTURES WITHIN THE PARKING AREAS OF THE COLLEGE. *Response: Preliminary lighting locations shown.*
38. SHOW AND LABEL ANY FENCES THAT MAY BE CONSTRUCTED ON THE CAMPUS. *Response: Baseball/softball diamonds are shown to have fences.that is the only location known at this time.*
39. UNDERSTAND THE SOCCER FIELD MAY HAVE TO BE RELOCATED TO ACCOMODATE THE GREENWAY TRAIL. REFER TO PROVIDED DOCUMENTS. *Response:See response to the greenway trail*
40. **SUBMIT SIXTEEN (16)HALF SIZED CORRECTED, FOLDED COPIES OF THE RESUBMITTAL DOCUMENTS (16 HALF SIZE IF ORIGINAL PLANS ARE GREATER THAN 18 X 24), AND 16 ARCHITECTURAL ELEVATIONS IF NEEDED.** *Response: Provided and much appreciated*
41. SUBMIT DIGITAL COPIES OF PLANS AND SUPPORTING INFORMATION/CORRESPONDENCE PERTAINING TO THIS PROJECT IN THE FOLLOWING FORMATS: **DGN OR DWG FILE (MICROSTATION VERSION "J" SOFTWARE)** OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP. SUBMIT PDF FILES OF ALL PAGES OF SUBDIVISION PLATS, SITE PLANS, PMDP, AND FMDP AND SUBMIT PDF FILES OF ALL SUPPORTING DOCUMENTS AND CORRESPONDENCE. LABEL FILE FORMATS ON CD.
42. SUBMIT A DETAILED RESPONSE LETTER ADDRESSING ALL DEPARTMENTAL REVIEW COMMENTS. *Response: Agree and CD included in the resubmittal*
43. **RETURN CHECKPRINT & CHECKLIST** *Response: Returned*
44. RESUBMITTAL DOCUMENTS MUST BE TURNED IN TO THE CODES/PLANNING DEPARTMENT BY 4:30 PM ON 11/14/2013.
45. RESUBMITTALS MUST INCLUDE THE ABOVE INFORMATION IN ORDER TO BE CONSIDERED A COMPLETE RESUBMITTAL.

Codes Department  
Review Date: 11/07/2013  
NO COMMENTS

Engineering Division  
Review Date: 11-5-2013 JZW: PMDP

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NOV. 15 2013

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& ZONING

1. SHOW AND LABEL A STREAM BUFFER (15' FROM TOP OF BANK) ALONG TRIBUTARY THAT ENTRANCE CROSSES. *Response: Buffer areas shown and Labeled*

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CIVIL ENGINEERS - LAND PLANNERS

PC 0199-13

- 2. LABEL FLOODWAY AS STREAM BUFFER AS WELL. *Response: Buffer areas shown and labeled*
- 3. PROVIDE SIDEWALK ALONG BISON TRAIL. *Response: Sidewalk has been shown*
- 4. LABEL EXISTING AND PROPOSED ROADWAY AND ROW WIDTHS. *Response: Known widths are shown. Bison is being reviewed to determine ROW*
- 5. THE WETLANDS DATABASE SHOWS 3 WETLANDS ON THE SUBJECT PROPERTY. IDENTIFY AND LABEL THE LOCATION OF THESE WETLANDS. ADD NOTE: WETLANDS AREAS IDENTIFIED HAVE THE POTENTIAL OF BEING JURISDICTIONAL WETLANDS OF THE STATE. PROPER EVALUATION, PERMITTING, AND MITIGATION PROCEDURES SHALL BE FOLLOWED. NO DISTURBANCE SHALL OCCUR PRIOR TO EVALUATION AND PERMITTING OF SUBJECT AREAS. *Response: Wetlands shown and note has been added.*
- 6. SHOW/LABEL STORMWATER FACILITIES. *Response: See response from Planning comment above*
- 7. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP. *Response: Note added*
- 8. ENGINEERING RECOMMENDS TO PROVIDE CONNECTION TO THE FUTURE STATION CAMP GREENWAY ALONG LOWER STATION CAMP CREEK ROAD AS SHOWN IN THE GALLATIN ON THE MOVE 2020 PLAN. *Response: Exception taken. Additional information will be forthcoming from the college attorney*
- 9. SHOW RECOMMENDATIONS OF THE TRAFFIC IMPACT STUDY. *Response: All recommendations of the traffic study will be provided for, known recommendations are shown and additional recommendations will be shown on FMDP*
- 10. ADD NOTE: APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE. *Response: Note added*
- 11. PROVIDE FOR FUTURE BIKE LANE AND ADDITIONAL VEHICULAR LANE ON BISON TRAIL PER GALLATIN ON THE MOVE 2020 PLAN. THIS CAN BE DONE BY SHOWING ROW TO BE DEDICATED FOR THE FUTURE IMPROVEMENTS. *Response: Once ROW is known we agree to address comment if needed.*
- 12. SEE E-MAIL SENT TO AMY BURCH ON 11-7-2013 REGARDING TRAFFIC IMPACT STUDY COMMENTS.
- 13. MAKE ACCOMMODATIONS FOR CONNECTION TO THE 6' PEDESTRIAN COMING FROM THE PROPOSED PHASE 2. *Response: See above response regarding greenway trail*
- 14. REMOVE LABEL OF "COLLEGE SECONDARY ENTRANCE" FROM SHEET 5. *Response: Label removed*
- 15. ADD NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASE 2, JENKINS LANE EXTENSION SHALL BE COMPLETED. *Response: Exception taken please see response to Jenkins Lane extension from planning.*

RECEIVED

**Fire Department**

Review Date: 10/31/2013

- 1. FIRE HYDRANT LAYOUT OF ALL AREAS NEEDS TO BE SUBMITTED.
- 2. ROADWAY CONSTRUCTION TYPE NEEDS TO BE SUBMITTED. ANY QUESTIONS, PLEASE CONTACT THIS OFFICE.
- 3. ALL APPLICABLE FIRE CODES SHALL BE FOLLOWED.

**Police Department**

Review Date: 10/25/2013  
REVIEWED: NO COMMENTS

**Gallatin Department of Electricity**

Review Date: 10/29/2013

EXHIBIT A

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NOV 15 2013

GALLATIN PLANNING & ZONING

CIVIL DESIGN CONSULTANTS, LLC

CIVIL ENGINEERS - LAND PLANNERS

PC 0199-13

ATTACHMENT 6-2

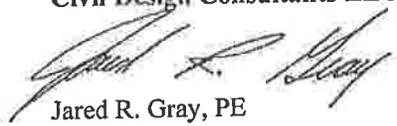
O.K.

Sumner County, E-911  
Review Date: 10/28/2013  
NO COMMENTS

Industrial Pre-treatment Department  
Review Date:  
N/A

We appreciate your comments. If you have any questions or need additional information please call.

Sincerely,  
Civil Design Consultants LLC



Jared R. Gray, PE  
President

REQUIREMENTAL

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& ZONING

EXHIBIT A

CIVIL DESIGN CONSULTANTS, LLC  
CIVIL ENGINEERS - LAND PLANNERS

PC0199-13

**COLLEGE****General Description of Existing Development Patterns**

The College special area represents the Volunteer State Community College and the future Free Will Baptist Bible College site along with related college uses that are found on-site in a campus-type development or within close distance to the college. Examples include park and recreation facilities, dormitory or multi-family residential uses and supporting commercial. Supporting uses are intended to provide easily accessible services for college employees, students and visitors.

