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**CITY OF GALLATIN  
COUNCIL COMMITTEE MEETING**

**January 8, 2013**

**6:00 pm**

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

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- Call to Order: Vice Mayor Mayberry Presiding
- Roll Call: Alexander – Camp – Hayes – Garrott – Kemp – Vice Mayor Mayberry – Overton Mayor Graves
- Approval of Minutes: November 12, 2012 Joint Work Session w/ Planning Commission and December 11, 2012 Council Committee Meeting
- Public Recognition
- Mayor's Comments

**AGENDA**

1. Ordinance amending the Zoning Ordinance of the City of Gallatin by amending property located at the intersection of Noah Lane and Chloe Drive **(Tony Allers, Codes /Planning)**
2. Resolution reclassifying Amy Summers to new HR position of HR Coordinator **(Dave Crawford, Personnel)**
3. Resolution approving Job Descriptions for the Engineering Department **(Nick Tuttle, Engineering)**
4. Resolution approving use of city-owned Right-of-Way located along Jacobs Landing and Plantation Boulevard for the installation of street trees **(Nick Tuttle, Engineering)**
5. Ordinance appropriating federal funds for Coles Ferry Flood Control Project/FEMA Grant **(Nick Tuttle, Engineering)**
6. Resolution reappointing Anne Kemp and Rachel Nichols to the Pension Committee **(Mayor Graves)**
7. Discussion of Grants **(Councilman Overton)**
8. Discussion of Charter Changes **(Councilman Hayes)**

- Other Business
- Department Head Reports
- Adjourn

ORIGINAL

MINUTES OF THE GALLATIN  
MUNICIPAL-REGIONAL PLANNING COMMISSION AND  
GALLATIN CITY COUNCIL  
SPECIAL CALLED JOINT WORK SESSION

November 12, 2012

MEMBERS PRESENT

Dick Dempsey, Chair  
James Robert Ramsey, Vice Chair  
Johnny Wilson, Secretary  
Mayor Jo Ann Graves  
Councilman John D. Alexander  
Dr. Rick Orgain  
John Puryear

Vice Mayor Ed Mayberry  
Councilman Steve Camp  
Councilman Craig Hayes  
Councilwoman Anne Kemp  
Councilman Tommy Garrott  
Councilman Jimmy Overton  
Councilwoman Elect Julie Brackenbury

MEMBERS ABSENT

None

STAFF PRESENT

Katherine Schoch, Assist. Director Codes/Planning  
Jim Svoboda, Community Development Coord.  
Kevin Chastine, Planner II  
Robert Kalisz, Planner II  
Denise Knight, Planning Assistant  
Joe Thompson, City Attorney  
Marianne Mudrak, Board Secretary

OTHERS

Members of the Gallatin Chamber of Commerce

The Gallatin Municipal-Regional Planning Commission and Gallatin City Council met in a special called joint work session on Monday, November 12, 2012, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the special called meeting agenda is attached to these minutes as Exhibit A.

**Item 1: Presentation and discussion of proposed amendments to Gallatin Zoning Ordinance, Section 13.07, Sign Regulations (PC0031-12).**

Ms. Denise Knight, Planning Assistant, presented the proposed sign ordinance, a copy of which is attached to these minutes as Exhibit B. A copy of Ms. Knight's presentation is attached to these minutes as Exhibit C. Ms. Knight said Staff has met on a weekly basis over the past year to discuss the proposed amendments to the sign regulations section of the Gallatin Zoning Ordinance. Ms. Knight said most of the content is the same; however, the organization of the information has been improved.

Ms. Knight said the current sign ordinance adopted was in 1998. Ms. Knight said in 2003, 2008, and 2009 several amendments were made and those amendments remain in place, with the exception of window signage.

Ms. Knight said regulations on different types of signs and building layouts, modern advertising methods, and typical types of sign violations were considered. Ms. Knight said the purpose of the revision was to create a more user friendly sign ordinance, create better enforcement, and to incorporate new technology and advertising methods into the regulations.

Ms. Knight gave a quick summary of the key revisions including the addition of a table of contents in the sign ordinance instead of Article 2.00 of the G.Z.O, adding new types of signs and definitions, revised and updated requirements for all types of signs, and the addition of easy to follow illustrations and charts. Ms. Knight also said the structure of the ordinance has changed and information has been organized into three major categories; Administration, Definitions, and Regulations.

Ms. Knight reviewed the category, *Administration*, which includes a new subsection on permitting requirements. Ms. Knight said the subsection covers the requirement of a completed sign application, a sketch of the dimensions, a sketch of the front façade and site plan, and additional information such as engineer footer drawings, an electric permit and/or proof of legal non-conformance.

Ms. Knight discussed the subsection *Inspections* and said inspections are required at the footing phase for all new freestanding signs and flagpoles in commercial districts and final inspections are required after the completion of all approved and permitted signs.

Ms. Knight said enforcement procedures have been incorporated into the proposed ordinance to give a better understanding of the process.

Ms. Knight reviewed the category *Definitions*. Ms. Knight said there are currently 31 definitions and 46 new definitions have been added. Ms. Knight said the definitions have been defined and incorporated into a new subsection in the ordinance, and cover all signs including: Prohibited, Exempt, Temporary and Permanent. Ms. Knight reviewed some the definitions and revisions.

Ms. Knight reviewed some of the revised regulations in the Prohibited, Exempt, Temporary and Permanent Sign subsections.

Planning Commission and City Council Members discussed proposed sign ordinance.

City Council Members left prior to the presentation of Item 2.

**Item 2: Discuss proposed amended Preliminary Master Development Plan for the Greensboro Village PUD and Final Master Development Plan for The Retreat at Fairvue located at the corner of Noah Lane and Chloe Drive (PC0043-12).**

Ms. Schoch said the applicant would like to present a revised plan The Retreat for Planning Commission's feedback.

Chair Dempsey asked if the applicant met with the representatives of the homeowner's association. Mr. Mike Stanton, with Goodall Homes, said there was a meeting with the representatives of the Fairvue Plantation homeowner's association. Mr. Stanton said there was an additional meeting where all residents were invited to attend. Mr. Stanton said approximately 40 residents attended and their comments were taken into consideration on this revision.

Mr. Stanton reviewed some of the revisions. Mr. Stanton said the proposed units that back up to Potter Lane were moved so that only four sides of the homes back up to the houses that front on Potter Lane. Mr. Stanton said the landscape buffer has been submitted, which was a concern of the residents.

Mr. Stanton said the Planning Commission expressed concern regarding the connectivity of sidewalks. Mr. Stanton said a sidewalk has been added along the alleys that front the 100 year flood plain. Mr. Stanton said there is now connectivity shown from the home to the sidewalks.

Mr. Stanton said two private court yards have been created for opposing homes to enjoy. Mr. Stanton said street trees, along Chloe Drive, would be added that would alternate on center so every 50 feet there would be a street tree.

Mr. Stanton said the original divided boulevard to the existing Chloe Drive is now shown with a roundabout. Mr. Stanton said parking has been increased to 86 spaces.

Mr. Stanton said the grading plan has been changed to turn the south side units perpendicular to help the streetscape. Mr. Stanton said street signage and lighting would be consistent with Greensboro Village and the main entrance is similar to Fairvue Plantation in keeping with the surroundings.

Mr. Stanton said pavers will continue down Chloe Drive to be consistent with what is now on the existing portion of Chloe Drive.

Mr. Stanton said the demographics of this development is a downsized buyer. Mr. Stanton said very few children will live in the development. Mr. Stanton said these homebuyers would affect the City infrastructure in a low way, while providing a high impact to the local economy.

Mr. Stanton said in the sister community of Cottage Grove, in Goodlettsville, sell for an average of \$218,748, with some selling at \$240,000. Mr. Stanton said the price point at the Retreat at Fairvue is anticipated to be a little higher. Mr. Stanton said there would not be any more than four units attached. Mr. Stanton said this development is a nice transition from residential at Fairvue Subdivision to commercial.

Mr. Ramsey asked about the center of the proposed roundabout. Mr. Stanton said the intention is to pave the roundabout.

Mr. Ramsey asked if there would be more time for public input. Ms. Schoch said this may be considered by the Planning Commission as a major amendment, which would give time for public comment. Ms. Schoch said Staff posted the property with pending signs in case this is considered a major amendment.

Chair Dempsey said the public may still have input even if this is considered a minor amendment and Ms. Schoch said the Planning Commission could choose to allow for public input.

Mayor Graves said the City has wanted to attract retirees for many years and this is a great product to attract this demographic.

Mr. Wilson asked if there would be a community gathering place in the development. Ms. Schoch said a future amenity area has been designated on the plan.

Mr. Jim Svoboda, Community Development Coordinator, suggested that the Planning Commission visit Cottage Grove in Goodlettsville to get a feel of the proposed development.

**Item 3: Other Business**

Chair Dempsey asked that the proposed sign ordinance amendments be placed on the January Planning Commission work session agenda for more discussion.

There was no other business to discuss.

**Item 4: Adjourn**

There being no further business, Chair adjourned the meeting at 6:45 p.m.

Respectfully submitted:

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Marianne Mudrak, Board Secretary

Approve:

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Dick Dempsey, Chair

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Johnny Wilson, Secretary

Approve:

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Gallatin Municipal-Regional Planning Commission and Gallatin City Council Special Called Joint Work Session 5  
November 12, 2012  
Mayor Jo Ann Graves



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**MEMORANDUM**

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**TO: Gallatin Municipal-Regional Planning Commission & Gallatin City Council**  
**FROM: Gallatin Codes/Planning Department**  
**DATE: December 5, 2012**  
**SUBJ: Minutes Exhibits**

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In order to conserve paper, exhibits for these minutes have not been copied. The original exhibits for these minutes are on file in the Gallatin Codes/Planning Department and will be recorded as part of the original set of minutes in the City Recorder's Office.

Thank you.

**City of Gallatin**  
**Council Committee Meeting**

Tuesday, December 11, 2012  
Dr. J. Deotha Malone Council Chambers  
Gallatin City Hall

PRESENT:

Mayor Jo Ann Graves  
Vice Mayor Ed Mayberry  
Councilman John D. Alexander  
Councilman Jimmy Overton  
Councilman Steve Camp  
Councilwoman Anne Kemp  
Councilman Tommy Garrott  
Councilman Craig Hayes

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director  
David Gregory, Public Utilities  
Rachel Nichols, Finance/I.T.  
David Brown, Leisure Services  
Connie Kittrell, City Recorder  
Ann Whiteside, Mayor's Office  
News Examiner, Reporter  
Tony Allers, Codes/Planning

Don Bandy, Police Chief  
Ronnie Stiles, Public Works  
Dave Crawford, Personnel  
Billy Crook, Fire Chief  
Buck Rogers, Engineering Dept.  
Joe Thompson, City Attorney  
James Fenton, EDA  
Gallatin Paper, Reporter

Councilman Craig Hayes called the meeting to order.

**Approval of Minutes**

Councilman Hayes presented the minutes of the November 27, 2012 Council Committee Meeting for approval.

Councilman Alexander made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

### Public Recognition

Councilman Hayes opened public recognition. With no one wishing to speak, public recognition was closed.

### Mayor's Comments

Mayor Graves made the following comments:

- Christmas Tree Lighting last Friday was a great success, with a large crowd and lots of different activities on the Downtown Square
- Christmas Parade was also a success this past Saturday with over 100 entries
- Commission John Schroer spoke at the Lions Club today and stated 109 Project is a priority for TDOT
- Employee Christmas Luncheon is this Thursday and serving begins at 10:45 A.M.

### Agenda

#### **1. Ordinance to make a quarterly appropriation for Recycling Revenue**

Vice Mayor Mayberry made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

#### **2. Ordinance to appropriate funds from the sale of equipment to account 110-36330; \$882.18 to the Service Center Building Fund and \$5,719 to the Street Department Vehicle Repair and Maintenance Fund**

Councilman Overton made motion to approve; Councilman Alexander seconded. Motion carried with 7 ayes and 0 nays.

#### **3. Resolution Reclassifying Denise Knight to Planner I**

Councilman Garrott made motion to approve; Vice Mayor Mayberry seconded.

Codes/Planning Director Tony Allers stated this is a reclassification with no retroactive pay and no new money requested. Mr. Allers added that Ms. Knight has been doing this job and has done a great job.

Mayor Graves stated the reason there is money in the budget was because Adam was not hired until September so there was July, August and September pay available. Next year's budget will take a jump because there will not be that extra money available.

Mr. Allers said it should not be a substantial amount and building valuation is up \$48 million from last year.

Councilman Hayes called for the vote. Motion carried with 7 ayes and 0 nays.

**4. Appropriation Ordinance for 2011/2012 Carry-Over Projects**

Vice Mayor Mayberry made motion to approve; Councilman Overton seconded.

There was discussion on more projects and the timing of projects and the \$500,000 balance in the repaving budget.

Councilman Hayes called for the vote. Motion carried with 7 ayes and 0 nays.

**5. Appropriation Ordinance for 2012/2013 Health Insurance Expenses**

Finance/I.T. Director Rachel Nichols stated there was a change in our health insurance program. This is the HRA account and all payments will come out of this one account. Ms. Nichols added that there will be money coming back at the end of the year but that number is unknown at this time.

Councilman Alexander made motion to approve; Vice Mayor Mayberry seconded. Motion carried with 7 ayes and 0 nays.

**6. Appropriation Ordinance for additional expenses related to 2013 Budget**

Finance/I.T. Director Rachel Nichols stated this is related to several things due to the delayed budget. Ms. Nichols listed those items: City Hall time/attendance program, additional work for our auditors, a new personnel policy on capped comp time and the timing of the new golf cart contract.

Ms. Nichols stated some of these expenses have already happened and some are coming later.

Vice Mayor Mayberry made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

## **7. June Financial Reports**

Finance/I.T. Director Rachel Nichols passed out a hard copy to all council members for the fiscal year 2012, Year End Financial Report.

Ms. Nichols gave a summary of the expenses and revenue reports on the general fund.

Ms. Nichols gave a summary of the rainy day fund and the undesignated balance fund. She stated the available balance in the undesignated balance fund is \$27,000 and this is for the rest of the year.

Councilman Overton requested an itemized budget of each department along with their capital requests from Ms. Nichols.

## **8. List of Grants**

Councilman Overton stated he wanted to go over each grant listed and discuss them.

Councilman Hayes stated he would like to defer this discussion until the next committee meeting to have time to study the list.

Councilman Garrott asked about grants that have not come before the Council.

Councilman Hayes requested this item to be on the January 8<sup>th</sup>, 2013 agenda.

## **9. Rainy Day Fund Discussion**

Councilman Overton stated council needs to change the charter to require five (5) votes to touch the rainy day funds.

There was heavy discussion on the options of percentage versus set amounts for the rainy day fund.

City Attorney Joe Thompson requested council's involvement on this issue and passed out copies of the code, Section 8.16 and Section 8.17. Mr. Thompson stated that council needs to have input from Ms. Nichols concerning the fund balance policy.

Discussion continued on changing the charter to match the code on the rainy day fund.

Special Projects Director Rosemary Bates gave examples of grants; some are state managed and the city pays upfront, there are some grants where the city is paying from our checking account and getting reimbursed and then there are some hybrids of both examples.

Committee Meeting  
December 11, 2012

Councilman Hayes requested this item also be on the January 8<sup>th</sup>, 2013 agenda.

### **Other Business**

Mayor Graves announced that Chief Don Bandy graduated with his Bachelor's Degree.

Councilman Garrott asked about the newly elected councilperson sworn in at the first council meeting; why is the first council meeting January 15<sup>th</sup>?

Mr. Thompson stated it is at the first council meeting and there is not a scheduled council meeting on January 1<sup>st</sup>.

Councilman Garrott suggested looking at this when reviewing the charter changes.

### **Department Head Reports**

There were no department head reports.

### **Adjourn**

With no further business to discuss, Councilman Hayes adjourned the meeting.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 8, 2013

**DEPARTMENT: CODES/PLANNING**

**AGENDA #** |

**SUBJECT:**

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

**SUMMARY:**

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item is scheduled for the January 7, 2013 Special Called Meeting of the Gallatin Municipal-Regional Planning Commission.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

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

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

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

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

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

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

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

PASSED FIRST READING:

PASSED SECOND READING:

PC 0043-12

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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JOE H. THOMPSON  
CITY ATTORNEY

PC0043-12

RECEIVED  
DEC 7 2012

LEGAL DESCRIPTION

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 2

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

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

1. with said south right of way line and with a curve to the left, easterly an arc length of 206.90 feet, said curve having a radius of 1050.00 feet, a delta angle of 11°17'24" and a chord of S85°45'22"E, 206.57 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,
2. continuing with said south right of way line, N88°35'56"E, a distance of 107.58 feet to a point in the center of Rankin Branch; thence,

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

3. S19°09'43"E, a distance of 37.63 feet to a 1/2" iron rod (old) with a cap stamped TN1571 and KY3050; thence,
4. S47°40'12"E, a distance of 112.42 feet to a point; thence,
5. S04°33'31"E, a distance of 39.60 feet to a point; thence,
6. S41°01'15"E, a distance of 218.72 feet to a point; thence,
7. S55°25'58"E, a distance of 70.86 feet to a point; thence,
8. S47°10'32"E, a distance of 209.81 feet to a point; thence,
9. S67°20'38"E, a distance of 44.67 feet to a point; thence,
10. S22°36'46"E, a distance of 131.69 feet to a point; thence,
11. S63°23'08"E, a distance of 101.19 feet to a point; thence,
12. S31°44'53"E, a distance of 130.36 feet to a point; thence,
13. S08°34'17"W, a distance of 167.54 feet to a point; thence,
14. S14°38'15"E, a distance of 105.29 feet to a point; thence,
15. S33°29'54"E, a distance of 29.91 feet to a point on the north line of the land deeded to Gallatin Golf, LLC by deed recorded in Record book 3397, page 625, R.O.S.C., Tennessee; thence,
16. leaving said Rankin Branch and with the north line of said Gallatin Golf, LLC land and with the north line of "Fairvue Plantation, Phase Fourteen" as recorded in Plat book 22, page 76, R.O.S.C., Tennessee, S69°33'52"W, a distance of 1041.60 feet to a 1/2" iron rod (old) on the east line of "Fairvue Plantation, Phase Eleven" as recorded in Plat book 22, page 341, R.O.S.C., Tennessee; thence,
17. with the east line of said "Fairvue Plantation, Phase Eleven", N24°02'50"W, a distance of 1023.43 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the east right of way line of Noah Lane; thence,
18. with said east right of way line and with a curve to the left, northeasterly an arc length of 112.69 feet, said curve having a radius of 350.01 feet, a delta angle of

2nd REVISED RESUBMITTAL PC0043-12

# EXHIBIT D

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

All bearings based on Tennessee State Plane (NAD 83)

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

PC0043-12

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

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

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

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

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

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

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

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

1. The final architectural elevations are approved as submitted.

**EXHIBIT B**

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

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

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

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

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/7/13

---

Dick Dempsey, Chairman

---

Johnny Wilson, Secretary

APPROVED AS TO FORM:

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JOE H. THOMPSON  
CITY ATTORNEY

EXHIBIT B

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

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

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

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

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

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

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

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

EXHIBIT A

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

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

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

APPROVED AS TO FORM:

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

EXHIBIT B

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

Public Comment (held on 11/26/12)

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

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

**ANANYSIS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### ***Previous Approvals***

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

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

### ***Greensboro Village PUD History***

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

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

### **CURRENTLY APPROVED:**

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

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

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

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

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

**PROPOSED AMENDMENTS:**

Tract A: 95.33 (+/-) Acres

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

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

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

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

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

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

***The Retreat at Fairvue***

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

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

***Access and Sidewalk Design***

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

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

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

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

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

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

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

### *Architectural Elevations*

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

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

### *Landscaping Plan*

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

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

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

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

### ***Parking***

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

### ***Signage***

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

### ***Subdivision Plat***

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

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

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

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

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

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

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

**Other Departmental Comments**

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

**Major Amendment**

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

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

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

**RECOMMENDATION**

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

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

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

**Tony Allers**  
Director

CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department

**Katherine Schoch**  
Assistant Director

### Project Comments

**Meeting Date: 01/07/2013**

**RE: RETREAT AT FAIRVUE, Final Master Development Plan**

**Reference #: PC0043-12**

#### Department of Public Utilities

Review Date:

12/12/2012 Revised submittal comments:

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

12/07/2012 New submittal comments:

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

10/30/2012 Resubmittal comments

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

09/27/2012

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

#### Planning Department

Codes/Planning Department Project Manager: Katherine Schoch PC0043-12

Revised Submittal Review Date: 12/14/12

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

EXHIBIT C

EXHIBIT A

**Tony Allers**  
*Director*

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

**Katherine Schoch**  
*Assistant Director*

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

Resubmittal Review Date: 11/6/12

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

EXHIBIT C

EXHIBIT A

**Tony Allers**

*Director*

**CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

**Katherine Schoch**

*Assistant Director*

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

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

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

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

10/3/12 Checkprint: KS

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

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**Tony Allers**

*Director*

**CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

**Katherine Schoch**

*Assistant Director*

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

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**Tony Allers**  
*Director*

CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department

**Katherine Schoch**  
*Assistant Director*

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

**Codes Department**

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

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

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

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

Review Date: 9-28-12 No comments

**Engineering Division**

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

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

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

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

11-20-2012 JZW Revised Resubmittal:  
No additional comments at this time.

11-8-2012 JZW Design Standards comments:

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

-----  
11-1-2012 JZW Resubmittal:

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

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**Tony Allers**

*Director*

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

**Katherine Schoch**

*Assistant Director*

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

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

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

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**Tony Allers**

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

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

**Fire Department**

**12/17/2012**

**Review of Revised Submittal:**

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

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

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

Resubmittal review: 11/05/2012

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

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

**Police Department**

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

**Reviewed: no comment**

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

10/31/12: Resubmittal Reviewed: no comments

09/28/2012 Reviewed: no comments

**Gallatin Department of Electricity**

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

12/6/2012 New Submittal Review:

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**Tony Allers**

*Director*

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

**Katherine Schoch**

*Assistant Director*

1. O.K.

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

10/30/2012 Resubmittal comments O.K.

10/01/2012 O.K.

**Sumner County, E-911**

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

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

12/07/2012 Review of New Submittal:

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

Review Date: 10/12/2012

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

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

**Industrial Pre-treatment Department**

**Review Date:**

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

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

12/7/2012 New submittal comments:

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

10/30/2012 Resubmittal comments:

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

09/27/2012

# EXHIBIT C

EXHIBIT C

**Tony Allers**

*Director*

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

**Katherine Schoch**

*Assistant Director*

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

Revised 10-29-2012 Master Development Plan

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

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

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Amendments to P.U.D.

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

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

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PC0043-12

**Design Review Committee**

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

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

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

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

**Required Yards**

The following setbacks shall apply to residential structures:  
Front Yard - 10'  
Side Yard - 5' \*Double if adjacent to right-of-way  
Interior Side Yard - 0'  
Rear Yard - 20'

**Minimum Square Footage**

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

**Architectural design/Building Materials- Residential**

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

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**Mailboxes, Street Signs, and Lampposts**

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

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

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

#### Paving, Curbing, and Walkway Systems

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

#### Required Bufferyards

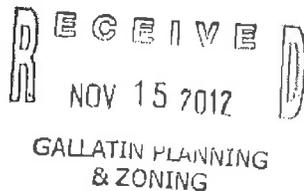
Bufferyards may be required by the DRC on a site specific basis to appropriately buffer adjacent development. Transitional buffers, shall be planted per the Bufferyard Type as specified in the Zoning Ordinance. The bufferyard width shall be site specific.

