



**Agenda**  
**Gallatin Municipal-Regional Planning Commission**  
**Special-Called Meeting**

**Monday, January 7, 2013**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

**Planning Commission - 5:00 p.m.**  
**CITY HALL**

**REGULAR AGENDA**

- 1. GMRPC Resolution No. 2013-01 PC0043-12**  
**RETREAT AT FAIRVUE**  
**DEWEY-ESTES, ENGINEERING/GOODALL INC., BUILDERS**

Public Comment (held on 11/26/12)

Applicant requests approval to amend the Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) and approval of a Final Master Development Plan for The Retreat at Fairvue, a multifamily residential development on 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

- 2. MOVE TO ADJOURN**

**RESOLUTION RECOMMENDING APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR THE RETREAT AT FAIRVUE – PC0043-12**

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the proposed changes to the Greensboro Village Planned Unit Development (PUD) submitted by the applicant, Dewey-Estes Engineering, as a major amendment to the Preliminary Master Development Plan at the November 26, 2012 meeting in GMRPC Resolution No. 2012-95; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Development Plan/Final Master Development Plan submitted by the applicant, Dewey-Estes Engineering for The Retreat at Fairvue, at a special-called meeting on January 7, 2013; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the Amended Preliminary Master Development Plan to City Council with the following conditions:

1. The final architectural elevations are approved as submitted.

2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

Section 3. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan, contingent upon approval of the Amended Preliminary Master Development Plan by City Council, with the following conditions:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.

9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/7/13

\_\_\_\_\_  
Dick Dempsey, Chairman

\_\_\_\_\_  
Johnny Wilson, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
JOE H. THOMPSON  
CITY ATTORNEY

RESOLUTION RECOMMENDING APPROVAL OF A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE RETREAT AT FAIRVUE TO GALLATIN CITY COUNCIL-PC0043-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the proposed changes as major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan submitted by the applicant, Dewey-Estes Engineering, at its regular meeting on November 26, 2012; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby considers the proposed changes to be a major amendment to the Greensboro Village Planned Unit Development (PUD) 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.

**EXHIBIT A**

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

\_\_\_\_\_  
Dick Dempsey, Chairman

\_\_\_\_\_  
Johnny Wilson, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
JOE H. THOMPSON  
CITY ATTORNEY

**EXHIBIT B**

ORDINANCE CONCURRING AND APPROVING A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN IN ORDER TO AMEND THE USE ON A PORTION OF THE PROPERTY FROM COMMERCIAL TO RESIDENTIAL; DWELLING, MULTI-FAMILY AND ESTABLISH THE LOT SIZES, STREET DESIGN, SITE LAYOUT, AND ARCHITECTURE FOR THE RETREAT AT FAIRVUE – CURRENT ZONING OF THE AREA BEING AMENDED IS SPLIT ZONED MULTIPLE RESIDENTIAL AND OFFICE PLANNED UNIT DEVELOPMENT (MRO PUD) AND RESIDENTIAL-15 (R15) – PROPERTY CONSISTS OF 26.85 (+/-) ACRES AND ONE (1) COMMERCIAL OUTPARCEL ON 1.59 (+/-) ACRES FOR A TOTAL OF 28.44 (+/-) ACRES–BAKER SOUTH, LLC– OWNER(S) – S.B.E. TAX MAP 136//018.03– LOCATED OFF NOAH LANE

WHEREAS, the Gallatin Municipal-Regional Planning Commission, voted in GMRPC Resolution No. 2012-95, attached hereto as Exhibit A, to consider the proposed changes as a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan at the November 26, 2012 meeting; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-01, attached hereto as Exhibit B; and

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

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

1. The Gallatin City Council hereby concurs with recommendations the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and Exhibit B and further described in the Staff Report and Action Form, attached hereto as Exhibit C, and imposes those recommendations as conditions to this amended Preliminary Master Development Plan and Final Master Development Plan; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, for the real property described in Exhibit D and illustrated in Exhibit E, the Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development / Final Master Development Plan for The Retreat at Fairvue, is hereby approved.

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

PASSED FIRST READING:

PASSED SECOND READING:

EXHIBIT A

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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JOE H. THOMPSON  
CITY ATTORNEY

EXHIBIT A

RECEIVED  
DEC 21 2012

GALLATIN PLANNING  
& ZONING

EXHIBIT D

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF TRACT 2

Land lying south side of Greenlea Boulevard 176.2 feet east of Stonebridge Drive in the City of Gallatin, Fourth Civil District, Sumner County, Tennessee. Being part of the land deeded to SRHS Bankruptcy, Inc. as recorded in Record book 1501, page 329, and Record book 3322, page 833, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

BEGINNING at a nail (new) set in asphalt on the south right of way line of said Greenlea Boulevard and marking the northeast corner of Lot 2 of "Greensboro Village, Phase Six, Section One as recorded in Plat book 24, page 12, R.O.S.C., Tennessee; thence,

1. with said south right of way line and with a curve to the left, easterly an arc length of 206.90 feet, said curve having a radius of 1050.00 feet, a delta angle of 11°17'24" and a chord of S85°45'22"E, 206.57 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,

2. continuing with said south right of way line, N88°35'56"E, a distance of 107.58 feet to a point in the center of Rankin Branch; thence,

with the center of said Rankin Branch the following thirteen calls (3 through 15):

3. S19°09'43"E, a distance of 37.63 feet to a 1/2" iron rod (old) with a cap stamped TN1571 and KY3050; thence,

4. S47°40'12"E, a distance of 112.42 feet to a point; thence,

5. S04°33'31"E, a distance of 39.60 feet to a point; thence,

6. S41°01'15"E, a distance of 218.72 feet to a point; thence,

7. S55°25'58"E, a distance of 70.86 feet to a point; thence,

8. S47°10'32"E, a distance of 209.81 feet to a point; thence,

9. S67°20'38"E, a distance of 44.67 feet to a point; thence,

10. S22°36'46"E, a distance of 131.69 feet to a point; thence,

11. S63°23'08"E, a distance of 101.19 feet to a point; thence,

12. S31°44'53"E, a distance of 130.36 feet to a point; thence,

13. S08°34'17"W, a distance of 167.54 feet to a point; thence,

14. S14°38'15"E, a distance of 105.29 feet to a point; thence,

15. S33°29'54"E, a distance of 29.91 feet to a point on the north line of the land deeded to Gallatin Golf, LLC by deed recorded in Record book 3397, page 625, R.O.S.C., Tennessee; thence,

16. leaving said Rankin Branch and with the north line of said Gallatin Golf, LLC land and with the north line of "Fairvue Plantation, Phase Fourteen" as recorded in Plat book 22, page 76, R.O.S.C., Tennessee, S69°33'52"W, a distance of 1041.60 feet to a 1/2" iron rod (old) on the east line of "Fairvue Plantation, Phase Eleven" as recorded in Plat book 22, page 341, R.O.S.C., Tennessee; thence,

17. with the east line of said "Fairvue Plantation, Phase Eleven", N24°02'50"W, a distance of 1023.43 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the east right of way line of Noah Lane; thence,

18. with said east right of way line and with a curve to the left, northeasterly an arc length of 112.69 feet, said curve having a radius of 350.01 feet, a delta angle of

2nd REVISED RESUBMITTAL PC0043-12

# EXHIBIT D

- 18°26'51", and a chord of N22°59'14"E, 112.21 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
19. continuing with said east right of way line, N14°42'21"E, a distance of 184.34 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
20. continuing with said east right of way line, N17°28'27"E, a distance of 12.93 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of curvature; thence,
21. with the radius return between said east right of way line and the south right of way line of Chloe Drive and with a curve to the right, northeasterly an arc length of 39.45 feet, said curve having a radius of 25.00 feet, a delta angle of 90°25'11", and a chord of N62°41'02"E, 35.48 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,
22. with said south right of way line of said Chloe Drive, S72°06'22"E, a distance of 124.32 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of curvature; thence,
23. continuing with said south right of way line and with a curve to the right, southeasterly an arc length of 164.20 feet, said curve having a radius of 500.00 feet, a delta angle of 18°48'56", and a chord of S62°41'56"E, 163.46 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
24. with the east end of said Chloe Drive, N36°42'33"E, a distance of 50.00 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Chloe Drive; thence,
25. with said north right of way line and with a curve to the left, northwesterly an arc length of 107.05 feet, said curve having a radius of 550.00 feet, a delta angle of 11°09'07", and a chord of N58°52'01"W, 106.88 feet to a nail (new) in asphalt and marking the southeast corner of said Lot 2; thence,
26. with the east line of said Lot 2, N25°33'31"E, a distance of 26.50 feet to a nail (new) in asphalt; thence,
27. continuing with said east line of said Lot 2, N04°29'54"E, a distance of 212.09 feet to the POINT OF BEGINNING;
- CONTAINING 28.440 acres, more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by John Darnall Surveying, certified by John T. Darnall RLS #1571, and dated December 17, 2012.

PC0043-12

ITEM 1  
1/7/13 GMRPC SP. CALLED MEETING

**Public Comment (held on 11/26/12)**

**Applicant requests approval to amend the Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) and approval of a Final Master Development Plan for The Retreat at Fairvue, a multifamily residential development on 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres located at the intersection of Noah Lane and Chloe Drive (PC0043-12)**

- Attachment 1-1 Amended PMDP/Final Master Development Plan**
- Attachment 1-2 Architectural Elevations**
- Attachment 1-3 Pictures of Cottage Grove; Goodlettsville, TN**
- Attachment 1-4 Updated Greensboro PUD plan**
- Attachment 1-5 Updated Design Guidelines**
- Attachment 1-6 Proposed monument sign**
- Attachment 1-7 Approval notice from BakerSouth, LLC dated 11/9/12**
- Attachment 1-8 Response Letter from Michael Dewey, P.E. dated 10/15/12**
- Attachment 1-9 Response Letter from Michael Dewey, P.E. dated 10/28/12**
- Attachment 1-10 Traffic Study distributed at 11/26/12 PC meeting**
- Attachment 1-11 Response Letter from Mike Stanton, dated 12/5/12**
- Attachment 1-12 Description of Landscaping improvements**
- Attachment 1-13 Updated landscaping details**
- Attachment 1-14 Response Letter from Michael Dewey, P.E. dated 12/19/12**

**ANANYSIS**

The applicant is requesting approval to amend the Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) and approval of a Final Master Development Plan for The Retreat at Fairvue, a multifamily residential development on 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

The applicant would like to amend the approved Preliminary Master Development Plan for The Greensboro Village PUD to change the commercial use designated on a portion of the property identified as Tract B to Residential Multifamily Dwelling for the construction of 130 units at a proposed density of 4.8 units per acre. Construction will be divided into four (4) phases, with Phase 1, containing 36 units, commencing in April 2013. Construction of Phase 1 is expected to be completed by March 2014. The fourth and final phase is expected to be completed by March 2017.

A portion of The Retreat at Fairvue property is located in a special flood hazard area. Lots located within the 100-year floodplain will require Floodplain Development Permits and Elevation Certificates. The applicant has added this note to the plan.

The plan also shows a commercial outparcel for future development located at the main entrance to the site with access onto GreenLea Blvd. This lot is adjacent the existing bank property at the corner of GreenLea Blvd. and Chloe Drive. Details of the specific use and layout of that outparcel have not been included with this plan. A separate PMDP/FMDP shall be submitted for review and approval prior to the development of the commercial outparcel.

This property is currently split-zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 Planned Unit Development (R15 PUD). Multifamily Dwelling is a permitted use in the MRO PUD and R15 PUD zone districts under the provisions of the previous Zoning Ordinance. Since the City of Gallatin no longer approves Planned Unit Developments, previously existing Planned Unit Developments are permitted under the regulations of the current Zoning Ordinance. Please note that zoning boundary lines are not changing with this amendment request.

Residential PUD extensions are governed by the following provisions of G.Z.O. Section 06.09.020:

**G.Z.O. 06.09.020      Previously Approved Residential PUD's Applicability to the New Planned Residential Development District**

Any project lawfully approved under the provisions of a Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made an overlay of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two (2) years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

Furthermore, for all previously approved Residential PUD Districts (or portions thereof), which have not received final plan approval prior to the enactment of this Ordinance, the design standards and regulations contained in Articles 12.00 and 13.00 shall be applied to and required of these developments. A revised preliminary master development plan indicating the proposal's conformance with the new design standards contained herein shall be submitted and approved prior to the review and approval of a final master development plan for the proposed development or any portion thereof.

Commercial PUD extensions are governed by the following provisions of G.Z.O. Section 08.04.010:

**G.Z.O. 08.04.010      Previously Approved Commercial PUD'S Applicability to the New Planned General Commercial District**

Any project lawfully approved under the provisions of a Commercial Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made as a new district of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in

regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

The previously approved commercial PUD is required to meet the design standards and other site regulations outlined in Article 12.00 and 13.00 of the Gallatin Zoning Ordinance.

***Previous Approvals***

This project was most recently considered at the December 10, 2012 Planning Commission meeting. At that time the applicant presented details of proposed changes to the landscaping plan that show additional evergreen plantings to be installed on a two (2) to three (3) foot earth berm adjacent to Fairvue Plantation, Phase 11, behind lots fronting Potter Lane. The applicant also submitted details on the proposed roundabout, including landscaping, which have been included with this staff report as Attachment 1-13. Please also review the information provided by the applicant describing the proposed landscaping improvements included as Attachment 1-12. The applicant stated at the meeting that the total unit count has been reduced from 132 units to 130 units in order to accommodate a larger roundabout. The revised plans have been submitted and reviewed by the necessary City Departments and Sumner County E-911. Any review comments that were not addressed in the revised resubmittal have been added as conditions of approval.

At the November 26, 2012 Planning Commission meeting, Planning Commission voted to consider the proposed changes to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan as a major amendment, which will forward the project onto City Council for approval. Public Comment was held on the item and several residents of Fairvue Plantation spoke against the proposed plan for The Retreat at Fairvue citing issues with density, property values, and safety based on increased traffic. The Planning Commission voted to defer any further action on the item to the December 10, 2012 meeting. Planning Commission asked the applicant to provide additional information on the street and alley designs, pavement widths, and details on the proposed roundabout. Planning Commission also asked for details concerning the turning radius for emergency vehicles and asked the applicant to submit additional information on the proposed bufferyards adjacent to the existing homes in Fairvue Plantation, Phase 11 and Phase 14.

***Greensboro Village PUD History***

The Greensboro Village PUD (formally Greenfield Station) originally contained approximately 700 acres on property north and south of Nashville Pike. The property was initially divided up into three (3) development tracks; A, B, & C and general uses were designated for those tracks. The PUD has a long approval history dating back to the 1980's and was approved under the PUD provisions of the previous Zoning Ordinance. When the current Zoning Ordinance was approved in July of 1998, previously approved PUD's were extended for a period of (2) years from the date of the adoption of the Zoning Ordinance. Over the years the PUD has been extended and amended several times, but the PUD has always retained the mixture of commercial and residential uses as originally planned. The total acreage of the property in the PUD has also decreased over the years and currently contains approximately 246 acres.

At this time, the Greensboro Village PUD is comprised of the following zones and uses:

**CURRENTLY APPROVED:**

Tract A: 291.5 (+/-) acres (North of Nashville Pike)

- Property zoned: MRO PUD; R15 PUD
- 1,044,000 s.f. commercial
- 462 total dwelling units approved
  - 100 Multifamily residential units
  - 93 units 6,000 s.f. lots
  - 259 units 15,000 s.f. lots
  - 10 estate lots

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: R15 PUD; MRO PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units

This information has been updated for The Retreat at Fairvue project as follows:

**PROPOSED AMENDMENTS:**

Tract A: 95.33 (+/-) Acres

- Property zoned: MRO PUD (North of Nashville Pike)
- 1,044,000 s.f. commercial

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units
- 130 Multifamily residential units: The Retreat at Fairvue

At the June 25, 2001 meeting, the Planning Commission recommended approval of various amendments to the PUD plan regarding uses, bulk regulations, and design standards to City Council (PC File #4-3-01). Those changes were considered a major amendment to the PMPD/PUD plan. The amended PMPD/PUD plan was approved by City Council on Second Reading at the August 7, 2001 meeting (O0107-042). At that meeting, the PUD was also extended and revised according to the provisions of the G.Z.O.

At the March 13, 2006 Special-Called meeting, the Planning Commission approved a minor amendment to the Design Guidelines for the PUD in order to update the development standards (PC File #4-1-06). The modifications to the Design Guidelines at that time moved away from the urban neighborhood design originally envisioned for the property and allowed the Planning Commission to approve more suburban-oriented development projects. The applicant also updated the approved use chart, which included commercial and multifamily residential uses for Tracts A and B. The cluster housing shown for Tract C was deleted from the plan at that time. The PUD property has been developing under the regulations of the Design Guidelines approved in 2006.

The applicant has submitted an updated plan for the overall Greensboro Village PUD, which shows the current zoning for the properties within the PUD boundary. Please refer to Attachment 1-4.

***The Retreat at Fairvue***

The Retreat at Fairvue project was first discussed at the October 8, 2012 Planning Commission Work Session. At that meeting, Planning Commission reviewed the layout and proposed architecture for the development. Planning Commission also discussed the proposed sidewalk design and asked the applicant to provide an alternative pedestrian plan that would allow for better connectivity throughout the development. Planning Commission also suggested the installation of a roundabout on the new portion of Chloe Drive to be used as a traffic calming device.

The revised plan was discussed at the November 12, 2012 Special-Called Joint City Council and Planning Commission meeting. The applicant presented the changes to the plan that were made as a result of input from the body at the October Work Session. The applicant stated that the major modification from the original submittal was the change in the orientation of several units adjacent to Fairvue Plantation, Phase 11. The units have been turned sideways, perpendicular to the alleyways, so only the side of six (6) buildings will be constructed facing the back of lots 498-507. Staff supports with this change to the overall layout.

### ***Access and Sidewalk Design***

Two (2) access points are shown for this development with the main access/entrance on Chloe Drive, off Noah Lane. Chloe Drive, shown with a 50-foot right-of-way, will serve as the main roadway through the development and will connect to the constructed portion of Chloe Drive in Phase 14 of Fairvue Plantation. Staff supports the applicant's decision to show this connection since it was previously approved as part of the original Greensboro Village PUD plan as well as the Master Plan for Fairvue Plantation. The award winning *Gallatin on the Move 2020 General Development and Transportation Plan* calls for development that improves traffic flow by encouraging interparcel access. The street connections are necessary in order to provide connectivity of adjacent developments as required by the Gallatin Subdivision Regulations. Also, it is imperative that the development have more than one (1) entrance for other safety reasons.

A roundabout will be installed on Chloe Drive at the entrance to Fairvue Plantation, Ph. 14. The developer hopes the roundabout will calm traffic in both directions. Alleys will be installed throughout the development and the pavement widths and the applicant has worked with the Fire Department and Engineering Division to provide adequate roadway widths.

The alleys are currently shown at 20 feet with one (1) foot of ribbon curb on both sides for a total of 22 feet of right-of-way. In the future, Chloe Drive and the alleyways will be accepted as public streets and therefore must meet City standards for road construction.

Five (5) foot sidewalks are shown along both sides of Chloe Drive and around the perimeter of the development. Sidewalks will not be constructed along the alleyways. Staff recommends approval of the alternative pedestrian plan as shown since it is not feasible to install sidewalks along the narrow alleys. The Engineering Division asked the applicant to modify the sidewalk design slightly to wrap the sidewalks around the front of the parking areas and the applicant made that improvement to the plan.

### ***Design Guidelines for The Retreat at Fairvue***

The Design Guidelines for Greensboro Village PUD call for residential design guidelines to be submitted and approved for each individual residential development. The applicant has submitted Design Guidelines for The Retreat at Fairvue, which will be added to the overall Design Guidelines for the Greensboro Village PUD. Please refer to Attachment 1-5. The applicant submitted notice to

the Codes/Planning Department that the proposed plan for The Retreat has received conditional approval from the Design Review Committee. That approval document has been included with this staff report as Attachment 1-5.

### *Architectural Elevations*

The applicant submitted detailed renderings of the proposed multifamily dwelling units. The homes will be constructed in groups of three (3) and four (4) units and will feature a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs. These units will be almost identical to the homes constructed in Cottage Grove, a multifamily development project in Goodlettsville, Tennessee. The applicant has submitted photographs of the units already constructed in Cottage Grove, copies of which have been included with this staff report as Attachment 1-3. Four (4) different façades will be constructed in alternating patterns to add visual interest to the buildings. The Retreat at Fairvue Design Guidelines require a minimum of 1,300 s.f. of usable square footage including a garage. The square footages range from a base of 1,338 square feet to 2,022 square feet, which includes the optional bonus room. The multifamily units are shown to be alley-loaded and many of the units will have double street frontage. The final architectural elevations have been approved by the Greensboro Design Review Committee as required as part of the private restrictive covenants for this development.

A future amenity area has been identified on the plan near the location of the 100-year floodplain line at the eastern corner of the development. No architectural elevations were submitted since the details of the amenity area are unknown at this time. This plan will need to be amended and revised in the future to show the layout and design of the amenity area.

### *Landscaping Plan*

Since this property is part of the overall Greensboro PUD, landscaping requirements are set by the applicant as part of the Design Guidelines. The proposed landscaping plan has been revised based on comments received at the previous Planning Commission meetings and concerns from the adjacent property owners. The applicant has shown a Type 20 Bufferyard along both sides of the property adjacent to the existing neighborhoods. The new landscaping plan shows additional evergreen plantings to be installed on a two (2) to three (3) foot earth berm adjacent to Fairvue Plantation, Phase 11, behind lots fronting Potter Lane. The applicant has also increased the number of plantings in the Type 20 Bufferyard adjacent to Fairvue Plantation, Phase 14. The goal is for bufferyard plantings to supplement the existing landscaping in these areas and provide an attractive screening between the two (2) residential developments. The applicant has also committed to install larger plantings that will provide immediate screening. No additional plantings are shown along the back of lots 41-48 so the view of the golf course will not be obstructed. Landscaping will also be installed in the center of the roundabout, details of which have been included with this staff report as Attachment 1-13.

The idea of a brick wall to be installed along the back of the lots on Potter Lane was suggested during Public Comment at the last Planning Commission meeting; however, Staff is satisfied that the proposed earth berm and evergreen plantings will sufficiently screen the development from the existing residential uses in the area.

Planning Commission may want to discuss the brick wall as an alternative bufferyard plan at the meeting; however, Staff recommends approval of the proposed landscaping plan as shown.

A site surety for landscaping and other site improvements shall be submitted prior to the issuance of any building permits in The Retreat at Fairvue.

### ***Parking***

Parking requirements are based on the specific use of the property. The Multifamily Dwelling use requires two (2) parking spaces per unit. The applicant has provided 264 garage stalls and 85 guest parking spaces throughout the development. The parking shown for the development exceeds the requirements of the Gallatin Zoning Ordinance. In addition, the individual driveways will be wide enough for vehicle parking. Staff appreciates the applicant's decision to install guest parking areas throughout the development so visitors are not inclined to park in the alleyways.

### ***Signage***

The applicant submitted a detailed drawing of a proposed monument style development sign to be installed at the main entrance on Chloe Drive off Noah Lane. The sign is shown at six (6) feet tall, 13 feet, four (4) inches wide, with two (2) stone columns on either side of the sign face. Please refer to Attachment 1-6. The leading edge of the sign shall be setback a minimum of 15 feet from the right-of-way and the applicant shall obtain a sign permit prior to the installation of any signage on site.

### ***Subdivision Plat***

The applicant intends to plat the units on individual lots. The overflow parking areas and grassy open spaces will be owned and maintained by the Homeowners' Association and that information will be specified on the plat. A major subdivision plat shall be submitted for review and approval by the Planning Commission and the final plat shall be recorded prior to the issuance of any building permits for this project. In addition, a subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.

### ***Fire Department Comments***

Mark Parrish, Senior Fire Inspector, worked with the applicant over the past few weeks on the final design of the streets in the development. Mr. Parrish is comfortable that the street designs will adequately accommodate emergency vehicles.

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

The Engineering Division had several comments during the initial review of the proposed development. The applicant has addressed the majority of those comments as part of the revised resubmittal. Any additional comments not addressed by the applicant have been added as conditions of approval.

### ***Sumner County E-911***

The Sumner County E-911 office originally indicated that they were not comfortable with the design of the proposed development because many of the units do not have direct access to a 50-foot wide public right-of-way. It appeared to Sumner County E-911 Staff that the alleys would not accommodate emergency vehicles, especially if cars are parked in the alleys. Finally, the department noted that it may be difficult for emergency vehicles to access the units that do not face a main street if the alleys are blocked. The applicant thinks they have addressed those concerns by providing additional right-of-way for the alleys. Engineering Division Staff is comfortable that the street designs will accommodate emergency and sanitation vehicles. The applicant shall submit list of street names to Sumner County E-911 for review and approval.

***Other Departmental Comments***

Other departmental comments for this project not addressed in the revised resubmittal have been included as conditions of approval.

***Major Amendment***

The proposed multifamily residential project provides a good transition between the adjacent single-family dwellings and the commercial properties located on GreenLea Boulevard and the neighboring Greensboro Drive. Since the property was previously designated for commercial uses, Staff thinks the proposed residential use is far less intense and will have a lesser impact on the adjacent properties than the previously approval commercial development, specifically regarding traffic. In addition, the connection of Chloe Drive through the property was always envisioned and has been shown on previous plans. Furthermore, the connection of Chloe Drive was a previous condition of approval for both the Greensboro Village PUD and Fairvue Plantation. Although the exact location of the street has changed, there are no significant changes to the approved access points in this area.

The architecture shown for the project is consistent with the building materials used on the single-family homes in Fairvue Plantation, Phase 11 and Phase 14 and bufferyards are shown to provide screening between the existing homes on Chloe Drive and homes that front on Potter Lane.

This property is part of the Commercial Corridor Community Character area as shown in the *Gallatin on the Move 2020 General Development and Transportation Plan (2020 Plan)*. However, mixed use developments are also encouraged for this area. Staff is comfortable that the amended plan meets the goals outlined in the *2020 Plan* for this area. Although Staff previously recommended that the Planning Commission consider the proposed changes as a minor amendment, at the November 26, 2012 meeting Planning Commission decided that proposed changes represented a major amendment to the approved PMDP/PUD plan and shall proceed to City Council for approval. Since the project will move forward to City Council, the applicant shall notify the adjoining property owners by mail regarding the Public Hearing. Furthermore, notice of the Public Hearing for this project will be advertised in the newspaper.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Final Master Development Plan, contingent upon the approval of the Amended Preliminary Master Development Plan by City Council, with the following conditions:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.

## EXHIBIT C

8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

**Tony Allers***Director*CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department**Katherine Schoch***Assistant Director***Project Comments****Meeting Date: 01/07/2013****RE: RETREAT AT FAIRVUE, Final Master Development Plan****Reference #: PC0043-12****Department of Public Utilities**

Review Date:

**12/12/2012 Revised submittal comments:**

- 1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.**

12/07/2012 New submittal comments:

- Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

10/30/2012 Resubmittal comments

- Must submit detailed plans and specifications for water & sanitary sewer approval.

09/27/2012

- Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

**Planning Department****Codes/Planning Department Project Manager: Katherine Schoch PC0043-12****Revised Submittal Review Date: 12/14/12**

- Submit legal description of property to be used as an attachment to the City Council ordinance for this project. Calls on plan shall march calls on legal description. Project may not proceed with City Council without this document.
- Submit site surety cost estimate based on calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
- Sign permit required prior to the issuance of any signage on site.
- Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
- Provide detail of proposed mailbox kiosk.
- Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.

**Tony Allers***Director***Katherine Schoch***Assistant Director*CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department

7. Submit 27 corrected, folded copies by **12:00 noon, Friday, Dec. 20, 2013 (1 full size and 26 half sizes.) NO CHECKPRINT TO RETURN.**

Resubmittal Review Date: 11/6/12

1. Staff recommends that bufferyards be increased between existing residential properties in Fairvue Plantation, Ph. 11 & Ph. 14.
2. Will courtyards/open space be?
3. How will trash removal be addressed on site? Add note regarding dumpsters or city totes.
4. Correct note 1 regarding Multi-family Use.
5. Submit site surety cost estimate based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
6. This project will be discussed at the 11/12/12 Sp. Called Joint CC/PC Work Session at 5 p.m. At that time Planning Commission will discuss whether the proposed changes to the Greensboro Village PUD should be considered a major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.
7. Is there adequate turning radius for emergency vehicles? See design standards from Sub. Regs.
8. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the row. Sign is shown at 9 feet from row. Refer to G.Z.O. Section 13.07.080.B.4.
9. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
10. Show project location in vicinity map.
11. Correct design guidelines as shown.
12. Provide detail of proposed mailbox kiosk.
13. Has plan been reviewed and approved by Greensboro DRC? DRC approval shall occur prior to Planning Commission review and approval. This process shall be added to the design standards. Please review DRC information submitted and approved as part of the Greensboro SP. DRC approval process and definitions need to be added to overall Design Guidelines for PUD.
14. Provide sidewalk connection to mailbox kiosk.
15. Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.
16. Revise typical lot drawings. Lot must have road frontage, so lots will either have front yard from ally or roadway. (Front yard not determined by front of building.) Some lots will have double front yards since they also have double road frontage. Show yard lines as: Front yard = 10 ft., Interior Side Yard = 0 ft., Side Yard = 5 ft.; Street Side Yard = 10 ft.; Rear Yard = 20 feet (to allow for parking). Show P.U.D.E.'s on typical lot drawing.
17. Property has been posted with "zoning pending signs" in case Planning Commission decides changes represent a major amendment to the PUD.
18. Correct tax map information for adjacent properties as shown. Show ownership information for Lot 508; Gallatin Golf, LLC; Tax map #136//019.02.
19. Correct tax map information in list of surrounding property owners. List is incomplete; list must include all adjacent property owners, even across rights-of-way.
20. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size), and 16 architectural elevations. Submit digital copies of plans and supporting

**Tony Allers***Director***Katherine Schoch***Assistant Director***CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDDP. Submit PDF files of all pages of subdivision plats, site plans, PMDDP, and FMDDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

21. Submit a detailed response letter addressing all departmental review comments.

22. RETURN CHECKPRINT #2 Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 11/15/2012.

Resubmittals must include the above information in order to be considered a complete resubmittal.

10/3/12 Checkprint: KS

1. Gallatin on the Move 2020 Plan shows this area as a party of the Commercial Corridor Community Character area; however, Mixed Use developments are encouraged in that area. Staff is comfortable that the FMDDP meets the goals of the 2020 Plan for this area.
2. Please submit written description of all proposed changes to PUD. This description will be added to the amended Design Guidelines for the PUD.
3. Show R15 PUD/MRO PUD zoning line through property.
4. Approved uses shown for Tract B include 86.38 acres Commercial for MRO PUD (1,605,000 s.f.) and 25.94 + 14.82 Acres (480 Multi-family units; still approved/valid) for R6 PUD. These acreage calculations were bases on incorrect zoning line which has been corrected. No use was designated for R15 PUD area (One-family Detached Dwelling use was removed with previous amendment). Multi-family use will need to be added to (Refer to old Zoning Ordinance use table for approved uses for Residential PUD's). Show existing use as Commercial/Vacant and proposed use as Residential; Multi-family Dwelling.
5. Correct zoning boundary lines on overall Greensboro Village PUD plan. See attached zoning map. Provide list of surrounding property owners or remove note.
6. Provide FFE's for lots located in the 100-year floodplain.
7. Label commercial outparcel as "future development". A separate PMDDP and FMDDP shall be submitted for that outparcel.
8. Label all surrounding property owners and surrounding zoning. Provide list of all surrounding property owners with tax map numbers and mailing addresses in case changes are considered a major amendment. If a major amendment, letters will need to be mailed to all surrounding property owners by applicant prior to Public Hearing at City Council.
9. Where will HVAC units be located and how will they be screened?
10. Design Guidelines to this specific residential section seem incomplete. Update Design Guidelines based on information specified in Section 4, Page 1 amended 3/13/06. Updated use chart for Section 3, Page 9.
11. Show density calculation. Staff shows density at 4.9 units per acres, which meets the R15 PUD maximum density.
12. Add note to architectural elevations about the percentage of all materials to be used on building façades. A sample material and color board will be required for presentation at the Planning Commission meeting.