**Location**

Areas within this character area include the following:

- Volunteer State Community College
- ✓ Free Will Baptist Bible College (Future Site)

**Intent**

- Provide for the location of institutions of higher learning allowing for the full list of ancillary uses
- Highlight the areas in order to focus efforts to provide appropriate transition from adjacent uses as well as provide for opportunities for housing and services nearby

**Development Strategies**

- ✓ ▪ Promote a pedestrian-scale "college community" where college uses and support services (college, apartments, restaurants, etc.) are connected by a network of sidewalks
- Reduce on-site vehicular use and off-site vehicular trips by providing a mix of compatible services for students, employees and visitors
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Retain open space and incorporate landscaping into site design and parking areas
- Encourage shared parking among uses

**Implementation Measures**

- ✓ ◉ Encourage the development of additional housing opportunities for students, faculty and staff of the college

**COLLEGE**Anticipated level of change:

- Medium

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads and campus sidewalks
- Campus-style transportation system
- Roads characterized by curb, gutter with wide-sidewalks and pedestrian orientation

Infrastructure

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

Greenspace

- Common areas located throughout the campus

Primary Land Uses

- College
- Campus-supporting retail uses
- Campus housing

Appropriate Intensity

- 0.5 FAR

Applicable Zoning Districts*Existing Zoning Districts*

- R-6, R-8, PNC

*Proposed Zoning Districts*

- No proposed new districts

5. Station Camp Creek Trail; A multi-use path approximately 3.3 miles long that generally follows Lower Station Camp Creek and/or Lower Station Camp Creek Road. This trail would connect several trailheads along the creek and could possibly connect to Station Camp Elementary, Station Camp High School and Knox Doss Middle School. Ultimately, it is recommended that this trail be continuous between Nashville Pike and Long Hollow Pike.
6. Baypoint Trail; A multi-use trail approximately 1.0 mile long which connects Nashville Pike near Volunteer State Community College and residential uses to East Camp Creek. The trail may follow an existing utility corridor north of GreenLea Boulevard/Bay Point Drive.
7. Lock 4 Trail; A trail approximately 4.0 miles long that would connect the Town Creek Trail system (described above) to Lock 4 Park, which also contains existing bike trails and paths. This trail would generally traverse through residential areas, as well as Sumner Academy plus provides multiple connections to other land uses to the north.
8. Bledsoe Creek Trail; A trail approximately 2.5 miles long that would connect near the medical center to the north around Vena Stuart Elementary School and end at a trail head east of Airport Road and north of Hartsville Pike. Future minor collectors (branch greenway corridors) are expected to connect this trail to the future rails to trails collectors.
9. East Camp Creek Trail; A trail approximately 4.7 miles long that would connect Camp Creek just south of Nashville Pike in the northeasterly direction along Camp Creek. Several trail heads would be connected as well as the residential area between the CSX Railroad and Dobbins Pike.
10. Volunteer State / GAP Trail; A trail approximately 4.5 miles long that would connect Station Camp to the East Camp Creek Trail near Harris Lane. The trail is expected to be on the north side of Old Hickory Lake, run generally parallel to Nashville Pike on the north side, through Volunteer State Community College, traverse the industrial park along Gap Boulevard and connect to the East Camp Creek Trail. This trail could help to connect several proposed bicycle/pedestrian projects near the Volunteer State Community College.
11. Bulls Creek Trail; A trail approximately 1.0 mile long that would connect two trailheads just north of Peach Valley Road. Future minor collectors (branch greenway corridors) are expected to connect this trail to multiple other recreational and residential areas.

**Greenway Spurs** have been recommended and/or identified to promote further connectivity between the greenway and bicycle and pedestrian facilities.

12. *East Camp Creek Spur* – Provide a trail spur extending up Camp Creek towards SR-386 to provide bicycle and pedestrian access into this future development area.
13. *Hatten Track Trail Spur* - Provide a trail spur extending into the Hatten Track from the E. Camp Creek Trail to provide bicycle and pedestrian access into this development area.

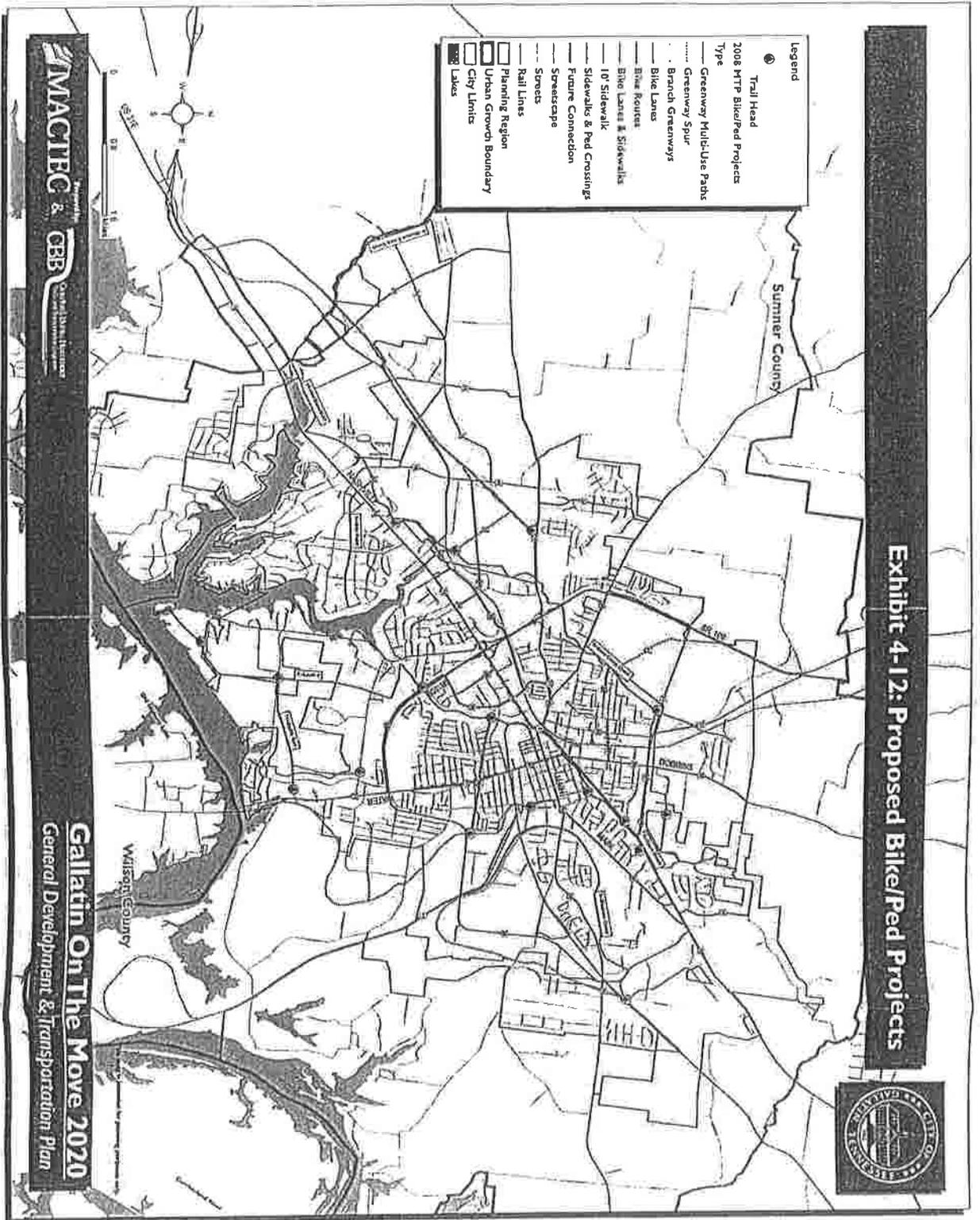
**Branch Greenway Corridors** (minor collectors) should be identified to promote further connectivity between the trunkline corridors after the trunkline corridors are developed. Preliminary branch greenway corridors are generally illustrated in Exhibit 4-12 as the dashed blue lines.

**10-foot Sidewalks** are included in many areas in the Greenway Master Plan Map. Those 10 foot sidewalk locations are illustrated as pink in Exhibit 4-12. Sidewalks should follow Tulip Poplar from the East Camp Greenway to Maple Street, Maple Street from Long Hollow Pike to the trailhead along Lock 4 Greenway, North Hume Avenue from Trailhead on Town Creek Greenway to Main, South Pardue Avenue from Main Street to Bledsoe Street, and Bledsoe Street from South Pardue Avenue to Bledsoe Creek Greenway.

# ATTACHMENT 6-5

Map Document: C:\Gallatin\GDP\_HTP\_CAD\_10/04/07.mxd  
11/18/07

Prepared by  
Carter & Burgess

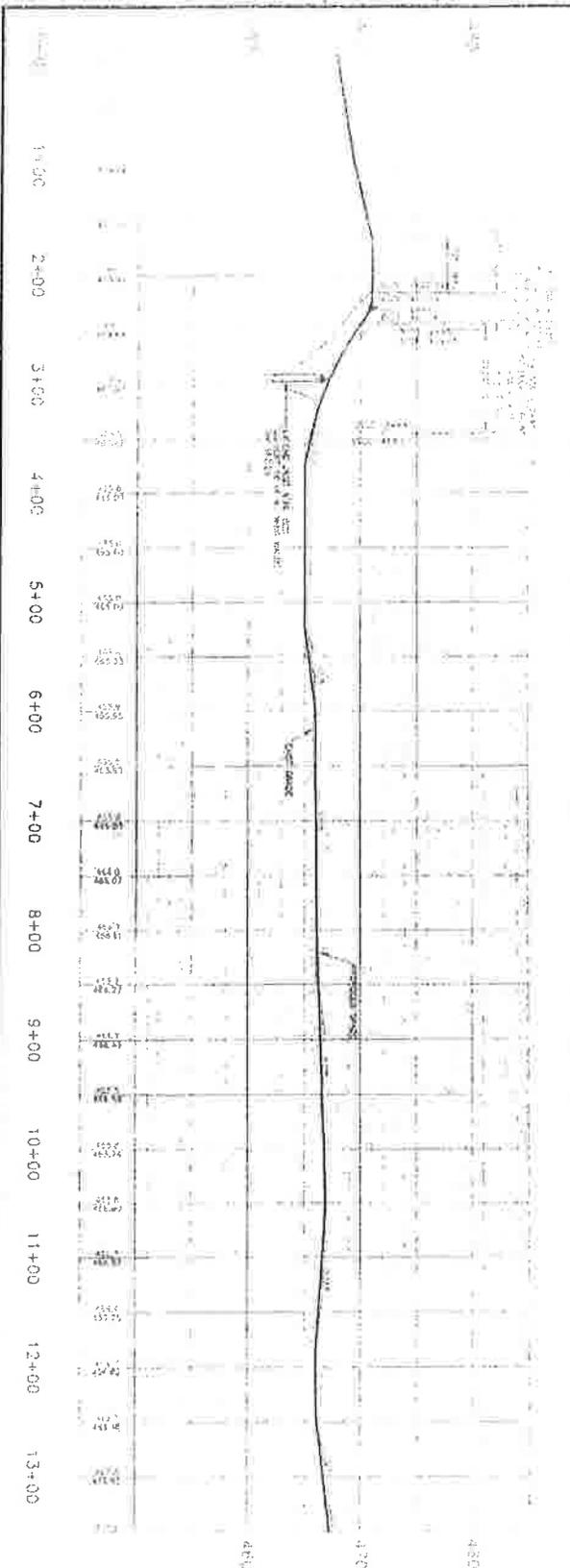
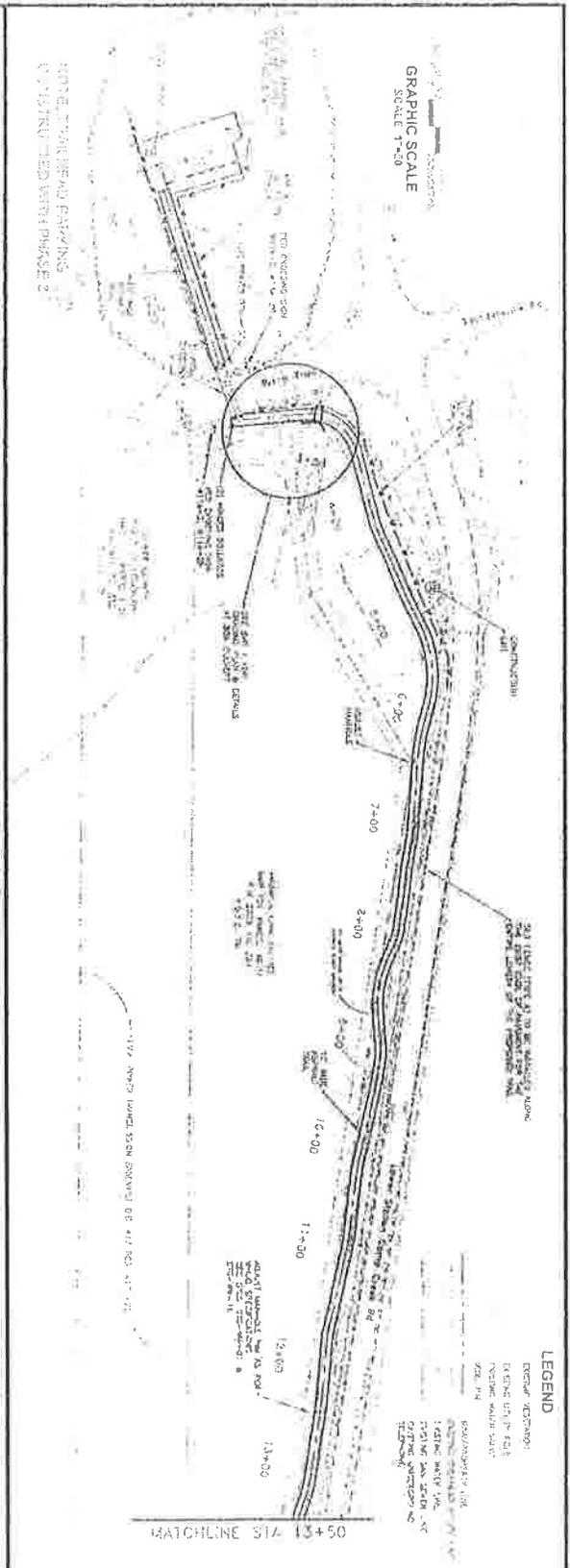


# EXHIBIT A



# ATTACHMENT

6-5



STATION CAMP GREENWAY  
PHASE ONE  
TRAIL PLAN AND PROFILE  
SUMNER COUNTY, TENNESSEE

NO.	DATE	REVISIONS

3 OF 10

MS&G

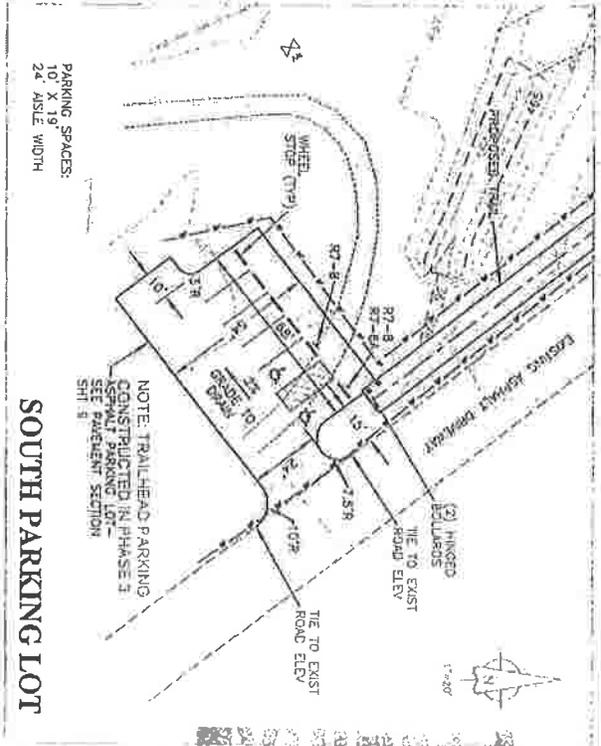
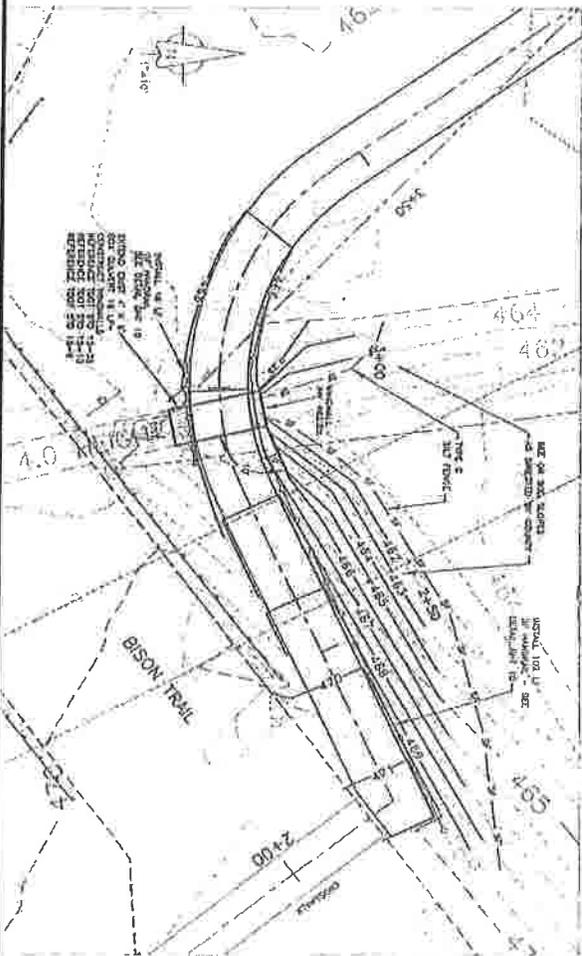
REVISIONS

DESIGNED  
NOV 15 2013  
GALLATIN PLANNING  
& ZONING

PC 0199-13



**GRADING PLAN AT BOX CULVERT  
(BISON TRAIL AND LOWER STATION CAMP CRK RD)**



**SOUTH PARKING LOT**

PARKING SPACES:  
10' X 19'  
24' AISLE WIDTH

NOTE: TRAILHEAD PARKING  
CONSTRUCTED IN PHASE 3.  
ASPHALT PARKING LOT -  
SEE PAVEMENT SECTION  
SH1 5



**PARKING LOT LAYOUTS AND GRADING  
PHASE ONE  
STATION CAMP GREENWAY  
SUMNER COUNTY, TENNESSEE**

REVISIONS

	DATE: JULY 2013
	DRAWN BY: DWN
	CHECKED BY: JMB
	SCALE: AS SHOWN
PROJECT: STATION CAMP GREENWAY LOCATION: SUMNER COUNTY, TENNESSEE DRAWING NO.: 00-207-010	
SHEET NO. 7 OF 10	

**RECEIVED**  
NOV 15 2013

**PC 0199-13**

CALL AT: CLANNING

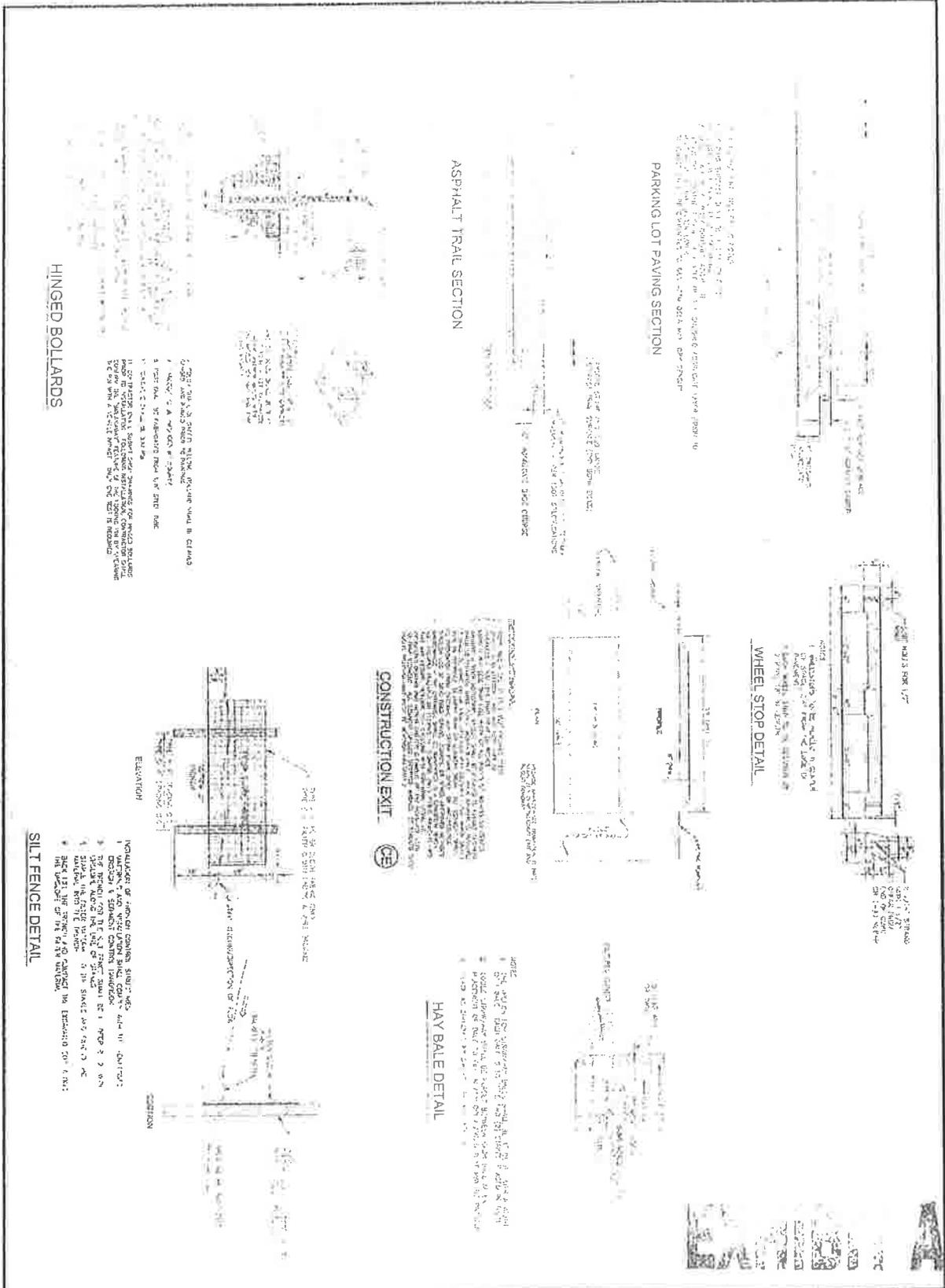
6-5

ARCHITECTURE

6-5

REVISIONS

DETAILS  
 PHASE ONE  
 STATION CAMP GREENWAY  
 SUMNER COUNTY, TENNESSEE



**RECEIVED**  
 NOV. 15 2013

PC 0199-13

GALLATIN PLANNING

WEST

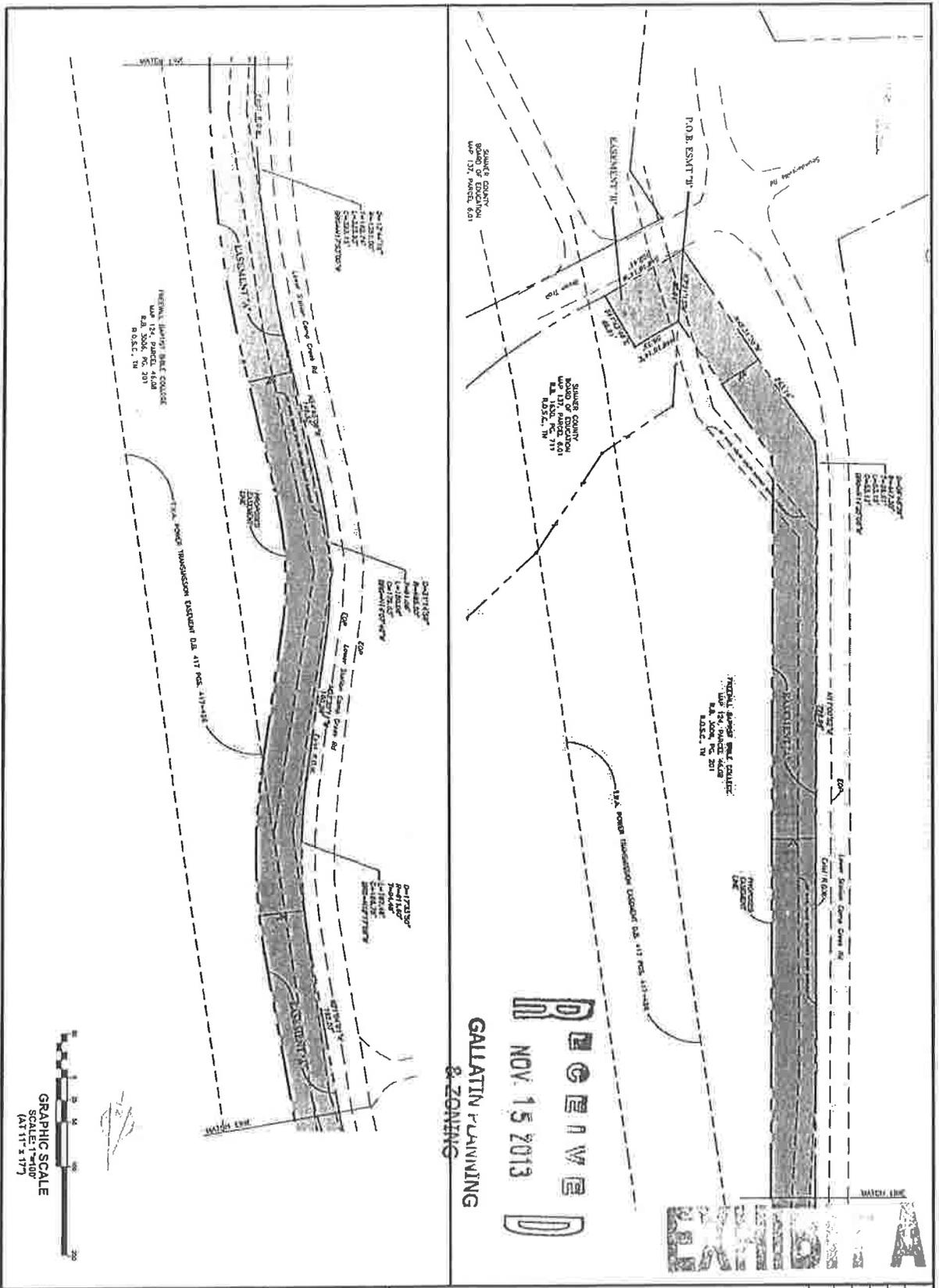
9 OF 10

# RESUBMITTAL

PC 0199-13

# ATTACHMENT

6-5



**P E N I N S U L A**  
**NOV 15 2013**  
**GALLATIN PLANNING & ZONING**

**GREENWAY EASEMENT EXHIBIT**  
**STATION CAMP GREENWAY**  
**PHASE ONE**  
**SUMNER COUNTY, TENNESSEE**

DATE	11-07-13
DRAWN BY	DCH
CHECKED BY	JBS
SCALE	1"=100'
PROJECT NO.	04-04-01
FILE SYSTEM NUMBER	04-04-01-001
DATE OF REVISION	11-07-13
BY	DCH
REASON	RESUBMITTAL

**wiser**  
 INDEPENDENT CONTRACTORS

10% Discount on Labor and Materials for all projects over \$100,000.00. Includes 10% off on all permits and fees.

Preliminary for Review and Comments

SHEET NO. 1 OF 2

Kevin Chastine

6-6

**From:** Zach Wilkinson  
**Sent:** Tuesday, November 19, 2013 11:10 AM  
**To:** 'Jared R. Gray, PE'  
**Cc:** 'Amy Burch'; Nick Tuttle; William McCord; Kevin Chastine  
**Subject:** RE: Welch College - background traffic  
**Attachments:** 20131119103910.pdf

Amy, attached are the most recent numbers for the Carelleton development, as we discussed. Also add the 0.91 acre commercial parcel which is not shown on the attachment.

Jared, below are highlights of what we discussed. Everyone else, if I left anything important out, please chime in.

-Clarifying/confirming phasing shown on PMDP matches that in TIS -Confirming/clarifying traffic generation numbers for college and relation to phasing -Consideration of Lower Station Camp closure -Discussion of 34% internal capture rate -Jenkins Lane "trigger" and reservation -Accommodations for the MTP regarding 4 lanes on Bison Trail. Need 100' total width in ROW reservation.

Zach Wilkinson, PE, RLS, CPESC  
Project Engineer

-----Original Message-----

**From:** Jared R. Gray, PE [mailto:jared@civilconsultants.net]  
**Sent:** Monday, November 18, 2013 10:13 AM  
**To:** 'Amy Burch'; Nick Tuttle; Zach Wilkinson  
**Cc:** William McCord; 'Bob Murphy'  
**Subject:** RE: Welch College - background traffic

I will be unable to attend this meeting please keep me in the loop.

Regards,  
Civil Design Consultants, LLC  
Jared R. Gray  
Jared R. Gray, PE  
615-638-8207 office  
615-319-2734 cell  
<http://www.civilconsultants.net>

-----Original Message-----

**From:** Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
**Sent:** Monday, November 18, 2013 8:52 AM  
**To:** Nick Tuttle; Zach Wilkinson  
**Cc:** William McCord; Bob Murphy; Jared R. Gray, PE  
**Subject:** RE: Welch College - background traffic

Sounds good. I'll see you at 11am at your office. Thanks!

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office

EXHIBIT A

917.420.0696 cell

ATTACHMENT 6-6

-----Original Message-----

From: Nick Tuttle [mailto:nick.tuttle@gallatin-tn.gov]  
Sent: Monday, November 18, 2013 8:27 AM  
To: Amy Burch; Zach Wilkinson  
Cc: William McCord; Bob Murphy; Jared R. Gray, PE  
Subject: RE: Welch College - background traffic

Sorry for the late response, I can meet at meet at either time today.

Nick Tuttle, PE  
City of Gallatin, City Engineer

-----Original Message-----

From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Thursday, November 14, 2013 3:04 PM  
To: Nick Tuttle; Zach Wilkinson  
Cc: William McCord; Bob Murphy; Jared R. Gray, PE  
Subject: RE: Welch College - background traffic

Nick,  
I received the other comments from Zach. Thank you for sending. I can meet with you on Monday. My plans changed, and now I will be available Mon/Tues. I am available at 11am or 3pm on Monday.

Amy

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office  
917.420.0696 cell

-----Original Message-----

From: Nick Tuttle [mailto:nick.tuttle@gallatin-tn.gov]  
Sent: Thursday, November 14, 2013 11:39 AM  
To: Amy Burch; Zach Wilkinson  
Cc: William McCord; Bob Murphy  
Subject: RE: Welch College - background traffic

Amy,

I have been in/out of the office again this week. I know that Bill McCord has spoken with Zach about a number of questions regarding the TIS. I think that it would be good to try to sit down with you (or someone else because I think that you said you would be out on Monday and Tuesday next week) and Jared on Monday. Would this be possible? If necessary, I can make it Friday afternoon.

Let me know what works...

Nick

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From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Wednesday, November 13, 2013 6:58 PM  
To: Zach Wilkinson  
Cc: Nick Tuttle; William McCord; Bob Murphy  
Subject: RE: Welch College - background traffic

EXHIBIT A

ATTACHMENT 6-6

Nick & Zach,

As you know we're working to revise the traffic study to address your comments below regarding the background traffic. I haven't received any other comments from the City. If there are other comments, please try to get them to me tomorrow so that I can incorporate them into the revised traffic study.

As Nick and I discussed on Monday, including this additional traffic in the background analyses is quite a bit of work. We are trying to get the revised study resubmitted to the City next Wednesday.

Thanks!

Amy

Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
615.370.8410 office  
917.420.0696 cell

From: Zach Wilkinson [mailto:zach.wilkinson@gallatin-tn.gov]  
Sent: Thursday, November 07, 2013 12:37 PM  
To: Amy Burch  
Cc: Nick Tuttle; William McCord  
Subject: RE: Welch College - background traffic

Hi Amy,

Below are comments regarding the Traffic Impact Study for Welch College. Nick has not finished reviewing at this time, but will send any additional comments asap. Give me a call if you would like to discuss.

1. See comments below regarding the non-site developments.
2. See attached email regarding proposed development on Jenkins lane. Include this in your background traffic.

Zach Wilkinson, PE, RLS, CPESC  
Project Engineer

From: Nick Tuttle  
Sent: Wednesday, October 30, 2013 4:29 PM  
To: Zach Wilkinson  
Subject: FW: Welch College - background traffic

Nick Tuttle, PE  
City of Gallatin, City Engineer

From: Amy Burch [mailto:AmyBurch@rpmtraffic.net]  
Sent: Monday, October 21, 2013 10:36 AM  
To: Nick Tuttle  
Subject: Welch College - background traffic

Nick,

Gallatin

Thanks again for letting us make a copy of the original Hidden Creek traffic study. I had to take it apart in order to copy it, but we rebound it. I'll try to get it returned to you today or tomorrow.

The original study included the following four specific non-site developments that were approved but not completed in 2008:

- \* The Paddock (Now Carolton?) - located north of Long Hollow Pike. 275 dwelling units were included, however you indicated it was more in the 900 unit range. Below are the site traffic numbers from the Carellton TIS to include in the background traffic.  
[cid:image001.png@01CEE09F.C82828A0]
- \* Sumner Station - athletic/fitness club and medical offices appears to be complete. Complete but not used to capacity. The building is largely unused at this point, so projected traffic should be incorporated into the background traffic numbers.
- \* Wellington Farms - located on Big Station Camp Boulevard south of the middle school. Included 410 apartment units, which appears to be complete. Yes, recent meetings have indicated they hope to expand to across Big Station Camp as well.
- \* Station Camp Elementary School - maximum of 1,000 students appears to be complete.

Based on this evaluation, we planning to only include site-specific background traffic for the Paddock (Carolton?). Can you provide me with the approximate number of dwelling units that are remaining to be built for that development? We are also looking at the TDOT count stations to establish annual growth trends for the study area. Let me know if you have any questions regarding these assumptions.

Thanks for your assistance.  
-Amy

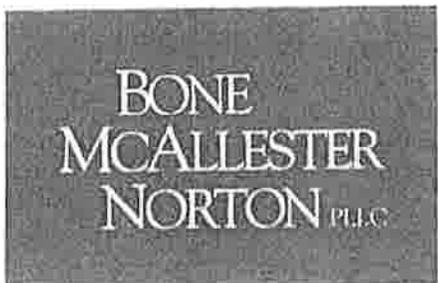
Amy L. Burch, P.E.  
RPM Transportation Consultants, LLC  
1101 17th Avenue South  
Nashville, TN 37212  
615.370.8410 office  
917.420.0696 cell  
amyburch@rpmtraffic.net<mailto:amyburch@rpmtraffic.net>

EXHIBIT A

ATTACHMENT

0-6

ATTACHMENT 6-8



George J. Phillips  
615-780-7988 Phone  
615-780-7979 Fax  
gphillips@bonelaw.com

November 20, 2013

**VIA ELECTRONIC MAIL: sbaker@wallerlaw.com**

Stephen C. Baker, Esq.  
Waller Lansden Dortch & Davis, LLP  
511 Union Street, Suite 2700,  
Nashville City Center  
Nashville, TN 37219

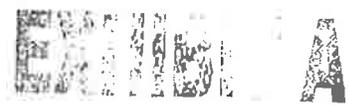
Re: **Welch College**  
**Fifth Third Bank**  
**Hidden Creek - Preliminary Master Development Plan**

Dear Steve:

I wanted to send this letter confirming Fifth Third Bank's position that it does not have any obligation to bond the costs of the Jenkins Lane Extension over a parcel of the property that Fifth Third Bank ("Fifth Third") foreclosed on as identified on the approved Preliminary Master Development Plan approved by the City of Gallatin on October 1, 1998 ("PMDP") if Welch College was to apply for a building permit. The parcel now owned by Fifth Third separates the property owned by Welch College ("College") from Big Station Camp Boulevard ("Fifth Third Property").

As background, Welch College contacted Fifth Third to advise that it intended to proceed to build its campus as set out on the PMDP and wanted to confirm that Fifth Third Bank, as the owner of the parcels encompassed within the PMDP through foreclosure from Franklin Farms Estates, LLC and/or Hidden Creek, LLC, would bond the road from Lower Station Camp Creek Road to Big Station Camp Boulevard. Fifth Third said it would not.

The language on the PMDP is as follows:



{00999295.1 }

Stephen C. Baker, Esq.  
November 20, 2013  
Page 2

**JENKINS LANE EXTENSION OBLIGATIONS**

**SCENARIO 1. THE EXTENSION OF JENKINS LANE FROM LOWER STATION CAMP CREEK ROAD TO BIG STATION CAMP CREEK BOULEVARD WILL BE DEDICATED, BUILT, AND CONSTRUCTED UPON THE CLOSURE AND ABANDONMENT OF LOWER STATION CAMP CREEK ROAD FOR UTILIZATION AS A GREENWAY.**

**SCENARIO 2. THE DEVELOPER OF HIDDEN CREEK SHALL RECORD A SUBDIVISION PLAT FOR THE ROADWAY AND POST A PERFORMANCE BOND FOR THE CONSTRUCTION OF JENKINS LANE FROM LOWER STATION CAMP CREEK ROAD TO BIG STATION CAMP BOULEVARD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR EITHER THE COLLEGE OR COMMERCIAL LOT A - A?**

It was our belief that this, not the Reciprocal Easement Agreement, is what bound the successor to this Bank Property now owned by Fifth Third to bond the Jenkins Lane Extension (with Welch College having to pay for the 1/2 over its land) if Welch College requested a building permit. Welch College was excited when it learned that Fifth Third had foreclosed on the Property because it believed it now had a party that could financially live-up to the obligation to bond the entire Jenkins Lane Extension when it was ready to proceed with the construction of its campus.

Welch College has always planned and preferred to build the campus on the northern end of its property with access to be provided off the Jenkins Lane Extension. This road connecting Big Station Camp Boulevard and Lower Station Camp Creek would undoubtedly increase the value of Welch College's campus because otherwise there is no access from Welch College's campus to Big Station Camp Boulevard.

The Developer submitted an application to revise a previously submitted Preliminary Master Development Plan requesting a change in zoning to PGC (planned general commercial), known as planned unit development (PUD). After review the plan was approved by the Commission and the City Council, including the specific requirement that the Developer bond the Jenkins Lane Extension prior to the issuance of any building permit for either Welch College or the commercial property referenced on the plan. We believe Fifth Third is the Developer's successor by virtue of having foreclosed on all the property owned by the Developer within the area encompassed by the PMDP. Fifth Third has benefitted by having its property in the PMDP changed to commercial and as such, should have assumed the corresponding obligation to bond the Jenkins Lane Extension upon Welch College applying for a building permit. That was a clear condition to the zoning change.

The property retained by Franklin Farm Estates, LLC that separates Welch College's property from Big Station Camp Boulevard has now been foreclosed upon by Fifth Third. The foreclosed property retains the PGC zoning designation. We believe that Fifth Third as the successor in interest to the property is also bound by the obligations taken on at the time of submission of the PMDP for approval, specifically bonding the Jenkins Lane Extension. But in

Stephen C. Baker, Esq.  
November 20, 2013  
Page 3

our conversations with Fifth Third, Fifth Third has made it plain that it will not fulfill those obligations and does not believe that it is required to do so in spite of case authority to the contrary that I previously shared with you.

The Tennessee Court of Appeals decided a similar case in *Metro Nashville v. Barry Construction*, 240 S.W. 3d 840 (Tenn. App. 2007), involving a planned unit development approved by the Metro Planning Commission and Metro Council. As the project progressed, the original developer sold a portion of the development to Barry Construction. While wanting to develop the lots, Barry Construction submitted its plans in a manner which omitted the construction of a roadway required pursuant to the terms of the preliminary master development plan. It was several years before Metro employees noted the omission and ultimately suit was filed by Metro to require either or both of the developers to construct the highway. The trial court dismissed the case as against Barry Construction, but the Court of Appeals reversed, holding significantly:

The ordinance and the attached preliminary master plan show inescapably that [the original developer] agreed to build and pave to a width of thirty feet the entire length of Smith Springs Parkway in return for the Council's rezoning of the property and application of the PUD district overlay. The comprehensive zoning ordinance specifically contemplated this type of exchange. Moreover, binding legal agreements regarding the specific elements of a development are characteristic of PUDs generally. When the Council accepted JCH's offer by adopting the ordinance applying the PUD district overlay, JCH incurred a legally enforceable obligation to ensure that Smith Springs Parkway was built and paved during the course of the development of the project.

Id. at 849-50.

Similarly in this case, the Gallatin Planning Commission and the Gallatin City Council approved the PMDP. When the plan was accepted by adopting the ordinance applying the new zoning, a legally enforceable obligation arose to ensure that the roadway was constructed as required.

The Court of Appeals in *Barry* also made clear that the original obligations are binding on successor developers and owners of the property:

Because they are the equivalent of zoning restrictions, we agree with the weight of authority from other jurisdictions that the conditions and requirements of the preliminary master plan are binding not only on the original developer, but also on subsequent developers and owners of property within the PUD.

Id at 851.

(00999295.1 )

ATTACHMENT 6-8

Stephen C. Baker, Esq.  
November 20, 2013  
Page 4

Thus, in a similar manner, Fifth Third as a successor to the developmental interests, or even as only a property owner, is bound by the requirements of the PMDP. The doctrine announced by the Tennessee Court of Appeals in *Barry* would seem to require that Fifth Third as the owner of the property, abide by the dictates of the new zoning regulations. The zoning was changed with regard to this property, and in return, the construction of the extension of Jenkins Lane was promised. I would not think Fifth Third would want to renounce the zoning change, but in disclaiming the Jenkins Lane Extension obligations that is what Fifth Third appears to be doing on its behalf and on behalf of the future purchasers of the property covered by the PMDP. This is why we think the burden of the Road runs with the benefit of the zoning change to Fifth Third as the successor owner of the property.

In response to Fifth Third's steadfast position that it is not bound to bond the Jenkins Lane Extension by the PMDP or otherwise, Welch College was faced with a situation of potentially losing a purchaser for its West End Campus in Nashville while it litigated Fifth Third's obligation to bond the Jenkins Lane Extension. In this situation with the Fifth Third having renounced its obligation to bond the Jenkins Lane Extension, Welch College facing the prospect of having to build the entire Jenkins Lane Extension over its property and over the Fifth Third Property, really had no choice but to look to relocate its campus to the southern end of its property where road access could be achieved off Bison Trail and ask the City of Gallatin to relieve it of the obligation to bond the Jenkins Lane Extension when it applies for a building permit.

The southern option with Bison Trail access is much more expensive to the College than the original northern campus (paying for 1/2 of the Jenkins Lane Extension over the College property) with Jenkins Lane access because that option will entail widening Bison Trail and building a bridge over the creek for the main entrance from Bison Trail onto the College property. Also, because of the widening flood plain on the southern end of the property, the College will have less land to build its campus there. But this southern option is less expensive than the prohibitive costs of having to build the entire Jenkins Lane Extension on the northern property.

The purpose of this letter is to make clear to Fifth Third and to any successor owner of Fifth Third Property, that given Fifth Third's refusal to live up to the obligations imposed by the PMDP, it would be inequitable for Fifth Third or any successor to Fifth Third property to later try to enforce the terms of the Reciprocal Easement Agreement that required Welch College to pay for one-half of the costs of the Jenkins Lane Extension over its property when the owner of the Fifth Third Property is ready to apply for a building permit. The Reciprocal Easement Agreement was entered into part and parcel with the PMDP, and having refused to agree to bond the Jenkins Lane Extension over Fifth Third's Property when Welch College was ready to move forward to build its campus, it would be inequitable for Fifth Third or the successor owner of

{00999295.1 }

EXHIBIT A

Stephen C. Baker, Esq.  
November 20, 2013  
Page 5

Fifth Third Property to later take the benefit of the Joint Reciprocal Easement Agreement having shirked its obligations under the PMDP.

We trust that Fifth Third will make a copy of this letter available to the realtor retained to sell the Fifth Third Property so that it can share the College's position about the Jenkins Lane Extension with any prospective buyer. The College believes such buyer should be informed of the College's position on the front end.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'G. Phillip', is written over the word 'Sincerely,' and extends across the line.

George J. Phillip

cc: Dr. Robert Pinson  
President, Welch College

Mr. William McCord  
Director of Planning, City of Gallatin

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

DECEMBER 10, 2013

**DEPARTMENT: CODES/PLANNING**

**AGENDA # 1**

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**SUBJECT:**

Ordinance #01312-69 Concurring and Approving Amendment to the Preliminary Master Development Plan for the Hidden Creek/Welch College development located north of Bison Trail and west of Big Station Camp Boulevard.

**SUMMARY:**

Applicant requests approval of an amendment to the Preliminary Master Development Plan for Hidden Creek/Welch College, in order to reorient the Welch College access, establish the campus layout, and establish phase lines for all of the Hidden Creek development. The property contains three (3) phases on 212 (+/-) acres. The Planning Commission recommended approval of the Amended Preliminary Master Development Plan at the November 25th, 2013 meeting with 31 conditions of approval.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

**EXHIBIT A**

**ORDINANCE NO. 01501-2**

**AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 3.22 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND BOTH EAST AND WEST OF CARELLTON DRIVE, FROM THE RESIDENTIAL 8 – PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) ZONING DISTRICT TO THE MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON COMMERCIAL, 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 3.22 (+/-) acres located north of Long Hollow Pike and both east and west of Carellton Drive; and

**WHEREAS**, the property to be rezoned is located north of Long Hollow Pike and both east and west of Carellton Drive and is currently zoned Residential 8 – Planned Residential Development (R8-PRD); and

**WHEREAS**, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-94; and

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

**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 3.22 (±) acres from the Residential 8 – Planned Residential Development (R8-PRD) zoning district to the Multiple Residential and Office (MRO) zoning district 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 hereby rezoned.

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

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

**BE IT FURTHER ORDAINED BY CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE,** that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING: January 20, 2015.

PASSED SECOND READING:

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MAYOR PAIGE BROWN

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Part of Tax Map Parcel 124G/A/001.01, 3.22 (+/-) Acres

The following legal description is for property in the Eleventh Civil District of Sumner County, City of Gallatin, Tennessee, located on the lands of Northern Property, LLC, of record in Deed Book 3783, Page 177, R.O.S.C., TN .. And being more particularly described per a survey provided by Bruce Rainey & Associates, Job # 06-0186, dated January 3, 2007.

**Tract 1**

Commencing at a Point located approximately 641 feet West of the intersection of Long Hollow Pike and Big Station Camp Boulevard, along the North margin of Long Hollow Pike right of way, said Point being the southwestern corner of said Northern Property, LLC and the southeastern corner of Kenneth and Pamela Cobb, of record in Deed Book 48, Page 62, R.O.S.C., TN. Thence, with the north margin of said Long Hollow Pike, North 86 degrees 15 minutes 50 seconds East, a distance of 168.94 feet to a point, said point being the Point of Beginning of the herein described tract;

Thence, leaving the north margin of said Long Hollow Pike and going into the land of said Northern Property, North 03 degrees 44 minutes 10 seconds West, a distance of 185.00 feet to a point;

Thence North 86 degrees 15 minutes 50 seconds East, a distance of 234.41 feet to a point;

Thence North 88 degrees 37 minutes 55 seconds East, a distance of 229.03 feet to a point;

Thence South 04 degrees 28 minutes 07 seconds West, a distance of 163.39 feet to a point;

Thence along a curve to the right, having a delta of 84 degrees 09 minutes 48 seconds, a radius of 25.00 feet, a tangent of 22.57 feet, an arc of 36.72 feet, a chord bearing of South 46 degrees 33 minutes 01 seconds West, and a chord length of 33.51 feet to a point, said point being in the north margin of said Long Hollow Pike;

Thence, with the north margin of said Long Hollow Pike, South 88 degrees 37 minutes 55 seconds West, a distance of 183.72 feet to a point;

Thence South 86 degrees 15 minutes 50 seconds West, a distance of 230.59 feet to the Point of Beginning and containing 83,174.82 square feet or 1.91 acres more or less.

## **Tract 2**

Commencing at a Point located approximately 641 feet West of the intersection of Long Hollow Pike and Big Station Camp Boulevard, along the North margin of Long Hollow Pike right of way, said Point being the southwestern corner of said Northern Property, LLC and the southeastern corner of Kenneth and Pamela Cobb, of record in Deed Book 48, Page 62, R.O.S.C., TN. Thence, with the north margin of said Long Hollow Pike, North 86 degrees 15 minutes 50 seconds East, a distance of 399.53 feet to a point;

Thence North 88 degrees 37 minutes 55 seconds East, a distance of 319.42, said point being the Point of Beginning of the herein described tract;

Thence, leaving the north margin of said Long Hollow Pike, along a curve to the right, having a delta of 95 degrees 50 minutes 12 seconds, a radius of 25.00 feet, a tangent of 27.69 feet, an arc of 41.82 feet, a chord bearing of North 43 degrees 26 minutes 59 seconds West, and a chord length of 37.11 feet to a point;

Thence North 04 degrees 28 minutes 07 seconds East, a distance of 158.28 feet to a point;

Thence North 88 degrees 37 minutes 55 seconds East, a distance of 300.00 feet to a point;

Thence South 01 degrees 22 minutes 05 seconds East, a distance of 185.00 feet to a point, said point being in the north margin of said Long Hollow Pike;

Thence, with the north margin of said Long Hollow Pike, South 88 degrees 37 minutes 55 seconds West, a distance of 291.23 feet to the Point of Beginning containing 57,079.84 square feet or 1.31 acres more or less.

## EXHIBIT 'B'

The rezoning shall be substantially consistent with the Carellton Commercial PMDP consisting of a four (4) sheet plan, prepared by Dewey-Estates Engineering of Nashville, TN, with project No. 12017 and dated November 13, 2014 and signed and sealed on November 26, 2014.

1. The rezoning shall be substantially consistent with the Carellton Commercial PMDP consisting of a four (4) sheet plan, prepared by Dewey-Estates Engineering of Nashville, TN, with project No. 12017 and dated November 13, 2014 and signed and sealed on November 26, 2014.
2. The applicant shall revised Sheet C3.0 to show the location and number of landscape material to meet the landscape requirements in the Gallatin Zoning Ordinance Section 08.04.050.
3. Provide appropriate driveway throat length of 60 feet for access onto Long Hollow Pike per *Gallatin on the Move 2020 Plan*. (The current layout appears to be approximately 10 feet short).
4. Correct the roadway striping on Long Hollow Pike, on each plan sheet.
5. The applicant shall submit a subdivision plat to create the proposed commercial lots.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 13, 2015

**DEPARTMENT: PLANNING DEPARTMENT**

**AGENDA # 5**

**SUBJECT:**

Ordinance No. O1501-2. An ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on a 3.22(+/-) acre parcel from the Residential 8 - Planned Residential Development (R8-PRD) zone district to Multiple Residential and Office (MRO) zone district with a Preliminary Master Development Plan.

**SUMMARY:**

Applicant requests approval to amend the City of Gallatin Official Zoning Atlas to rezone a portion of one (1) parcel (Tax Map 124G - Group A - Parcel 001.01) and approval of a Preliminary Master Development Plan for Carellton Commerical, containing 3.22 (+/-) acres, located east and west of Carellton Drive and north of Long Hollow Pike. The Gallatin Municipal-Regional Planning Commission recommended approval at the December 8, 2014 Planning Commission Meeting. (PC0346-14)

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING FUNDS FROM THE UNITED STATES DEPARTMENT OF  
JUSTICE EQUITABLE SHARING FUNDS – ASSET FORFEITURE PROGRAM IN THE  
AMOUNT OF \$37,323.47

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of  
\$37,323.47 is hereby appropriated from account 127-33210, Federal Department of Justice Equitable  
Share, to account 12742129-941, Transportation Equipment, for the purchase of police vehicles;

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: 02/03/15

PASSED SECOND READING:

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MAYOR PAIGE BROWN

ATTEST:

---

CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

---

SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

January 27, 2015

**DEPARTMENT: POLICE**

**AGENDA #**

**SUBJECT:**

Ordinance appropriating Funds from the USDOJ Equitable Sharing Funds in the amount of \$37,323.47.

**SUMMARY:**

Federal Equitable Sharing Funds are a portion of the result of seizures from DEA and FBI/CTF. They are obligated into a specific fund for a specific purpose and must be accounted for.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING \$64,000.00 TO 110-44450-321  
TO SPRIG FAIRWAYS AT LONG HOLLOW GOLF COURSE

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$64,000.00 is hereby appropriated to account #110-44450-321, Agriculture and Horticulture Supplies, for the purpose of sprigging the fairways at the Long Hollow Golf Course;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor is hereby authorized to sign any and all contracts and documents related to the sprigging of the fairways; and

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: February 3, 2015.

PASSED SECOND READING: \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CONNIE KITTRELL  
CITY RECORDER

\_\_\_\_\_  
SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**ORDINANCE NO. 01502-11**

**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 hereby rezoned.

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

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

**Section 5.** This ordinance shall 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 corner of this tract and the southwest corner 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 of 250.00 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 of 25.00 feet, a tangent length of 25.00 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 wide easement along the north side of proposed Lot 27 to accommodate the greenway and a 20 foot wide public utility and drainage easement along the rear of lots 25 and 26.
8. Retain the sewer line within and/or between lots 22 and 23 and within Tract 'B' within a minimum 20 foot wide public utility easement.
9. Provide an access easement or additional right-of-way on portions of Lot 28 and Tract 'C' to provide for a minimum of a 70 foot radius from the center of the intersection of Quarry Road and Nichols Lane and a minimum of a 10 foot wide and public utility and drainage easement adjacent to said access easement or right-of-way.



## MEMORANDUM

### PLANNING DEPARTMENT

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**TO:** City Council  
**FROM:** William D. McCord, AICP Planning Director  
**DATE:** February 12, 2015  
**RE:** Clear Lake Meadows Section 6 PMDP- Rezoning and 1st Reading of Ordinance O1502-11

Council reviewed the proposed rezoning and PMDP at the February 9<sup>th</sup> Council Committee meeting and requested revisions to include public utility and drainage easements on the rear of lots 25 and 26, to retain the sewer line on lots 22 and 23 to provide a connection to the property to the north and to provide sufficient area to accommodate future traffic operations improvements at the Quarry Road/Nichols Lane intersection.

The Ordinance has been prepared to include these requests by Council as indicated in Exhibit 'B' items 7, 8 and 9.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

FEBRUARY 10, 2015

**DEPARTMENT: PLANNING DEPARTMENT**

**AGENDA # 3**

**SUBJECT:**

Ordinance No. O1502-11, 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 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:**    **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. O1502-14

ORDINANCE APPROPRIATING \$10,000 FOR ROSEMONT RESTORATION  
FOUNDATION, INC. CHIMNEY REPAIRS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$10,000 is hereby appropriated from the General Fund unassigned balance to account 11044200-720, Community Enhancement Grants, earmarked to Rosemont Restoration Foundation, Inc. for chimney repairs; and

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:

PASSED SECOND READING:

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MAYOR PAIGE BROWN

ATTEST:

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CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY, CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

February 10, 2015

**DEPARTMENT:** Councilman Camp

**AGENDA #** 4

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**SUBJECT:**

Grant for Rose Mont

**SUMMARY:**

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

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE NO. 01502-15

ORDINANCE APPROPRIATING \$40,000 FOR  
GALLATIN CHAMBER OF COMMERCE MARKETING

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$40,000 is hereby appropriated from the General Fund unassigned balance to account 11044300-720, Community Service Grants, earmarked to the Chamber of Commerce for continued marketing efforts; and

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:

PASSED SECOND READING:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
SUSAN HIGH-MCAULEY, CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

February 10, 2015

**DEPARTMENT:** Vice Mayor Hayes

**AGENDA #** 9

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**SUBJECT:**  
Gallatin Chamber Marketing Grant

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

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE NO. 01502-16

ORDINANCE APPROPRIATING \$1,931,777.50 TO PIN 112515.00 LIC FOR GREENLEA BLVD. EXTENSION FROM SR-386 TO SR-174 FOR CONSTRUCTION

WHEREAS, the City of Gallatin passed Resolution No. R0902-8 on February 17, 2009 requesting assistance from the Tennessee Department of Transportation (TDOT) to build a Local Interstate Connector (LIC) extending GreenLea Boulevard from SR-386 to SR-174, and;

WHEREAS, the City of Gallatin signed a contract with TDOT in November, 2010 agreeing to the stipulations of an LIC in which TDOT would fund up to \$2,000,000.00 and the City would be responsible for all other costs, and;

WHEREAS, the City of Gallatin and TDOT have already funded their shares of Preliminary Engineering, Design, Right-of-Way Acquisition, and Final Design, and;

WHEREAS, the City of Gallatin has received notice from TDOT requiring \$4,431,777.50 from the City for its share of construction estimates, and;

WHEREAS, the City of Gallatin has \$2,500,000 currently budgeted for this project;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,087,237.50 is hereby appropriated from the General Fund unassigned balance to account 11041670-931-5 for the construction deposit for PIN 112515.00, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$175,000 is hereby appropriated from Developer donations toward the project, from account 110-36710-5, to account 11041670-931-5 for the construction deposit, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that the sum of \$138,797 is hereby appropriated from the 2014 GO Bond premium,  
account 313-36910, to account 31341670-931-5 for the construction deposit, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,  
that the sum of \$530,743 is hereby appropriated to account 31341670-931-5 from the  
following unspent 2014 GO bond items for the construction deposit:

31342220-922-105, Fire Station #5, \$500,939

31343000-942, Dump truck and accessories, \$22,672

31344410-942-82, Thompson Playground Equipment, \$31

31344410-942-86, Clearview Playground Equipment, \$31

31344410-923-79, Clearview Walking Track, \$1,020

31344410-946-76, Fitness Equipment, \$6,050

and;

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:

PASSED SECOND READING:

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MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

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CONNIE KITTRELL  
CITY RECORDER

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

February 10, 2015

**DEPARTMENT:** Mayor's Office & Engineering

**AGENDA #**

**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 the communication regarding this project.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 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:

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MAYOR PAIGE BROWN

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

FEBRUARY 10, 2013

**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:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**RESOLUTION NO. R1502-6**

**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 11 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 19 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 EQUIPMENT 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 environmental services 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:** 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:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**RESOLUTION NO. R1502-7**

**RESOLUTION AUTHORIZING ENTERPRISE AGREEMENT BETWEEN THE  
CITY OF GALLATIN AND MICROSOFT INC. AND ALLOWING  
FOR THE FIRST YEAR PAYMENT FROM INFORMATION TECHNOLOGY FUNDS**

**WHEREAS**, THE CITY OF GALLATIN has determined it is beneficial to enter into an Enterprise Agreement with Microsoft Inc, and;

**WHEREAS**, there are available funds in various lines within the Information Technology budget to remit the first year payment of \$126,293.72;

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, the Mayor is authorized to execute an Enterprise Agreement with Microsoft in the amount of \$378,881.16 pending the availability of future funding;

**BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that this Resolution shall take effect upon passage, the public welfare requiring such.

**IT IS SO ORDERED.**

PRESENT AND VOTING:

AYE:

NAY:

DATED:

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MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

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CONNIE KITTRELL  
CITY RECORDER

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

2/10/2015

**DEPARTMENT:** Information Technology

**AGENDA #**

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**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  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

**RESOLUTION NO. R1502-8**

**RESOLUTION AUTHORIZING MAYOR TO EXECUTE LEASE AGREEMENT WITH SUMNER REGIONAL MEDICAL CENTER, LLC FOR OFFICE SPACE AT SUMNER STATION FOR POLICE DEPARTMENT USE**

WHEREAS, THE CITY OF GALLATIN has determined it is beneficial to enter into a lease agreement with Sumner Regional Medical Center, LLC for office space at Sumner Station for police department use, and;

WHEREAS, the lease with Sumner Regional Medical Center, LLC will not require the appropriation of any City funds, as the base rent for the lease is \$0;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, the Mayor is authorized to execute a lease agreement with Sumner Regional Medical Center, LLC for office space at Sumner Station for Police Department use, upon approval of the lease agreement by the City Attorney;

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

**IT IS SO ORDERED.**

PRESENT AND VOTING:

AYE:

NAY:

DATED:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CONNIE KITTRELL  
CITY RECORDER

\_\_\_\_\_  
SUSAN HIGH-MCAULEY  
CITY ATTORNEY