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**Landscape and Parking Lot Requirements**

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

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



# BAKERSOUTH, LLC

November 9, 2012

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

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

1-7  
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Re: Cottage Grove Product  
Lot Layout Plan  
Lot Phasing Plan

GALLATIN PLANNING  
& ZONING

Bob and Kay:

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

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

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

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

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

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

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

ATTACHMENT

1-8

DEWEY-ESTES  
ENGINEERING

November 15, 2012

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

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

GALLATIN PLANNING  
& ZONING

Dear Katherine,

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

**Department of Public Utilities:**

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

**Planning Department:**

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

REVISED

RESUBMITTAL

PC 0043-17

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- 2 -

November 15, 2012

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

**Engineering Division:**

*Design Standards Comments:*

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

*Resubmittal Comments:*

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

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- 3 -

November 15, 2012

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

**Fire Department**

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

**Sumner County E-911**

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

**Industrial Pre-treatment Department:**

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

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

Sincerely,



Michael Dewey, PE

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GALLATIN PLANNING  
& ZONING

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ENGINEERING

ATTACHMENT 1-9

October 28, 2012

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

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OCT 29 2012

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

GALLATIN PLANNING  
& ZONING

Dear Katherine,

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

**Planning Department:**

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

RESUBMITTAL

PC 0043-12

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

#### Engineering Division:

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

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& ZONING

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October 28, 2012

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

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

**Industrial Pre-treatment Department:**

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

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

Sincerely,



Michael Dewey, PE

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OCT 29 2012

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& ZONING

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STAMMER TRANSPORTATION ENGINEERING, INC.

ATTACHMENT 1-10

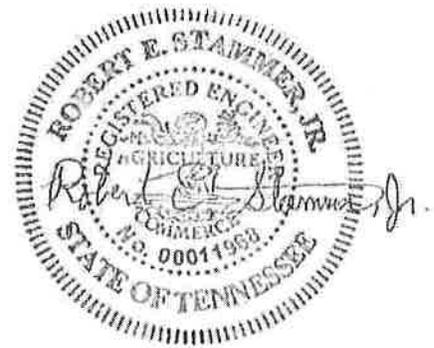
**Engineering Consulting Report**

**Performed For**

**Fairvue Plantation Home Owners Association**

**Review of Proposed**

**"The Retreat at Fairvue"**



**Performed By**

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

**Stammer Transportation Engineering, Inc.**

**November 19, 2012**

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PLANNING  
& ZONING

PC 0043-12

**Introduction and Purpose**

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

**Consultant's Credentials**

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

**Initial Primary Question**

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

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

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

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

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

**Development Plan**

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

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

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

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

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

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

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

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

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

### **Expected Traffic Generation**

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

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

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

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

### Additional Concerns

This study has not addressed other critical issues such as:

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

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

### Conclusions

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

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

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

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



YOUR *Dream* STARTS HERE

ATTACHMENT 1-11

December 5, 2012

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

Ms. Schoch,

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

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

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

Sincerely,

Mike Stanton  
Development Manager/Goodall Inc. Builders

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& ZONING

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ATTACHMENT 1-12

### Potter Lane/Roundabout Landscape Buffer Highlights

#### Landscape Buffer

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

#### Traffic Circle Landscape

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

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& ZONING

PC0043-12

ATTACHMENT 1-14

**D E W E Y - E S T E S**  
**E N G I N E E R I N G**

December 19, 2012

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

RECEIVED  
DEC 21 2012

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

Dear Katherine,

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

**Department of Public Utilities:**

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

**Planning Department:**

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

**Engineering Division:**

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

2nd  
REVISED

**RESUBMITTAL**

PC0043-12

December 18, 2012

**Sumner County E-911**

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

**Industrial Pre-treatment Department:**

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

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

Sincerely,



Michael Dewey, PE

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

January 8, 2013

**DEPARTMENT:** Personnel

**AGENDA #** 2

---

**SUBJECT:**

Reclassifying Amy Summers to new HR position

**SUMMARY:**

Amy Summers has been performing additional advanced level duties beyond her current job description for more than a year now. This resolution requests she be placed in a new HR position more in line with her current duties. The total additional cost for the remainder of this FY is \$858. There are funds available in the Personnel budget to cover this expense. No back pay is being requested.

**RECOMMENDATION:**

Approval

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

---

Approved   
Rejected   
Deferred

---

**Notes:**

**RESOLUTION NO. R1301-2**

**RESOLUTION RECLASSIFYING AMY SUMMERS TO NEW HR POSITION**

**WHEREAS**, Personnel Specialist Amy Summers has been performing advanced level duties beyond her current job description for more than a year now:

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that the attached new job description for HR Coordinator (Pay Grade P) is hereby approved and ordered implemented into the Personnel Classification System for the City of Gallatin, Tennessee. This position shall be placed in the classified service pursuant to Gallatin Code Section 13-102 and shall be subject to the payment of overtime wages under the Fair Labor Standards Act.

**BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that Amy Summers be reclassified from Personnel Specialist, Pay Grade K-8 (\$38,792.00) to HR Coordinator, Pay Grade P-0 (\$40,747.20).

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

DATED: \_\_\_\_\_.

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

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

## HUMAN RESOURCES COORDINATOR

### **GENERAL DEFINITION AND CONDITIONS OF WORK:**

Performs a variety of highly responsible duties associated with all facets of departmental operations including recruitment and placement, employee relations, performance appraisals, benefit administration, computerized employee data base, and maintaining current files. Does related work as required. Reports to the Personnel Official.

This is sedentary work requiring the exertion of up to 10 pounds of force occasionally and a negligible amount of force frequently or constantly to move objects; work requires climbing, stooping, reaching, fingering, grasping, and repetitive motions; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for preparing and analyzing written or computer data, operation of machines, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is not subject to adverse environmental conditions.

### **ESSENTIAL FUNCTIONS/TYPICAL TASKS:**

Serves as chief support to the Personnel Official; prepares and maintains various records and files;  
Serves as the Personnel Official in his/her absence;  
Serves as the City's Title VI Coordinator;  
Develops personnel forms, systems, procedures and methods of record keeping;  
Performs a variety of tasks related to internal and external job placements;  
Contacts potential employees; schedules and conducts employment tests; schedules pre-employment physical examinations;  
In-processes new employees, obtains required documents, and completes forms and statements;  
Establishes and maintains employee, benefit, pay related, and payroll deduction data in computer software system(s)  
Establishes and maintains all computer operations; troubleshoots computer problems;  
Coordinates the City's health and wellness campaigns;  
Assists with benefit administration, including employee counseling, preparing forms, and special projects;  
Assists with City wide salary and benefit budget preparation;  
Maintains records of insurance coverage, 401(k) plan, and personnel transactions such as hires, promotions, transfers, performance reviews, and terminations;  
Assists Department Heads and supervisors in completing performance appraisal data;  
Prepares and files reports of work-related accidents and injuries;  
Attends meetings of commissions, boards and committees, compiles and types agendas, as required;  
Prepares routine correspondence, handles routine personnel matters;  
Assists employees and public with their questions;  
Processes all invoices, orders supplies, and insures office operates smoothly;  
Operates standard office and data entry equipment,  
Performs related tasks as required.

### **KNOWLEDGE, SKILLS AND ABILITIES:**

Thorough knowledge of principle and practices of public human resources management; public agency budgeting and policy and procedures; Comprehensive knowledge of standard office practices, procedures, equipment and administrative assistant techniques; thorough knowledge of business English, spelling and arithmetic; thorough knowledge of the organization and of general administrative policies and practices; ability to keep office records and to prepare accurate reports from file sources; ability to perform and organize work independently; ability to operate a computer and to type at a reasonable rate of speed (65 wpm or more); ability to prepare effective correspondence on routine matters and to perform sophisticated office management details without referral to supervisor; ability to maintain effective working relationships with other employees and the public and to deal with public relations problems courteously and tactfully.

### **EDUCATION AND EXPERIENCE:**

Any combination of education and experience equivalent to graduation from high school/college and a minimum of five (5) years of progressively responsible experience in personnel/human resources required.

### **SPECIAL REQUIREMENTS:**

Possession of an appropriate driver's license valid in the State of Tennessee.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 8, 2013

**DEPARTMENT:**    **Engineering**

**AGENDA # 3**

**SUBJECT:**  
JOB DESCRIPTIONS

**SUMMARY:**

Attached are two revised job descriptions and one new job description, which are being submitted for approval. The new job description, which is the Project Engineer position, will not be filled by any new staff. The request to create the position at this time is to compensate current employees that meet the qualifications.

Once approved, I plan to move the two current Project Managers into the Project Engineer position. No additional money will be required for any of these changes.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

This resolution has not been approved as to form by the City Attorney but will be prior to moving on to the January 15<sup>th</sup> Council Meeting.

**RESOLUTION NO.**

**RESOLUTION APPROVING JOB DESCRIPTIONS FOR THE ENGINEERING  
DIVISION**

**BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that the attached revised job descriptions for the Project Manager I (Pay Grade R) and Project Manager II (Pay Grade T) are hereby approved and ordered implemented into the Personnel Classification System for the City of Gallatin, Tennessee.

**BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that the attached job description for Project Engineer (Pay Grade V) be hereby approved and ordered implemented into the Personnel Classification System for the City of Gallatin, Tennessee.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED:

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

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

## PROJECT MANAGER I

### GENERAL DEFINITION AND CONDITIONS OF WORK:

Performs professional work in the design, construction, inspection and maintenance of a variety of public facilities; does related work as required. Work is performed under the regular supervision of the City Engineer. Supervision is exercised over personnel involved with engineering projects.

This is light work requiring the exertion of up to 20 pounds of force occasionally, up to 10 pounds of force frequently, and a negligible amount of force constantly to move objects; work requires climbing, balancing, stooping, walking, fingering, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, use of measuring devices, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, noise, hazards, and atmospheric conditions.

### ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Planning, coordinating, and participating in subdivision, site plan, and related review and enforcement procedures;  
Reviews Sketch, Preliminary, and Final plats, Preliminary and Final Master Development plans, and any other Planning & Zoning related reviews for compliance with City ordinances, policies and standards of design.  
Verifies accuracy of design calculations submitted by engineers for development projects.  
Assigns street addresses.  
Calculates subdivision performance sureties and reports estimates.  
Evaluates and reports on proposed projects using accepted civil engineering design practices.  
Investigates and evaluates citizen complaints concerning drainage, street, and/or traffic control device problems using accepted engineering design practices.  
Collects data in the field, using basic surveying techniques for civil engineering project designs.  
Prepares reports on recommended solutions and/or writes work orders for drainage issues, street repair, traffic control devices, and/or street signs.  
Prepares engineering construction drawings from field notes, sketches, record information, topographic maps, and design calculations pertaining to drainage, streets, utilities, or other City owned infrastructure, and inspecting construction for compliance;  
Assists the Street Division by making recommendations and inspections of construction associated with drainage, traffic control, and other construction projects.  
Reports on street infrastructure conditions annually and recommends rehabilitation methods.  
Inspects bridges for safety and assesses the need for repairs.  
Manages, supervises, and/or performs programming, timing and communication corrections, and/or maintenance to traffic control devices.  
Inspects subdivision and site construction of street infrastructure, drainage facilities, and/or erosion prevention and sediment control measures.  
Inspects right-of-way excavations, traffic signals, and any other traffic control device installations.  
Issues stop work orders on projects in violation of City requirements.  
Prepares cost estimates and bid documents.  
Prepares and maintains engineering files and records.  
Administers and performs tasks associated with the City's Stormwater Program.  
Performs related tasks as required.

(Note: Project Manager II level eligibility is attained by achieving Professional Engineer (PE) Licensing *or gaining significant experience in the Civil Engineering field*. Duties and performance requirements at the Project Manager II level have greater expectations and responsibilities than that of the Project Manager I level.)

### KNOWLEDGE, SKILLS AND ABILITIES:

Thorough knowledge of civil engineering design methods and practices; thorough knowledge of the techniques and methods of drafting; thorough knowledge of the principles of mathematics relating to the civil engineering field; skill in the use of engineering surveying instruments; ability to design water, storm water management and other public works and public utility projects; ability to establish and maintain effective working relationships with others.

### EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to graduation from an accredited college or university with Bachelor of Science in Civil Engineering or related field.

### SPECIAL REQUIREMENTS:

Possession of an appropriate driver's license valid in the State of Tennessee.  
Engineer Intern certification, or ability to obtain the certification within one year *is preferred*.

## PROJECT MANAGER II

### **GENERAL DEFINITION AND CONDITIONS OF WORK:**

Performs professional work in the design, construction, inspection and maintenance of a variety of public facilities; does related work as required. Work is performed under the regular supervision of the City Engineer. Supervision is exercised over personnel involved with engineering projects.

This is light work requiring the exertion of up to 20 pounds of force occasionally, up to 10 pounds of force frequently, and a negligible amount of force constantly to move objects; work requires climbing, balancing, stooping, walking, fingering, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, use of measuring devices, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, noise, hazards, and atmospheric conditions.

### **ESSENTIAL FUNCTIONS/TYPICAL TASKS:**

Planning, coordinating, and participating in subdivision, site plan, and related review and enforcement procedures;  
Reviews Sketch, Preliminary, and Final plats, Preliminary and Final Master Development plans, and any other Planning & Zoning related reviews for compliance with City ordinances, policies and standards of design.  
Verifies accuracy of design calculations submitted by engineers for development projects.  
Assigns street addresses.  
Calculates subdivision performance sureties and reports estimates.  
Evaluates and reports on proposed projects using accepted civil engineering design practices.  
Investigates and evaluates citizen complaints concerning drainage, street, and/or traffic control device problems using accepted engineering design practices.  
Collects data in the field, using basic surveying techniques for civil engineering project designs.  
Prepares reports on recommended solutions and/or writes work orders for drainage issues, street repair, traffic control devices, and/or street signs.  
Prepares engineering construction drawings from field notes, sketches, record information, topographic maps, and design calculations pertaining to drainage, streets, utilities, or other City owned infrastructure, and inspecting construction for compliance;  
Assists the Street Division by making recommendations and inspections of construction associated with drainage, traffic control, and other construction projects.  
Reports on street infrastructure conditions annually and recommends rehabilitation methods.  
Inspects bridges for safety and assesses the need for repairs.  
Manages, supervises, and/or performs programming, timing and communication corrections, and/or maintenance to traffic control devices.  
Inspects subdivision and site construction of street infrastructure, drainage facilities, and/or erosion prevention and sediment control measures.  
Inspects right-of-way excavations, traffic signals, and any other traffic control device installations.  
Issues stop work orders on projects in violation of City requirements.  
Prepares cost estimates and bid documents.  
Prepares and maintains engineering files and records.  
Administers and performs tasks associated with the City's Stormwater Program.  
Performs related tasks as required.

(Note: Project Manager II level eligibility is attained by achieving Professional Engineer (PE) Licensing *or significant experience in the Civil Engineering field*. Duties and performance requirements at the Project Manager II level have greater expectations and responsibilities than that of the Project Manager I level.)

### **KNOWLEDGE SKILLS AND ABILITIES:**

Thorough knowledge of civil engineering design methods and practices; thorough knowledge of the techniques and methods of drafting; thorough knowledge of the principles of mathematics relating to the civil engineering field; skill in the use of engineering surveying instruments; ability to design water, storm water management and other public works and public utility projects; ability to establish and maintain effective working relationships with others.

### **EDUCATION AND EXPERIENCE:**

Any combination of education and experience equivalent to graduation from an accredited college or university with Bachelor of Science in Civil Engineering or related field, *and significant experience in the Civil Engineering field*.

### **SPECIAL REQUIREMENTS:**

Possession of an appropriate driver's license valid in the State of Tennessee.  
Professional Engineer (PE) Licensing *is preferred*.

## PROJECT ENGINEER

### GENERAL DEFINITION AND CONDITIONS OF WORK:

Performs professional work in the design, construction, inspection and maintenance of a variety of public facilities; does related work as required. Work is performed under the regular supervision of the City Engineer. Supervision is exercised over personnel involved with engineering projects.

This is light work requiring the exertion of up to 20 pounds of force occasionally, up to 10 pounds of force frequently, and a negligible amount of force constantly to move objects; work requires climbing, balancing, stooping, walking, fingering, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, use of measuring devices, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, noise, hazards, and atmospheric conditions.

### ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Planning, coordinating, and participating in subdivision, site plan, and related review and enforcement procedures;  
Reviews Sketch, Preliminary, and Final plats, Preliminary and Final Master Development plans, and any other Planning & Zoning related reviews for compliance with City ordinances, policies and standards of design.  
Verifies accuracy of design calculations submitted by engineers for development projects.  
Assigns street addresses.  
Calculates subdivision performance sureties and reports estimates.  
Evaluates and reports on proposed projects using accepted civil engineering design practices.  
Investigates and evaluates citizen complaints concerning drainage, street, and/or traffic control device problems using accepted engineering design practices.  
Collects data in the field, using basic surveying techniques for civil engineering project designs.  
Prepares reports on recommended solutions and/or writes work orders for drainage issues, street repair, traffic control devices, and/or street signs.  
Prepares engineering construction drawings from field notes, sketches, record information, topographic maps, and design calculations pertaining to drainage, streets, utilities, or other City owned infrastructure, and inspecting construction for compliance;  
Assists the Street Division by making recommendations and inspections of construction associated with drainage, traffic control, and other construction projects.  
Reports on street infrastructure conditions annually and recommends rehabilitation methods.  
Inspects bridges for safety and assesses the need for repairs.  
Manages, supervises, and/or performs programming, timing and communication corrections, and/or maintenance to traffic control devices.  
Inspects subdivision and site construction of street infrastructure, drainage facilities, and/or erosion prevention and sediment control measures.  
Inspects right-of-way excavations, traffic signals, and any other traffic control device installations.  
Issues stop work orders on projects in violation of City requirements.  
Prepares cost estimates and bid documents.  
Prepares and maintains engineering files and records.  
Administers and performs tasks associated with the City's Stormwater Program.  
Performs related tasks as required.

(Note: Project Engineer level eligibility is attained by achieving Professional Engineer (PE) Licensing and gaining significant experience in the Civil Engineering field. Duties and performance requirements at the Project Engineer level have greater expectations and responsibilities than that of the Project Manager-as well as a thorough understanding of the City of Gallatin's policy and procedures.)

### KNOWLEDGE SKILLS AND ABILITIES:

Thorough knowledge of civil engineering design methods and practices; thorough knowledge of the techniques and methods of drafting; thorough knowledge of the principles of mathematics relating to the civil engineering field; skill in the use of engineering surveying instruments; ability to design water, storm water management and other public works and public utility projects; ability to establish and maintain effective working relationships with others.

### EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to graduation from an accredited college or university with Bachelor of Science in Civil Engineering or related field, and significant experience in the Civil Engineering field.

### SPECIAL REQUIREMENTS:

Possession of an appropriate driver's license valid in the State of Tennessee.  
Professional Engineer (PE) Licensing.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 8, 2013

**DEPARTMENT: ENGINEERING**

**AGENDA # 4**

**SUBJECT:**

Resolution # R1301-1 approving the use of city-owned Right-of-Way located along Jacobs Landing and Plantation Boulevard for the installation of street trees for the Fairvue Homeowners Association.

**SUMMARY:**

Applicant requests approval to revise the Final Master Development Plan for Fairvue Plantation, Phase 6, Section 1, in order to plant additional trees along Plantaton Boulevard from Jacobs Landing to the end of the median. This item was approved with conditions by the Gallatin Municipal Regional Planning Commission at their regular December 10, 2012 meeting.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

RESOLUTION NO. R13Ø1-1

RESOLUTION APPROVING THE USE OF CITY-OWNED RIGHT-OF-WAY LOCATED ALONG JACOBS LANDING AND PLANTATION BOULEVARD FOR THE INSTALLATION OF STREET TREES FOR THE FAIRVUE PLANTATION HOMEOWNERS ASSOCIATION

WHEREAS, the Fairvue Plantation Homeowners Association seeks approval from the Gallatin City Council in order to install street trees in City-owned right-of-way located along Jacobs Landing near the intersection of Plantation Boulevard and along Plantation Boulevard from the intersection of Plantation Boulevard and Jacobs Landing to the end of the existing median;

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and approved the Revised Final Master Development Plan at its December 10, 2012 meeting;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin City Council approves the use of City-owned right-of-way located along Plantation Boulevard and Jacobs Landing for the installation of street trees by the Fairvue Plantation Homeowners Association. Said trees shall be maintained by the Fairvue Homeowners Association and all other city ordinances, rules and regulations shall be followed with respect to the installation and maintenance of the trees.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon passage, the public welfare requiring it.

IT IS SO ORDERED.

AYE:

NAY:

DATE: January 15, 2013

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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JOE H. THOMPSON  
CITY ATTORNEY

RESOLUTION APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRVUE PLANTATION SUBDIVISION FOR THE INSTALLATION OF STREET TREES ALONG PORTIONS OF JACOBS LANDING AND PLANTATION BOULEVARD FROM JACOBS LANDING TO THE END OF THE MEDIAN – PC0058-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Revised Final Master Development Plan submitted by the applicant, Fairvue Plantation Homeowners Association, at its regular meeting on December 10, 2012; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Revised Final Master Development Plan with the following conditions:

1. The City Council must approve a Resolution granting permission to install the street trees within the public right-of-way before the trees may be installed.
2. The street trees must meet the distance separation from water, sanitary sewer and gas lines as required by the Public Utilities Department. If the location of any street trees must be adjusted to meet this requirement the applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department.

3. The applicant shall revise the root barrier note to require that the Bio-barrier be installed along the roadway as well as sidewalks near the tree plantings.
4. The applicant shall remove the four (4) proposed street trees located on Plantation Boulevard shown closest to the corners of the intersection of Jacobs Landing and Plantation Boulevard because they are located within the designated sight triangles.
5. The applicant shall revise the FEMA note to reference the currently adopted panel number and effective date.
6. The applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department. One (1) full size and two (2) half size copies of the site plan are preferred.

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: 4

NAY: 0

DATED: 12/10/12

  
Dick Dempsey, Chairman

  
Johnny Wilson, Secretary

APPROVED AS TO FORM:

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

**ITEM 8  
12/10/12 GMRPC MEETING**

**Applicant requests approval to Revise the Final Master Development Plan for Fairvue Plantation, Phase 6, Section 1, in order to plant additional trees along Plantation Boulevard from Jacobs Landing to the end of the median. (PC0058-12)**

**Attachment 8-1 Final Master Development Plan**

The applicant is requesting approval to revise the Final Master Development Plan (FMDP) for Fairvue Plantation in order to plant additional trees along Plantation Boulevard from Jacobs Landing to the end of the median. The development is currently zoned Multiple Residential and Office (MRO). No portion of the property where the trees will be planted are located within a special flood hazard area. The applicant needs to correct the Floodplain note to reference the currently adopted FEMA map panel and effective date.

Typically street trees are approved as part of the Preliminary Master Development Plan for a development when it is originally approved by the Planning Commission and City Council. The Preliminary and Final Master Development Plans for Fairvue Plantation did not originally show street trees being planted within the public right-of-way along Plantation Boulevard and Plantation Boulevard has already been accepted by the City of Gallatin. Therefore, in addition to revising the FMDP the applicant is required to obtain approval of the City Council in order to get permission to install the trees and landscape within the public right-of-way. The Planning Commission approved a revision to the FMDP to install street trees along Plantation Boulevard from the main entrance to Jacobs Landing in November 2011 and City Council approved a Resolution to permit the installation of trees according to the FMDP.

***Summary of Proposed Landscaping/Street Trees***

- The applicant is requesting to plant 36, 3-inch caliper, "October Glory" Red Maple trees in the public right-of-way within the 5-foot grass strip between the sidewalk and the street curb along Plantation Boulevard from the intersection of Jacobs Landing to the end of the median. In addition, the applicant is requesting to plant 14, 3-inch caliper, "October Glory" Red Maple trees in the public right-of-way within the 5-foot grass strip between the sidewalk and the street curb along Jacobs Landing.
- Several of the large existing trees located along Plantation Boulevard are either dead or in decline. The trees that have died will need to be removed and will be replaced with the proposed street trees. The existing trees that are still viable will remain until they decline to the point where they must be removed and will then be replaced with the street trees as shown on the plan.
- The proposed trees have been positioned so that they are 37' away from any existing street light so as not to interfere with the street lighting.
- The applicant has added a note to the FMDP that indicates that the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for the long term care and maintenance of the trees planted within the city owned right-of-way. The replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the HOA. The note also states that the trees will be pruned on an annual basis to insure that branches do not pose any problem to the flow of traffic on the roadway.

- A
- The FMDP also has requirements that root barrier protection will be installed at each location where a tree is proposed adjacent to an existing sidewalk. The root barrier will redirect the roots parallel to the sidewalk and prevent shallow roots from growing under the sidewalk and causing possible damage to the sidewalk over time. Future sidewalks that are constructed in areas adjacent to where street trees have been installed shall include the installation of root barrier protection. The Engineering Division commented that the Bio-barrier note needs to be revised to require that the barrier be installed along the roadway as well as sidewalks near the tree plantings.
  - The Engineering Division commented that the four (4) street trees located on Plantation Boulevard shown closest to the corners of the intersection of Jacobs Landing and Plantation Boulevard are located within the designated sight triangles and must be removed.

#### ***Public Utilities Comments***

The Public Utilities Department noted that the trees shall not be planted on the water, sanitary sewer or gas line easements. The easements are typically 20 feet wide, 10-feet on each side of the center line of the utility. The location of the proposed trees may need to be adjusted in order to meet the separation requirements stipulated by the Public Utilities Department.

The applicant has satisfactorily addressed all other departmental comments.

#### **RECOMMENDATION**

Staff recommends approval of the Revised Final Master Development Plan with the following conditions:

1. The City Council must approve a Resolution granting permission to install the street trees within the public right-of-way before the trees may be installed.
2. The street trees must meet the distance separation from water, sanitary sewer and gas lines as required by the Public Utilities Department. If the location of any street trees must be adjusted to meet this requirement the applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department.
3. The applicant shall revise the root barrier note to require that the Bio-barrier be installed along the roadway as well as sidewalks near the tree plantings.
4. The applicant shall remove the four (4) proposed street trees located on Plantation Boulevard shown closest to the corners of the intersection of Jacobs Landing and Plantation Boulevard because they are located within the designated sight triangles.
5. The applicant shall revise the FEMA note to reference the currently adopted panel number and effective date.
6. The applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department. One (1) full size and two (2) half size copies of the site plan are preferred.

EXHIBIT A

**Tony Allers**

*Director*

**CITY OF GALLATIN, TENNESSEE**

Gallatin Codes/Planning Department

**Katherine Schoch**

*Assistant Director*

**Project Comments**

**Meeting Date: 12/10/2012**

**RE: FAIRVUE PLANTATION - PH. 6 - ADDITIONAL TREE PLANTING, ACTIVITY, Final Master Development Plan**

**Reference #: PC0058-12**

**Department of Public Utilities**

Review Date: 11/29/2012

1. Show the existing water & gas lines on the plat.
2. Do not place trees over water/sewer facilities or natural gas lines.

**Planning Department**

Codes/Planning Department Project Manager: Jim Svoboda

Review Date: 12/4/2012

1. Submit three (3) corrected, folded copies of the resubmittal documents.

**Codes Department**

Review Date: 12/04/2012

No comments

**Engineering Division**

Review Date: 12-4-2012 JZW:

1. Revise Bio-Barrier note to require along roadway as well as sidewalk along tree plantings.
2. The 4 proposed plantings closest to the corners of the Jacobs Landing/Plantation Blvd intersection on Plantation Blvd are within the designated sight triangles. Please remove/revise.

**Fire Department**

Review Date: 12/04/2012

1. No trees shall hinder the driving or operations of fire equipment. It shall be the owners' responsibility to keep all trees trimmed back.

**Police Department**

Review Date: 11/28/2012

Reviewed: no comments

EXHIBIT A

**Tony Allers**  
*Director*

CITY OF GALLATIN, TENNESSEE  
Gallatin Codes/Planning Department

**Katherine Schoch**  
*Assistant Director*

**Gallatin Department of Electricity**  
Review Date: 11/29/2012  
O.K.

**Sumner County, E-911**  
Review Date: 12/04/2012  
N/A

**Industrial Pre-treatment Department**  
Review Date: 12/04/2012  
N/A



*City of Gallatin, Tennessee*

*Codes/Planning Department*

**Gallatin Municipal-Regional Planning Commission  
ACTION FORM**

DATE: December 11, 2012

TO: Mr. James Corbett  
Fairvue Homeowners Association  
1167 Chloe Dr.  
Gallatin, TN 37066

FROM: Gallatin Codes/Planning Department

RE: December 10, 2012: Gallatin Municipal-Regional Planning Commission Meeting  
**Fairvue Plantation, Ph. 6, Sec. 1, Tree Planting: PC File #0058-12**

At the above referenced meeting, the request for approval of the revised master development plan was:

- RECOMMENDED  
 RECOMMENDED WITH CONDITIONS  
 NOT RECOMMENDED  
 DEFERRED:

Conditions of Approval:

1. The City Council must approve a Resolution granting permission to install the street trees within the public right-of-way before the trees may be installed.
2. The street trees must meet the distance separation from water, sanitary sewer and gas lines as required by the Public Utilities Department. If the location of any street trees must be adjusted to meet this requirement the applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department.
3. The applicant shall revise the root barrier note to require that the Bio-barrier be installed along the roadway as well as sidewalks near the tree plantings.
4. The applicant shall remove the four (4) proposed street trees located on Plantation Boulevard shown closest to the corners of the intersection of Jacobs Landing and Plantation Boulevard because they are located within the designated sight triangles.
5. The applicant shall revise the FEMA note to reference the currently adopted panel number and effective date.
6. The applicant shall submit three (3) copies of the corrected Revised Final Master Development Plan to the Codes/Planning Department. One (1) full size and two (2) half size copies of the site plan are preferred.



EXHIBIT A

*City of Gallatin, Tennessee*

*Codes/Planning Department*

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Additional Requirements:

- CITY COUNCIL APPROVAL
  - Council Committee: 1/8/13
  - 1st Reading at City Council: 1/15/13

cc: Mr. Nick Tuttle, City Engineer  
PC File #0058-12

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

January 8, 2013

**DEPARTMENT: Engineering**

**AGENDA # 5**

**SUBJECT:**

Coles Ferry Flood Control Project/FEMA Grant

**SUMMARY:**

The Federal Emergency Management Agency grant the City received for this project totals \$181,454.00. The current funds appropriated for this project in the Public Works budget are \$50,000.00. This ordinance serves to appropriate the remaining \$131,454.00 of the grant. This grant is a reimbursed 75% by FEMA and 12.5% by the State with the City responsible for the remaining 12.5%, or \$22,681.50.

Public Works is ready to proceed with completion of the project, but needs the additional grant funds appropriated to do the work.

The attached ordinance has yet to be approved as to form by the City Attorney, but should be reviewed by his office before first reading.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE NO. O

ORDINANCE APPROPRIATING FEDERAL GRANT FOR  
COLES FERRY FLOOD CONTROL PROJECT

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$131,454.00 is hereby appropriated from Federal Grants, account number 110-33196-7, to account number 1104300-912, Coles Ferry Flood Control Project for a federal grant received from the Federal Emergency Management Agency, 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 JO ANN GRAVES

ATTEST:

---

CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

---

JOE THOMPSON  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 8, 2013

**DEPARTMENT: MAYOR'S OFFICE**

**AGENDA # 6**

---

**SUBJECT:**

Reappointment of Anne Kemp and Rachel Nichols to the Pension Committee.

**SUMMARY:**

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

**RESOLUTION NO. R1212-53**

**RESOLUTION APPOINTING ANNE KEMP AND RACHEL NICHOLS TO  
GALLATIN PENSION COMMITTEE**

**WHEREAS**, Section 13-62 of the Gallatin Municipal Code provides for the appointment of two members of the council and one employee, all of whom shall be appointed by the Mayor, to administer the trust agreement adopted under the terms of the Employees Pension Trust Plan; and

**WHEREAS**, Council Member Ed Mayberry is currently serving his term of office, which shall expire December 31, 2014; and

**WHEREAS**, Council Member Anne Kemp and Employee Rachel Nichols completed their current terms of office on December 31, 2012; and

**WHEREAS**, the names of Anne Kemp for the Council Representative and Rachel Nichols, for the Employee Representative, being eligible to succeed themselves, are being forwarded by the Mayor for terms expiring December 31, 2016, and December 31, 2014, respectively; and

**WHEREAS**, Section 13-62 of the Gallatin Municipal Code requires that the governing body approve said appointments.

**NOW, THEREFORE BE IT RESOLVED** by the City of Gallatin, Tennessee, that Council Member Anne Kemp and Employee Rachel Nichols are hereby appointed to the Gallatin Pension Committee to the above stated terms.

This Resolution shall take effect the date of passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
JOE THOMPSON, CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

January 8, 2013

**DEPARTMENT:** Councilman Overton

**AGENDA # 7**

**SUBJECT:**

Grants

**SUMMARY:**

Per Councilman Overton's request, the Mayor's Office prepared a comprehensive list of grants the city has received and/or applied for and is awaiting word on award. The list was handed out at the December 11, 2012 Council Work Session. At that meeting, Council wanted more time to study the list and requested the item be placed on the January 8, 2013 agenda for further discussion.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**Project List**

**Comprehensive list of projects implemented beginning in 2007 (as of 12/11/12)**

*These are projects either funded by grants or an agency other than the City  
 some dollar amounts not provided by issue time of this list  
 information dependent on and provided by each applicable department*

Projects	Grant Amount	State/Federal	City Share
S. Water	\$1,500,000.00	\$1,500,000.00	\$0.00
Big Station	\$4,500,819.00	\$2,750,410.00	\$1,750,409.00
Airport Road	\$4,200,000.00	\$4,200,000.00	\$0.00
Kroger Intersection	\$750,000.00	\$625,000.00	\$125,000.00
Shalom Zone	\$99,000.00	\$99,000.00	\$0.00
Downtown Streetscape	\$2,270,844.00	\$1,976,675.00	\$294,169.00
TVA Grants	\$1,000.00	\$1,000.00	\$0.00
Farmer's Market	\$25,000.00	\$25,000.00	\$0.00
Farmer's Market	\$189,800.00	\$94,900.00	\$94,900.00
Farmer's Market	\$4,720.00	\$2,360.00	\$2,360.00
Downtown	\$25,690.00	\$12,845.00	\$12,845.00
109/Hwy 31 loop - tree planting	\$3,328.00	\$1,664.00	\$1,664.00
Gateway Drive SIA	\$2,200,000.00	\$2,200,000.00	\$0.00
Long Hollow Turn Lane onto Sta. Camp	\$100,000.00	\$100,000.00	\$0.00
N. Water/Broadway	\$2,331,336.00	\$2,331,336.00	\$0.00
Albert Gallatin/Hatten Track	\$22,000,000.00	\$17,600,000.00	\$4,400,000.00
G.U.N.S.	\$13,811.00	\$13,811.00	
Wheels to Work	\$56,773.00	\$56,773.00	

Help Us Keep You Safe	\$100,470.12	\$50,235.06	\$50,235.12
Recycling Rebates (2011 info only)	\$13,371.00		
Energy Grant/Civic Center	\$100,000.00	\$100,000.00	\$13,000.00
Clearview Park Playground	\$5,000.00	\$5,000.00	\$0.00
Natural Resources Conservation Services - for repair of dam at golf course	\$36,391.86	\$36,391.86	\$0.00
Flooding Improvements - 500 Steam Plant Road	\$1,000,000.00	\$875,000.00	\$125,000.00
Brown's Tire Clean Up	\$100,000.00	\$100,000.00	\$0.00
Coles Ferry Flooding Improvements	\$158,773.00	\$138,926.00	\$19,847.00
Edward Byrne Memorial Justice Assistance Grant Program (JAG) FY 2011	\$10,024.00	\$10,024.00	\$0.00
FY 2012 COPS Grant		\$0.00	\$0.00
Edward Byrne Memorial Justice Assistance Grant Program (JAG) FY 2012		\$0.00	\$0.00
DUI Grant	\$115,843.25		
GUNS - surveillance equipment	\$13,811.00		
Bulletproof vests - 2011 & 2012	\$12,903.00		
Firefighters Salary Grant from FEMA	\$1,532,000.00	\$1,532,000.00	\$0.00
THDA Home Grant	\$375,000.00	\$375,000.00	\$0.00
SNAP Grant - two grants so far	\$5,100.00	\$4,159.00	\$941.00
TML Safety Grant	\$44,000.00	\$22,000.00	\$22,000.00
Greenway	\$5,411,000.00	\$4,528,800.00	\$882,200.00
Greenlea LIC to Long Hollow	\$4,182,000.00	\$2,541,000.00	\$2,541,000.00
109 Gateway Bridge	\$30,000,000.00	\$30,000,000.00	\$0.00
Widening of 109 from Airport Rd to Odoms Bend	\$19,850,000.00	\$19,200,000.00	\$650,000.00
Redesign of Dorothy Jordan/Red River	\$160,000.00	\$120,000.00	\$40,000.00
NRCS/US Dept of Ag - Retaining wall @ Locust	\$37,421.00	\$37,421.00	\$0.00
Hwy 31/Hwy 25/Intersection	\$928,500.00	\$928,500.00	\$0.00
Fire Boat	\$310,000.00	\$310,000.00	\$0.00

TVA Grant for Fire Boat Apparatus	\$1,000.00	\$1,000.00	\$0.00
Platform Aerial Apparatus	\$1,230,000.00	\$1,230,000.00	\$0.00
Greensboro North Park-N-Ride/RTA Grant	\$695,000.00	\$695,000.00	\$0.00
TDOT Litter/Recycling Programs	\$94,625.00	\$66,075.00	\$28,550.00
Town Creek Bank Stabilization/Retaining Wall	\$100,000.00	\$100,000.00	\$0.00
ECD/FIDP - ABC/Hoegaanes spurs	\$213,714.00	\$166,697.00	\$47,017.00
<b>Totals</b>	<b>\$107,108,068.23</b>	<b>\$96,764,002.92</b>	<b>\$11,101,137.12</b>

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

January 8, 2013

**DEPARTMENT:** Councilman Hayes

**AGENDA # 8**

**SUBJECT:**  
Charter Changes

**SUMMARY:**  
A discussion of charter changes was on the December 11, 2012 Council Work Session Agenda at which time, Councilman Hayes asked that it be continued to January 8, 2013.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**