
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

January 13, 2015

6:00 p.m.

**Dr. J Deotha Malone
Council Chambers**

- Call to Order – Councilwoman Brackenbury
- Roll Call: Alexander – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton– Mayor Brown
- Approval of Minutes: None Provided
- Public Recognition
- Mayor’s Comments

AGENDA

1. City Recorder’s Office **(Councilman Overton)**
2. Ordinance Appropriating \$45,428.40 for a Fire Alarm System for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and Police Annex on South Water **(Susan High-McAuley, City Attorney)**
3. Ordinance Appropriating Various Donations **(Rachel Nichols, Director of Finance)**
4. Ordinance No. O15Ø1-3 Amending Zoning from Agricultural Residential (A) to Multiple Residential and Office (MRO) Zone District with a Preliminary Master Development Plan on 10.525 (+/-) Acres for the Proposed Long Hollow Farms Subdivision **(Bill McCord, City Planner)**
5. Ordinance No. O15Ø1-2 Amending Zoning from Residential 8 – Planned Residential Development (R8-PRD) Zone District to Multiple Residential and Office (MRO) Zone District with a Preliminary Master Development Plan on 3.22 (+/-) Acres for the Proposed Carellton Commercial **(Bill McCord, City Planner)**
6. Ordinance No. O1412-68 Amending Zoning from Multiple Residential and Office- Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) with and Amended Preliminary Master Development Plan for Hancock Ridge Apartments on 1.071 (+/-) Acres **(Bill McCord, City Planner)**
7. Refuse Collection Fee **(Susan High-McAuley, City Attorney)**
8. Jonas Fitness Software Upgrade Contract for the Civic Center **(Councilwoman Brackenbury)**
9. Compensation & Benefit Study **(Debbie Johnson, Director of Human Resources)**

- Other Business
- Department Head Reports
- Adjourn

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

January 13, 2015

DEPARTMENT: Councilman Overton

AGENDA # |

SUBJECT:

City Recorder's Office

SUMMARY:

Councilman Overton asked that this item be placed on the agenda. It was deferred from the November 11, 2014 and the December 9, 2014 Council Committee Meetings.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

January 13, 2015

DEPARTMENT: CITY ATTORNEY

AGENDA # 2

SUBJECT:

Ordinance Appropriating \$45,428.40 for a Fire Alarm System for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and Police Annex on South Water.

SUMMARY:

In November 2014, the City of Gallatin received a letter containing violations from the Department of Labor and Workforce Development Occupational Safety and Health. The most serious violation that we recieved was the lack of a Fire Alarm System in City Hall and also the Police Department. We have bid out the systems for the 5 locations listed above.

RECOMMENDATION:

Appropriate money for a Fire Alarm System for all locations and allow the Mayor to sign any and all documents pertaining to the engagement of a company and installation of the system.

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. O15Ø1-5

ORDINANCE APPROPRIATING \$45,428.40 TO INSTALL A FIRE ALARM SYSTEM FOR CITY HALL, FIRE HALL #1, FIRE HALL #2, POLICE HEADQUARTERS AND POLICE ANNEX.

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$46,428.40 is hereby appropriated to install a Fire Alarm System for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and the new Police Annex Building;

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

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

PASSED FIRST READING: _____.

PASSED SECOND READING: _____.

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY



RECEIVED
NOV 18 2014
MAYOR'S OFFICE

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
OCCUPATIONAL SAFETY AND HEALTH
220 French Landing Drive
Nashville, Tennessee 37243-1002
(615) 741-2793

November 17, 2014

Email: Bridgette.McBride@State.tn.gov

The Honorable Joann Graves
Mayor, City of Hendersonville *GALLATIN*
132 West Main Street Room 102
Gallatin, TN 37066

ATTN: JamiAnn Hannah, Risk Management Coordinator

Dear Mayor Graves:

On October 24, 2014, our compliance officer, Bridgett McBride, conducted a monitoring visit of Gallatin to evaluate and discuss the status of your occupational safety and health program. The following location(s) were inspected during the visit:

- City Hall
- Police

Our goal is to help you provide a safe and healthful work environment for your employees. We are confident this activity will facilitate the continued growth of your safety and health program and help to reduce workplace injuries and illnesses.

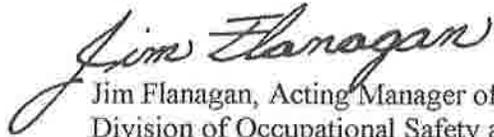
During this visit violation(s) of the OSHA standards were observed in the areas we inspected. These violation(s) do not imply that your program is ineffective; however, they are an indication of a program deficiency in some aspect of your safety and health program. We have included with this report a "Notice of Unsafe or Unhealthful Working Conditions" that contains **8 (eight) violation(s)** observed during this visit. Please post a copy of this Notice for your employees to view for a period of at least three (3) working days, or until all alleged violation(s) are corrected. We will need your reply as to the corrective action taken or planned by the abatement date indicated on the Notice.

Enclosed are copies of the Abatement Certification Form with instructions. This form should be used to report the action you take to correct the violation(s).

Your file cannot be closed until we have documentation of correction of each violation. Please respond promptly.

If we can assist you in any way, please let us know.

Sincerely,

A handwritten signature in cursive script that reads "Jim Flanagan". The signature is written in black ink and is positioned to the left of the typed name.

Jim Flanagan, Acting Manager of Public Sector Operations
Division of Occupational Safety and Health

JF/st

Enc

State of Tennessee

Department of Labor and Workforce Development
Division of Occupational Safety and Health
220 French Landing Drive
Nashville, TN 37243-1002
Phone (615) 741-2793 Fax: (615) 741-3325



Notice of Unsafe or Unhealthful Working Conditions

To:

The Honorable Joann Graves
Mayor, City of Hendersonville
and its successors
132 West Main Street Room 102
Gallatin, TN 37066

Inspection Number: 1004966
Inspection Date (s): 10/24/2014
Issuance Date: 11/17/2014
Reporting ID: 0454732
CSHO ID: X7219
Optional Report #: 006-2015

Inspection Site:

Gallatin-City Hall
132 West Main Street Room 102
Gallatin, TN 37066

The violation(s) described in this Notification of Violation is (are) alleged to have occurred on or about the day(s) the inspection was made unless otherwise indicated within the description given below.

ATTN: JamiAnn Hannah, Risk Management Coordinator

On 10/24/2014, a monitoring visit of your establishment/workplace was conducted by Bridgett McBride of the Tennessee Occupational Safety and Health Administration (TOSHA), pursuant to Tennessee Code Annotated §§ 50-3-101 through 50-3-918. This Notice of alleged violations of standards and/or rules promulgated under the provisions of the Code. These alleged violations must be corrected on or before the date indicated with each violation description.

EMPLOYER RESPONSIBILITIES

POST THIS NOTICE OF VIOLATIONS

T.C.A. § 50-3-307(a)(4) and Department of Labor and Workforce Development Rules require this Violation (or a copy) to be immediately posted at or near the location where each alleged violation occurred, or if not practicable, in a prominent place visible to all employees. This Notice of Violation must remain posted until the alleged violations are corrected but for no less than three (3) working days. Equipment, referenced in this Notice of Violations, which is moved during the correction period, must have a copy of this Violation attached.

CORRECT THE VIOLATIONS

You must correct each violation by the date listed in this Notice of Violations unless you request an extension or file a notice of contest. (See "Formal Contest" below.)

EXTENSION OF CORRECTION DATES

- 1) You may request an extension of the correction date(s) set forth in this Notice of Violation(s) when you cannot correct the alleged violation(s) by the date listed because of circumstances beyond your control. The request must be in writing and filed with the TOSHA area office supervisor no later than the end of the business day on the day after the original abatement date. The request must include the following information:
- a) Steps taken to-date to correct the cited conditions.
 - b) Additional time needed to achieve compliance.
 - c) The reasons additional time is necessary.
 - d) All interim steps being taken to safeguard employees against the cited hazard.
 - e) A dated certification that a copy of the request has been posted and, if appropriate, served on the authorized representative of affected employees.

The employer shall post a copy of the request in a conspicuous place for a period of twenty (20) calendar days. The area supervisor then has ten (10) days after the posting period to grant or deny the request and will inform the employer of such, in writing, by the end of the ten (10) day period.

To request an extension of correction date(s), contact Jim Flanagan, Acting Manager of Public Sector at telephone (615) 741-5421 or fax (615) 741-3325

NOTIFY TOSHA OF CORRECTIVE ACTION

You must notify Jim Flanagan, Acting Manager of Public Sector, telephone (615) 741-5421 or fax (615) 741-3325, when correction of each alleged violation has been completed. Enclosed is the Abatement Certification Form to be used to report corrective action taken for each violation. Instructions for completing this form are also enclosed.

You must also notify your employees and their representatives (if represented) of corrective action taken by posting the Abatement Certification Form, or by other effective means.

For items identified in this Notice of Violation(s) as “**Abatement/Correction Documentation Required**”, you must include additional documentation such as photographs, receipts, work orders, etc. to verify the corrective action taken.

EMPLOYER RIGHTS

INFORMAL CONFERENCE

You may request an informal conference to discuss the alleged violations. Informal conferences **must be held within twenty (20) days of the receipt of this Notification of Violation**. To schedule an informal conference, contact Jim Flanagan, Acting Manager of Public Sector by telephone (615) 741-5421 or fax (615) 741-3325. Twenty four (24) hours prior to the informal conference post the “Notice to Employees of Informal Conference” and bring a copy of the Notice to the informal conference. A copy of the Notice is enclosed.

FORMAL CONTEST

You have the right to contest any or all parts of this Notice of Violation before the Tennessee Occupational Safety and Health Review Commission. If you choose to contest, you must submit written notification to the Commissioner of Labor and Workforce Development stating what parts of this Notification of Violation(s) you are contesting. Notification **must be received within twenty (20) calendar days of receipt of this Notification of Violation**. If you do not contest within the twenty (20) calendar day period, this Notice of Violation(s) shall be deemed a final order and not subject to further review by any agency or court (T.C.A. §§ 50-3-307(b) and 50-3-407, and Tennessee Department of Labor and Workforce Development Rules Chapter 0800-01-04).

ADDITIONAL INFORMATION

For additional information, contact Jim Flanagan, Acting Manager of Public Sector, Department of Labor and Workforce Development, Division of Occupational Safety and Health, 220 French Landing Drive, Nashville, TN 37243-0655.

TOTAL VIOLATIONS

Serious	05
Non-Serious	00

State of Tennessee
Department of Labor and Workforce Development
Division of Occupational Safety and Health

Inspection Number: 1004966
CSHO ID: X7219
Optional Report #: 006-2015
Inspection Date(s): 10/24/2014
Issuance Date: 11/17/2014



Notice of Unsafe or Unhealthful Working Conditions

Company Name: Gallatin-City Hall
Inspection Site: 132 West Main Street Room 102, Gallatin, TN 37066

Violation 1 Item 1 Type of Violation: **SERIOUS**

29 CFR 1910.37(b)(2): Each exit must be clearly visible and marked by a sign reading "Exit".

On 10/24/14, the employer did not ensure that an "Exit" sign was posted above the door employees would use in the event of an emergency. The emergency exit door was located on first floor of the Gallatin-City Hall Building.

Date By Which Violation Must be Abated: **December 20, 2014**

Violation 1 Item 2 Type of Violation: **SERIOUS**

29 CFR 1910.37(b)(4): If the direction of travel to the exit or exit discharge is not immediately apparent, signs must be posted along the exit access indicating the direction of travel to the nearest exit and exit discharge. Additionally, the line-of-sight to an exit sign must clearly be visible at all times.

On 10/24/14, there was not a sign indicating the direction of travel to the nearest exit discharge from the bathroom area and banquet hall of the Gallatin-City Hall.

Date By Which Violation Must be Abated: **December 20, 2014**



Notice of Unsafe or Unhealthful Working Conditions

Company Name: Gallatin-City Hall
Inspection Site: 132 West Main Street Room 102, Gallatin, TN 37066

Violation 1 Item 3 Type of Violation: SERIOUS

29 CFR 1910.38(b): The emergency action plan required by 29 CFR 1910.157(a) or (b) when the employer has elected to partially or totally evacuate the workplace in the event of a fire emergency was not in writing.

On 10/24/14, there was not an emergency evacuation plan developed or implemented describing the procedures for how fire, tornado, or other emergencies would be handled.

Note: 29 CFR 1910.38(c)(1) through 29 CFR 1910.38(c)(6) describe the minimum requirements of an emergency action plan-

- (1) Procedures for reporting a fire or other emergency;
- (2) Procedures for emergency evacuation. Including type of evacuation and exit route assignments;
- (3) Procedures to be followed by employees who remain to operate critical operations before they evacuate;
- (4) Procedures to account for all employees after evacuation;
- (5) Procedures to be followed by employees performing rescue or medical duties; and
- (6) The name or job title of every employee who may be contacted by employees who need more information about the plan or an explanation of their duties under the plan.

Date By Which Violation Must be Abated:

December 20, 2014

Violation 1 Item 4 Type of Violation: SERIOUS

29 CFR 1910.38(d): The employer shall have and maintain an employee emergency alarm system. The employee emergency alarm system must use a distinctive signal for each purpose and comply with the requirements in 1910.165.

On 10/24/14, there was not an emergency alarm system installed at the Gallatin-City Hall building to alert employees in the event of a fire.

Date By Which Violation Must be Abated:

December 20, 2014

State of Tennessee
Department of Labor and Workforce Development
Division of Occupational Safety and Health

Inspection Number: 1004966
CSHO ID: X7219
Optional Report #: 006-2015
Inspection Date(s): 10/24/2014
Issuance Date: 11/17/2014



Notice of Unsafe or Unhealthful Working Conditions

Company Name: Gallatin-City Hall
Inspection Site: 132 West Main Street Room 102, Gallatin, TN 37066

Violation 1 Item 5 Type of Violation: **SERIOUS**

29 CFR 1910.1200(f)(6)(ii): Except as provided in 29 CFR 1910.1200(f)(7) and 29 CFR 1910.1200(f)(8), the employer did not ensure that each container of hazardous chemicals in the workplace was labeled, tagged or marked with the product identifier and words, pictures, symbols, or combination thereof, which provide at least general information immediately available to employees under the hazard communication program, would provide employees with the specific information regarding the physical and health hazards of the hazardous chemical.

On 10/24/14, the employer did not ensure that all containers of hazardous chemicals and cleaners were labeled. The unlabeled bottle was located in the Housekeeping Storage Room of the Gallatin-City Hall.

Date By Which Violation Must be Abated:

December 20, 2014


Jim Flanagan, Acting Manager of Public Sector Program
Division of Occupational Safety and Health

FILE COPY



SUSAN HIGH-MCAULEY
CITY ATTORNEY

132 WEST MAIN STREET, ROOM 212
GALLATIN, TN 37066
TELEPHONE: (615) 230-0681
FACSIMILE: (615) 230-0657

December 8, 2014

Mr. Jim Flanagan
Acting Manager of Public Sector Operations
Division of Occupational Safety and Health
Tennessee Department of Labor and Workforce Development
220 French Landing Drive
Nashville, TN 37243-1002

Re: Request for extension for inspection numbers: 1004966 & 1004206 – relative to Violation 1, Item 3&4 at Gallatin City Hall and Violation 1, Item 1 at Gallatin Police Department

Dear Mr. Flanagan,

In response to your letter dated November 17, 2014 regarding the above referenced inspections of Gallatin City Hall and Gallatin Police Department, I am formally requesting an extension to correct Violation 1, Item 3&4 at Gallatin City Hall and Violation 1, Item 1 at Gallatin Police Department.

There has been a formal meeting between the Fire Department, Codes Department, Risk Management, Facilities Maintenance and Purchasing to discuss a plan to install an emergency/fire alarm system for City Hall and also the Police Department. We also discussed a plan in developing evacuation plans for both buildings.

Our purchasing agent will send out a Request for Proposals (RFP) for the fire alarm system for both City Hall and the Police Department. Once the proposals are returned to us, we will decide on which vendor to utilize in order to install the systems. We will then present an Ordinance to our City Council to appropriate the money and begin the installation process immediately. The Ordinance will take approximately four weeks to pass at City Council. We are currently working towards developing an evacuation plan for both buildings and the plan will become effective immediately.

I am requesting an extension of sixty (60) days in order to correct the violations. The additional time is essential and will give the City sufficient time to send out the RFP, appropriate the money by an Ordinance and install the fire alarm systems.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jami Ann Hannah
City of Gallatin, Risk Management Coordinator

CC: Lyndon Satterfield, Facilities Maintenance Supervisor
Billy Vahldiek, Lieutenant Gallatin Police Department
Mayor Jo Ann Graves

The City of Gallatin is accepting bids for Installation of Fire Alarm Systems. Bid packets may be obtained from the Gallatin City Hall, 132 West Main Street, Room 204, Gallatin, TN, 37066 or from our website @ www.gallatinonthemove.com. Bids are to be submitted no later than December 30, 2014 @ 11:00 a.m. in a sealed envelope clearly identified "Installation of Fire Alarm Systems" with the bid due date and time marked on outside of envelope. Mail or hand deliver bids to Gallatin City Hall, Purchasing Department, 132 West Main Street, Room 106, Gallatin, TN, 37066 Any questions please contact J.R. Smith @ 615-451-5899

FILE COPY



SUSAN HIGH-MCAULEY
CITY ATTORNEY

132 WEST MAIN STREET, ROOM 212
GALLATIN, TN 37066
TELEPHONE: (615) 230-0681
FACSIMILE: (615) 230-0657

December 8, 2014

Mr. Jim Flanagan
Acting Manager of Public Sector Operations
Division of Occupational Safety and Health
Tennessee Department of Labor and Workforce Development
220 French Landing Drive
Nashville, TN 37243-1002

Re: Inspection Numbers: 1004966 & 1004206

Dear Mr. Flanagan,

In response to your letter dated November 17, 2014 regarding the above referenced inspections of Gallatin City Hall and Gallatin Police Department, the following actions have been taken to correct the concerns raised during the inspection:

1. An Exit sign has been installed above the door on the first floor of Gallatin City Hall that employees and citizens would use in the event of an emergency.
2. In addition, another Exit sign has been installed at the stairwell of the bathroom and banquet hall of Gallatin City Hall to indicate where to go for an emergency.
3. Our Facilities Maintenance Supervisor has confirmed that all containers of hazardous chemicals and cleaners were labeled. There is a Hazardous Waste Standard Pictogram that has been posted at the housekeeping storage room of Gallatin City Hall to ensure the employees utilize labels for all containers with chemicals.
4. Any and all extension cords have been removed in the Armory Room of the Gallatin Police Department.
5. The fire extinguishers have been inspected and a monthly inspection is occurring from this point forward, indicating the date of inspection on the tag of the fire extinguishers.

A copy of the completed Abatement Certification Form and supporting documentation is also attached. If you have any questions, please do not hesitate to contact me.

Sincerely,

Handwritten signature of JanniAnn Hannah in cursive script.
JanniAnn Hannah
City of Gallatin, Risk Management Coordinator

CC: Lyndon Satterfield, Facilities Maintenance Supervisor
Billy Vahldiek, Lieutenant Gallatin Police Department
Mayor Jo Ann Graves

ABATEMENT CERTIFICATION FORM

Y909 3117
FILE COPY

MANAGER OF PUBLIC SECTOR
 Tennessee Department of Labor and Workforce Development
 Division of Occupational Safety and Health
 220 French Landing Drive
 Nashville, TN 37243-1002

Date: December 5, 2014

SUBMITTED BELOW IS THE ACTION(S) TAKEN TO CORRECT THE ALLEGED VIOLATION(S) LISTED ON THE "Notice of Unsafe or Unhealthful Working Conditions"

Inspection #1004966 - Gallatin City Hall

Violation & Item #	Date Corrected	How Corrected
Violation #1, Item 1	12-4-14	Our Facilities Maintenance employee purchased and installed an Exit Sign above the door on the first floor of City Hall.
Violation #2, Item 2	12-4-14	Our Facilities Maintenance employee purchased and installed an Exit Sign above in the stairwell of the bathroom and banquet hall of City Hall.
Violation #1, Item 5	10-30-14	Our Facilities cleaning employees have confirmed that all containers of chemicals have labels and the Hazard Communication Standard Pictogram has been clearly posted to ensure the employees utilize correct labels.

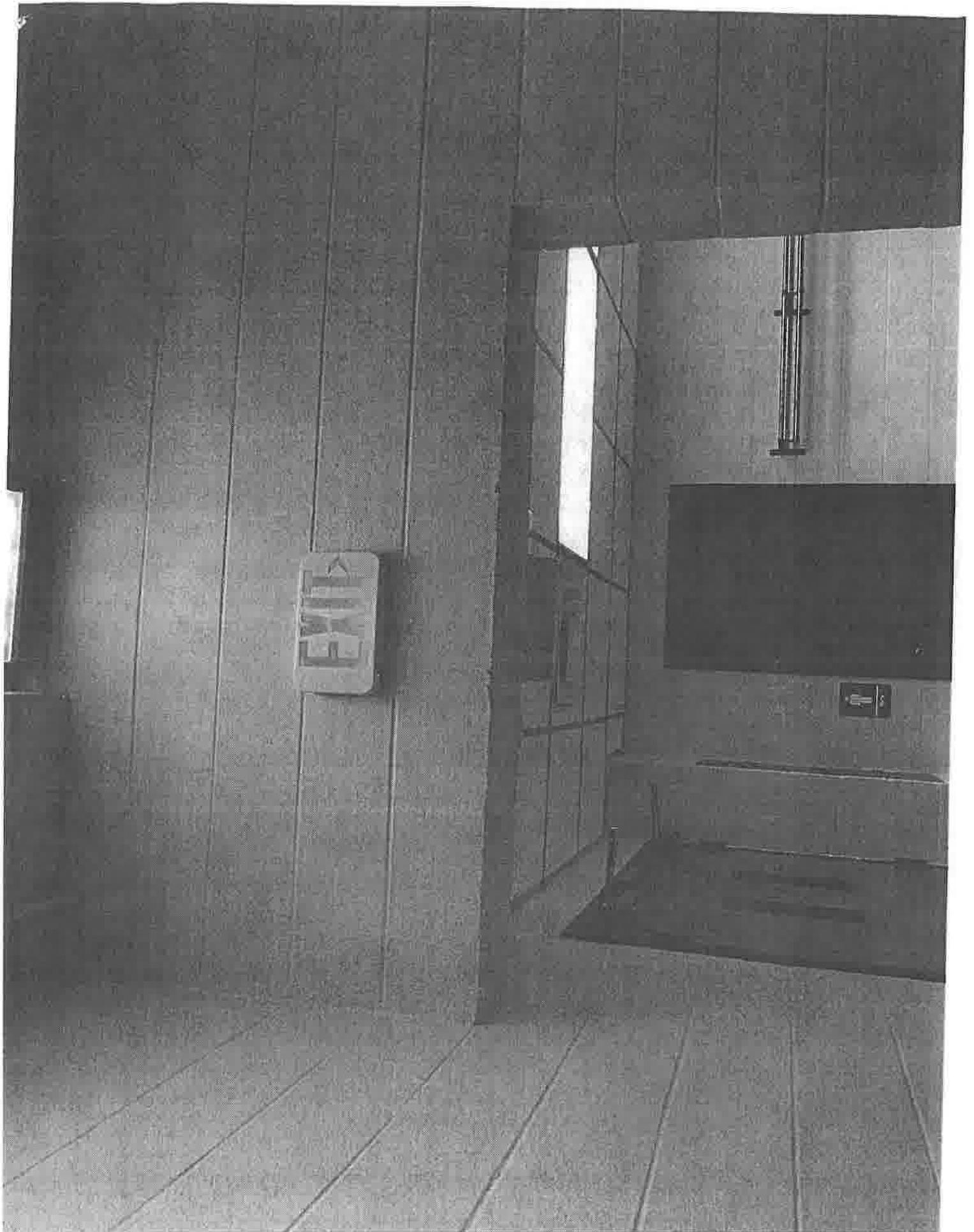
A COPY OF THE VIOLATION(S) WAS (WERE) POSTED AS REQUIRED BY TENNESSEE CODE ANNOTATED §50-3-307(a)(4).

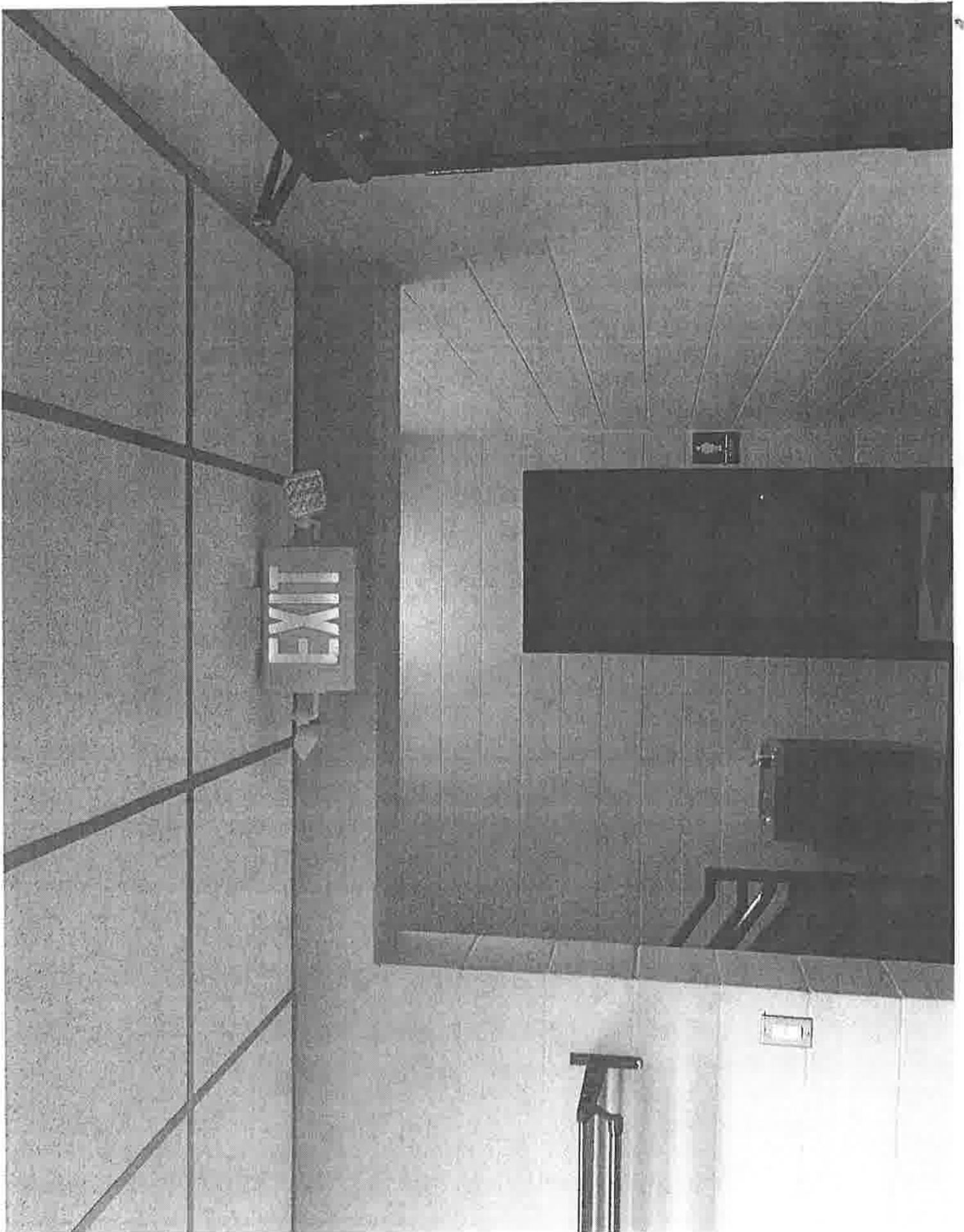


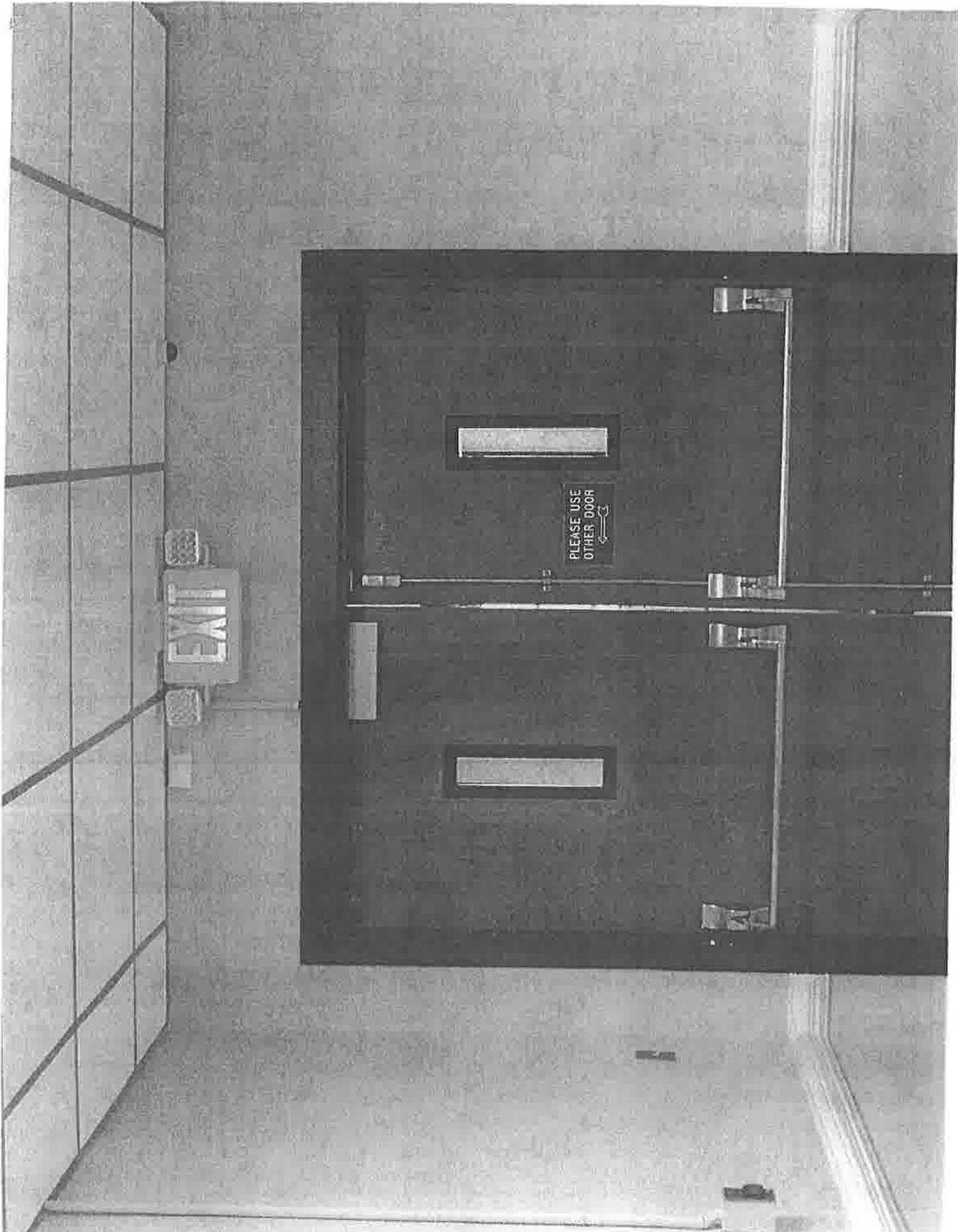
 Employer Official's Signature

Risk Management Coordinator

 Job Title







ABATEMENT CERTIFICATION FORM

MANAGER OF PUBLIC SECTOR
Tennessee Department of Labor and Workforce Development
Division of Occupational Safety and Health
220 French Landing Drive
Nashville, TN 37243-1002

Date: December 5, 2014

SUBMITTED BELOW IS THE ACTION(S) TAKEN TO CORRECT THE ALLEGED VIOLATION(S) LISTED ON THE "Notice of Unsafe or Unhealthful Working Conditions"

Inspection #1004206 - Gallatin Police Department

Violation & Item #	Date Corrected	How Corrected
Violation #1, Item 2	11-17-14	The extension cord has been removed from the Armory Room. Employees understand and have been verbally warned not to use an extension cord.
Violation #2, Item 1	12-3-14	The fire extinguishers have been inspected and a monthly inspection is occurring from this point forward. We have requested our local fire department to perform monthly inspections and indicate the date of inspection on the tag of the fire extinguishers.

A COPY OF THE VIOLATION(S) WAS (WERE) POSTED AS REQUIRED BY TENNESSEE CODE ANNOTATED §50-3-307(a)(4).


Employer Official's Signature

Risk Management Coordinator

Job Title

Scott
B...

BE SURE TO SIGN
OUT ANY AMMO
YOU TAKE
THANK YOU



The City of Gallatin, TN
Gallatin Engineering Bid Opening
Fire Alarm Systems
30-Dec-14

Company Name	Total Price
HSS Inc., 228 W.Main St.Ste.D, Lebanon, TN 37087	Total: \$45,428.40
Gallatin City Hall	\$15,940.90
Fire Hall #1	\$8,652.10
Fire Hall#2	\$4,024.10
Police HQ	\$9,167.20
Police Annex	\$7,644.10
Building Systems Technologies, Inc., 1310 Centerpoint Blvd. Knoxville, TN 37932	Total: \$ 76,250.00
Gallatin City Hall	\$29,500.00
Fire Hall #1	\$11,900.00
Fire Hall#2	\$7,650.00
Police HQ	\$15,900.00
Police Annex	\$11,300.00
EXPLANATION:Fire Alarm Systems	
BID AWARDED TO FOLLOWING VENDOR:	
ACCOUNT NUMBER:	
FUNDS AVAILABLE:	
DEPARTMENT HEAD SIGNATURE:	DATE:

PRICE SHEET

City Hall: \$ 15940.90

Fire Hall #1:\$ 8652.10

Fire Hall #2:\$ 4024.10

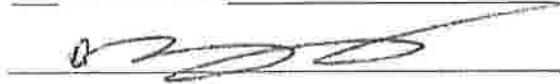
Police Station: \$ 9167.20

Police Annex\$ 7644.10

Name of Company: HSS INC TN License CO595

Address: 228 West Main St Suite D

Telephone: 615-444-1400

Signature: 

Print Name: Cecil Hussey

Title: President

Date: 11/24/2014

PRICE SHEET
29,500.00 min code requirements.

City Hall: \$ +6,500 add early warning smoke detection

Fire Hall #1: \$ 11,900.00

Fire Hall #2: \$ 7,650.00
15,900.00 min code requirements.

Police Station: \$ +2,800 add early warning smoke detection

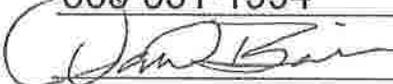
11,300.00 min code requirements.

Police Annex \$ +600 add early warning smoke detection

Name of Company: Building Systems Technologies, Inc

Address: 1310 Centerpoint Blvd, Knoxville, TN 37932

Telephone: 865-531-1994

Signature: 

Print Name: David Baker

Title: Technical Sales Rep

Date: 12/30/2014

Please see attachments for company information, references, and product documentation/system pricing.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

1/13/2015

DEPARTMENT: Finance

AGENDA # 3

SUBJECT:

Ordinance appropriating various donations

SUMMARY:

Ordinance to appropriate funds received from donations

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. O15Ø1-4

ORDINANCE APPROPRIATING FUNDS OF \$821.04 FROM DONATIONS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$721.04 is hereby appropriated from account 110-36710, Donations from Businesses, and \$100.00 is hereby appropriated from account 110-36730, Donations From Individuals, as follows:

\$100.00 to the Gallatin Fire Department Fire Prevention Supplies, 11042220-328,
\$485.52 to the Gallatin Fire Department Small Equipment, 11042220-312,
\$235.52 to the Gallatin Police Department Public Relations, 11042110-236, and

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

PASSED FIRST READING: _____

PASSED SECOND READING: _____

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

JANUARY 13, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 4

SUBJECT:

Ordinance No. O1501-3 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 10.525 (+/-) acres from Agricultural Residential (A) zone district to Multiple Residential and Office (MRO) zone district with a Preliminary Master Development Plan.

SUMMARY:

Applicant requests approval to amend the Gallatin Zoning Ordinance to rezone one (1) parcel (Tax Map 125 - Parcel 020.07) and approval of a Preliminary Master Development Plan for Long Hollow Farms, containing 10.525 (+/-) acres, located south of Harris Lane and west of GreenLea Boulevard. The Gallatin Municipal-Regional Planning Commission recommended approval at the December 8, 2014 Planning Commission Meeting. (PC0374-14)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01501-3

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 10.525 (+/-) ACRE PARCEL, LOCATED SOUTH OF HARRIS LANE AND WEST OF GREENLEA BOULEVARD, FROM THE AGRICULTURAL RESIDENTIAL (A) ZONING DISTRICT TO THE MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW FARMS SUBDIVISION, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone 10.525 (+/-) acre lot located on Harris Lane; and

WHEREAS, the property to be rezoned is located south of Harris Lane and west of GreenLea Drive and is currently zoned Agricultural Residential (A); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-108; and

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

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

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

Section 1. The City Council of the City of Gallatin does hereby approve the rezoning of a 10.525 (\pm) acre parcel from the Agricultural Residential (A) zoning district to the Multiple Residential and Office (MRO) zoning district as described in Exhibit 'A' and approves the Preliminary Master Development Plan as described in Exhibit 'B'.

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

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

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this

ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

Legal Description -- Tax Map Parcel 125//020.07, 10.525 (+/-) Acres

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Harris Lane, the most northwest corner of this tract, and being a corner to Randall Glenn Jones (deed book 357, page 302); thence, with said Harris Lane, S58 deg. 43 min. 11 sec. E, a distance of 102.20 feet to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 523.53 feet a central angle of 22 deg. 58 min. 33 sec., and a chord of 208 53 feet bearing N 47 deg. 43 min. 46 sec. W; thence southeast along said curve, a distance of 209.34 feet to an iron pin set in the margin of said Harris Lane, a corner to tract 7; thence, leaving said Harris Lane, S 8 deg. 48 min 44 sec. W, a distance of 1590.15 feet to an iron pin set; thence, N 82 deg. 43 min. 08 sec. W, a distance of 246.57 feet to an iron pin set in the line of said Jones; thence, with said Jones, N 8 deg. 08 min. 00 sec. E, a distance of 1850.91 feet to the point of beginning, containing 10.53 acres, more or less, and being described as Tract No.8 according to a survey by Ray G. Cole, Registered Land Survey No. 924. Dated June 3, 1998.

Being the same property conveyed to Emmett I. Jenkins and Debra B. Jenkins, husband and wife by Transfer dated 06/11/2004 from Jimmie' D. Hunter and Carolyn Hunter, husband and wife of record in Record Book 2030, Page 425, Register's Office for Sumner County, Tennessee.

EXHIBIT 'B'

The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Miller Development Long Hollow Farms Subdivision, consisting of a one sheet plan prepared by GAM Engineering, Inc. of Hendersonville, TN with job No. 14-222, dated 11-17-14 with final revision date of 12-23-14 with following conditions:

- a. Indicate the right-of-way width and street and sidewalks widths on the plan Typical Lot and Utility Installation Detail, by widening the street pavement width from 20 feet to 26 feet, providing 5 foot sidewalks and a grass strip width meeting the requirements of the Engineering Division, and adding a plan note indicating the traffic calming measures will be identified with the Final Master Development Plan. (The proposed speed hump does not comply with Engineering Division standards)
- b. Provide on-street parallel Auxiliary Parking within the development and bring the revised parking plan to the January 12th Planning Commission Work Session for review by the Planning Commission.

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL, TO REZONE A 10.525 (+/-) ACRE PARCEL FROM AGRICULTURAL RESIDENTIAL (A) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) WITH A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE LONG HOLLOW FARMS SUBDIVISION LOCATED SOUTH OF HARRIS LANE AND WEST OF GREENLEA BOULEVARD. (PC0374-14)

WHEREAS, The applicant has submitted an application for rezoning with 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 with Preliminary Master Development Plan submitted by the applicant, GAM Engineering, Inc., at its regular meeting on December 8, 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 proposed rezoning with preliminary master development plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.
2. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan.
3. 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, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.
6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.
7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located and The bulk regulation exceptions meets the requirements in Section 12.02.020.F.1 (a)(b) and the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a rezoning of the subject property from the Agricultural Residential (A) district to the Multiple Residential and Office (MRO) district as described in Exhibit ‘A’ with a Preliminary Master Development Plan for Long Hollow Farms Subdivision to Gallatin City Council with the following condition:

1. The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Miller Development Long Hollow Farms Subdivision consisting of a one sheet plan prepared by GAM Engineering, Inc. of Hendersonville, TN with job No. 14-222, dated 11-12-14 with revision date of 11-26-14 with following modifications.
 - a. Update Open Space percentage within the Site Data Table to indicate an open space percentage of 19.1 percent.
 - b. Correct the plan site data chart or plan drawing to indicate the correct rear yard setback of either 20 feet or 25 feet.

- c. Modify the plan to provide the code required block lengths. This will require creating street stub from Liberty Creek Drive to at least one adjacent parcel to the east and west sides of the proposed plat.
- d. Indicate the right-of-way width and street and sidewalks widths on the plan Typical Lot and Utility Installation Detail, provide a paved cul de sac radius of at least 47 feet and add a plan note indicating the traffic calming measures will be identified with the Final Master Development Plan.
- e. Correct the plans to indicate a 'Black 4 Rail Wood Fence' and not a 'Black 3 Rail Wood Fence'.
- f. Provide Auxiliary Parking within the development and bring the revised parking plan to the January 12th Planning Commission Work Session for review by the Planning Commission.
- g. 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: 5

NAY: 0

DATED: 012/08/2014


Dick Dempsey, Chairman


Johnny Wilson, Secretary

APPROVED AS TO FORM:


SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Tax Map Parcel 125//020.07, 10.525 (+/-) Acres

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Harris Lane, the most northwest corner of this tract, and being a corner to Randall Glenn Jones (deed book 357, page 302); thence, with said Harris Lane, S58 deg. 43 min. 11 sec. E, a distance of 102.20 feet to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 523.53 feet a central angle of 22 deg. 58 min. 33 sec., and a chord of 208 53 feet bearing N 47 deg. 43 min. 46 sec. W; thence southeast along said curve, a distance of 209.34 feet to an iron pin set in the margin of said Harris Lane, a corner to tract 7; thence, leaving said Harris Lane, S 8 deg. 48 min 44 sec. W, a distance of 1590.15 feet to an iron pin set; thence, N 82 deg. 43 min. 08 sec. W, a distance of 246.57 feet to an iron pin set in the line of said Jones; thence, with said Jones, N 8 deg. 08 min. 00 sec. E, a distance of 1850.91 feet to the point of beginning, containing 10.53 acres, more or less, and being described as Tract No.8 according to a survey by Ray G. Cole, Registered Land Survey No. 924. Dated June 3,1998.

Being the same property conveyed to Emmett I. Jenkins and Debra B. Jenkins, husband and wife by Transfer dated 06/11/2004 from Jimmie' D. Hunter and Carolyn Hunter, husband and wife of record in Record Book 2030, Page 425, Register's Office for Sumner County, Tennessee.



ITEM 7

STAFF REPORT TO CITY COUNCIL

Rezoning with a Preliminary Master Development Plan for Long Hollow Farms Subdivision

(PC0374-14)

Located South of Harris Lane and West of Green Lea Boulevard

Date: January 5, 2015

REQUEST: OWNER AND APPLICANT REQUESTS REZONING AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW FARMS SUBDIVISION, ON A 10.525 (+/-) ACRE PARCEL, TO CREATE A 55 LOT SUBDIVISION, LOCATED SOUTH OF HARRIS LANE AND WEST OF GREENLEA BOULEVARD.

OWNER: PIEDMONT PROPERTIES, LLC (DAVID MILLER)
APPLICANT: GAM ENGINEERING (GREGG CLINGERMAN, P.E.)
STAFF RECOMMENDATION: RECOMMEND APPROVAL OF ORDINANCE O1501-2
STAFF CONTACT: KEVIN CHASTINE
PLANNING COMMISSION DATE: DECEMBER 8, 2014
CITY COUNCIL DATE: JANUARY 13, 2014 (COUNCIL COMMITTEE)

PROPERTY OVERVIEW: The owner and applicant is requesting to rezone a 10.525 (+/-) acre parcel (Tax Map 127, Parcel 20.07) from Agricultural Residential (A) zone district to Multiple Residential and Office (MRO) zone district with a Preliminary Master Development Plan to create 55 One-Family Detached Dwelling lots. The property is located south of Harris Lane and west of GreenLea Boulevard. One-Family Detached Dwellings are a permitted use in the MRO zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Submittals

The property was annexed in 2008 (Ordinance #O0802-014) and the current 'A' zoning was established at the time of annexation. The Gallatin on the Move 2020 Plan was adopted in February 23, 2009 and the property was established with a Regional Activity Center designation. The property immediately to the west was established with Suburban Neighborhood Emerging character area.

The Planning Commission received the request on December 8, 2014 and recommended approval, with conditions, of the draft ordinance (Attachment 7-2)

There have been no previous project submittals for this property.

DISCUSSION:

Proposed Development

The applicant proposes to rezone a 10.525 (+/-) acre parcel from Agricultural Residential (A) to Multiple Residential and Office (MRO) and obtain approval of a PMDP to create 55 One-Family Detached Dwelling lots. The subdivision will be developed in one (1) phase. The proposed lots will be a minimum of 45 feet wide and contain a minimum of approximately 4,953 square feet (Lot 42). Lots on the west of the proposed roadway will be at least 50 feet in width. The lots will flank a single roadway (Liberty Creek Drive) with a cul-de-sac at the southern property boundary with stubs to allow for future street extension to adjacent properties. The estimated construction schedule is to begin in May 2015 and have full build out at the end of 2016.

Natural Features

The natural topography for the existing vacant farmland slopes from the highest point of elevation (526'), near proposed lots 22 and 38, down to the lowest point (484') at Harris Lane at the north and to the south to 508' near the southern property boundary where the cul de sac is proposed. This downward slope relates to the presence of Liberty Branch Creek to the north of Harris Lane. Based on FEMA FIRM Map 471650295G a small portion of the site, parallel to Harris Lane and located within Open Space "A" and "B", is located within floodplain Zone A of Liberty Branch Creek. No development other than the street is proposed in this area.

Adjacent or Area Uses

The surrounding area to the north, on the other side of Liberty Branch Creek, is vacant pasture. To the south, east, and west are single family residential homes located on large lots as well as a few vacant properties. The project site is surrounded by Mixed Use (MU) zoning to the north, Planned General Commercial (PGC) zoning to the south, and Agricultural Residential (A) zoning to the east and west.

Architectural Designs

The project description indicates all homes will be brick, two (2) stories in height and contain approximately 2,000(+/-) square feet of living space with front loading garages.

The applicant has provided eight (8) sample architectural images for homes proposed for Long Hollow Farms. Not all sample architectural images show all brick construction, but could be constructed of all brick to match the project description. The developer has told staff he is beginning to develop the final architectural elevation for Long Hollow Farms which will be provided as part of the Final Master Development Plan. All eight (8) sample architectural designs meet the architectural requirements in Section 13.08.010 of the Gallatin Zoning Ordinance, however each structure may not fit on all of the lots.

Planning Commission approved the architectural designs included as Attachment 7-3, with the understanding that the final architectural designs will be submitted with the Final Master Development Plan for Long Hollow Farms.

Lot Layout

The applicant is requesting an exception to the bulk regulations of the MRO zoning district. The requested MRO zoning requires a minimum lot size of 6,000 square feet, per Gallatin Zoning Ordinance Section 12.02.020.F.1 (a) and (b). The applicant is requesting to reduce the lot size to 5,000 square feet (Lot 42 and 43 measures to slightly less than 5,000 square

feet). The requested MRO zoning requires 60 foot wide lots. The applicant is requesting to reduce some lot widths to as narrow as 45 feet (See typical lot and utility installation detail). The requested MRO zoning requires 10 foot side yards. The applicant is requesting to reduce the side yard setbacks to 8 feet as indicated in the typical lot cross section. The applicant is providing a rear yard of 20 feet in comparison to the MRO zoning required 15 foot rear yard setback.

The Planning Commission determined the requested bulk regulation exceptions meet the requirements in Section 12.02.020.F.1 (a) and (b) of the Gallatin Zoning Ordinance.

Rights-of-Way/Streets/Roads

The proposed Liberty Creek Drive will consist of approximately 1,800 linear feet-long street within a 50 foot wide right-of-way with a minimum pavement width of 20 feet. The typical roadway section on the plan indicated four (4) foot wide sidewalks and a three (3) foot grass strip between the curb and sidewalk. The cross section will need to be modified to meet code. Five (5) foot wide sidewalks are required on both sides of Liberty Creek Drive. A cul de sac will form a temporary terminus of the street. However, the right-of-way extends to the south boundaries of the subdivision for future extension per Section 4-103.5 of the Subdivision Regulations. The proposed street design exceeds the maximum code required block length standard of the subdivision regulations. No block shall be greater than 1600 feet in length per Section 4-102.4., which would require street stubs to be provided to the properties to the east and west to comply with code. The street stubs can be off-set provided that the off-set is of sufficient length of 200 feet is provided so that a jogged intersection is not created. The cul de sac is shown with a 47' radius. Any deviations from these standards will require a variance from the subdivision regulations under section 1-112 (Attachment 7-4).

The applicant has proposed eight (8) parking spaces at the cu-de-sac and six (6) parking spaces near the north end of the subdivision, and four (4) parking spaces at the cemetery site (Open Space 'C'). Staff believes that additional parking would be beneficial to the development and provide for better traffic flow, but these spaces should not be designed to back into the street and should not extend partially into a common area tract and right-of-way. Staff prefers that parallel on-street parking spaces be strategically placed throughout the development. The applicant may provide off-street parking completely in the open space tracts to be maintained by the homeowners association, but these spaces should not be designed to allow backing into the street.

Engineering staff also does not support the proposed speed hump as a traffic calming device. The applicant shall install traffic calming features acceptable to the Engineering Department.

Easements (P.U.D.E's)

All lots will include a 20 foot wide P.U.D.E's along the rear property lines and five (5) foot P.U.D.E.'s along both side property lines which will provide for swale drainage. Drainage swales, with easements, are proposed for the rear of all lots to direct stormwater to drainage inlets located within the right-of-way of Liberty Creek Drive that will take the runoff to either of the detention areas. A more detailed drainage plan will be submitted with construction drawings and with the Final Master Development Plan for each phase. No P.U.D.E.'s are shown along the front property lines. Although not required by code, utility

easements, at least 10 feet wide, should be provided along all lot frontages. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

Stormwater Detention

There are two (2) proposed stormwater detention areas, both of which are located on the eastern portion of the site. Detention Area 1 is located within Open Space "B" at the northeast corner of the property, just outside of the floodplain of Liberty Branch Creek. Detention Area 2 is located in Open Space "D" at the southeastern corner of the property, south of Lot 31 and east of the cul-de-sac.

Open Space and Bufferyard

The Preliminary Master Development Plan shows five (5) proposed open space tracts (A through E). Open Space "B" and "D" contain the two (2) stormwater detention areas, Open Space "C" contains an existing cemetery and Open Space "A" and "E" are areas that will remain undeveloped. A temporary cul-de-sac easement will extend across portions of Open Space 'E'. All open space tracts will be maintained by the homeowners associations except for open space 'C' which will be maintained by either the homeowners association or other designated private entity. Staff supports that private parking could be contained wholly within Open Space Tracts 'A' and 'E' in addition to the recommended on-street parking.

Bufferyards are shown on the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance. The applicant has submitted a preliminary bufferyard plan, which includes some alternatives to the requirements of the Gallatin Zoning Ordinance.

The property is surrounded by properties zoned Agricultural Residential with the exception of two (2) parcels that are zoned PGC. A Type 50 Bufferyard is required adjacent to the Agricultural Residential zoned properties and a Type 15 bufferyard is required adjacent to the PGC zoned properties per Table 13-05, Bufferyard Requirements of the Gallatin Zoning Ordinance.

The applicant is proposing a 20 foot bufferyard which includes the 20 foot rear yard and Public Utility and Drainage Easement. Within the 20 foot wide bufferyard large deciduous trees will alternate with evergreen trees as described in General Note #6. Also, a black 3 rail wooden fence will encircle the north, south, and eastern property lines (see detail on plan sheet).

The Planning Commission determined the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments. Any outstanding comments have been included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Engineering Division comments, except those listed in Attachment 7-5 and included in the report. These are included as conditions of approval.

FINDINGS:

1. The proposed rezoning with preliminary master development plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.
2. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan with recommended modifications.
3. 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, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines.
4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.
6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.
7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The bulk regulation exceptions meets the requirements in Section 12.02.020.F.1 (a) and (b) and the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. O15Ø1-2 rezoning a 10.55 acre parcel (Tax Map 125, parcel 20.07) from Agricultural Residential (A) to Multiple Residential and Office (MRO) with the Preliminary Master Development Plan for Long Hollow Farms based on the above findings and with the following conditions:

1. The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Miller Development Long Hollow Farms Subdivision consisting of a one sheet plan prepared by GAM Engineering, Inc. of Hendersonville, TN with job No. 14-222, dated 11-12-14 with final revision date of 12-23-2014 with following modifications.
 - a. Indicate the right-of-way width and street and sidewalks widths on the plan Typical Lot and Utility Installation Detail, by widening the street pavement width from 20 feet to 26 feet, providing 5 foot sidewalks and a grass strip width meeting the requirements of the Engineering Division, and adding a plan note indicating the traffic calming measures will be identified with the Final Master Development Plan. (The proposed speed hump does not comply with Engineering Division standards)
 - b. Provide on-street parallel Auxiliary Parking within the development and bring the revised parking plan to the January 12th Planning Commission Work Session for review by the Planning Commission.

ATTACHMENTS

- | | |
|-----------------------|--|
| Attachment 7-1 | Location Map/Plan |
| Attachment 7-2 | Planning Resolution 2014-108 and City Council Ordinance No. O15Ø1-2 |
| Attachment 7-3 | Architectural Designs |
| Attachment 7-4 | Subdivision Regulation Variance Standards |
| Attachment 7-5 | Engineering Division Comments |

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

JANUARY 13, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 5

SUBJECT:

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

SUMMARY:

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

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01501-2

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 3.22 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND BOTH EAST AND WEST OF CARELLTON DRIVE, FROM THE RESIDENTIAL 8 – PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) ZONING DISTRICT TO THE MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON COMMERCIAL, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone 3.22 (+/-) acres located north of Long Hollow Pike and both east and west of Carellton Drive; and

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

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

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

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

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

Section 1. The City Council of the City of Gallatin does hereby approve the rezoning of a 3.22 (±) acres from the Residential 8 – Planned Residential Development (R8-PRD) zoning district to the Multiple Residential and Office (MRO) zoning district as described in Exhibit ‘A’ and approves the Preliminary Master Development Plan as described in Exhibit ‘B’.

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

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

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

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

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

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

Tract 1

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

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

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

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

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

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

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

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

Tract 2

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

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

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

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

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

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

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

EXHIBIT 'B'

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

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

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL OF A REQUEST TO AMEND THE ZONING AND TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION BY REZONING 3.22 (+/-) ACRE PORTION OF THE CARELLTON SUBDIVISION, PHASE 1-A OPEN SPACE FROM RESIDENTIAL-8 PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) WITH A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON COMMERCIAL DEVELOPMENT TO THE GALLATIN CITY COUNCIL, LOCATED NORTH OF LONG HOLLOW PIKE, EAST AND WEST OF CARELLTON DRIVE. (PC0346-14)

WHEREAS, The applicant has submitted an application for rezoning with 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 with a Preliminary Master Development Plan submitted by the applicant, Dewey-Estes Engineering, at its regular meeting on December 8, 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 proposed rezoning is internally consistent with Gallatin on the Move 2020 General Development and Transportation Plan and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance. The proposed zoning is consistent with the Suburban Neighborhood Emerging Character Area assigned to the property.
2. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change
3. The proposed zoning amendment is in general conformance with the general plan of the area and that the public necessity, convenience, and the general welfare, require the adoption of the proposed amendment.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property,
5. Due public notice of the proposed zoning change has been provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance,
6. The Gallatin Regional-Municipal Planning Commission held a public meeting and has reviewed and recommended to the City Council action on the proposed rezoning request,
7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
8. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve standards required of the plan.

Section 2. Action — The Gallatin Municipal-Regional Planning Commission hereby recommends. Staff recommends that the Planning Commission approve Resolution 2014-94 and recommend approval of the rezoning a 3.22 (+/-) acre portion of the Carellton Subdivision, Phase 1-A open space tract from Residential-8 Planned Residential Development (R8-PRD) to Multiple Residential and Office (MRO) with Preliminary Master Development Plan for Carellton Commercial to the Gallatin City Council, consistent with the Carellton Commercial PMDP consisting of a four (4) sheet plan, prepared by Dewey-Estes Engineering of Nashville, TN, with project No. 12017 and dated November 13, 2014 based on the above findings and with the following conditions:

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

4. The existing striping on Long Hollow Pike appears to be incorrectly located.
5. The applicant shall submit a subdivision plat to create the proposed commercial lots.
6. Submit three (3) corrected and folded half-size copies, of the Preliminary Master Development Plan to the 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: 5

NAY: 0

DATED: 12/8/2014

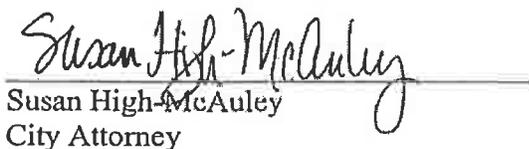


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



Susan High-McAuley
City Attorney

Exhibit A: Legal Description



ITEM 8

STAFF REPORT TO CITY COUNCIL

Rezoning and Preliminary Master Development Plan for Carellton Commercial

(PC0346-14)

Located North of Long Hollow Pike, East & West of Carellton Drive

Date: January 5, 2015

PUBLIC HEARING

REQUEST: OWNER/APPLICANT REQUESTS REZONING A 3.22 (+/-) ACRE PORTION OF THE CARELLTON SUBDIVISION, PHASE 1 OPEN SPACE TRACT, FROM RESIDENTIAL 8 – PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON COMMERCIAL, CONSISTING OF TWO (2) COMMERCIAL LOTS FOR TWO (2) 7,800 SQUARE FOOT COMMERCIAL BUILDINGS LOCATED NORTH OF LONG HOLLOW PIKE AND EAST AND WEST OF CARELLTON DRIVE.

OWNER: NORTHERN PROPERTY, LLC (GARY PALMER)

APPLICANT: DEWEY/ESTES ENGINEERING (MICHAEL DEWEY)

STAFF RECOMMENDATION: APPROVAL OF ORDINANCE O1501-2 WITH CONDITIONS

STAFF CONTACT: KEVIN CHASTINE, AICP

PC MEETING DATE: DECEMBER 8, 2014

CITY COUNCIL MTG. DATE: JANUARY 13, 2015 (COUNCIL COMMITTEE)

PROPERTY OVERVIEW: The owner/applicant is requesting the rezoning and an amendment to the Carellton Subdivision Preliminary Master Development Plan (PMDP) to rezone 3.22 (+/-) acre portion of the Carellton Phase 1A Subdivision open space tract (part of Tax Map 124G, Group A and Parcel 1.01) from Residential-8 Planned Residential Development (R8-PRD) zone district to Multiple Residential and Office (MRO) zone district with a Preliminary Master Development Plan for Carellton Commercial, consisting of two (2) commercial lots for two (2) 7,800 square foot commercial buildings located north of Long Hollow Pike and east and west of Carellton Drive (Attachment 8-1).

Since there is not a specific end user for this site, the applicant has requested 11 Permitted Uses and seven (7) conditional uses for the project sites. The permitted uses are: Administrative, Community Assembly, Community Education, Essential Service, Non-assembly Cultural, Nursing Home, Business and Communication

Services, Financial, Consulting, and Administrative (such as banks and other offices), Food Service (including drive thru and other restaurants), General Personal Service, and Medical Services (such as a doctor or dentist office). The conditional uses requested are Intermediate Impact Community Facility, Limited Child Care and Adult Care, Utility and Vehicular, Convenience Sales and Services, Group Assembly Extensive (over 500 people), Group Assembly Limited (under 500 people), and Limited Retail Sales. Although the aforementioned uses are either permitted or allowed as conditional uses in the MRO zone district, many may not be appropriate at the entrance into the Carellton Residential Subdivision. The Planning Commission approved the requested conditional uses as part of this PMDP, under G.Z.O., Section 12.02.020.F.2.

CASE BACKGROUND:

Previous Approvals

Prior to annexation, the Sumner County Planning Commission approved the Preliminary Master Development Plan for The Paddock at the December 19, 2006 meeting. At this time the proposed development was located outside the Gallatin City Limits and the Gallatin Planning Region. The Final Master Development Plan for The Paddock was approved with conditions by the Sumner County Planning Commission at the January 23, 2007 meeting.

The City of Gallatin annexed this property on May 2, 2008 and established the Residential-8 Planned Residential Development (R8-PRD) zoning with Preliminary Master Development Plan for The Paddock on April 15, 2008, effective upon annexation. One-family attached and detached dwellings are permitted uses in the R8-PRD zone district.

The Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approved Paddock Final Master Development Plan (PC9803-11) at the May 23, 2011 meeting, which included an open space tract along Long Hollow Pike.

The Gallatin Planning Commission approved an Amended Preliminary Master Development Plan that amended the roadway layout, lot sizes, and architecture for the Carellton Subdivision at the January 27, 2014 meeting (PC0214-13). The Amended Preliminary Master Development Plan passed second reading at the March 18, 2014 City Council meeting, which included the subject property as part of an open space tract (Attachment 8-2).

On December 8, 2014 the Planning Commission recommend City Council approve the requested ordinance rezoning and PMDP with conditions. (Attachment 8-3)

DISCUSSION:

Proposed Development

The applicant is proposing to amend the approved Carellton Subdivision PMDP by rezoning a 3.22 (+/-) acre portion of open space tract from Residential-8 Planned Residential Development (R8-PRD) to Multiple Residential and Office (MRO) with a PMDP to create two (2) commercial lots to accommodate two (2) 7,800 square foot commercial buildings. (Attachment 8-2).

Natural Features

The natural topography for the existing vacant property slopes from the highest point of elevation (540') located along the southern boundary (adjacent to Long Hollow Pike), with a steady and even decline, towards the lowest point of elevation (510') located at the northwest corner of Lot 1. The decline in elevation relates to the presence of a stream that runs just north of the project site and parallel with the proposed northern property lines. Based on FEMA FIRM Map 471650293G the northerly 10 to 20 feet of Lot 1 and northerly 75 feet of Lot 2, parallel with the northern property boundary, is located within flood Zone A.

Adjacent or Area Uses

The project site is surrounded by property zoned Residential-8 Planned Residential Development (R8-PRD) zoning to the north, east and west, and Mixed Use (MU) zoning, south across Long Hollow Pike.

The adjacent surrounding area to the north is part of the Carellton Subdivision, Phase 1-A and contains both a detention area in open space tract 'A' and Lot 1, which contains a private home. The areas to the east and west of the site are part of the open space tract which included Public Utility and Drainage Easements (Attachment 8-4). The areas located south of the project site, across Long Hollow Pike, are undeveloped at this time, but were approved for commercial uses in 2008 and 2010. However, those Preliminary Master Development Plan approvals have expired and would require re-approval by the Planning Commission and, potentially, by City Council.

Architectural Designs

Since an end user has not been determined the applicant did not provide specific architectural elevations, but did provide three (3) photographs of commercial and/or office buildings that are representative of the architecture for the proposed buildings. (Attachment 8-3).

All three (3) sample buildings are 100 percent masonry (both brick and stone) and symmetrical in design (Attachment 8-5). Two (2) of the buildings are shown as single tenant buildings and one (1) is shown as a multi-tenant building. This PMDP does not designate between single or multi-tenant building type.

Planning Commission considered the conceptual architecture as shown in the three (3) representative photographs as an acceptable design for the PMDP. The final architectural elevations will be submitted and reviewed as part of a Final Master Development Plan.

Access

The Preliminary Master Development Plan shows two (2) access points for Lot 1 and one (1) access point for Lot 2. The primary driveway (full) access for Lot 1 is from Carellton Drive and extends through a TVA easement. The second access point is from Long Hollow Pike.

The applicant has noted on the plan that the median geometry for this access is conceptual and that final geometry will be provided with the Final Master Development Plan. Also, the applicant has noted on the PMDP that the right-in/right-out access onto Long Hollow Pike is conditioned upon approval and issuance of a TDOT driveway permit. The primary driveway

(full) access for Lot 2 is from Carellton Drive. The Engineering Division also provided comments on the access (refer to page 5). A sidewalk would be constructed along Long Hollow Pike. The sidewalk may be required to be placed in an easement due to the close proximity of the roadway. At the October 13, 2014 Planning Commission Work Session, some commissioners voiced concerns about permitting the right-in/right-out access onto Long Hollow Pike (Attachment 8-6).

Easements (P.U.D.E's)

There is a TVA easement that crosses Lot 1 diagonally from southeast to northwest. A portion of the parking and driveway for Lot 1 will be located under the existing TVA power lines. A sign easement also exists on the corners of proposed lots 1 and 2 to accommodate subdivision identification signs.

A 15 foot wide public utility and drainage easement is proposed to extend from the northeast corner of Lot 1, parallel with Carellton Drive, up to the south boundary of Phase 1-A lot of the Carellton Subdivision to accommodate an extension of a sanitary sewer line. Also, an existing public utility and drainage easement at the southwest corner of Lot 1 accommodates an existing AT&T cabinet.

Stormwater Detention

The stormwater infrastructure system is conceptual at this time and the applicant has noted on the plan that all stormwater transport, detention, and treatment shall meet the current stormwater ordinance requirements at the time of the Final Master Development Plan.

As proposed, the stormwater system for Lot 1 consists of seven (7) catch basin inlets that drain and discharge at the northwest corner of Lot 1 and into the adjacent stream. The stormwater system for Lot 2 consists of four (4) inlets that will discharge into the adjacent stream. The inlets are located along the curb at the back of the site and at the northeast corner of Lot 2.

Bufferyard and Landscaping Plan

Bufferyards are required to be shown as part of the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

The applicant has submitted a very conceptual preliminary bufferyard plan, which does not include specific plant schedules or show how the site will meet the landscaping requirements of the Multiple Residential and Office (MRO) zone district (Attachment 8-1; sheet C3.0).

By plan notation the evergreen shrubs will provide screening for the parking area along Long Hollow Pike and deciduous trees will be within front yards. Due to sight distance requirements at the driveway entrance and the existing AT&T box on the southwest corner of Lot 1 the trees will be spaced at irregular intervals and at varying distances back from the right-of-way. The plan also shows the four (4) required internal parking area trees for both Lot 1 and Lot 2.

Sheet C3.0 should be revised to show the required bufferyards along Long Hollow Pike as well as the side and rear property lines necessary to meet the bufferyard requirements of the Gallatin Zoning Ordinance and the evergreen shrub screening along the parking area of Lot 2, adjacent to Long Hollow Pike.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments, with the exception of those included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The outstanding Engineering Division comments include:

1. Provide appropriate driveway throat length of 60 feet for the driveway access onto Long Hollow Pike per *Gallatin on the Move 2020 Plan*. (The current layout appears to be approximately 10 feet short.)
2. The existing striping on Long Hollow Pike appears to be incorrectly located.

FINDINGS:

1. The proposed rezoning is internally consistent with Gallatin on the Move 2020 General Development and Transportation Plan and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance. The proposed zoning is consistent with the Suburban Neighborhood Emerging Character Area assigned to the property.
2. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change
3. The proposed zoning amendment is in general conformance with the general plan of the area and that the public necessity, convenience, and the general welfare, require the adoption of the proposed amendment.
4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property,
5. Due public notice of the proposed zoning change has been provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance,
6. The Gallatin Regional-Municipal Planning Commission held a public meeting and has reviewed and recommended to the City Council action on the proposed rezoning request,

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located with conditions.
8. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve standards required of the plan, with conditions.

RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. Ø1501-3 to rezone a 3.22 (+/-) acre portion of the Carellton Subdivision, Phase 1-A open space tract from Residential-8 Planned Residential Development (R8-PRD) to Multiple Residential and Office (MRO) with Preliminary Master Development Plan for Carellton Commercial based on the above findings and with the following conditions:

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

ATTACHMENTS:

- | | |
|-----------------------|---|
| Attachment 8-1 | Location Map |
| Attachment 8-2 | Amended PMDP for Carellton (3-18-2014) |
| Attachment 8-3 | PC Resolution 2014-94 and City Council Ordinance No. Ø1501-3 |
| Attachment 8-4 | Carellton Phase 1A Final Plat |
| Attachment 8-5 | Architectural Representations |

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

JANUARY 13, 2014

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # *4*

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). At the January 6, 2015 City Council meeting, Council requested that this matter be discussed at the January 13, 2015 Council Work Session concerning a fence or barrier along Town Creek. Renderings will be provided at the meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

January 13, 2015

DEPARTMENT: City Attorney

AGENDA # 7

SUBJECT:
Refuse collection fee

SUMMARY:
The refuse collection fee was set at \$12.00 during the budget proceedings for the fiscal year beginning July 1, 2013 and adopted by the Budget Ordinance, No. 01405-34, but the relevant section in the Gallatin Municipal Code was never amended to reflect the updated fee.

RECOMMENDATION:
An Ordinance to reflect the change

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE AMENDING CHAPTER 14, SECTION 14-23 "COLLECTION SERVICE"
AND SECTION 14-28, "REFUSE COLLECTION FEE" OF THE GALLATIN
MUNICIPAL CODE

WHEREAS, it has come to the attention of the Mayor and City Council that although the refuse collection fee was set at \$12.00 during the budget proceedings for the fiscal year beginning July 1, 2013 and adopted by the Budget Ordinance, No. 01405-34, the relevant section in the Gallatin Municipal Code was never amended to reflect the updated fee; and

WHEREAS, The Mayor and City Council of Gallatin, Tennessee believe it is in the best interests of the City to update the Municipal Code to reflect the proper fee being charged its citizens; and

WHEREAS, it has come to the attention of the Mayor and City Council that Section 14-28 is identical to and replicated in Section 14-23(b). Accordingly, there is redundancy in the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Chapter 14 of the Gallatin Municipal Code shall be amended as follows:

- **Section 14-23, Collection service**, shall be retitled as **Collection Service and Fee**;
- Section 14-23(b) shall be amended by replacing the phrase "eight dollars (\$8.00)" in the first sentence of said subsection with the phrase "twelve dollars (\$12.00)"; and
- Section 14-28 shall be deleted in its entirety.

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

PASSED FIRST READING: _____, 2015.

PASSED SECOND READING: _____, 2015.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

January 13, 2015

DEPARTMENT: Councilwoman Brackenbury

AGENDA # 8

SUBJECT:

Jonas Fitness Software Upgrade Contract for the Civic Center

SUMMARY:

Councilwoman Brackenbury requested this item be placed on the agenda for an update on the status of the contract review and other potential options.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

January 13, 2015

DEPARTMENT: Human Resources

AGENDA # 9

SUBJECT:

Compensation & Benefit Study

SUMMARY:

Victoria McGrath, with McGrath Consulting, will give a progress report on the compensation & benefit study she is under contract to complete for the City of Gallatin.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: