



Agenda
Gallatin Regional Board of Zoning Appeals

Thursday, October 30, 2014
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Regional Board of Zoning Appeals - 5:30 p.m.
CITY HALL

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – September 25, 2014**

REGULAR AGENDA

1. **GRBZA Resolution No. 2014-04**
AFRICA HOUSE
AFRICA HOUSE

PC0347-14

PUBLIC HEARING

THE OWNERS AND APPLICANT ARE REQUESTING RE-APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.080.C FOR A BED AND BREAKFAST HOME AND APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C, FOR GROUP ASSEMBLY LIMITED, FOR WEDDINGS, MEETINGS, AND SOCIAL EVENTS, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL ZONED AGRICULTURAL-RESIDENTIAL (A) LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP 149//PART OF PARCEL 001.03).

2. **OTHER BUSINESS**
3. **MOVE TO ADJOURN**

ORIGINAL

MINUTES OF THE GALLATIN
REGIONAL BOARD OF ZONING APPEALS
MEETING

September 25, 2014

MEMBERS PRESENT

James Robert Ramsey, Chair
Larry Maynard, Vice Chair
Betsy Hawkins, Secretary
Dr. Rick Orgain
John Puryear

STAFF PRESENT

Bill McCord, Director of Planner
Katherine Schoch, Assistant Director of Planning
Robert Kalisz, Planner II

MEMBERS ABSENT

L.K. Lannom

OTHERS

Applicants

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Thursday, September 25, 2014 at 5:30 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. James Robert Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Dr. Orgain led the opening prayer and Chair Ramsey led the pledge of allegiance.

Approve Prior Minutes

Dr. Orgain motioned to approve the minutes from the May 22, 2014 Gallatin Regional Board of Zoning Appeals meeting as corrected. Mr. Maynard seconded the motion and the motion passed by unanimous vote.

Item 1

GRBZA Resolution No. 2014-03 – PC0334-14 – Variance for JCA Auto Sales – JCA Auto Sales – Public Hearing – The owner and applicant requests approval of a variance of 30 feet to permit construction of a building 20 feet from the Douglas Lane right-of-way on property located at 1069 Old 1090 North Highway. The property is currently zoned Commercial General (CG) and contains 0.37 (+/-) acres. Section 08.03.020 of the Gallatin Zoning Ordinance requires 50-foot minimum building setbacks from the property lines adjacent to Old 109 North Highway and Douglas Lane.

Mr. Robert Kalisz, Planner II, presented the staff report and said the owner/applicant is requesting approval of a variance of 30 feet to permit construction of a building 20 feet from the Douglas Lane right-of-way. The proposed building will be used as part of the existing business. The Gallatin Zoning Ordinance requires a 50-foot Minimum Building setback from the property lines adjacent to Old 109 North Highway and Douglas Lane. The shape and

layout of this lot is very unusual because it has frontages on two (2) roads where a 50-foot M.B.S.L. is required. Due to the unusual design and layout of the lot, staff recommends that the Gallatin Regional Board of Zoning Appeals approve Resolution 2014-03 with the conditions listed in the staff report.

Mr. Sergio Ramirez, represented the owner/applicant and said he agreed with the staff conditions of approval.

Chair Ramsey opened public hearing. No one came forward to speak; therefore, Chair Ramsey closed public hearing.

Mr. Puryear asked what size building might fit into this lot. Chair Ramsey said it would not be a very large building and the property owner must be given a reasonable use of their lot.

Dr. Orgain motioned to approve Resolution 2014-03, adding that the variance will give the property owner reasonable use of his lot, with the following conditions:

1. The 30-foot variance only applies to the proposed 30-foot by 50-foot structure as shown on the JCA Auto Sales Variance Request Exhibit (Attachment 1-1).
2. An in-house Site Plan for JCA Auto Sales, showing the location of the new structure, shall be submitted for review and approval by the Planning Department prior to the issuance of a building permit.
3. A building permit shall be obtained for the structure from the Gallatin Building Department prior to construction. The new structure shall comply with all applicable City building codes.

Mr. Puryear seconded the motion.

Chair Ramsey suggested that staff request the owner to screen the building adjacent to Old Douglas Lane because there are homes across that street.

Ms. Hawkins asked the setback requirement for displaying cars on this lot. Mr. Kalisz said the setback is that cars must stay out of the front yard. Ms. Hawkins asked if the decision to approve would set a precedent for other similar zoning requests.

Mr. Bill McCord, Director of Planning, said approval would not set a precedent and all applications for a variance stand alone.

The Regional Board of Zoning Appeals voted on the motion passed by unanimous vote.

Item 2
Other Business

There was no other business to discuss.

Item 3
Move to Adjourn

There being no further business, Chair Ramsey adjourned the meeting.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approved:

James Robert Ramsey, Chair

Betsy Hawkins, Secretary



Agenda
Gallatin Regional Board of Zoning Appeals

Thursday, September 25, 2014
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Regional Board of Zoning Appeals - 5:30 p.m.
CITY HALL

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes – May 22, 2014**

REGULAR AGENDA

- 1. GRBZA Resolution No. 2014-03
VARIANCE FOR JCA AUTO SALES
JCA AUTO SALES**

PC0334-14

PUBLIC HEARING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A VARIANCE OF 30 FEET TO PERMIT CONSTRUCTION OF A BUILDING 20 FEET FROM THE DOUGLAS LANE RIGHT-OF-WAY ON PROPERTY LOCATED AT 1069 OLD 109 NORTH HIGHWAY. THE PROPERTY IS CURRENTLY ZONED COMMERCIAL GENERAL (CG) AND CONTAINS 0.37 (+/-) ACRES. SECTION 08.03.020 OF THE GALLATIN ZONING ORDINANCE REQUIRES 50-FOOT MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES ADJACENT TO OLD 109 NORTH HIGHWAY AND DOUGLAS LANE.

- 2. OTHER BUSINESS**
- 3. MOVE TO ADJOURN**

ITEM /

GRBZA Resolution No. 2014-04

RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS RE-APPROVING A CONDITIONAL USE PERMIT PER SECTION 15.06.080.C FOR A BED AND BREAKFAST HOME AND APPROVING A CONDITIONAL USE PERMIT FOR GROUP ASSEMBLY LIMITED PER SECTION 15.06.060.C, GROUP ASSEMBLY LIMITED, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL, ZONED AGRICULTURAL-RESIDENTIAL (A) LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP #149//PART OF PARCEL 001.03) – (PC0347-14)

WHEREAS, THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS considered the request for re-approval of a Conditional Use Permit for a Bed and Breakfast Home per Section 15.06.080.C of the Gallatin Zoning Ordinance and approval of a Conditional Use Permit for the Group Assembly Limited use, per Section 15.06.060.C of the Gallatin Zoning Ordinance, for property located at 1021 Odoms Bend Private Court submitted by the applicant, The Trinity Group, at its regular meeting on October 30, 2014; and

WHEREAS, PUBLIC NOTICE OF THE Conditional Use Permits request was properly advertised and a public hearing was conducted by the Regional Board of Zoning appeals per Section 15.04.080.B and Section 15.06.020 of the Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Regional Board of Zoning Appeals Staff Report, and evidence and testimony presented during the meeting; and

WHEREAS, The request for re-approval of the Conditional Use Permit for the Bed and Breakfast Home use and approval of the Group Assembly Limited use for property located at 1021 Odoms Bend Private Court, meets all four (4) General Requirements for a Conditional Use Permit use with conditions as described in the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.040; and

WHEREAS, The request for re-approval of a Conditional Use Permit for the Bed and Breakfast Home use for property located at 1021 Odoms Bend Private Road, meets all eight (8) Special Conditions for the Bed and Breakfast Home use with conditions as described in the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.080.C; and

WHEREAS, The request for approval of a Conditional Use Permit for the Group Assembly Limited use for property located at 1021 Odoms Bend Private Court, meets all three (3) Special Conditions for the Group Assembly Limited use with conditions as described in the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.06.060.C; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE REGIONAL BOARD OF ZONING APPEALS pursuant to T.C.A Section 13-

7-206 and Section 13-7-207(3) and Section 15.06.030 and Section 15.06.080.C and Section 15.06.060.C of the Gallatin Zoning Ordinance that:

Section 1. Action – The Gallatin Regional Board of Zoning Appeals hereby approves a Conditional Use Permit for a Bed and Breakfast Home per G.Z.O. Section 15.06.080.C and approves a Conditional Use Permit for the Group Assembly Limited use per G.Z.O. Section 15.06.060.C for property located at 1021 Odoms Bend Private Court as shown on a two (2) sheet plan, prepared Mr. Rick Thurman, The Trinity Group, LLC, of Murfreesboro, Tennessee, dated September 23, 2014 with revision date of October 27, 2014, with the following conditions:

1. Limit the Group Assembly Limited facility to a maximum occupancy of 130 people.
2. Owner shall obtain Site Plan approval prior to issuance of a Certificate of Occupancy.
3. Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
4. Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
5. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
6. If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
7. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
8. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
9. Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.
10. Provide one (1) tree per ten (10) parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped. Show the location of the required parking lot plantings on the Site Plan.
11. Submit plans to the Sumner County Environmental Office for review and approval and submit a copy of the approval documentation to the Planning Department prior to site plan approval. If additional septic disposal fields are required, the applicant shall show those on the Site Plan.
12. Submit plans to the Castalian Springs-Bethpage Water District for review and approval. Submit a copy of the approval documentation to the Planning Department prior to site plan approval.
13. The Conditional Use Permit for the Group Assembly Use shall expire two (2) years from the date of this approval but may be reviewed for extension or a new conditional use permit if application is submitted and approved by the GRBZA.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN,

TENNESSEE REGIONAL BOARD OF ZONING APPEALS that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 10/30/14

James Robert Ramsey, Chairman

Betsy Hawkins, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney



ITEM 1
PLANNING DEPARTMENT STAFF REPORT
Africa House Conditional Use Permits Request (PC0347-14)
1021 Odoms Bend Private Court
Date: October 30, 2014

REQUEST: THE OWNERS AND APPLICANT ARE REQUESTING RE-APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.080.C FOR A BED AND BREAKFAST HOME AND APPROVAL OF A CONDITIONAL USE PERMIT PER SECTION 15.06.060.C, FOR GROUP ASSEMBLY LIMITED, FOR WEDDINGS, MEETINGS, AND SOCIAL EVENTS, PER THE CITY OF GALLATIN ZONING ORDINANCE, ON A 15.85 (+/-) ACRE PARCEL ZONED AGRICULTURAL-RESIDENTIAL (A), LOCATED AT 1021 ODOMS BEND PRIVATE COURT (S.B.E. TAX MAP #149//PART OF PARCEL 001.03).

**OWNER: ARIKANA C. AND SABAN QUAO CHIHOMBORI
FOXWORTH PROPERTIES**

**APPLICANT: RICK THURMAN
THE TRINITY GROUP, LLC**

**STAFF RECOMMENDATION: APPROVAL OF GRBZA RESOLUTION NO. 2014-04
WITH CONDITIONS**

STAFF CONTACT: KATHERINE SCHOCH, AICP

RBZA MEETING DATE: OCTOBER 30, 2014

PROPERTY OVERVIEW:

The owners and applicant are requesting re-approval of a Conditional Use Permit per Section 15.06.080.C for a Bed and Breakfast Home and approval of a Conditional Use Permit per Section 15.06.060.C, for Group Assembly Limited, including weddings, meetings, and social events per the City of Gallatin Zoning Ordinance, on a 15.85 (+/-) acre parcel, zoned Agricultural-Residential (A), located at 1021 Odoms Bend Private Court (S.B.E. Tax Map #149//Part of Parcel 001.03) (Attachment 1-1 and Attachment 1-2). The existing Bed and Breakfast Home is located on tracts 15 and 16 of the Marshall property as shown on a survey prepared by Carrol Carman (Attachment 1-3). The property is located outside the Corporate City Limits of Gallatin, but within the Gallatin Planning Regional and contains City zoning. Bed and Breakfast Home and the Group Assembly Limited use are permitted by conditional use in the A zone district. Although the Group Assembly Limited use allows for up to 500 people, the owner and applicant propose to limit that number to 130 total occupants.

The current property owner would like to reopen the existing bed and breakfast home to the public and make it available for other types of gatherings including weddings, meetings and family reunions. No additional buildings are proposed at this time.

Since the project meets all the Gallatin Zoning Ordinance's General Requirements for Conditional Use Permits and all Special Conditions and specific standards for both uses, Staff

recommends that the Gallatin Regional Board of Zoning Appeals approve a Conditional Use Permit for a Bed and Breakfast Home with conditions per G.Z.O. Section 15.06.080.C and approve a Conditional Use Permit for Group Assembly Limited per G.Z.O. 15.06.060.G, with the conditions listed on page 10 of the Staff Report and in GRBZA Resolution No. 2014-04.

CASE BACKGROUND:

Property History and Previous Approvals

The existing 9,188 square foot structure was originally constructed in 2006 as a single family residence by the previous property owner, Mr. David Chapman, according to the Sumner County Tax Assessor's property records. The two (2) story house contains a partial basement with a three (3) car garage and workshop.

At the April 23, 2007 meeting, the Regional Board of Zoning Appeals approved a Conditional Use Permit for the single family residence to be operated as a Bed and Breakfast Home, with conditions (PC File #B-08R (see Attachment 1-4)). One (1) of the conditions of approval included a two (2) year expiration date, which would allow the Board an opportunity to reconsider the application to verify that the facility was still operating under a Conditional Use Permit and still meeting all the general requirements and special conditions (Attachment 1-4). The Conditional Use Permit for the Bed and Breakfast Home expired on April 23, 2009 and the owner did not seek/request re-approved.

At the time of initial approval, the home contained four (4) guest rooms on the main floor of the house. During the recent review of the re-approval request, Staff found the use to be non-complying with the Gallatin Zoning Ordinance. In 2007, The Regional Board of Zoning Appeals should have limited the number of guest rooms to three (3) or less to comply with the Gallatin Zoning Ordinance's definition of a Bed and Breakfast Home. The Tennessee Code Annotated's definition of a Bed and Breakfast Homestead also limits the number of guest rooms to less than four (4).

On May 30, 2007, the Planning Department approved an in-house Site Plan (Attachment 1-5), with conditions, for the Chapman Bed and Breakfast Home (Attachment 1-4). The in-house Site Plan included the existing buildings, parking area, existing landscaping, and septic fields. It is unknown how long the Chapman Bed and Breakfast was in operation at this location.

PROPOSED DEVELOPMENT/SITE PLAN

In 2010, Dr. Arikana C. and Dr. Saban Quao Chihombori purchased the property from the David Chapman family with the existing buildings shown on the plan, including the house and a 3,675 square foot barn near the western property boundary (Attachment 1-1; Sheet AS1.0). According to the applicant, the current owners would like to reopen the Bed and Breakfast Home and make minor interior renovations to the structure and modify and use the barn for a Group Assembly Limited use to host events such as weddings, meetings and socials as required by the Building Department. No other structures are proposed at this time. This Bed and Breakfast use request is less intense than the previous Conditional Use Permit request approved in 2007 since only three (3) of the four (4) guest rooms will be available. The Group Assembly Limited use could significantly increase the intensity of the property.

The Gallatin Zoning Ordinance provides a description of the Bed and Breakfast Home use as follows:

Bed and Breakfast Home - A residential home that offers overnight accommodations for travelers with breakfast as the only meal and having less than four units.

Tennessee Code Annotated provides for two (2) different types of Bed and Breakfast Homes depending on the number of units within the structure; a Bed and Breakfast Establishment or a Bed and Breakfast Homestay.

T.C.A., Section 68-14-502. Definitions

(1) (A) “Bed and Breakfast establishments,” referred to in this part as the “establishment,” means a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having four (4), but not more than twelve (12), guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper’s quarters;

(B) “Bed and Breakfast Homestay,” referred to in this part as the “homestay,” means a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper’s quarters.

Depending on the number of rooms, the T.C.A. also provides different regulations for building construction, licenses, and permits. The intention of the Gallatin Zoning Ordinance is to reflect Tennessee State Law and allow for “Bed and Breakfast Homestays” as described in T.C.A. Section 68-14-502(B), which limits the number of units to less than four (4). Staff recently discussed the issue with the Gallatin Municipal-Regional Planning Commission at the October 13, 2014 Work Session and the body agreed with Staff that any structures above this limit may be too intense for the residential property and should require commercial zoning for the Transient Habitation Use, a commercial activity not permitted by right or by Conditional Use Permit in the A zone district.

At this time, the applicant would like to receive re-approval for three (3) of the four (4) units located on the first floor and return to the Board in the future for a variance for an additional unit if they decide to open the fourth guest room. Staff likely would support the variance request since a Conditional Use Permit was previously approved with four (4) guest rooms. No other structures are proposed for addition or expansion at this time.

Site Plan

The applicant submitted a site plan to the Planning Department (Attachment 1-1). The plan shows the location of all existing structures on site, including the Bed and Breakfast Home, 3,675 square foot barn, and in-ground swimming pool. The interior floor plans for the Bed and Breakfast Home and barn have been included with this staff report as Attachment 1-7 and Attachment 1-8. The locations of the septic fields and septic tank have also been identified on the plan.

The facility shall meet all performance standards of the Gallatin Zoning Ordinance, Section 13.02 and all Municipal Code requirements specifically regarding noise and debris. Final approval of the site plan is contingent upon approval of the Conditional Use Permits by the Regional Board of

Zoning Appeals. The site plan shall be approved prior to the issuance of any building permits or Certificate of Occupancy from the Gallatin Building Department.

The owners have also discussed the possibility of building additional accessory structures at the back of the property as part of the Group Assembly Limited use. If the owners decide to move forward with those site improvements a new/revised Conditional Use Permit request will need to be approved by the Regional Board of Zoning Appeals. Furthermore, a full Site Plan would need to be considered by the Planning Commission if the square footage of the site improvements contains 5,000 square feet or more per G.Z.O. Section 15.03.020, Site Plan Required.

Access

This property is accessed by a ten (10) foot wide gravel driveway (Odoms Bend Private Court) off Odoms Bend Road (Attachment 1-1). There are three (3) 50-foot wide access easements that provide ingress and egress for tracts 15, 16, 17, and 19 as shown on the boundary survey (Attachment 1-3). These flag lots actually share a joint access driveway known as Odoms Bend Private Court, which is shown on the survey. The road meanders between the poles of these flag lots. According to an adjoining property owner, there is an informal maintenance agreement between the property owners.

When the project was first considered by the Regional Board of Zoning Appeals, the Board expressed concern that the ten (10) foot wide driveway may not be able to handle the traffic with the Bed and Breakfast use. One member suggested that the driveway be paved to Odoms Bend Road; however, Mr. David Chapman, the property owner at the time, said it would be cost prohibitive (Attachment 1-4). The Board may want to discuss the driveway and require certain improvements as necessary to accommodate traffic in the future.

Staff recommends that the property owners establish a formal maintenance agreement for the joint access driveway and have the document recorded at the Sumner County Register of Deeds Office and a copy of that agreement shall be submitted to the Planning Department. Since the driveway is relatively narrow, Staff asked the applicant to provide areas where vehicles could pull off the side of the driveway to let on-coming traffic pass. Those areas have been shown in the revised plan. However, these passing areas should be considered for other parts of the driveway.

Parking Requirements

The parking requirements for this facility shall be determined by the Regional Board of Zoning Appeals. The plan calls for one (1) space per unit, which is the same requirement found in the Gallatin Zoning Ordinance for hotel and motel uses. Four (4) spaces exist along the western side of the house.

The Group Assembly Limited use requires one (1) space per 4 people capacity. Since the applicant proposes to limit the capacity for the building to 130 people, a total of 33 additional parking spaces, including two (2) handicap accessible spaces, are required. The plan shows the additional parking area to be located towards the eastern side of the home. Staff recommends that the Board approve the parking calculations as shown on the plan.

Architectural Elevations

The applicant submitted color photographs of the existing 9,188 square foot home overlooking the Cumberland River. The color photographs show the large, two-story home with a painted concrete

block façade, large columns at the front and back, green architectural shingles, and in-ground swimming pool located directly behind the house. The photographs also show the existing barn on site that will be used for the Group Assembly Limited use (Attachment 1-6). It is important to note that there are no architectural design requirements for single-family homes in the A zone district in the Gallatin Zoning Ordinance; however, if additional structures are approved for the site in the future, buildings must meet the 65 percent brick or stone requirement of the Gallatin Zoning Ordinance, Section 13.08.010.A, Materials.

Utilities

The plan shows the location of the 1,000 gallon septic tank, located under the in-ground pool, and the existing septic disposal field at the north end of the property. Staff is concerned that the property may not be able to accommodate a septic system and drain field to serve a maximum of 130 people for the Group Assembly Limited use. The applicant shall submit plans to the Sumner County Environmental office for review and approval. If approved by Sumner County, a copy of the approval documentation shall be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy. If additional septic disposal fields are required, the applicant shall show those on the Site Plan. The applicant shall submit plans to the Castalian Springs-Bethpage Water District for review of water availability. A copy of the approval documentation shall be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy.

Landscaping Requirements and Stormwater

The applicant shall provide one (1) tree per 10 parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped per Gallatin Zoning Ordinance, Section 13.05. The applicant shall show the location of the required parking lot plantings on the site plan. The locations of two (2) existing ponds have been identified on the plan. The existing ponds shall remain in place to accommodate stormwater runoff (Attachment 1-1; Sheet A0.0 and Sheet AS1.0)

OTHER DEPARTMENTAL REVIEW COMMENTS

Although the Conditional Use Permits request was reviewed by the following departments, not all departments provided comments.

- **Engineering Division**

During review of the Conditional Use Permits application, the Engineering Division asked the applicant to add a note that the existing ponds shall remain in place to address stormwater quantity and quality requirements. In addition, the Engineering Division noted that any work performed in the septic field areas shall be approved by the Sumner County Environmental Office. The applicant addressed these comments and added the requested note to the plan.

- **Police Department**

The Police Department provided no review comments on the Conditional Use Permits application.

- **Department of Public Utilities**

This property contains a sanitary septic system and receives water service for the Castalian Springs-Bethpage Water District. The site plan will be reviewed by that department. Any review comments shall be addressed by the applicant to the satisfaction of Castalian Springs-Bethpage Water District.

- **Industrial Pre-treatment Department**
The Industrial Pre-treatment Department did not review the Conditional Use Permits application. This property is located outside the service area.
- **Fire Department**
This property would be served by the Gallatin Volunteer Fire Department location on South Water Avenue. The site plan will be reviewed by that department and a Life Safety Inspection of the building will be required. Any review comments shall be addressed by the applicant to the Fire Department's satisfaction.
- **Sumner County E-911**
The Sumner County E-911 did not review the Conditional Use Permits application.
- **Building (Codes) Department**
The Building (Codes) Department provided no review comments on the Conditional Use Permits application; however, the Building Codes Official has met with the applicant to discuss code requirements for the project.
- **Department of Electricity**
This property is location outside the Gallatin Electric Department's service area. The property is served by Cumberland Electric Cooperative.
- **Department of Public Works**
The Department of Public Works did not review the Conditional Use Permits application since the property is outside of the Gallatin city limits.

When considering a Conditional Use permit the Board shall consider many factors, including the zoning of the property, adjacent uses, the ability of the property to accommodate the Conditional Use and other factors relevant to the site and use as described in the zoning code.

Applicable definitions and sections from the Gallatin Zoning Ordinance that apply to this case are listed in Attachment 1-9.

The applicant addressed in writing how the proposed facility meets the General Requirements for a Conditional Use Permit as well as the Special Conditions for the Bed and Breakfast Home and Group Assembly Limited uses. Please refer to Attachment 1-10.

Section 15.06.040 establishes the General Requirements to be considered when reviewing Conditional Use Permit applications.

A conditional use permit shall be granted provided the Board finds that it:

- A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
 - The Conditional Use Permits requested to allow for the Group Assembly Limited use and a Bed and Breakfast Home to operate on this property would not significantly affect the public health, safety and welfare of the area if the maximum occupancy is limited to 130 people,

provided that sanitary sewer treatment facilities are permitted to accommodate the proposed Group Assembly Limited use and appropriate provisions are made to ensure the driveway areas can safely accommodate projected traffic. The site is located on Odoms Bend Private Court and the property is surrounded by existing residential and agricultural uses.

- B. Will not adversely affect other property in the area in which it is located;
- If the occupancy is limited and the use is operated compliant with the Performance Standards of the zoning code, including lighting and noise standards, the use will not adversely affect the other residential properties in the area. [Foxworth Properties owns the tracts to the east and west; Mr. Larry Maynard owns the property to the southeast; Mr. Randall Clark owns the property to the south; and Ms. Julie Kate Huddleston is the adjoining property owner to the north (Attachment 1-1; Sheet AS1.0).]
- C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance; and
- Bed and Breakfast Home and Group Assembly Limited are permitted with a conditional use permit in the Agricultural zone district per Sections 15.06.080.C and 15.06.060.C of the Gallatin Zoning Ordinance.
- D. Conforms to all applicable provisions of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.
- The applicant has proposed a Bed and Breakfast Home and Group Assembly Limited facility that meets the bulk regulations of the Gallatin Zoning Ordinance for the A zone district. The Planning Department is currently in the process of reviewing a site plan for this project. In addition to the general requirements for Conditional Use, specific standards shall be met for individual activities. A Group Assembly Limited use is considered a Commercial Activity per Section 08.01.10 and Section 15.06.060.

The Specific Standards for a Group Assembly Limited Commercial Activity and staff review comments are as follows (Section 15.06.060.C):

Special Conditions for Group Assembly Limited and Extensive Activities

1. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - At this time, the owner and applicant are requesting approval to use an existing 3,675 square foot barn structure for the assembly activity. The building meets required building setbacks and bulk standards for the A zoning district. No additional buildings are being proposed at this time. Any additional uses or buildings proposed for this property shall require approval by the Gallatin Regional Board of Zoning Appeals and the Gallatin Municipal-Regional Planning Commission, if necessary.
 - The total number of occupants should be limited to a maximum of 130 people, which will limit the impact on the surrounding property owners. Health and other performance standards must be met for this use. The parking lot will be located outside any required yard and will be landscaped.

2. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
 - Traffic to the proposed Group Assembly Limited use will access this property directly from Odoms Bend Private Court, which connects to Odoms Bend Road. Odoms Bend Private Court is a private driveway not maintained by the City of Gallatin or the Sumner County Highway Department. Odoms Bend Road is classified as a Collector Roadway in the *Gallatin on the Move 2020 General Development and Transportation Plan Exhibit 4-9 Major Thoroughfare Plan* (Attachment 1-10). The use complies with the roadway access classification requirement.
3. The off-street parking requirements shall be based on a recommendation from the Planning Commission.
 - Since the capacity will be limited to 130 people, a total of 37 parking spaces including two (2) handicap accessible spaces have been shown on the plan. The parking requirements are based on G.Z.O. Section 11.03 and Table 11-1; however the Gallatin Municipal-Regional Planning Commission may recommend a different parking requirement.

A Bed and Breakfast is considered a Residential Activity per Section 15.06.080.

The Specific Standards for a Bed and Breakfast Residential Activity and staff review comments are as follows:

Special Conditions for Bed and Breakfast Homes

1. Bed and Breakfast Home uses may be permitted in the R-10 and R-15 Zoning Districts only if they are located within a Historic District or the home itself is listed on National Register of Historic Homes.
 - This facility is located in the Agricultural (A) zone district. This home is not listed on the National Register of Historic Homes nor is it located within a historic district. [This condition applies to Bed and Breakfast facilities only if proposed in the R-10 or R-15 zoning districts.]
2. If the Bed and Breakfast Home is a historic structure or is located in a historic district, then the proposed Bed and Breakfast Home must first receive approval from the local Historic District Commission.
 - The home was constructed in 2006 and is not a historic structure nor is it located in a historic district.
3. Parking: Required parking shall be determined by the Board of Zoning Appeals. In making this determination, the Board shall take into consideration the number of rooms or units, the type of street that fronts the Bed and Breakfast Home, the character of the surrounding area and any other factors the Board may wish to consider.
 - The site already contains four (4) spaces on the western side of the house in addition to the garage spaces. The parking requirements will be approved by the Regional Board of Zoning Appeals based on the Bed and Breakfast Home use [one (1) space

per unit]. Staff recommends that the Board approve the parking calculations as shown on the plan.

4. No Bed and Breakfast Home is permitted within 1000 feet of another Bed and Breakfast Home or any similar use.
 - This facility is not located within 1,000 feet of another Bed and Breakfast Home.
5. The Tennessee Department of Environment and Conservation and/or the Board of Zoning Appeals shall have the right to inspect the property at any time and either may revoke the license or conditional use permit if the site is found below standards set forth. Revocation of State license or permit shall be automatic revocation of conditional use permit.
 - The owners understand that the Tennessee Department of Environment and Conservation (TDEC) and/or the Regional Board of Zoning Appeals have the right to inspect the property at any time. Furthermore, the owners understand that revocation of the State license or permit shall be automatic revocation of the Conditional Use Permit.
6. Fire alarms and smoke detectors shall be installed in each sleeping unit.
 - The previous owner installed fire alarms and smoke detectors in each sleeping unit. The Fire Department shall test the alarms and smoke detectors as part of the required Life Safety Inspection prior to the issuance of a Certificate of Occupancy.
7. The owner of a Bed and Breakfast Home shall register with the City Recorder's Office the owner's name, home address, business address and phone number.
 - The owners have acknowledged that they must register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business License.
8. The owner or managing agent of a Bed and Breakfast Home shall be required to reside on the premises of the Bed and Breakfast Home.
 - According to the applicant, a property manager will reside full time in the Bed and Breakfast Home.

In addition to these specific standards, the Board may impose additional reasonable conditions on one or both of the requested uses that it finds necessary to protect the public health, safety and welfare of adjacent or area property owners. The Board may also place an expiration date on one or both of the uses as a condition of approval, per Section 15.06.030.

RECOMMENDATION

Staff recommends that the Gallatin Regional Board of Zoning Appeals approve GRBZA Resolution No. 2014-04 for a Conditional Use Permit for a Bed and Breakfast Home per G.Z.O. Section 15.06.080.C and approve a Conditional Use Permit for the Group Assembly Limited use per G.Z.O. Section 15.06.060.C since the project meets all General Requirements for Conditional Use Permits and all Special Conditions for both uses for property located at 1021 Odoms Bend Private Court as shown on a two (2) sheet plan, prepared Mr. Rick Thurman, The Trinity Group, LLC, of Murfreesboro, Tennessee, dated September 23, 2014 with revision date of October 22, 2014, with the following conditions:

1. Limit the Group Assembly Limited facility to a maximum occupancy of 130 people.

2. Owner shall obtain site plan approval prior to issuance of a Certificate of Occupancy.
3. Owner shall comply with all T.C.A. requirements regarding Bed and Breakfast Homesteads and obtain all required permits.
4. Owner shall register the Bed and Breakfast Home with the City Recorder's Office and obtain a Sumner County Business license prior to the issuance of a Certificate of Occupancy.
5. A Life Safety Inspection shall be performed by the Gallatin Fire Department.
6. If the owner/applicant intends to operate the fourth guest room in the existing structure, the owner shall apply for a variance from the Bed and Breakfast Home definition of the Gallatin Zoning Ordinance.
7. Approval of a revised Conditional Use Permit and plan shall be obtained prior to any future construction of buildings on site.
8. Site Plan approval by the Gallatin Municipal-Regional Planning Commission is required prior to any future building construction on site.
9. Establish a formal use and maintenance agreement for the joint access driveway and provide a copy of recorded document to the Planning Department. The document shall be recorded at the Sumner County Register of Deeds Office.
10. Provide one (1) tree per ten (10) parking spaces and provide additional plantings so that a minimum of six (6) percent of the total parking area is landscaped. Show the location of the required parking lot plantings on the site plan.
11. Submit plans to the Sumner County Environmental Office for review and approval and submit a copy of the approval documentation to the Planning Department prior to site plan approval. If additional septic disposal fields are required, the applicant shall show those on the Site Plan.
12. Submit plans to the Castalian Springs-Bethpage Water District for review and approval. Submit a copy of the approval documentation to the Planning Department prior to site plan approval.
13. The Conditional Use Permit for the Group Assembly use shall expire two (2) years from the date of this approval but may be reviewed for extension or a new conditional use permit if application is submitted and approved by the GRBZA.

ATTACHMENTS

Attachment	1-1	Africa House Conditional Use Permits Request Exhibit
Attachment	1-2	Location Map
Attachment	1-3	Property Survey
Attachment	1-4	4/23/07 GRBZA Meeting Minutes
Attachment	1-5	Approved In House Site Plan (2007)
Attachment	1-6	Photographs of Existing Bed and Breakfast Facility and Accessory Structures
Attachment	1-7	Bed and Breakfast Home Interior Floor Plan
Attachment	1-8	Barn Interior Floor Plan
Attachment	1-9	Relevant Selected Sections of G.Z.O.
Attachment	1-10	Exhibit 4-9 Major Thoroughfare Plan; <i>2020 Plan</i>
Attachment	1-11	Applicant's Responses to General Requirements and Special Conditions

1-2
ATTACHMENT

AFRICA HOUSE CONDITIONAL USE PERMITS REQUEST;
PC0347-14



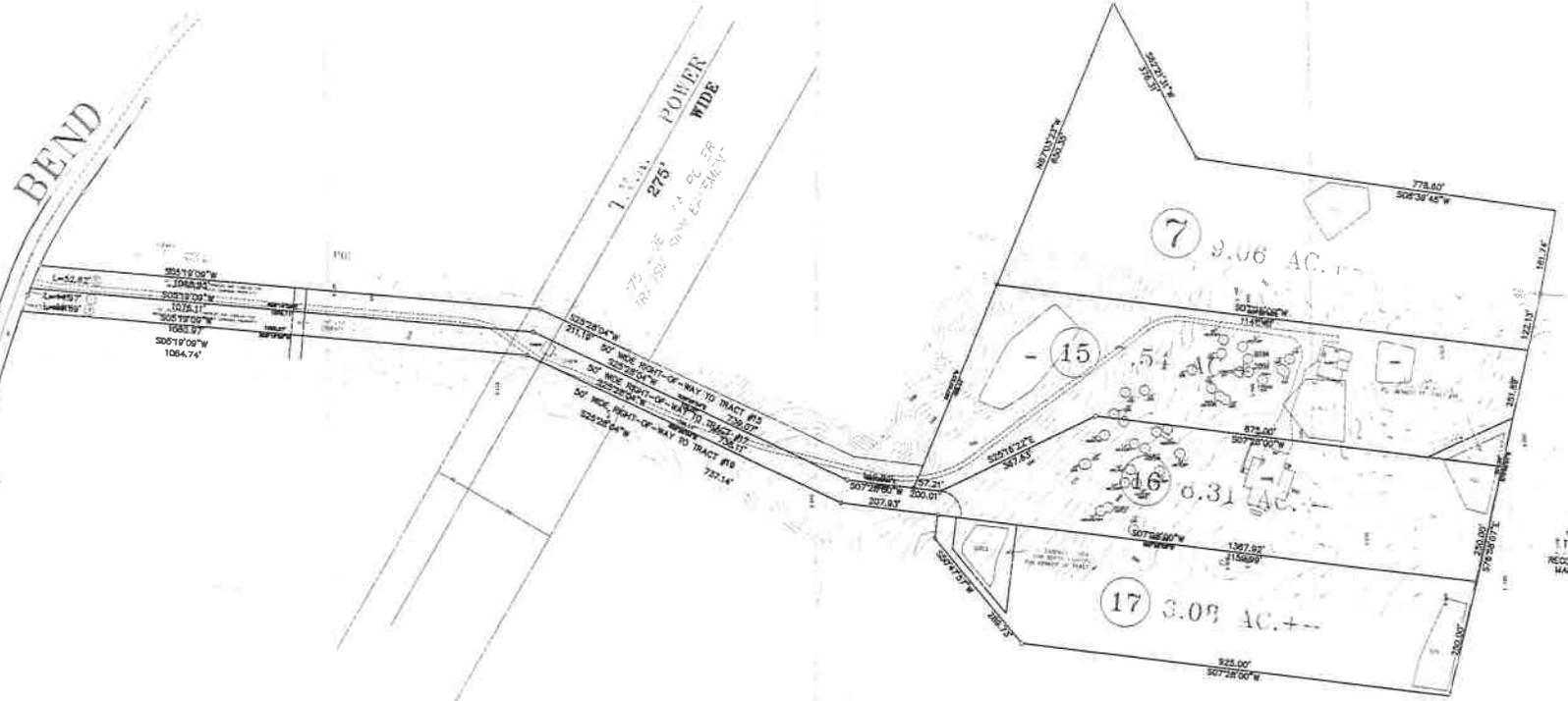
1021 Odons Bend Private Court
Tax Map # 149//001.03
Zoned A



ATTACHMENT 1-3

ODOMS BEND

1 M.W. POWER WIDE
75' DE 273' WIDE
TRAIL 150' SW 1/4 PL. OR
TRAIL 150' SW 1/4 E-25M-174



CAROL CARMAN
DRIVER
RECORD BOOK 828, PAGE 128
MAP 134, PARCEL 92.03

JUNIA K. LE
HUDDLESTON
RECORD BOOK 208, PAGE 840
MAP 134, PARCEL 56.00

LOTS 7, 15, 16, 17 MARSHALL PROPERTY
30.99 ± ACRES
SURVEY INFO BY CAROL CARMAN, SURVEYOR

 H. HUDDLESTON-STEILE SURVEYOR	CONCEPT PLAN ODOMS BEND	
	Date: JULY, 2014	Scale: 1"=100'

MINUTES OF THE GALLATIN
REGIONAL BOARD OF ZONING APPEALS
MEETING

April 23, 2007

MEMBERS PRESENT

James Robert Ramsey, Chair
Frank Smith, Vice Chair
L. K. Lannom, Secretary

STAFF PRESENT

Katherine Schoch, Planner I
Marshall Robinson, Planner I
Joe Thompson, City Attorney
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Mose McClellan

OTHERS

Applicants
Katrina Cornwell, *The News Examiner*
Councilman Jimmy Overton

The Gallatin Regional Board of Zoning Appeals met in a regular meeting on Monday, April 23, 2007 at 5:30 p.m., in the Council Chambers of Gallatin City Hall. Mr. Ramsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1

Approve Prior Minutes

Mr. Lannom made motioned to approve the minutes from the February 8, 2007 Gallatin Regional Board of Zoning Appeals Special-Called meeting without correction. Mr. Smith seconded the motion and the motion passed by unanimous vote.

Item 2

B-5-07R – Civil Site Design Group PLLC – Chapman Bed & Breakfast – Public Hearing – Applicant requests approval of a Conditional Use Permit per Section 1.5.06.80 C of the Gallatin Zoning Ordinance for a Bed and Breakfast Home on two tracts of property containing 15.85 (+/-) acres located at 1021 Odoms Private Court.

Ms. Schoch presented the staff report and stated that the applicant requested a Conditional Use Permit for a Bed and Breakfast Home on property zoned Agricultural. Ms. Schoch stated that a Bed and Breakfast Home is a permitted use in the Agricultural zone. Ms. Schoch stated that information about the history of this property is included in the staff report. Ms. Schoch stated that the plan calls for one parking space per unit and this Board must determine if that is appropriate. Ms. Schoch stated that staff recommends approval of the Conditional Use Permit with the conditions listed in the body of the staff report. Ms. Schoch stated that staff

recommends that a two year expiration date be placed on the Conditional Use permit at which time staff will review the permit.

Mr. Ryan Lovelace, with Civil Site Design Group, PLLC, represented the applicant and stated that Mr. David Chapman, owner of the property, already obtained a business license for the Bed and Breakfast Home. Mr. Josh Hunter, with Civil Site Design Group, PLLC, also represented the applicant.

Chair Ramsey opened the public hearing. No one elected to speak; therefore, Chair Ramsey closed the public hearing.

Mr. Smith motioned to approve the Conditional Use Permit with the following conditions of approval:

1. This Conditional Use Permit has an expiration date of two (2) years from the date of approval. The Regional Board of Zoning Appeals shall review the application every two years to verify that the Bed and Breakfast Home is still operating under a Conditional Use Permit. The applicant may apply to extend the approval of the Conditional Use Permit at that time.
2. The Board approved the parking calculations as shown on the plan.
3. The applicant must change the "Minimum Building Setback Lines" to "yard lines" on the plan.
4. The applicant must change the word "lots" to "tracts".
5. The applicant must note that this site is only part of parcel 001.03 on the plan.
6. The applicant must add a note to the plan regarding the existing building materials.
7. The applicant must add a note to the plan regarding the fence material.
8. The applicant must add a note to the plan regarding trash removal.
9. The owners must register the Bed and Breakfast Home with the City Recorder's Office and obtain a County Business License.
10. The applicant must submit three (3) corrected copies of the Conditional Use Permit.

Mr. Ramsey seconded the motion.

Mr. Lannom asked Mr. Hunter about the materials used on the building. Mr. Hunter stated that it is a stucco wall system. Copies of photographs of the home are attached to these minutes as Exhibit B.

Mr. Lannom asked Mr. Chapman about the home at the beginning of the road. Mr. Chapman stated that his grandfather built the house, but he does not own it any longer. Mr. Chapman stated that the current owner of the house has written a statement that says he is fine with the proposed Bed and Breakfast Home and also another neighbor is in attendance to say he is fine with the Bed and Breakfast Home. Those letters are attached to these minutes as Exhibit C. Mr. Chapman stated that he owns the lots to the west and the east of the site and they are used for raising horses. Ms. Schoch stated that all adjacent property owners were notified by mail of this meeting. Mr. Chapman showed the Board a survey of his property.

Mr. Lannom stated that the Board is charged with making sure that anything that the Board votes on does not adversely effect neighboring parties. Mr. Lannom stated that he is concerned with the dust that will be in the air due to additional cars coming to the Bed and Breakfast Home on Odoms Private Court. Mr. Lannom asked about the sewer and the outside access. Mr. Chapman stated that each bedroom on the east side of the house has an outside door and two of the rooms would have to exit through the den, which has an emergency exit. Mr. Lannom asked Mr. Thompson if a Bed and Breakfast Home must meet health and building codes. Mr. Thompson stated that building and fire codes must be enforced. Mr. Chapman stated that he has already passed the fire inspection. Mr. Chapman stated that he is aware of the health inspection, because he builds restaurants for a living, and is prepared to meet with the health inspector at the appropriate time. Mr. Chapman stated that the furthest anyone would have to go in an emergency would be 22 feet to get outside of the building and the fire alarms are very loud.

Mr. Lannom asked about the parking spaces. Mr. Chapman stated that more parking spaces are being added and the homeowners will be using the four-car garage on the property. Mr. Lannom stated that he would like to see the road to this building paved. Mr. Chapman stated that he owns the easement to a road on the other side of the property that is not shared and could be used. Mr. Chapman said he would not agree to pave the access easement due to the cost.

Ms. Schoch stated that the Gallatin Zoning Ordinance only requires one space per unit. Mr. Chapman stated that he has already decided to have more parking spaces.

Ms. Schoch stated that the two year review of the Conditional Use Permit could be done in-house.

Mr. Smith asked about the signage. Mr. Chapman stated that the only sign would be at the end of the road to tell guests where to turn. Ms. Schoch stated that signage could be addressed at the site plan stage.

The Board voted on the motion and the motion passed by a vote of 2 to 1 with Mr. Lannom dissenting.

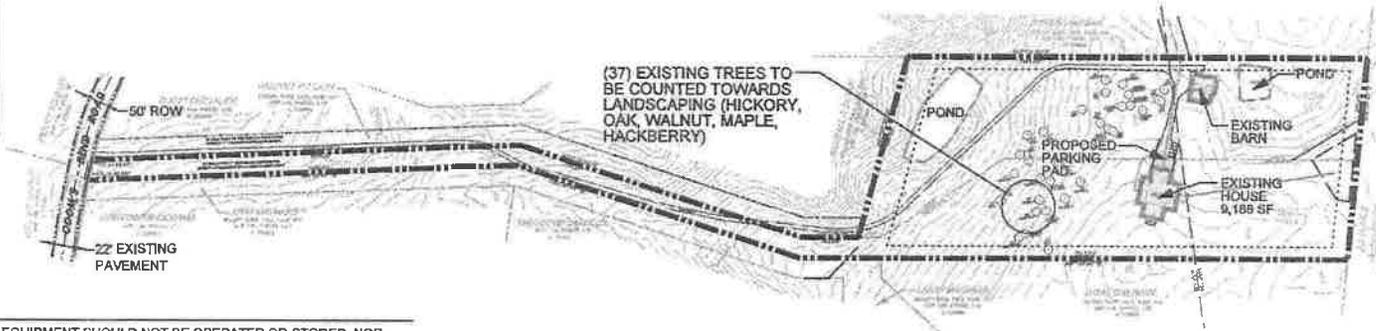
Item 3
Other Business

There was no Other Business.

Item 4
Move to Adjourn

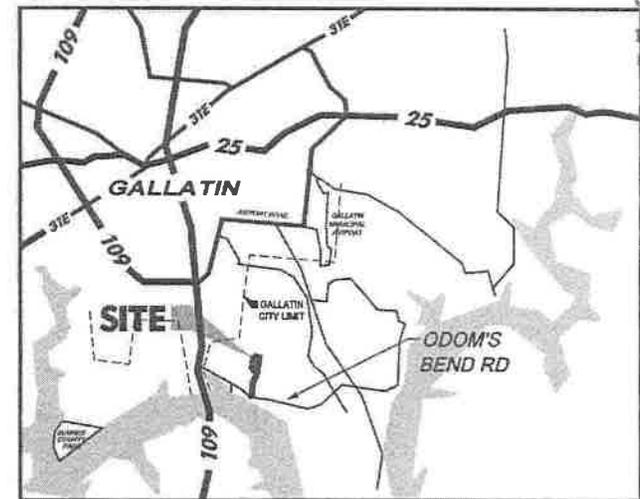
There being no further business, Chair Ramsey adjourned the meeting at 6:05 p.m.

1. THIS PROPERTY IS LOGATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0431 DATED 09-20-06.
2. TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001.03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.



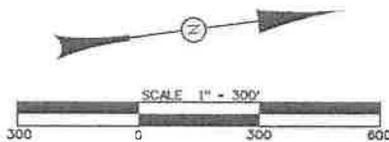
GENERAL AND EROSION CONTROL NOTES:

1. ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIPLEINES OF TREES.
2. RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE.
3. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY.
4. TOPSOIL SHOULD BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MIN. DEPTH OF 6". A SEDIMENT BARRIER MUST BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
5. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
6. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST ONCE EVERY SEVEN (7) DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION OR MAJOR OBSERVATIONS.
7. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY BY THE BUILDER, WITHIN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
8. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
9. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
10. ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED WITH LIKE MATERIALS PER THE RESPECTIVE JURISDICTIONS SPECIFICATIONS AT THE BUILDER'S EXPENSE.
11. THE PURPOSE OF THIS PLAN IS TO PROVIDE A DETAIL LAYOUT, DRAINAGE, AND GRADING OF THE RESPECTIVE LOT ONLY. THIS PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE BUILDER. RETAINING WALL INFORMATION IS GENERAL IN NATURE AS RELATED TO LOCATION AND HEIGHTS ONLY AND THE STRUCTURAL INTEGRITY OF ALL RETAINING WALLS SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER. WE STRONGLY RECOMMEND THAT THE BUILDER HAVE A STRUCTURAL ENGINEER DESIGN THE RETAINING WALLS ON THIS SITE.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE BUILDER HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. CONTRACTOR TO LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF THE SANITARY SEWER SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND VERIFY THAT GRAVITY SEWER CAN BE ACHIEVED FOR THE FINISHED FLOOR ELEVATION SHOWN HEREON UTILIZING LOCAL CODES. CONTRACTOR TO CONTACT THE ENGINEER IF THIS CAN NOT BE ACHIEVED.
14. CONTRACTOR SHALL INSTALL NECESSARY STEPS AND RAILINGS TO MEET ADA AND LOCAL REGULATIONS.
15. CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS W/ THE FOUNDATION PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.



VICINITY MAP

MARCH 29, 2007
REV. APRIL 12, 2007
REV. MAY 11, 2007
SHEET 3 OF 3



**CHAPMAN
BED &
BREAKFAST
SITE PLAN**

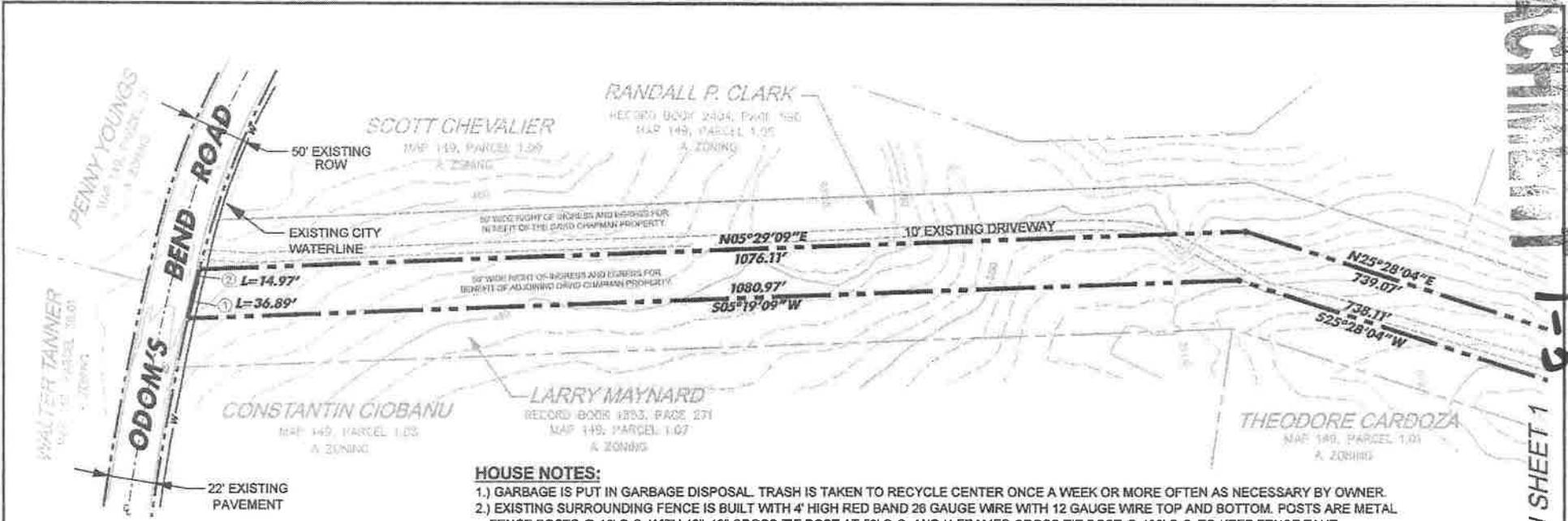
SITE DATA	
OWNER:	DAVID CHAPMAN
AREA:	15.85 ac (Tracts 15/16)
MAP:	149
PARCEL:	Part of 001.03
ADDRESS:	1021 ODOM'S PRIVATE COURT GALLATIN, TN 37066
ZONING:	A

1.) THE PURPOSE OF THIS PLAN IS TO CONVERT 4 EXISTING UNITS/ROOMS TO A BED & BREAKFAST USE ON AN AS NEEDED BASIS.

2.) ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.

**CIVIL • SITE
DESIGN GROUP, PLLC**

630 Southgate Ave, Suite A
Nashville, Tennessee 37205
PH: (615) 248-0999 FX: (615) 251-9675
e-mail: rsvp@civil-site.com

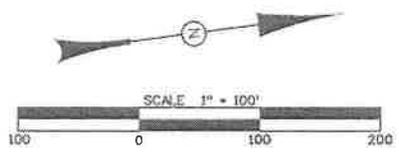


HOUSE NOTES:

- 1.) GARBAGE IS PUT IN GARBAGE DISPOSAL. TRASH IS TAKEN TO RECYCLE CENTER ONCE A WEEK OR MORE OFTEN AS NECESSARY BY OWNER.
- 2.) EXISTING SURROUNDING FENCE IS BUILT WITH 4' HIGH RED BAND 26 GAUGE WIRE WITH 12 GAUGE WIRE TOP AND BOTTOM. POSTS ARE METAL FENCE POSTS @ 10' O.C. WITH 12"x12" CROSS-TIE POST AT 50' O.C. AND H-FRAMED CROSS-TIE POST @ 100' O.C. TO KEEP FENCE TAUT.
- 3.) FOOTINGS ARE 36" WIDE, 16" THICK, REINFORCED WITH #5 REINFORCING STEEL, CONTINUOUS RUNGS. CONCRETE IS 3000 PSI
- 4.) BASEMENT WALLS ARE 12" THICK, 9' HIGH, REINFORCED WITH #5 REINFORCING STEEL @ 6" HORIZ. AND VERT. CONCRETE IS 3000 PSI.
- 5.) UPPER 2 FLOORS OF HOUSE ARE CONSTRUCTED WITH 5"x5"x16" STEEL COLUMNS @ 12' O.C. NORTH TO SOUTH WITH 10x45 STEEL BEAMS ARE 12' O.C. NORTH TO SOUTH.
- 6.) WALLS ARE DOUBLE 2"x4" STUDS WITH TIE BRACING FROM EXTERIOR TO INTERIOR WALL. FIRE BLOCKING IS @ 48" O.C., WALLS ARE CROSS-BRACED WITH 1.5"x2" UNI-STRUT SCREWED TO STUDS. WALLS AND CEILINGS ARE INSULATED WITH R-30 INSULATION. INTERIOR WALLS ARE 5/8" DRYWALL. EXTERIOR WALLS ARE 1/2" CDX PLWOOD SHEETING COVERED WITH:
 - A) 1 LAYER TYPAR STUCCO WRAP-AIR/WEATHER BARRIER
 - B) 1 LAYER 2.5LB GALVANIZED METAL LATH
 - C) GALVANIZED METAL LATH ACCESSORIES *CORNER BEADS, CASING BEADS AND EXPANSION JOINTS.*
 - D) 1/4" SCRATCH COAT. *PORTLAND CEMENT, MASONRY CEMENT, AND SAND MIX"
 - E) BROWN COAT. *PORTLAND CEMENT, MASONRY CEMENT, AND SAND MIX"
 - F) STUCCO PRIME *ACRYLIC PRIMER"
 - G) SENERGY ACRYLIC POLYMER FINISH. FINISHED PRODUCT LOOKS LIKE CUT STONE.
- 7.) ROOF IS 40YR ARCHITECTURAL SHINGLES. COLOR - FOREST GREEN

1. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0431 DATED 09-20-06.
2. TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001.03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.

MARCH 29, 2007
REV. APRIL 12, 2007
REV. MAY 11, 2007
SHEET 2 OF 3



**CHAPMAN
BED &
BREAKFAST
LOT PLAN**

SITE DATA	
OWNER:	DAVID CHAPMAN
AREA:	15.85 ac (Tracts 15/16)
MAP:	149
PARCEL:	Part of 001.03
ADDRESS:	1021 ODOM'S PRIVATE COURT GALLATIN, TN 37066
ZONING:	A

- 1.) THE PURPOSE OF THIS PLAN IS TO CONVERT 4 EXISTING UNITS/ROOMS TO A BED & BREAKFAST USE ON AN AS NEEDED BASIS.
- 2.) ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.

CIVIL SITE DESIGN GROUP, PLLC
600 Southgate Ave, Suite A
Nashville, Tennessee 37203
PH: (615) 249-0880 FX: (615) 251-9575
e-mail: rcbp@civ-sd.com

ATTACHMENT 1-6

RENEW
OCT 22 2014



PC034714

9-1 ATTACHED

RECEIVED
OCT 22 2014



PC0347-14

ATTACHMENT 1-7



HOUSE PLAN

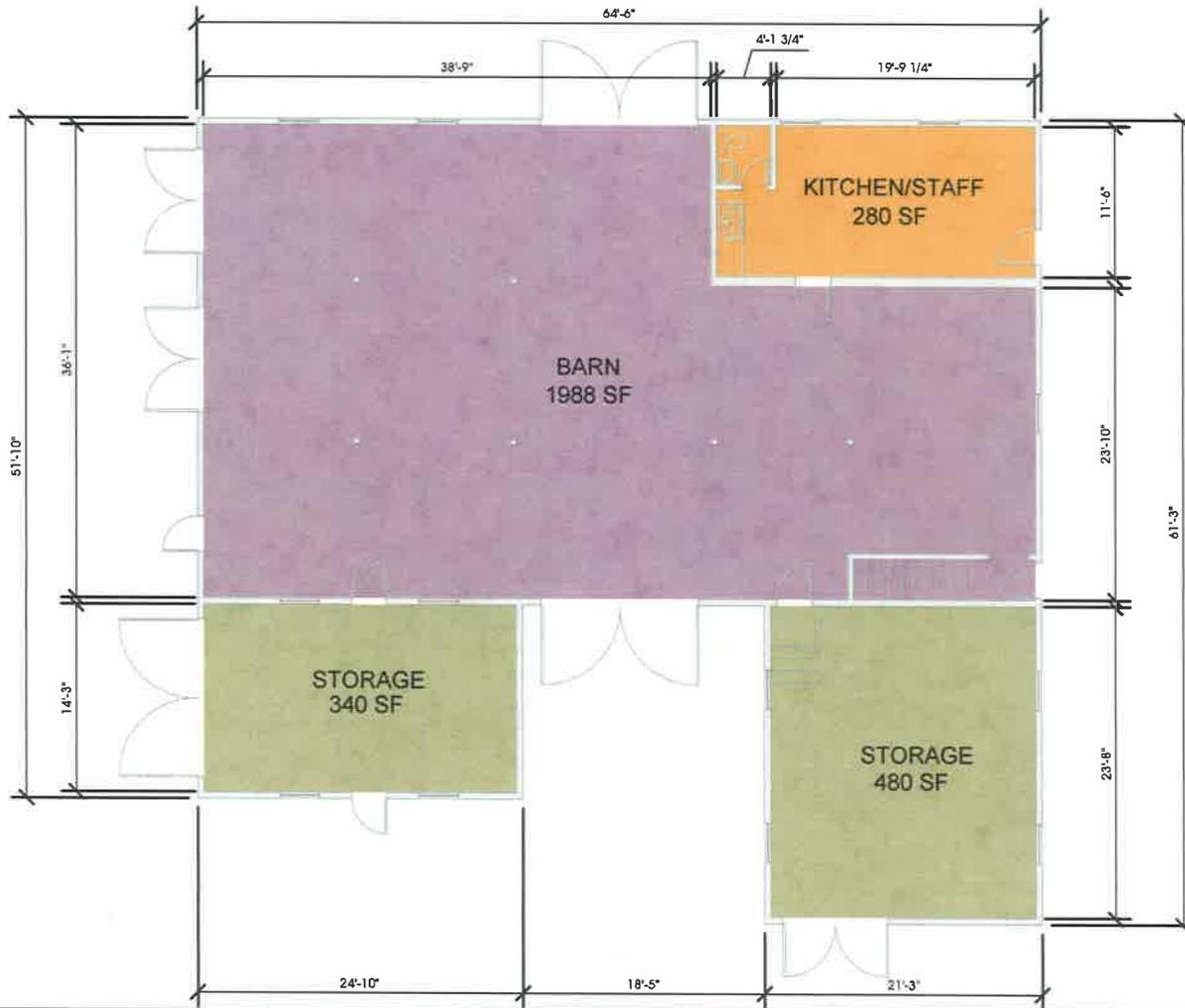


THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441

AFRICA HOUSE

1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

ATTACHMENT 1-8



BARN PLAN



THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441

AFRICA HOUSE

1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

ATTACHMENT 1-9

02.02 Definitions

Accessory - An activity or structure that is customarily associated with and is appropriately incidental and subordinate to a principal activity and/or structure and located on the same zone lot, except as provided for under the provisions of accessory off-street parking.

Bed and Breakfast Home - A residential home that offers overnight accommodations for travelers with breakfast as the only meal and having less than four units.

Conditional Use - A conditional use is a use that would not be appropriate generally or without restriction throughout the zoning division or districts but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning division or district as conditional uses, if specific provisions for such use are made in this Ordinance.

Non-complying

- A. Any lawful building or other structure which does not comply with any one (1) or more of the applicable bulk regulations, or
- B. Any lawful use other than a non-conforming use, which does not comply with any part of any one (1) or more of the applicable regulations pertinent to:
 - 1. Location along district boundary;
 - 2. Signs; or
 - 3. Accessory off-street parking and loading;

either on the effective date of this Ordinance or as a result of any subsequent amendment.

Non-conforming Use - A lawful use of a building or other structure or of a tract of land which does not conform to any one (1) or more of the applicable use regulations of the district in which it is located, either on the effective date of this Ordinance or as a result of any subsequent amendment.

Principal Building - A building which contains the principal activity or use located on a zone lot on which it is situated.

Use - The performance of a function or operation which constitutes the use of land.

APPLICABLE G.Z.O. SECTIONS

03.07.160 Activity Type - Group Assembly Limited Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified

as Community Facilities, to assembled groups of spectators or participants smaller than 500 in number.

03.07.210 Activity Type - Transient Habitation Commercial Activities: Includes the provision of lodging services to transient guests, having at least 70 percent of its accommodation available on a less-than-weekly basis.

15.04.028 Rules and Proceedings of the Board

The Board shall adopt rules for the conduct of its meetings. Such rules shall at the minimum require that:

- F. Any decision made by the Board on a conditional use permit shall indicate the specific section of this Ordinance under which the permit is being considered and shall state its findings beyond such generalities as "in the interest of public health, safety and general welfare", and shall state clearly the specific conditions imposed in granting such permit;

15.06 Conditional Use Permits

15.06.010 Conditional Uses

The Board of Appeals may hear and decide, in accordance with the provisions of this Ordinance, requests for conditional use permits. For the purposes of administration of this Ordinance, conditional uses shall be construed as synonymous with special exceptions, as controlled by Sections 13-706, Tennessee Code Annotated (now Section 13-7-205(b)).

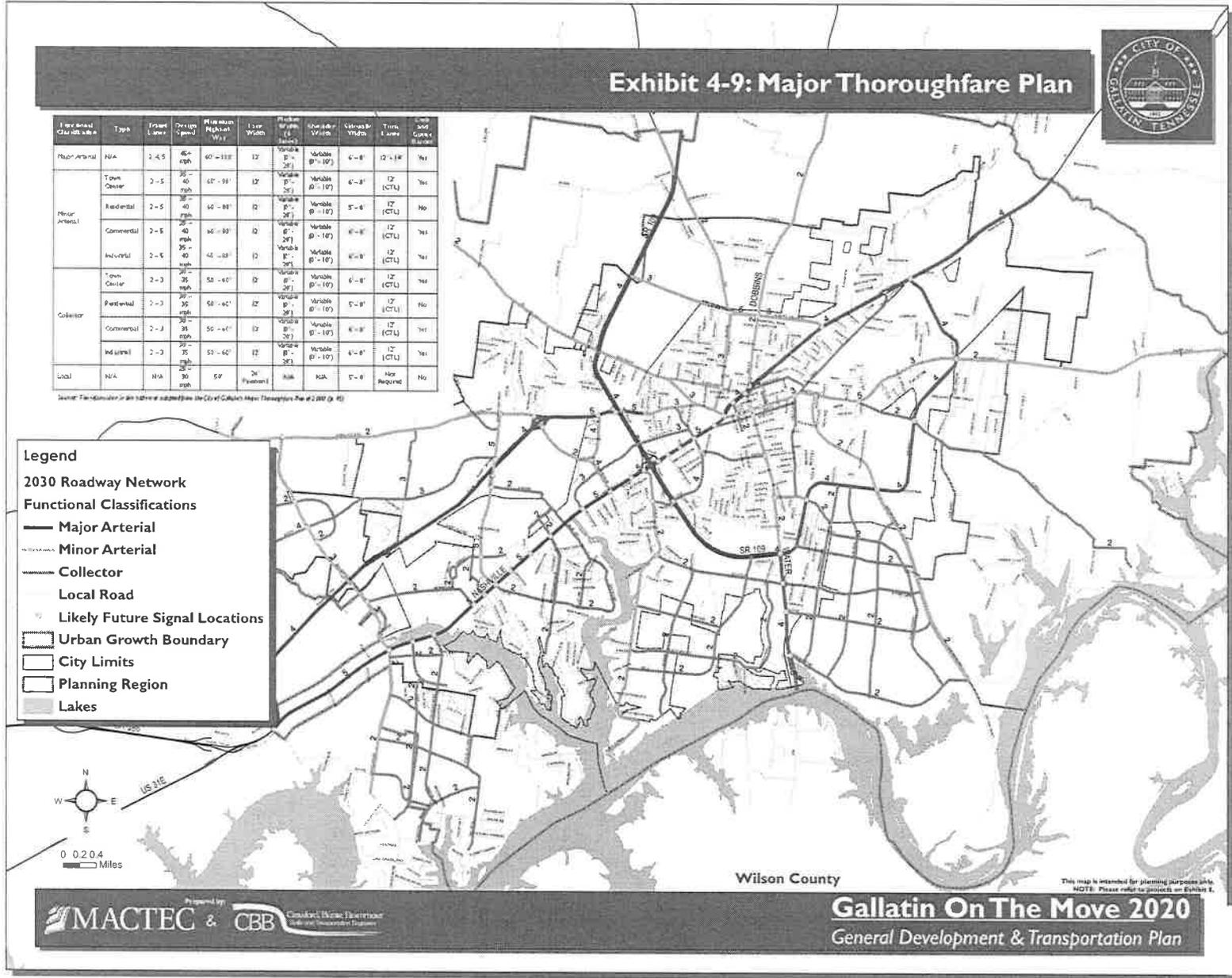
15.06.020 Application for Conditional Use Permit, Notice of Public Hearing

The application for a conditional use permit shall be made by the property owner or his designated agent and filed in writing with the Board on forms provided by the Board, and shall contain information and exhibits as may be required under Section 15.03.020 or in the case of buildings or other structures or uses to be located within floodplain districts, as may be required by Section 10.03. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant. Notice of hearing shall be held in accordance with Section 15.04.080 B.

15.06.030 Requirements for Conditional Use Permit

General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in Section 15.06.040 through 15.06.090 C in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this Ordinance. The Board may establish expiration dates for the expiration of any conditional use permit as a condition of approval.

Project No. 01010



Map prepared by MACTEC & CBB, Inc. for the City of Gallatin, Tennessee. 1/10/2020

Africa House - Bed and Breakfast - General Requirements

1. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

Public health, safety and welfare will be protected with this request for a Bed and Breakfast by following all applicable codes and ordinances.

2. Will not adversely affect other property in the area in which it is located.

Other property in the area will not be adversely affect due to the property on both sides of the B&B also being owned by Foxworth Properties.

3. Is within the provisions of "Conditional Uses" as set forth in this ordinance.

A Bed and Breakfast is permitted within the A zoning with a Conditional Use approval.

4. Conforms to all applicable provisions of this Ordinance for this district in which it is to be located and is necessary for public convenience in that location.

The site and building design of the Bed and Breakfast meets the requirements of the Gallatin Zoning Ordinance.

Special Conditions -

1. This B&B is located within an A zoned district and is therefore permitted.
2. The B&B is not a historic structure nor is it located in a historic district.
3. The B&B has 4 units and has 4 parking spaces to serve those units.
4. There are no B&B's located within 1000 ft of this B&B.
5. It is understood that TDEC and the BZA have the right to inspect the property and to revoke the permit if they deem necessary.
6. Fire alarms and smoke detectors have been installed in each sleeping unit.
7. The owner will register with the City Recorder's Office and will obtain a county business license.
8. The owners will have a full-time, on-site manager for the B&B.



PC0347-14

AFRICA HOUSE

1021 Odom's Bend Private Court
Gallatin, Tennessee 37066

SITE NOTES

1. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0431 DATED 09-20-06.
2. TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001 03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.

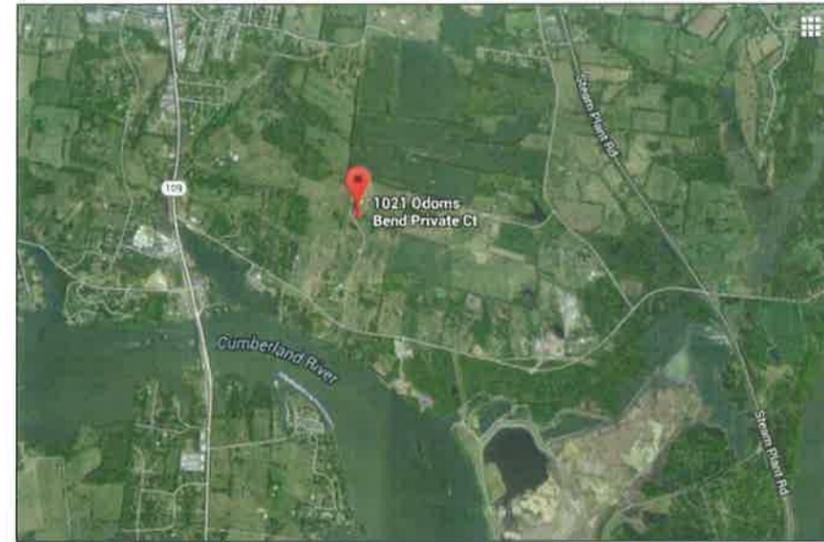
HOUSE NOTES

- 1.) GARBAGE IS PUT IN GARBAGE DISPOSAL. TRASH IS TAKEN TO RECYCLE CENTER ONCE A WEEK OR MORE OFTEN AS NECESSARY BY OWNER.
- 2.) EXISTING SURROUNDING FENCE IS BUILT WITH 4" HIGH RED BAND 26 GAUGE WIRE WITH 12 GAUGE WIRE TOP AND BOTTOM. POSTS ARE METAL FENCE POSTS @ 10' O.C. WITH 12"x12" CROSS-TIE POST AT 50' O.C. AND H-FRAMED CROSS-TIE POST @ 100' O.C. TO KEEP FENCE TAUT.
- 3.) FOOTINGS ARE 36" WIDE, 16" THICK, REINFORCED WITH #5 REINFORCING STEEL, CONTINUOUS RUNGS, CONCRETE IS 3000 PSI.
- 4.) BASEMENT WALLS ARE 12" THICK, 9' HIGH, REINFORCED WITH #5 REINFORCING STEEL @ 6" HORIZ. AND VERT. CONCRETE IS 3000 PSI.
- 5.) UPPER 2 FLOORS OF HOUSE ARE CONSTRUCTED WITH 5"x5"x5/16" STEEL COLUMNS @ 12' O.C. NORTH TO SOUTH WITH 10x45 STEEL BEAMS ARE 12' O.C. NORTH TO SOUTH.
- 6.) WALLS ARE DOUBLE 2"x4" STUDS WITH THE BRACING FROM EXTERIOR TO INTERIOR WALL. FIRE BLOCKING IS @ 48" O.C. WALLS ARE CROSS-BRACED WITH 1.5"x2" UNI-STRUT SCREWED TO STUDS. WALLS AND CEILINGS ARE INSULATED WITH R-30 INSULATION. INTERIOR WALLS ARE 5/8" DRYWALL.
- EXTERIOR WALLS ARE 1/2" CDX PLYWOOD SHEETING COVERED WITH:
 - A) 1 LAYER 1/2" STUCCO W/ AIR/WEATHER BARRIER.
 - B) 1 LAYER 2 SLB GALVANIZED METAL LATH
 - C) GALVANIZED METAL LATH ACCESSORIES *CORNER BEADS, CASING BEADS AND EXPANSION JOINTS*
 - D) 1/4" SCRATCH COAT *PORTLAND CEMENT, MASONRY CEMENT, AND SAND MIX*
 - E) BROWN COAT *PORTLAND CEMENT, MASONRY CEMENT, AND SAND MIX*
 - F) STUCCO PRIME *ACRYLIC PRIMER*
 - G) SENERGY ACRYLIC POLYMER FINISH. FINISHED PRODUCT LOOKS LIKE CUT STONE.
- 7.) ROOF IS 40YR ARCHITECTURAL SHINGLES COLOR - FOREST GREEN

GENERAL AND EROSION CONTROL NOTES

1. ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRILINES OF TREES.
2. RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE.
3. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY.
4. TOPSOIL SHOULD BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MIN. DEPTH OF 6". A SEDIMENT BARRIER MUST BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
5. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOIL STABILIZATION.)
6. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST ONCE EVERY SEVEN (7) DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION OR MAJOR OBSERVATIONS.
7. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY BY THE BUILDER, WITHIN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
8. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
9. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
10. ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED WITH LIKE MATERIALS PER THE RESPECTIVE JURISDICTIONS SPECIFICATIONS AT THE BUILDER'S EXPENSE.
11. THE PURPOSE OF THIS PLAN IS TO PROVIDE A DETAIL LAYOUT, DRAINAGE, AND GRADING OF THE RESPECTIVE LOT ONLY. THIS PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE BUILDER.
- RETAINING WALL INFORMATION IS GENERAL IN NATURE AS RELATED TO LOCATION AND HEIGHTS ONLY AND THE STRUCTURAL INTEGRITY OF ALL RETAINING WALLS SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER. WE STRONGLY RECOMMEND THAT THE BUILDER HAVE A STRUCTURAL ENGINEER DESIGN THE RETAINING WALLS ON THIS SITE.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE BUILDER HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. CONTRACTOR TO LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF THE SANITARY SEWER SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND VERIFY THAT GRAVITY SEWER CAN BE ACHIEVED FOR THE FINISHED FLOOR ELEVATION SHOWN HEREON UTILIZING LOCAL CODES. CONTRACTOR TO CONTACT THE ENGINEER IF THIS CAN NOT BE ACHIEVED.
14. CONTRACTOR SHALL INSTALL NECESSARY STEPS AND RAILINGS TO MEET ADA AND LOCAL REGULATIONS.
15. CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS W/ THE FOUNDATION PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

VICINITY MAP



project site



north

INDEX OF DRAWINGS

- A0.0 Cover
- AS1.0 SITE PLAN

PROJECT TEAM

Designer
The Trinity Group LLC
231 Veterans Parkway
Murfreesboro, TN 37128
p: 615. 750 3137

Owner
Foxworth Properties
4620 Franklin Road
Murfreesboro, TN 37128

RECEIVED
SEP 24 2014
GALLATIN PLANNING
& ZONING

REVISIONS:

THESE SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR DETAILMENTS ARE DISCLAIMED.

THE TRINITY GROUP LLC
231 VETERANS PKWY.
SUITE C
MURFREESBORO, TN, 37128
T: 615-663-3555
F: 888-418-3441



COVER SHEET

PROJECT:
AFRICA HOUSE
1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

FOXWORTH PROPERTIES
4620 FRANKLIN ROAD
MURFREESBORO, TN 37128

DRAWN: AS
CHECKED: -
DATE: 09/23/2014
JOB NO: -
SHEET: -

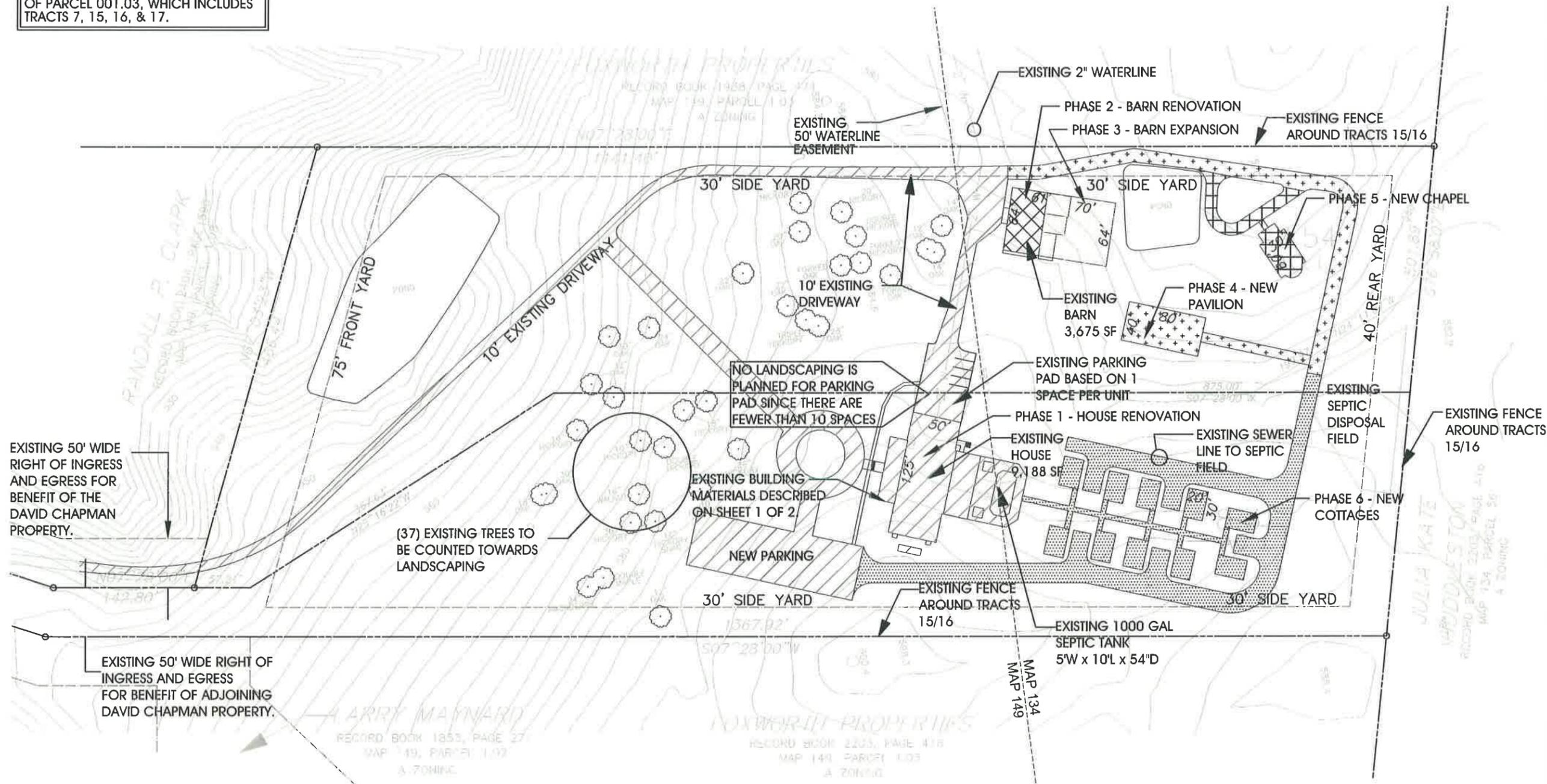
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1 OF 2

PC 0347-14

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TRACTS 15 & 16 ARE ONLY A PART OF PARCEL 001.03, WHICH INCLUDES TRACTS 7, 15, 16, & 17.



EXISTING 50' WIDE RIGHT OF INGRESS AND EGRESS FOR BENEFIT OF THE DAVID CHAPMAN PROPERTY.

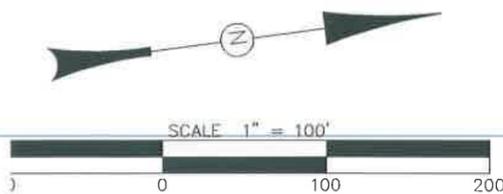
EXISTING 50' WIDE RIGHT OF INGRESS AND EGRESS FOR BENEFIT OF ADJOINING DAVID CHAPMAN PROPERTY.

(37) EXISTING TREES TO BE COUNTED TOWARDS LANDSCAPING

NO LANDSCAPING IS PLANNED FOR PARKING PAD SINCE THERE ARE FEWER THAN 10 SPACES

SITE DATA	
OWNER:	FOXWORTH PROPERTIES
AREA:	15.85 ac (Tracts 15/16)
MAP:	149
PARCEL:	Part of 001.03
ADDRESS:	1021 ODOM'S PRIVATE COURT GALLATIN, TN 37066
ZONING:	A

1.) ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.



1 SITE PLAN
SCALE: 1" = 100'-0"

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SITE PLAN

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1021 ODOM'S BEND PRIVATE COURT
GALLATIN, TENNESSEE

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2 OF 2

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