
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

February 24, 2015

6:00 p.m.

**Dr. J Deotha Malone
Council Chambers**

- Call to Order – Councilman Camp
- Roll Call: Alexander – Brackenbury – Vice Mayor Hayes – Kemp – Mayberry – Overton– Mayor Brown
- Approval of Minutes: January 27, 2015 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. Ordinance Rezoning a Parcel from Planned General Commercial District to Mixed Use District and Approving a Preliminary Master Development Plan for Gross Builders-Hidden Creek **(Bill McCord, City Planner)**
2. Ordinance Waiving Tap Fees for Habitat for Humanity **(David Gregory, Superintendent of Public Utilities)**
3. Ordinance Amending Chapter 5, Article III, Section 5-58 of the Gallatin Municipal Code, Amendments to International Building Code **(Chuck Stuart, Building Official)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin Council Committee Meeting

Tuesday, January 27, 2015
Dr. J. Deotha Malone Council Chambers

PRESENT:

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

ABSENT:

Councilwoman Julie Brackenbury

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance Director
Ronnie Stiles, Public Works Director
David Gregory, Public Utilities Dir.
David Brown, Leisure Services Director
Tommy Dale, Assistant Fire Chief
Nick Tuttle, City Engineer
Gallatin News Reporter
James Fenton, EDA Director

Russ Steinike, Codes Dept.
Debbie Johnson, Human Resource Dir.
Don Bandy, Police Chief
Connie Kittrell, City Recorder
News Examiner Reporter
Susan High McAuley, City Attorney
Bill McCord, City Planner
Lori Smiley, IT Director

Vice Mayor Craig Hayes called the meeting to order.

Approval of Minutes

Vice Mayor Hayes presented the minutes of the December 9, 2014 Council Committee Meeting for approval. Councilman Overton made motion to approve; Councilman Camp second. Councilman Overton made motion to amend item #5. title; Councilman Camp second. Motion to amend carried with 5 ayes and 0 nays. Motion as amended carried with 5 ayes and 0 nays.

Public Recognition

Vice Mayor Hayes called for public recognition and with no one wishing to speak, public recognition was closed.

Mayor's Comments

Mayor Brown commented on the following:

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

Agenda

1. Presentation of 2013-2014 Financial Audit

Finance Director Rachel Nichols introduced John Whybrew with Alexander, Thompson, and Arnold PLLC.

Mr. Whybrew provided council with a copy of the audit report. He gave a summary of the numbers and findings and asked council to call him with any questions.

2. Quarterly Insurance Recovery Appropriation Ordinance

Finance Director Rachel Nichols explained these funds are for insurance recoveries for various departments.

Vice Mayor Hayes moved this item on to Council without objection.

3. PIN 112515.00 GreenLea Extension

Mayor Brown explained the history of this project and the current request from TDOT. Mayor stated she received an updated letter today (also provided in council packets) from TDOT requesting the city's share of the total estimated construction cost for GreenLea Extension. Mayor said the cities portion that they are requesting is \$4,431,777.50.

Mayor Brown, council members, City Engineer Nick Tuttle, Special Projects Director Rosemary Bates and City Planner Bill McCord had much discussion on possible options.

Finance Director Rachel Nichols stated there is a funding mechanism called a Bond Anticipation Note that is a short term loan until the bond is issued. Ms. Nichols added that you will be paying interest but that is an option if you wanted to fund it fully up front.

There was more discussion on the State managing the project and the probability of much development in that area in future years.

City Attorney Susan High-McAuley stated under the current charter and code, the city attorney is required to review contracts as to form.

Discussion continued.

City Engineer Nick Tuttle stated developers have already contributed to this project; Cambridge Farms and Stratford Park were required to make improvements along Long Hollow Pike and they were required to pay into this project.

Discussion continued.

Councilwoman Kemp made motion for Mayor Brown to speak with TDOT, offer to pay \$2.5 million, delay final payment to put in 2016 bond and report back in two weeks; Vice Mayor Hayes second.

City Engineer Nick Tuttle spoke about revising this project and gave some possible ways to cut corners to reduce costs.

Vice Mayor Hayes called for the vote. Motion carried with 6 ayes and 0 nays.

4. Affordable Health Care Act

Human Resource Director Debbie Johnson provided a handout to council. Ms. Johnson stated she presented this to all Department Heads this morning and there were no questions. She explained the 30 hours per week or 1508 hours per year for temporary/seasonal workers.

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

5. Request Permission to Apply for a Spot Safety Grant

City Engineer Nick Tuttle stated he's requesting permission to apply for a Spot Safety Grant through TDOT for intersection improvements at Long Hollow Pike and Big Station Camp Boulevard. Mr. Tuttle added that if this grant is award the State of Tennessee will install a traffic signal at this intersection at no cost to the City but under the agreement the City will maintain the signal.

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

6. Industrial Development Board

EDA Director James Fenton informed council that two (2) members of the Industrial Development Board have resigned and he needs a full board of seven (7) members to conduct business. He added that he would be bringing some names next week to fill these vacancies.

7. Reappointment of Ed Mayberry and Rachel Nichols to the Pension Committee

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

8. Ordinance Appropriating Funds from the USDOJ Equitable Sharing Funds in the Amount of \$37,323.47

Police Chief Don Bandy explained this request.

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

Other Business

Vice Mayor Hayes called for other business.

- Councilman Overton asked City Engineer Nick Tuttle to look at installing guard rails on Peach Valley Road at the big drop off.
- City Attorney Susan High-McAuley stated she would bring a clean-up resolution next week on the transfer of surplus property between governmental entities.

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

- Councilman Steve Camp requested Rosemont be on the agenda in two weeks for discussion to apply for a grant to repair the chimney's.
- Special Projects Director Rosemary Bates presented a street closing application from Station Camp Quarterback Club. The event will be April 18, 2015 from 9:00 AM until 12:00 PM for a run. They are requesting the city provide cones and barricades and all city required signatures have been provided.

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

- Mayor Brown stated Public Works Director Ronnie Stiles had requested Park Avenue Project brought back to council. Mr. Stiles requests council consider sidewalks on both sides of the street again.

There was much discussion.

Councilman Overton requested Mr. Tuttle provide some hard numbers to finish this project and what Mr. Stiles has left to spend on this project.

Mr. Tuttle stated his earlier recommendation was not to construct sidewalks on both sides because of drainage issues.

Mr. Stiles stated he has ample paid for pipes for the construction and he requested hiring Rogers Engineering to do a study on the south side and provide plans. He added that he has funds in the drainage budget to pay for the plan.

Much discussion continued.

Public Utilities Director David Gregory stated he spent \$200,000 repairing/rehabbing the sewer on Park Avenue this past spring. He stated the engineers stated they were going to put the pipe on the north side in the existing ditch. He said all of the pipes are located underneath the existing ditch but they are digging two feet off of the ditch and hitting gas mains that are not lower there.

Discussion continued.

Councilwoman Kemp left the meeting at this time.

Councilman Mayberry made motion to gather costs from David Gregory, Ronnie Stiles and for Rogers Engineering Group present a plan and all involved parties meet to discussion the project; Vice Mayor Hayes second. Motion carried with 4 ayes and Vice Mayor Hayes voting no.

- Mayor Brown commented on the recent 109 Access Management Meeting with the State and asked for direction from council.

City Planner Bill McCord also commented in detail on the Access Meeting and his safety concerns. He proposed the city request that the roadway be designed similar to the roadway between here and Portland and no less than a Class 3 type access management criteria in that stretch of roadway.

Councilman Overton asked Mr. McCord to prepare a letter stating his concerns and requesting a Class 3 access roadway.

Vice Mayor Hayes left the meeting at this time.

Councilman John D. Alexander moderated the meeting from this point.

Discussion continued on other locations.

Department Head Reports

Councilman John D. Alexander called for Department Head Reports.

Leisure Services Director David Brown said the Planning Commission passed the Civic Center Addition plans last night. Mr. Brown also gave an update on the timeline for the Civic Center target dates with the proposed completion date being January 2016.

Mr. Brown also informed council that the fairways at Long Hollow Golf Course need re-sprigging. He requested \$60,000 to amend his budget to re-sprig the fairways in May or June of this year.

Councilman Overton made motion to approve; Councilman Camp second. Motion carried with 4 ayes and 0 nays.

Adjourn

With no other business to discuss Councilman Alexander adjourned the meeting.

Mayor Paige Brown

Connie Kittrell, City Recorder

Committee Minutes
January 27, 2015

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 24, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # |

SUBJECT:

Ordinance No. O1405-32 an ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 46.95 (+/-) acre parcel from Planned General Commercial (PGC) district to Mixed Use (MU) district and approving a Preliminary Master Development Plan.

SUMMARY:

An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 46.95 (+/-) acre parcel, located east of Big Station Camp Boulevard and north of Vietnam Veterans Boulevard (Highway 386) from Planned General Commercial (PGC) to the Mixed Use (MU) zoning district and approving a Preliminary Master Development Plan for Gross Builders-Hidden Creek, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. The Gallatin Municipal-Regional Planning Commission recommended approval at the May 19, 2014 Planning Commission Meeting. (PC0184-14)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:



STAFF REPORT TO CITY COUNCIL

Rezoning and Preliminary Master Development Plan for Gross Builders- Hidden Creek (PC0284-14)

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

Date: February 24, 2015

REQUEST: OWNER AND APPLICANT REQUESTS REZONING AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR GROSS BUILDERS-HIDDEN CREEK TO CREATE FIVE (5) COMMERCIAL LOTS, THREE (3) LOTS FOR A 444 UNIT MULTI-FAMILY DEVELOPMENT AND TWO PUBLIC RIGHTS-OF-WAY, ON PORTION OF A PARCEL COMPRISING 46.95 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).

OWNER: ROBERT FRANKLIN

APPLICANT: RAGAN SMITH (KEVIN GUENTHER)

STAFF RECOMMENDATION: RECOMMEND APPROVAL WITH CONDITIONS

STAFF CONTACT: KEVIN CHASTINE

PLANNING COMMISSION DATE: MAY 19, 2014

CITY COUNCIL DATE: FEBRUARY 24, 2015

PROPERTY OVERVIEW: The owner and applicant is requesting to rezone a part of a parcel comprising 46.95 (+/-) acres (Tax Map 137 and Parcel 006.00) from Planned General Commercial (PGC) zone district to Mixed Use (MU) zone district and approval of a Preliminary Master Development Plan to create five (5) commercial lots, three (3) lots for a 444 unit multi-family residential development and two public rights-of-way. Commercial uses and Multi-Family Dwelling uses are permitted in the MU zone district. (Attachment 1)

CASE BACKGROUND:

Previous Approvals

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

The Plan of Service and Annexation Second Reading and a Preliminary Master Development Plan for the 'Station Camp Area 4' project was approved at Second Reading

at the November 5, 2004 City Council meeting. At that time the project site was over 100 acres and the applicant was exempt from the requirements of having to provide a detailed Preliminary Master Development Plan.

The Planning Commission reviewed and discussed the Hidden Creek rezoning and preliminary master development plan project (PC File #3-2-08) at the March 10, 2008 Work Session and was presented with a project update at the April 28, 2008 meeting. The Planning Commission recommended approval of the Hidden Creek rezoning and Preliminary Master Development Plan at the May 16, 2008 Planning Commission meeting and the rezoning with Preliminary Master Development Plan was approved on 2nd Reading at the July 15, 2008 Gallatin City Council meeting. Again, the proposed Gross Builders-Hidden Creek project site was included in the Hidden Creek PMDP with PGC zoning but no site layout was shown for this site. It was only labeled as 'Future Development'.

The most recent application was considered by the Planning Commission on May 19, 2014. The Planning Commission recommended approval with five conditions (see Attachment 2). The item was to be considered by the City Council at a Council Committee meeting on June 24, 2014. However, the applicant requested to have the item deferred until this meeting date.

DISCUSSION:

Proposed Development

The applicant is proposing to rezone 46.95 (+/-) acres of the Hidden Creek PMDP area from Planned General Commercial (PGC) to Mixed Use (MU) and obtain approval of the Preliminary Master Development Plan to create five (5) commercial lots along Big Station Camp Boulevard, three (3) lots for a 444 unit multi-family residential development located behind the commercial lots, and a public rights-of-way for Jenkins Lane extension (Shown as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan) and a stub street. The multi-family development contains 16 buildings and a leasing office/clubhouse. The 444 units are broken down as follows:

- 156 one-bedroom units
- 261 two-bedroom units
- 27 three-bedroom units

The estimated construction schedule for the multi-family residential development has a beginning date of September 2014 and a completion date of September 2017. (The beginning date has now passed so this should be revised with the FMDP submittal.) The commercial lots are expected to development between 2017 and 2025. The multi-family lots and each of the five (5) commercial lots will require approval of a Final Master Development Plan by the Gallatin Planning Commission.

If this development is approved then an estimated total of five multi-family units will either be built or approved for development within Gallatin (The others are Long Hollow Pike Mixed Use, Hancock Ridge Apartments, Green Lea Apartments and Foxland Crossings Phase II). These four developments with a total of 840 units zoned for multi-family development but which have not been constructed between 2011 and 2014 and an

additional 444 units including Gross Builders-Hidden Creek project. An additional 1060 single family units or duplex units were constructed during this time. Based on Census data, multi-family housing within buildings of five or more units, represent a total of 19.9 % of the total housing units in the City. This is comparable to other locations throughout middle Tennessee based on 2010 Census data. (see Attachment 3)

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site with a steady slopes towards the lowest point of elevation (516') located along the western property boundary along Big Station Camp Boulevard. There is also a stream that runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

Adjacent or Area Uses

The adjacent area to the north, south, and east is undeveloped, and is zoned Planned General Commercial (PGC). The area to the northwest is currently vacant, but was approved for a Publix grocery store and related retail development in 2009 (PC File #8-31-09). The Final Master Development Plan approval of the Publix center has expired at this time and requires re-approval. The area west of the project site includes the 410 unit Wellington Farm multi-family development zoned Residential-6 (High Density Residential District), and three (3) schools: Station Camp Elementary, Middle and High school.

Architectural Designs

Commercial

The applicant has provided eight (8) photographs of existing commercial buildings in Gallatin, which represents the typical architecture proposed for the commercial lots. The photographs show a fast food restaurant, two (2) sit down restaurants, one (1) restaurant with a drive-thru lane, a bank, a retail/office/professional building, and two (2) general retail stores (Plan Sheet 07). Each of the five (5) commercial lots is required to submit a Final Master Development Plan, so more detailed architectural elevations will be submitted as part of the FMDP.

Multi-Family Buildings

The proposed multi-family buildings are three-stories in height and are asymmetrical in design with a complex roof structure consisting primarily of a side gable roof with projecting gables along the front and rear elevations with other portions of the front and rear elevations having roof dormers (Plan Sheet 06). The proposed architectural elevations have a great deal of undulation, which produces a visual separation between the different architectural units of the longer building elevations. The proposed buildings are comprised of 33 percent masonry (18 percent brick and 15 percent stone) and 67 percent cement fiber board. The brick is located primarily on either side of the stairwells and extend up two (2) to three (3) stories. The cement fiber board is placed on the side elevation as well as within the wall sections between each attached building. The cement fiber board is shown in two (2) colors: an earth tone taupe and a darker brick red color. The different color cement fiber board provides additional visual variety to the elevations. The architectural elevations of the longer buildings are nearly entirely sheathed with cultured stone. The multi-family buildings have a ridgeline height of 50 feet, which is higher than the permitted maximum height of 35

feet in the Mixed Use zone district. Under Section 12.02.020.F.1.(b) of the Gallatin Zoning Ordinance the applicant is requesting an exception to the maximum height to permit the 50 foot height of the proposed multi-family buildings. The Planning Commission approved the height variation and made a finding that the request is appropriate for this site and development.

Information obtained by the City of Hendersonville indicates that apartment complexes represented some of the highest valued properties in the City and generate tax revenues comparable to this value. (See Attachment 4).

Leasing Office/Clubhouse

The leasing office/clubhouse/pool house/pavilion/amenity center is a one-story symmetrical building with three (3) distinctive parts of the building façade (Plan Sheet 06). The front elevation of the building is cultured stone while the side elevations are cement fiber board. The center portion of the front elevation is a four-bay one and a half story building. The center portion is flanked by one-story front gabled wings that are attached to the center portion through 'hyphens' that are stepped back from the plane of the front elevation.

Garages

There are 12 proposed detached garage buildings located throughout the development. The garages are one-story and symmetrical in design with a hipped roof and a projecting gable roof over the center of the front elevation. The garage buildings have four (4) garage doors each and are sheathed with brick around the base of all four (4) elevations to a height of approximately two (2) feet. The remaining portion of the elevation is sheathed with cement fiber board.

The sample architectural designs do not meet the architectural requirements of Section 13.08.010 of the Gallatin Zoning Ordinance. The applicant requested an alternative architectural plan as provided under Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission determined that the proposed alternative plan meets the purpose and intent of the requirements of section 13.08. In making the determination, the Commission considered the materials, design, color, and other natural or man-made elements which impact the projects conformance to these standards. Staff provided the Planning Commission with photographs of the multi-family development at Hamilton Station in Lebanon, Tennessee, which has the same architectural design as proposed for this development. (see Attachment 5). Final architectural designs will be submitted with the Final Master Development Plan.

Lot Layout

The multi-family development is proposed on 31.34 of the 45.95 acres comprises three (3) lots located behind (east of) the proposed commercial lots that have road frontage along Big Station Camp Boulevard. The proposed Jenkins Lane Extension would bisect the multi-family development.

The five (5) commercial lots front Big Station Camp Boulevard and range in size from 2.80 acres up to 3.48 acres. The five (5) lots have direct access onto Big Station Camp Boulevard and the two (2) outer pairs of lots would include cross access easements.

Rights-of-Way/Streets/Roads

With the construction of Jenkins Lane extension approximately 1,840 linear feet of public right-of-way will be included with the plan. The new street will bisect the multi-family development and the third and fourth commercial lot. The Jenkins Lane extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane would be constructed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street would extend to the vacant parcel to the east. All other driveways and parking areas will be privately owned and provide internal circulation for the multi-family development and commercial lots.

The plan also indicates in a greenway extension located along the stream through the development from Big Station Camp Boulevard to the northern most portion of Jenkins Lane Extension. This will consist of an extension of the Station Camp Greenway.

The Engineering Division is recommending the access for the proposed 3.03 acre commercial lot to be aligned with the existing access to Station Camp Middle School across Big Station Camp Boulevard as it was shown on the previous approval. This alignment would provide a safer road crossing for the proposed greenway that will intersect at this point along Big Station Camp Boulevard. The Engineering Division must approve any greenway crossing Big Station Camp Boulevard. If this change is made, the access to Big Station Camp Boulevard for the 3.48 acre commercial lot will not comply the Gallatin on the Move 2020 Plan. As such the Engineering Division recommends relocating the access for the 3.03 acre commercial lot to align with the south access for Station Camp Middle School and the removal of the Big Station Camp Boulevard access to/from the 3.48 acre commercial lot (north of Jenkins Lane Extension). If this occurs this lot will only include access to/ from the proposed Jenkins Lane Extension.

Stormwater Detention

The Preliminary Master Development Plan indicates seven (7) stormwater detention areas including four (4) detention areas provided for the five (5) commercial lots and three (3) detention areas are located within the multi-family development near the west property boundaries. A more detailed drainage plan will be submitted with construction drawings and with the Final Master Development Plans.

Open Space and Bufferyard

The Preliminary Master Development Plan shows no proposed open space tracts. However, there will be open space within each lot and bufferyards between lots. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as described in Article 13 of the Gallatin Zoning Ordinance. The applicant has submitted a preliminary bufferyard plan, which identifies all required bufferyards. (Plan Sheet 05 of Attachment 1)

A Type 25 Bufferyard is required and provided along the rear (east) property boundary of all five (5) of the commercial lots along with a Type 10 Bufferyard on the side property boundaries adjacent to other commercial properties. A Type 25 Bufferyard is required along all property boundaries of the multi-family development.

Due to shared accesses between some of the commercial lots a complete Type 10 Bufferyard is not possible, but the plan indicates all of the required deciduous trees between each of the commercial lots. Also, no trees within the parking lot are shown on the commercial lots because to the end users are uncertain at this time and changes to the site layout may be required.

The plan shows 95 trees within the apartment complex parking lots, which exceeds the 89 required trees. Also, an HVAC screening detail shows five (5) foot diameter and minimum 36 inch height evergreen shrubs in groupings of either five (5) or eight (8) depending on if the HVAC units are located in the middle of the building or on the end elevation.

The Planning Commission approved the bufferyard and landscaping plan. The final bufferyard and landscaping plan will be provided with the Final Master Development Plan for both the multi-family and each of the commercial developments.

Potential School Impact

As briefly discussed at the Planning Commission Work Session on May 8, 2014, staff obtained some comparative information to assess potential impacts to schools. The builders have provided the City with a study completed by the Murfreesboro Planning Department to project the number of school age children that are generated by multi-family developments in comparison to single family developments. The summary of this study is provided as Attachment 6. The findings revealed that 0.115 students are generated per apartment unit and 0.40 students are generated per single family dwelling unit. If this ratio held true for Gallatin the proposed 444 units would add 51 new students to area schools.

A similar study was conducted in Hendersonville that indicates the impact of multi-family dwelling complexes on schools in Hendersonville.(Attachment 7).

Planning Department Comments

The Planning Department reviewed and commented on the rezoning and Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department's comments; however, the applicant shall comply with the following:

1. Add a plan note that each commercial lot will require 70 percent masonry for future buildings.
2. Add a plan note that each commercial lot will require a separate Final Master Development Plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments; however, the applicant shall comply with the following.

1. Relocate the driveway for the 3.03 acre commercial lot to align with the south access for Station Camp Middle School and remove the Big Station Camp Boulevard driveway from the 3.48 acre commercial lot (north of Jenkins Lane Extension). The 3.48 acre commercial lot shall only be accessed from the proposed Jenkins Lane Extension.

2. All landscaping shall meet the sight distance requirements set out in the City of Gallatin Subdivision Regulations and Zoning Ordinance.

Fire Department Comments

The Fire Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Fire Department comments; however the applicant shall comply with the following:

1. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus.
2. Fire access roads shall be provided to the construction site.
3. Approved water supply for fire protection, either temporary or permanent, shall be made available.

(These items will be applied during the Final Master Development Plan review.)

The Planning Commission met on May 19, 2014 to review the proposal. After public presentation and discussion, the Planning Commission voted to approve the proposed rezoning and plan of development with twelve conditions of approval as indicated in GMRPC Resolution 2014-46 (Attachment 2). This included establishing a building height of 50 feet, approving the alternative building facade materials for the apartment buildings, and providing a greenway crossing for Big Station Camp Boulevard. The Planning Commissions' recommendation including the findings listed below.

FINDINGS:

1. The Rezoning and 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 Regional Activity Center Character Area.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Mixed Use (MU) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.
3. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
4. The zoning and Preliminary Master Development Plan amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

6. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve standards required of the plan.

RECOMMENDATION:

The Planning Commission and staff recommend approval of Ordinance O1405-32, rezoning a 46.95 acre parcel (Part of Tax Map 137 Parcel 006.00) from Planned General Commercial (PGC) to Mixed Use (MU) with the Preliminary Master Development Plan for Gross Builders-Hidden Creek consisting of an eight (8) sheet plan, prepared by Ragan Smith of Nashville, TN, with project No. 04046, dated April 23, 2014, with a revised date of May 8, 2014, with the following conditions:

1. The building height shall be limited to 50 feet which is appropriate for this site and development.
2. The proposed alternative architecture for the apartment complex buildings meets the purpose and intent of the requirements of section 13.08 since the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with the requirements of the zoning ordinance.
3. Add a note to the plans that buildings on each commercial lot will require 70 percent masonry.
4. Add a note to the plans that each commercial lot will require a separate Final Master Development Plan.
5. Relocate the south driveway of the 3.03 acre Commercial lot to align with the access for Station Camp Middle School and the remove the Big Station Camp Boulevard driveway from the 3.48 acre Commercial lot (north of Jenkins Lane Extension) so that the 3.48 acre Commercial lot will be accessed only to/from the proposed Jenkins Lane Extension.
6. All landscaping shall meet the sight distance requirements of the City of Gallatin Subdivision Regulations and Zoning Ordinance.
7. Provide greenway crossing on Big Station Camp Boulevard satisfactory to the Engineering Division.
8. Revise the Site Data –Estimated Schedule of Development dates on Plan Sheet 03.

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

(A draft City Council Ordinance O1405-32 to affirm the zoning and approval of the PMDP is provided in Attachment 8)

ATTACHMENTS

Attachment 1	PMDP for Gross Builders-Hidden Creek
Attachment 2	GMRPC Resolution 2014-46 and GMRPC Minutes
Attachment 3	Housing Type Data Comparison Table
Attachment 4	City of Hendersonville -Top 10 Tax Payers Listing
Attachment 5	Photographs of Hamilton Station Development – Lebanon, TN
Attachment 6	Multi-Family School Impact Study – Murfreesboro, TN
Attachment 7	Apartment Complex Impact on Schools -Hendersonville
Attachment 8	Draft City Council Ordinance No. O1405-32

I: Activities & Project Types/Rezoning with PMDPs/Gross Builders-Hidden Creek/Staff Report to Council Hidden Creek – Gross Builders
PMDP & Rezoning (PC0284-14)

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A REZONING OF 46.95 (+/-) ACRES FROM PLANNED GENERAL COMMERCIAL (PGC) TO MIXED USED (MU) AND A PRELIMINARY MASTER DEVELOPMENT PLAN AND FOR GROSS BUILDERS-HIDDEN CREEK LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386). (PC0284-14)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request and the Preliminary Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on May 19, 2014; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-7-202 and 13-7-203 and Section 12.02 020 of the City of Gallatin Zoning Ordinance:

1. The Rezoning and 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 Regional Activity Center Character Area.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Mixed Use (MU) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.
3. The legal purposes for which zoning exists have not been contravened.
4. The zoning and Preliminary Master Development Plan amendment will not create adverse effects upon adjoining property owners or any such adverse

effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
6. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve standards required of the plan.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a rezoning of the subject property from the Planned General Commercial (PGC) zoning district to the Mixed Use (MU) zoning district as described in Exhibit ‘A’ and a Preliminary Master Development Plan for Gross Builders-Hidden Creek with the following conditions:

1. The Preliminary Master Development Plan shall be consistent with the plan for Gross Builders-Hidden Creek, consisting of an eight (8) sheet plan prepared by Ragan Smith, of Nashville, TN, with project No. 04046 and dated April 23, 2014, with a revised date of May 8, 2014
2. The Planning Commission shall make a determination on whether the 50 foot height request is appropriate for this site and development.
3. Planning Commission shall determine if the proposed alternative plan meets the purpose and intent of the requirements of section 13.08 and determine whether the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with the requirements of the zoning ordinance.
4. Add a note that each commercial lot will require 70 percent masonry for future buildings.
5. Add a note that each commercial lot will require a separate Final Master Development Plan.
6. The Engineering Division recommends relocating the access for commercial lot 2 to align with the access for Station Camp Middle School and the removal of the access from commercial lot 3 (north of Jenkins Lane Extension) so that commercial lot 3 will be accessed from the proposed Jenkins Lane Extension.
7. Ensure all landscaping meets the sight distance requirements set out in the City of Gallatin Subdivision Regulations and Zoning Ordinance.
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus.
9. Fire access roads shall be provided to the construction site.
10. Approved water supply for fire protection, either temporary or permanent, shall be made available.
11. Provide an improved greenway crossing of Big Station Camp Boulevard if approved by the Engineering Division.

ATTACHMENT 2

12. Submit 14 corrected folded copies of the Preliminary Master Development Plan.

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: 3

NAY: 2

DATED: 05/19/2014



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

Exhibit 'A' - Legal Description of the property

ATTACHMENT 2 EXHIBIT A

EXHIBIT 'A'

REZONING DESCRIPTION

BY: CARROLL CARMAN
TENNESSEE REGISTERED LAND SURVEYOR NO. 910
150 Middle Fork Road
Hartsville, Tennessee 37074
Phone: 615-374-3344 Fax: 1-888-252-2916

STATION CAMP PROPERTIES 46.95 ACRES

BEING located in the 4th Civil District, Sumner County, Tennessee, on the northeast side of Big Station Camp Boulevard, and being a portion of the property of record in Deed Book 103, Page 36, Register's Office, Sumner County, Tennessee. See Tax Map 137, Parcel 6.00 P/O, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south boundary of Station Camp Properties (DB 103, PG 36, ROSCT), same being the northeast corner of this tract and the northwest corner of Bowles Farm, LP and Jean P. Bowles, Trustee (RB 979, PG 69 and RB 3373, PG 674, ROSCT); thence with line of Bowles Farm, LP and Jean P. Bowles, Trustee South 05 degrees 52 minutes 54 seconds West 1074.89 feet to an iron rod; thence South 09 degrees 11 minutes 44 seconds West 1069.68 feet to an iron rod at a post; thence with line of H. H. Wacaser (RB 1449, PG 260, ROSCT) North 86 degrees 13 minutes 56 seconds West 247.30 to an iron rod in the northeast right-of-way of Big Station Camp Boulevard; thence with said right-of-way North 43 degrees 17 minutes 22 seconds West 131.84 feet to an iron rod; thence along a curve proceeding clockwise, having a deflection angle of 11 degrees 24 minutes 45 seconds, a radius of 1851.47 feet, a tangent length of 185.00 feet, and a chord of North 37 degrees 09 minutes 57 seconds West 368.18 feet; thence along said curve an arc length of 368.79 feet to an iron rod; thence North 31 degrees 32 minutes 14 seconds West 1437.59 feet to an iron rod in said right-of-way; thence leaving road with line of Publix Tennessee, LLC (RB 3420, PG 675, ROSCT) North 58 degrees 31 minutes 29 seconds East 724.56 feet to an iron rod; thence with line of Station Camp Properties (DB 103, PG 36, ROSCT) North 83 degrees 12 minutes 53 seconds East 981.53 feet to the point of beginning containing 46.95 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 18, 2014.

ATTACHMENT 2

EXHIBIT B

EXHIBIT 'B'

The Preliminary Master Development Plan for Gross Builders-Hidden Creek consists of a eight (8) sheet plan, prepared by Ragan Smith of Nashville, TN, with project No. 04046, dated April 23, 2014, with a revised date of May 8, 2014. The Plan is approved with the following conditions:

1. The Planning Commission shall make a determination on whether the 50 foot height request is appropriate for this site and development.
2. Planning Commission shall determine if the proposed alternative plan meets the purpose and intent of the requirements of section 13.08 and determine whether the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with the requirements of the zoning ordinance.
3. Add a note that each commercial lot will require 70 percent masonry for future buildings.
4. Add a note that each commercial lot will require a separate Final Master Development Plan.
5. The Engineering Division recommends relocating the access for commercial lot 2 to align with the access for Station Camp Middle School and the removal of the access from commercial lot 3 (north of Jenkins Lane Extension) so that commercial lot 3 will be accessed from the proposed Jenkins Lane Extension.
6. Ensure all landscaping meets the sight distance requirements set out in the City of Gallatin Subdivision Regulations and Zoning Ordinance.
7. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus.
8. Fire access roads shall be provided to the construction site.
9. Approved water supply for fire protection, either temporary or permanent, shall be made available.
10. Provide an improved greenway crossing of Big Station Camp Boulevard if approved by the Engineering Division.
11. Submit 14 corrected folded copies of the Preliminary Master Development Plan.

proposed location and Chick Fil A and six (6) foot sidewalks be installed and with the following conditions:

1. Planning Commission approved the architectural elevations as submitted and required that the final architectural elevations be provided with the Final Master Development Plan
2. Planning Commission must make a determination if the proposed alternative bufferyards meet the requirements found within Gallatin Zoning Ordinance Section 13.04.100.C, Alternative Plan Approval.
3. The applicant shall update the photometric plan to reduce the light levels to .75 foot candles at the property lines.
4. File a subdivision application per Section 1-109.1 of the Gallatin Subdivision Regulations and obtain approval of a re-subdivision consistent with the Preliminary Master Development Plan.
5. Submit five (5) corrected and folded copies, one (10 full and four (4) half-size, of the Preliminary Master Development Plan to the Planning Department.

Mr. Olivares asked that the item be deferred so that they may discuss the conditions of approval with Wal-Mart.

Mr. Ramsey motioned to defer this item at the request of the applicant. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

9. GMRPC Resolution No. 2014-46 – PC0284-14 – Hidden Creek – Gross Builders – Public Comment – The owner and applicant request rezoning and approval of a Preliminary Master Development Plan for Gross Builders - Hidden Creek on portion of a parcel comprising 46.95 (+/-) acres, to create five (5) commercial lots, three (3) lots for a 444 unit multi-family development and public right-of-way, located east of Big Station Camp Boulevard and north of Vietnam Veterans Parkway (Highway 386)

Chair Dempsey excused himself from this portion of the meeting. Vice Chair Ramsey chaired the meeting.

Mr. Chastine said the owner and applicant is requesting approval to rezone 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and obtain approval of the Preliminary Master Development Plan to create five (5) commercial lots along Big Station Camp Boulevard, three (3) lots for a 444 unit multi-family residential development located behind the commercial lots, and a public right-of-way for Jenkins Lane extension and a stub street. The building heights are 50 feet and the applicant has requested approval of an exception to the maximum height requirement and an approval of an alternative architectural plan. The builders have submitted a study of the number of school age children that may reside in this development, which shows an estimate of 51 new students would be generated by the development. This information was provided to the School Board. Staff recommends approval of Resolution 2014-46 and recommends approval with the conditions listed in the staff report.

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

Gallatin Municipal-Regional Planning Commission Meeting Minutes
May 19, 2014

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by the City of Gallatin. The traffic and overcrowded schools as well as the potential crime rate are concerns.

Mr. Eric Bowman, 1038 Pittman Drive, said he is a Sumner County School teacher and sees the impact of apartments on schools every day. Two (2) school buses leave the Wellington Apartments each day.

Mr. Darrell Meador, 1038 Notting Hill Drive, said the information provided by the applicant are not correct statistics. People will not move to this northern area of Nashville, because they want homes and a lifestyle, not apartments.

Mr. Jim Posey, 1029 Pittman Drive, said he built here because it was in the country and was not opposed to the annexation by Gallatin. He asked that the Planning Commission consider that the residents want a good quality of life.

Ms. Lindsey Donavan, 1455 Boardwalk Place, Foxland Harbor, said there are 350 units going in at Foxland and statistics do not take in to consideration the school zones and strong schools. Apartment dwellers statistically do not participate in local elections and the community.

Mr. Robert Major, 1014 Notting Hill Drive, said he is opposed to this plan for the same reasons his neighbors stated.

Mr. Peter Abernathy, 1018 Grider Drive also echoed the same opposition of his neighbors. He is a cyclist and there are a lot of runners and cyclists in this area and increased traffic volume is a concern.

Mr. Adam McDonald, 1004 Notting Hill Drive, said he has worked in the area for 11 years and moved here so his children could attend Sumner County Schools, particularly Station Camp Schools. He is concerned that overcrowded schools may bring down the quality of education for his children.

Ms. Diana Yarborough, 1011 Notting Hill Drive, said she has three (3) children attending Union School because of the overcrowding that exists in the Station Camp Schools. She asked the Planning Commission to look out for the interest of the area residents. She understands that the property owners have a right to sell and use their land and asks for protection of the resident's property.

Ms. Angie Nation, 1026 Notting Hill Drive, said she is opposed to this development.

No one else came forward to speak; therefore, Vice Chair Ramsey closed public comment.

Mr. Ramsey asked if the Fire Department is concerned with the 50 foot height of the buildings. Mr. Chastine said the Fire Department had no comments.

Mr. Chastine said the applicant has only asked for two (2) exceptions; however, there are 11 conditions of approval.

- 10. Provide an improved greenway crossing of Big Station Camp Boulevard if approved by the Engineering Division.

Vice Mayor Alexander seconded the motion and the motion passed with two (2) opposed, Ms. Campbell and Mr. Puryear.

Chair Dempsey resumed as chair.

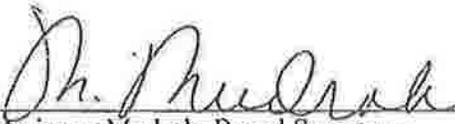
Other Business

Mr. McCord said the Preliminary Master Development Plans and the Final Master Development Plans have been more detailed than are necessary. In most cities many of the details are handled administratively. Staff will be proposing changes to the code that better define the responsibility of the Planning Commission.

Move to Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 8:15 P.M.

Respectfully submitted:


 Marianne Mudrak, Board Secretary

Approve:


 Dick Dempsey, Chair


 Johnny Wilson, Secretary

ATTACHMENT 3

Housing Type Data Comparison

	Gallatin	Hendersonville	Smyrna	Lebanon	Columbia	Spring Hill	Franklin	Murfreesboro	Tulahoma	Nashville	% Unit Types
TOTAL POPULATION 2010	30,278	51,372	39,974	26,150	34,481	29,036	62,487	108,755	18,659	601,222	
POPULATION EST. 2013	32,307	54,066	43,000	28,408	35,550	32,576	63,886	117,044	18,897	639,454	
Housing Units Types/Structure											
1 unit detached	8,467	15,122	10,795	7,253	9,743	3,841	18,171	25,863	6318	144,711	52.3%
2 units	1,002	709	1,284	462	554	361	2,116	2,443	458	21,083	7.8%
3 or 4 units	286	236	221	714	1,148	183	207	1,284	458	14,850	5.3%
5 to 9 units	535	454	710	438	475	234	464	1,014	353	22,253	8.2%
10-19 units	639	643	1,441	931	907	139	2,201	2,286	313	21,904	7.9%
20 or more units	964	1,157	985	178	858	535	2,454	4,023	133	28,538	10.3%
Mobile Home	989	1,118	654	435	578	119	2,517	2,743	247	30,023	10.3%
Boat, RV, Van, etc.	679	158	529	836	1,004	35	779	771	489	4,197	1.5%
TOTAL	13,361	20,951	16,627	11,272	15,453	10,037	27,056	44,366	8,621	276,573	100.0%
Total 15+ units/structure	2,662	4,218	3,690	1,544	3,128	783	7,202	12,381	893	88,477	29.1%
Total 3+ units/M-unitize	3,197	4,572	3,800	2,064	2,869	1,017	7,666	11,995	1,740	91,730	33.2%

Source: US Census Bureau, 2012 American Community Survey

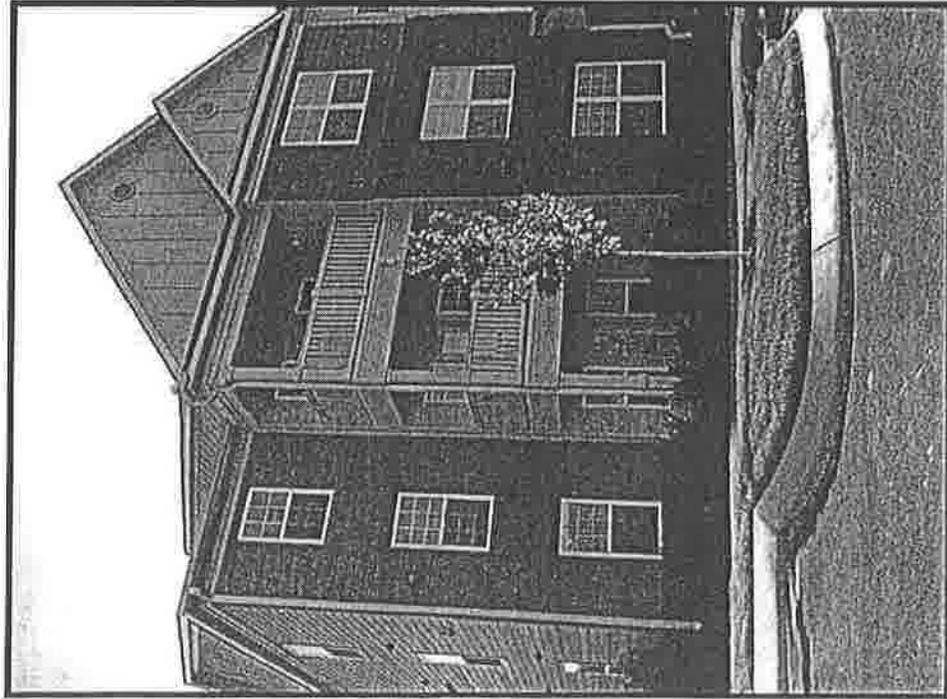
City of Hendersonville
 Top 10 Tax Payers Listing
 FY 2013

Tax Payer Name	Assessed Value	Taxes Paid	
INLAND AMERICAN HEND	22,308,360.00	145,004.00	21.5%
HENDERSONVILLE HOSPITAL	15,256,293.00	99,166.00	14.7%
MONTHAVEN PARK LLC	12,003,880.00	78,025.00	11.6%
AVENTURA AT INDIAN LAKE	11,053,240.00	71,846.00	10.6%
GROVE AT WATERFORD	10,559,840.00	68,639.00	10.2%
WAL MART REAL ESTATE	7,170,600.00	46,609.00	6.9%
PIEDMONT NATURAL GAS CO	6,867,199.00	44,637.00	6.6%
DRG HENDERSONVILLE ETAL (Arbors)	6,691,800.00	43,497.00	6.4%
HEARTH AT HENDERSONVILLE LLC	6,045,480.00	39,551.00	5.9%
G&I VI WILLIAMSBURG LLC	5,800,000.00	37,700.00	5.6%
TOTAL	103,756,692.00	674,674.00	100.0%

5 of the top 10 taxpayers in Hendersonville are Apartment Complexes
 Apartments represent 44.4% of the total taxes paid by the top 10 taxpayers in the City.

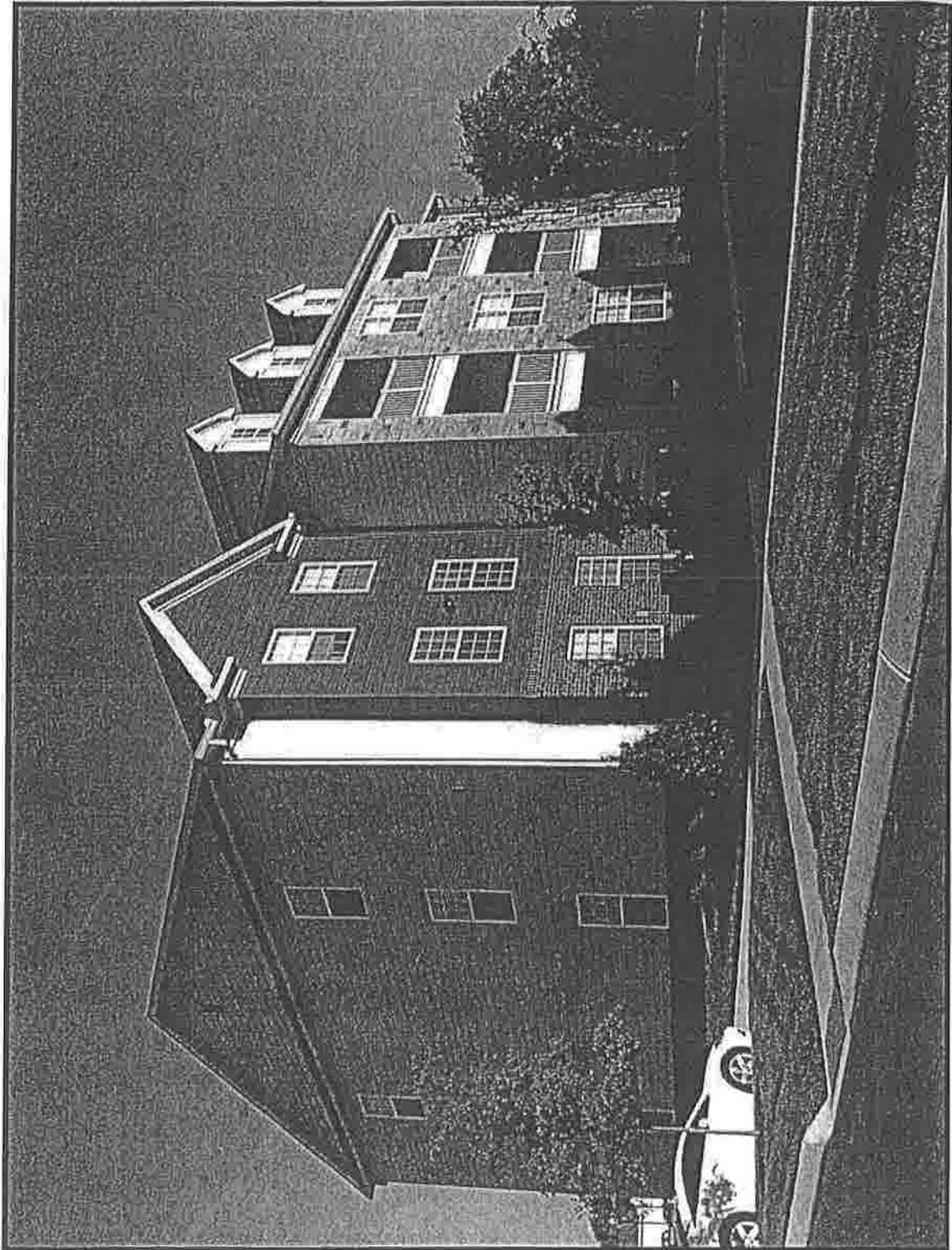
ATTACHMENT 5

HAMILTON STATION - MULTI-FAMILY DEVELOPMENT - LEBANON, TN

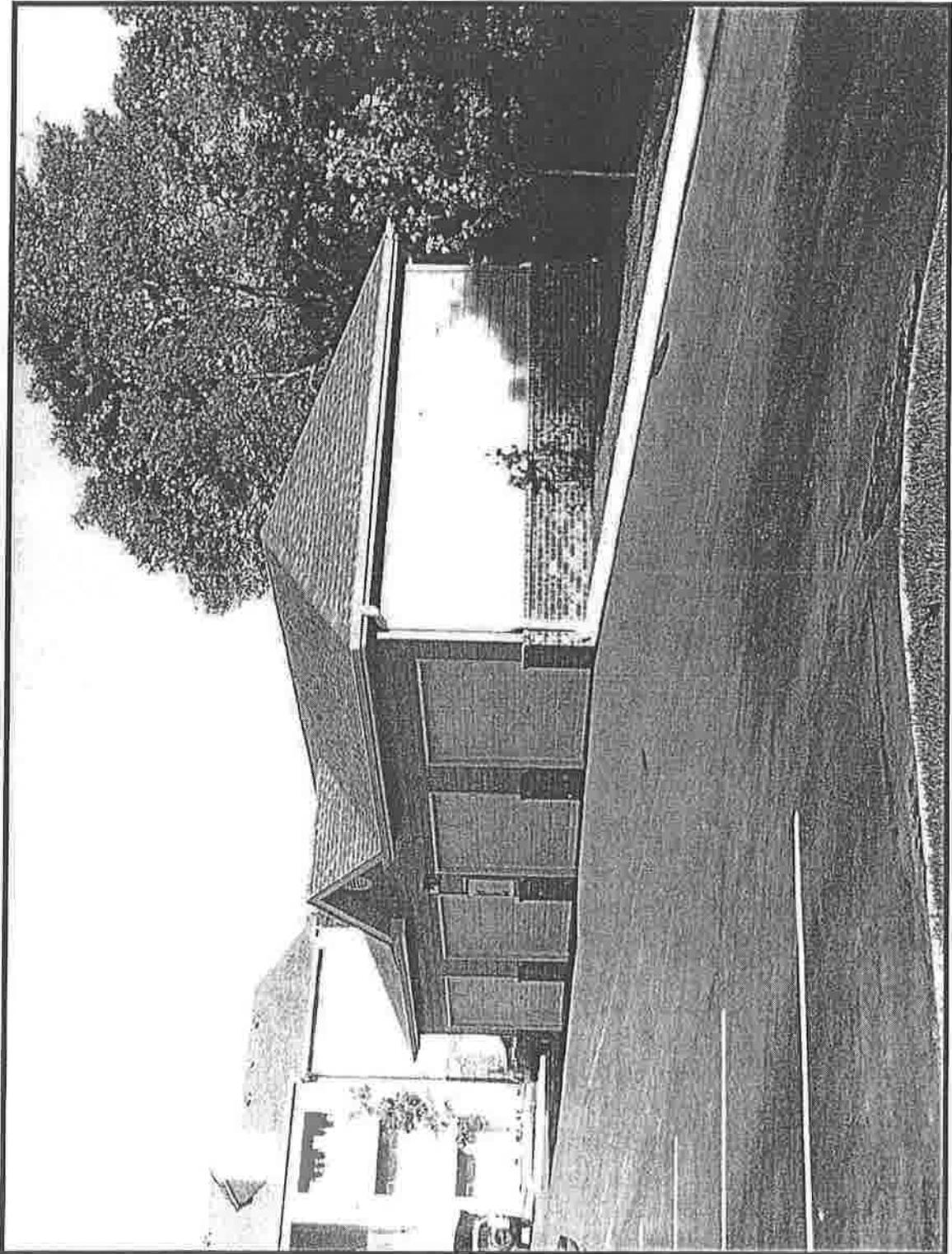


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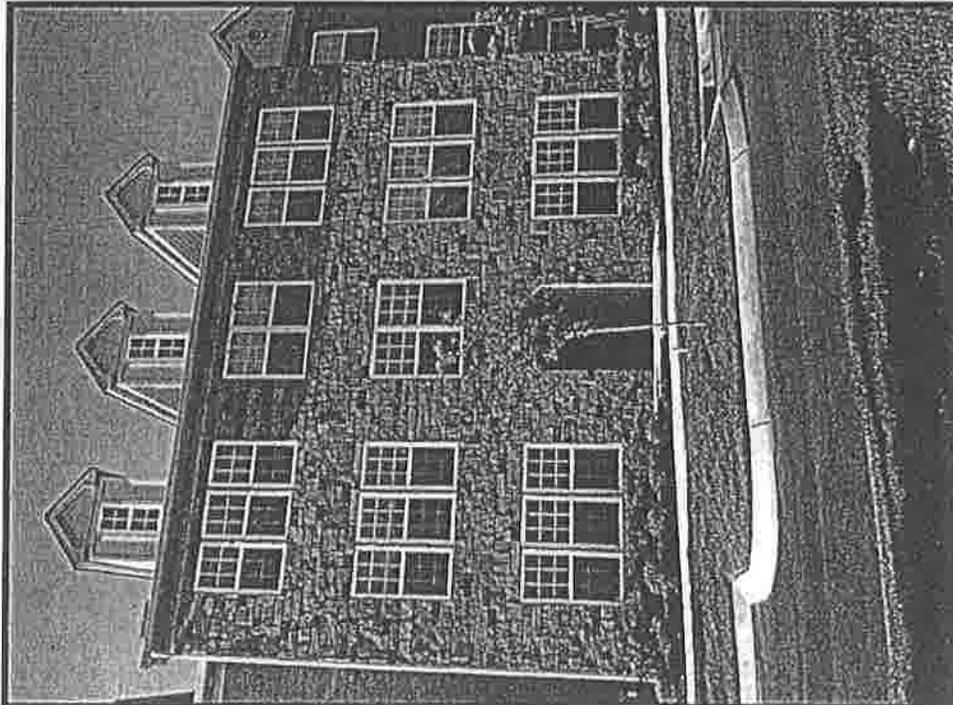
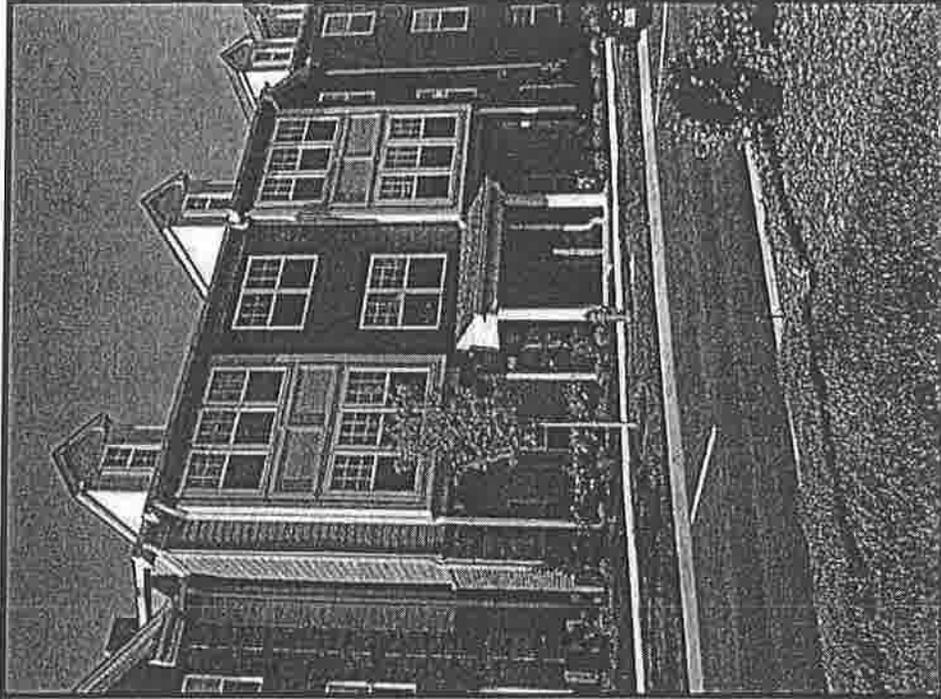
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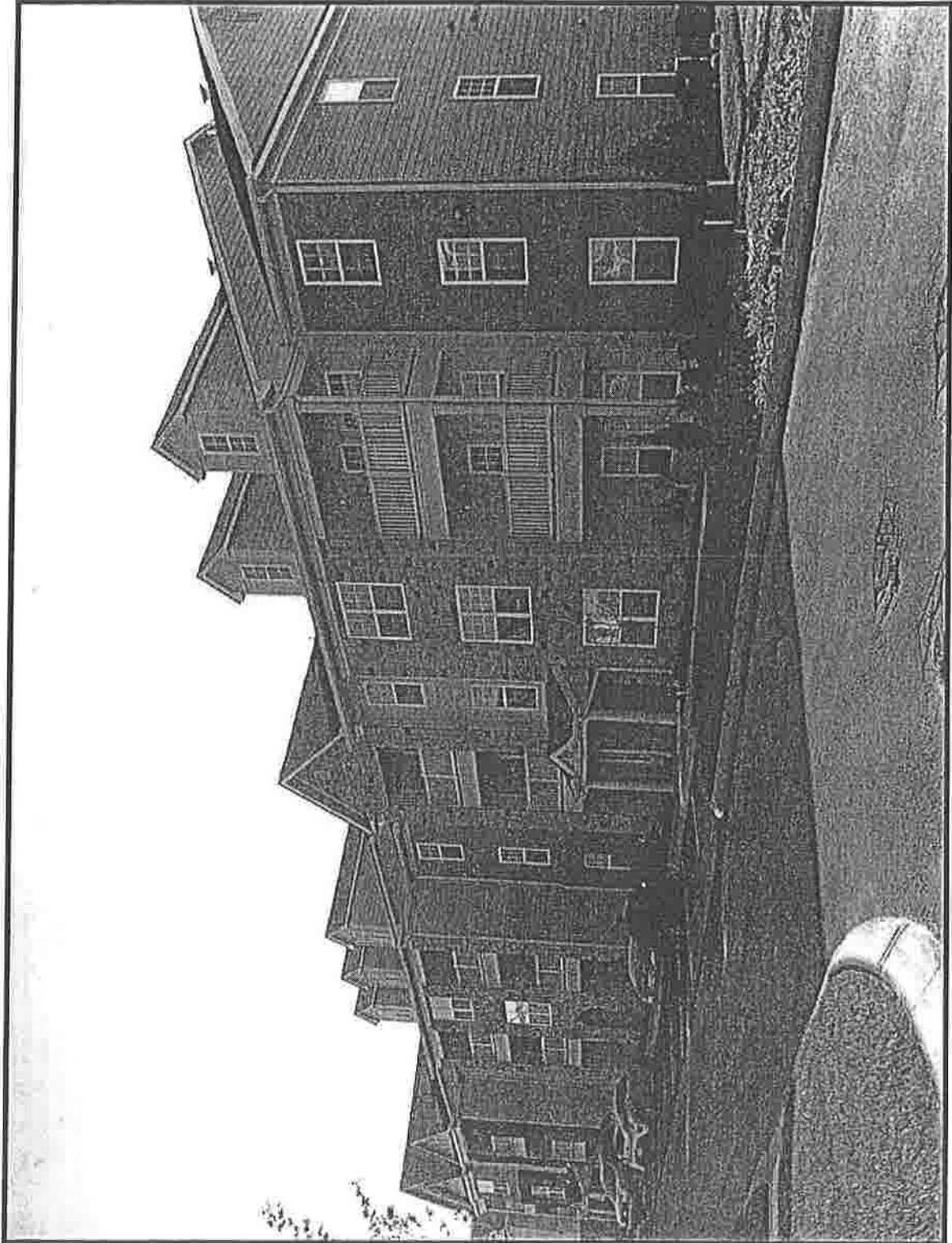
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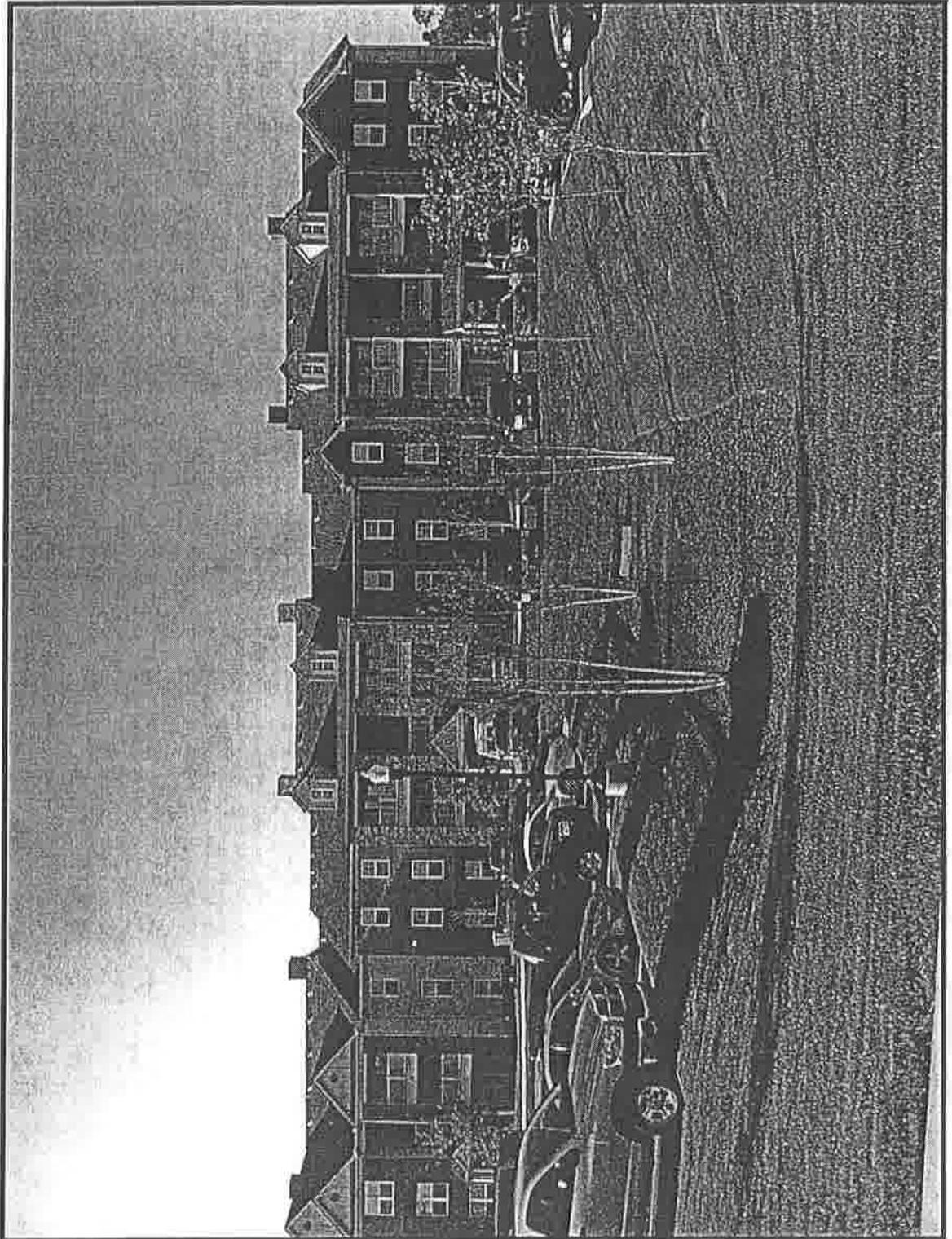
ATTACHMENT 5



ATTACHMENT 5



ATTACHMENT 5



ATTACHMENT

6

STUDY OF MULTIPLE FAMILY DEVELOPMENTS AND RELATIONSHIP WITH SCHOOLS 7-31-13

Background

During its meeting on May 16, 2013 the City Council conducted a public hearing regarding a rezoning application [file: 2013-409] for approximately 39.8 acres along Manson Pike to be rezoned from RS-15 and CL to RM-16. During the public hearing the Council heard testimony regarding the impact of apartments upon the city and county schools and the concern that multiple family developments do not generate adequate taxes to off-set the costs of providing services to them. The Council deferred action to allow the Planning Staff to study the matter and report.

Methodology

For the purposes of this study the Planning Staff inventoried all multiple family developments with 50 or more dwelling units within the City of Murfreesboro. Seventy-six complexes were identified and studied including 12,539 multiple family dwelling units. Condominium developments and public housing complexes were not included. The management of every complex was contacted by telephone and all were queried as to whether they were primarily marketed towards the university student market and whether they were subsidized or tax credit developments. During the telephone interview the number of apartment units in each complex was verified.

To obtain information regarding student enrollment from Murfreesboro City Schools (MCS), the Planning Staff contacted the MCS Central Office Staff. Ms. April Hall was able to provide student enrollment and school zone information as requested. The data from MCS is from May 2013. To obtain information regarding student enrollment for the Rutherford County schools the Rutherford County Board of Education (RCBoE) was contacted and Mr. Shane Morgan was able to provide student enrollment and school zone information as requested. The data from RCBoE is from March 2013.

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Information regarding valuation of properties was obtained from the web site for the Rutherford County Property Assessor's Office. Two of the complexes are in the final phases of construction and valuations for these complexes are not complete or not available: Integra Creek on Manson Pike (not complete) and Richland Falls on Dill Lane (not available).

School Zones

Within the City of Murfreesboro the MCS offers a program for grades K thru 6. The RCBoE offers a county-wide K-12 program including within the City of Murfreesboro. The RCBoE program is divided into three categories: elementary school (grades K-5), middle school (grades 6-8), and high school (grades 9-12) with each having its own school zone. Not all children that attend the Rutherford County Schools are City residents. The land areas included in the various school zones for the MCS program and the RCBoE programs are not identical and are independent of each other. Therefore there is no accurate comparison between school zone categories. In the MCS program the Discovery School at Reeves Rogers (DSRR) and the Bellwood (BW) schools accept children from all over the City and there are no school zones for these two schools. Bradley and Hobgood accept children from outside their school zones provided there is sufficient room for them. Below is a list of all school zones within each school zone category.

Rutherford County High Schools Zones Serving Murfreesboro

BHS – Blackman

RHS – Riverdale

OHS – Oakland

SHS – Siegel

(Maps for the high school zones are included as Appendix A)

Rutherford County Middle School Zones Serving Murfreesboro

BMS – Blackman

RMS – Rockvale

CMS – Christiana

SMS – Siegel

OMS - Oakland

WBMS – Whitworth-Buchanan

(Maps for the middle school zones are included as Appendix B)

Rutherford County Elementary School Zones Serving Murfreesboro

BAR – Barfield

BL – Blackman

ATTACHMENT

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KIT – Kittrell
MCS – Murfreesboro City
Schools

RES – Rockvale
WALT – Walter Hill

(Maps for the Rutherford County elementary school zones are included as Appendix C).

Murfreesboro City Elementary School Zones

BF – Black Fox
BR – Bradley
CL – Cason Lane
ES – Erma Siegel
HG – Hobgood
JP – John Pittard

MN – Mitchell Neilson
NF – Northfield
SC – Scales
BW – Bellwood
DSRR – Discovery School at
Reeves Rogers

(Maps for the Murfreesboro City School zones are included as Appendix D. This set of maps shows the location of each of the 76 multiple family dwellings considered in this study.)

Enrollment

Included with this study is Appendix E APARTMENT COMPLEXES WITH STUDENTS BY SCHOOL ZONE. This spreadsheet includes the name and the number of units for each multiple family complex with 50 or more dwelling units located within the City of Murfreesboro. It includes the City elementary school zone, the County elementary school zone, the County middle school zone, the County high school zone, and the number of children residing in each of the multiple family complexes attending each of the schools. It also includes a total of the school children residing in each complex.

According to the information provided by the MCS and RCBoE there are 18,402 students enrolled in grades K-12 residing within the City of Murfreesboro. Of these students a total of approximately 1,447 reside within the 12,539 multiple family units located in the 76 multiple family complexes included in this study. According to the 2010 Census of Housing there were a total of 45,500 dwelling units within the City of Murfreesboro upon the date of the census. Of the total number of students residing in Murfreesboro 7.9% of the total students reside in multiple family

ATTACHMENT

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dwelling units in complexes over 50 units. The number of children per multiple family dwelling unit studied is 0.115. The number of school children per all dwelling units is 0.40 school children per dwelling unit.

The next page is a spreadsheet entitled STUDENTS BY SCHOOL ZONES AND STUDENTS RESIDING IN MULTIPLE FAMILY DWELLINGS WITH 50 OR MORE DWELLING UNITS. This spreadsheet examines the total enrollment in each school serving Murfreesboro and provides a percentage of students residing in multiple family complexes for each school.

The next page is a second spreadsheet entitled STUDENTS BY SCHOOL CATEGORY. This spreadsheet further examines the relationship of multifamily and schools.

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ATTACHMENT

**STUDENTS BY SCHOOL ZONES and
STUDENTS RESIDING IN MULTIPLE FAMILY DWELLINGS
WITH 50 OR MORE DWELLING UNITS**

High School Zone	Total Enroll.	Residents of		Middle School Zone	County Elem. School Zone		Residents of		City Elem. School Zone	Total Enroll.	Residents of
		Multi Family	Family		Total Enroll.	Multi Family	Multi Family	Multi Family			
BHS	2327	164	1073	BMS	BAR	1103	90	BF	780	27	
OHS	1852	201	808	CMS	BL	1102	110	BR	382	8	
RHS	1908	113	988	OMS	KIT	299	4	CL	902	24	
SHS	1805	68	848	RMS	MCS	N/A	16	ES	776	3	
Total	7892	546	993	SMS	RES	796	17	HG	441	56	
			676	WBMS	WALT	290	4	JP	1033	79	
			5386	Total	Total	3590	241	MN	644	22	
								INF	705	10	
								SC	1047	32	
								DSRR	430	N/A	
								BW	439	N/A	
								Total	7579	261	
Total City Students	4981		3252	Total City Students	Total City Students	2590		Total Enrollment	7579		

ATTACHMENT

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STUDENTS BY SCHOOL CATEGORY							
High School Students:							
Total City Resident High School Students:							4,981
Total City Resident High School Students Residing in Multi Family Units:							546
Total High School Students in High Schools Serving City Residents:							7,892
Percent City Resident High School Students Residing in MF Units:							11.0%
Percent of Total High School Students Residing in MF Units:							6.9%
Middle School Students:							
Total City Resident Middle School Students:							3,252
Total City Resident Middle School Students Residing in Multi Family Units:							399
Total Middle School Students in Middle Schools Serving City Residents:							5,386
Percent City Resident Middle School Students Residing in MF Units:							12.3%
Percent of Total Middle School Students Residing in MF Units:							7.4%
County Elementary School Students:							
Total City Resident County Elem. School Students:							2,590
Total City Resident County Elem. School Students Residing in Multi Family Units:							241
Total Elem. School Students in County Elem. Schools Serving City Residents:							3,590
Percent City Resident County Elem. School Students Residing in MF Units:							9.3%
Percent of Total County Elem. School Students Residing in MF Units:							6.7%
City Elementary School Students:							
Total City Elem. School Students:							7,579
Total City Elem. School Students Residing in Multi Family Units:							261
Percent City Elem. School Students Residing in MF Units:							3.4%
All Grades:							
Total City School Students (all grades):							18,402
Total City School Students Residing in Multi Family Units (all grades):							1,447
Percent Total City School Students Residing in MF Units (all grades):							7.9%

ATTACHMENT

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Valuation and Taxes

Included in this study in Appendix F is a spreadsheet entitled APARTMENT COMPLEXES WITH PROPERTY VALUATION AND TAXES. This spreadsheet is helpful to gain insight on how much property taxes are paid by apartments and how they compare with single family dwellings.

To better understand the spreadsheet in Appendix F it is helpful to understand the appraisal and tax assessment process. All properties in Rutherford County are appraised by the Rutherford County Property Assessor's Office based on fair market value. A land value and an improvement (constructed improvements) value are determined. This amount is combined for a total appraised value. An assessment is determined by applying an assessment rate which for commercial and multiple family properties is 40% and for single family residential properties is 25%. The tax rate, expressed in dollars per \$100 assessed value, is applied to the assessment to determine the amount of taxes due for a property. The formula is: $\text{Total Value} \times \text{Assessment Rate} / 100 \times \text{Tax Rate} = \text{Taxes}$. Rutherford County has a tax rate of \$2.5652 that is applicable to all land in Rutherford County. The City of Murfreesboro has a tax rate of \$1.407 applicable only to land within the City. The combined tax rate equals \$3.9722 per \$100 assessed value.

Within most multiple family complexes there are a variety of unit styles including one, two, three, or four bedroom apartments and each unit has a different value depending upon the number of bedrooms. However, for purposes of the spreadsheet in Appendix F no distinction is made for the differences between apartment units within a complex and they are all averaged. The amount of the Total Property Taxes Per Unit is the Estimated Total Property Taxes divided by the total number of dwelling units within the complex. For comparison the last column of the spreadsheet is an estimate of the total appraised value of a single family property that would pay an equivalent amount of taxes. The spreadsheet is sorted in descending order based on this value.

ATTACHMENT 6

Cost of Service

Even though multiple family developments are assessed at a commercial rate of 40% they do not consume the same compliment of services as do single family dwellings. For instance, most multiple family developments are required by the City's development regulations to contract with a private company for solid waste service. This is a significant service that the City does not to provide to most multiple family developments. Also, the multiple family developments do not consume as much education service. As stated earlier in this report multiple family developments have 0.115 children per dwelling unit compared to 0.40 children per dwelling units for all housing units city-wide. Additionally, the amount of streets and utility lines necessary to serve a multiple family complex are much less per dwelling unit because of the higher concentration of dwelling units in a multiple family complex.

Future Developments

Included with this study as Appendix F is a list of multiple family developments that are zoned but not yet constructed. Some of these units have already begun construction but are not yet approaching being ready for occupancy. Some of these developments are multiple family developments that are parts of Planned Developments (PUD or PRD) and there is a fixed maximum number of units as part of the Planned Development approval. Some of the units are zoned RM-16 and the number of dwelling units will be governed by the maximum allowed in the zoning district (16 dwelling units per acre in the RM-16 zone) and the physical limitations of the property, e.g., floodway, floodplain, extreme slope, utility easements, stormwater management, and utility capacity. Some of the properties have extreme limitations and it is likely that they will not achieve 50% of the numbers allowed by the RM-16 zoning and actual design will determine the number of dwelling units ultimately developed.

	Marina Point (Carrington Place) Apartments Carrington Rd, Hendersonville				Carrington Ridge Apartments 549 E Main St, Hendersonville				Stoneridge Apartments 2325 Nashville Pike, Gallatin				Kennesaw Farms Apartments Kennesaw Blvd, Gallatin				Monthaven Park Place, Comer Ln@Monthaven, Hendersonville				Arbors on Main 1070 W Main, Hendersonville				Hickory Run Apartments 1080 W Main, Hendersonville				Wellington Farms Apartments Big Station Camp Blvd, Gallatin				Aventura Apartments Indian Lake Blvd, Hendersonville				Bell Hendersonville (The Grove At Waterford Crossing), 101 Spade Leaf Blvd, Hendersonville			
	132 Units				152 Units				364 Units				288 Units				456 Units				364 Units				294 Units				410 Units				300 Units				252 Units			
Grade	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units	2011	% of Total Units	2012	% of Total Units
P3	0	0.0%	0	0.0%	0	0.0%	1	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.5%	0	0.0%	0	0.0%	1	0.3%		n/a	0	0.0%				
P4	2	1.5%	0	0.0%	0	0.0%	1	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%	1	0.2%	0	0.0%	0	0.0%	2	0.5%	0	0.0%	2	0.5%	1	0.3%		n/a	0	0.0%				
K	3	2.3%	2	1.5%	6	3.9%	4	2.6%	16	4.4%	5	1.4%	6	2.1%	3	1.0%	9	2.0%	1	0.2%	8	2.2%	3	0.8%	7	2.4%	1	0.3%	8	2.0%	13	3.2%	4	1.3%	7	2.3%		n/a	3	1.2%
01	7	5.3%	5	3.8%	4	2.6%	7	4.6%	9	2.5%	13	3.6%	12	4.2%	6	2.1%	7	1.5%	8	1.8%	1	0.3%	5	1.4%	8	2.7%	4	1.4%	13	3.2%	9	2.2%	3	1.0%	2	0.7%		n/a	6	2.4%
02	5	3.8%	6	4.5%	6	3.9%	4	2.6%	10	2.7%	11	3.0%	5	1.7%	14	4.9%	8	1.8%	7	1.5%	1	0.3%	4	1.1%	6	2.0%	0	0.0%	10	2.4%	11	2.7%	1	0.3%	4	1.3%		n/a	8	3.2%
03	9	6.8%	6	4.5%	3	2.0%	5	3.3%	13	3.6%	10	2.7%	5	1.7%	6	2.1%	14	3.1%	6	1.3%	2	0.5%	5	1.4%	4	1.4%	2	0.7%	7	1.7%	11	2.7%	3	1.0%	3	1.0%		n/a	7	2.8%
04	6	4.5%	11	8.3%	6	3.9%	4	2.6%	15	4.1%	14	3.8%	6	2.1%	4	1.4%	7	1.5%	13	2.9%	3	0.8%	5	1.4%	6	2.0%	2	0.7%	6	1.5%	10	2.4%	0	0.0%	5	1.7%		n/a	5	2.0%
05	5	3.8%	8	6.1%	3	2.0%	3	2.0%	8	2.2%	10	2.7%	5	1.7%	5	1.7%	3	0.7%	7	1.5%	5	1.4%	9	2.5%	4	1.4%	3	1.0%	6	1.5%	4	1.0%	1	0.3%	2	0.7%		n/a	2	0.8%
	37	28.0%	38	28.8%	28	18.4%	29	19.1%	71	19.5%	63	17.3%	39	13.5%	38	13.2%	50	11.0%	43	9.4%	20	5.5%	32	8.8%	35	11.9%	12	4.1%	52	12.7%	60	14.6%	12	4.0%	25	8.3%			31	12.3%
06	7	5.3%	5	3.8%	2	1.3%	4	2.6%	8	2.2%	13	3.6%	6	2.1%	5	1.7%	13	2.9%	5	1.1%	5	1.4%	3	0.8%	4	1.4%	4	1.4%	12	2.9%	9	2.2%	2	0.7%	4	1.3%		n/a	7	2.8%
07	3	2.3%	3	2.3%	4	2.6%	2	1.3%	10	2.7%	9	2.5%	4	1.4%	7	2.4%	6	1.3%	18	3.9%	2	0.5%	4	1.1%	10	3.4%	2	0.7%	10	2.4%	11	2.7%	1	0.3%	3	1.0%		n/a	3	1.2%
08	3	2.3%	2	1.5%	0	0.0%	7	4.6%	11	3.0%	8	2.2%	1	0.3%	8	2.8%	7	1.5%	7	1.5%	2	0.5%	8	2.2%	5	1.7%	0	0.0%	8	2.0%	14	3.4%	3	1.0%	1	0.3%		n/a	5	2.0%
	13	9.8%	10	7.6%	6	3.9%	13	8.6%	29	8.0%	30	8.2%	11	3.8%	20	6.9%	26	5.7%	30	6.6%	9	2.5%	15	4.1%	19	6.5%	6	2.0%	30	7.3%	34	8.3%	6	2.0%	8	2.7%			15	6.0%
09	2	1.5%	2	1.5%	5	3.3%	0	0.0%	5	1.4%	12	3.3%	5	1.7%	3	1.0%	5	1.1%	10	2.2%	6	1.6%	7	1.9%	5	1.7%	3	1.0%	7	1.7%	12	2.9%	3	1.0%	5	1.7%		n/a	4	1.6%
10	1	0.8%	1	0.8%	4	2.6%	6	3.9%	8	2.2%	9	2.5%	5	1.7%	3	1.0%	5	1.4%	9	2.0%	5	1.4%	9	2.5%	11	3.7%	4	1.4%	4	1.0%	6	1.5%	3	1.0%	4	1.3%		n/a	3	1.2%
11	7	5.3%	1	0.8%	3	2.0%	5	3.3%	9	2.5%	9	2.5%	2	0.7%	2	0.7%	10	2.2%	6	1.3%	2	0.5%	6	1.6%	2	0.7%	4	1.4%	5	1.2%	6	1.5%	5	1.7%	2	0.7%		n/a	3	1.2%
12	3	2.3%	6	4.5%	2	1.3%	3	2.0%	6	1.6%	7	1.9%	1	0.3%	4	1.4%	5	1.1%	10	2.2%	0	0.0%	2	0.5%	7	2.4%	1	0.3%	4	1.0%	6	1.5%	3	1.0%	2	0.7%		n/a	3	1.2%
	13	9.8%	10	7.6%	14	9.2%	14	9.2%	28	7.7%	37	10.2%	13	4.5%	12	4.2%	26	5.7%	35	7.7%	13	3.6%	24	6.6%	25	8.5%	12	4.1%	20	4.9%	30	7.3%	14	4.7%	13	4.3%			13	5.2%
Total Students	61		58		48		56		128		130		63		70		102		108		42		71		79		30		102		124		32		46		59			
No of Units	132		132		152		152		364		364		288		288		456		456		364		364		294		294		410		410		300		300		252			
% of Students/Unit	46.2%		43.9%		31.6%		36.8%		35.2%		35.7%		21.9%		24.3%		22.4%		23.7%		11.5%		19.5%		26.9%		10.2%		24.9%		30.2%		10.7%		15.3%		23.4%			
		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit		Total	Per Unit	
		Appraised	\$8,500,000	\$64,394	Appraised	\$7,100,000	\$53,788	Appraised	\$30,009,700	\$65,811	Appraised	\$16,729,500	\$45,960	Appraised	\$11,810,500	\$37,541	Appraised	\$27,833,100	\$75,315	Appraised	\$26,359,600	\$72,526	Appraised	\$10,559,840	\$29,011	Appraised	\$11,053,240	\$30,268	Appraised	\$11,532	\$304	Appraised	\$223,275	\$613	Appraised	\$71,846	\$187	Appraised	\$10,559,840	\$29,011
		Assessed	\$3,400,000	\$25,758	Assessed	\$2,840,000	\$21,515	Assessed	\$12,003,380	\$36,224	Assessed	\$6,891,800	\$18,384	Assessed	\$5,524,200	\$15,178	Assessed	\$11,053,240	\$30,268	Assessed	\$10,559,840	\$29,011	Assessed	\$10,559,840	\$29,011	Assessed	\$11,053,240	\$30,268	Assessed	\$11,532	\$304	Assessed	\$223,275	\$613	Assessed	\$71,846	\$187	Assessed	\$10,559,840	\$29,011
		Taxable Amt	\$34,000	\$258	Taxable Amt	\$28,400	\$187	Taxable Amt	\$120,339	\$283	Taxable Amt	\$66,918	\$184	Taxable Amt	\$55,242	\$152	Taxable Amt	\$110,532	\$304	Taxable Amt	\$105,558	\$290	Taxable Amt	\$105,558	\$290	Taxable Amt	\$110,532	\$304	Taxable Amt	\$223,275	\$613	Taxable Amt	\$71,846	\$187	Taxable Amt	\$105,558	\$290	Taxable Amt	\$105,558	\$290
		County Tax	\$58,680	\$520	County Tax	\$57,368	\$377	County Tax	\$242,173	\$653	County Tax	\$135,174	\$371	County Tax	\$111,569	\$307	County Tax	\$111,569	\$307	County Tax	\$213,309	\$586	County Tax	\$213,309	\$586	County Tax	\$111,569	\$307	County Tax	\$71,846	\$187	County Tax	\$213,309	\$586	County Tax	\$213,309	\$586	County Tax	\$213,309	\$586
		City Tax	\$22,100	\$167	City Tax	\$18,450	\$121	City Tax	\$78,125	\$171	City Tax	\$43,197	\$119	City Tax	\$35,507	\$99	City Tax	\$35,507	\$99	City Tax	\$68,639	\$189	City Tax	\$68,639	\$189	City Tax	\$35,507	\$99	City Tax	\$71,846	\$187	City Tax	\$68,639	\$189	City Tax	\$68,639	\$189			
		County Tax Per Student	\$1,184	\$1,004	County Tax Per Student	\$1,004	\$1,004	County Tax Per Student	\$2,245	\$3,245	County Tax Per Student	\$1,904	\$1,904	County Tax Per Student	\$1,904	\$1,904	County Tax Per Student	\$1,904	\$1,904	County Tax Per Student	\$3,615	\$3,615	County Tax Per Student	\$3,615	\$3,615	County Tax Per Student	\$1,904	\$1,904	County Tax Per Student	\$1,184	\$1,004	County Tax Per Student	\$1,184	\$1,004	County Tax Per Student	\$1,184	\$1,004	County Tax Per Student	\$1,184	\$1,004
		Single Family to generate equal amt	\$234,483	\$234,483	Single Family to generate equal amt	\$232,457	\$232,457	Single Family to generate equal amt	\$444,588	\$444,588	Single Family to generate equal amt	\$177,003	\$177,003	Single Family to generate equal amt	\$378,560	\$378,560	Single Family to generate equal amt	\$661,151	\$661,151	Single Family to generate equal amt	\$661,151	\$661,151	Single Family to generate equal amt	\$661,151	\$661,151	Single Family to generate equal amt	\$661,151	\$661,151	Single Family to generate equal amt	\$234,483	\$234,483	Single Family to generate equal amt	\$234,483	\$234,483	Single Family to generate equal amt	\$234,483	\$234,483			

2012 HENDERSONVILLE SINGLE FAMILY		HENDERSONVILLE APT AVERAGE	
Avg Single Family Appraised	\$188,200		
Avg Single Family Assessed	\$49,550		
Avg Single Family Taxable Amt	\$493		
Avg Single Family County Tax	\$1,001	\$472 Avg County Tax/Apt Unit	
Avg Single Family City Tax	\$322	\$152 Avg City Tax/Apt Unit	
Avg Per Student County Tax	\$1,966	\$2,849 Avg Per Student County Tax	

2012	
Hville Students	428
Hville Units	1950
Hville Percentage	21.9%
Gallatin Students	324
Gallatin Units	1062
Gallatin Percentage	30.5%

ATTACHMENT 7

ATTACHMENT 8

ORDINANCE NO. 01405-32

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 46.95 ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386) FROM PLANNED GENERAL COMMERCIAL (PGC) TO THE MIXED USE (MU) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR GROSS BUILDERS-HIDDEN CREEK, 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 46.95 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the property to be rezoned is located east of Big Station Camp Boulevard and north of Vietnam Veterans Boulevard (Highway 386) and is currently zoned Planned General Commercial (PGC); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-46; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and 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 rezoning a 46.95(±) acre parcel from the Planned General Commercial (PGC) Zoning District to the Mixed Use (MU) 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

ATTACHMENT 8

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 of the property

Exhibit 'B' - Description of the Preliminary Master Development Plan for Gross Builders-
Hidden Creek –with conditions

EXHIBIT 'A'

**BY: CARROLL CARMAN
TENNESSEE REGISTERED LAND SURVEYOR NO. 910
150 Middle Fork Road
Hartsville, Tennessee 37074
Phone: 615-374-3344 Fax: 1-888-252-2916**

**STATION CAMP PROPERTIES
46.95 ACRES**

BEING located in the 4th Civil District, Sumner County, Tennessee, on the northeast side of Big Station Camp Boulevard, and being a portion of the property of record in Deed Book 103, Page 36, Register's Office, Sumner County, Tennessee. See Tax Map 137, Parcel 6.00 P/O, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south boundary of Station Camp Properties (DB 103, PG 36, ROSCT), same being the northeast corner of this tract and the northwest corner of Bowles Farm, LP and Jean P. Bowles, Trustee (RB 979, PG 69 and RB 3373, PG 674, ROSCT); thence with line of Bowles Farm, LP and Jean P. Bowles, Trustee South 05 degrees 52 minutes 54 seconds West 1074.89 feet to an iron rod; thence South 09 degrees 11 minutes 44 seconds West 1069.68 feet to an iron rod at a post; thence with line of H. H. Wacaser (RB 1449, PG 260, ROSCT) North 86 degrees 13 minutes 56 seconds West 247.30 to an iron rod in the northeast right-of-way of Big Station Camp Boulevard; thence with said right-of-way North 43 degrees 17 minutes 22 seconds West 131.84 feet to an iron rod; thence along a curve proceeding clockwise, having a deflection angle of 11 degrees 24 minutes 45 seconds, a radius of 1851.47 feet, a tangent length of 185.00 feet, and a chord of North 37 degrees 09 minutes 57 seconds West 368.18 feet; thence along said curve an arc length of 368.79 feet to an iron rod; thence North 31 degrees 32 minutes 14 seconds West 1437.59 feet to an iron rod in said right-of-way; thence leaving road with line of Publix Tennessee, LLC (RB 3420, PG 675, ROSCT) North 58 degrees 31 minutes 29 seconds East 724.56 feet to an iron rod; thence with line of Station Camp Properties (DB 103, PG 36, ROSCT) North 83 degrees 12 minutes 53 seconds East 981.53 feet to the point of beginning containing 46.95 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 18, 2014.

ATTACHMENT 8

EXHIBIT 'B'

The Preliminary Master Development Plan for Gross Builders-Hidden Creek consists of an eight (8) sheet plan, prepared by Ragan Smith of Nashville, TN, with project No. 04046, dated April 23, 2014, with a revised date of May 8, 2014. The Plan is approved with the following conditions:

1. The building height shall be limited to 50 feet which is appropriate for this site and development.
2. The proposed alternative architecture for the apartment complex buildings meets the purpose and intent of the requirements of section 13.08 since the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with the requirements of the zoning ordinance.
3. Add a note to the plans that building on each commercial lot will require 70 percent masonry.
4. Add a note to the plans that each commercial lot will require a separate Final Master Development Plan.
5. Provide greenway crossing on Big Station Camp Boulevard satisfactory to the Engineering Division.
6. Revise the Site Data-Estimated Schedule of the Development Sheet on Sheet 03.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

[February 24, 2015]

DEPARTMENT: **Utilities**

AGENDA # *2*

SUBJECT:

Waiving tap fees for Habitat for Humanity

SUMMARY:

Request from Susan Johnson, Executive Director of Habitat for Humanity of Sumner County to waive water/sewer tap fees for two properties. (See Attached Letter)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01502-17

ORDINANCE WAIVING TAP FEES FOR HABITAT FOR HUMANITY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the City of Gallatin Public Utilities Department shall waive any tap fees for water and sewer services associated with 185 Maple Ave. South (Parcel# 126B E 025) and 504 Hatten Track (Parcel# 113G A 004.03) for Habitat for Humanity of Sumner County.

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



Now More Than Ever.
Help Build It!

February 12, 2015

Mr. David Gregory
Gallatin Public Utilities
239 Hancock St.
Gallatin, TN 37066

Dear Mr. Gregory:

Habitat for Humanity of Sumner County is building two homes in Gallatin during the Spring of 2015. The addresses are 185 Maple Ave. South (Parcel # 126B E 025) and 504 Hatten Track (Parcel # 113G A 004.03).

We are requesting a waiver of the tap fees from Gallatin Public Utilities for these properties. Please advise me on what further action, if any, is required of Habitat for Humanity of Sumner County. We appreciate your consideration of this request.

Sincerely,

Susan Johnson, Executive Director

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 24, 2015

DEPARTMENT: Building Department

AGENDA # 3

SUBJECT:

Amendments to Gallatin Municipal Code Chapter 5, Article III, Section 5-58, Amendments to International Building Code

SUMMARY:

General Maintenance

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE AMENDING CHAPTER 5, ARTICLE III, SECTION 5-58 OF THE
GALLATIN MUNICIPAL CODE, AMENDMENTS TO INTERNATIONAL
BUILDING CODE.

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin
Municipal Code, Section 5-58 is hereby amended as follows:

Section 5-58(a)(4) shall be deleted in its entirety and replaced with the following:

- (4) Section 111.3 Temporary Occupancy is amended by deleting the paragraph in its entirety and replacing it with the following: "The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. Upon request of the owner or authorized representative, the Building Official may issue a residential temporary certificate of occupancy for fifteen (15) days for a nonrefundable fee of \$100.00, and a commercial temporary certificate of occupancy for thirty (30) days for a nonrefundable fee of \$500.00. All required final inspections are the responsibility of the owner or authorized representative to arrange. All life safety issues and final inspections must be completed before a release of a Temporary Certificate of Occupancy by the Building Official."

Section 5-58(a)(5) shall be added as follows:

- (5) Chapter 11 of the International Building Code Accessibility shall be deleted in its entirety and replaced with "2010 Edition of the Americans with Disabilities Act for Accessibility Code."

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY