
**CITY OF GALLATIN
COUNCIL MEETING**

January 06, 2015

6:00 pm

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

- Call to Order – Mayor Jo Ann Graves
- Invocation – Gallatin Fire Captain & Chaplain Mark Hall
- Pledge of Allegiance – Councilwoman Brackenbury
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: Minutes Not Provided
- Swearing in Ceremony – Oaths Conducted by The Honorable Barry Brown, Sumner County General Sessions II/Juvenile Court Judge
 - Mayor
 - Council-At-Large
 - Council District 3
 - Council District 4
 - Council District 5
 - City Recorder/City Judge
- Election of Vice Mayor
- Election of Council Representative to the Planning Commission
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

AGENDA

1. **First Reading Ordinance No. O1412-67** Ordinance awarding bid and authorizing funds in the amount of \$1,128,565.00 from Natural Gas Reserves for “2014 Annual Gas Line Construction” in various areas of the City **(Councilman Mayberry)**
2. **First Reading Ordinance No. O1412-68** An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 1.071 (+/-) acre lot, located south of Hancock Street and east of Green Wave Drive from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) Zoning District, and approving a Preliminary Master Development Plan for Hancock Ridge Apartments, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing severability, and providing for an effective date **(Councilman Camp)**
3. **Resolution No. R1412-62** Resolution authorizing Mayor to execute contract for purchase of 395 Airport Road **(Councilwoman Kemp)**

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

ORDINANCE AWARDING BID AND AUTHORIZING FUNDS IN THE AMOUNT OF \$1,128,565.00 FROM NATURAL GAS RESERVES FOR "2014 ANNUAL GAS LINE CONSTRUCTION" IN VARIOUS AREAS OF THE CITY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the bid for gas line installations pursuant to the plans and specifications under Contract "2014 Annual Natural Gas Line Construction" submitted by James N. Bush Construction Co., Inc. in the amount of \$1,128,565.00 is hereby accepted and awarded.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the funds in the amount of \$1,128,565.00 for said Natural Gas Improvements are authorized and appropriated from Natural Gas Reserves.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor and Superintendent of Public Utilities are hereby authorized to execute all necessary contracts and agreements for said Annual Natural Gas Line Construction.

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

PASSED FIRST READING: _____, 2015

PASSED SECOND READING: _____, 2015

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY, CITY ATTORNEY

DOCUMENT 00330

BID FORM

Gallatin Public Utilities
239 Hancock Street
Gallatin, Tennessee 37066

Date: 11-24-2014

Place: Gallatin Public Utilities
239 Hancock Street
Gallatin, Tennessee, 37066

Proposal of James N. Bush Construction, Inc.
(hereinafter called "Bidder"), a Putnam Tennessee (county and state) corporation/
~~partnership/individual~~ doing business as Corporation (STRIKE OUT
INAPPLICABLE TERMS)

To: Gallatin Public Utilities (hereinafter called "Owner")
239 Hancock Street
Gallatin, Tennessee 37066

Gentlemen:

The Bidder, in compliance with your Invitation to Bid for the construction of the **2014 Annual Gas Line Construction**, having examined the Drawings and Specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project (including the availability of materials and labor), hereby proposes to furnish all labor, materials, and supplies to construct the project in accordance with the contract documents within the time set forth therein and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the bidding instruments, of which this proposal is a part.

The undersigned Bidder does hereby declare and stipulate that this proposal is made in good faith, without collusion or connection with any other person or persons bidding for the same work, and that it is made in pursuance of and subject to all the terms and conditions of the construction contract, the detailed Specifications, and the Drawings pertaining to the work to be done, all of which have been examined by the undersigned.

The Bidder hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" and to complete the project fully until the full contract amount has been used. The Bidder further agrees to pay, as liquidated damages, the sum of (\$200) two hundred dollars, for each consecutive calendar day that expires after the time specified for completion until the Project is fully complete.

The Bidder hereby agrees that preference will be given to domestic construction material and further agrees to require subcontractors, materialmen, and suppliers also to give preference to domestic construction material.

The Bidder acknowledges receipt of the following addenda:

No. NA Dated _____ No. _____ Dated _____

No. _____ Dated _____ No. _____ Dated _____

No. _____ Dated _____ No. _____ Dated _____

The Bidder agrees to furnish all plant, labor, materials, equipment, and incidentals necessary for the construction, testing, and placing into operation of the **2014 Annual Gas Line Construction**, all in accordance with the Drawings and Specifications, for the following unit prices:

Contractor to complete the following pages for the Base Bid:

ITEM	QUANTITY	DESCRIPTION	UNIT PRICES WORDS	UNIT PRICES FIGURES	TOTAL
1	30,000 LF	3/4" NW STEEL PIPE w/ FITTINGS	Fifty Five Dollars	15.00	450,000.00
2	1,000 LF	1" NW STEEL PIPE w/ FITTINGS	Fifty Five Dollars	15.00	15,000.00
3	15,000 LF	2 3/4" OD x ST. WT. STEEL PIPE w/ FITTINGS	Twenty Five Dollars	25.00	375,000.00
4	500 LF	4 1/2" OD x ST. WT. STEEL PIPE w/ FITTINGS	Twenty Five Dollars	35.00	17,500.00
5	100 LF	6 5/8" OD x ST. WT. STEEL PIPE w/ FITTINGS	Forty Dollars	40.00	4,000.00
6	30	2" STEEL BALL VALVE (WELD x WELD)	Three Hundred Dollars	500.00	15,000.00
7	1	4" STEEL BALL VALVE (WELD x WELD)	Eight Hundred Dollars	800.00	800.00
8	1	6" STEEL BALL VALVE (WELD x WELD)	One Thousand Dollars	1,200.00	1,200.00
9	25	2" HOT TAP	One Thousand Dollars	2,500.00	25,000.00
10	1	4" HOT TAP	Three Thousand Dollars	3,500.00	3,500.00
11	1	6" HOT TAP	Four Thousand Dollars	4,500.00	4,500.00
12	2,500 LF	2" UNCASD BORE	Twenty Dollars	30.00	75,000.00
13	100 LF	4" UNCASD BORE	Fifty Dollars	50.00	5,000.00
14	500 LF	2" DIRECTIONAL BORE	Thirty Six Dollars	36.00	18,000.00
15	100 LF	4" DIRECTIONAL BORE	Forty Eight Dollars	48.00	4,800.00
16	100 LF	6" DIRECTIONAL BORE	Seventy Two Dollars	72.00	7,200.00
17	200 LF	2" DIRECTIONAL BORE - ROCK	One Hundred Twenty Dollars	120.00	24,000.00
18	200 LF	4" DIRECTIONAL BORE - ROCK	One Hundred Twenty Dollars	120.00	24,000.00
19	100 LF	6" DIRECTIONAL BORE - ROCK	One Hundred Sixty Dollars	160.00	16,000.00
20	200 TONS	CRUSHED STONE	Twenty Five Dollars	250.00	4,500.00
21	1	ADDITIONAL TEST WELD	Five Dollars	5.00	5.00
22	1	SUPERVISOR/FOREMAN	Forty Five Dollars	45.00	45.00
23	1	WELDER w/ WELDING RIG	Eighty Five Dollars	85.00	85.00
24	1	LABORER	Thirty Five Dollars	35.00	35.00
25	1	RUBBER TIED BACKHOE w/ OPERATOR	Eighty Five Dollars	85.00	85.00
26	1	TRENCHER w/ OPERATOR - 61 to 150 HP	Eighty Five Dollars	85.00	85.00
27	1	TRENCHER w/ OPERATOR - 151 to 200 HP	One Hundred Twenty Five Dollars	125.00	125.00
28	1	TRENCHER w/ OPERATOR - 201 HP and UP	Three Hundred Dollars	300.00	300.00
				TOTAL	1,125,565.00

One Million One Hundred Twenty Five Thousand Five Hundred Sixty Five Dollars and No/100

TOTAL AMOUNT BIDDING

Notes:

1. No extra payment will be provided for the excavation of rock.
2. Any material used for pipe padding shall be submitted as crushed stone.
3. The Gallatin Public Utilities shall be responsible for asphalt replacement.
4. The Gallatin Public Utilities will furnish natural gas pipe, valves, valve boxes, ¾" and 2" tap tees, excess flow valves, and cut-offs.
5. The Contractor is responsible for the installation of natural gas pipe, tap tees, excess flow valves, valves, and valve boxes, as provided by the Owner.
6. The Contractor is responsible for backfill and clean-up on all gas lines installed, to include seed and straw.
7. Clean-up must be performed no later than 30 days after installation. Failure will result in a deduction of costs incurred.
8. When Owner deems necessary – Contractor shall provide a minimum of two full working crews.
9. The Contractor shall comply with all applicable provisions of the Operator Qualification Program and Drug Testing Program.

The above unit prices shall include all labor, materials, bailing, shoring, removal, erosion control, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for.

The Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.

Upon receipt of written notice of the acceptance of this bid, the Bidder will execute the formal contract attached within twenty (20) days and deliver a surety bond or bonds as stipulated in Paragraph 5.01 of the General Conditions. The bid security attached in the sum of 5% of Bid Amount Dollars (\$ 5% of Bid) is to become the property of the Owner in the event the contract and bond are not executed within the time set forth as liquidated damages for the delay and additional expense to the Owner caused thereby.

All the various phases of work enumerated in the detailed specifications with their individual jobs and overhead, whether specifically mentioned, included by implication, or appurtenant thereto, are to be performed by the Contractor under one of the items listed in the bid schedule, irrespective of whether they are named in said list.

Payment for work performed will be in accordance with the bid schedule, subject to changes provided for in the construction contract.

(SEAL if bid is by a corporation)



Respectfully submitted,

James N. Bush Construction, Inc.
Bidder

By Steve Watts
(signed)

* Steve Watts

Title Vice-President

Business Address P.O. Box 808

Cockeville, TN 38503

Telephone No. 931-526-3223

Contractor's License No. 00010957

* Type or print name below signature.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

[December 9, 2014]

DEPARTMENT: Utilities

AGENDA # 5

SUBJECT:

Ordinance #O1412-67 authorizing funds in the amount of \$1,128,565.00 from Natural Gas Reserves for "2014 Annual Gas Line Construction" and award bid to James N. Bush Construction Co. Inc.

SUMMARY:

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

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01412-68

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 1.071 (+/-) ACRE LOT, LOCATED SOUTH OF HANCOCK STREET AND EAST OF GREEN WAVE DRIVE FROM MULTIPLE RESIDENTIAL AND OFFICE – PLANNED UNIT DEVELOPMENT (MRO-PUD) TO THE MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR HANCOCK RIDGE APARTMENTS, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone 1.071 (+/-) acre lot located on Hancock Street; and

WHEREAS, the property to be rezoned is located south of Hancock Street and east of Green Wave Drive and is currently zoned Multiple Residential and Office – Planned Unit Development (MRO-PUD); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-97; and

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

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

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

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 1.071(±) acre lot from the Multiple Residential and Office – Planned Unit Development (MRO-PUD) to the Multiple Residential and Office (MRO) District as described in Exhibit ‘A’ and approves the Preliminary Master Development Plan as described in Exhibit ‘B’ with the following conditions:

1. The Planning Commission approved the proposed alternative bufferyard plan.
2. Stormwater treatment/detention and management practices outlined in city of Gallatin stormwater ordinance and subdivision regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.

3. Provide sidewalk access to/from proposed public sidewalk along Hancock Street and extend the public sidewalk along the south side of Hancock Street to Greenwave Drive.
4. A sign permit is required prior to the installation of any signage on the site.

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

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

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

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Lot 25, 1.071 (+/-) Acres

Lackey P.U.D. Lot 25 (Rezoning from MRP-PUD to MRO)

Land lying on the east side of Hancock Street, 180.5 feet northeast of Green Wave Drive in the City of Gallatin, Third Civil District, Sumner County, Tennessee. Being all of the land deeded to James E. Gibson, etux by deed recorded in Record Book 2475, page 506, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

Being all of Lot 25, Phase 3, Southwest Developer's Property as recorded in Plat Book 14, page 22, R.O.S.C., Tennessee.

Lackey P.U.D. Lot 7 (Approval of Changes to Current PMDP)

Land lying on the east side of Hancock Street, 180.5 feet northeast of Green Wave Drive in the City of Gallatin, Third Civil District, Sumner County, Tennessee. Being all of the land deeded to James E. Gibson, etux by deed recorded in Record Book 2475, page 506, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

Being all of Lot 7, Phase 2, Southwest Developer's Property as recorded in Plat Book 12, page 391, R.O.S.C., Tennessee.

EXHIBIT 'B'

The Preliminary Master Development Plan for Hancock Ridge Apartments, consist of a one (1) sheet plan, prepared by Kaw Valley Engineering, Inc. of Lenexa, KS, with project No. C14D8021, dated October 29, 2014, with a revised date of November 12, 2014, Site Lighting Plan for Hancock Ridge Apartments prepared by InSite Group, Inc. of Blue Springs, Missouri, consisting of one (1) sheet, number SL1, with project No. 12-3671-0 dated November 12, 2014, and a three (3) sheet Architectural Renderings for Hancock Ridge Apartments, prepared by Wallace Architecture, L.L.C., dated November 2014.

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A REZONING OF 1.07 (+/-) ACRE LOT FROM MULTIPLE RESIDENTIAL AND OFFICE – PLANNED UNIT DEVELOPMENT (MRO-PUD) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF PRELIMINARY MASTER DEVELOPMENT PLAN FOR HANCOCK RIDGE APARTMENTS LOCATED SOUTH OF HANCOCK STREET AND EAST GREEN WAVE DRIVE. (PC0370-14)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request and the Preliminary Master Development Plan submitted by the applicant, Kaw Valley Engineering, at its regular meeting on November 24, 2014; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-7-202 and 13-7-203 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The Rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020, General Development and Transportation Plan, and in particular the Commercial Corridor Character Area.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Multiple Residential and Office (MRO) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.
3. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

4. The zoning and Preliminary Master Development Plan amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
6. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 15.07.030 and 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve standards required by the zoning code.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a rezoning of the subject property from the Multiple Residential and Office – Planned Unit Development (MRO-PUD) zoning district to the Multiple Residential and Office (MRO) zoning district as described in Exhibit ‘A’ with a Preliminary Master Development Plan for Hancock Ridge Apartments with the following conditions:

1. The Planning Commission shall make a decision on whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
2. Stormwater treatment/detention and management practices outlined in city of Gallatin stormwater ordinance and subdivision regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
3. Provide sidewalk access to/from proposed public sidewalk along Hancock Street.
4. IFC 903.2.8 requires automatic sprinkler systems in apartment buildings.
5. IFC 903.3.1.2.1 automatic sprinkler systems shall be provided for exterior balconies.
6. City ordinance SEC. 9-74 FDC Fire Department connections shall be a minimum of 40 feet from the protected structure and shall be within 50 feet from an approved fire hydrant.
7. IFC 503.2.3 fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus.
8. A sign permit is required prior to the installation of any signage on the site.
9. Submit 14 half-sized, corrected folded copies of the Preliminary Master Development Plan for City Council.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 7

NAY: 0

DATED: 11/24/2014



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:


SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 6

STAFF REPORT TO CITY COUNCIL

Rezoning and Amended Preliminary Master Development Plan for
Hancock Ridge Apartments (PC0370-14)

Located South of Hancock Street and East of Green Wave Drive

Date: December 15, 2014

PUBLIC HEARING

REQUEST: OWNER AND APPLICANT REQUESTS REZONING 1.071 (+/-) ACRE LOT FROM MULTIPLE RESIDENTIAL AND OFFICE – PLANNED UNIT DEVELOPMENT (MRO-PUD) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR HANCOCK RIDGE APARTMENTS, ON TWO (2) LOTS, COMPRISING 6.990(+/-) ACRES, LOCATED SOUTH OF HANCOCK STREET AND EAST OF GREEN WAVE DRIVE.

OWNER: ZIMMERMAN PROPERTIES, LLC

APPLICANT: KAW VALLEY ENGINEERING (MIKE OSBURN, P.E.)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2014-97
TO CITY COUNCIL

STAFF CONTACT: KEVIN CHASTINE

PLANNING COMMISSION DATE: NOVEMBER 24, 2014

CITY COUNCIL DATE: DECEMBER 9, 2014 (COUNCIL COMMITTEE)

PROPERTY OVERVIEW: The owner and applicant requests rezoning a 1.071 (+/-) acre lot from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) and approval of an Amended Preliminary Master Development Plan for Hancock Ridge Apartments, on two (2) lots comprising 6.990 (+/-) acres, located south of Hancock Street and east of Green Wave Drive. Multi-Family Dwellings are a permitted use in the MRO zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

The originally approved Lackey Planned Unit Development identified the lot at 307 Hancock Street as Lot 7 and rezoned this lot to Multiple Residential and Office - Planned Unit Development. In that original approval, Lot 7 was designated as Retail Sales and Service use with a proposed 43,625 square foot building. Through the following years there have been numerous amendments and updates to the Lackey PUD, and specifically Lot 7. Lot 7 was platted as part of the Southwestern Developer's property Mixed Use P.U.D. Subdivision in 1989 (P.B. 12 PG. 391.) The most recent revision to Lot 7 came in 2008 (PC File # 4-1-08) when the Planning Commission approved, at the November 24, 2008 meeting, an Amended Preliminary Master Development Plan, as a minor amendment, to

add the Financial, Consulting, and Administrative, General Personal Service, Food Service, and Medical Service uses to Lot 7. The property identified as Lot 7 of the Lackey PUD has never been developed or improved in any manner and remains vacant at this time.

The originally approved Lackey Planned Unit Development identified Lot 25. In that original PUD approval, Lot 25 was designated for Financial, Consulting, and Administrative use with a proposed 9,000 square foot building. Lot 25 was platted as part of the plat of Phase 3 of Lackey PUD in 1992 (P.B. 14, PG 22) (Attachment 6-3). The Planning Commission approved, on November 24, 2008, an Amended Preliminary Master Development Plan, as a minor amendment, to add the, General Personal Service and Medical Service uses to Lot 25. (PC File # 4-1-08) Lot 25 is located west of Lot 7 and was approved in 2008 for two (2) 1,920 square foot office buildings. That PMDP is no longer valid. Lot 25 has never been developed or improved in any manner and remains vacant.

On November 26, 2012, the Planning Commission recommended for approval to City Council to rezone Lot 7 from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) and a Preliminary Master Development Plan for a 64 unit multi-family development. The rezoning and PMDP passed second reading at the January 15, 2013 City Council meeting. The PMDP is valid until November 26, 2014.

The Planning Commission reviewed and approved the rezoning and modified PMDP at their November 24, 2014 meeting with several conditions of approval as described in Resolution 2014-97. Those conditions relevant to the rezoning and master development plan are made conditions of approval in the draft ordinance.

DISCUSSION:

Proposed Development

The currently approved PMDP for Hancock Ridge Apartments (PC0046-12) includes four (4) buildings containing 64 units, a leasing office/clubhouse, pool, and tot lot. (Attachment 6-4) Due to the availability of the adjacent 1.071 (+/-) acre lot the applicant is requesting to include that lot as part of the development and amend the PMDP. The applicant is proposing to rezone Lot 25 from Multiple Residential and Office – Planned Unit Development to Multiple Residential and Office so the new parcel will match the zoning of the currently approved plan and approval of an amended Preliminary Master Development Plan to increase the number of multi-family units from 64 to 96 by adding one (1) additional building and increasing two (2) buildings to three (3) stories. The proposed multi-family development contains five (5) buildings, a leasing office/clubhouse, pool, and tot lot. The 96 units consist of:

- 12 one-bedroom units
- 48 two-bedroom units
- 36 three-bedroom units

The estimated construction schedule for the multi-family residential development is to begin in summer 2015 and complete the project by summer 2016. The multi-family development will require a Final Master Development Plan to be submitted, reviewed and approved by the Gallatin Planning Commission prior to the beginning of any construction.

Natural Features

The natural topography of the existing vacant lots begins from the highest point of elevation (498') located at the northwest corner of the project site, with a steady slope, towards the lowest point of elevation (474') located along the eastern property boundary along Town Creek. Based on FEMA FIRM Map 471650427G a portion of the site is located within the floodway of Town Creek and in flood zone 'AE'. No development is proposed in any special flood hazard area except that a future greenway easement is included within the area that is designated as a flood zone.

Adjacent or Area Uses

The adjacent areas to the north, south, east, and west are all developed. The areas to the south and east are single family subdivisions zoned Residential-10 (FoxFire) and Residential-15 (Halewood Estates) respectively. To the northwest, across Hancock Street, is the Greenwood Apartments zoned Multiple Residential and Office – Planned Unit Development. To the west, on Lot 24, is a small professional office, zoned MRO-PUD. To the north, the property is zoned Multiple Residential and Office – Planned Unit Development and is currently used as a landscaping and lawn maintenance company.

The applicant recently acquired Lot 25 and desires to amend the multi-family development to include an additional building and parking area on Lot 25. The applicant is also requesting to rezone Lot 25 to Multiple Residential and Office in order to match the zoning of Lot 7.

Access

Two (2) access points are proposed for this project. The first access point is located on Lot 7, just east of the property line with Lot 25 and provides direct access to Hancock Street. This access point was approved as part of the original PMDP in 2012. The second access point is located on the west side of Lot 25 and provides access via a joint access easement shared with Lot 24. The shared access was part of the original Lackey PUD approval and will remain as part of this PMDP.

The *Gallatin on the Move 2020 General Development Plan* indicates a future greenway located along Town Creek. The applicant has shown a greenway easement varying in width from 60 feet to 85 feet, which allows flexibility in locating the future greenway.

Stormwater

The Preliminary Master Development Plan indicates six (6) rain gardens and one (1) bio-swale/retention basin. These rain gardens and bio-swale basin are placed throughout the site to assist with stormwater infiltration as well as provide water quality treatment. The rain gardens and bio-swale basin will attenuate the sheet flow run-off that will occur to the rear of the site and into Town Creek. A more detailed drainage plan will be submitted with construction drawings and with the Final Master Development Plan.

Architectural Designs

Three (3) different building types proposed as part of this development. Buildings 3 and 4 are proposed three (3) two-story apartment buildings and Buildings # 1, 2, and 5 are proposed two (2) three-story buildings. There is also a clubhouse/leasing office building. The five (5) apartment buildings contain a total of 96 apartment units.

Multi-Family Buildings

The apartment buildings have symmetrical elevations and are two (2) stories and three (3) stories in height. The approximate ridgeline height is 31 feet for the two (2) story buildings and approximately 41 feet for the three (3) story buildings. The main roof is a hipped roof with gable roofs used to emphasize projecting bays within the building elevation. The building materials are a brown brick, a varying color stacked stone, cement fiberboard siding, and cement fiber shingles within the gable ends of the roofline. The front and rear elevation consists of brick and stone and fiber cement siding. (Attachment 6-5)

The front and rear elevations of both the two (2) and three (3) story buildings are symmetrical and can be divided into four (4) equal bays. The lower level of the two (2) story elevation consists of brick and stacked stone, with the only exception being the pair of brick piers that flank each of the two (2) breezeways. The upper half of the elevation consists of fiber cement siding, with the only exception being the pair of brick piers that flank each of the two (2) breezeways. All of the windows are six (6) over six (6) double hung windows.

The elevations for the three (3) story buildings match the two (2) story elevations with the exception that the brick and stone covers both the first and second floors, with the fiber cement siding being located on the third floor.

The front and rear elevations are symmetrical and arranged around each of the breezeways. Each breezeway is accentuated by the extension of the hipped roof positioned over two (2) square brick piers and columns. To each side of the breezeways are the projecting bays that project outward and are topped with gables roofs. There are cement fiber siding shingles located within each gable end along with a circular vent. To the outer edge of each breezeway, the projecting bays contain the recessed patio/porch area for each floor. To the inter edge of each breezeway, the projecting bays contain the recessed patio/porch area for those particular units as well as a window internal to the unit that projects outward.

The conceptual architectural elevations for the buildings meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, since the building is shown to be constructed with 71 percent masonry on the front and rear elevations and 87 percent masonry on the side elevations of the two-story buildings. The three story buildings are shown to be constructed with 70 percent masonry on the front and rear elevations and 77 percent masonry on the side elevations. (Attachment 6-5)

Leasing Office/Clubhouse

The clubhouse is a one (1) story building with a complex hipped roof structure with a projecting gable roof adjacent to the entrance, which is located within a recessed porch on the right side of the elevation. The roof will be covered with architectural dimensional shingles. On the left (west) side of the elevation, the gable projection is sheathed in a light brown colored brick, while the right (east) side of the elevation, under the porch, is sheathed in fiber cement board, with a brick base to the wall. The porch is covered by the primary roof structure and is supported by three (3) square piers on brick bases.

In 2012 the Planning Commission requested additional brick on the clubhouse and the applicant responded by providing 100 percent brick on all four (4) elevations of the clubhouse.

Final architectural designs will be submitted with the Final Master Development Plan.

Lot Layout

The multi-family development is proposed on two (2) lots comprising 6.990 (+/-) acres (Lot 7 and Lot 25 of the Lackey Planned Unit Development). Since the two (2) lots will be used as a single development site the property will need to be re-platted as described in note #19. However, the project will not include individual lots.

Open Space and Bufferyard

The applicant has shown the required Type 10 bufferyard along the northern and western property boundaries. Along the southern property boundary the adjacent zoning is Residential 10 and requires a Type 30 bufferyard. In lieu of the required Type 30 bufferyard the applicant is requesting an Alternative Type 30 bufferyard along the remainder of the southern property boundary. The applicant is requesting an alternative bufferyard plan with the PMDP per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission shall make a decision on whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

The Alternative Type 30 bufferyard will consist of the required plant material within a 17 foot wide bufferyard area, with the addition of a continuous row of broadleaf evergreen shrubs to help form an opaque barrier along this portion of the property boundary. The applicant is also requesting an Alternative Type 40 bufferyard along the eastern property boundary which includes the creek that runs along that portion of the property. The applicant requests to use the existing plant material and trees to satisfy the bufferyard requirement along the eastern property boundary. The applicant shall provide a tree inventory as part of the Final Master Development Plan for the existing trees that will be used to satisfy the Type 40 Bufferyard requirement.

Also, the applicant has met and/or exceeded all internal landscaping requirements. Finally, the applicant has shown the landscaping/screening plan for the HVAC units and dumpster enclosures.

The final bufferyard and landscaping plan will be provided with the Final Master Development Plan.

Signage

The applicant has indicated a monument sign to be installed at the main entrance along Hancock Street. The sign is shown with a 15 foot setback from the right-of-way. The applicant has provided a preliminary design of the monument sign, which is in compliance with the sign requirement of the Gallatin Zoning Ordinance. (Attachment 6-6) The applicant shall submit a detailed drawing of the final monument sign as part of the Final Master Development Plan. A sign permit is required prior to the installation of any signage on the site.

Photometric Plan

The applicant has submitted a photometric plan that meets the illumination standards in Table 13-04 of the Gallatin Zoning Ordinance. (Sheet SL1 of Attachment 6-2)

Engineering Division Comments

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

1. Stormwater treatment/detention and management practices outlined in city of Gallatin stormwater ordinance and subdivision regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
2. Provide sidewalk access to/from proposed public sidewalk along Hancock Street.

Fire Department Comments

The Fire Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Fire Department comments. At the time of building plan review the applicant shall comply with the following:

1. IFC 903.2.8 requires automatic sprinkler systems in apartment buildings.
2. IFC 903.3.1.2.1 automatic sprinkler systems shall be provided for exterior balconies.
3. City ordinance SEC. 9-74 FDC Fire Department connections shall be a minimum of 40 feet from the protected structure and shall be within 50 feet from an approved fire hydrant.
4. IFC 503.2.3 fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus.

FINDINGS:

1. The Rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020, General Development and Transportation Plan, and in particular the Commercial Corridor Character Area.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the proposed Multiple Residential and Office (MRO) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.
3. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
4. The zoning and Preliminary Master Development Plan amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