**Tony Allers***Director***Katherine Schoch***Assistant Director***CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

13. Submit site surety calculation based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
14. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
15. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the property line.
16. Staff recommends that the street connect to Chloe Drive remain as shown. 2020 Plan calls for development that improves traffic flow by consolidating driveways and encouraging interparcel access. Subdivision Regulations also call for interconnectivity. The future extension of Chloe Drive was a condition of approval for Fairvue Plantation. Connection is also shown on Amended PMDP for Greensboro Village North.
17. Will any exterior lighting fixtures be installed on the buildings? If so, a Photometric plan shall be submitted for review and approval. Also, please submit details of lighting fixtures.
18. Show 5-foot sidewalks around perimeter of development or request alternative pedestrian plan. Refer to Engineering Division comments. 2020 Plan states that Commercial Character areas should "provide sidewalks and more pedestrian-friendly environment".
19. Show and label proposed future amenity area, if any.
20. Staff did not find a previously approved FMDP for this particular property. This plan will be the original FMDP, not revised.
  1. Show parking spaces as 9 x 20.
  22. Provide cross section for alleys and walkways.
  23. Alley terminates at lot 116. Is there adequate turning radius for emergency vehicles?
  24. Provide names for alleys to be public.
  25. Provide tree survey for any trees over 4.5 inch caliper which will be used to screen property. Staff recommends increasing bufferyards along southern property line to screen development from single-family dwellings in Fairvue Plantation. Remove note about landscaping plans being submitted with construction drawings. Landscaping plans are required as part of this FMDP.
  26. Change Public Works to Engineering Division in notes.
  27. This item will be discussed at the 10/8/12 PC Work Session. At that time Staff will discuss whether the proposed changes to the Greensboro Village PUD should be considered at major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.
  28. Staff recommends plan be deferred until November Planning Commission meeting.
9. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations.
30. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
31. Submit a detailed response letter addressing all departmental review comments.
32. RETURN CHECKPRINT & CHECKLIST
33. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 10/11/2012.

**Tony Allers**  
*Director*

CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department

**Katherine Schoch**  
*Assistant Director*

Resubmittals must include the above information in order to be considered a complete resubmittal.

**Codes Department**

**12/17/2012 Review of Revised Submittal**

1. **No comments at this time.**

Review Date: 11-12-12: New submittal:

1. Units in the regulated floodplain engineered design.
2. Building plans show designed fire protection systems - fire separation walls, fire sprinklers depending on design provisions.

Review Date: 9-28-12 No comments

**Engineering Division**

**12-17-2012 JZW Revised Submittal:**

1. Remove any labels indicating sidewalks to be flush. Actual elevations of sidewalks will be sorted out at construction plan stage.
2. Wrap sidewalks around front of parking spots.
3. For 20' ROW Alley section, revise to have 1' ribbon curb and 18' pavement.

12/10/2012: JZW Review of new submittal:

1. Several alternatives have been discussed regarding cross-sections for roadways. It is my understanding that further submittals are forthcoming. Comments will be provided upon receipt of these submittals.

11-20-2012 JZW Revised Resubmittal:

No additional comments at this time.

11-8-2012 JZW Design Standards comments:

1. Indicate in sidewalks section that anything public shall be A.D.A. compliant and that crushed stone will only be permitted in private sidewalks/trails and not in public sidewalks/trails.
2. In street trees section add: -Final location of trees must be approved by City Engineering Division -All street trees must have bio-barrier installed adjacent to roadway and sidewalk. This is the same treatment the Fairvue street trees got.

11-1-2012 JZW Resubmittal:

1. Remove traffic circle radius label. Label traffic circle. Geometrics shall meet appropriate design criteria.
2. Provide minimum of 20' driveway length from building to back edge of sidewalk.
3. It appears that emergency/sanitary vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

**Tony Allers***Director***Katherine Schoch***Assistant Director***CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

4. At time of construction plan submittal, provide cut-fill calculations for all areas within the floodplain.
5. Remove paving schedule.
6. Add note: At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention, must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place. -----

Submittal Date: 09/26/2012 Engineering Division Reviewer: Mike Phillips Comments:

1. It appears that onsite storm water detention is not being provided with this development. At time of construction plan submittal, provide evidence that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. If the intent is to request a waiver for onsite detention, provide a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place.
2. At time of construction plan submittal, provide cut-fill calculations for all areas within the floodplain.
3. It is not desirable to place storm water quality ponds within the floodplain. The City will require execution and recording of a Storm Water Inspection and Maintenance Agreement in the future at the time of plat recording, which will therefore include language requiring the owner to inspect, remove all debris/silt, and repair all plant material following significant storm events in which the main creek flow enters the storm water quality ponds.
4. Provide a typical pavement section for the alleys.
5. Label 20' Alley between Units 33 and 34.
6. Applicant shall revise the internal pedestrian trail layout to provide every residence with close access to the trail. If trail connectivity becomes an issue, then provide a sidewalk along the alleys.
7. Since sidewalks are not shown within the R.O.W. of public streets/alleys on the submitted PMDP/FMDP, provide a formal request to the Planning Commission for approval of the alternate pedestrian walkway system (8' concrete trail) that is internal to the development in lieu of 5' sidewalks within the public R.O.W. of every alley.
8. Remove the note on the Roadway Section beneath the 5' sidewalk label that states "ONE SIDE REQUIRED."
9. It appears that emergency vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

**Tony Allers**  
*Director*

**CITY OF GALLATIN, TENNESSEE**  
Gallatin Codes/Planning Department

**Katherine Schoch**  
*Assistant Director*

10. If possible, at the time of construction plan submittal, provide connection of the ends of the pedestrian path across Chloe Drive, and provide a crosswalk with appropriate pavement markings and signage. If possible, turn the western leg of the trail to the south to run along the edge of the Public Alley, and then turn the trail along the south side of Unit 40 to line up with the terminus of the eastern leg of the pedestrian path at Chloe Drive.

11. In order to minimize on-street parking, provide additional parking spaces so that each block/group of buildings has guest parking.

**Fire Department**  
**12/17/2012**

**Review of Revised Submittal:**

**All the requirements of the Fire Department have been met. If there are any other questions, let me know.**

Review Date: 12/07/2012 of the 12/5/12 New Submittal:

1. After talking to Chief Crook, Planning, Engineering and the City Attorney, the Fire Department will be requiring twenty feet (20) of asphalt and one (1) foot of ribbon curb on each side of the roadway. Casper Way and Vardon Lane may stay the way they are. I will be at the Planning Commission meeting Monday, Dec. 10th if you have any questions. -----

Resubmittal review: 11/05/2012

1. All main entrance to houses, roadways shall be able to have two (2) Fire Engines pass each other. If there are any questions, please contact me and set up a meeting to talk about this.
2. See accompanying Chapter 18: Fire Dept. Access and Water Supply from the National Fire Protection Association.

10/04/2012 This office has no comments at this time.

**Police Department**

**12/13/2012 Revised Submittal:**

**Reviewed: no comment**

12/7/12: New Submittal Reviewed, no comments

10/31/12: Resubmittal Reviewed: no comments

09/28/2012 Reviewed: no comments

**Gallatin Department of Electricity**

**Review Date: 12/2/2012 Revised Submittal Review: O.K.**

12/6/2012 New Submittal Review:

**Tony Allers**

*Director*

**Katherine Schoch**

*Assistant Director*

**CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

1. O.K.

11/8/2012: Design Standards: O.K.

10/30/2012 Resubmittal comments O.K.

10/01/2012 O.K.

**Sumner County, E-911**

**Review Date: 12/13/2012 Review of Revised Submittal:**

- 1. **Street names need to be approved by 911 office.**

12/07/2012 Review of New Submittal:

- 1. Street names must be approved.
- 2. Units in back can only be accessed by narrow alley ways.

Review Date: 10/12/2012

I don't like subdivisions that use Alley's, especially when some of the units have no direct access to a 50' public road. However If the City is going to allow it, I can address it as if it was an apartment complex with all of them using one address with individual unit numbers, but I would recommend talking to the fire dept. as I don't believe that the Alley's would be wide enough for a fire truck to fit thru if there were cars parked in the alley and since some of the units don't face or access the main road it would be difficult for emergency services to access them in the event of a fire and the Alley was blocked.

Thanks, Tonya Jetton Asst. 911 Director Sumner County ECD 615-451-1200

**Industrial Pre-treatment Department**

**Review Date:**

**12/12/2012: Revised new submittal**

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval. -----

12/7/2012 New submittal comments:

- 1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

10/30/2012 Resubmittal comments:

- 1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

09/27/2012

# EXHIBIT C

# EXHIBIT A

**Tony Allers**

*Director*

**CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

**Katherine Schoch**

*Assistant Director*

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

### Revised 10-29-2012 Master Development Plan

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

CURRENT (10-29-2012)	PREVIOUS APPROVAL (3-13-06)	PREVIOUS APPROVAL (09-02)	ORIGINALLY PROPOSED
<b>Tract/Parcel A:</b>			
95.33 +/- acres 1,044,000 Sq. Ft. of comm.	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 245 units of cluster housing (6,000 sq.ft./lot) 103 units (15,000 sq. ft./lot) 14 units of estate lots
<b>Tract/Parcel B:</b>			
150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 132 multi-family residential : <i>The Retreat at Fairvue</i>	150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential	319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)	319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)
<b>Tract/Parcel C:</b>			
<i>deleted</i>	<i>deleted</i>	87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)	87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)

**R E C E I V E D**  
OCT 29 2012

GALLATIN PLANNING  
& ZONING

*PP 0043-12*

Amendments to P.U.D.

	Original	Amendment 9/12/02	Amendment 3/13/06	Amendment 10/29/2012
<b>Acres</b>	700+	582+	442+	246+
<b>Commercial</b>	2,649,000 SF	2,649,000 SF	2,649,000 SF	2,649,000 SF
<b>Multi-family</b>	580 units	580 units	580 units	480 units
<b>Cluster Housing</b>	454 units	304 units	93 units	0 units
<b>Subdivision Lots</b>	605 units	449 units	259 units	0 units
<b>Multi-family: <i>The Retreat at Fairvue</i></b>	0 units	0 units	0 units	132 units
<b>Total Residential</b>	1,639 units or lots	1,333 units or lots	932 units or lots	612 units

This amendment sheet has been added on 10-29-2012 and will be updated throughout the project.

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**Design Review Committee**

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A Design Review Committee has been established by the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of Greensboro Village PUD.

Prior to submitting a Final Master Development Plan or an amendment to the Preliminary Master Development Plan for approval by the City of Gallatin Planning Commission and/or City Council, an applicant should submit the plans for review by the Design Review Committee.

The Design Review Committee may submit a recommendation for consideration by the Planning Commission and/or City Council.

**R** E C E I V E **D**  
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GALLATIN PLANNING  
& ZONING

**Greensboro Village PUD  
Design Guidelines - The Retreat at Fairvue**

**Required Yards**

The following setbacks shall apply to residential structures:

- Front Yard - 10'
- Side Yard - 5' \*Double if adjacent to right-of-way
- Interior Side Yard - 0'
- Rear Yard - 20'

**Minimum Square Footage**

Residential units shall have a minimum of 1,300 sq. ft. of usable square footage including a garage.

**Architectural design/Building Materials- Residential**

- Proposed building heights shall not exceed a maximum of two (2) stories. Submission of paint colors and primary building materials sample board is required for submission to the City Planning Commission. Architectural elevations of proposed buildings to be included in submittal package.
- Predominant building materials throughout Greensboro Village to include primarily brick and stone. Alternative materials may be used to complement primary building materials. Single-family attached residential front and side facades shall be at least 75% brick, stone, or faux stone. Vinyl products shall only be permitted if used for soffits, overhangs, or porch ceilings.
- The Planning Commission may approve an alternate plan that is not in strict compliance with the requirements of this section if the Commission finds that such alternative plan meets the purpose and intent of the original requirements and the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance. Evaluation of alternative materials to include consideration of the overall design, color and other natural or man-made elements.

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**Mailboxes, Street Signs, and Lampposts**

- Mailbox kiosks are permitted for attached residential developments. Mail kiosks shall be enclosed on three sides and covered with a roof. Architecture and elements to be approved by the DRC. All mailbox, mailbox kiosk, and structures associated with mailbox kiosk designs require DRC approval.
- Street signs and regulatory road signs shall be mounted in a black metal frame and supported by an ornate cast iron or aluminum pole with a painted or powder coated black finish.

All sign frame and post designs require DRC approval; proposed signage should match existing signage in Greensboro Village.

- Lamppost poles used for mounting light fixtures for site or roadway lighting shall be 12 or 16 feet in height. Lamppost poles shall be painted or powder coated black metal and have an ornate cast iron or aluminum appearance. Light fixtures shall have an acorn shaped glass globe appearance; proposed light fixture and lamppost poles should match existing standards in Greensboro Village and must receive DRC approval.

#### Paving, Curbing, and Walkway Systems

- Single-family and attached residential drives and parking areas shall be paved with concrete; concrete shall have a broom finish. Permitted alternative materials and finishes are pavers, stamped and stained concrete, porous concrete and exposed aggregate concrete. Alternative materials must be approved by the DRC.
- Multifamily off-street parking lot areas and amenity parking areas shall be paved with hard surface materials (bituminous asphalt or concrete). They shall be bordered by a 6" high concrete curb. A concrete apron must be placed between the existing road and the proposed drive to create a uniform entry point and smooth transition into the Tenant's site. Concrete shall have a broom finish.
- Alleys shall be bordered by a 1' ribbon curb along each side. A 6" turndown curb is permitted if a sidewalk is present along an alley.
- Sidewalks along streets and in front of buildings shall be constructed with concrete and have a broom finish. Permitted alternative materials and finishes are pavers, stamped and stained concrete, porous concrete and exposed aggregate concrete. Alternative materials must be approved by the DRC. Paved trail systems may be constructed of bituminous asphalt, concrete, or crushed stone. Public sidewalks and trails shall be compliant with the American Disability Act (ADA); crushed stone is not a permitted material for public trails.

#### Required Bufferyards

Bufferyards may be required by the DRC on a site specific basis to appropriately buffer adjacent development. Transitional buffers, shall be planted per the Bufferyard Type as specified in the Zoning Ordinance. The bufferyard width shall be site specific.

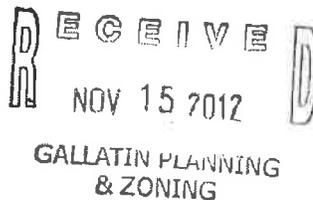
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GREENSBORO  
PLANNING DEPARTMENT

**Landscape and Parking Lot Requirements**

- Street trees are required along Chloe Drive. Street tree size and spacing are as follows: 2 - 2.5" caliper 100' o/c. Required spacing shall be an average to permit logical placement of street trees while accommodating other site elements. The desired effect is to establish an oscillating rhythm of one street tree on one side of the street occurring about every 50' o/c. Street tree quantity and placement must be approved by the DRC. Final location of trees must be approved by City Engineering Division.
- Street trees must have bio-barrier installed adjacent to roadway and sidewalk.
- Landscape plans for formal open spaces must be approved by the DRC.
- Each residential unit shall have foundation plantings along the front of the unit.
- HVAC units shall be screened from view with evergreen plant materials.
- Individual lot landscapes must be approved by the DRC. Plant materials may be described in general terms, for example: flowering shrub, evergreen shrub, groundcover, ornamental tree, etc.
- Irrigation of individual residential lots and formal opens spaces using an automated irrigation system is required.

87022/design guidelines/design guidelines section 4.1\_Retreat@FairvueArchitectural



**BAKERSOUTH, LLC**

ATTACHMENT

1-7

November 9, 2012

Goodall Inc. Builders  
393 Maple Street, Suite 100  
Gallatin, TN 37066  
Attn: Robert H. Goodall, Jr.

Kay B. Housch, Esq.  
Kay B. Housch, P.C.  
Suite 310, 222 Second Avenue North,  
Nashville, TN 37201

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GALLATIN PLANNING  
& ZONING

Re: Cottage Grove Product  
Lot Layout Plan  
Lot Phasing Plan

Bob and Kay:

BakerSouth, LLC ("Seller") received the above-referenced on the following dates:

- Cottage Grove Product: October 30, 2012, via electronic submittal and courier
- Lot Layout Plan: October 30, 2012, via electronic submittal and courier
- Lot Phasing Plan: October 30, 2012, via electronic submittal and courier

Pursuant to Section 6(c) of the Agreement for Sale and Purchase of Property, dated September 10, 2012 (the "Agreement"; capitalized terms used but not otherwise defined herein have the same meanings as in the Agreement), this letter will serve as written notice of Seller's conditional approval of the Cottage Grove Product and its conditional approval of the Lot Layout Plan.

Seller's approval of the Cottage Grove Product is conditioned on:

- (i) No grading plans were submitted for review. Seller reserves the right to review and to either approve or disapprove the grading plans.
- (ii) Regarding the exterior color packages, no white trim package for windows or doors unless such color scheme allows it for continuity. Otherwise, neutral colors to be used for windows and doors.

Seller's approval of the Lot Layout Plan is conditioned on:

- (i) Two sanitary sewer easements will need to be imposed on the Property for the benefit of the Commercial Parcel in the approximate locations shown on the Plat (to be provided), the exact location of the easements will be determined by the actual constructed location of the sanitary sewer lines.
- (ii) A storm water drainage easement will need to be imposed on the Property for the benefit of the Commercial Parcel in the approximate location shown on the Plat. The

ATTACHMENT

1-8

DEWEY-ESTES  

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**ENGINEERING**

EXHIBIT C

November 15, 2012

Katherine Schoch, AICP  
Assistant Director  
Gallatin Codes/Planning Department  
132 West Main Street, Room 201  
Gallatin, TN 37066

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NOV 15 2012

**RE: The Retreat at Fairvue  
FMDP Comments Response**

**GALLATIN PLANNING  
& ZONING**

Dear Katherine,

In response to the review comments dated on November 9, 2012, we have revised the plans and provided the additionally requested documentation. Please refer to our original comments response letter submitted October 29, 2012 for the review comments generated October 5, 2012. Below is an itemized response to each comment as they appeared in the most recent comments letter:

**Department of Public Utilities:**

1. Detailed water and sewer plans will be submitted with the construction plans for review.

**Planning Department:**

1. As we discussed, the Landscape Plan by Gamble Design Collaborative provides an extensive buffer between the existing adjacent lots and the proposed development. Additional bufferyards have been proposed on both sides of Chloe Drive along the existing lots with this submittal.
2. The courtyards will be a mixture of grass and plantings. Please refer to the Landscape Plans for specifications.
3. Note 12 has been added to the Cover Sheet regarding trash collection for this site. Individual city toters will be used for this site.
4. Note 1 on the Cover Sheet has been revised regarding Multi-Family use.
5. A site surety cost estimate will be provided prior to final approval.
6. We attended the joint CC/PC Work Session on 11/12/12. We believe there was a good discussion regarding the project. We plan to address/answer the concerns at the 11/26/12 Planning Commission meeting. As we have discussed, we believe this project does not meet items A-G of G.Z.O. Section 12.02.050. Item H refers to any other change that the City Planner determines to be a major divergence from the approved PMDP. It is our understanding, Planning considers this plan to be in harmony with the community. The PC may overrule the City Planner's determination upon a favorable vote of a majority of the entire membership of the Planning Commission.
7. We have reviewed the Subdivision Regulations to provide adequate truck turning radii for this development. We met with the Fire Department to ensure their trucks will be provided adequate access. We will provide them with the information they have requested.
8. The sign has been relocated to be a minimum of 15 feet from the Public ROW.
9. A Final Plat will be submitted per phase for this development.

REVISED

RESUBMITTAL

PC 0043-12

10. The project location has been shown in the Vicinity Map on the Cover Sheet.
11. The design guidelines have been revised per the redline comments received.
12. A detail of the mail kiosk has been included with this submittal package.
13. We have communicated with the DRC associated with this site. We have submitted our plans to them and it is our understanding we are in compliance with their guidelines.
14. There are sidewalks provided to the mail kiosk. As we discussed, due to topography, a sidewalk connection from the Armour Lane alley is impractical.
15. All areas labeled Open Space, including the guest parking stalls, will be owned and maintained by a Homeowners Association.
16. The setbacks have been revised in the Project Summary on the Cover Sheet, Typical Unit Layout detail on Sheet C1.0, and in plan view. We have labeled PUDEs on the Typical Unit Layout detail.
17. We understand the property has been posted with "Zoning Pending Signs" just in case the Planning Commission decides the revisions constitute a major amendment to the PUD.
18. Owner and tax map info has been added for Lot 508. According to the Sumner County GIS, this parcel is currently owned by ND Limited Management, LLC.
19. The tax map information on the list of surrounding property owners has been revised to include additional property owners.
20. We have submitted one full-size and 15 half-size sets of revised plans, as well as copies of supporting documents. A disc containing digital files of the plans as well as the supporting documents.
21. Please consider this letter to be our detailed comments response letter.
22. We have returned Checkprint #2 and other review documents.
23. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

**Engineering Division:***Design Standards Comments:*

1. The Design Guidelines have been revised to indicate all public sidewalks shall be ADA compliant.
2. The Design Guidelines have been revised regarding street trees; their location and installation of bio-barriers.

*Resubmittal Comments:*

1. The traffic circle dimension and note has been removed. The traffic circle has been labeled.
2. The minimum driveway length shall be 20 feet from edge of building to the back edge of the sidewalk.
3. At the time of construction plan submittals, the radius returns for all intersections shall be substantial to provide access for all emergency vehicles.
4. Cut-fill cross sections and calculations will be provided at the time of construction plan submittal for all areas within the floodplain.
5. The paving schedule has been removed from the alley and roadway section details.
6. A note has been added to Sheet C2.0 regarding the downstream analysis for this project. We have communicated with Lose & Associates regarding the current flood study for Rankin Branch. This site was accounted for in the original flood study and it is our understanding LA Green Lake was sized to account for future development of the subject site. Additional studies will be provided, if necessary, with the construction plans submittal showing indicating LA Green Lake is appropriately sized for the subject development. Also, this site is located adjacent to LA Green Lake and within the lower 10% drainage basin. Detention of sites located in the lower 10% of a basin may have an adverse impact on flooding and may cause unfavorable influences on peak flow timing. Detention facilities on sites in the

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November 15, 2012

lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.

**Fire Department**

1. The alleys will be 20 feet wide minimum of hard surfaced material (18 feet asphalt, 1 foot each side ribbon curb). We have met with the Fire Department and believe the plan satisfies their concerns. We will provide any additional documents requested.
2. We have received and reviewed Chapter 18 of the NFPA.

**Sumner County E-911**

1. The builder understands the units may be addressed using one address with individual unit numbers, even though each unit will be on its own lot. We have met with the Fire Department regarding their access. As discussed, the developer will provide No Parking signs along the alley to discourage on-street parking.

**Industrial Pre-treatment Department:**

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE

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& ZONING

EXHIBIT C

DEWEY - ESTES  

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ENGINEERING

ATTACHMENT 1-9

October 28, 2012

Katherine Schoch, AICP  
Assistant Director  
Gallatin Codes/Planning Department  
132 West Main Street, Room 201  
Gallatin, TN 37066

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GALLATIN PLANNING  
& ZONING

**RE: The Retreat at Fairvue  
FMDP Comments Response**

Dear Katherine,

In response to the review comments dated on October 5, 2012, we have revised the plans and provided the additionally requested documentation. Below is an itemized response to each comment as they appeared in the original comments letter:

**Planning Department:**

1. We believe this project will be a great transitional use between Fairvue Plantation and Greensboro Village commercial.
2. A description of the proposed changes to the PUD has been included with the amended Design Guidelines as performed by Lose & Associates.
3. We received the correct zoning boundary lines from staff. The zoning line through the subject parcel has been shown and labeled.
4. The Project Summary table has been revised on the Cover Sheet to show the existing use as Commercial/Vacant and the proposed use as Residential (Multi-Family Dwelling).
5. The correct zoning boundary lines have also been shown on the overall Greensboro Village PUD plan.
6. FFEs for lots located in the existing 100 year floodplain (Lots 117-124) have been provided. Please see the Minimum FFE Table on Sheet C2.0.
7. The commercial outparcel has been labeled as "Future Development." It is understood that a separate PMDP and FMDP shall be submitted for the outparcel.
8. All surrounding property owners and zoning have been labeled for each parcel. A list of all surrounding property owners with tax map numbers and mailing addresses have been provided with this submittal.
9. The HVAC units will be located on both sides of the building. The HVAC units will be screened with landscaping on all three sides with a passage for maintenance.
10. The Design Guidelines have been revised and coordinated between Lose & Associates and staff. We believe staff's concerns have been addressed with this submittal.
11. The density for the subject parcel is 4.9 units/acre.
12. A breakdown of the percentage of materials has been provided with this submittal for each façade.
13. We understand that a site surety shall be submitted prior to the issuance of any building permit.
14. We understand that a final plat will be required for this property.

RESUBMITTAL

PC 0043-12

15. The monument signage has not been relocated. We are seeking council approval for the location of the monument sign to be within 15 feet of the Public ROW.
16. We have maintained the connection of Chloe Drive as called for in the Gallatin on the Move 2020 plan.
17. An exhibit showing the details of the exterior lighting fixtures on the buildings has been included with this submittal.
18. The plan has been revised to create a very walkable and accessible community; we consider this plan revision to be "pedestrian friendly."
19. The future amenity area has been labeled accordingly.
20. The title of this plan has been revised to read An Amended PMDP for Greensboro Village PUD and FMDDP for The Retreat at Fairvue.
21. The parking stalls have been revised to be 9' x 20' and labeled accordingly.
22. A cross section of the alley and sidewalks have been shown on sheet C1.0.
23. The requirement for a turnaround is 300 feet, the only dead-end alley on this plan is located behind lots 113-116. The distance to the terminus of this alley from the intersection is approximately 150 lf.
24. The public alleys have been provided with street names.
25. A tree survey was performed and all trees over 4.5" caliper have been shown along the south and west property lines.
26. The reference to Public Works has been revised to Engineering Division in the Project Notes on the Cover Sheet.
27. We plan to attend the November 12 PC Work Session to discuss this project. At this meeting, we would like the opportunity to discuss whether or not this project will be deemed a major or minor amendment.
28. We have deferred this project from the October meeting to the November Planning Commission meeting per staff recommendation.
29. We have submitted 1 full size and 15 half-size sets of plans.
30. A disc containing the .dwg file and PDFs of the FMDDP has been included with this submittal package.
31. Please consider this comments response letter as our detailed response letter.
32. The checkprint has been returned with this submittal.
33. As discussed our re-submittal package will be turned in on October 29, 2012 to ensure adequate review time for all departments.
34. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

**Engineering Division:**

1. We have communicated with Lose & Associates regarding the current flood study for Rankin Branch. This site was accounted for in the original flood study and it is our understanding LA Green Lake was sized to account for future development of the subject site. Additional studies will be provided, if necessary, with the construction plans submittal showing indicating LA Green Lake is appropriately sized for the subject development. Also, this site is located adjacent to LA Green Lake and within the lower 10% drainage basin. Detention of sites located in the lower 10% of a basin may have an adverse impact on flooding and may cause unfavorable influences on peak flow timing. Detention facilities on sites in the lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.
2. Cut-fill cross sections and calculations will be provided at the time of construction plan submittal for all areas within the floodplain.
3. We understand it is not desirable to place stormwater ponds within the floodplain. The water quality means are shown in an effort to provide a permanent treatment practice for this

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RESUBMITTAL

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site, not required. These areas are intended to serve as a Best Management Practice and provide pollutant control, capture, and treatment. At the time of platting, a Storm Water Inspection and Maintenance Agreement will be executed and recorded for the water quality areas.

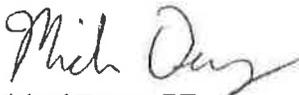
4. A typical detail pavement section for the alley has been shown with this plan submittal.
5. The layout has been revised, but the public alleys have been labeled as "20' Alley."
6. The plan has been revised and careful consideration was given to provide each unit with at least one direct access to a sidewalk. We believe since the layout has been revised, this comment has been addressed.
7. As previously mentioned, the site has been revised. All internal sidewalks are 5 feet in width. We are proposing an 8 foot wide paved trail as an amenity for this site.
8. The Roadway Section detail has been revised to remove the note "One Side Required" regarding sidewalks. Sidewalks are proposed along both sides of Chloe Drive.
9. The plan has been revised to include 15' radius returns (ROW) for each intersection instead of alley driveway ramps. We believe the alley network and accessibility have been improved with this revision.
10. The south end (closest to Fairvue Plantation) of the 8' wide pedestrian trail has been relocated and aligns with the 5' public sidewalk on the opposite side of Chloe Drive. The other connection of the trail will connect to the public sidewalk along Chloe Drive. We would prefer to provide connection to the opposite side of Chloe Drive at the intersection with the proposed Hogan Way alley for safety and alignment with the 5' sidewalk.
11. We have revised the plan and additional parking stalls have been shown such that each group of buildings has close proximity to guest parking within 300 feet of each lot.

**Industrial Pre-treatment Department:**

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Police, Electric, and Sumner County E-911) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,

  
Michael Dewey, PE

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& ZONING

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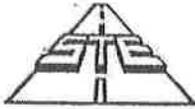


EXHIBIT C

ATTACHMENT 1-10

STAMMER TRANSPORTATION ENGINEERING, INC.

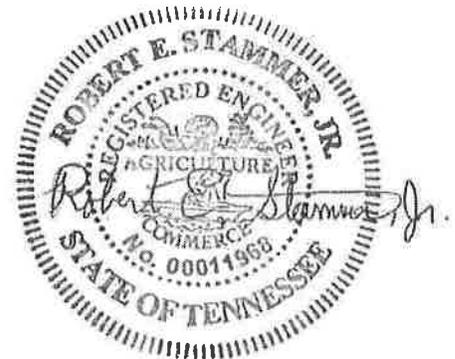
**Engineering Consulting Report**

**Performed For**

**Fairvue Plantation Home Owners Association**

**Review of Proposed**

**"The Retreat at Fairvue"**



**Performed By**

**Robert E. Stammer, Jr., Ph.D., P.E.**

**Stammer Transportation Engineering, Inc.**

**November 19, 2012**

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& ZONING

PC 0043-12

**Introduction and Purpose**

The following report documents some of the important issues for consideration during the review process for "The Retreat at Fairvue". The origin of this report arises primarily from concerns by current residents of Fairvue Plantation.

**Consultant's Credentials**

Dr. Robert E. Stammer, Jr. has over 40 years of professional engineering experience, and has earned civil engineering degrees from Vanderbilt University (B.E.), Georgia Institute of Technology (M.S.C.E.), and the University of Tennessee (Ph.D.). He has also worked for the Tennessee Department of Transportation, three consulting firms, and is in his thirty-second year of teaching traffic engineering and transportation engineering design courses for the Civil and Environmental Engineering Department, School of Engineering at Vanderbilt University. He founded Stammer Transportation Engineering, Inc. in 1987 and this firm is celebrating its twenty-fifth anniversary this year.

**Initial Primary Question**

A fundamental question that must be raised early in the planning review process is whether the "The Retreat at Fairvue" and the proposed construction of approximately 132 condominiums is a **MAJOR** or **MINOR** land use change. This decision is fundamental to determining the appropriate subsequent planning actions.

On a fundamental level, the home owners living within the Fairvue Plantation believe that this question is a very fair question on two levels:

1. Condominiums are certainly of a different residential nature than the majority of current, existing single family homes within The Fairvue Plantation.
2. Residential condominiums are certainly different in nature than medical office buildings or other land uses approved in an earlier master plan.

On a more fundamental and official level, a section of the **Gallatin Zoning Ordinance** states the following:

**12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master**

**Development Plan**

Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendation and approved by the Mayor and Alderman. Major amendments shall include, but not be limited to:

- A. An increase in the density of the development;
- B. Substantial changes in circulation or access;**
- C. Substantial changes in the mix of dwelling unit types included in the project;**
- D. Substantial changes in grading or utility provision;
- E. Substantial changes in the mixture of land uses;
- F. Reduction in approved open space, landscaping, and bufferyards;
- G. Substantial changes in architectural or site design features of the development; or**
- H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The planning commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.**

**SOURCE: City of Gallatin Zoning Ordinance.**

The four specific highlighted items above (i.e., Items B, C, G, and H) individually and collectively support the question whether "The Retreat at Fairvue" is a **MAJOR** or **MINOR** land use change. Comments supporting that this development is a **MAJOR** land use change for the highlighted items are as follows:

B. "Substantial changes in access and circulation" are certainly current issues when the existing dead end street on Chloe Drive is to be opened to new traffic volumes. Noise, vehicular and

pedestrian safety and various other issues arise if the proposed project is approved without due consideration of these critical issues.

C. The originally approved Medical Offices and possible other land uses are certainly different than the proposed residential condominiums and the belief is that this is the first time condominiums have been suggested at this developable site. Also, approved non-residential land uses versus requested residential land uses would also appear to be "substantial changes".

G. There are obvious "substantial changes in architectural or site design features of the development" when the original master plan for this tract was approved for a different land use.

H. Item H presents discretionary powers to the City Planner. A submitted request from this study is that the current proposed condominium project be determined to be a "major divergence", and thus constitute a MAJOR land use change requiring more stringent review procedures as decisions are made.

**Expected Traffic Generation**

Research information provided in the Institute of Transportation Engineer's **Trip Generation Manual, 9<sup>th</sup> Edition, 2012** provides average daily trip generation rates per condominium for weekday, Saturday, and Sunday daily traffic. This document is an industry accepted source for predicting traffic volumes for a host of different land uses.

The ITE average daily rates are **5.81 daily weekday trips, 5.67 Saturday trips, and 4.84 Sunday trips PER CONDOMINIUM**. The latest reviewed plan for "The Retreat at Fairvue" showed 132 condos planned at full build-out. Using these ITE trip generation rates and the proposed 132 condominiums would result in the following daily traffic volume estimates for "The Retreat at Fairvue":

- 1. **767 daily trips entering or exiting each weekday,**
- 2. **748 daily trips entering or exiting on Saturdays, and**
- 3. **639 daily trips entering or exiting on Sundays.**

Further calculations using 5 weekdays of traffic plus Saturday and Sunday traffic would result in an estimated **5,222 weekly trips** entering or exiting the proposed development upon completion. Such a significant traffic volume forecast raises questions about the need for a more complete Traffic Impact Study to address issues such as expected traffic volumes, circulation, access and overall safety issues.

**Additional Concerns**

This study has not addressed other critical issues such as:

1. Ingress and egress circulation patterns,
2. Necessary traffic control devices,
3. Need for potential traffic calming devices,
4. Safe stopping sight distances,
5. Safety issues related to the additional vehicle volumes,
6. Decreasing vehicle speeds,
7. Pedestrian safety,
8. Parking supply, and
9. Other design factors relating to the proposed development once a final plan is obtained.

The above list highlights a few of the issues that may be investigated if and when "The Retreat at Fairvue" development with condominiums proceeds through the various planning and engineering review processes.

**Conclusions**

This brief consulting report has raised only a few of the concerns and important issues that are associated with the proposed "The Retreat at Fairvue" project. This report has presented views that the proposed project should be considered a **MAJOR change in land use** and appropriate additional reviews would be appropriate.

A preliminary trip generation analysis using accepted ITE trip generation data forecasts over 5,200 weekly trips would accompany the approval of some 132 condominiums for this project. Thus, significant weekly traffic volumes will likely be generated.

Finally, there remain a number of critical questions and issues that will also need addressing in conjunction with the proposed development, should the developer choose to proceed with this type of higher density residential development. Ultimate development approval must satisfactorily answer many other critical issues that are foreseen and that will be raised.

Thank you to the Gallatin Officials reviewing this report and for considering the associated requests.

EXHIBIT C

ATTACHMENT 1-11



YOUR *Dream* STARTS HERE

December 5, 2012

Ms. Katherine Schoch  
Assistant Director of Codes and Planning  
City of Gallatin  
132 West Main Street  
Gallatin, TN 37066

Ms. Schoch,

Please find the attached plans and renderings per the Planning Commission's request. Goodall has addressed and made the following changes to our previous submittals:

- Enlarged the roundabout by eliminating two units.
- Changed the center portion of the roundabout from a paved surface to a lush landscaped and irrigated planting area. Plantings to consist of flowering Crepe Myrtles to provide some height, low to medium sized evergreen shrubs in the foreground with day lilies and annuals to provide color through-out the year.
- Significantly enhanced the landscape screening to the homes along Potter Lane with evergreen plants staggered so that a visual screen will be accomplished on "day one"
- Installation of a 2'-3' soil berm in the planting area along Potter Lane to provide additional height and to promote good growth.

I apologize for not getting these to you earlier, it was my understanding that we were to provide the exhibits at the Planning Commission meeting on December 10, 2012. Additionally, at the request of some of the homeowners in Fairvue, they wanted to meet with Bob to discuss the changes and provide further comments prior to our submission to the City, that meeting is not taking place until December 6, 2012. We appreciate all that you and your entire staff does for our City, if you have any questions or need anything please call me on my cell at 838-1435.

Sincerely,

Mike Stanton  
Development Manager/Goodall Inc. Builders

RECEIVED  
DEC 05 2012  
GALLATIN PLANNING  
& ZONING

PC0043-12





### Potter Lane/Roundabout Landscape Buffer Highlights

#### Landscape Buffer

- 560 ft. long and 20 ft. wide buffer with 280 plants. 1 plant for every 2 linear foot of buffer.
- Comprised of 100% Evergreen canopy trees, understory trees, and shrubs along the boundary of the property.
- Evergreen plants are staggered so that a visual screen will be accomplished on "day one".
- Flowering Understory Trees, Roses, Flowering shrubs, and ornamental grasses are used along the town home side for accents.
- Buffer is off-set from property boundary 4' to protect root systems of existing trees along the boundary line.
- A 2 to 3 foot top soil berm is planned under the buffer planting. Rich top soil will promote good growth.
- Buffer plantings will be irrigated to help insure survivability of the plant material and promote faster growth.

#### Traffic Circle Landscape

- Tall flowering Crepe Myrtles are clustered in the center to provide some height to the landscape while not interfering with driver visibility.
- Landscape is designed to avoid sightline conflicts.
- Knock out Roses, day lilies and annuals add color to the circle through-out the year.
- Low and medium size evergreen shrubs are planned as a foreground and edges to the flowering plants to provide a good streetscape throughout the year.

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DEC 05 2012

GALLATIN PLANNING  
& ZONING

PC0043-12

DEWEY - ESTES  

---

**ENGINEERING**

December 19, 2012

Katherine Schoch, AICP  
Assistant Director  
Gallatin Codes/Planning Department  
132 West Main Street, Room 201  
Gallatin, TN 37066

RECEIVED  
DEC 21 2012

GALLATIN PLANNING  
& ZONING

**RE: The Retreat at Fairvue  
FMDP Comments Response**

Dear Katherine,

In response to the review comments dated on December 17, 2012, we have revised the plans and provided the additionally requested documentation. Please refer to our original comments response letter submitted October 29, 2012 for the review comments generated October 5, 2012, as well as our comments response letter dated November 15, 2012 for the review comments dated November 9, 2012. Below is an itemized response to each comment as they appeared in the most recent comments letter:

**Department of Public Utilities:**

- 1. Detailed water and sewer plans will be submitted with the construction plans for review.

**Planning Department:**

- 1. A legal description of the property including the commercial outparcel is included with this submittal.
- 2. A site surety cost estimate will be provided prior to final approval.
- 3. A sign permit will be obtained prior to the issuance of a building permit.
- 4. A Final Plat will be submitted per phase for this development.
- 5. A detail of the proposed mailbox kiosk will be submitted prior to final approval.
- 6. All areas labeled Open Space, including the guest parking stalls, will be owned and maintained by a Homeowners Association.
- 7. We have included 1 full size and 26 half-size sets of plans with this submittal. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

**Engineering Division:**

- 1. All references to flush sidewalks along the alleys have been removed. Details of where the sidewalk will be turned down or flush will be addressed with the construction plans.
- 2. All sidewalks have been wrapped around the parking stalls.
- 3. The alley section has been revised for the 20' ROW alleys to show 18' pavement and 1' ribbon curbs on each side.

2nd  
REVISED  
RESUBMITTAL

PC0043-12

December 18, 2012

**Sumner County E-911**

EXHIBIT C

1. We will work with E-911 to obtain approval for all streetnames within the development.

**Industrial Pre-treatment Department:**

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Fire, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE

# An Amended Preliminary Master Development Plan for Greensboro Village PUD & Final Master Development Plan for The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136  
Gallatin, Sumner County, Tennessee

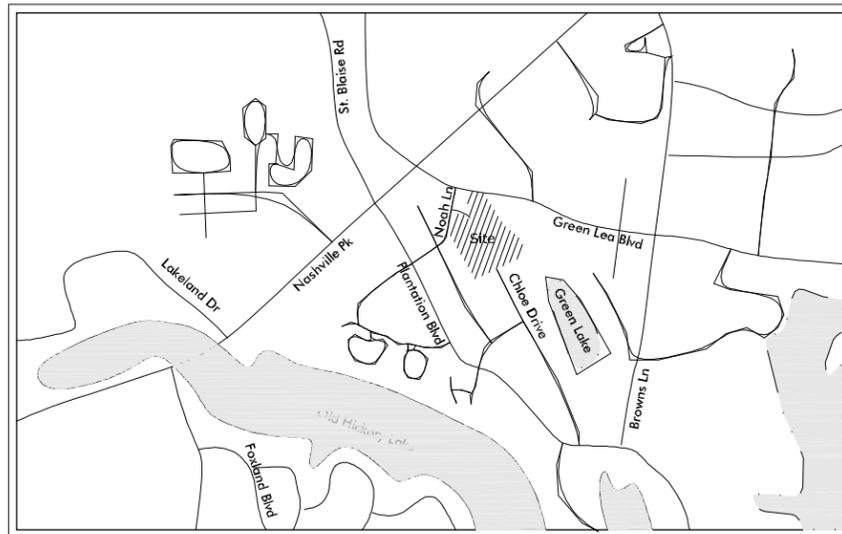
Revisions:  
11/30/12-Revised Roundabout  
Resulting in the Removal of 2 Units

Drawing Notes:

Date: November 2012

### Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the Final Master Development Plan of the Greensboro Village PUD to include The Retreat at Fairvue Plantation, a residential development consisting of 130 Multi-Family Dwellings.
2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G and 47165C0426G . Dated April 17, 2012. 100 Yr Elevation Varies from 474.5-479.5. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks along the alleys.
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
10. The owner/developer of this property is responsible for all financial matters.
11. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits for Phase 1.
12. Trash Removal for this property shall be handled by individual roll-away city totes.



Vicinity Map  
NTS

### Project Summary

#### Site Data

Councilmatic District #4  
Council Person Craig Hayes

Property Location/Address:  
Located at the Southeast Corner of the  
Intersection of Noah Lane & Chloe Drive.  
Address (GIS): 31E Highway  
Gallatin, TN 37066

Property Owner: Baker South, LLC  
Address: 502 Lester Avenue  
Nashville, TN 37210  
Phone: (615) 452-4500

Applicant: Goodall Inc. Builders  
Contact: Mike Statton  
Address: 393 Maple Street Ste #100  
Gallatin, TN 37066  
Phone: (615) 451-5029

Developer: Green Trails, LLC  
Contact: Rick Declibar  
Address: 2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: 397-4513

Engineer: Dewey-Estes Engineering  
Contact: Michael Dewey, PE  
Address: 2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 979-9071

#### Site Information

Tax Map 136, Parcel 18.03

Zoning - MRO (PUD) & R-15 (PUD)  
MRO (PUD) Area - 8.24 Acres  
R-15 (PUD) Area - 20.20 Acres

Total Site Area - 28.44 Acres  
Residential Site Area - 26.85 Acres (4.9 Units/Acre)  
Commercial Site Area - 1.59 Acres (By Others)

Current Use: Commercial/Vacant  
Proposed Use: Residential (Multi-Family Dwelling)

Plan Preparation Date: October 29, 2012

#### Unit Breakdown:

Total Lots - 130  
Phase 1 - 36 Lots  
Phase 2 - 36 Lots  
Phase 3 - 26 Lots  
Phase 4 - 32 Lots

Open Space Area - 12.24 Acres  
ROW Area - 3.50 Acres  
Lot Area - 11.11 Acres  
Building Area - 6.85 Acres  
Driveway & Parking Area - 1.35 Acres

Parking:  
264 Garage Stalls (2-Car Garage/Unit)  
85 Guest Parking Stalls  
\*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Minimum Front Yard: 10 Ft  
Minimum Rear Yard: 20 Ft  
Minimum Side Yard: 5 Ft (0 Ft Interior, 10 Ft Corner)

Maximum Height: 2 Stories

### Sheet Schedule

- |             |                                  |
|-------------|----------------------------------|
| <b>C0.0</b> | Cover Sheet                      |
| <b>C1.0</b> | Overall Layout Plan              |
| <b>C2.0</b> | Overall Grading & Utilities Plan |
| <b>L1.0</b> | Landscape Buffer Plan            |
| <b>L2.0</b> | Landscape Buffer Plan (Cont'd)   |
| <b>L3.0</b> | Landscape Plan                   |
| <b>L4.0</b> | Landscape Plan (Cont'd)          |
| <b>L5.0</b> | Planting Details and Notes       |

The Retreat at Fairvue  
Being Parcel 18.03 on Tax Map 136  
Gallatin, Sumner County, Tennessee

DEWEY-ESTES  
ENGINEERING

Cover Sheet

C0.0

1 of 8

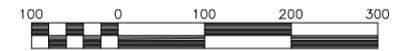


CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD	
C1	206.90'	1050.00'	11°17'24"	N85°45'22"W	206.57'
C2	112.69'	350.01'	18°26'51"	S22°59'14"W	112.21'
C3	39.45'	25.00'	90°25'11"	N62°41'02"E	35.48'
C4	164.20'	500.00'	18°48'56"	S62°41'56"E	163.46'
C5	107.05'	550.00'	11°09'07"	S58°52'01"E	106.88'
C6	56.83'	300.01'	10°51'15"	S20°07'59"W	56.75'
C7	39.38'	25.00'	90°15'05"	S86°08'05"E	35.43'
C8	457.65'	1050.00'	24°58'22"	N53°29'43"W	454.04'
C9	36.87'	25.00'	84°29'41"	S23°44'04"E	33.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°09'43"E	37.63'
L2	S04°33'31"E	39.60'
L3	S55°25'58"E	70.86'
L4	S67°20'38"E	44.67'
L5	S63°23'08"E	101.19'
L6	S14°38'15"E	105.29'
L7	S33°29'54"E	29.91'
L8	S72°06'22"E	124.32'
L9	N36°42'33"E	50.00'
L10	N25°33'31"E	26.50'
L11	N88°35'56"E	107.58'
L12	S19°21'52"W	39.99'
L13	S14°42'20"W	43.32'
L14	N24°02'50"W	41.34'
L15	N48°44'23"E	89.55'
L16	N17°28'27"E	12.93'

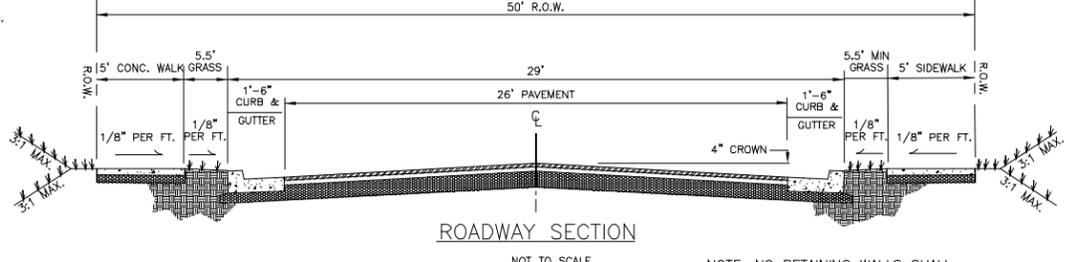
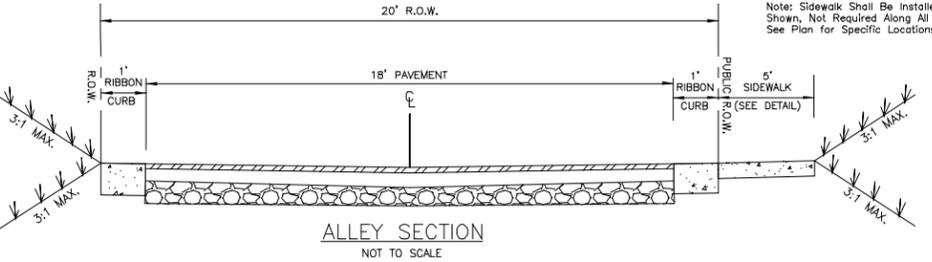
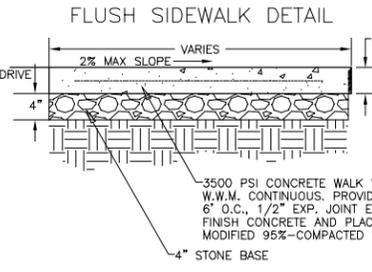
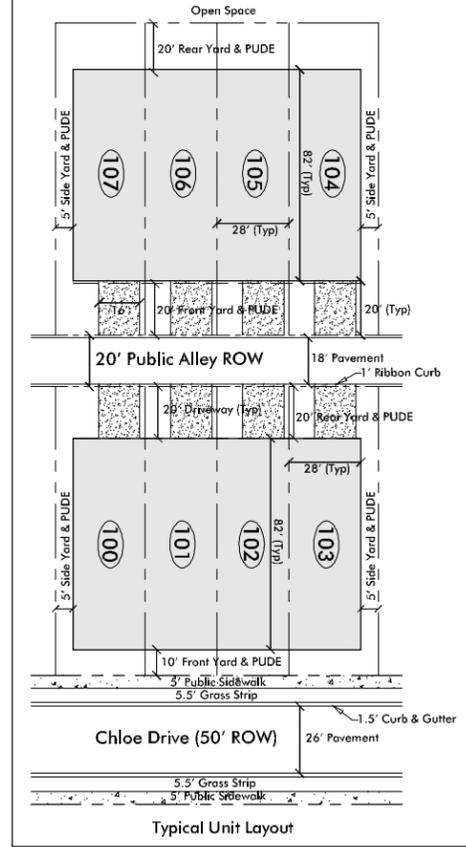
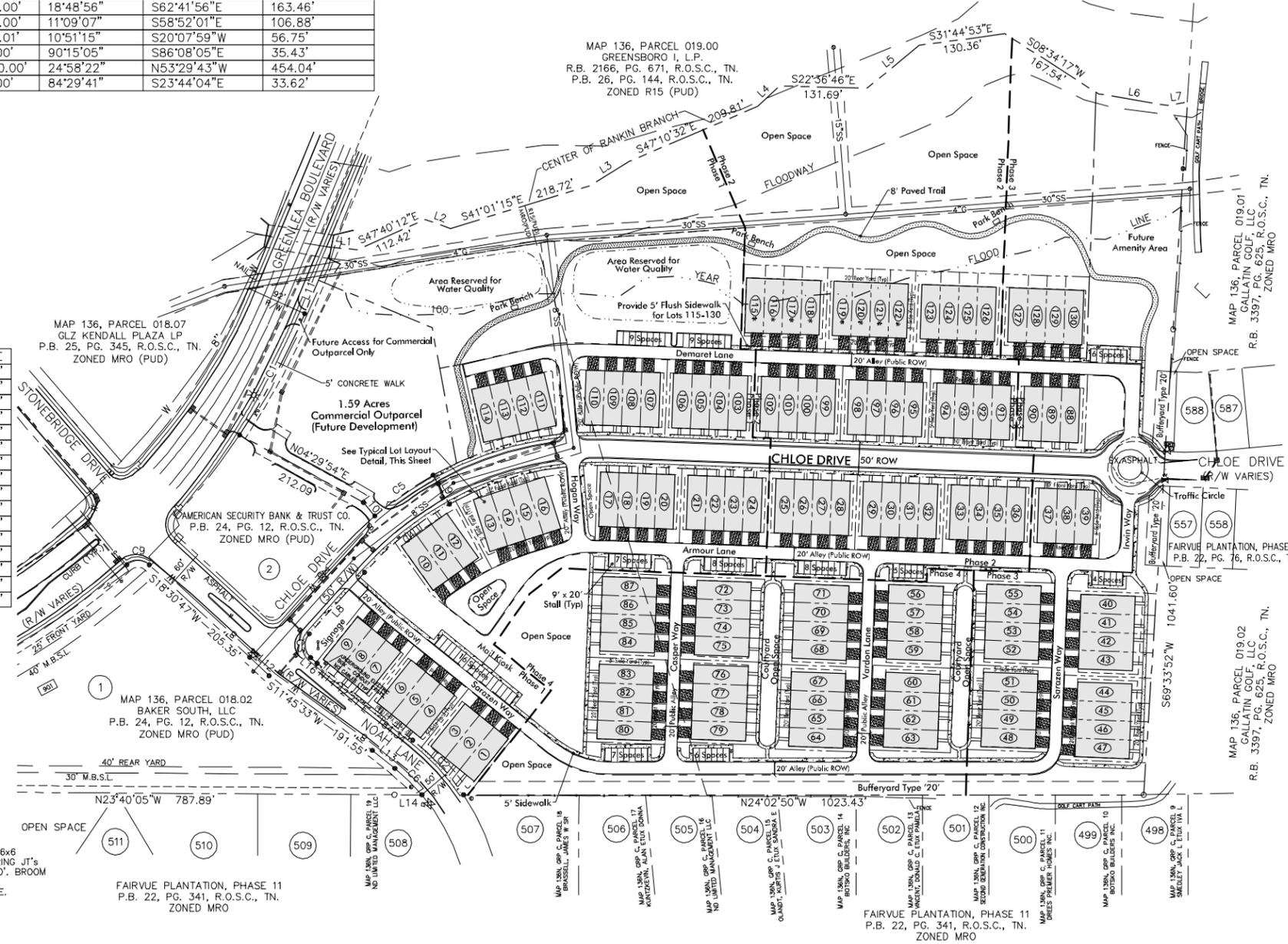


Scale 1" = 100'  
**Total Site Area = 28.44 Acres**  
 Residential Site Area = 26.85 Acres  
 Commercial Site Area = 1.59 Acres

**APPLICANT**  
 Goodall Inc. Builders  
 Contact: Mike Stanton  
 393 Maple Street #100  
 Gallatin, TN 37066  
 Ph: (615) 451-5029  
 Fax: (615) 451-4029

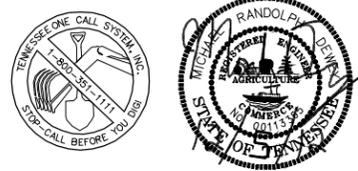
**ENGINEER**  
 Contact: Michael Dewey, PE  
 2925 Berry Hill Drive  
 Nashville, TN 37204  
 Ph: (615) 979-9071

**FLOOD NOTE**  
 A Portion of this property is located within a Zone "AE" Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 471650426G. 100 Yr Elevation Varies from 474.5-479.5 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.



**Project Schedule**  
 Anticipated Construction Start Dated April 2013

1) Phase 1 (36 Units)	Apr 2013-Mar 2014
2) Phase 2 (36 Units)	Apr 2014-Mar 2015
3) Phase 3 (26 Units)	Apr 2015-Mar 2016
4) Phase 4 (32 Units)	Apr 2016-Mar 2017



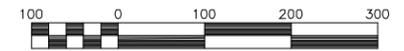
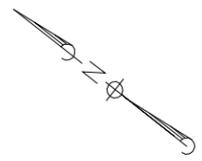
# The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136  
 Gallatin, Sumner County, Tennessee

**DEWEY-ESTES**  
 ENGINEERING

Overall  
 Layout Plan

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW.



Scale 1" = 100'

**Total Site Area = 28.44 Acres**  
Residential Site Area = 26.85 Acres  
Commercial Site Area = 1.59 Acres

**APPLICANT**  
Goodall Inc. Builders  
Contact: Mike Stanton  
393 Maple Street #100  
Gallatin, TN 37066  
Ph: (615) 451-5029  
Fax: (615) 451-4029

**ENGINEER**  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
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Ph: (615) 979-9071

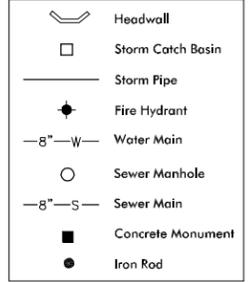
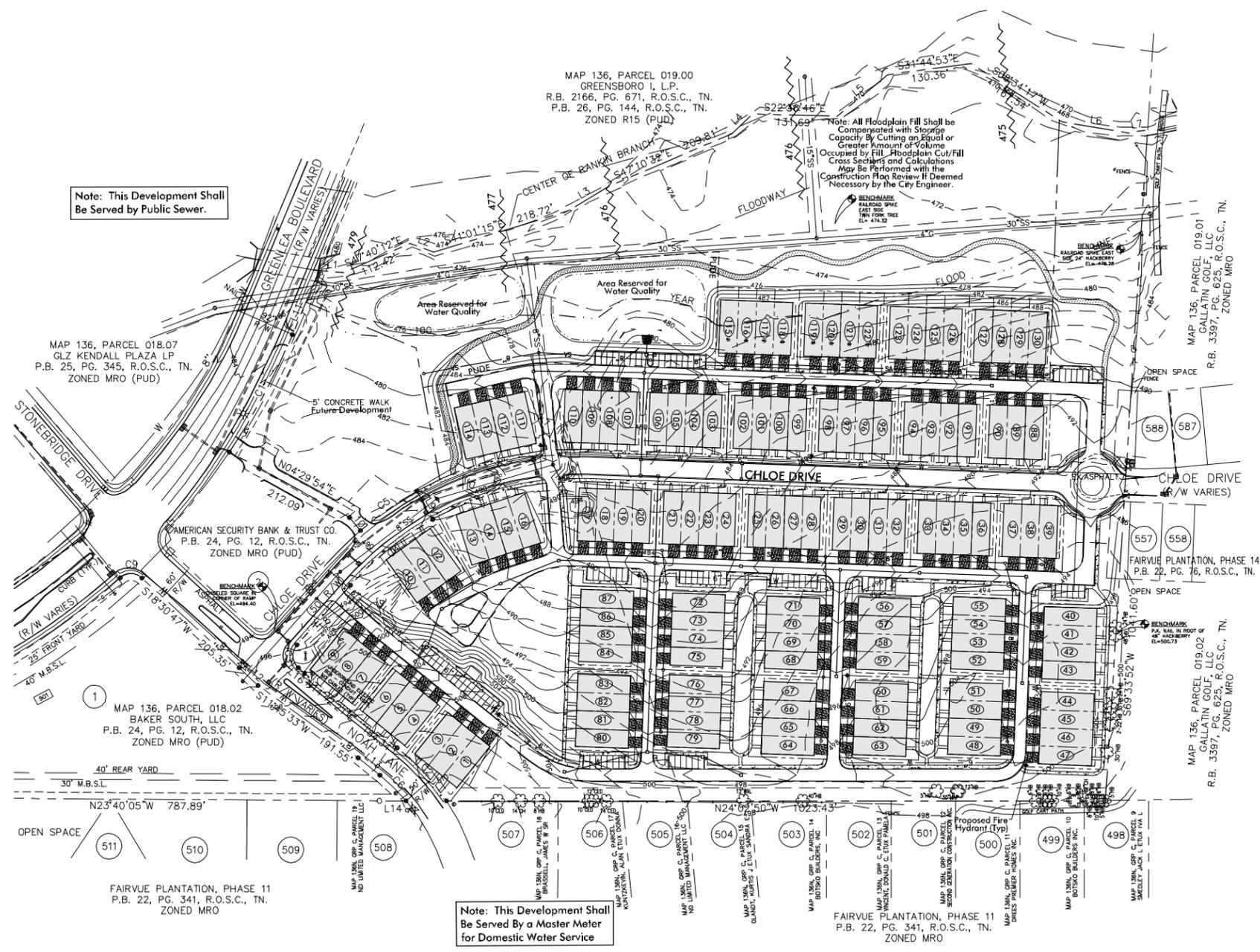
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**Erosion Control & Grading Notes**

- Expose as Small an Area of Soil as Possible on the Site for No More than 15 Days. Keep Dust within Tolerable Limits by Sprinkling or other Acceptable Means.
- All Cut/Fill Areas to have a Minimum of 6" of Topsoil Cover. Areas Dressed with Topsoil shall Receive 5 Pounds or More of Kentucky 31 Fescue Seed per 1,000 Square Feet, and a Straw Mulch of 70-80% Coverage (Approximately 125 Pounds per 1,000 Square Feet), Unless Otherwise Noted.
- Erosion Control Barriers are Called Out on Plans and shall Comply with all Applicable City of Gallatin and State of Tennessee Requirements & Specifications.
- Disturbed Areas are to be Graded to Drain as Indicated in the Plan to Sediment Barriers During and Upon the Completion of Construction Activities.
- The Contractor Shall be Responsible for the Verification and Location of any Existing Utilities. It Shall be the Responsibility of the Contractor to Avoid Damage to all Existing Utilities During Construction. If Damage does Occur to any such Installation, Full Repair Work shall be Accomplished per the Current Specifications Governing Such Work.
- Any Access Routes to the Site shall be Based with Crushed Stone, ASTM #1 Stone, 100 feet Long and at least 6" Thick.
- The Placing and Spreading of Fill Material is to be Started at the Lowest Point and Brought up in a Horizontal Layers of 6" Thickness (or as Directed by a Geotechnical Report). Said Fill Material is to be Compacted to a Minimum of 95% Standard Proctor or as Otherwise Specified by the Geotechnical Study or Written Specifications.
- The Contractor Shall Obtain a Grading Permit from the City of Gallatin before Commencing with any Construction Activities.
- A Blasting Notification is Required to be Submitted & Accepted by the City of Gallatin Engineering Department at least 5 Days Prior to Beginning Blasting Operations.
- Surplus Excavation of Topsoil shall be Placed on the Site as Approved by the Owner for Future Landscaping Use.
- All Work is to be Completed in Accordance with the Approved Plans and Shall be in Compliance with the Rules and Regulations set Forth by the City of Gallatin. The Contractor Shall Give all Necessary Notice, Obtain all Permits, and Pay all Fees Required for the Completion of his Portion of the Work.
- All Erosion Control Measures shall Remain in Place Until Construction is Complete and the Site can be Considered Stable.
- It is Recommended that the Contractor Obtain the Services of a Licensed Geotechnical Engineer Prior to Commencing with Construction to Determine the Potential of the Existence of Unsuitable Soil Material Onsite. If it is Determined that the Subsurface is not Suitable for Construction and Undercutting is Required, the Contractor Shall Contact the Owner and the Engineer Immediately.
- Drainage Easements Outside of Dedicated Right of Ways are NOT the Responsibility of the City of Gallatin.
- There are NO "Blue Line Streams" Located within this Phase as Identified on the USGS Quadrangle Map.
- Erosion and Sediment Controls must be in place and inspected by the Engineering Division prior to beginning grading.
- Inspection and Maintenance of Erosion Control Devices will be performed on a regular basis and after each storm event.
- Contractor to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior any disturbance.

Note: This Development Shall Be Served by Public Sewer.

Note: This Development Shall Be Served By a Master Meter for Domestic Water Service



**Minimum FFE Table**

Lot #	Min. FFE
115	477.0
116	477.0
117	477.0
118	477.0
119	477.0
120	476.9
121	476.8
122	476.7

**Note:**

At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place.

**The Retreat at Fairvue**  
Being Parcel 18.03 on Tax Map 136  
Gallatin, Sumner County, Tennessee

**DEWEY-ESTES ENGINEERING**

Overall Grading & Utilities Plan

**C2.0**





**Fairvue Landscape Buffer on Chloe Drive**  
 1" = 30'-0"

20' Landscape Buffer

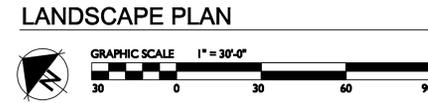
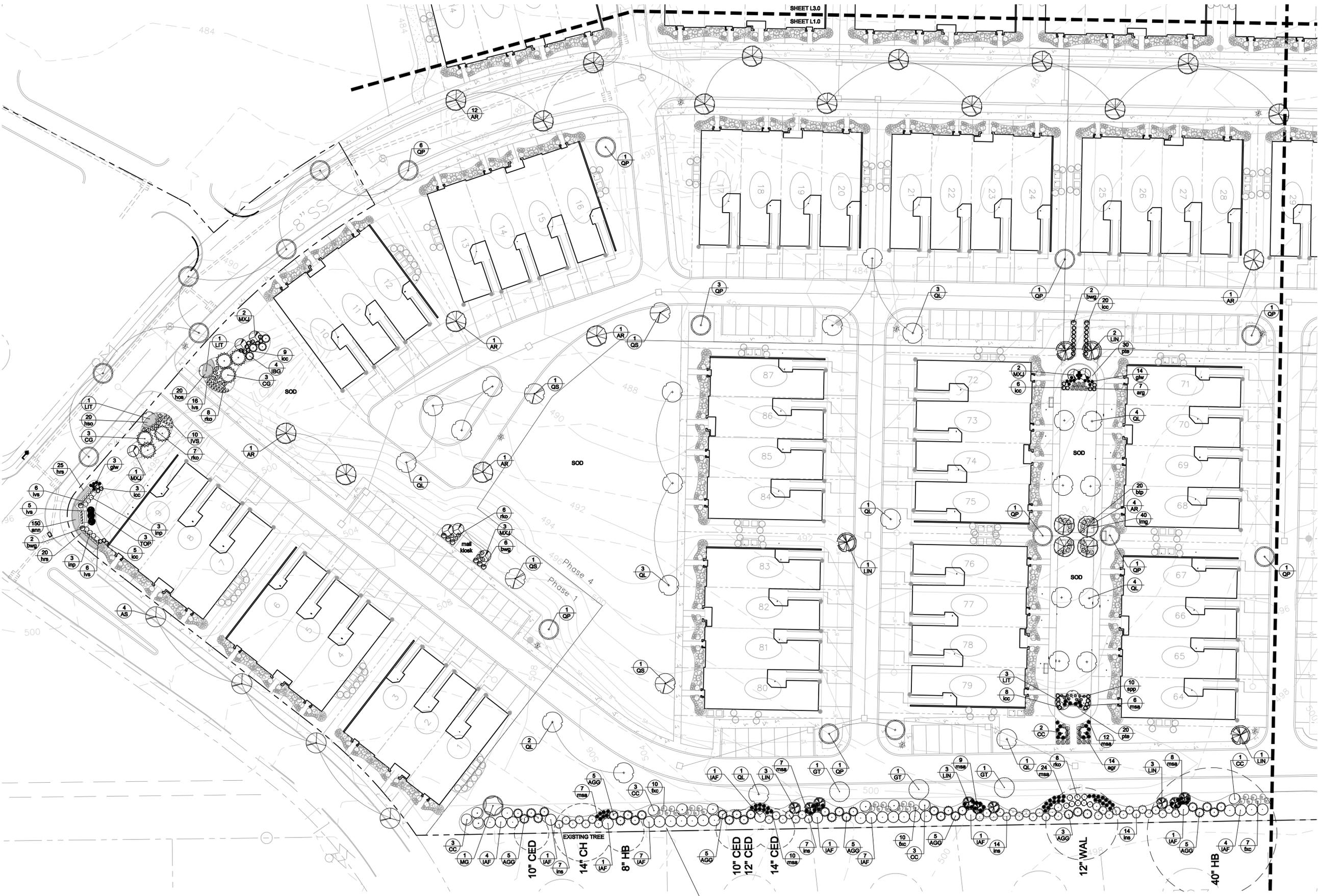
# THE RETREAT AT FAIRVUE

GALLATIN, TENNESSEE



**Fairvue Landscape Buffer on Chloe Drive**

1" = 6'-0"



**EXISTING TREES**  
 WAL WALNUT  
 HB HACKBERRY  
 MAP MAPLE  
 CED CEDAR

PROVIDE A 2' TO 3' HIGH TOP SOIL BERM FOR BUFFER PLANTINGS

*THE RETREAT AT FAIRVUE*

PARCEL 18.03 ON TAX MAP 136  
 GALLATIN, SUMNER COUNTY, TENNESSEE



GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 615.973.3765

rev. date  
 ▲ NOV 15, 2012  
 ▲ DEC 2, 2012

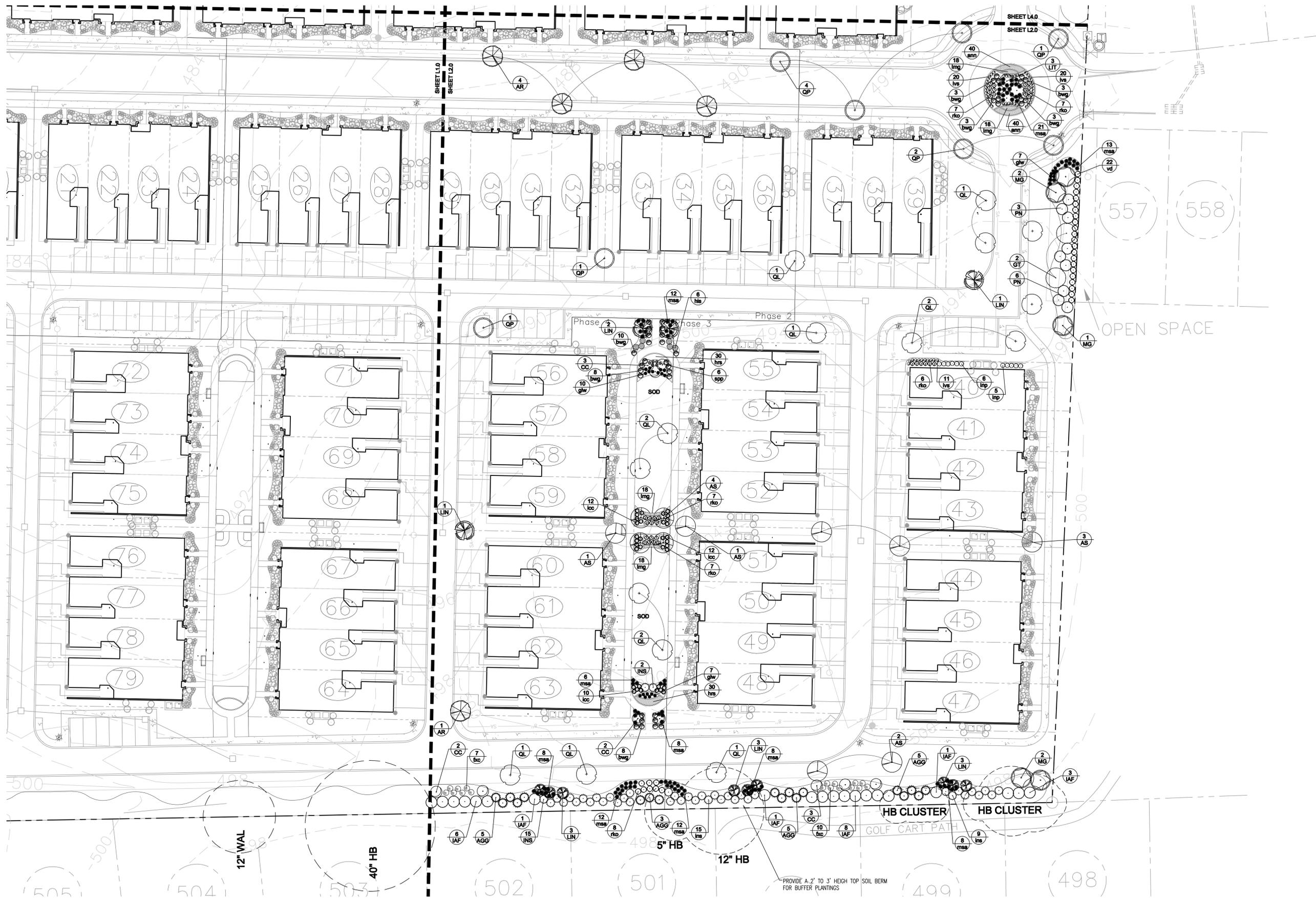
GCG Job No. 2012-04  
 OCTOBER 29, 2012

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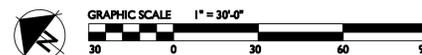
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*THE RETREAT AT FAIRVUE*

PARCEL 18.03 ON TAX MAP 136  
 GALLATIN, SUMNER COUNTY, TENNESSEE



**LANDSCAPE PLAN**



**EXISTING TREES**  
 WAL WALNUT  
 HB HACKBERRY  
 MAP MAPLE

rev. date

▲	NOV 15, 2012
△	DEC 2, 2012
△	
△	

GCG Job No. 2012-04  
 OCTOBER 29, 2012

SHEET

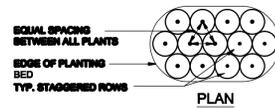
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GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 615.973.3765

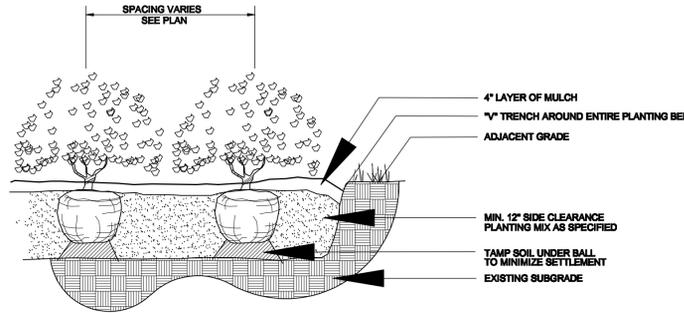






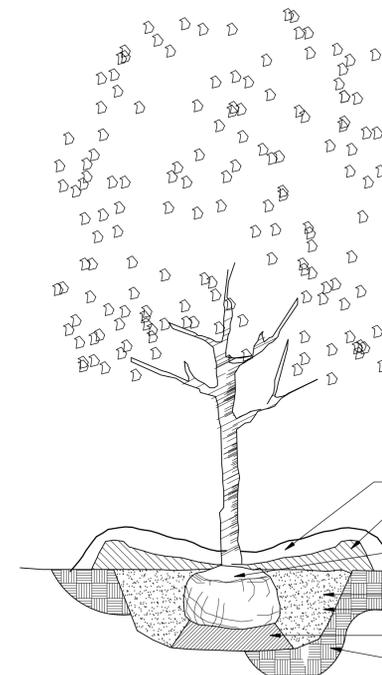
**GENERAL NOTES:**

1. Install top of plant ball 2" above existing grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



**1 SHRUB PLANTING**  
L5.0 PLAN SECTION

DETAIL #  
NTS

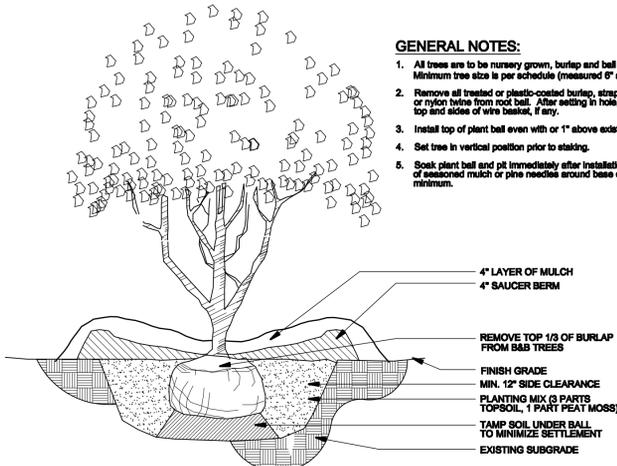


**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon before from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

**4 SINGLE TRUNK DECIDUOUS TREE**  
L5.0 SECTION

DETAIL #  
NTS



**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon before from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

**2 UNDERSTORY TREE**  
L5.0 SECTION

DETAIL #  
NTS

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
<b>CANOPY</b>							
AR	31	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
AG	18	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
CG	6	CUPRESSUS GLABRA	LEYLAND CYPRESS	2" CAL, B/B	8'-9'	8' OC	FULL AND DENSE
GT	9	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
MG	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
PN	7	PINUS NIGRA	AUSTRIAN BLACK PINE	2" CAL, B/B	8'-9'	8' OC	FULL AND DENSE
PO	10	PLATANUS OCCIDENTALIS	SYCAMORE	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
QL	49	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
QP	39	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
TD	21	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	8'-9'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
<b>UNDERSTORY</b>							
AGG	51	ARBORVITAE 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2" CAL, B/B	5'-8'	AS	SINGLE TRUNK, BALANCED CANOPY
CC	22	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	2" CAL, B/B	8'-9'	AS	SINGLE TRUNK, BALANCED CANOPY
IAF	65	ILEX ATTENUATA 'FOSTER HOLLY'	FOSTER HOLLY	2" CAL, B/B	5'-8'	AS	SINGLE TRUNK, BALANCED CANOPY
IBG	4	ILEX X MESERVEAE 'BLUE GIRL'	BLUE GIRL HOLLY	2" CAL, B/B	8'-9'	AS	SINGLE TRUNK, BALANCED CANOPY
LIN	26	LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	2" CAL, B/B	8'-10'	AS	MULTI-TRUNK, BALANCED CANOPY
LIT	8	LAGERSTROEMIA X 'TUSKEGEE'	TUSKEGEE CRAPEMYRTLE	2" CAL, B/B	8'-9'	AS	MULTI-TRUNK, BALANCED CANOPY
MXJ	8	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL, B/B	9'-10'	AS	MULTI-TRUNK, BALANCED CANOPY
TOP	3	THUJA OCCIDENTALIS 'PYRAMIDALIS'	PYRAMID ARBORVITAE	2" CAL, B/B	6'-7'	AS	SINGLE TRUNK, BALANCED CANOPY
<b>SHRUBS</b>							
AGR	21	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	5 GAL 24"x30"		36" O.C.	
BWG	48	BUXUX MICROPHYLLA VAR. KOREANA 'WINTER GEM'	WINTER GEM BOXWOOD	7 GAL 30"x36"		36" O.C.	
BTP	20	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	3 GAL 18"x24"		36" O.C.	
FXC	44	FORSYTHIA X 'COURTASOL'	GOLD TIDE FORSYTHIA	3 GAL 18"x24"		36" O.C.	
GLW	50	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	GAURA	3 GAL 18"x24"		30" O.C.	
HIS	6	HIBISCUS SYRIACUS	ROSE OF SHARON SHRUB	7 GAL 30"x36"		36" O.C.	
ICC	78	ILEX CRENATA 'COMPACTA'	COMPACTA HOLLY	5 GAL 24"x30"		36" O.C.	
INP	17	ILEX CORNUTA 'NEEDLE POINT'	NEEDLE POINT HOLLY	7 GAL 30"x36"		36" O.C.	
INS	83	ILEX X 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	2" CAL, B/B		60" O.C.	
IVS	95	ILEX VOMITORIA 'SHILLINGS DWARF'	SHILLINGS DWARF YAUJON HOLLY	3 GAL 18"x24"		24" O.C.	
MSA	205	MISCANTHUS SINENSIS 'ADAGIO'	DWARF ADAGIO MAIDEN GRASS	3 GAL 18"x24"		30" O.C.	
RKO	54	ROSA X 'RADCON'	PINK KNOCK OUT ROSE	3 GAL 24"x24"		36" O.C.	
SPP	16	SPIRAEA PRUNIFOLIA 'PLENA'	BRIDAL WREATH SPIREA	3 GAL 18"x24"		30" O.C.	
VD	61	VIBURNUM DAVIID	DAVID VIBURNUM	7 GAL 30"x36"		36" O.C.	
<b>GROUND COVER</b>							
ANN	220	ANNUAL SPP.	FLOWERING ANNUALS	4" POTS		9" O.C.	
EPU	230	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT		18" O.C.	
HRS	105	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DE'ORO DAYLILY	1 GAL		18" O.C.	
HSD	40	HEMEROCALLIS X 'STELLA DE ORO'	'STELLA DE ORO' DAYLILY	1 GAL		18" O.C.	
LMG	112	LIRIOPE MUSCARI 'GREEN GIANT'	GREEN GIANT LIRIOPE	1 GAL		18" O.C.	
MUC	185	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	4" POTS		24" O.C.	
PAN	320	PANICUM VIRGATUM	SWITCHGRASS	4" POTS		24" O.C.	
PTE	50	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	4" POTS		12" O.C.	

**LANDSCAPE PLANTING GENERAL NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
14. ALL NEWLY SOD AREAS AND LANDSCAPE BEDS SHALL BE IRRIGATED.



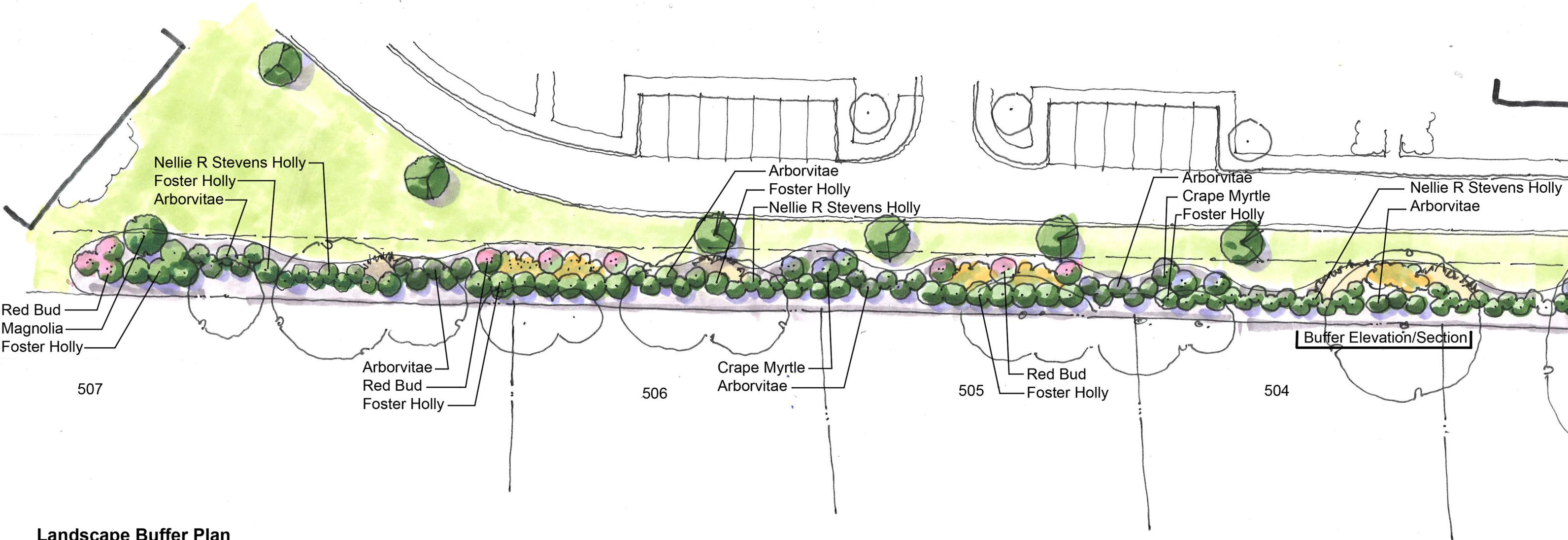
GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 200  
FRANKLIN, TENNESSEE 37064  
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rev. date  
 A NOV 15, 2012  
 B DEC 2, 2012

GCC Job No. 2012-04  
OCTOBER 29, 2012

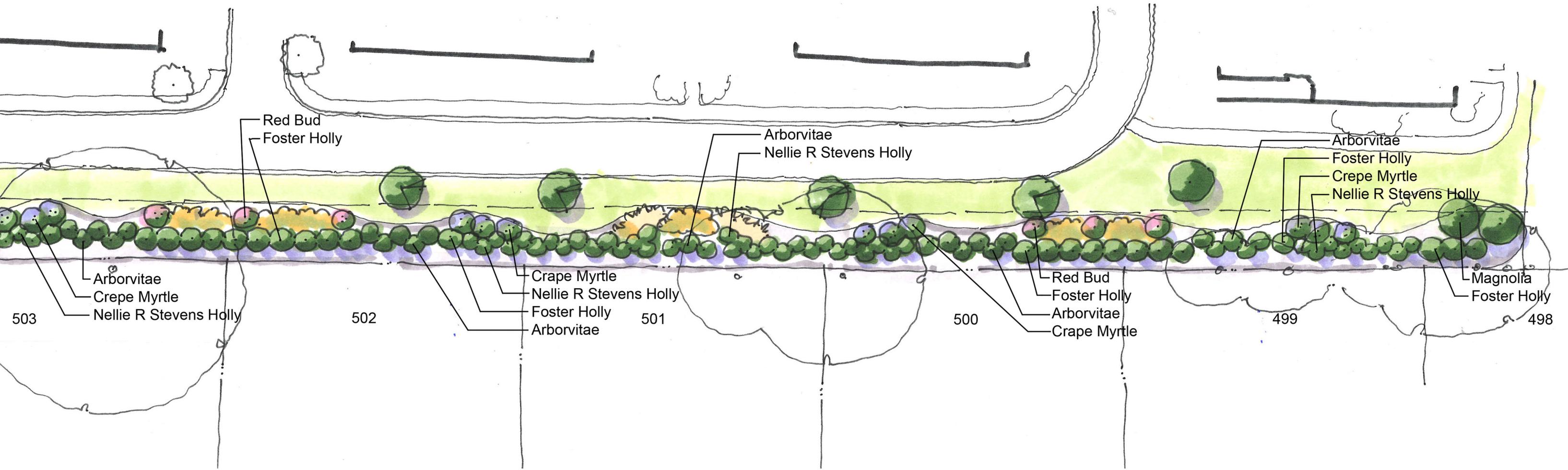
SHEET

L5.0



**Landscape Buffer Plan**

1" = 20'-0"



**Landscape Buffer Plan**

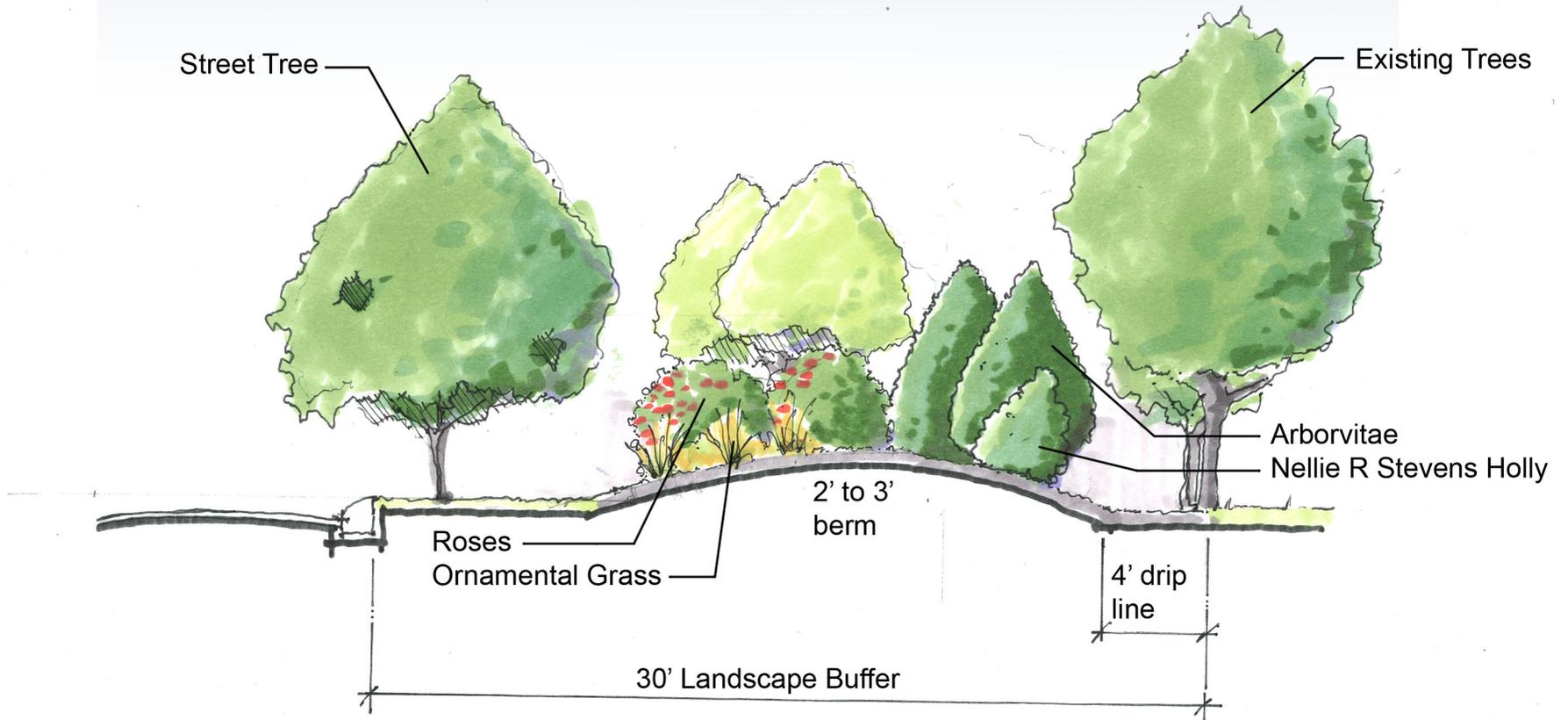
1" = 20'-0"

- Existing Trees beyond
- Arborvitae
- Nellie R Sevens Holly
- Roses
- Ornamental Grasses



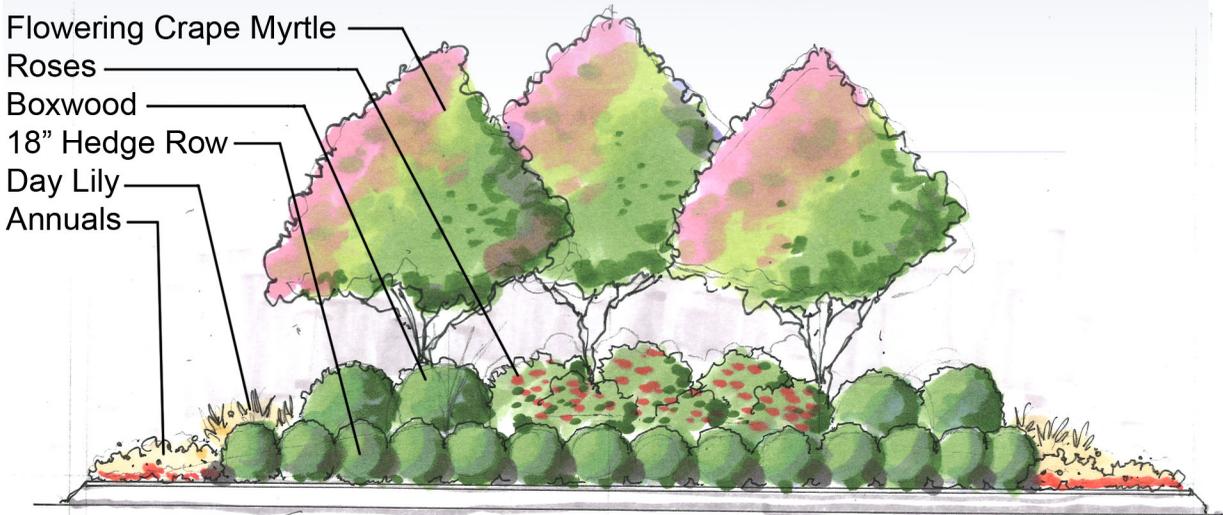
All landscape on 2' to 3' berm.

**Landscape Buffer Elevation**  
1" = 6'-0"



**Landscape Buffer Section**

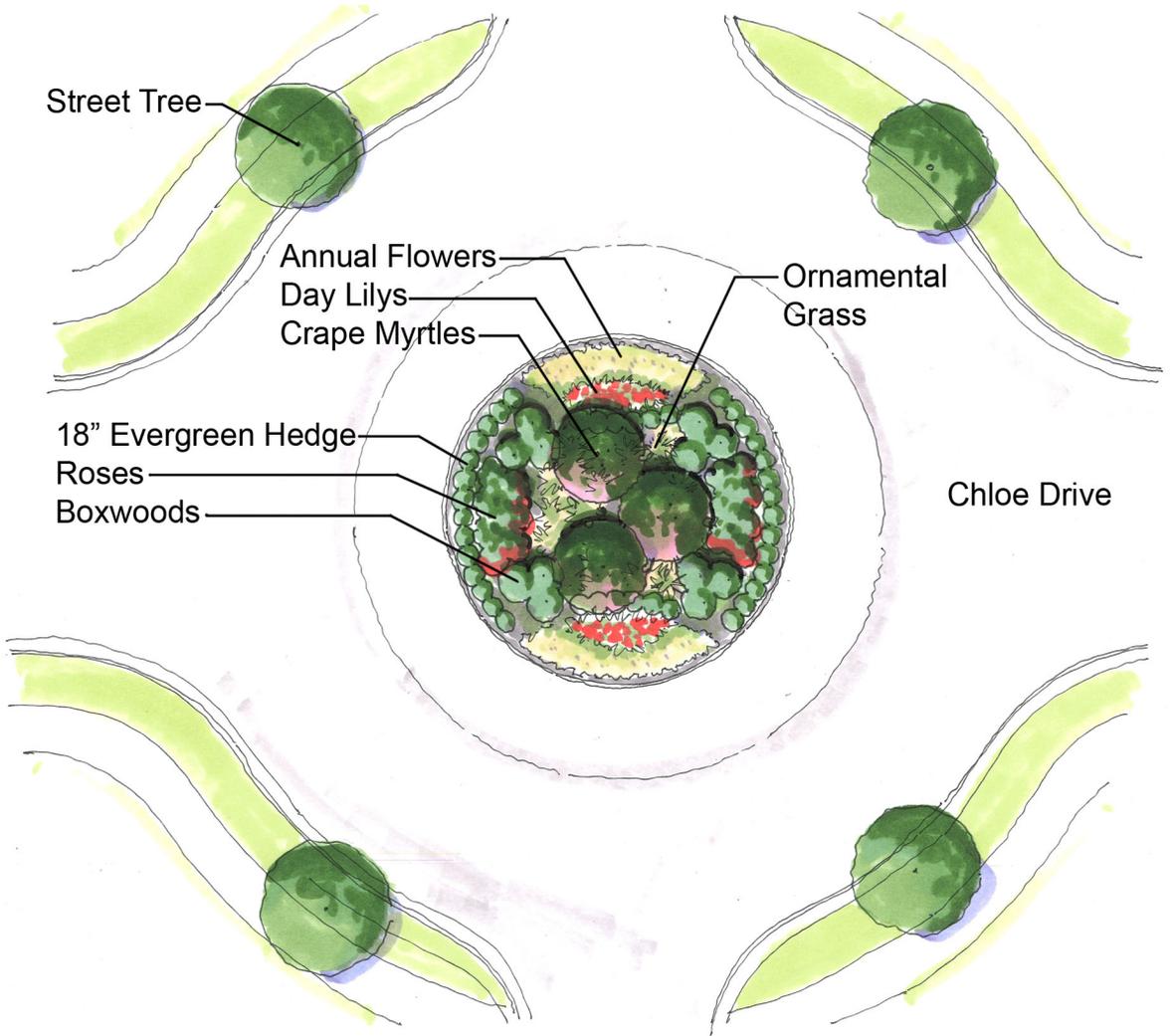
1" = 6'-0"



- Flowering Crape Myrtle
- Roses
- Boxwood
- 18" Hedge Row
- Day Lily
- Annuals

**Traffic Circle Elevation**

1" = 6'-0"



## **Traffic Circle Landscape Plan**

1" = 20'-0"