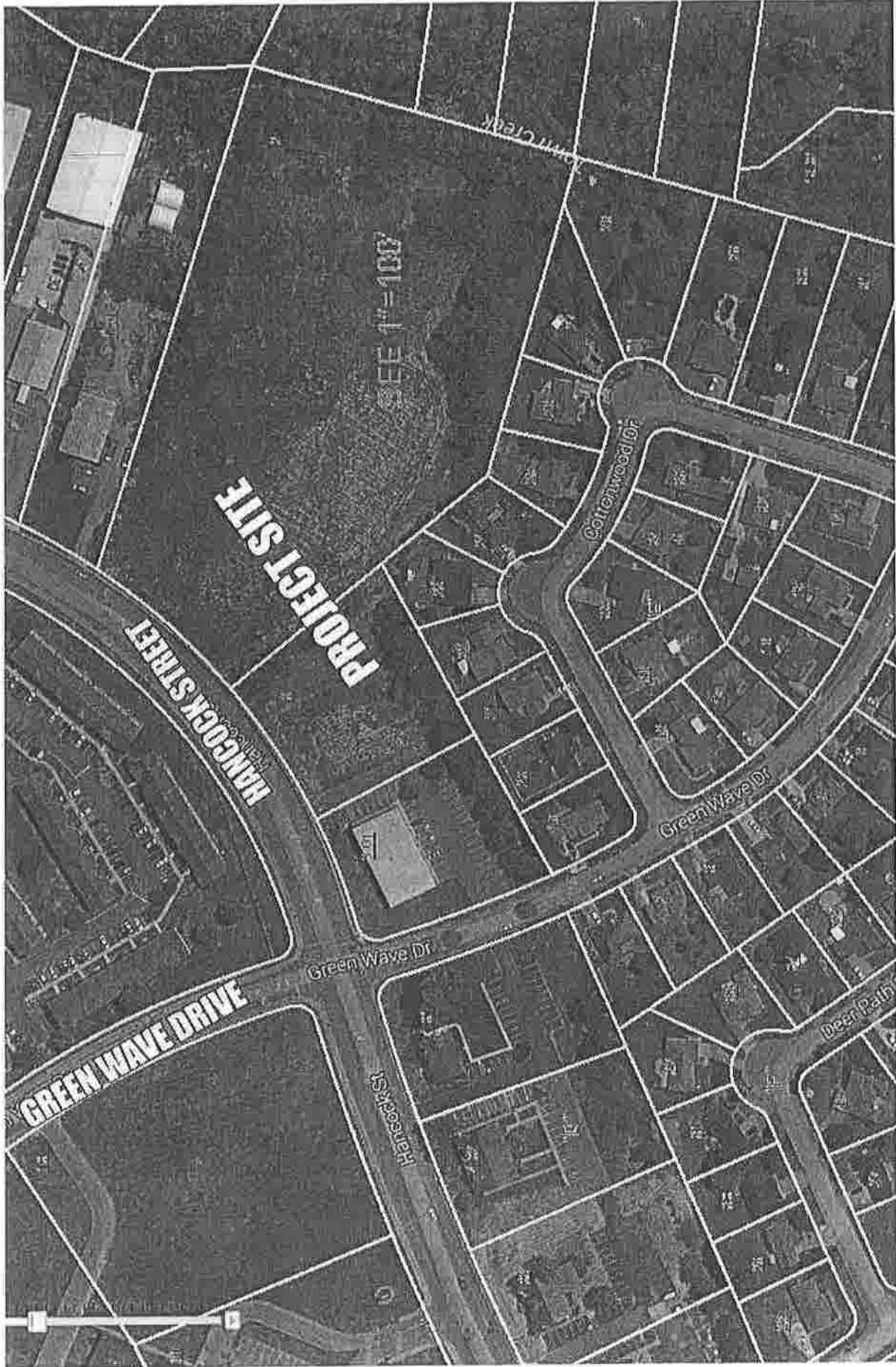
RECOMMENDATION: *

Staff recommends that the City Council schedule Ordinance No. O1412-68 for 1st reading on January 6, 2015 to rezone a 1.071 (+/-) acre lot from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) and approve an Amended Preliminary Master Development Plan for Hancock Ridge Apartments, on two (2) lots, comprising 6.990 (+/-) acres, located south of Hancock Street and east of Green Wave Drive.

Attachment 6-1 City Council Ordinance No. O1412-68

Attachment 6-2 Rezoning Exhibit

**The applicant has requested that the item be considered for a Second Reading at the same meeting as the scheduled Public Hearing (January 20, 2015) so that their housing tax credit program application can be submitted by their February 2, 2015 deadline.*



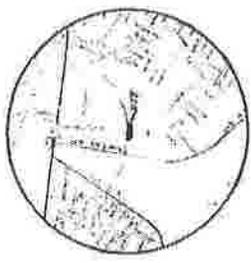
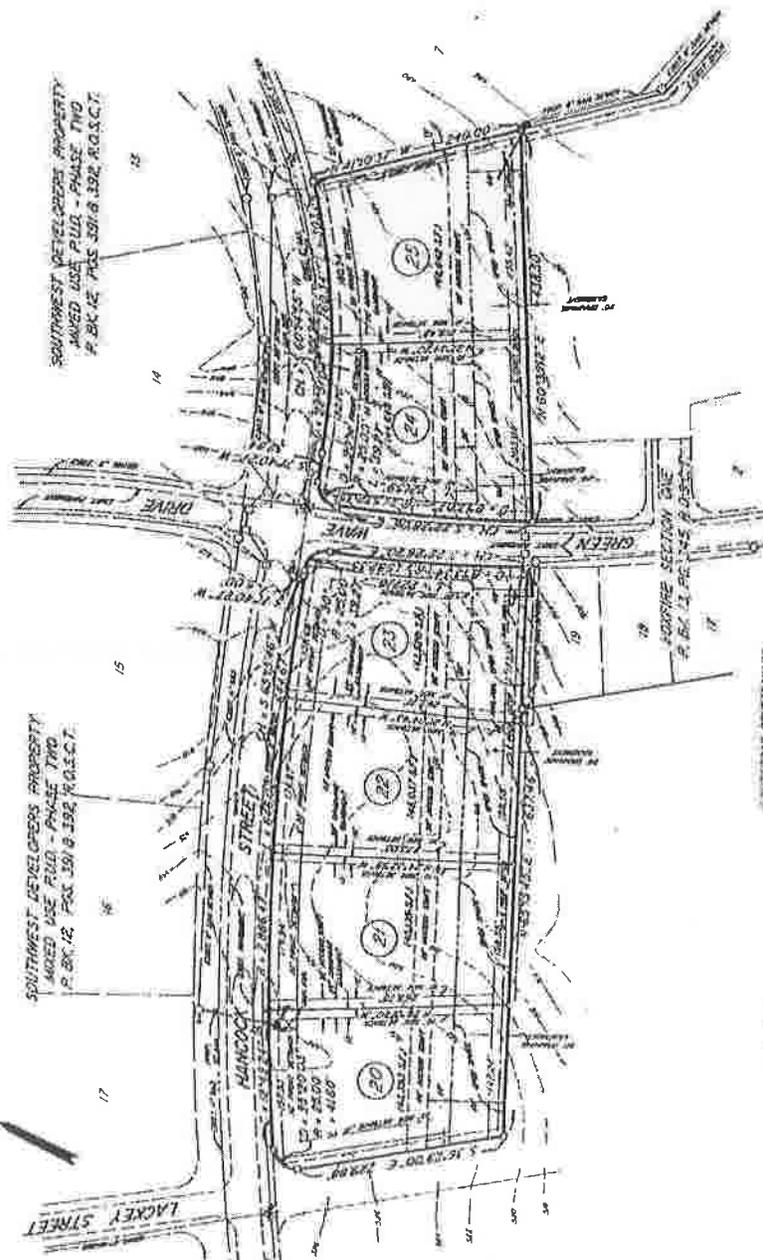
Location Map
HANCOCK RIDGE APARTMENTS
PC0370-14

Prepared By: Kevin Chastine, AICP
Prepared On: November 18, 2014

ATTACHMENT
6-1

NOTE: The tracts shown on this plat are located within the boundaries of the Lackey Property P.U.D. All construction shall be in conformance with the Final Master Development Plan of Lackey Property P.U.D. Lots 20 through 25. Said Final Master Development Plan can be reviewed at the office of the Planning & Zoning Administrator of the City of Gallatin.

SOUTHWEST DEVELOPERS PROPERTY
MAKED USE P.U.D. - PHASE TWO
P. 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



103692

6-3

ATTACHMENT

NOTES:

- All side lot lines perpendicular to street, unless otherwise noted.
- All boundary easements is indicated on all side and rear lot lines.
- Lot lines to be set at all lot corners not indicated.
- Cornerstone monuments shown thus:-----

Registered in...
Book...
Page...

PLAT OF
PHASE 3
(LOTS 20 - 25)

OF
LACKEY PROPERTY P.U.D.

OWNER:
SOUTHWEST DEVELOPERS
P.O. BOX 6
GALLATIN TN 37066
615-452-5205

LOCATED IN THE CITY OF GALLATIN 3 RD.
CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
DATE: JANUARY 6, 1992 DEED: R BK 168, PG 921, R.O.S.C.T.
MAP: 126J GRP B PAR 3, T.A.O.S.C.T.
SCALE: 1" = 100'
126-Q, GRP. D, PAR. 4, T.A.O.S.C.T.
SIZE: 6.6 ACRES

I, HEREBY CERTIFY THAT THIS IS A CLASS "A" SURVEY, AND THAT THE PRECISION RATIO OF THE UNADJUSTED SURVEY IS AT LEAST 1:77,900 AS SHOWN HEREIN.
SIGNED: Carroll Carwin 3-10-92
CARROLL CARWIN, SURVEYING
RT. 1, BOX 35-A
SPRINGVILLE, TENN. 37071
TEL. 615-774-3893



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that the (we are) the owner(s) of the property shown and described herein as evidenced in book number 168, page 921, County Registrar's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Municipal-Regional Subdivision Regulation.
Date: 3-10-92
Carroll Carwin
Registered Surveyor

CERTIFICATE OF ACCURACY

I hereby certify that the plan sheet and survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been set in accordance with the specifications in these regulations.
Date: 3-10-92
Carroll Carwin
Registered Surveyor

CERTIFICATE OF APPROVAL OF SHARPER SYSTEMS

I hereby certify that the water systems indicated on this plat have been installed in accordance with the specifications in these regulations.
Date: 4-28-92
Daniel H. Steyer
Superintendent of Public Utilities
Gallatin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems indicated on this plat have been installed in accordance with the specifications in these regulations.
Date: 4-28-92
Daniel H. Steyer
Superintendent of Public Utilities
Gallatin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDS OF BOUNDARIES OF BAYS

I hereby certify that the subdivision plat shown herein has been found to comply with the following Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county registrar.
Date: 4-28-92
James R. Ray
County Registrar

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the following Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county registrar.
Date: 4-28-92
James R. Ray
County Registrar

SIGN IDENTIFICATION
 DOUBLE-FACE, MOUNT ON *STRUCTURE BY OTHERS*

ATTACHMENT

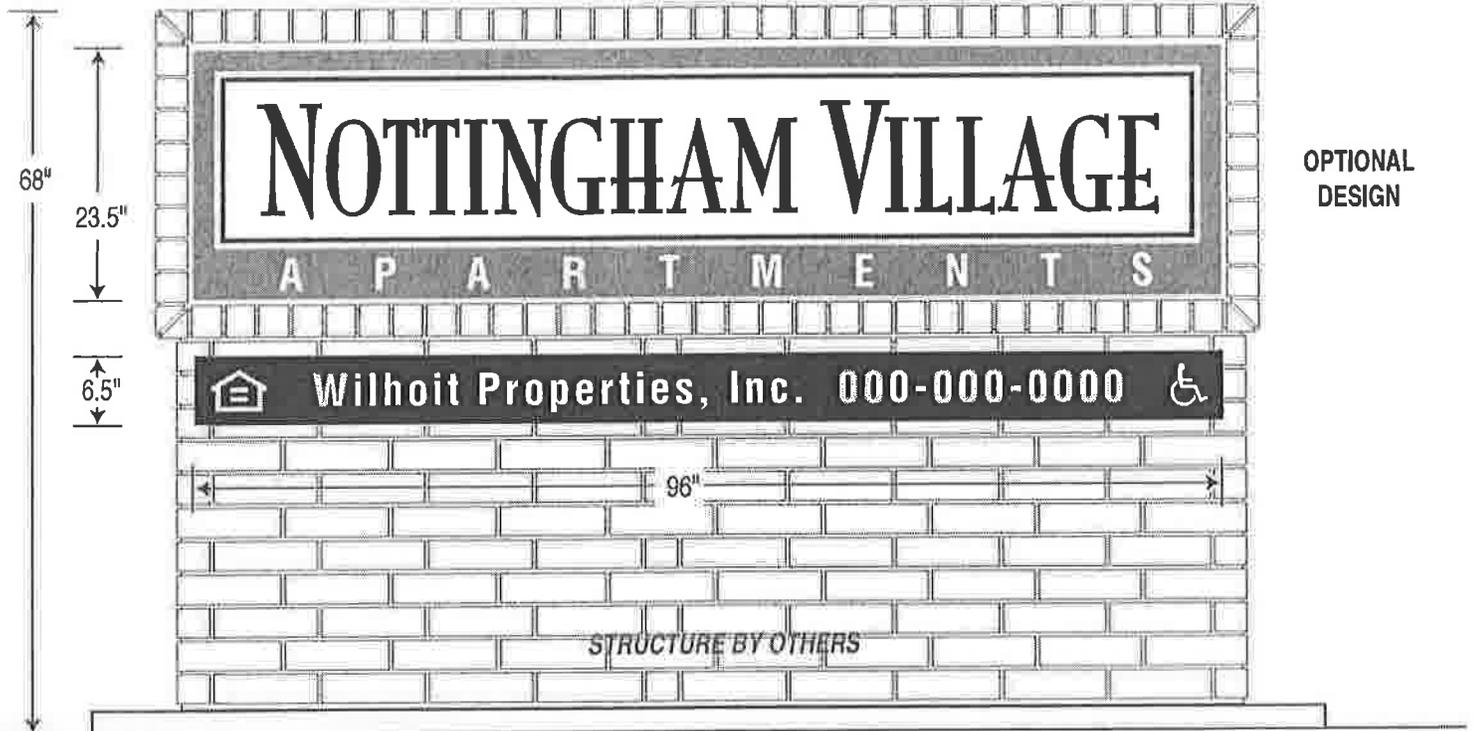
DESIGN DEVELOPMENT FOR
 WILHOIT PROPERTIES

1 THUS

OPTIONAL
 DESIGN



PER SIGN CODE - CITY OF GARDNER, KS: AREA OF SIGN FACE IS NOT TO EXCEED 20 sqft.. (SHOWN). 23.5" X 96" (15.67 sqft.) PLUS AREA OF RIDER 6.5" X 96" (4.34 sqft.) EQUALS 20 sqft. IN TOTAL SIGN FACE AREA. NET HEIGHT OF SIGN & STRUCTURE IS NOT TO EXCEED 8 FEET. NET HEIGHT OF 5ft -8 in. IS SHOWN.



OPTIONAL
 DESIGN

OPTIONAL
 DESIGN



NOV 13 2014

SCALE 1"=18"

PART LIST
 QTY

- (2) 0.75" X 23.5" X 96" ETCHED SOLID SURFACE PVC SIGN FACE, DOUBLE-FACE
- (2) 0.75" X 6.5" X 96" ETCHED SOLID SURFACE PVC SIGN FACE, DOUBLE-FACE

- SW 2827 COLONIAL REVIVAL STONE
- SW 6328 FIREWEED
- SW 2731 OLIVE BROWN
- WHITE (PVC)

CLIENT APPROVAL FOR CONSTRUCTION
 NOTTINGHAM VILLAGE APTS - GARDNER, KS

DRAWINGS FOR INITIAL SIGN PLAN DEVELOPMENT ONLY
(NOT FOR CONTRACT)

PROPERTY OF
WoodConcepts, Inc.
 ARCHITECTURAL GRAPHICS
 P.O. BOX 150007
 2640 NORTH DARLINGTON AVE.
 TULSA, OK 74115-0007
 PHONE (918) 836-9481
 FAX (918) 836-7461
 1-800-331-5903

PROJECT #: 2014026
 DRAWING DATE: 05FEB14
 PART #: 01/01A MAIN ID / RIDER
 REVISION: DATE:
 DESIGNER: LEE VANTREESE

DEC 15 2014
 DR 127114

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

DECEMBER 9, 2014

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 6

SUBJECT:

Ordinance No. O1412-68 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 1.071 (+/-) acres from Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) with an Amended Preliminary Master Development Plan for Hancock Ridge Apartments.

SUMMARY:

Applicant requests approval to amend the Gallatin Zoning Ordinance to rezone one (1) parcel (Tax Map 1260 Group D and Parcel 003.00) and approval of an Amended Preliminary Master Development Plan for Hancock Ridge Apartments, containing 6.990 (+/-) acres, located south of Hancock Street and east of Green Wave Drive. The development includes five (5) buildings containing 96 units, a clubhouse/leasing office, pool, and tot lot. The Gallatin Municipal-Regional Planning Commission recommended approval at the November 24, 2014 Planning Commission Meeting. (PC0370-14)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION AUTHORIZING MAYOR TO EXECUTE CONTRACT FOR
PURCHASE OF 395 AIRPORT ROAD

WHEREAS, the City of Gallatin desires to purchase the property known as 395 Airport Road for the purchase price of \$ 37,500.00 for the installation of a gas regulator station by the Gallatin Public Utilities Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor is hereby authorized to execute all necessary contracts and any other documents necessary to effectuate the purchase of said property.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY, CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

[December 9, 2014]

DEPARTMENT: Utilities

AGENDA # 4

SUBJECT:

Resolution No. R1412-62 to Purchase property for gas regulator station located at 395 Airport Road in the amount of \$37,500.00.

SUMMARY:

Purchase 0.7 of an acre of property for a required regulator station needed in the expansion of gas lines to serve the new industrial park expansion area.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: