Agenda
Gallatin Municipal-Regional Planning Commission

Monday, March 23, 2015 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial, do not require a public hearing and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: February 9, 2015 – Work Session**
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. GMRPC Resolution No. 2015-40 **7-171-15**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR MARCH 2015

2. GMRPC Resolution No. 2015-33 **8-370-15**
FOXLAND AMENDED PMDP AND FOXLAND, PHASE 6 FMDP
BARGE, WAGGONER, SUMNER & CANNON, INC.

PUBLIC COMMENT (IF MAJOR AMENDMENT)

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS, AND THREE (3) STREETS, ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE.

3. GMRPC Resolution No. 2015-36 **1-369-15B**
FOXLAND, PHASE 6; PRELIMINARY PLAT
BARGE, WAGGONER, SUMNER & CANNON, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS, AND THREE (3) STREETS ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE.

4. GMRPC Resolution No. 2015-35 **1-366-15C**
FOXLAND, PH. 8; FINAL PLAT

BARGE, WAGGONER, SUMNER & CANNON, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 8, A MAJOR SUBDIVISION, TO CREATE 34 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND EXTEND A PUBLIC RIGHT-OF-WAY FOR VININGS BOULEVARD ON 11.63 (+/-) ACRES, LOCATED ON VININGS BOULEVARD.

5. GMRPC Resolution No. 2015-31 **8-374-15**
TWIN EAGLES, PH. 11, SEC. B & PH. 12, SEC. B; AMENDED PMDP/FMDP
ROGERS ENGINEERING GROUP

PUBLIC COMMENT (IF MAJOR AMENDMENT)

OWNER AND APPLICANT REQUEST APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11 AND PHASE 12 ON 25.41 (+/-) ACRES AND FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B CONTAINING 29 LOTS ON 8.253 (+/-) ACRES, LOCATED EAST OF THE INTERSECTION OF OSPREY DRIVE INTERSECTION WITH BEACON STREET AND AVALON DRIVE.

6. GMRPC Resolution No. 2015-32 **1-375-15B**
TWIN EAGLES, PH. 11, SEC. B & PH. 12, SEC. B; PRELIMINARY PLAT
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B, MAJOR SUBDIVISIONS, TO CREATE 29 ONE-FAMILY DETACHED DWELLING LOTS ON 8.253 (+/-) ACRES, LOCATED ON LUCY CIRCLE.

7. GMRPC Resolution No. 2015-39 **1-376-15C**
THE RETREAT AT FAIRVUE, PH. 1, SEC. 2; FINAL PLAT
GOODALL INC BUILDERS

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR THE RETREAT AT FAIRVUE PHASE 1, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 16 MULTI-FAMILY LOTS, FOUR (4) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 3.80 (+/-) ACRES, LOCATED ON CHLOE DRIVE SOUTH OF CHESHAM DRIVE.

8. GMRPC Resolution No. 2015-30 **8-373-15**
CARELLTON, PH. 1-B (RESUB OF LOT 69); AMEND PMDP/FMDP
DEWEY/ESTES

PUBLIC COMMENT (IF MAJOR AMENDMENT)

OWNER AND APPLICANT ARE REQUESTING APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON PHASE 1-B BY SUBDIVIDING LOT 69 TO CREATE EIGHT (8) ADDITIONAL SINGLE FAMILY RESIDENTIAL LOTS, ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE.

9. GMRPC Resolution No. 2015-34 **4-363-15**
TACO BELL REMODEL; PUD AMENDMENT
ARCVISION, INC.

PUBLIC COMMENT (IF MAJOR AMENDMENT)

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) PLAN, TO REVISE THE SITE PLAN FOR TACO BELL RESTAURANT ON A 0.72 ± ACRE LOT LOCATED AT 807 NASHVILLE PIKE.

REGULAR AGENDA

10. GMRPC Resolution No. 2015-41 **1-57-11C**
WOODS COMMONS, SEC. 1/THE DRIVE-IN, PH. 1 & 2; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

11. GMRPC Resolution No. 2015-42 **1-63-06C**
OAK HILL, PH. 1; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

12. GMRPC Resolution No. 2015-37 **8-372-15**
COTTON STREET MULTI-FAMILY DEVELOPMENT; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT TWO (2) BUILDINGS CONTAINING THREE (3) MULTI-FAMILY DWELLING UNITS EACH FOR A TOTAL OF SIX (6) MULTI-FAMILY DWELLING UNITS ON 1.033 (+/-) ACRES LOCATED AT THE SOUTHEAST CORNER OF COTTON STREET AND EAST BROADWAY AVENUE (HIGHWAY 31E).

13. GMRPC Resolution No. 2015-38 **8-390-15**
WELCH COLLEGE; FMDP
CIVIL DESIGN CONSULTANTS, LLC

DEFERRED

14. GMRPC Resolution No. 2015-28 **4-290-15**
GREENSBORO VILLAGE; PUD AMENDMENT / GREENLEA COMMONS; FMDP
LOSE AND ASSOCIATES

DEFERRED

15. OTHER BUSINESS

1. SMITH STREET ALLEY RIGHT-OF-WAY ABANDONMENT
2. REVISED STORMWATER ORDINANCE

16. MOVE TO ADJOURN

GMRPC Resolution No. 2015-40

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR THE RETREAT AT FAIRVUE, PHASE 1, SECTION 1 (SUBDIVISION); PC0196-13 – THE RESERVE, PHASE 1, SECTION 1 (SUBDIVISION); PC9906-11 – TWIN EAGLES, PHASE 9A (SUBDIVISION) ; PC0129-13 – TWIN EAGLES, PHASE 10 (SUBDIVISION); PC9845-11 –BAKER'S CROSSING, PHASE 2 (SUBDIVISION); PC9843-11 – ABC TECHNOLOGIES EXPANSION (UTILITY); PC0273-14 – (PC FILE #7-171-15)

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered the one (1) year renewal and extensions of the performance sureties for The Retreat At Fairvue, Phase 1, Section 1 (Subdivision); PC0196-13 – The Reserve, Phase 1, Section 1 (Subdivision); PC9906-11 – Twin Eagles, Phase 9A (Subdivision) ; PC0129-13 – Twin Eagles, Phase 10 (Subdivision); PC9845-11 –Baker's Crossing, Phase 2 (Subdivision); PC9843-11 – ABC Technologies Expansion (Utility); PC0273-14 submitted by the applicant, City of Gallatin, at its regular meeting on March 23, 2015; and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and 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 Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. It has been determined that the renewals and extensions of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewals and extensions of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension of the performance sureties as follows:

- The Retreat at Fairvue, Phase 1, Section 1; PC0196-13 subdivision surety one (1) year renewal and extension for $127,000.

- The Reserve, Phase 1, Section 1; PC9906-11 subdivision surety one (1) year renewal and extension for $94,000.

- Twin Eagles, Phase 9A; PC0129-13 subdivision surety one (1) year renewal and extension for $92,000.

- Twin Eagles, Phase 10; PC9845-11 subdivision surety one (1) year renewal and extension for $82,000.

- Baker's Crossing, Phase 2; PC9843-11 subdivision surety one (1) year renewal and extension for $303,000.

- ABC Technologies Expansion; PC0273-14 utility surety one (1) year renewal and extension for $190,000.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2015-33

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS AND THREE (3) STREETS, ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE (PC FILE #8-370-15).

WHEREAS, the applicant has submitted an application for a minor amendment to the previously approved Foxland Preliminary Master Development Plan and a Final Master Development Plan for Foxland, Phase 6 consistent with Section 12.02 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the Amended Preliminary Master Development Plan and Final Master Development Plan, application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting March 23, 2015.

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 make the following findings pursuant to T.C.A. §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan are in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Amended Preliminary Master Development Plan and Final Master Development Plan are consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and comply with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district, with the approval of a five (5) foot side yard exception and minimum lot width exception.

3. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Foxland Subdivision since homes in Phase 6 will match previously constructed homes throughout the development. An Alternative Type 40 Bufferyard will be installed along the western property boundary to screen the proposed residential structures from the adjoining property, zoned Sumner County R1A, Low Density Residential.

5. The legal purposes for which zoning regulations exist have not been contravened.

6. The Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended Preliminary Master Development Plan and Final Master Development Plan has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Foxland Preliminary Master Development Plan consisting of a one (1) sheet overall plan for Foxland at Fairvue, prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with job number 32003-00, dated April 27, 2011, with a latest revision date of November 13, 2014, and approves the Final Master Development Plan consisting of a four (4) sheet plan for Foxland, Phase 6 prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with file number 32003-56, dated February 12, 2015, with revision dates of February 27, 2015 and March 11, 2015 and separate architectural elevations submitted by Phillips Builders, a Meritage Homes Company, with the following conditions:

1. The proposed changes are considered a minor amendment to the approved Preliminary Master Development Plan for Foxland at Fairvue.
2. The Alternative Type 15 Bufferyard, shown along the western property boundary, shall comply with the requirements of Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, as indicated on the landscaping plan sheet.
3. Provide the legend for the existing tree types and sizes on the landscaping plan sheet as required by the Gallatin Zoning Ordinance.
4. Add note to the landscaping plan sheet regarding the number and size of each type tree to be installed within the Alternative Type 40 Bufferyard.
5. Correct "Boardwalk Boulevard" to "Boardwalk Place" on sheet C1.00.

6. Correct illegible information in data tables on sheet C1.01.
7. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.
8. Correct acreage shown on overall Amended Preliminary Master Development Plan of the entire Foxland Subdivision to match Final Master Development Plan for Foxland, Phase 6. Submit three (3) corrected, folded copies to the Planning Department prior to submitting the Final Plat for Foxland, Phase 6 for review and approval.
9. Submit three (3) corrected folded copies of the Final Master Development Plan for Foxland, Phase 6 to the Planning Department prior to submitting the Final Plat for Foxland, Phase 6 for review and approval.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2
PLANNING DEPARTMENT STAFF REPORT
Foxland Amended PMDP & Foxland, Ph. 6 FMDP
PC File #8-370-15
Foxland Boulevard, Fenner Lane, & Boardwalk Place
Date: March 17, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS, AND THREE (3) STREETS, ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE (PC FILE #8-370-15).

OWNER:	OAK REALTY INVESTMENTS/ROYCE INVESTMENTS II, LLC
APPLICANT:	BARGE, WAGGONER, SUMNER & CANNON, INC.
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-33
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	MARCH 23, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the Foxland Preliminary Master Development Plan and approval of a Final Master Development Plan for Foxland, Phase 6, containing 77 One-Family, Detached Dwelling lots, seven (7) open space tracts and three (3) streets, on 18.10 (+/-) acres, located on Foxland Boulevard, Fenner Lane, and Boardwalk Place (Attachment 2-1, Attachment 2-2, and Attachment 2-3). The open space tracks shall be owned and maintained by the homeowners' association.

The applicant has provided an overall layout of the Foxland Development that reflects the latest approvals and lot configuration for the entire subdivision, including the proposed changes to Phase 6 (Attachment 2-1). The Foxland Preliminary Master Development Plan is being amended to decrease the number of approved One-Family Detached Dwelling lots from 80 to 77 lots and to revise the approved conceptual architectural elevations for Phase 6 (Attachment 2-4). Foxland, Phase 6, was originally approved for 78, 6,000 square foot minimum lots and two (2), 15,000 square foot minimum lots (PC0105-13). There are no significant architectural changes proposed with this amendment. Phillips Builders, a Meritage Homes Company, is the new developer of Phase 6 and has submitted final sample architectural elevations similar to the previously approved conceptual architectural elevations prepared by Goodall Homes (Attachment 2-5). The property is currently zoned Multiple Residential and Office (MRO). One-Family, Detached Dwelling is a permitted use in the MRO zone district.

Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved Preliminary Master Development Plan for Foxland and approve the Foxland, Phase 6 Final Master Development Plan with the conditions listed on page 7 of the staff report and in GMRPC Resolution No. 2015-33.

CASE BACKGROUND:

Previous Approvals and Property History

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan and rezoning of 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The Preliminary Master Development Plan included 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

Since the time the property was rezoned in 2006, several Final Master Development Plans for the Clubhouse, golf course, One-Family Detached Dwellings, Attached Dwellings, and Multi-Family Dwelling units have been approved throughout the Foxland Development. Several Preliminary and Final Plats have also been approved for various phases and sections of the Foxland Development.

On March 25, 2013, the Planning Commission approved a minor amendment to the Foxland Preliminary Master Development Plan to revise the phase line between Phase 5 and Phase 6 and to divide Phase 5 into sections (PC0105-13). The plan also included revisions to the approved Final Master Development Plan for Foxland, Phase 5 containing 31.40 (+/-) acres located on Foxland Boulevard, Boardwalk Place, and Fenner Lane, north of Phase 6. A separate Final Master Development Plan for Phase 6 has not previously been approved.

Gallatin on the Move 2020 General Development and Transportation Plan

The entire Foxland Subdivision, including the subject property, is located within the Suburban Neighborhood Established Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 2-6). The main goals of the Suburban Neighborhood Established Community Character Area are to provide safe areas for pedestrians, school buses, and bicyclists while preserving mature tree cover, and maintaining existing residential uses, including One-Family Detached Dwellings (Attachment 2-7). The Amended Preliminary Master Development Plan for Foxland and Final Master Development Plan for Foxland, Phase 6 meet the overall intent of the Suburban Neighborhood Established Community Character Area (Attachment 2-7).

Natural Features

The subject property is currently unimproved and vacant. A note on the plan indicates that no portion of this property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0409G, dated April 17, 2012; zone X (Attachment 2-1 and Attachment 2-2; sheet C1,00).
Phase 6 contains mature trees along the western property boundary that will be preserved and counted toward the bufferyard requirement (Attachment 2-2; sheet L1.01). Phase 6 is surrounded by the existing Foxland golf course on three (3) sides.

Surrounding Zoning
The entire Foxland Subdivision property lies within the Gallatin City limits and is zoned Multiple Residential and Office (MRO). Property to the north, south, and east of Foxland, Phase 6 are zoned MRO. The western subdivision boundary of Phase 6 represents the Gallatin City limits line. Adjoining properties to the west are zoned Sumner County R1A (Low Density Residential) and contain existing single-family homes.

Access
Foxland Boulevard and Boardwalk Place end in cul-de-sacs at the southernmost portion of Phase 6 (Attachment 2-1, Attachment 2-2, and Attachment 2-3). Fenner Lane runs perpendicular to Foxland Boulevard and Boardwalk Place and connects the two (2) streets. Streets within Phase 6 will become public once all roadway infrastructure is installed and accepted by the Gallatin City Council. In accordance with the Gallatin Zoning Ordinance and the *2020 Plan*, five (5) foot wide sidewalks shall be constructed along both sides of all streets within Phase 6 and have been identified on the plan.

Architectural Elevations
Conceptual architectural elevations were approved for Phase 6 as part of the original Foxland Preliminary Master Development Plan with the condition that final architectural elevations shall be approved with each Final Master Development Plan stage. The elevations featured two (2) story, brick and stone homes with Hardie Board fiber cement siding details (Attachment 2-4) with a minimum of 1,600 square feet. The sample elevations reflect the style of homes constructed along Chloe Drive in Fairvue Plantation, including narrow, but deep structures with high pitched roofs and front-loading garages.

According to the staff report for the Foxland Preliminary Master Development Plan amendment request prepared for the March 25, 2013 Planning Commission meeting, 100 percent of the homes in Phase 6 will feature front-loading garages slightly recessed from the main façade of each residence. As part of that approval, the Planning Commission increased the total percentages of front loading garages for the entire Foxland Subdivision from 30 percent to 40 percent (Attachment 2-4).

The applicant submitted new renderings of the One-Family, Detached Dwellings proposed for construction in Phase 6. The homes feature a mixture of brick, stone, stucco accents, and Hardie Board siding, with architectural dimensional shingles for the roofs (Attachment 2-5). The proposed homes range in size from approximately 1,900 square feet to approximately 2,850 square feet. The proposed architecture matches the previously approved samples in terms of building materials, size, scale, and overall design. Houses constructed in Phase 6 will be compatible with homes currently being constructed in other phases of the subdivision. All construction shall meet the general design guidelines approved as part of the original Foxland Preliminary Master Development Plan. According to the applicant, all final sample house plans included with this submittal were approved by the private Architectural Review Committee for Foxland.

Side Yard and Minimum Lot Width Exceptions
According to G.Z.O. Section 12.02.020.F, Master Development Plan - Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permit, applicants may request exceptions to certain bulk regulations such as yard lines and minimum lot widths as part of Preliminary or Final Master Development Plans.

With this plan, the applicant is requesting approval of an exception to the ten (10) foot side yard requirement for the MRO zone district to allow five (5) foot side yards. This same request was previously approved by the Planning Commission as part of the Preliminary Master Development Plan and is consistent with many homes already constructed throughout Foxland. The applicant is also requesting approval of an exception to the 60-foot minimum lot width requirement for the MRO zone district. According to the applicant, deeper lots have been provided to meet the 6,000 square feet minimum lot square footage requirement for the MRO zone district. Staff recommends approval of the side yard and minimum lot width exceptions as shown on the Final Master Development Plan for Foxland, Phase 6.

Construction Schedule

Construction in Phase 6 is expected to being in April 2015 following Final Plat approval and recording. Construction is scheduled for completion by April 2017 (Attachment 2-1 and Attachment 2-2; sheet C1).

Landscaping and Bufferyards

Bufferyards are required to be shown on the Amended Preliminary Master Development Plan and Final Master Development Plan and are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The applicant has submitted a detailed landscaping and bufferyard plan, which includes an alternative to the requirements of the Gallatin Zoning Ordinance, previously approved as part of the Foxland Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 5 and 6 (Attachment 2-8).

A Type 40 Bufferyard, including an opaque barrier, is required along the western property boundary of Phase 6, along the back of Lots 1225-1238, adjoining the property zoned Sumner County R1A (Lori Lee Estates recorded in PB 11; PG 6-8). The applicant is requesting approval of an Alternative Type 40 Bufferyard in this location to match the landscaping approved as part of the previously Amended Preliminary Master Development Plans and Final Master Development Foxland, Phase 5 and 6 (PC0105-13) (Attachment 2-8). The bufferyard is 40-feet wide, but will not include an opaque barrier. Existing trees in this location will be counted towards the bufferyard requirement and have been identified on the landscaping plan; however, the applicant shall provide the corresponding legend for the existing tree types and sizes as required by the Gallatin Zoning Ordinance. Since Lot 1223 (17,053 square feet) and Lot 1224 (11,434 square feet) contain mature ornamental trees along the rear property line and are more compatible with the adjoining lot sizes to the west, the applicant is requesting that the existing trees satisfy the bufferyard requirement at the back of these two (2) lots. Planning Commission previously approved this design as part of the alternative landscaping plan submitted with the Amended Preliminary Master Development Plan (PC0105-13).

The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, and if so, approve the alternative bufferyard plan. The applicant shall add a note to the landscaping plan regarding the number and size of each type tree to be installed within the Alternative Type 40 Bufferyard.

Site Surety

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. The applicant submitted the site surety calculation sheet and set the amount at $17,120.30. The site surety for $17,120, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the recording of the Final Plat for Foxland, Phase 6.

Drainage and Detentioning

All stormwater runoff will drain to the existing pond located on the golf course, between holes 11 and 15, or to the smaller holding area south of hole #11. Both pond areas ultimately drain to Old Hickory Lake. All lots will also be constructed with Public Utility Drainage Easements (P.U.D.E.) on all four (4) sides to accommodate drainage flow. Five (5) foot wide Public Utility and Drainage Easements (P.U.D.E.) shown along the side property lines requires a five (5) foot width variance from the Gallatin Subdivision Regulations as part of the Preliminary Plat approval. The five (5) foot side yard Public Utility and Drainage Easements (P.U.D.E.) are consistent with other lots approved in previously approved phases of the Foxland Subdivision. No vertical construction is allowed in any easements.

Subdivision Plat

A Preliminary Plat for Foxland, Phase 6, is on the Consent Agenda for the March 23, 2015 Gallatin Municipal-Regional Planning Commission meeting (PC File #1-369-15B). The Preliminary Plat matches the Amended Preliminary Master Development Plan and Final Master Development Plan as required. The Foxland, Phase 6 Final Plat shall be recorded prior to the issuance of any building permits.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved Foxland Preliminary Master Development Plan in detail and found no changes in the current plan that would constitute a major amendment. Planning Commission should determine if the proposed lot count reduction and changes to the proposed architecture should be considered as a minor amendment to the approved Preliminary Master Development Plan for Foxland.

Departmental Comments

- ***Engineering Division***
  The Engineering Division asked the applicant to label the pavement width and provide a typical roadway section. The plan was revised to satisfactorily address the Engineering Division comments.

- ***Police Department***
  The Police Department provided no comments on the plan.

- ***Department of Public Utilities and Industrial Pre-treatment Department***
  This development is primarily served by the White House Utility District. The Gallatin Department of Public Utilities only provides gas service in this area. A utility surety for gas line installation may be required at the Final Plat stage.

- ***White House Utility District***
  Since this area is primarily serviced by the White House Utility District, the owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. The applicant shall submit a copy of the utility surety to the Planning Department, if required, prior to recording of the Final Plat for Foxland, Phase 6.

- ***Fire Department***
  The Fire Department provided no comments on the plan.

- ***Sumner County E-911***
  The Sumner County E-911 Office provided street addresses for all lots, which will be reflected on the Final Plat.

- ***Building Codes Department***
  The Building Codes Department provided no review comments on the plan.

- ***Department of Electricity***
  The Department of Electricity provided no review comments on the plan.

- ***Public Works Department***
  The Public Works Department provided no comments on the plan.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings
According to the applicant, the project was designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan are in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Amended Preliminary Master Development Plan and Final Master Development Plan are consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and comply with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district, with the approval of a five (5) foot side yard exception and minimum lot width exception.

3. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Foxland Subdivision since homes in Phase 6 will match previously constructed homes throughout the development. An Alternative Type 40 Bufferyard will be installed along the western property boundary to screen the proposed residential structures from the adjoining property, zoned Sumner County R1A, Low Density Residential.

5. The legal purposes for which zoning regulations exist have not been contravened.

6. The Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended Preliminary Master Development Plan and Final Master Development Plan has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve a minor amendment to the Foxland Preliminary Master Development Plan consisting of a one (1) sheet overall plan for Foxland at Fairvue, prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with job number 32003-00, dated April 27, 2011, with a latest revision date of November 13, 2014, and approves the Final Master Development Plan consisting of a four (4) sheet plan for Foxland, Phase 6 prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with file number 32003-56, dated February 12, 2015, with revision dates of February 27, 2015 and March 11, 2015 and separate architectural elevations submitted by Phillips Builders, a Meritage Homes Company, with the following conditions:

1. The proposed changes are considered a minor amendment to the approved Preliminary Master Development Plan for Foxland at Fairvue.
2. The Alternative Type 15 Bufferyard, shown along the western property boundary, shall comply with the requirements of Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, as indicated on the landscaping plan sheet.
3. Provide the legend for the existing tree types and sizes on the landscaping plan sheet as required by the Gallatin Zoning Ordinance.
4. Add note to the landscaping plan sheet regarding the number and size of each type tree to be installed within the Alternative Type 40 Bufferyard.
5. Correct "Boardwalk Boulevard" to "Boardwalk Place" on sheet C1.00.
6. Correct illegible information in data tables on sheet C1.01.
7. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.

8. Correct acreage shown on overall Amended Preliminary Master Development Plan of the entire Foxland Subdivision to match Final Master Development Plan for Foxland, Phase 6. Submit three (3) corrected, folded copies to the Planning Department prior to submitting the Final Plat for Foxland, Phase 6 for review and approval.
9. Submit three (3) corrected folded copies of the Final Master Development Plan for Foxland, Phase 6 to the Planning Department prior to submitting the Final Plat for Foxland, Phase 6 for review and approval.

Attachments:

Attachment	**2-1**	**Foxland Overall Amended PMDP**
Attachment	**2-2**	**Foxland, Ph. 6 Amended PMDP/FMDP**
Attachment	**2-3**	**Location Map**
Attachment	**2-4**	**Foxland, Phase 6 Approved Conceptual Architectural Elevations**
Attachment	**2-5**	**Foxland, Phase 6 Proposed Final Sample Architectural Elevations**
Attachment	**2-6**	***2020 Plan* Community Character Area Map – West Gallatin**
Attachment	**2-7**	***2020 Plan* Suburban Neighborhood Established Description**
Attachment	**2-8**	**Previously Approved Foxland, Phase 5 & 6 Amended PMDP (PC0105-13)**

NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) (COMMUNITY PANEL NO. 47165C0438 G, DATED APRIL 17, 2012, FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) (COMMUNITY PANEL NO. 47165C0407 G, DATED APRIL 17, 2012, AND FEDERAL EMERGECMY MANAGEMENT AGENCY(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165C0409 G, DATED APRIL 17, 2012. THE 100-YEAR FLOOD ELEVATION IS 452.0. NO PORTION OF THIS PHASE 5 IS LOCATED IN THE FLOODPLAIN.

2. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

3. A DENSITY ADJUSTMENT WAS PREVIOUSLY APPROVED FOR DEVELOPMENT.

4. THE EXISTING USE OF THIS PROPERTY IS VACANT.

5. THE PROJECT WILL BE FUNDED BY MERITAGE HOMES.

6. PER SECTION 07.02.02-A OF GALLATIN ZONING ORDINANCE MINIMUM LOT SIZE FOR RESIDENTIAL DEVELOPMENT IS 6,000 SQUARE FEET.

PHASE DESCRIPTIONS

PHASE 1 CONSISTS OF 81 GOLF AND LAKE RESIDENTIAL LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 2 CONSISTS OF 300 WATER FRONT CONDOMINIUMS.

PHASE 3, SECTION 1 - CONSISTS OF 26 SINGLE FAMILY LOTS 6,000 SQ.FT. AVERAGE*

PHASE 3, SECTION 2 - 25 SINGLE FAMILY LOTS 15,000 SQ.FT AVERAGE.

PHASE 4 CONSISTS OF 50 LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 5 CONSISTS OF 31 LOTS. THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

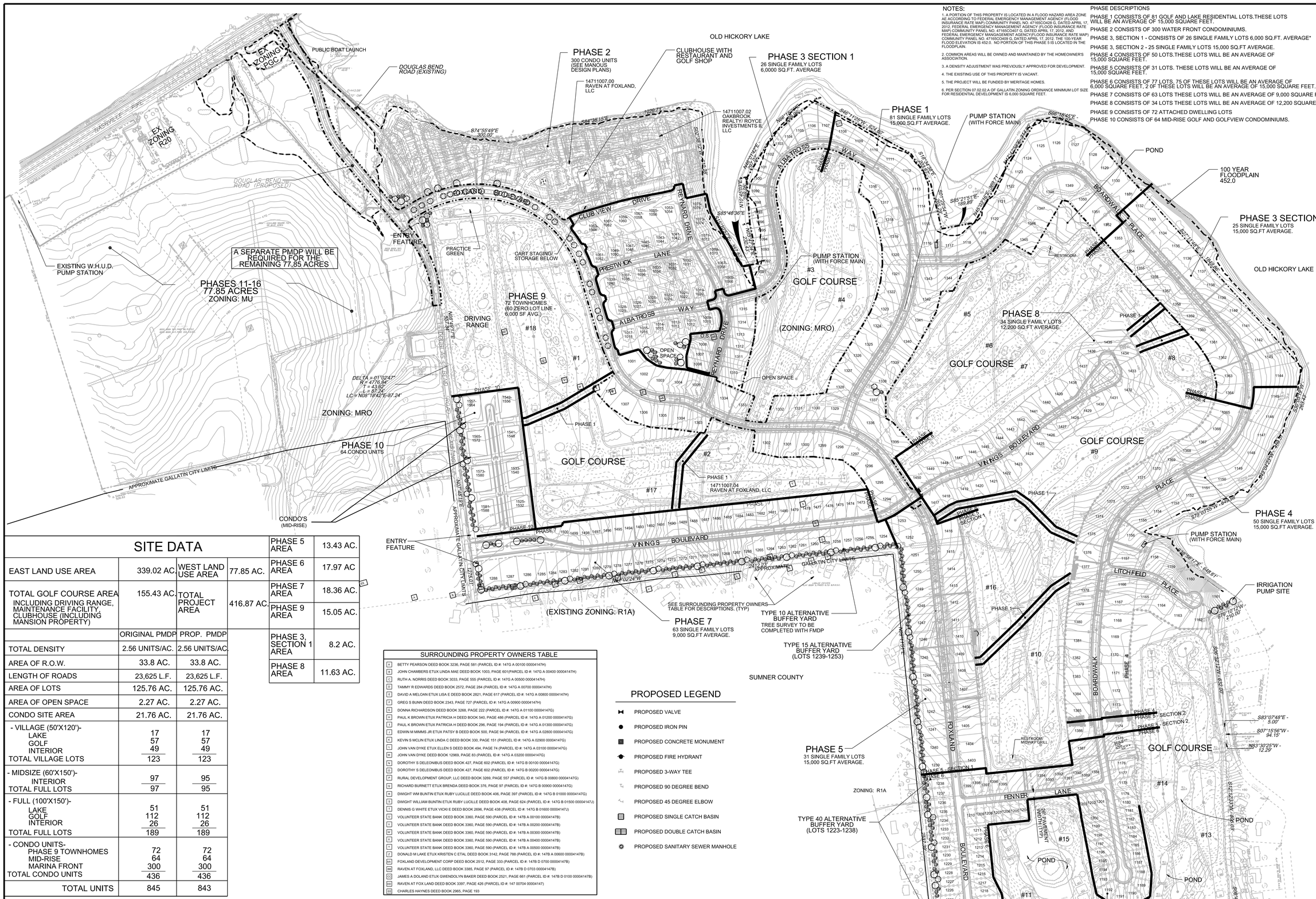
PHASE 6 CONSISTS OF 77 LOTS. 75 OF THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET, 2 OF THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 7 CONSISTS OF 63 LOTS THESE LOTS WILL BE AN AVERAGE OF 9,000 SQUARE FEET.

PHASE 8 CONSISTS OF 34 LOTS THESE LOTS WILL BE AN AVERAGE OF 12,200 SQUARE FEET

PHASE 9 CONSISTS OF 72 ATTACHED DWELLING LOTS

PHASE 10 CONSISTS OF 64 MID-RISE GOLF AND GOLFVIEW CONDOMINIUMS.



SITE DATA

				PHASE 5 AREA	13.43 AC.
EAST LAND USE AREA	339.02 AC.	WEST LAND USE AREA	77.85 AC.	PHASE 6 AREA	17.97 AC.
TOTAL GOLF COURSE AREA INCLUDING DRIVING RANGE, MAINTENANCE FACILITY, CLUBHOUSE (INCLUDING MANSION PROPERTY)	155.43 AC.	TOTAL PROJECT AREA	416.87 AC.	PHASE 7 AREA	18.36 AC.
				PHASE 9 AREA	15.05 AC.
	ORIGINAL PMDP	PROP. PMDP		PHASE 3, SECTION 1 AREA	8.2 AC.
TOTAL DENSITY	2.56 UNITS/AC.	2.56 UNITS/AC.		PHASE 8 AREA	11.63 AC.
AREA OF R.O.W.	33.8 AC.	33.8 AC.			
LENGTH OF ROADS	23,625 L.F.	23,625 L.F.			
AREA OF LOTS	125.76 AC.	125.76 AC.			
AREA OF OPEN SPACE	2.27 AC.	2.27 AC.			
CONDO SITE AREA	21.76 AC.	21.76 AC.			
- VILLAGE (50'X120')-					
LAKE	17	17			
GOLF	57	57			
INTERIOR	49	49			
TOTAL VILLAGE LOTS	123	123			
- MIDSIZE (60'X150')-					
INTERIOR	97	95			
TOTAL FULL LOTS	97	95			
- FULL (100'X150')-					
LAKE	51	51			
GOLF	112	112			
INTERIOR	26	26			
TOTAL FULL LOTS	189	189			
- CONDO UNITS-					
PHASE 9 TOWNHOMES	72	72			
MID-RISE	64	64			
MARINA FRONT	300	300			
TOTAL CONDO UNITS	436	436			
TOTAL UNITS	845	843			

SURROUNDING PROPERTY OWNERS TABLE

A	BETTY PEARSON DEED BOOK 3236, PAGE 581 (PARCEL ID #: 147G A 00100 00004147H)
B	JOHN CHAMBERS ETUX LINDA MAE DEED BOOK 1003, PAGE 601(PARCEL ID #: 147G A 00400 00004147H)
C	RUTH A. NORRIS DEED BOOK 3033, PAGE 555 (PARCEL ID #: 147G A 00500 00004147H)
D	TAMMY R EDWARDS DEED BOOK 2572, PAGE 284 (PARCEL ID #: 147G A 00700 00004147H)
E	DAVID A MELOAN ETUX LISA E DEED BOOK 2821, PAGE 617 (PARCEL ID #: 147G A 00800 000041147H)
F	GREG S BUNN DEED BOOK 2343, PAGE 727 (PARCEL ID #: 147G A 00900 000041147H)
G	DONNA RICHARDSON DEED BOOK 3268, PAGE 222 (PARCEL ID #: 147G A 01100 000041147G)
H	PAUL K BROWN ETUX PATRICIA H DEED BOOK 540, PAGE 486 (PARCEL ID #: 147G A 01200 000041147G)
I	PAUL K BROWN ETUX PATRICIA H DEED BOOK 296, PAGE 194 (PARCEL ID #: 147G A 01300 000041147G)
J	EDWIN M MIMMS JR ETUX PATSY B DEED BOOK 500, PAGE 94 (PARCEL ID #: 147G A 02800 000041147G)
K	KEVIN S MCLIN ETUX LINDA C DEED BOOK 330, PAGE 151 (PARCEL ID #: 147G A 02900 000041147G)
L	JOHN VAN DYKE ETUX ELLEN S DEED BOOK 494, PAGE 74 (PARCEL ID #: 147G A 03100 000041147G)
M	JOHN VAN DYKE DEED BOOK 12969, PAGE 83 (PARCEL ID #: 147G A 03200 000041147G)
N	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00100 000041147G)
O	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00200 000041147G)
P	RURAL DEVELOPMENT GROUP, LLC DEED BOOK 3269, PAGE 557 (PARCEL ID #: 147G B 00800 000041147G)
Q	RICHARD BURNETT ETUX BRENDA DEED BOOK 376, PAGE 97 (PARCEL ID #: 147G B 00900 000041147G)
R	DWIGHT WM BUNTIN ETUX RUBY LUCILLE DEED BOOK 406, PAGE 397 (PARCEL ID #: 147G B 01000 000041147G)
S	DWIGHT WILLIAM BUNTIN ETUX RUBY LUCILLE DEED BOOK 408, PAGE 624 (PARCEL ID #: 147G B 01500 000041147J)
T	DENNIS G WHITE ETUX VICKI E DEED BOOK 2696, PAGE 438 (PARCEL ID #: 147G B 01600 000041147J)
U	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00100 000041147B)
V	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00200 000041147B)
W	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00300 000041147B)
X	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00400 000041147B)
Y	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00500 000041147B)
Z	DONALD M LAKE ETUX KRISTEN C ETAL DEED BOOK 3142, PAGE 788 (PARCEL ID #: 147B A 00600 000041147B)
AA	FOXLAND DEVELOPMENT CORP DEED BOOK 2512, PAGE 333 (PARCEL ID #: 147B D 0700 000041147B)
BB	RAVEN AT FOXLAND, LLC DEED BOOK 3385, PAGE 97 (PARCEL ID #: 147B D 0703 000041147B)
CC	JAMES A DOLAND ETUX GWENDOLYN BAKER DEED BOOK 2521, PAGE 661 (PARCEL ID #: 147B D 0100 000041147B)
DD	RAVEN AT FOX LAND DEED BOOK 3397, PAGE 426 (PARCEL ID #: 147 00704 00004147)
EE	CHARLES HAYNES DEED BOOK 2965, PAGE 193

PROPOSED LEGEND

- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE

ZONING: MRO
PROPOSED DENSITY 2.49 UNITS/ AC.

MAP 147 PARCEL 10.02

BENCHMARK
SEE AERIAL TARGETS
NAD 83

200 100 0 100 200 400
SCALE: 1" = 200'

N

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND PHASE 6. PHASE 6 WILL REDUCE FROM 78 TO 75 LOTS. TWO (2) 15,000 S.F. LOTS TO REMAIN.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

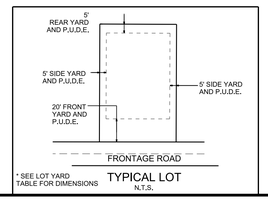
PROPOSED TIME LINE

PHASE	NUMBER OF LOTS	CONSTRUCTION DATES
1	81	MAY 2007-MAY 2008
2	300	JULY 2012-JULY 2017
3	51	AUG. 2007-AUG. 2012
4	50	DEC. 2007-DEC. 2008
5	31	JULY 2013-JULY2014
6	77	APRIL 2015-APRIL 2017
7	63	AUG. 2011-AUG. 2012
8	34	JAN. 2015-JAN 2016
9	72	AUG. 2011-AUG 2014
10	64	MARCH 2014-MARCH 2017
TOTAL LOTS	823	

LOT YARD TABLE

PHASE	MIN. SIZE (SF)	FRONT	SIDE	REAR*
1	15,000	20'	10'	15'
2	N/A	N/A	N/A	N/A
3 (SEC 1)	6,000	20'	5'	15'
3 (SEC 2)	15,000	20'	10'	15'
4	15,000	20'	10'	15'
5	15,000	20'	10'	15'
6	15,000	20'	10'	15'
6	6,000	20'	5'	15'
7	9,000	20'	5'	15'
8	12,200	20'	5'	5'
9	6,000	20'	5'	15'
10	N/A	N/A	N/A	N/A

*REAR SETBACKS CAN BE REDUCED TO 5' ALONG OLD HICKORY LAKE



* SEE LOT YARD TABLE FOR DIMENSIONS

TYPICAL LOT
N.T.S.

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS AND SURVEYORS
PLANNERS
216 Commerce Street • Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-5000 • FAX (615) 254-3757

JENNIFER SPECHT
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

OVERALL SITE LAYOUT PLAN

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN-PHASE 6
FINAL MASTER DEVELOPMENT PLAN - PHASE 6

FOXLAND AT FAIRVUE
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MCK	JLG	4/27/2011	REVISED MASTER PLAN - PH 7 AND PH 9
MCK	JLG	5/2/2011	SUBMIT FOR WORK SESSION - REV PH 7 TO 63 LOTS
MCK	JLG	5/12/2011	CITY COMMENTS
MCK	JLG	5/17/2011	SUBMIT TO COUNCIL
MCK	JLG	5/26/2011	SUBMIT TO PLANNING COMMISSION
MCK	JLG	3/18/2013	ADDRESS COMMENTS
MCK	JLG	11/13/2014	SUBMIT TO CITY

C1.00

JOB NO. 32003-00 Phase 2000

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN-PHASE 6/FINAL MASTER DEVELOPMENT PLAN-PHASE 6

FOR

FOXLAND

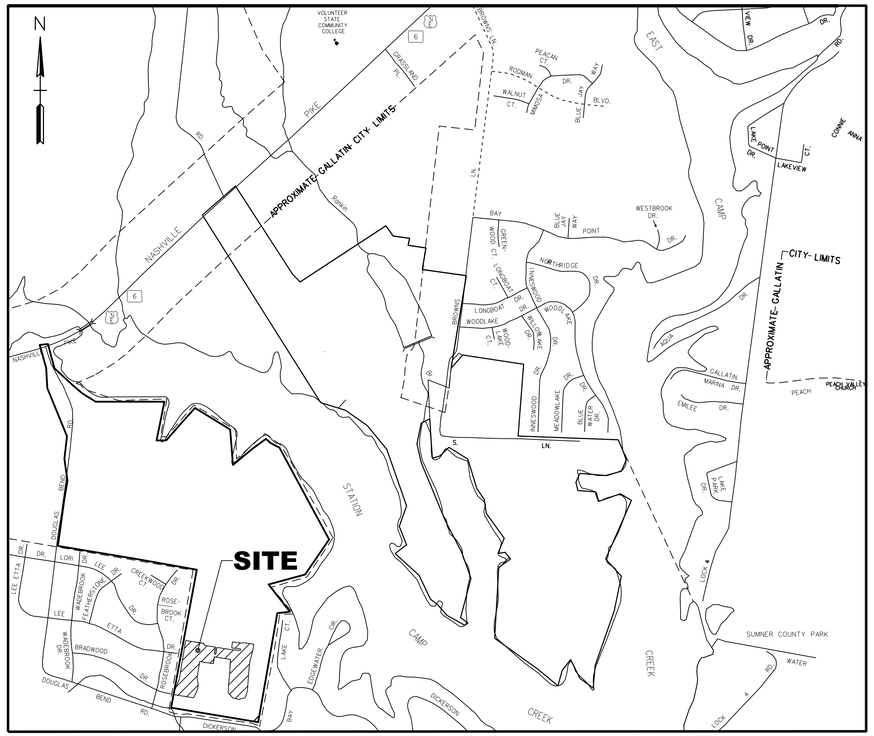
FOXLAND BOULEVARD AND BOARDWALK PLACE
GALLATIN, SUMNER COUNTY, TENNESSEE

BWSC

MARCH 11, 2015
PROJECT No.
32003-56

INDEX OF DRAWINGS

Sheet No.	Description
C0.01	COVER SHEET
C1.00	OVERALL SITE PLAN
L1.01	LANDSCAPE PLAN
L2.01	LANDSCAPE DETAILS



LOCATION MAP

NOT TO SCALE

OWNER:

OAKBROOK REALTY/ ROYCE INVESTMENTS II,LLC
1000 ROYCE BLVD
OAKBROOK TERRACE IL 60181

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

BWSC BARGE WAGGONER SUMNER & CANNON, INC.

ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

JENNIFER SPEECH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108740
STATE OF TENNESSEE
3/11/15

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN-PHASE 6/FINAL MASTER DEVELOPMENT PLAN-PHASE 6
FOR FOXLAND
FOXLAND BOULEVARD AND BOARDWALK PLACE
GALLATIN, SUMNER COUNTY, TENNESSEE

3/12/2015
08:20:40
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gpowell
BwscFull.pen Workspace: NONE
3/12/2015
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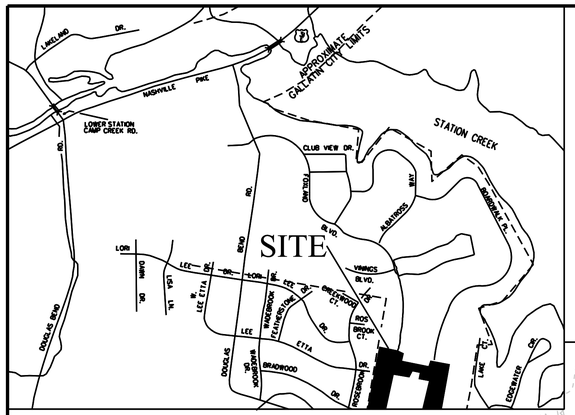
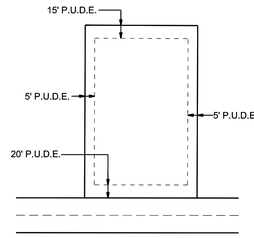
3200356_FMDPCover



LOCATION MAP

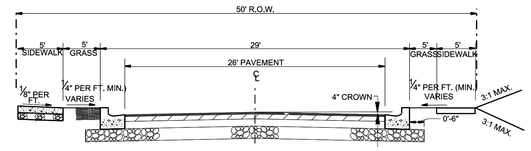
NOT TO SCALE



*10' P.U.D.E. ON LOTS 1387 & 1175

TYPICAL LOT

N.T.S.



TYPICAL ROADWAY SECTION

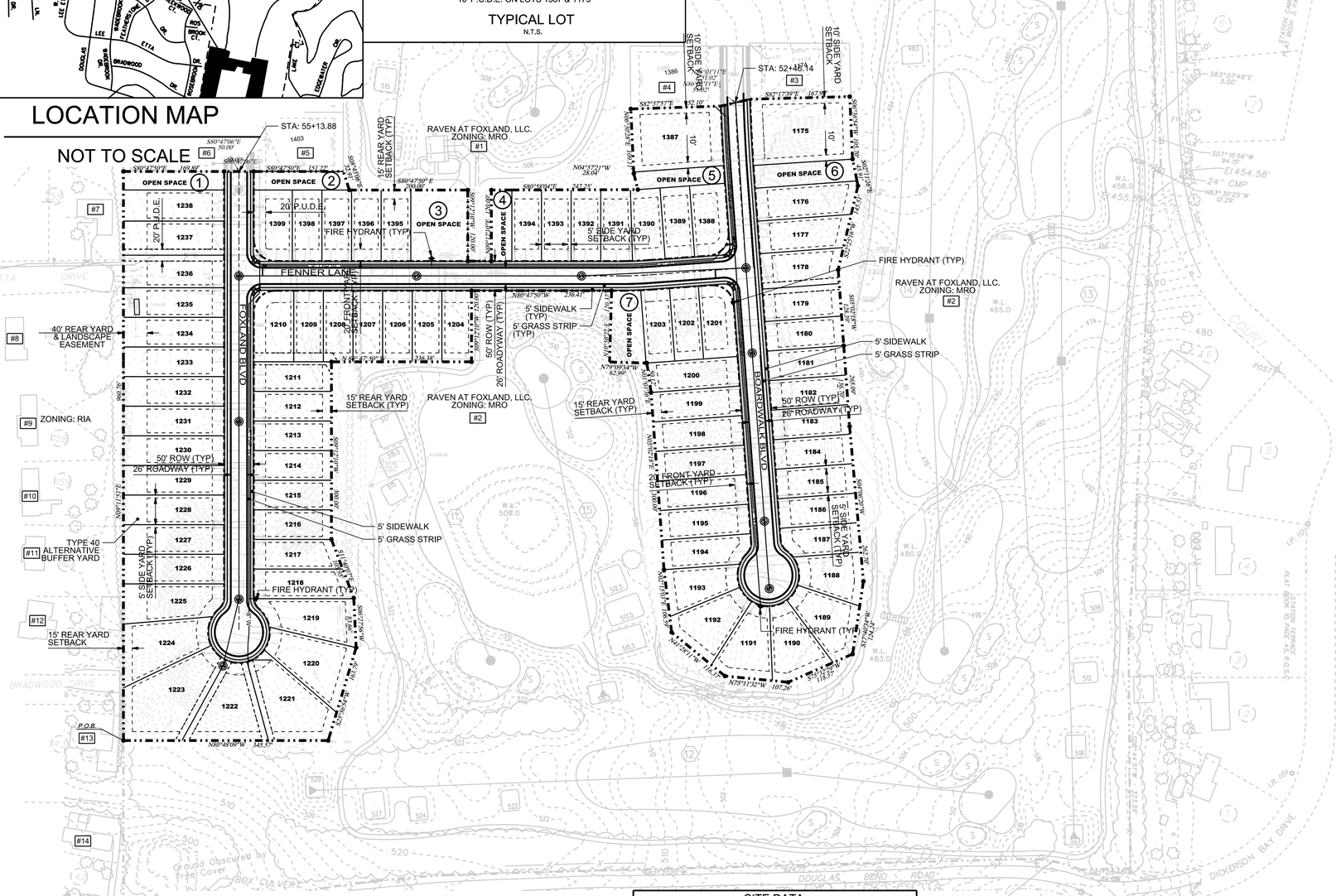
N.T.S.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 77 SINGLE FAMILY LOTS, RIGHT OF WAY AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE STREET CROSS SECTIONS SHOWN.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS, OTHER PROPERTY CORNERS TO BE IRON PINS SET AS SHOWN ON FINAL PLAT.
4. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. ALL OPEN SPACE IS IN A P.U.D.E.

LEGEND

- OVERALL PROJECT BOUNDARY
- R.O.W.
- SUBDIVISION LOT LINES
- EASEMENTS
- TREE ROWS
- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING PROPERTY BOUNDARY CORNER (IRON PIN OLD) — I.R. (O)



LOT AREA TABLE

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1175	18,305	1214	6,553
1176	9,303	1215	6,553
1177	8,254	1216	6,552
1178	8,010	1217	7,029
1179	7,150	1218	7,982
1180	6,500	1219	9,993
1181	6,500	1220	11,302
1182	6,500	1221	13,561
1183	6,501	1222	12,114
1184	6,531	1223	17,053
1185	6,572	1224	11,434
1186	6,612	1225	10,093
1187	6,437	1226	8,500
1188	7,608	1227	8,500
1189	8,918	1228	8,500
1190	8,941	1229	8,500
1191	8,919	1230	8,500
1192	9,196	1231	8,500
1193	7,338	1232	8,500
1194	7,173	1233	8,500
1195	7,500	1234	8,500
1196	7,500	1235	8,500
1197	7,500	1236	7,650
1198	7,500	1237	8,078
1199	7,500	1238	8,925
1200	7,588	1387	15,742
1201	6,806	1388	6,922
1202	6,003	1389	6,000
1203	6,004	1390	6,312
1204	6,001	1391	6,244
1205	6,001	1392	6,022
1206	6,001	1393	6,015
1207	6,001	1394	6,008
1208	6,001	1395	6,000
1209	6,000	1396	6,000
1210	7,818	1397	6,000
1211	6,554	1398	6,000
1212	6,554	1399	7,522
1213	6,553		

OPEN SPACE TABLE

OPEN SPACE NO.	AREA SQ. FT.
1	5,323
2	4,888
3	11,546
4	4,158
5	4,502
6	6,416
7	6,715

DEVELOPER'S BLOCK INFORMATION

PROJECT NAME: FOXLAND PHASE 6
WHUD JOB #: X0000X
TOTAL NUMBER OF LOTS: 77
PAGE TOTAL OF LINEAR FOOTAGE OF PIPE: 2,482'(W) 2,346' (S)
TOTAL LINEAR FOOTAGE OF PIPE: 2,482' (W) 2,346' (S)
DEVELOPER'S NAME: PHILLIPS BUILDERS, A MERITAGE HOMES COMPANY
ADDRESS: 3000 BUSINESS PARK CIRCLE, STE 300
CITY: GOODLETTSVILLE STATE: TN ZIP CODE: 37072
PHONE #: (615) 969-9202 FAX #: (615) 851-9010

ENGINEER'S NAME: J. WIATT WEHUNT, PE, BWSC
ADDRESS: 211 COMMERCE STREET, SUITE 200
CITY: NASHVILLE STATE: TN ZIP CODE: 37201
PHONE #: (615) 254-1500 FAX #: (615) 256-6572

OWNER TABLE

OWNER	PARCEL ID #	ADDRESS
OAKBROOK REALTY	147 010.05 000	FOXLAND BLVD

SURROUNDING PROPERTY OWNERS TABLE

#	OWNER	PARCEL ID #	ADDRESS
#1	RAVEN AT FOXLAND, LLC	147 010.01 001	DOUGLAS BEND ROAD
#2	RAVEN AT FOXLAND, LLC	147 010.00 001	1620 DOUGLAS BEND ROAD
#3	CHRISTOPHER & HEATHER ANGELL	147J D002.00 000	1653 BOARDWALK PLACE
#4	RITCHIE & DEBBIE JILES	147J D 001.00 000	1656 BOARDWALK PLACE
#5	CORNERSTONE HOMEBOMES	147G E 016.00 000	1673 FOXLAND BLVD
#6	NEWCASTLE HOMES	147G E 015.00 000	1676 FOXLAND BLVD
#7	JOHN & JANET BUTTER	147G B 018.00 000	163 LEE ETTA DRIVE
#8	JAMES & KATHRYN SHELTON	147G B 019.00 000	LEE ETTA DRIVE
#9	IAN & JANIA JACKSON	147G B 021.00 000	389 ROSEBROOK DRIVE
#10	TIMOTHY & HEATHER BUTLER	147G B 022.00 000	371 ROSEBROOK DRIVE
#11	LEONARD & BETTY BENTLEY	147G B 023.00 000	373 ROSEBROOK DRIVE
#12	DAVID & DIANE RICHARDSON	147G B 024.00 000	185 BRADWOOD DRIVE
#13	LENNY & DIANE WHITEFIELD	147G B 025.00 000	187 BRADWOOD DRIVE
#14	RONALD & EILEEN HOFFMAN	147G B 028.00 000	613 DOUGLAS BEND ROAD

SITE DATA

SITE ACREAGE	18.10 ACRES +/- (788,240 SF)
PROPOSED LOTS	77 LOTS
AREA IN R.O.W.	3.04 ACRES +/- (132,422 SF)
AREA IN OPEN SPACE	0.99 ACRES +/- (43,548 SF)
AREA IN RESIDENTIAL LOTS	14.07 ACRES +/- (612,714 SF)
MAX BUILDING HEIGHT	35 FEET
GROSS DENSITY	4.25 UNITS PER ACRE
BASE ZONING	MRO
EXISTING	VACANT
PROPOSED	77 ONE-FAMILY DETACHED

SETBACKS SHOWN ARE APPROVED AS PART OF THE FOXLAND MASTER PLAN

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE _____ .

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUB-DIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

PRELIMINARY CONSTRUCTION SCHEDULE
CONSTRUCTION START: APRIL 2015
PROJECT COMPLETION: APRIL 2017

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

N

MAP 147 PARCEL 10.05

BENCHMARK
SEE AERIAL TARGETS
NAD 83

SCALE: 1" = 100'

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600, Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 256-6572

J. WIATT WEHUNT
REGISTERED ENGINEER
NO. 110159
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

OVERALL SITE LAYOUT PLAN

PHASE 6
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
BSP	JWW	02-12-2015	SUBMIT TO CITY
GJRN	JWW	02-27-2015	WATER & SEWER COMMENTS
BSP	JWW	03-11-2015	REV. 1 - REVISED PER COMMENTS

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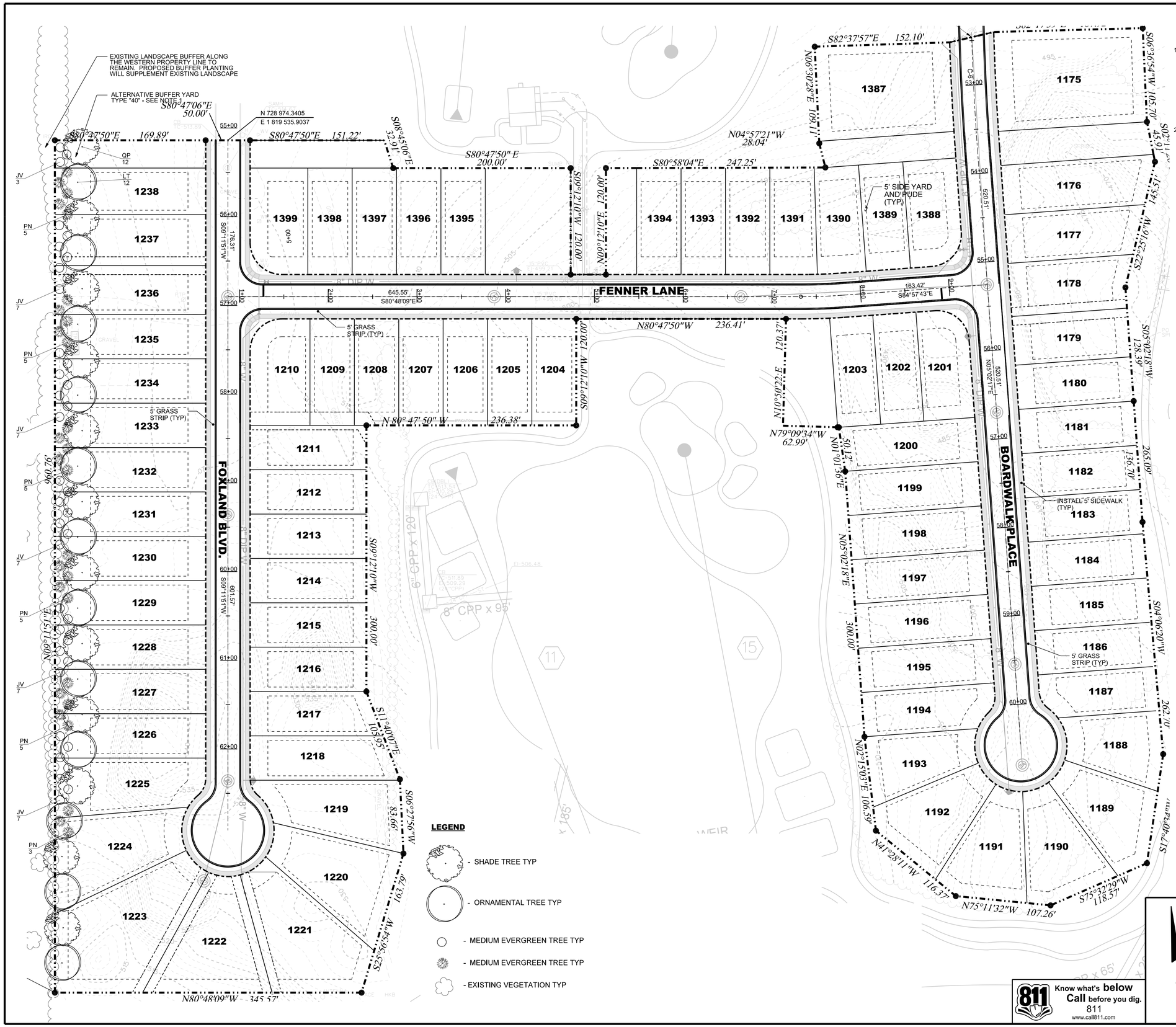

NOTES:

1. ALTERNATIVE BUFFER YARD TYPE "40" SHALL CONSIST OF A STRIP OF LANDSCAPE AREA, A MINIMUM OF 40' WIDE, LANDSCAPE AS FOLLOWS: ONE MEDIUM EVERGREEN TREE (ULTIMATE HEIGHT 20-40 FEET) FOR EVERY (15) FEET PLANTED ON TRIANGULAR SPACING, PLUS ONE SMALL DECIDUOUS OR ORNAMENTAL TREE FOR EVERY 80' LINEAR FEET, PLUS ONE LARGE DECIDUOUS TREE (ULTIMATE HEIGHT OF 50 +\- FEET) FOR EVERY 80 LINEAR FEET MEASURED ALONG THE COMMON PROPERTY LINE. EXISTING LANDSCAPE BUFFER ALONG THE WESTERN PROPERTY LINE TO REMAIN. PROPOSED BUFFER PLANTING WILL SUPPLEMENT EXISTING LANDSCAPE.
2. SEE SHEET L2.01 FOR LANDSCAPE NOTES AND DETAILS.

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600, Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PAUL LESLIE DARR
REGISTERED AGRICULTURE COMMERCE
TENNESSEE NO. 880
LANDSCAPE ARCHITECT

LANDSCAPE PLAN

PHASE 6
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
PLD	PBL	02-25-2015	SUBMIT TO CITY
GJRN	JWW	02-27-2015	WATER & SEWER COMMENTS

MAP 147 PARCEL 10.05

BENCHMARK
SEE AERIAL TARGETS
NAD 83

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

811 Know what's below Call before you dig.
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L1.01

FILE NO. 32003-56

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gpglaser
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LANDSCAPE SEEDING NOTES:

1. PERFORM ALL SEEDING AND RELATED WORK AS A CONTINUOUS OPERATION. SOW SEED AS SOON AS THE SEED BED HAS BEEN PREPARED, AND PERFORM SUBSEQUENT WORK IN A CONTINUOUS MANNER.
2. BEFORE BEGINNING SEEDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL AND FINAL GRADING, AND HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
3. SCARIFY, DISK, HARROW, RAKE, OR OTHERWISE WORK EACH AREA TO BE SEEDED UNTIL THE SOIL HAS BEEN LOOSENED AND PULVERIZED TO A DEPTH OF NOT LESS THAN TWO INCHES. PERFORM THIS WORK ONLY WHEN THE SOIL IS IN A TILLABLE AND WORKABLE CONDITION.
4. APPLY FERTILIZER UNIFORMLY OVER THE SEED BED, AND LIGHTLY HARROW, RAKE, OR OTHERWISE INCORPORATE THEM INTO THE SOIL FOR A DEPTH OF APPROXIMATELY ONE INCH AT THE FOLLOWING RATE:
5. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH COMMON BERMUDA AT A RATE OF 3 LBS. PER 1000 S.F.
6. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH REBEL III FESCUE AT A RATE OF 2 LBS. PER 1000 S.F.
7. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH PERENNIAL RYE AT A RATE OF 2 LBS. PER 1000 S.F.
8. ALL SEEDED AREAS SHALL BE MULCHED WITH CLEAN AND WEED FREE STRAW, AT A RATE OF TWO BALES PER 1000 S.F.
9. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET: GRADE 10-10-10.
10. SOW SEED UNIFORMLY WITH A ROTARY SEEDER, WHEELBARROW SEEDER, OR HYDRAULIC EQUIPMENT OR BY OTHER SATISFACTORY MEANS.
11. PERFORM NO SEEDING DURING WINDY WEATHER OR WHEN THE GROUND SURFACE IS FROZEN, WET, OR OTHERWISE UNTILLABLE.
12. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SEEDED GROUND.
13. DISPOSE OF ALL SURPLUS MATERIALS AS DIRECTED BY THE OWNER.

INSPECTIONS

14. THE A/E SHALL INSPECT THE SEEDING WITHIN 60 DAYS AFTER PLANTING AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEE

15. SECURE AN ACCEPTABLE GROWTH OF GRASS IN ALL AREAS DESIGNATED FOR SEEDING.
16. AN AREA IS CONSIDERED ACCEPTABLE IF IT IS REPRESENTED BY A MINIMUM OF 100 SEEDLINGS PER SQUARE FOOT OF THE PERMANENT SPECIES OF GRASS REPRESENTATIVE OF THE SEED MIXTURE. IF AN ACCEPTABLE GROWTH IS NOT OBTAINED ON THE FIRST PLANTING, RESEEDING AND REMULCHING WILL BE REQUIRED.
17. IF THE PLANTING IS LESS THAN 50 PERCENT SUCCESSFUL, CONTRACTOR SHALL REWORK THE GROUND, REFERTILIZE, RESEED, AND REMULCH.

SODDING NOTES:

PART 1. GENERAL

1. THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TEMPORARY STORAGE OF SOD IS PERMITTED: HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER.
3. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION.
4. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVORABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.

PART 2. PRODUCTS

6. SOD: KENTUCKY 31 FESCUE (FESTUCA ELATIOR): NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH: WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS: COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, CANADA THISTLE): AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN
7. FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10-10-10: FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING: AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS
8. AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION

9. BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
10. A MINIMUM OF 4 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA.
11. SCARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.
12. APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.

    A. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10-10-10

    B. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET

13. PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED.
14. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS.
15. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT.
16. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:

    A. ½TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET

    B. 20 POUNDS: 6-12-12 PER 1,000 SQUARE FEET

17. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS.
18. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER
19. THE OWNER WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN AS STATED IN THESE SPECIFICATIONS. THIS ACCEPTANCE BY THE OWNER IS FOR THE PURPOSES OF PAYMENT ONLY.

INSPECTIONS

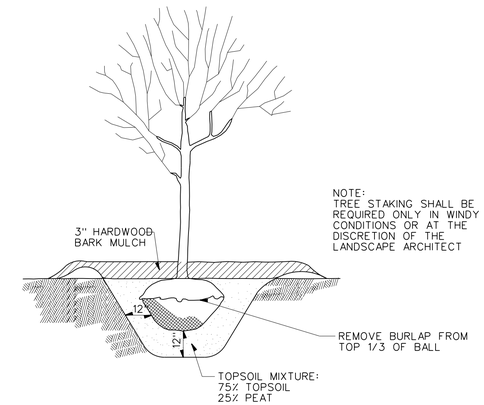
20. A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEES

21. A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.

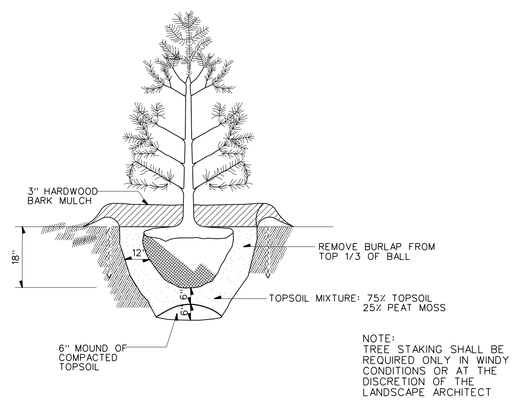
LANDSCAPE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS.
2. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BOOK. THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT.
3. IN THE EVENT ANY ERROR(S) ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE.
4. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
5. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND: WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
6. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
7. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
8. PLANTING BED SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
9. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT: FOLLOW PACKAGE DIRECTIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER BEFORE MULCHING.
10. ALL DISTURBED AREAS ARE TO BE SEEDED AS DIRECTED BY THE LANDSCAPE ARCHITECT, EXCEPT WHERE PLANS SPECIFY THE USE OF SOD OR GROUNDCOVERS.
11. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
12. THE CONTRACTOR SHALL REMOVE FROM THE SITE ANY MATERIAL WHICH TURNS BROWN OR DEFOLIATES WITHIN FIVE (5) DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED MATERIALS.
13. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT, OR UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDER YEAR, FROM THE DATE THE PROJECT IS ACCEPTED.
15. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.
16. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS FOUND IN THIS SET OF PLANS.
17. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER.
18. IRRIGATION SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLING LANDSCAPE PLANT MATERIAL/ LAWNS.
19. ALL CANOPY TREES SHALL BE SINGLE LEADER 1st QUALITY REPRESENTATIVES. APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL HAVE A MINIMUM OF 6" OF CLEAN 1st QUALITY TOPSOIL: WITH NO ORGANIC MATERIAL OR ROCKS.
21. OPEN SPACE TO BE IRRIGATED BY HOME OWNER'S ASSOCIATION.



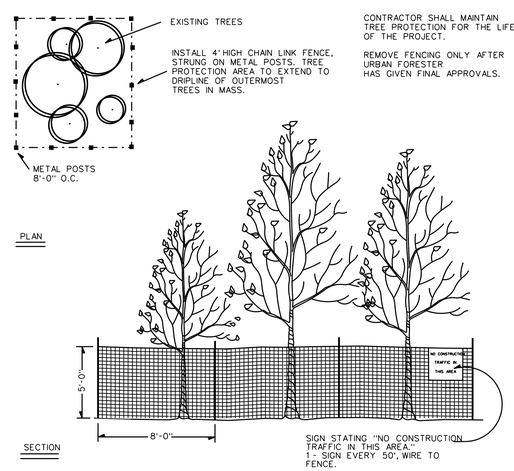
DECIDUOUS TREE PLANTING / STAKING (UP TO 3" CALIPER)

(N.T.S.)



CONIFEROUS TREE PLANTING/STAKING

(N.T.S.)



CONTRACTOR SHALL MAINTAIN TREE PROTECTION FOR THE LIFE OF THE PROJECT.

REMOVE FENCING ONLY AFTER URBAN FORESTER HAS GIVEN FINAL APPROVALS.

TREE PROTECTION DETAIL

(N.T.S.)

BARGE WAGGONER SUMNER & CANNON, INC.
BWSC
211 Commerce Street, Suite 600, Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PAUL LESLIE DARR
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 800
LANDSCAPE ARCHITECT

LANDSCAPE NOTES AND DETAILS

PHASE 6
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
PLD	PBL	02-25-15	SUBMIT TO CITY
GJRN	JWW	02-27-2015	WATER & SEWER COMMENTS

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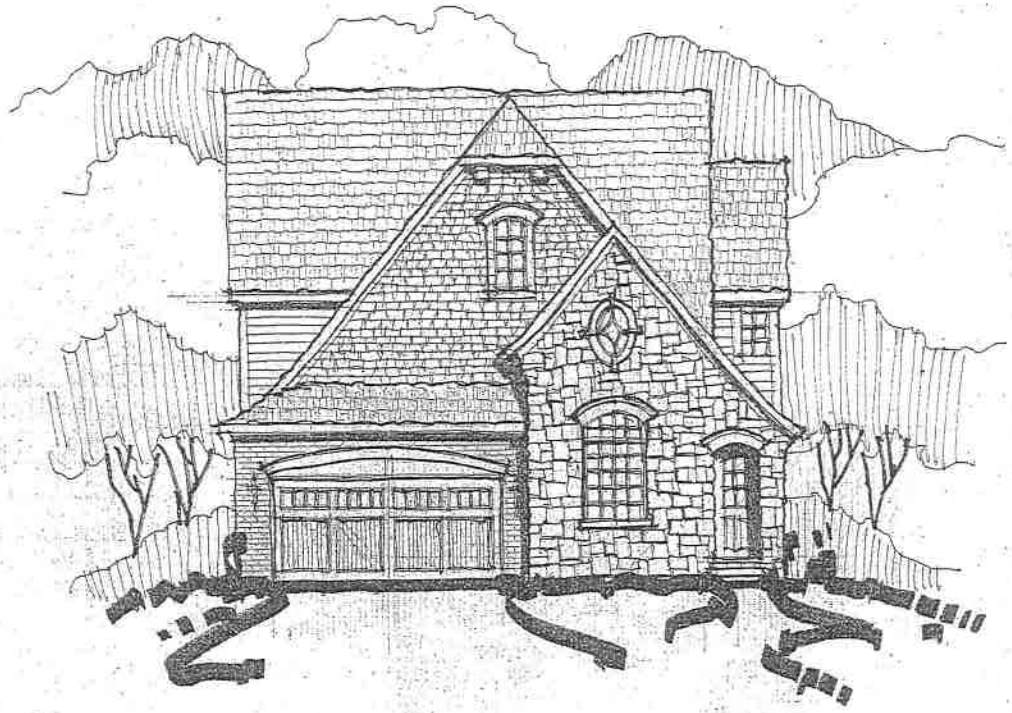
FOXLAND, PHASE 6 AMENDED PMDP/FMDP
PC FILE #8-370-15
LOCATION MAP

ATTACHMENT 2-3

PC FILE #8-370-15

ATTACHMENT 2-4



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MAR 18 2013
GALLATIN PLANNING & ZONING

ITEM 3

PC0105-13 + PC0103-13

ATTACHMENT 2-4

PC0105-13 + PC0103-13 5&6

ATTACHMENT 2-4

PC0105-13 + PC0103-13

Goodall
38' Wide Product
Plan D
Elev. 'B'
2545 #

ATTACHMENT 2-4

PC0105-13 + PC0103-13

The Gray

Bedrooms: 3
Bathrooms: 2
Aprox. SQ. Ft: 1,922

The Griffin

Bedrooms: 3
Bathrooms: 2.5
Aprox. SQ. Ft: 2455

The Taylor

Bedrooms: 4
Bathrooms: 2.5 Aprox.
SQ. Ft: 2,680

The Hannover

Bedrooms: 4
Bathrooms: 2.5
Aprox. SQ. Ft: 2,850

ATTACHMENT 2-5

RECEIVED
MAR 12 2015
GALLATIN PLANNING
& ZONING

8-370-15

MeritageHomes

THE ROSEWOOD

2,797 Square Feet

ATTACHMENT 2-5

MeritageHomes

ATTACHMENT 2-5

THE GRAY

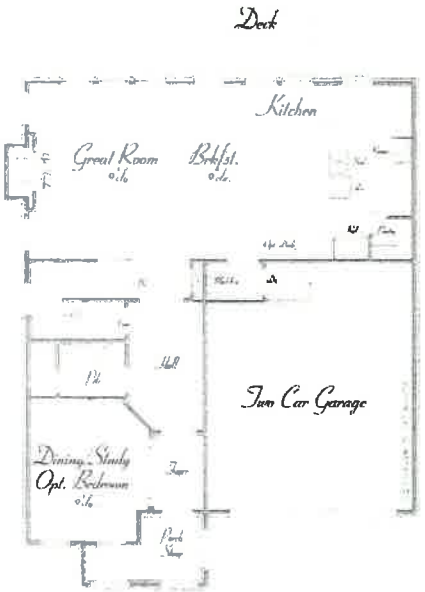
MeritageHomes

THE GRIFFIN

ATTACHMENT 2-5

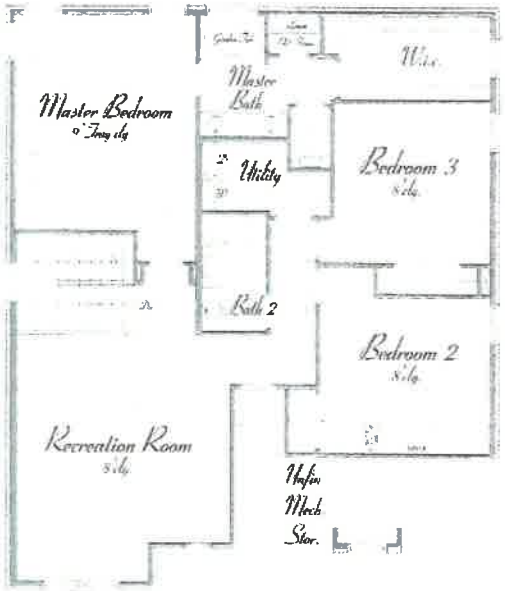
The Griffin

ATTACHMENT 2-5



First Floor Plan
Griffin Elevation "B"

Optional Double Oven



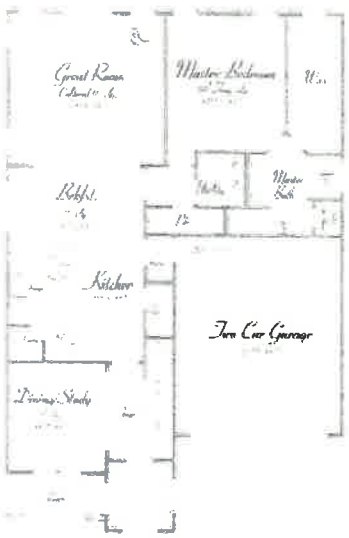
Second Floor Plan
Griffin Elevation "B"

MeritageHomes

THE TAYLOR

ATTACHMENT 2-5

The Taylor



First Floor Plan
Taylor Elevation "E"

Second Floor Plan
Taylor Elevation "E"

ATTACHMENT 2-5

MeritageHomes

The Hannover

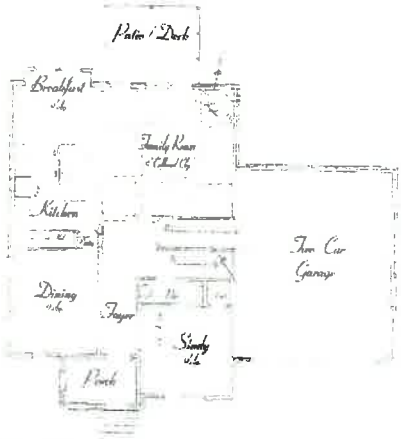
ATTACHMENT 2-5

The Hannover

First Floor Plan

Second Floor Plan

Hannover

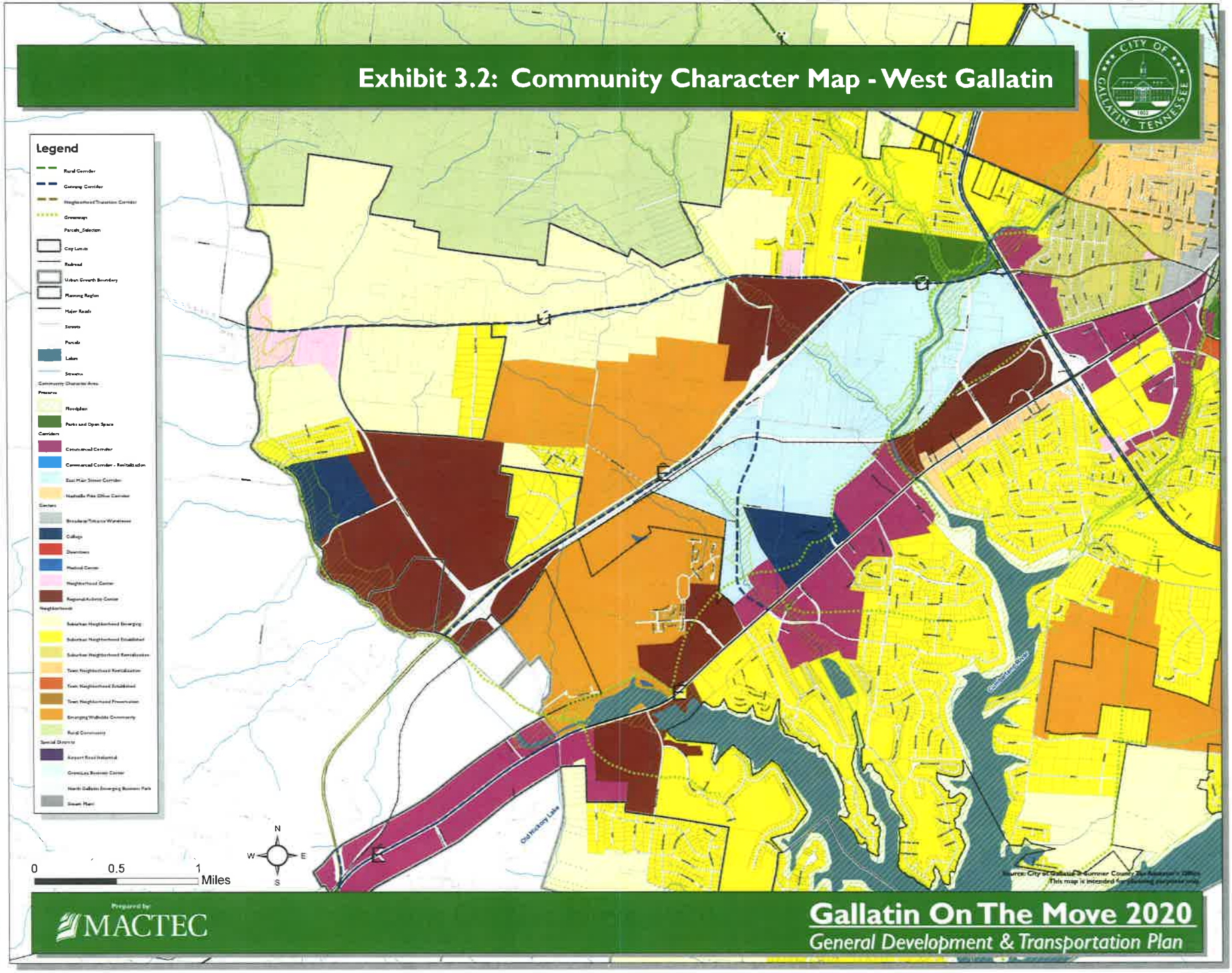


First Floor Plan

Second Floor Plan

Hannover 2

ATTACHMENT 2-5



ATTACHMENT 2-6

SUBURBAN NEIGHBORHOOD ESTABLISHED

General Description of Existing Development Patterns

The Suburban Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, medium-to-larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option.

Location

Areas within this character area include the following:

- South Gallatin neighborhoods of Halewood and Woodvale
- West Gallatin neighborhoods in the Lock 4 Road/Peninsula Drive area
- Newly-developed portions of the West Gallatin neighborhoods in the Fairvue/Baypoint (Browns Lane) area
- Newly-developed and established portions of the Douglass Bend area
- East Gallatin neighborhoods in the Grandview subdivision and surrounding area

Intent

The development pattern should seek to:

- Maintain residential uses
- Preserve existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to goods and services
- Maintain predominant development pattern of detached one-family homes

SUBURBAN NEIGHBORHOOD ESTABLISHED

Anticipated level of change:

- Low

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, long blocks
- Older subdivision roads characterized by grassy swales and newer with curb, gutter and sidewalk
- Sidewalks and pedestrian infrastructure limited to newer subdivisions

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single-family residential
- Small and large-scale apartments and townhomes

Appropriate Residential Net Density

- 2-5 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-10, R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Focus on reinforcing stability of more mature Suburban Neighborhood Established areas by encouraging more home ownership and maintenance or upgrade of existing properties
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Protect older subdivisions that lack detailed design-related covenants and restrictions

Implementation Measures

☞ *Develop residential infill guidelines applicable in Suburban Neighborhood Established areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development*

Typical suburban street in Halewood subdivision

Typical suburban street in Woodvale subdivision

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
FOR
FOXLAND AT FAIRVUE
PHASE 5 AND PHASE 6
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DEVELOPER:

FOXLAND DEVELOPMENT PROPERTIES, LLC
1445 FOXLAND BLVD
GALLATIN, TN 37066
CONTACT: JOE GODFREY
PHONE: (615) 451-0909

BWSC

APRIL 27, 2011
PROJECT No. 32003-01

MAY 12, 2011
CITY COMMENTS

MAY 17, 2011
SUBMIT TO COUNCIL

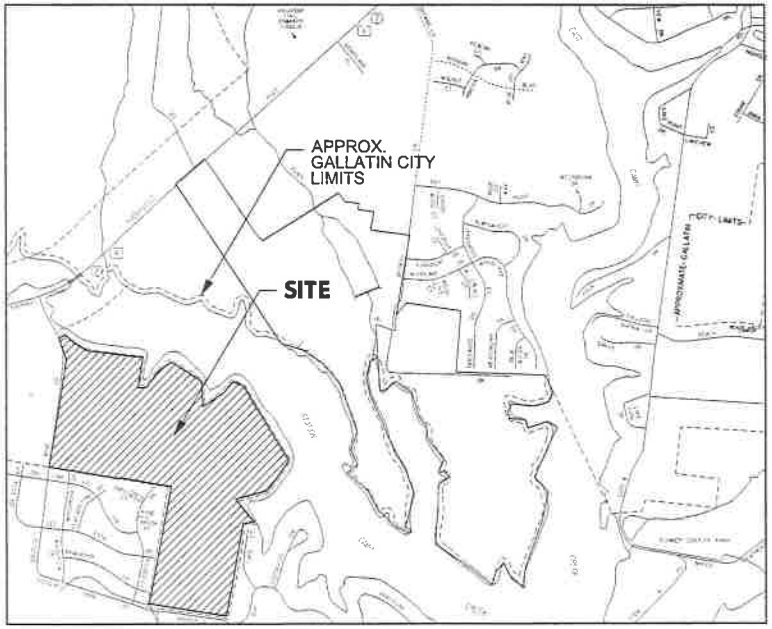
MAY 26, 2011
SUBMIT TO PLANNING COMMISSION (PH. 3.1, 7, 9)

FEB. 27, 2013
SUBMIT TO PLANNING COMMISSION (PH. 5 & 6)

MARCH 18, 2013
ADDRESS COMMENTS

INDEX OF DRAWINGS

Sheet No.	Description
	COVER SHEET
C1.00	OVERALL SITE LAYOUT PLAN
C1.01	SITE, UTILITY, GRADING, DRAINAGE AND LANDSCAPING PLAN
C1.02	SITE, UTILITY, GRADING, DRAINAGE AND LANDSCAPING PLAN
C1.03	SITE, UTILITY, GRADING, DRAINAGE AND LANDSCAPING PLAN



LOCATION MAP

NOT TO SCALE

OWNERS TABLE:

Lot/Phase	Property Address	Tax Map	Group	Parcel	Owner	Owner Address
1006	1300 REYNARD DRIVE	147 N	D	19	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1007	1307 REYNARD DRIVE	147 N	D	8	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1008	1301 REYNARD DRIVE	147 N	D	8	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
10	7069 ALBATROSS WAY	147 N	D	7.01	FOXLAND DEVELOPMENT CORP	P O Box 8035 HENDERSONVILLE TN 37075
1092	7064 ALBATROSS WAY	147 N	D	11	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1093	7060 ALBATROSS WAY	147 N	D	12	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1094	7056 ALBATROSS WAY	147 N	D	13	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1095	2052 ALBATROSS WAY	147 N	D	14	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1096	2048 ALBATROSS WAY	147 N	D	15	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1097	2044 ALBATROSS WAY	147 N	D	16	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1098	2040 ALBATROSS WAY	147 N	D	17	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1099	2036 ALBATROSS WAY	147 N	D	18	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1100	2032 ALBATROSS WAY	147 N	D	19	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1101	2028 ALBATROSS WAY	147 N	D	20	EDWARDS & SLOAN, TR CTUS WANDA F	
1102	2024 ALBATROSS WAY	147 N	D	21	DONALD G WERRECK CTUS PAMELA	1015 ISAAC FRANKLIN DRIVE GALLATIN TN 37066
1103	2020 ALBATROSS WAY	147 N	D	22	DONALD G WERRECK ETUX PAMELA G	1015 ISAAC FRANKLIN DRIVE GALLATIN TN 37066
1104	2016 ALBATROSS WAY	147 N	D	23	RAFE LEUNDER ETUX NELL G	PASS GALLATIN TN 37066
1105	2012 ALBATROSS WAY	147 N	D	24	STUART ELLMANN ETUX MARIE H	
1106	2008 ALBATROSS WAY	147 N	D	25	F N HOLMES, JR	
1107	2004 ALBATROSS WAY	147 N	D	26	JERRY V HARRIS	
1108	1058 ALBATROSS WAY	147 N	D	27	J BRANDON REY ETUX AUTUMN	
OPEN LOT	REYNARD DRIVE	147 N	D	1.01	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1309	1304 REYNARD DRIVE	147 N	D	5	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1310	1308 REYNARD DRIVE	147 N	D	7	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1311	1312 REYNARD DRIVE	147 N	D	8	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1312	1316 REYNARD DRIVE	147 N	D	9	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1313	1320 REYNARD DRIVE	147 N	D	9	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1314	1324 REYNARD DRIVE	147 N	D	10	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
1315	7071 ALBATROSS WAY	147 N	D	7	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
Phase 7	Douglas Bend Road	147	-	16.09	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181
Phase 8	Douglas Bend Road	147	-	7.00	OAKBROOK REALTY/ ROYCE INVESTMENTS II LLC	1000 ROYCE BLVD OAKBROOK TERRACE IL 60181

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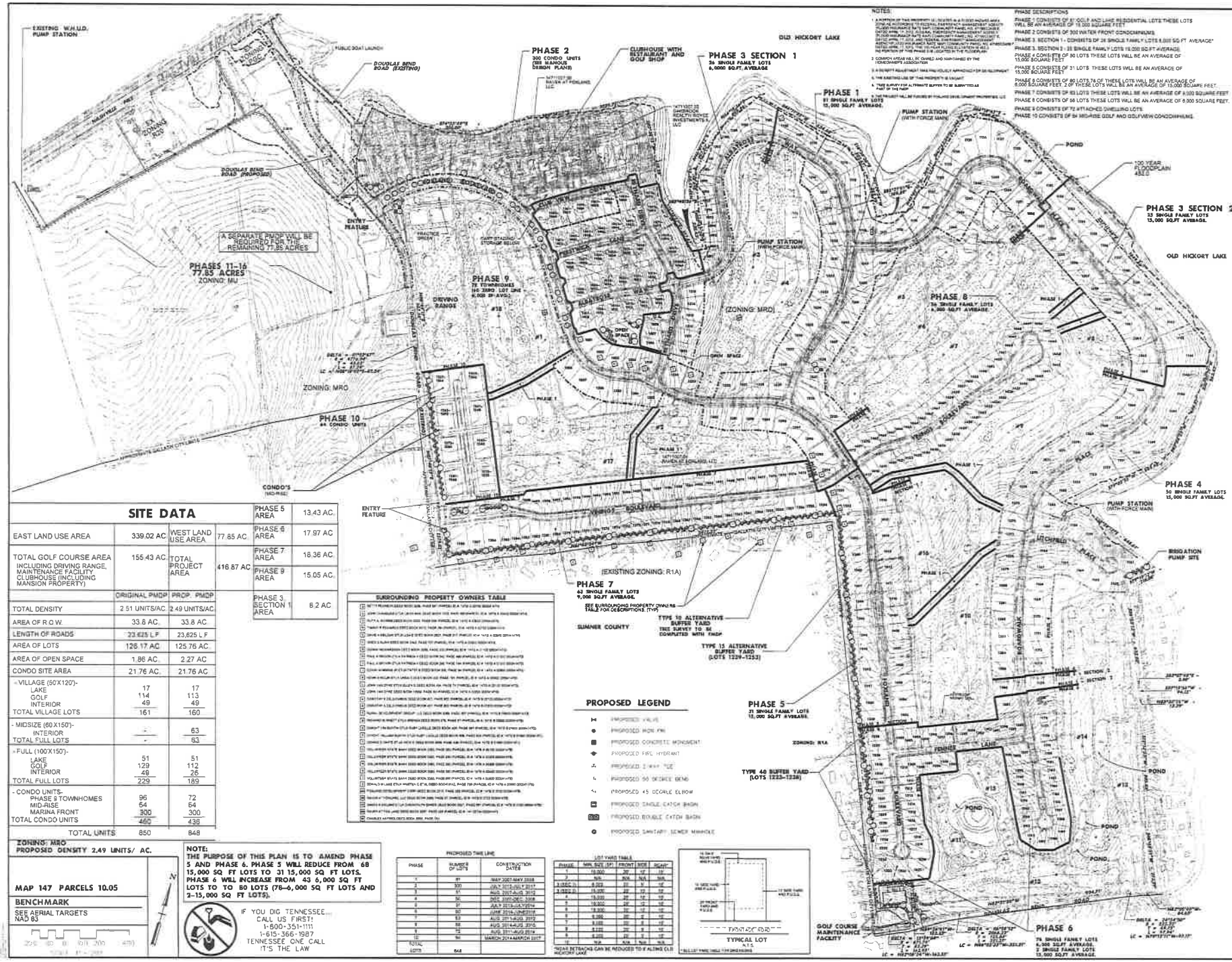
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
FOXLAND AT FAIRVUE
PHASE 5 AND PHASE 6
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

ATTACHMENT 2-B

PC0105-13



NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0135 D DATED APRIL 17, 2012. FLOOD AND EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0141 D DATED APRIL 17, 2012. FLOOD AND EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0142 D DATED APRIL 17, 2012. THE ENTIRE PHASE 6 IS LOCATED IN THE FLOODPLAIN.
2. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
3. A DEVELOPER AGREEMENT HAS BEEN FULLY APPROVED FOR DEVELOPMENT
4. THE EXISTING USE OF THE PROPERTY IS VACANT
5. THE SURVEY FOR ALTERNATE BUFFER TO BE SUBMITTED AS PART OF THE FMDP
6. THE PROJECT WILL BE FUNDED BY FOXLAND DEVELOPMENT PROPERTIES, LLC

PHASE DESCRIPTIONS

PHASE 1 CONSISTS OF 81 GOLF AND LAKE RESIDENTIAL LOTS THESE LOTS WILL BE AN AVERAGE OF 12,000 SQUARE FEET

PHASE 2 CONSISTS OF 300 WATER FRONT CONDOMINIUMS

PHASE 3, SECTION 1 - CONSISTS OF 36 SINGLE FAMILY LOTS 6,000 SQ.FT. AVERAGE*

PHASE 3, SECTION 2 - 33 SINGLE FAMILY LOTS 13,000 SQ.FT AVERAGE

PHASE 4 CONSISTS OF 50 LOTS THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET

PHASE 5 CONSISTS OF 31 LOTS THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET

PHASE 6 CONSISTS OF 80 LOTS 78 OF THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET, 2 OF THESE LOTS WILL BE AN AVERAGE OF 13,000 SQUARE FEET.

PHASE 7 CONSISTS OF 63 LOTS THESE LOTS WILL BE AN AVERAGE OF 9,000 SQUARE FEET

PHASE 8 CONSISTS OF 36 LOTS THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET.

PHASE 9 CONSISTS OF 72 ATTACHED DWELLING LOTS

PHASE 10 CONSISTS OF 84 HIGHRISE GOLF AND GOLFVIEW CONDOMINIUMS.

SITE DATA

EAST LAND USE AREA	339.02 AC	WEST LAND USE AREA	77.85 AC	PHASE 5 AREA	13.43 AC.
				PHASE 6 AREA	17.97 AC
TOTAL GOLF COURSE AREA INCLUDING DRIVING RANGE, MAINTENANCE FACILITY CLUBHOUSE (INCLUDING MANSION PROPERTY)	155.43 AC	TOTAL PROJECT AREA	416.87 AC	PHASE 7 AREA	18.36 AC.
				PHASE 9 AREA	15.05 AC.
				PHASE 3, SECTION 1 AREA	6.2 AC

	ORIGINAL PMDP	PROP. PMDP
TOTAL DENSITY	2.51 UNITS/AC.	2.49 UNITS/AC.
AREA OF R.O.W.	33.8 AC.	33.8 AC.
LENGTH OF ROADS	23,625 L.F	23,625 L.F
AREA OF LOTS	126.17 AC.	125.76 AC.
AREA OF OPEN SPACE	1.86 AC.	2.27 AC
CONDO SITE AREA	21.76 AC.	21.76 AC
- VILLAGE (50'X120')-		
LAKE	17	17
GOLF	114	113
INTERIOR	49	49
TOTAL VILLAGE LOTS	161	160
- MIDSIZE (60'X150')-		
INTERIOR	-	63
TOTAL FULL LOTS	-	63
- FULL (100'X150')-		
LAKE	51	51
GOLF	129	112
INTERIOR	49	26
TOTAL FULL LOTS	229	189
- CONDO UNITS-		
PHASE 2 TOWNHOMES	96	72
MID-RISE	64	64
MARINA FRONT	300	300
TOTAL CONDO UNITS	460	436
TOTAL UNITS	850	848

ZONING: MRO
PROPOSED DENSITY 2.49 UNITS/ AC.

MAP 147 PARCELS 10.05

BENCHMARK
SEE AERIAL TARGETS
NAD 83

SURROUNDING PROPERTY OWNERS TABLE

1	BETTY FRANKLIN DEED BOOK 3266, PAGE 847 (PARCEL ID: A 147D E 010.00) (2012-147D)
2	JOHN CHAMBLISS (LIFE) (JOHN AND DAVID BOOK 1312, PAGE 1001 (PARCEL ID: A 147D E 009.00) (2012-147D)
3	RUTH A. BURNS DEED BOOK 3266, PAGE 845 (PARCEL ID: A 147D E 008.00) (2012-147D)
4	THOMAS R. RICHARDS DEED BOOK 3266, PAGE 841 (PARCEL ID: A 147D E 007.00) (2012-147D)
5	DAVID A. WILLIAMS ETUX (LIFE) DEED BOOK 3267, PAGE 317 (PARCEL ID: A 147D E 006.00) (2012-147D)
6	MEDI-PLANT DEED BOOK 3266, PAGE 837 (PARCEL ID: A 147D E 005.00) (2012-147D)
7	DONNA WILLIAMSON DEED BOOK 3266, PAGE 833 (PARCEL ID: A 147D E 004.00) (2012-147D)
8	PAUL A. WRIGHT ETUX (LIFE) DEED BOOK 3266, PAGE 829 (PARCEL ID: A 147D E 003.00) (2012-147D)
9	PAUL A. WRIGHT ETUX (LIFE) DEED BOOK 3266, PAGE 829 (PARCEL ID: A 147D E 002.00) (2012-147D)
10	DONNA WILLIAMSON ETUX (LIFE) DEED BOOK 3266, PAGE 825 (PARCEL ID: A 147D E 001.00) (2012-147D)
11	DONNA WILLIAMSON ETUX (LIFE) DEED BOOK 3266, PAGE 821 (PARCEL ID: A 147D E 000.00) (2012-147D)
12	JOHN TAN STAR DEED BOOK 3266, PAGE 817 (PARCEL ID: A 147D E 000.00) (2012-147D)
13	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
14	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
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21	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
22	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
23	VOLUNTEER STATE BANK DEED BOOK 3266, PAGE 801 (PARCEL ID: A 147D E 000.00) (2012-147D)
24	DONALD W LAKE ETUX MARTHA C (LIFE) DEED BOOK 3267, PAGE 791 (PARCEL ID: A 147D E 000.00) (2012-147D)
25	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
26	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
27	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
28	SUNSTAR 2 LLC (PARCEL DEED BOOK 3267, PAGE 301 (PARCEL ID: A 147D E 000.00) (2012-147D)
29	CHARLES MATTHEW DEED BOOK 3266, PAGE 791

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND PHASE 5 AND PHASE 6. PHASE 5 WILL REDUCE FROM 68 15,000 SQ FT LOTS TO 31 15,000 SQ FT LOTS. PHASE 6 WILL INCREASE FROM 43 6,000 SQ FT LOTS TO TO 80 LOTS (78-6,000 SQ FT LOTS AND 2-15,000 SQ FT LOTS).

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PROPOSED TIME LINE

PHASE	NUMBER OF LOTS	CONSTRUCTION DATES
1	81	MAY 2007-MAY 2008
2	300	JULY 2012-JULY 2017
3	67	AUG. 2017-AUG. 2012
4	50	SEPT. 2010-DEC. 2008
5	31	JULY 2013-JULY 2014
6	80	JUNE 2016-JUNE 2018
7	63	AUG. 2011-AUG. 2012
8	36	AUG. 2014-AUG. 2015
9	72	AUG. 2011-AUG. 2012
10	84	MARCH 2014-MARCH 2017
TOTAL LOTS	848	

LOT YARD TABLE

PHASE	MIN. SIZE (SF)	FRONT	SIDE	REAR*
1	12,000	30'	10'	10'
2	N/A	N/A	N/A	N/A
3 (SEC. 1)	6,000	20	5	10
3 (SEC. 2)	13,000	30'	10'	10'
4	15,000	30'	10'	10'
5	15,000	30'	10'	10'
6	6,500	20'	5'	10'
7	9,000	20'	5'	10'
8	6,000	20'	5'	10'
9	6,000	20'	5'	10'
10	N/A	N/A	N/A	N/A

*REAR SETBACKS CAN BE REDUCED TO 0' ALONG OLD HICKORY LAKE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS
2121 RIVERVIEW TOWER 900 S. GAY STREET KNOXVILLE, TN 37929-2121 PHONE (865) 546-9321 FAX (865) 546-9475

OVERALL SITE LAYOUT PLAN

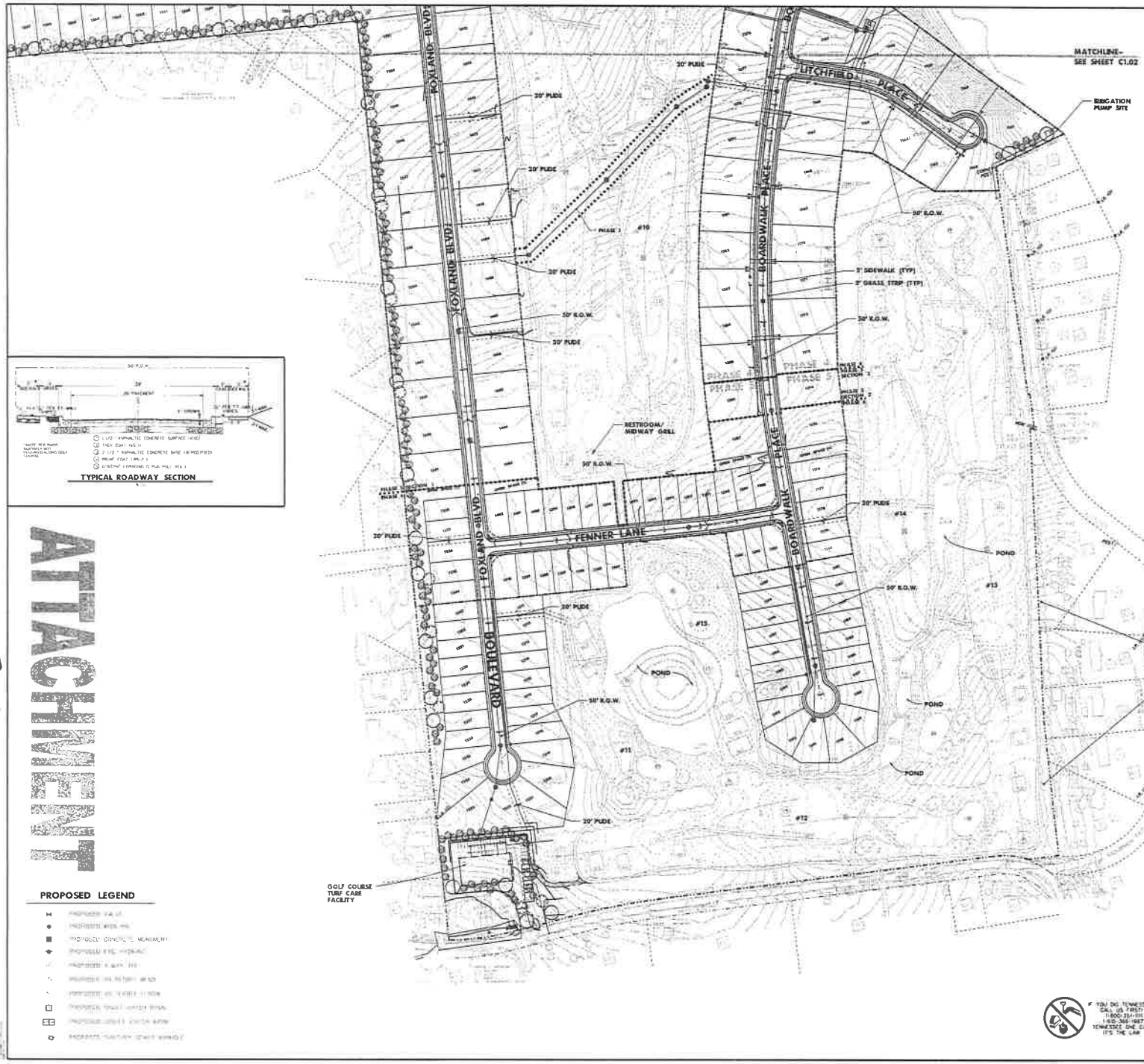
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
FOXLAND AT FAIRVUE
PHASE 5 AND PHASE 6
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK	DATE	DESCRIPTION
MCA	AJD	4/27/2011	REVISED MASTER PLAN - 1ST SUBMITTAL
MCA	AJD	5/2/2011	SUBMIT FOR WORK SESSION - PROPOSE 7 FEWER LOTS
MCA	AJD	5/12/2011	SUBMIT TO COUNCIL
MCA	AJD	5/17/2011	CITY COMMENTS
MCA	AJD	5/26/2011	SUBMIT TO PLANNING COMMISSION
MCA	AJD	6/20/2011	ADDRESS COMMENTS
MCA	AJD	8/29/2011	ADDRESS COMMENTS

C1.00

ATTACHMENT 2-8

PC0105-13



NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO 47165C0438 E, DATED SEPTEMBER 20, 2006 FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO 47165C0407 E, DATED SEPTEMBER 20, 2006 AND FEDERAL EMERGENCY MANAGEMENT AGENCY(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO 47165C0409 F, DATED MAY 18 2006 THE 100-YEAR FLOOD ELEVATION 6.452 0
2. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02

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BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

JENNIFER SPEICH
STATE OF TENNESSEE

SITE, UTILITY, GRADING, DRAINAGE AND LANDSCAPING PLAN

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
FOXLAND AT FAIRVUE
PHASE 5 AND PHASE 6
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DR	DN	DATE	DESCRIPTION
MDK	AJS	4/11/2011	RECORD MASTER PLAN - PH 7 AND PH 8
MDK	AJS	5/11/2011	SUBMIT FOR WORK SESSION - REV PH 7 TO 5/11/2011
MDK	AJS	5/12/2011	CITY COMMENTS
MDK	AJS	5/17/2011	SUBMIT TO FINANCE
MDK	AJS	5/20/2011	SUBMIT TO PLANNING COMMISSION
MDK	AJS	5/18/2011	ADDRESS COMMENTS

MAP 147 PARCEL 10.05

BENCHMARK
SEE AERIAL TARGETS
NAD 83

100 50 0 50 100 200

C1.01

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ATTACHMENT

2-8

PC0105-13

ITEM 3

GMRPC Resolution No. 2015-36

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS, AND THREE (3) STREETS, ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE (PC FILE #1-369-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Barge, Waggoner, Sumner & Cannon, Inc., at its regular meeting on March 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403(b) and §13-4-303(b):

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The proposed Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the Amended Preliminary Master Development Plan for Foxland and the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15).

3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.

5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. 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 approved GMRPC Resolution No. 2015-36 a Preliminary Plat for Foxland, Phase 6 consisting of a one (1) sheet plat, prepared by Barge, Waggoner, Sumner & Cannon, Inc. of Nashville, Tennessee, with file number 32003-56, dated February 12, 2015, with a revision date of February 27, 2015, with the following conditions:

1. Approval of the Preliminary Plat for Foxland, Phase 6 is contingent upon Planning Commission's approval of the Amended Preliminary Master Development Plan for Foxland and the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15).
2. A five (5) foot wide variance from the Gallatin Subdivision Regulations to allow five (5) foot wide Public Utility and Drainage Easements (P.U.D.E.) along the side property lines is approved.
3. A five (5) foot side yard exception and minimum lot width exception are approved.
4. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of the utility surety to the Planning Department, if required, prior to the recording of the Final Plat for Foxland, Phase 6.
5. Site, subdivision, and utility sureties shall be required at the Final Plat stage. Sureties shall be submitted to the Planning Department prior to recording of the Final Plat for Foxland, Phase 6.
6. Final Plat shall be 18" x 24" for recording purposes.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 3
PLANNING DEPARTMENT STAFF REPORT
Foxland, Phase 6 Preliminary Plat
PC File #1-369-15B
Foxland Boulevard, Fenner Lane, & Boardwalk Place
Date: March 17, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND, PHASE 6, CONTAINING 77 ONE-FAMILY, DETACHED DWELLING LOTS, SEVEN (7) OPEN SPACE TRACTS, AND THREE (3) STREETS ON 18.10 (+/-) ACRES, LOCATED ON FOXLAND BOULEVARD, FENNER LANE, AND BOARDWALK PLACE (PC FILE #1-369-15B).

OWNER:	OAK REALTY INVESTMENTS/ROYCE INVESTMENTS II, LLC
APPLICANT:	BARGE, WAGGONER, SUMNER & CANNON, INC.
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-36
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	MARCH 23, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a Preliminary Plat for Foxland, Phase 6, containing 77 One-family, Detached Dwelling lots, seven (7) open space tracts, and three (3) streets on 18.10 (+/-) acres, located on Foxland Boulevard, Fenner Lane, and Boardwalk Place (Attachment 3-1 and Attachment 3-2). The property is currently zoned Multiple Residential and Office (MRO). One-Family Detached Dwelling is a permitted use in the MRO zone district. The entire Foxland Subdivision, including the subject property, is located within the Suburban Neighborhood Established Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan.*

Phillips Builders, a Meritage Homes Company, is the new developer of Phase 6 and has submitted final sample architectural elevations similar to the previously approved conceptual architectural elevations prepared by Goodall Homes. The sample architectural elevations were included in the request for approval of a minor amendment to the Foxland Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 6, which is Item 2 on the March 23, 2015 Gallatin Municipal-Regional Planning Commission meet Consent Agenda (PC File #8-370-15).

Staff recommends that the Planning Commission approve the major subdivision Preliminary Plat for Foxland, Phase 6 with the conditions listed on page 6 of the staff report and in GMRPC Resolution No. 2015-36.

CASE BACKGROUND:

Previous Approvals and Property History

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan and rezoning of 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The Preliminary Master Development Plan included 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

Since the time the property was rezoned in 2006, several Final Master Development Plans for the Clubhouse, golf course, One-Family Detached Dwellings, Attached Dwellings, and Multi-Family Dwelling units have been approved throughout the Foxland Development. Several Preliminary and Final Plats have also been approved for various phases and sections of the Foxland Development.

On March 25, 2013, the Planning Commission approved a minor amendment to the Foxland Preliminary Master Development Plan to revise the phase line between Phase 5 and Phase 6 and to divide Phase 5 into sections (PC0105-13). The plan also included revisions to the approved Final Master Development Plan for Foxland, Phase 5 containing 31.40 (+/-) acres located on Foxland Boulevard, Boardwalk Place, and Fenner Lane, north of Phase 6. A separate Final Master Development Plan for Phase 6 has not previously been approved.

Item 2 on the March 23, 2015 Gallatin Municipal-Regional Planning Commission meeting Consent Agenda, was a request for approval of a minor amendment to the Foxland Preliminary Master Development Plan and approval of a Final Master Development Plan for Foxland, Phase 6, containing 77 One-Family, Detached Dwelling lots, seven (7) open space tracts, and three (3) streets on 18.10 (+/-) acres, located on Foxland Boulevard, Fenner Lane, and Boardwalk Place (PC File #8-370-15). The Preliminary Master Development Plan was amended to decrease the number of approved One-Family, Detached Dwelling lots from 80 to 77 lots and to revise the approved conceptual architectural elevations for Phase 6. Approval of the Preliminary Plat for Foxland, Phase 6 is contingent upon Planning Commission's approval of the Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15).

Adjacent Zoning and Area Uses

The entire Foxland Subdivision property lies within the Gallatin City limits and is zoned Multiple Residential and Office (MRO). Property to the north, south, and east of Foxland, Phase 6 are zoned MRO. The western subdivision boundary of Phase 6 represents the Gallatin City limits line. Adjoining properties to the west are zoned Sumner County R1A (Low Density Residential) and contain existing single-family homes. Foxland Golf Course is located to the north, south, and east of the subject property. Foxland, Phase 5, containing 31, One-Family, Detached Dwelling lots, at a minimum of 15,000 square feet, is located directly north of the subject property.

Lot Layout

MRO zoning requires a minimum lot size of 6,000 square feet. All lots in Phase 6 meet or exceed the required minimum lot size. Lot 1209 is the smallest at 6,000 and Lot 1175 is the largest at 18,305 square feet. The Preliminary Plat is consistent with lot sizes and layouts shown in the Amended Preliminary

Master Development Plan for Foxland and the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15). The lots and open space tracts were designed to accommodate the natural topography of the land to reduce stormwater runoff impacts on adjoining properties. Lots in Phase 6 have also been designed to maximize the view of the adjacent golf course.

Natural Features

The subject property is currently unimproved and vacant. A note on the plan indicates that no portion of this property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0409G, dated April 17, 2012; zone X (Attachment 3-1 and Attachment 3-2). Phase 6 contains mature trees along the western property boundary that will be preserved and counted toward the bufferyard requirement. Phase 6 is surrounded by the existing Foxland golf course on three (3) sides.

Access, Streets, and Rights-of-Way.

Foxland, Phase 6 contains approximately 3.04 (+/-) acres of right-of-way for the extension of Foxland Boulevard, Fenner Lane, and Boardwalk Place. Foxland Boulevard and Boardwalk Place end in cul-de-sacs at the southernmost portion of Phase 6 (Attachment 3-1 and Attachment 3-2). Fenner Lane runs perpendicular to Foxland Boulevard and Boardwalk Place and connects the two (2) streets. Streets within Phase 6 will become public once all roadway infrastructure is installed and accepted by the Gallatin City Council. In accordance with the Gallatin Zoning Ordinance and the *2020 Plan*, five (5) foot wide sidewalks shall be constructed along both sides of all streets within Phase 6 and have been identified on the plan. Street locations within Phase 6 will contain 50 feet of right-of-way, with 26 feet of pavements and shall become public once all roadway infrastructure is installed and accepted by the Gallatin City Council. In accordance with the Gallatin Zoning Ordinance, Gallatin Subdivision Regulations, and the *2020 Plan*, five (5) foot wide sidewalks shall be constructed along both sides of all streets within Phase 6 and have been identified on the Preliminary Plat (Attachment 3-1).

Side Yard and Minimum Lot Width Exceptions

According to G.Z.O. Section 12.02.020.F, Master Development Plan - Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permit, applicants may request exceptions to certain bulk regulations such as yard lines and minimum lot widths as part of Preliminary or Final Master Development Plans. As part of the Amended Preliminary Master Development Plan for Foxland and approval of the Final Master Development Plan for Foxland, Phase 6, the applicant requested approval of an exception to the 10-foot side yard requirement for the MRO zone district to allow five (5) foot side yards (PC File #8-370-15). In addition, the applicant requested approval of an exception to the 60-foot minimum lot width requirement for the MRO zone district. Staff recommended approval of the side yard and minimum lot width exceptions as shown on the Amended Preliminary Master Development Plan, the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15). The Preliminary Plat reflects both exceptions (Attachment 3-1).

Open Spaces and Bufferyards

The Preliminary Plat shows seven (7) open space tracts to be owned and maintained by the homeowners association. The seven (7) open space tracts contain a total 0.99 (+/-) acres. Acreage of the individual opens space tracts are shown on the Preliminary Plat (Attachment 3-1).

A Type 40 Bufferyard, including an opaque barrier, is required along the western property boundary of Phase 6, along the back of Lots 1225-1238, adjoining the property zoned Sumner County R1A (Lori Lee

Estates recorded in PB 11; PG 6-8). As part of the Amended Preliminary Master Development Plan and the Final Master Development Plan for Foxland, Phase 6, the applicant requested approval of an Alternative Type 40 Bufferyard in this location to match the landscaping approved as part of the previously Amended Preliminary Master Development Plans and Final Master Development Foxland, Phase 5 and 6. The bufferyard is 40-feet wide, but will not include an opaque barrier. Existing trees in this location will be counted towards the bufferyard requirement and have been identified on the landscaping plan; however, the applicant shall provide the corresponding legend for the existing tree types and sizes as required by the Gallatin Zoning Ordinance. Since Lot 1223 (17,053 square feet) and Lot 1224 (11,434 square feet) contain mature ornamental trees along the rear property line and are more compatible with the adjoining lot sizes to the west, the applicant also requested that the existing trees satisfy the bufferyard requirement at the back of these two (2) lots. Planning Commission previously approved this design as part of the alternative landscaping plan submitted with the Amended Preliminary Master Development Plan (PC0105-13).

Site Surety

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. The applicant submitted the site surety calculation sheet and set the amount at $17,120.30. The site surety for $17,120, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the recording of the Final Plat for Foxland, Phase 6.

Drainage and Detentioning

All stormwater runoff will drain to the existing pond located on the golf course, between holes 11 and 15, or to the smaller holding area south of hole #11. Both pond areas ultimately drain to Old Hickory Lake. All lots will also be constructed with Public Utility Drainage Easements (P.U.D.E.) on all four (4) sides to accommodate drainage flow. Five (5) foot wide Public Utility and Drainage Easements (P.U.D.E.) shown along the side property lines requires a five (5) foot width variance from the Gallatin Subdivision Regulations as part of this Preliminary Plat approval. The five (5) foot side yard Public Utility and Drainage Easements (P.U.D.E.) are consistent with other lots approved in previously approved phases of the Foxland Subdivision. No vertical construction is allowed in any easements.

Departmental Comments

- ***Engineering Division***
  The Engineering Division provided no comments on the Preliminary Plat.

- ***Police Department***
  The Police Department provided no comments on the Preliminary Plat.

- ***Department of Public Utilities and Industrial Pre-treatment Department***
  This development is primarily served by the White House Utility District. The Gallatin Department of Public Utilities only provides gas service in this area. A utility surety for gas line installation may be required at the Final Plat stage.

- ***White House Utility District***

Since this area is primarily serviced by the White House Utility District, the owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. According to the applicant, utility plans have been submitted to the White House Utility District for review and approval. The applicant shall submit a copy of the utility surety to the Planning Department, if required, prior to recording of the Final Plat for Foxland, Phase 6.

- ***Fire Department***
  The Fire Department provided no review comments on the Preliminary Plat.

- ***Sumner County E-911***
  The Sumner County E-911 Office provided no comments on the Preliminary Plat. Street addresses for all lots shall be provided at the Final Plat stage.

- ***Building Codes Department***
  The Building Codes Department provided no review comments on the Preliminary Plat.

- ***Department of Electricity***
  The Department of Electricity provided no review comments on the Preliminary Plat.

- ***Public Works Department***
  The Public Works Department noted that a 40-foot radius shall be provided for turnaround at cul-de-sacs. The Preliminary Plat meets this minimum requirement.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings
According to the applicant, the project was designed to be consistent with the intent and purpose of the Gallatin Zoning Ordinance and Gallatin Subdivision Regulations. Staff, therefore, makes the following findings:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The proposed Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the Amended Preliminary Master Development Plan for Foxland and the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15).

3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.

5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

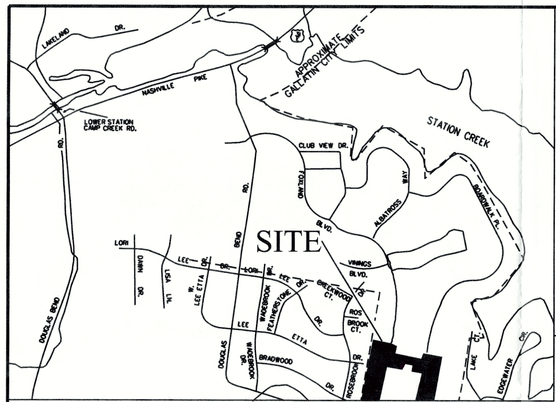
RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution No. 2015-36 a Preliminary Plat for Foxland, Phase 6 consisting of a one (1) sheet plat, prepared by Barge, Waggoner, Sumner & Cannon, Inc. of Nashville, Tennessee, with file number 32003-56, dated February 12, 2015, with a revision date of February 27, 2015, with the following conditions:

1. Approval of the Preliminary Plat for Foxland, Phase 6 is contingent upon Planning Commission's approval of the Amended Preliminary Master Development Plan for Foxland and the Final Master Development Plan for Foxland, Phase 6 (PC File #8-370-15).
2. A five (5) foot wide variance from the Gallatin Subdivision Regulations to allow five (5) foot wide Public Utility and Drainage Easements (P.U.D.E.) along the side property lines is approved.
3. A five (5) foot side yard exception and minimum lot width exception are approved.
4. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of the utility surety to the Planning Department, if required, prior to the recording of the Final Plat for Foxland, Phase 6.
5. Site, subdivision, and utility sureties shall be required at the Final Plat stage. Sureties shall be submitted to the Planning Department prior to recording of the Final Plat for Foxland, Phase 6.
6. Final Plat shall be 18" x 24" for recording purposes.

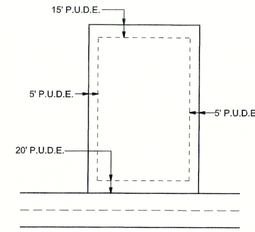
ATTACHMENTS:

Attachment 3-1 Foxland, Ph. 6 Major Subdivision Preliminary Plat
Attachment 3-2 Location Map



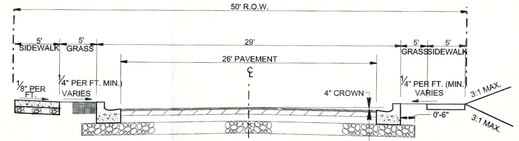
LOCATION MAP

NOT TO SCALE



TYPICAL LOT

N.T.S.



TYPICAL ROADWAY SECTION

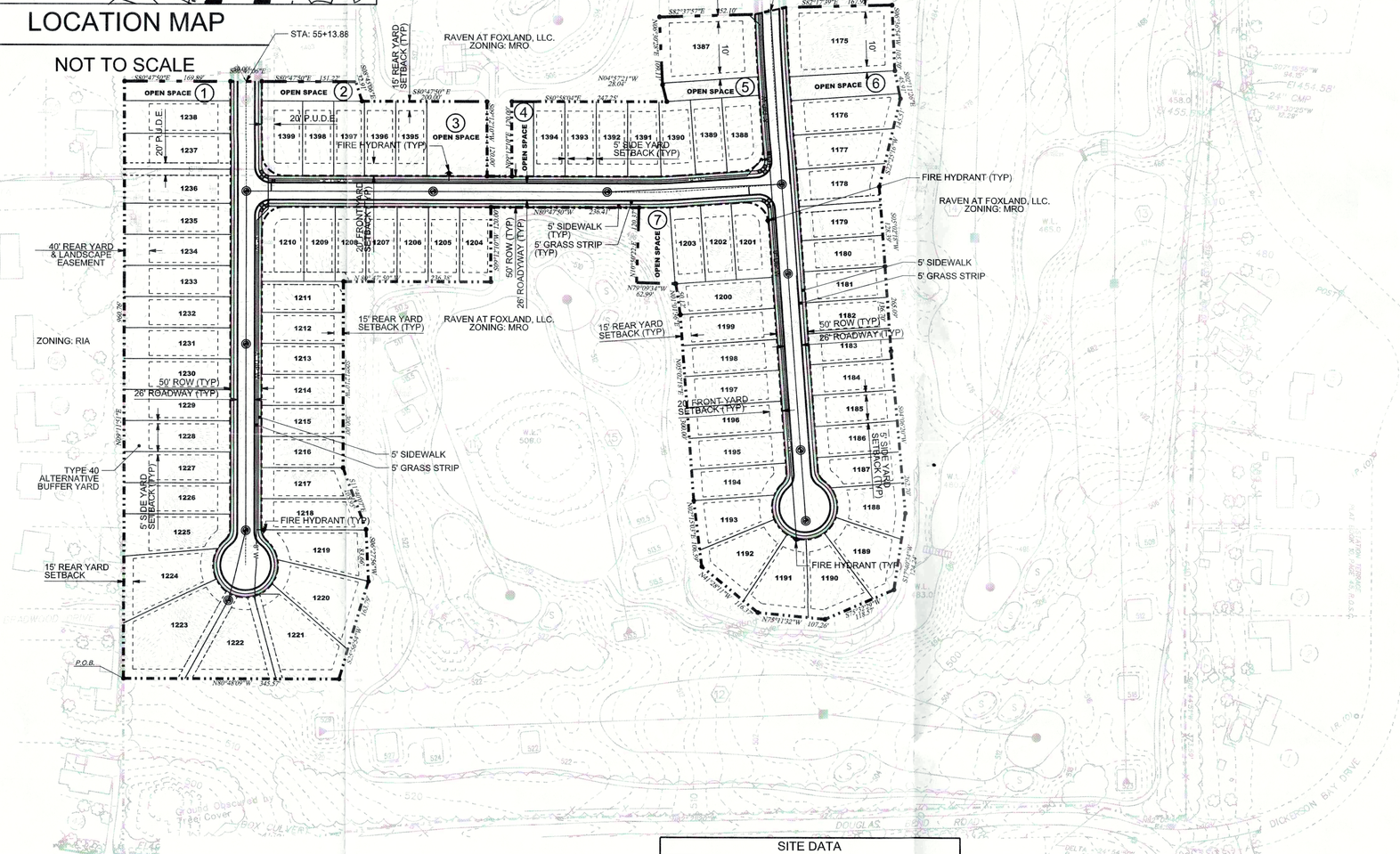
N.T.S.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 77 SINGLE FAMILY LOTS, RIGHT OF WAY AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE STREET CROSS SECTIONS SHOWN.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS. OTHER PROPERTY CORNERS TO BE IRON PINS SET AS SHOWN ON FINAL PLAT.
4. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. ALL OPEN SPACE IS IN A P.U.D.E.

LEGEND

- OVERALL PROJECT BOUNDARY
- R.O.W.
- SUBDIVISION LOT LINES
- EASEMENTS
- TREE ROWS
- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING PROPERTY BOUNDARY CORNER (IRON PIN OLD) — I.R. (O)



LOT AREA TABLE

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1175	8,305	1214	6,553
1176	9,303	1215	6,553
1177	8,254	1216	6,552
1178	8,010	1217	7,029
1179	7,150	1218	7,982
1180	6,500	1219	9,993
1181	6,500	1220	11,302
1182	6,500	1221	13,561
1183	6,501	1222	12,114
1184	6,531	1223	17,053
1185	6,572	1224	11,434
1186	6,612	1225	10,093
1187	6,437	1226	8,500
1188	7,608	1227	8,500
1189	8,918	1228	8,500
1190	8,941	1229	8,500
1191	8,919	1230	8,500
1192	9,196	1231	8,500
1193	7,338	1232	8,500
1194	7,173	1233	8,500
1195	7,500	1234	8,500
1196	7,500	1235	8,500
1197	7,500	1236	7,650
1198	7,500	1237	8,078
1199	7,500	1238	8,925
1200	7,588	1387	15,742
1201	6,806	1388	6,922
1202	6,003	1389	6,000
1203	6,004	1390	6,312
1204	6,001	1391	6,244
1205	6,001	1392	6,022
1206	6,001	1393	6,015
1207	6,001	1394	6,008
1208	6,001	1395	6,000
1209	6,000	1396	6,000
1210	7,818	1397	6,000
1211	6,554	1398	6,000
1212	6,554	1399	7,522
1213	6,553		

OPEN SPACE TABLE

OPEN SPACE NO.	AREA SQ. FT.
1	5,323
2	4,888
3	11,546
4	4,158
5	4,502
6	6,416
7	6,715

RECEIVED MAR 12 2015 GALLATIN PLANNING & ZONING

DEVELOPER'S BLOCK INFORMATION

PROJECT NAME: FOXLAND PHASE 6
WHUD JOB #: XXXXX TOTAL NUMBER OF LOTS: 77
PAGE TOTAL OF LINEAR FOOTAGE OF PIPE: 2,482'(W) TOTAL LINEAR FOOTAGE OF PIPE: 2,482' (W)
2,375' (S) 2,375' (S)
DEVELOPER'S NAME: PHILLIPS BUILDERS, A MERITAGE HOMES COMPANY
ADDRESS: 3000 BUSINESS PARK CIRCLE, STE 300
CITY: GOODLETTSVILLE STATE: TN ZIP CODE: 37072
PHONE #: (615) 969-9202 FAX #: (615) 851-9010

ENGINEER'S NAME: J. WIATT WEHUNT, PE, BWSC
ADDRESS: 211 COMMERCE ST., SUITE 600
CITY: NASHVILLE STATE: TN ZIP CODE: 37201
PHONE #: (615) 252-4331 FAX #: (615) 255-6572

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

OWNER TABLE

OWNER	PARCEL ID #	ADDRESS
OAKBROOK REALTY	147 010.05 000	FOXLAND BLVD

SURROUNDING PROPERTY OWNERS TABLE

OWNER	PARCEL ID #	ADDRESS
RAVEN AT FOXLAND, LLC	147 010.01 001	DOUGLAS BEND ROAD
RAVEN AT FOXLAND, LLC	147 010.00 001	1621 DOUGLAS BEND ROAD
CHRISTOPHER & ROBIN ANGELL	147J D002.00 000	1853 BOARDWALK PLACE
RITCHIE JILES	147J D 001.00 000	1856 BOARDWALK PLACE
CORNERSTONE HOMES	147G E 016.00 000	167 3 FOXLAND BLVD
NEWCASTLE HOMES	147G E 015.00 000	1676 FOXLAND BLVD
JOHN & JANICE NUTTER	147G B 018.00 000	163 LEE ETTA DRIVE
JAMES & KAREN SHELTON	147G B 019.00 000	LEE ETTA DRIVE
IAN & JULIA JACKSON	147G B 021.00 000	369 ROSEBROOK DRIVE
TIMOTHY & HEATHER CUTLER	147G B 022.00 000	371 ROSEBROOK DRIVE
LEONARD BENTLEY	147G B 023.00 000	373 ROSEBROOK DRIVE
DAVID & KIMBERLY DEERE	147G B 024.00 000	165 BRADWOOD DRIVE

SITE DATA

SITE ACREAGE	18.10 ACRES +/-
PROPOSED LOTS	77 LOTS
AREA IN R.O.W.	3.04 ACRES +/- (132,422 SF)
AREA IN OPEN SPACE	0.99 ACRES +/- (43,548 SF)
AREA IN RESIDENTIAL LOTS	14.07 ACRES +/- (612,714 SF)
MAX BUILDING HEIGHT	35 FEET
GROSS DENSITY	4.25 UNITS PER ACRE
BASE ZONING	MRO
EXISTING	VACANT
PROPOSED	77 ONE-FAMILY DETACHED
YARD LINES ARE APPROVED AS PART OF THE FOXLAND, MASTER PLAN	

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE _____ .

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUB-DIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

IF YOU DIG TENNESSEE... CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

N

MAP 147 PARCEL 10.05

BENCHMARK
SEE AERIAL TARGETS
NAD 83

SCALE: 1" = 100'

PRELIMINARY CONSTRUCTION SCHEDULE
CONSTRUCTION START: APRIL 2015
PROJECT COMPLETION: APRIL 2017

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-5672

J. WIATT WEHUNT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 110159
STATE OF TENNESSEE

PRELIMINARY PLAT

PHASE 6

RESUBMITTAL FOXLAND

FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
GJRN	BSP	JWW	02-12-2015	SUBMIT TO CITY
		JWW	02-27-2015	WATER & SEWER COMMENTS

PP.01

FILE NO. 32003-56

851-6-1

3/12/2015
08:20:45
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gpglaser
BwscFull.pen Workspace: NONE

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FOXLAND, PHASE 6 PRELIMINARY PLAT
PC FILE #1-369-15B
LOCATION MAP

ATTACHMENT 3-2

PC FILE #1-369-15B

ITEM 4

GMRPC Resolution No. 2015-35

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 8 TO CREATE 34 LOTS, ONE (1) OPEN SPACE TRACT, AND EXTEND A PUBLIC RIGHT-OF-WAY ON 11.63 (+/-) ACRES, LOCATED ON VININGS BOULEVARD. – (1-366-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Barge, Waggoner, Sumner, & Cannon, Inc. at its regular meeting on March 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403(b) and §13-4-303(b):

1. The Final Plat is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Plat is consistent with the purpose and intent of the Multiple, Residential and Office (MRO) Zoning District, and the PMDP and FMDP for Foxland, Ph. 8
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations. The variance for reduced P.U.D.E. widths complies with the approved zoning.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. 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 Final Plat for Foxland, Phase 8, consisting of a

one (1) sheet plan, prepared by BWSC, LLC of Nashville, Tennessee, with project number 3200337, dated March 6, 2015, with the following conditions:

1. Add signature and date line to Certificate of Common Areas Dedication.
2. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-McAULEY
CITY ATTORNEY

ITEM - 4
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Foxland, Phase 8
(1-366-15C)
Located on Vinings Blvd.
Date: March 10, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 8, A MAJOR SUBDIVISION, TO CREATE 34 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND EXTEND A PUBLIC RIGHT-OF-WAY FOR VININGS BOULEVARD ON 11.63 (+/-) ACRES, LOCATED ON VININGS BOULEVARD.

OWNER:	**FOXLAND DEVELOPMENT PROPERTIES, LLC**
APPLICANT:	**BARGE, WAGGONER, SUMNER & CANNON, INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-35 WITH CONDITIONS**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 23, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Foxland, Phase 8, a major subdivision, to create 34 One-Family Detached Dwelling lots, one (1) open space tract and extend a public right-of-way for Vinings Boulevard on 11.63 (+/-) acres, (Tax Map 147, Parcel 010.02) located on Vinings Boulevard east of Foxland Boulevard. The property is currently zoned Multiple, Residential and Office (MRO). One-Family Detached Dwellings are a permitted use in the MRO zoning district. (Attachment 4-1 and 4-2)

CASE BACKGROUND:

Previous Approvals

At the November 28, 2005 meeting, the Planning Commission recommended approval of a rezoning with Preliminary Master Development Plan to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

On November 24, 2014, a minor amendment to the Foxland at Fairvue Preliminary Master Development Plan and approval of a Final Master Development Plan for Foxland, Phase 8 (PC0379-14) was approved. Planning Commission approved the Preliminary Plat for Foxland, Phase 8 (PC0378-14) at the same meeting. (Attachment 4-3)

DISCUSSION:

Proposed Development
The Final Plat for Foxland, Phase 8 proposes 34 lots for single family detached dwelling units. The Final Plat is consistent with the amended Preliminary Master Development Plan and Final Master Development Plan for Phase 8. (PC0379-14)

Natural Features
The Phase 8 property is currently unimproved and vacant. The site contains sparse patches of mature trees most of which will be removed to accommodate construction of infrastructure or homes. The natural topography for the site slopes from the highest point of elevation at the west side of the site towards the proposed cul de sac on the easterly portion of the tract. The most severe slope is located on lots at the end of the cul de sac, while lots 1438 and 1439 includes a slight depression or closed basin. A closed basin or depression encumbers most of the building envelope area of lots 1438 and 1439. The slope on these lots could present difficulties when constructing homes on the lots unless regraded. No portion of the subject property is located within a special flood hazard area according to FEMA FIRM map panel #471165C0409G.

Adjacent or Area Uses
Property owned by The Foxland Harbor Golf and Country Club surrounds Foxland, Phase 8 including along the west sides of lots 1417 and 1450.

Lot Layout
The (MRO) zoning requires a minimum lot size of 6,000 square feet. The lots exceed the required minimum lot size, with the smallest lot, #1427, being 9,969 square feet.

Easements
All lots will be constructed with a Public Utility Drainage Easements (P.U.D.E.) on all four (4) sides. In addition, all lots have a 15-foot golf course easement in the rear. A 20-foot P.U.D.E. is shown between lots 1433 and 1434, to accommodate a sanitary sewer line and between 1434 and 1435 to accommodate a looped water line. A 20-foot P.U.D.E. is also shown between four (4) additional lots in Phase 8, primarily for drainage. No vertical construction is allowed in any easements.

The proposed P.U.D.E widths require a variance from the Subdivision Regulations, but this is consistent with the Foxland, Phase 8 Amended Preliminary Master Development Plan and coincides with the approved plan. The variance was approved as part of the Preliminary Plat. A 20' wide Public Utility and Drainage Easement will be provided in the front yards rather than the rear yards.

Rights-of-Way/Streets/Roads
A 50 feet wide public right-of-way with a 26 feet wide pavement width is shown on the plat for the extension of Vinings Blvd. Vinings Boulevard will become a public street once the roadway infrastructure is installed and accepted by the Gallatin City Council. Sidewalks will be constructed on both sides of the street. In accordance with the Gallatin Zoning Ordinance and the *2020 Plan,* five (5) foot sidewalks will be installed along both sides of Vinings Boulevard as shown on Attachment 5-1; sheet C1.00.

Open Space and Bufferyard

The plan indicates an open space tract at the eastern terminus of Vinings Boulevard, in the cul de sac. The open space tract includes a 20-foot public utility and drainage easement. (Note #10 also includes all open space tract in a P.U.D.E. This clarification can be made to the plat upon resubmittal.) Note #9 indicates that common areas will be maintained by the HOA. Foxland, Phase 8 is interior to the development with the golf course bordering all sides. The approved Preliminary Master Development Plan allows for the elimination of the bufferyard requirement for lots adjacent to the golf course. The amended Preliminary Master Development Plan and Final Master Development plan (PC0379-14) shows no bufferyards, the Final Plat is consistent with the Amended Preliminary Master Development Plan.

Stormwater

Stormwater generally drains from the intersection of Vinings and Foxland Boulevard to the east towards the cul de sac at the end of the right-of-way. Catch basins will also be located along the street to pipe stormwater to the adjacent golf course which drains to Old Hickory Lake. P.U.D.E's between lots 1439 and 1440 and lots 1443 and 1444 will accommodate stormwater pipes to the golf course property.

Subdivision Surety

The applicant is required to submit a subdivision surety to the City for roadway and drainage infrastructure per Chapter 3, Section 3-101 of the Gallatin Subdivision Regulations.

Departmental Comments

- ***Engineering Division***
  The Engineering Division reviewed and commented on the final plat. The applicant satisfactorily addressed the Engineering Division comments.

- ***White House Utility District (WHUD)***
  Since this area is primarily serviced by the White House Utility District, the owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. The applicant shall submit a copy of the utility surety to the Planning Department, if required by White House Utility District, prior to the recording the plat for Foxland, Phase 8.

- ***Gallatin Public Utilities and Industrial Pre-treatment Division***
  This property is primarily served by White House Utility District. The Gallatin Public Utilities Department provided no comments.

- ***Other Departmental Reviews***
  Other departments reviewed the final plat and had no comments.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings

2. The proposed Final Plat is consistent with the purpose and intent of the Multiple, Residential and Office (MRO) Zoning District, and the PMDP and FMDP for Foxland, Ph. 8
3. The proposed Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations. The variance for reduced P.U.D.E. widths complies with the approved zoning.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2015-35, a Final Plat for Foxland, Phase 8, consisting of a one (1) sheet plan, prepared by BWSC, LLC of Nashville, Tennessee, with file number 3200337, dated March 6, 2015, with the following conditions:

1. Add signature and date line to Certificate of Common Areas Dedication.
2. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 4-1 Location Map
Attachment 4-2 Final Plat, Foxland, Ph. 8
Attachment 4-3 Preliminary Plat, Foxland, Ph. 8 (PC0378-14)

I:Subdivisions\Major Subdivisions\Foxland, Ph. 8 (PC0378-14)

FOXLAND, PHASE 8; 1-366-15C

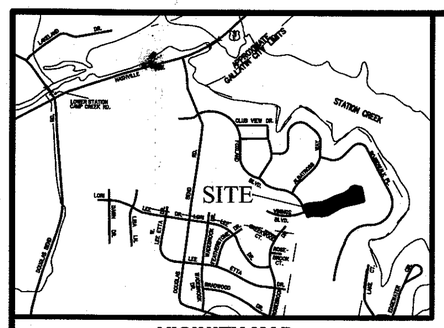
FINAL PLAT

LOCATION MAP

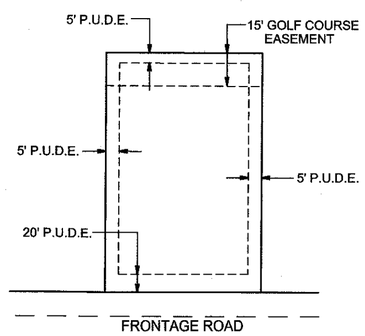
TAX MAP 147//010.02

ZONED: MRO

ATTACHMENT 4-1



VICINITY MAP
(N.T.S.)



TYPICAL LOT
N.T.S.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 34 ONE FAMILY DETACHED DWELLING LOTS AND DEDICATE RIGHT-OF-WAY.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARING SHOWN BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
4. PROPERTY IS ZONED MRO.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTIONPRIOR TO ANY DIGGING.
7. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
8. EXISTING PROPERTY USE IS VACANT LAND. PROPOSED USE IS DWELLING: ONE FAMILY DETACHED.
9. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL OPEN SPACE IS IN A P.U.D.E.

CURVE TABLE

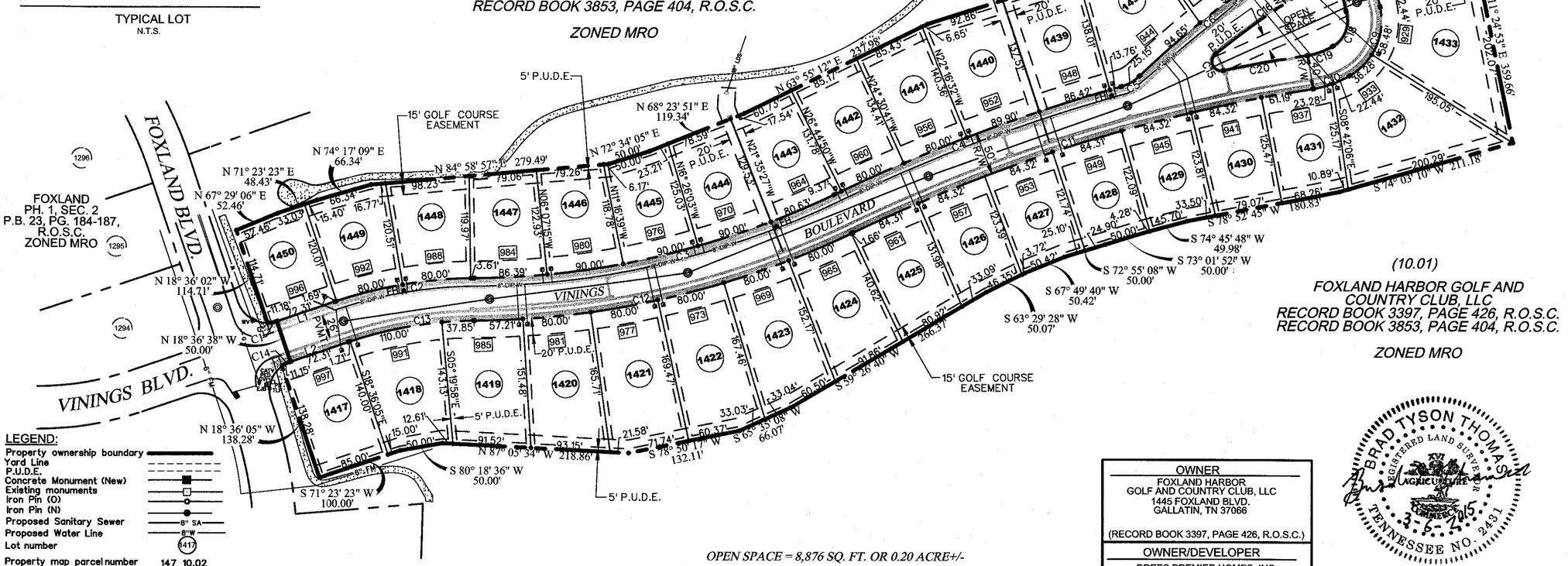
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	17° 47' 31"	36.00'	5.64'	11.18'	S 80° 17' 14" W	11.13'
C2	18° 02' 24"	525.00'	83.34'	165.30'	N 80° 24' 35" E	164.62'
C3	25° 02' 22"	1000.00'	222.06'	437.02'	N 76° 54' 35" E	433.55'
C4	10° 02' 47"	2050.00'	180.19'	359.45'	N 69° 24' 48" E	358.99'
C5	28° 48' 52"	50.00'	12.84'	25.15'	N 60° 01' 45" E	24.88'
C6	11° 25' 56"	1000.00'	100.10'	199.53'	N 51° 20' 18" E	199.20'
C7	53° 28' 22"	25.00'	12.59'	23.33'	N 30° 19' 05" E	22.49'
C8	163° 42' 30"	50.00'	349.31'	142.86'	N 85° 26' 09" E	98.99'
C9	72° 23' 16"	75.00'	54.88'	94.76'	S 23° 29' 02" W	88.58'
C10	20° 57' 30"	125.00'	23.12'	45.72'	S 70° 09' 25" W	45.47'
C11	16° 14' 46"	2000.00'	285.46'	567.09'	S 72° 30' 47" W	565.20'
C12	25° 02' 22"	1050.00'	233.16'	458.87'	S 76° 54' 35" W	455.23'
C13	18° 02' 24"	475.00'	75.40'	149.56'	S 80° 24' 35" W	148.94'
C14	17° 45' 11"	36.00'	5.62'	11.15'	N 62° 29' 59" E	11.11'
C15	152° 40' 59"	11.00'	45.27'	29.31'	N 25° 50' 12" W	21.38'
C16	09° 28' 37"	960.00'	79.58'	158.79'	N 55° 14' 36" E	158.61'
C17	107° 52' 00"	10.00'	13.73'	18.83'	S 66° 38' 36" E	16.17'
C18	72° 23' 16"	35.00'	25.61'	44.22'	S 23° 29' 02" W	41.34'
C19	20° 57' 30"	85.00'	15.72'	31.09'	S 70° 09' 25" W	30.92'
C20	02° 48' 51"	2040.00'	50.11'	100.20'	S 79° 13' 44" W	100.19'

LINE TABLE

L1	N 71° 23' 22" E 72.31'
L2	N 71° 23' 22" E 72.31'
L3	S 12° 42' 36" E 70.71'
L4	S 12° 42' 36" E 37.03'

LOT AREA TABLE

LOT NO.	AREA SQ. FT.	ACRE	LOT NO.	AREA SQ. FT.	ACRE
1417	11,894	0.27	1434	13,908	0.32
1418	13,205	0.30	1435	15,663	0.36
1419	13,686	0.31	1436	13,164	0.30
1420	13,590	0.31	1437	11,743	0.27
1421	14,610	0.34	1438	14,042	0.32
1422	14,732	0.34	1439	12,276	0.28
1423	13,809	0.32	1440	13,157	0.30
1424	12,474	0.29	1441	11,332	0.26
1425	11,366	0.26	1442	10,966	0.25
1426	10,391	0.24	1443	10,992	0.25
1427	9,969	0.23	1444	10,772	0.25
1428	9,982	0.23	1445	10,254	0.24
1429	10,015	0.23	1446	10,267	0.24
1430	10,203	0.23	1447	10,312	0.24
1431	10,216	0.23	1448	10,598	0.24
1432	17,482	0.40	1449	10,758	0.25
1433	17,938	0.41	1450	10,122	0.23



LEGEND:
- Property ownership boundary
- Yard Line
- P.U.D.E.
- Concrete Monument (New)
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer — 8" SA
- Proposed Water Line — 8"W
- Lot number — (1417)
- Property map parcel number — 147 10.02
- Street Address — 997
- Fire Hydrant — FH

OPEN SPACE = 8,876 SQ. FT. OR 0.20 ACRE+/-
R.O.W. DEDICATION = 81,702 SQ. FT. OR 1.88 ACRES+/-
TOTAL LOT AREA = 415,888 SQ. FT. OR 9.55 ACRES+/-
TOTAL AREA = 506,466 SQ. FT. OR 11.63 ACRES+/-

OWNER
FOXLAND HARBOR
GOLF AND COUNTRY CLUB, LLC
1445 FOXLAND BLVD.
GALLATIN, TN 37066
(RECORD BOOK 3397, PAGE 426, R.O.S.C.)

OWNER/DEVELOPER
DREES PREMIER HOMES, INC.
1604 WESTGATE CIRCLE
BRENTWOOD, TN 37027
CONTACT: JOHN WAITS (615) 371-9730
(RECORD BOOK 4055, PAGE 291, R.O.S.C.)

DEVELOPMENT SUMMARY

- FOXLAND PHASE 8, FINAL PLAT
- OWNER: DREES PREMIER HOMES, INC. 1604 WESTGATE CIRCLE BRENTWOOD, TN 37027 CONTACT: JOHN WAITS (615) 371-9730
- FOURTH CIVIL DISTRICT GALLATIN, TENNESSEE
- MAP 147, PARCEL 10.02
- ZONED: MRO
- PLAT PREPARED ON FEBRUARY 11, 2015
- SCALE: 1" = 100'
- ONE FAMILY DETACHED DWELLINGS
- SETBACKS ARE APPROVED AS PART OF THE FOXLAND PHASE 8 MASTER PLAN
- MAXIMUM BUILDING HEIGHT = 35 FEET
- SURVEYOR: BRAD T. THOMAS, R.L.S. BARGE, WAGGONER, SUMNER & CANNON, INC. 211 COMMERCE STREET, SUITE 600 NASHVILLE, TENNESSEE 37201 PH. (615) 252-4397 FAX (615) 256-9661

BRAD TYSON THOMAS — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2431 — 3-6-2015

FOXLAND PHASE 8 FINAL PLAT

FOURTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 147, PARCEL 10.02
FOXLAND BOULEVARD @
VININGS BOULEVARD
ZONED MRO

DATE: MARCH 6, 2015 SHEET 1 OF 1

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 8, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE — SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 4055, PAGE 291, RECORD BOOK 3397, PAGE 426, AND RECORD BOOK 3853, PAGE 404, R.O.S.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, ALLEYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILES AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

DATE — OWNER - DREES PREMIER HOMES, INC.

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

DATE — OWNER - FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 8,FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE — SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF COMMON AREAS DEDICATION

DREES PREMIER HOMES, INC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS OF FOXLAND, PHASE 8 FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN STRATFORD PARK AS MORE FULLY PROVIDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOXLAND PHASE 8, DATED MAY 23, 2014 OF RECORD IN RECORD BOOK 3946, PAGES 650-657, R.O.S.C.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE — SECRETARY, PLANNING COMMISSION

DATE — CHAIRMAN'S INITIALS, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

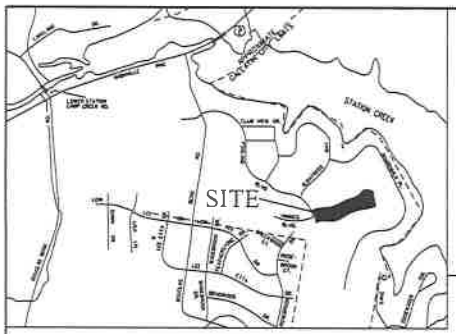
BARGE WAGGONER SUMNER & CANNON, INC.

March 6, 2015 — DATE

Brad T. Thomas — REGISTERED LAND SURVEYOR NUMBER 2431

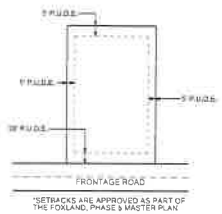
BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 3200337 | FILE:3200337_PH8_PLAT | DWG BY: RWF



LOCATION MAP

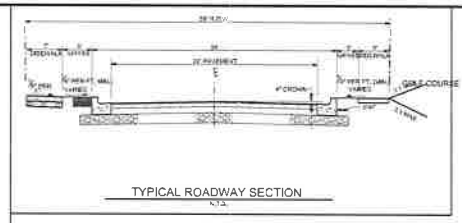
NOT TO SCALE



*SETBACKS ARE APPROVED AS PART OF THE FOXLAND, PHASE 8 MASTER PLAN

TYPICAL LOT

N.T.S.



TYPICAL ROADWAY SECTION

N.T.S.

OWNER TABLE

OWNER	PARCEL ID #	ADDRESS
[illegible] REALTY	[illegible]	[illegible]

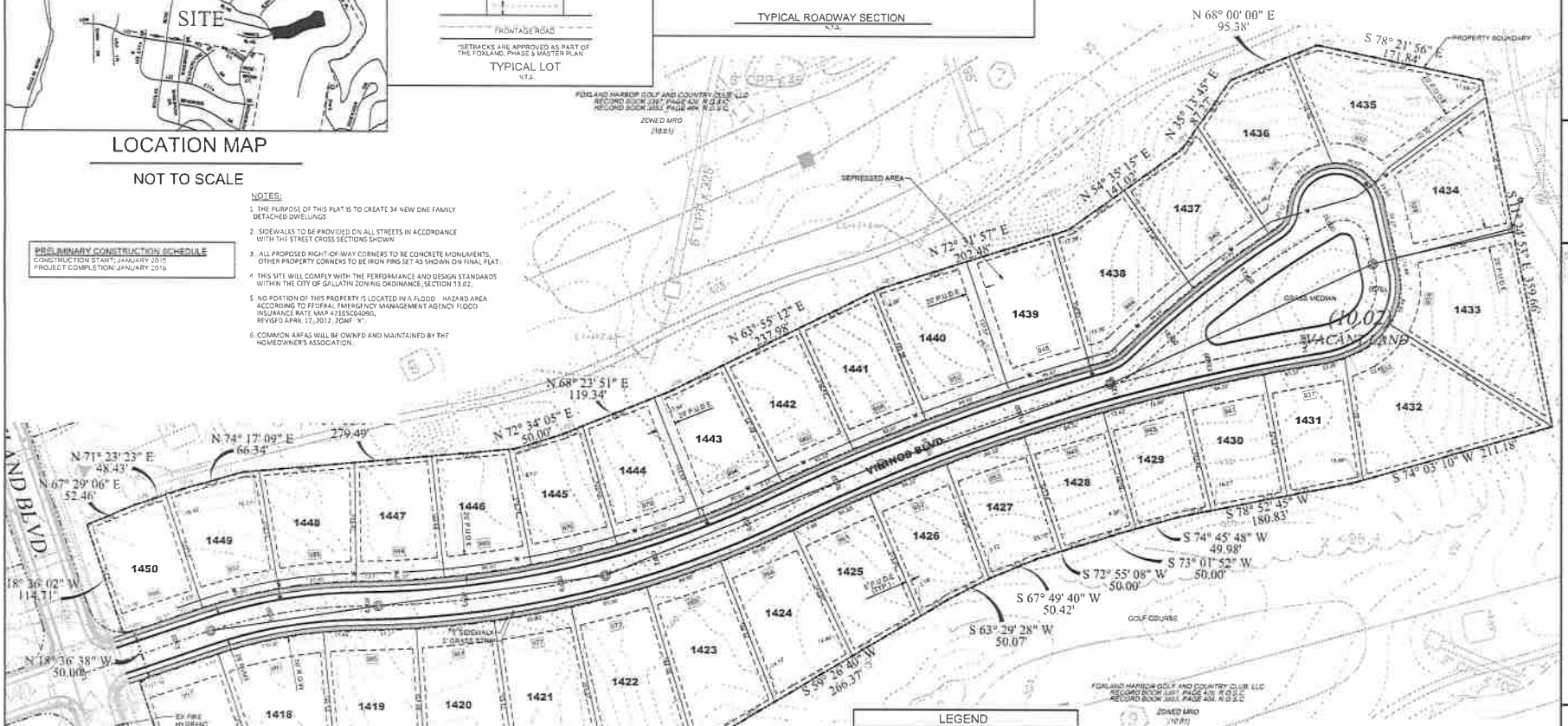
SURROUNDING PROPERTY OWNERS TABLE

OWNER	PARCEL ID #	ADDRESS
FOXLAND HARBOR GOLF AND COUNTRY CLUB LLC	[illegible]	[illegible]

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 34 NEW ONE FAMILY DETACHED DWELLINGS
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE STREET CROSS SECTIONS SHOWN.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS, OTHER PROPERTY CORNERS TO BE IRON PINS SET AS SHOWN ON FINAL PLAT.
4. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #7355C0206G, REVISED APRIL 17, 2012, ZONE "X".
6. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PRELIMINARY CONSTRUCTION SCHEDULE
CONSTRUCTION START: JANUARY 2015
PROJECT COMPLETION: JANUARY 2016



LOT AREA TABLE

LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
1417	13,[illegible]	1427	10,[illegible]
1418	13,[illegible]	1428	10,[illegible]
1419	13,[illegible]	1429	10,[illegible]
1420	13,[illegible]	1430	10,[illegible]
1421	13,[illegible]	1431	10,[illegible]
1422	13,[illegible]	1432	10,[illegible]
1423	13,[illegible]	1433	10,[illegible]
1424	13,[illegible]	1434	10,[illegible]
1425	13,[illegible]	1435	10,[illegible]
1426	13,[illegible]	1436	10,[illegible]
1427	13,[illegible]	1437	10,[illegible]
1428	13,[illegible]	1438	10,[illegible]
1429	13,[illegible]	1439	10,[illegible]
1430	13,[illegible]	1440	10,[illegible]
1431	13,[illegible]	1441	10,[illegible]
1432	13,[illegible]	1442	10,[illegible]
1433	13,[illegible]	1443	10,[illegible]
1434	13,[illegible]	1444	10,[illegible]
1435	13,[illegible]	1445	10,[illegible]
1436	13,[illegible]	1446	10,[illegible]
1437	13,[illegible]	1447	10,[illegible]
1438	13,[illegible]	1448	10,[illegible]
1439	13,[illegible]	1449	10,[illegible]
1440	13,[illegible]	1450	10,[illegible]
1441	13,[illegible]		
1442	13,[illegible]		
1443	13,[illegible]		
1444	13,[illegible]		
1445	13,[illegible]		
1446	13,[illegible]		
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1448	13,[illegible]		
1449	13,[illegible]		
1450	13,[illegible]		

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE_____

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUB-DIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

SITE DATA

SITE ACREAGE	11.63 ACRES +/-
PROPOSED LOTS	34 LOTS
AREA IN R.O.W.	2.26 ACRES +/- (98,573 SF)
AREA IN RESIDENTIAL LOTS	9.37 ACRES +/- (410,869 SF)
MAX BUILDING HEIGHT	35 FEET
GROSS DENSITY	2.92 UNITS PER ACRE
BASE ZONING	MRD
EXISTING	VACANT
PROPOSED	34 ONE-FAMILY DETACHED

SETBACKS ARE APPROVED AS PART OF THE FOXLAND, PHASE 8 MASTER PLAN

AREA = 506,448 SQ.FT.
OR 11.63 ACRES+/-

LEGEND

OVERALL PROJECT BOUNDARY
R.O.W.
SUBDIVISION LOT LINES
EASEMENTS
TREE ROWS
PROPOSED VALVE
PROPOSED IRON PIN
PROPOSED FIRE HYDRANT
PROPOSED AWAY TEE
PROPOSED 90 DEGREE ELBOW
PROPOSED 45 DEGREE ELBOW
PROPOSED SINGLE CATCH BASIN
PROPOSED DOUBLE CATCH BASIN
PROPOSED SANITARY SEWER MANHOLE
EXISTING PROPERTY BOUNDARY CORNER (IRON PIN OLD) ● I.P. (O)

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

DEVELOPER:

DREES PREMIER HOMES
1604 WESTGATE CIRCLE
BRENTWOOD, TN 37027
CONTACT: JOHN WAITS
PHONE: (615) 371-9730

N

MAP 147 PARCEL 10.02

BENCHMARK
SEE AERIAL TARGETS
NAD 83

SCALE: 1" = 50'

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.

PRELIMINARY PLAT

PHASE 8
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE	BY	REVISIONS
11-25-14	JCS	SUBMIT TO CITY
12-18-14	JCS	ADDRESS CITY COMMENTS

PP.01

FILE NO. 32003-07

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ATTACHMENT 4-3

PC0378-14

ITEM 5

GMRPC Resolution No. 2015-31

RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11 AND PHASE 12 ON 25.41 (+/-) ACRES, AND THE FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B CONTAINING 29 LOTS ON 8.253 (+/-) ACRES, LOCATED EAST OF THE INTERSECTION OF OSPREY DRIVE WITH BEACON STREET AND AVALON DRIVE. (PC FILE #8-374-15)

WHEREAS, the applicant has submitted an Amended Preliminary Master Development Plan/Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented at its regular meeting on March 23, 2015.

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 T.C.A. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202, and §12.02 and §15.07 of the City of Gallatin Zoning Ordinance:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.
3. The changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the previously approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the development prevalent in the area and intended character of the general vicinity. As designed, the proposed

ITEM 5

modifications will not change the essential character of the Twin Eagles Subdivision.

5. The legal purposes for which zoning regulations exists have not been contravened.
6. The Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves, a Minor Amendment to the Preliminary Master Development Plan for Twin Eagles Phase 11 and Phase 12 and approve the Final Master Development Plan for the Twin Eagles, Phase 11, Section B and Phase 12, Section B, consisting of a five (5) sheet plan, prepared by Rogers Engineering Group of Gallatin TN, with project No. 07-017B/07-018B, dated February 25, 2015, with a revised date of March 12, 2015, with the following conditions:

1. Correct identification of Osprey Circle to Osprey Drive on the Cover Sheet C1.0.
2. Correct Phase 11 Section B (Existing) to Phase 11 Section A (Approved) on sheet C3.0.
3. Correct Phase 12 Section A (Existing) to Phase 12 Section B (Approved) on sheet C3.0.
4. Add under Type 50 Buffer (30') Detail on sheet C3.0, "Notes: 1) This bufferyard is to be used as replacement per note 2 under the Requested Alternate."
5. Provide a complete tree survey, including a tree chart, for the northern bufferyard portion of Phase 12, Section B.
6. Extend outlet structures/outflow pipes to property corners. (Preventing any concentrated discharge onto proposed lots)
7. Provide documentation and/or construction plans for revision to detention pond due to loss of volume from property transfer.
8. Provide summary and update of original stormwater analysis and development with stormwater and drainage analysis and reports to be submitted with these phases.
9. Submit a site surety to the Planning Department, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.

ITEM 5

10. Submit three (3) corrected folded copies of the Amended PMDP for Twin Eagles, Phase 11 and Phase 12/FMDP for Twin Eagles, Phase 11, Section B and Phase 12, Section B, including one (1) full size and two (2) half size copies, to the Planning Department.

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

PRESENT AND VOTING

AYE:

NAY:

DATED: 3/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 5

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC8-374-15) Located East of the Intersection of Osprey Drive with Beacon Street and Avalon Drive

Date: March 18, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11 AND PHASE 12 ON 25.41 (+/-) ACRES AND FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B CONTAINING 29 LOTS ON 8.253 (+/-) ACRES, LOCATED EAST OF THE INTERSECTION OF OSPREY DRIVE INTERSECTION WITH BEACON STREET AND AVALON DRIVE.

OWNER:	**RANDY JONES**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2015-31**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MARCH 23, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval to amend the Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 on 25.41 (+/-) acres and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B, containing 29 One-Family Detached Dwelling lots on 8.253 (+/-) acres, located east of the intersection of Osprey Drive with Beacon Street and Avalon Drive. The property is currently zoned Mixed Used (MU). One-Family Detached Dwellings are a permitted use in the (MU) zoned district. (Attachment 5-1 and 5-2)

(The owner and applicant is requesting approval as a Minor Amendment to the PMDP per Section 12.02.050 of the Gallatin Zoning Ordinance and an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance.)

CASE BACKGROUND:

Previous Approvals

On April 24, 2006 meeting, the Planning Commission recommended approval of the Annexation and Plan of Service (PC # 6-1-06) for the Randy and Barbara Jones property to the Gallatin City Council. The Plan of Service and Annexation request, property consisting of 92.19 (+/-) acres, passed Second Reading at the May 2, 2006 Gallatin City Council meeting.

On April 24, 2006 meeting, the Planning Commission recommended approval of a rezoning with the Preliminary Master Development Plan for Twin Eagles, Phases 6-12 (PC #3-8-06) on 92.19 (+/-) acres to the Gallatin City Council. The rezoning from Agricultural (A) to Mixed Use (MU) with PMDP, passed Second Reading at the May 02, 2006 Gallatin City Council meeting.

On February 24, 2014 meeting, the Planning Commission approved the amended Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 on 25.41 (+/-) acres and a Final Master Development Plan for Twin Eagles, Phase 11, Section A and Phase 12, Section A (PC0251-14) containing 52 lots on 15.34 (+/-) acres and identified Phase 11, Section B and Phase 12, Section B as future development to accommodate a pending Tennessee Department of Transportation (TDOT) land acquisition.

On October 27, 2014 meeting, the Planning Commission approved the amended Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11 and Phase 12 on 27.03 (+/-) acres and a Final Master Development Plan for Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A (PC0345-14) to revise the rear bufferyard landscape plan. The existing mature trees to supplement the buffer and preserve the healthy existing mature trees that abut the conservation easement located on the adjacent property to the north.

DISCUSSION:

Major or Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP in detail and found no changes that constitute a major amendment. Planning Commission shall determine if the proposed changes to the Preliminary Master Development Plan for Twin Eagles Phase 11 and Phase 12 is a major or minor amendment to the approved Preliminary Master Development Plan for Twin Eagles, Phases 6-12.

Natural Features

The natural topography for the existing vacant farmland slopes from the highest point of elevation located along the west boundary near Osprey Drive, with a steady and even decline, towards the lowest point of elevation located along the east boundary near SR 109. The slope located along the northern and southern boundary continues at a little steeper rate into the adjacent property to the east. There are mature trees located in the northern boundary. No portion of this development for Twin Eagles is located within a flood hazard area.

Adjacent or Area Uses

The adjacent surrounding area to the north is farm land with single family homes located sparingly throughout the landscape and is located outside the City Limits. The parcel of property located to the north is zoned R1A by Sumner County and is part of the Tennessee Land Trust program which protects the property it as agricultural land. Located to the east is State Route Highway 109 including right-of-way acquired to accommodate an interchange for the Albert Gallatin Avenue/Hatten Track Road Extension project. The adjacent surrounding area to the south and west is the developed and developing Twin Eagles Subdivision.

Proposed Development
The owner and applicant is proposing to create 13 One-Family Detached Dwelling lots in Phase 11, Section B on 3.485 (+/-) acres and 16 One-Family Detached Dwelling lots in Phase 12, Section B on 4.696 (+/-) acres for a total of 29 One-Family Detached Dwelling lots on 8.253 (+/-) acres. This project would complete Phase 11 and Phase 12 of Twin Eagles Subdivision.

Tennessee Department of Transportation (TDOT)
TDOT acquired portions of the previously approved Phases 9, 11 and 12 properties for a right-of-way. The right-of-way eliminated some lots in the approved PMDP/FMDP of Phases 9, 11, and 12 as shown in Attachment 5-3. A Preliminary Master Development Plan/Final Master Development Plan revision for Phase 9, Section B, has not been submitted for approval by Planning Commission.

Architectural Designs
The architectural designs proposed for the Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B are consistent with previous phases of Twin Eagles which featured one story brick homes with architectural shingles.

Lot Layout
The (MU) zoning requires a minimum lot size of 6,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lot being 7,200 square feet. The lot sizes and layout shown on the preliminary plat, Item 6 on tonight's agenda, are consistent with lot sizes and layouts in the amended Preliminary Master Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15).

The lots are designed to accommodate the natural topography of the land which reduces stormwater runoff on adjoining lots. The interior and perimeter lots on Lucy Circle are situated perpendicular to the street to allow stormwater runoff to naturally flow into the storm water drainage system located on Lucy Circle and within swales on the rear and side of lots. Stormwater is piped to the TDOT right-of-way exiting through an energy dissipater and eventually into a TDOT drainage inlet.

Rights-of-Way/Streets/Roads
There will be approximately 1,150 linear feet of public right-of-way including extensions of Avalon Drive and Beacon Street turning into Lucy Circle. Five (5) foot wide sidewalks will be constructed on both sides of the public streets.

Easements (P.U.D.E's)
All lots will include 10 foot wide P.U.D.E's along the front, side, and rear property lines. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

A sanitary sewer access easement is located in a proposed common area tract located between lots 372 and 373 to allow connection of the sanitary sewer to a pump station within Phase 9, Section A.

Open Space and Bufferyard

The Amended Preliminary Master Development Plan and Amended Final Master Development Plan indicate a common area of 0.072 (+/-) acres between lots 372 and 373 for sanitary sewer access.

Bufferyards are required to be shown as part of the Final Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as well as buffer the development properties from existing or proposed adjacent uses as outlined in the *Gallatin on the Move 2020 Plan* and Article 13 of the Gallatin Zoning Ordinance.

The owner and applicant is requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

The applicant has submitted a detailed landscaping and bufferyard plan, which includes alternatives to the requirements of the Gallatin Zoning Ordinance and the approved PMDP/FMDP. The detailed landscaping and bufferyard plan follows the previous approved Alternative Type 50 Bufferyard (30 foot wide) details for Phase 11, Section A and Phase 12, Section A (PC0345-14) as shown on Sheet C3.0.

A Type 50 Bufferyard is required, along the northern boundary of Phase 12, Section B, per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. An Alternative Type 50 Bufferyard (30' buffer zone) is proposed on the rear of lots 378 thru 384. The northern boundary bufferyard includes an existing tree line and existing undergrowth vegetation. This portion of property abuts to the Conservation Easement (Attachment 5-2). A partial tree survey was submitted as part of the alternative bufferyard plan. The owner and applicant shall provide a complete tree survey, including a tree chart, for the northern bufferyard portion of Phase 12, Section B.

Where sufficient existing mature deciduous trees are located in the Alternative Type 50 Bufferyard, evergreen trees or equal type buffer trees shall be utilized at the discretion of Planning Staff in areas where existing undergrowth vegetation is removed to the extent the remaining trees and natural growth do not equal or exceed an opaque barrier created by the evergreen plantings. The evergreen plantings will consist of six (6) foot tall medium evergreen trees or equal type buffer trees planted on a straight row pattern 15 feet apart. In areas where existing mature deciduous trees are not located in the bufferyards or are thinly spaced, one (1) large deciduous tree (minimum 2 1/2 inch caliper) shall be planted every 80 feet along with one (1) ornamental tree (minimum 2 1/2 inch caliper) shall be planted equal distance (40 feet) between the large deciduous trees in addition to the medium evergreen trees planted on a triangular pattern spaced ten (10) feet apart. In addition to the bufferyard, the 30 foot deep buffer zone shall consist of well-maintained grass. Please refer to the Alternate Type 50 Buffer (30') and Type 50 Buffer (30') details on sheet C3.0.

A Type 25 Bufferyard is required, along the eastern boundary of Phase 11, Section B and Phase 12, Section B (adjacent to the TDOT Future Dedicated Right-of-Way), per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. An Alternative Type 25 Bufferyard (15' buffer zone) is proposed on the rear of lots 373 thru 378. The landscaping and bufferyard plan shows no portion of this property having mature trees as shown on Sheet C3.0.

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the bufferyards through a 30 foot wide landscape easement located along the rear of lots 378 thru 384, adjacent to adjoining agricultural zoned properties, and a 15 foot wide landscape easement located along the rear of lots 373 thru 378, adjacent to adjoining TDOT right-of-way, to allow access for installation and maintenance of the bufferyards.

The owner and applicant shall coordinate with staff in regards with the removal of any existing mature trees or existing undergrowth vegetation and prior to the construction of any homes on lots in these phases to determine the correct amount of landscaping to be installed.

The owner and applicant shall install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. The applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.

Stormwater
The applicant has not submitted construction plans and drainage calculations to Engineering Division for review. The applicant shall comply with the following:

1. Provide construction plans and drainage calculations to the Engineering Division for review and approval prior to submittal of final plat.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Amended Preliminary Master Development Plan and Final Master Development Plan and made the following comment indicated below:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Planning Department Comments
The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan and Final Master Development Plan. The applicant satisfactorily addressed the Planning Department comments; however the applicant shall comply with the following:

1. Correct identification of Osprey Circle to Osprey Drive on the Cover Sheet C1.0.
2. Correct Phase 11 Section B (Existing) to Phase 11 Section A (Approved) on sheet C3.0.
3. Correct Phase 12 Section A (Existing) to Phase 12 Section B (Approved) on sheet C3.0.
4. Add under Type 50 Buffer (30') Detail on sheet C3.0, "Notes: 1) This bufferyard is to be used as replacement per note 2 under the Requested Alternate."
5. Provide a complete tree survey, including a tree chart, for the northern bufferyard portion of Phase 12, Section B.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and Final Master Development Plan. The applicant satisfactorily addressed most of Engineering Division comments; however the applicant shall comply with the following:

1. Extend outlet structures/outflow pipes to property corners. (Preventing any concentrated discharge onto proposed lots)
2. Provide documentation and/or construction plans for revision to detention pond due to loss of volume from property transfer.
3. Provide summary and update of original stormwater analysis and development with stormwater and drainage analysis and reports to be submitted with these phases.

Other Departmental Comments
Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan and Final Master Development Plan and that the applicant shall be aware of the following:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

FINDINGS:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.

3. The changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the previously approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the development prevalent in the area and intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Twin Eagles Subdivision.
5. The legal purposes for which zoning regulations exists have not been contravened.
6. The Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-31, amending the Preliminary Master Development Plan for Twin Eagles Phase 11 and Phase 12 and approve the Final Master Development Plan for the Twin Eagles, Phase 11, Section B and Phase 12, Section B, consisting of a five (5) sheet plan, prepared by Rogers Engineering Group of Gallatin TN, with project No. 07-017B/07-018B, dated February 25, 2015, with a revised date of March 23, 2015, with the following conditions:

1. Correct identification of Osprey Circle to Osprey Drive on the Cover Sheet C1.0.
2. Correct Phase 11 Section B (Existing) to Phase 11 Section A (Approved) on sheet C3.0.
3. Correct Phase 12 Section A (Existing) to Phase 12 Section B (Approved) on sheet C3.0.
4. Add under Type 50 Buffer (30') Detail on sheet C3.0, "Notes: 1) This bufferyard is to be used as replacement per note 2 under the Requested Alternate."
5. Provide a complete tree survey, including a tree chart, for the northern bufferyard portion of Phase 12, Section B.
6. Extend outlet structures/outflow pipes to property corners. (Preventing any concentrated discharge onto proposed lots)
7. Provide documentation and/or construction plans for revision to detention pond due to loss of volume from property transfer.
8. Provide summary and update of original stormwater analysis and development with stormwater and drainage analysis and reports to be submitted with these phases.
9. Submit a site surety to the Planning Department, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.
10. Submit three (3) corrected folded copies of the Amended PMDP for Twin Eagles, Phase 11 and Phase 12/FMDP for Twin Eagles, Phase 11, Section B and Phase 12, Section B, including one (1) full size and two (2) half size copies, to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City)

ATTACHMENTS

Attachment 5-1 Location Map
Attachment 5-2 Amended PMDP for Twin Eagles, Phase 11 and Phase 12 and FMDP for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15)
Attachment 5-3 Area of Approved PMDP (PC 3-8-06) acquired for TDOT Right-of-Way

Twin Eagles Phase 11, Section B and Phase 12, Section B

LOCATION MAP

Osprey Drive with Beacon Street and Avalon Drive
Tax Map Portion of #113//002.04
Zoned MU
PC #8-374-15

ATTACHMENT 5-1

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. SITE INSPECTIONS WILL BE MADE AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.

10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY DARNALL AND ASSOCIATES, LLC DRAWING DATED 11-04-2002.

11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.

12. THIS SURVEY IS IN COMPLIANCE WITH STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3.
    THIS SURVEY IS CLASSIFIED AS A:
    URBAN AND SUBDIVISION (CATEGORY I)

13. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.

14. DEED REFERENCE: PART OF PARCEL 2.04
    RANDALL R. JONES, ETUX
    BARBARA JONES
    RB 1590, PG 582, R.O.S.C., TN.

15. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THE PLAT IS PART OF PARCEL 2.04, ON TAX MAP 113.

16. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0311G, EFFECTIVE DATE APRIL 17, 2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.

17. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

18. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

19. PERFORMANCE STANDARD COMPLIANCE
    ALL CONSTRUCTION OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.

20. ADDITIONAL DESIGN STANDARDS
    THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.

21. UTILITY CROSS CONNECTION
    THESE FACILITIES SHALL COMPLY WITH ALL APPLICABLE CROSS CONNECTION AND SEWER USE REGULATIONS.

22. SIGNAGE
    NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT.

23. TRASH DISPOSAL
    THIS PROJECT WILL UTILIZE THE CITY OF GALLATIN TRASH WASTE DISPOSAL SERVICES.

24. THE OWNER/DEVELOPER AND HOMEOWNERS ASSOCIATION IS GRANTED ACCESS TO THE BUFFERYARDS THROUGH A LANDSCAPE EASEMENT TO INSTALL AND MAINTAIN THE LANDSCAPE LOCATED IN THE BUFFERYARDS.

UTILITY OWNERS:

WATER, SEWER, AND GAS	ELECTRIC	CABLE	TELEPHONE
GALLATIN PUBLIC UTILITIES	GALLATIN DEPT OF ELECTRICITY	COMCAST	AT&T
239 HANCOCK STREET	135 JONES STREET	840 SOUTH WESTLAND AVE	2501 PARK PLAZA
GALLATIN, TN 37066	GALLATIN, TN 37066	GALLATIN, TN 37066	NASHVILLE, TN 37203
(615) 451-5922	(615) 452-5152	(615) 244-5900	(615) 344-5288

ARCHITECTURAL PLANS:

SCHEMATIC ARCHITECTURAL PLANS AND ELEVATIONS ARE APPROVED AS REQUIRED BY ARTICLE 13.00 OF THE ZONING ORDINANCE. HOME ELEVATIONS ARE TYPICAL AS APPROVED ON TWIN EAGLES SUBDIVISION SECTIONS 1-10.

TRAFFIC VOLUME ESTIMATES:

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
52 x 10 = 520 TRIP / DAY
LANE WIDTH - 12'
OFF STREET PARKING 2 SP / DWELLING

A TRAFFIC STUDY WAS SUBMITTED PRIOR TO THE DEVELOPMENT OF THE TWIN EAGLES SUBDIVISION.

BUFFER YARD REQUIREMENTS:

MU TO MU	NONE REQUIRED
MU TO A	TYPE 50 BUFFER (ALTERNATE REQUESTED)

ESTIMATED BEGINNING OF CONSTRUCTION:

JUNE 2014

ESTIMATED COMPLETION OF CONSTRUCTION:

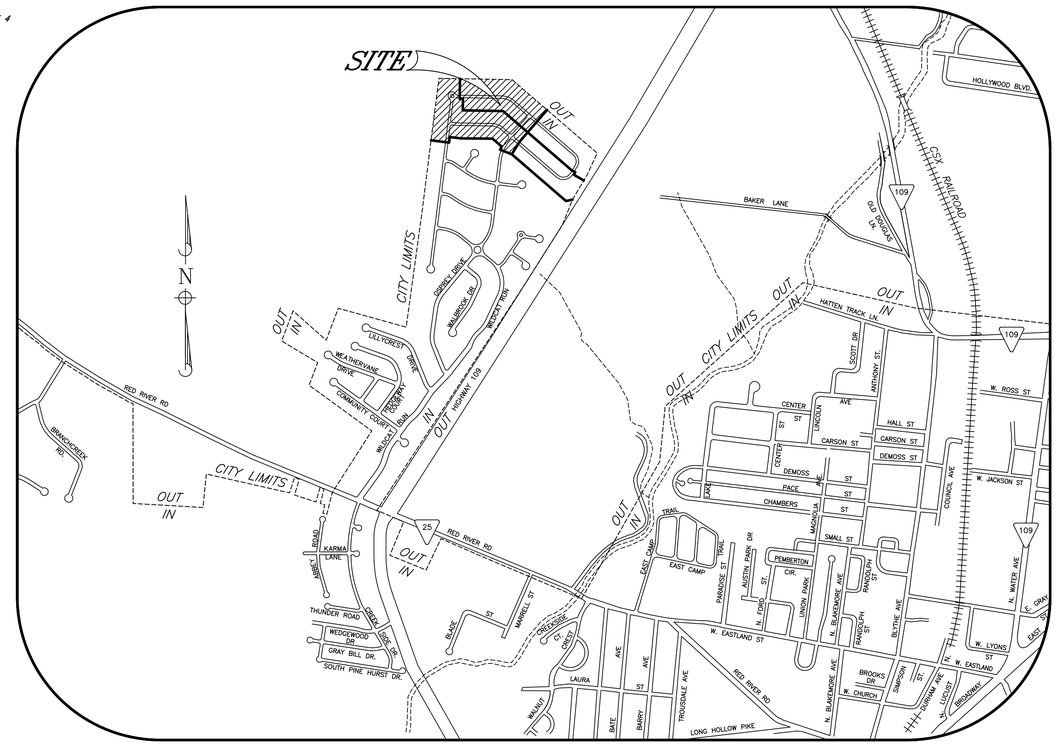
DECEMBER 2014

TEMPORARY BENCH MARK:

TBM LOCATED IN FENCE LINE WITH SHIAVONE & BRADLEY PROPERTY, APPROXIMATELY 235' WEST FROM ADJOINING CORNER OF TWIN EAGLES PHASE 4 AND TWIN EAGLES PHASE 6. RAILROAD SPIKE IN 15" WALNUT TREE IN PHASE 4
ELEVATION 542.74'

PLAN SHEET INDEX:

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
OVERALL LAYOUT	2 OF 6
SITE PLAN FMDP	3 OF 6
SITE PLAN FMDP	4 OF 6
DRAINAGE DETAILS	5 OF 6
PAVING DETAILS	6 OF 6



TWIN EAGLES SUBDIVISION
PHASE 11 SECTION A AND PHASE 12 SECTION A

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN / FINAL MASTER DEVELOPMENT PLAN
OSPREY DRIVE AND BEACON STREET
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

DATE: 29 JANUARY 2014 JOB # 07-017 / # 07-018 SHEET 1 OF 6

SIGNAGE:

1. ALL SIGNAGE AND PAVEMENT MARKERS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT ED).

2. CONTRACTOR SHALL COORDINATE WITH CITY OF GALLATIN ENGINEERING DIVISION AND DEPARTMENT OF PUBLIC WORKS FOR SIGN INSTALLATION.

SIGN LEGEND

SPEED LIMIT	= R 2-1 (20 MPH)
STOP SIGN	= R 1-1
NO OUTLET	= W 14-2
STREET SIGNAGE:	= PER CITY OF GALLATIN PUBLIC WORKS, MOUNTED ON STOP SIGNS

STREET SIGNAGE:

A	STOP SIGN
B	SPEED LIMIT SIGN (20 MPH)
C	NO OUTLET
D	TYPE III BARRICADE

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.

2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.

3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NPDES PERMIT NUMBER AND NOC TO CITY OF GALLATIN ENGINEERING DIVISION WHEN RECEIVED.

4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
   COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.

6. PROJECT BENCHMARK, SEE DESCRIPTION THIS SHEET.

7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
   (1) CLASS I OR CLASS III RCP, WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.

9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.

10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE THE PLANS.

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

PROJECT DESCRIPTION:

APPROXIMATELY 15.34 ± ACRES OF MU ZONED PROPERTY WILL BE DEVELOPED INTO 52 RESIDENCES ALONG W/ ALL REQUIRED APPURTENANCES. PHASE 11 SECTION A WILL CONSIST OF 29 LOTS ON 8.49 ± ACRES. PHASE 12 SECTION A WILL CONSIST OF 23 LOTS ON 6.85 ACRES.

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, RANDY JONES (SEE ADDRESS THIS SHEET), WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT. THE CONSTRUCTION FUNDING WILL BE PROVIDED BY CUMBERLAND BANK. (CONTACT JEFF BOND AT (615) 452-6487)

OWNERSHIP AND MAINTENANCE PROVISIONS:

RANDY JONES WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND RANDY JONES WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF TWIN EAGLES SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS LOTS ARE SOLD. AT THIS TIME, UPON APPROVAL OF 70% OF HOMEOWNERS, A HOMEOWNERS ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATIONS. FEES MAY BE ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION THAT DIFFER FROM THE INITIAL FEE THAT IS HEREBY SET AT $15.00 PER MONTH PER LOT FOR THE MAINTENANCE OF OPEN SPACE. THIS FEE IS PAYABLE AT LOT CLOSING FOR THE 1ST YEAR'S MAINTENANCE.

MU RESIDENTIAL BULK REGULATIONS ARTICLE 07.03.20:

	REQUIRED	PROVIDED
MINIMUM SITE SIZE	5.0 AC (ENTIRE DEVELOPMENT)	92.72 ± AC (SEC. 6-12)
MINIMUM LOT AREA	6,000 SF	7,800 SF
MINIMUM LOT WIDTH	60 FT	65 FT
MINIMUM YARDS		
FRONT	20 FT	20 FT
SIDE	10 FT	10 FT
REAR	15 FT	15 FT
SITE AREA PER UNIT	3,000 SF	20,079.92 SF
MAXIMUM BUILDING HEIGHT	35 FT	< 30 FT

SITE DATA TABLE:

RANDALL R. JONES, ETUX BARBARA JONES
RB 1590, PG 582, R.O.S.C., TN.
TAX MAP 113 PART OF PARCEL 2.04
15.34 ± AC ZONING MU

LOCATED AT THE INTERSECTION OF HIGHWAY 25 AND HIGHWAY 109 IN THE TWIN EAGLES SUBDIVISION AT THE END OF THE EXISTING OSPREY DRIVE AND BEACON STREET.

EXISTING USE - AGRICULTURE (CROPLAND)
PROPOSED USE - ONE-FAMILY DETACHED DWELLING

OWNER/DEVELOPER:

RANDY JONES ETUX BARBARA
604 LILYCREST DRIVE
GALLATIN, TN 37066

ZONING MU
TOTAL AC - 15.34 ±

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
0011160
STATE OF TENNESSEE

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Gallatin, Tennessee 37066
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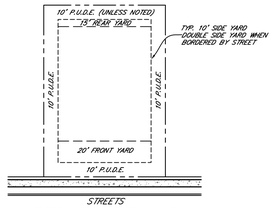
richard.jones@rogersgroupinc.com

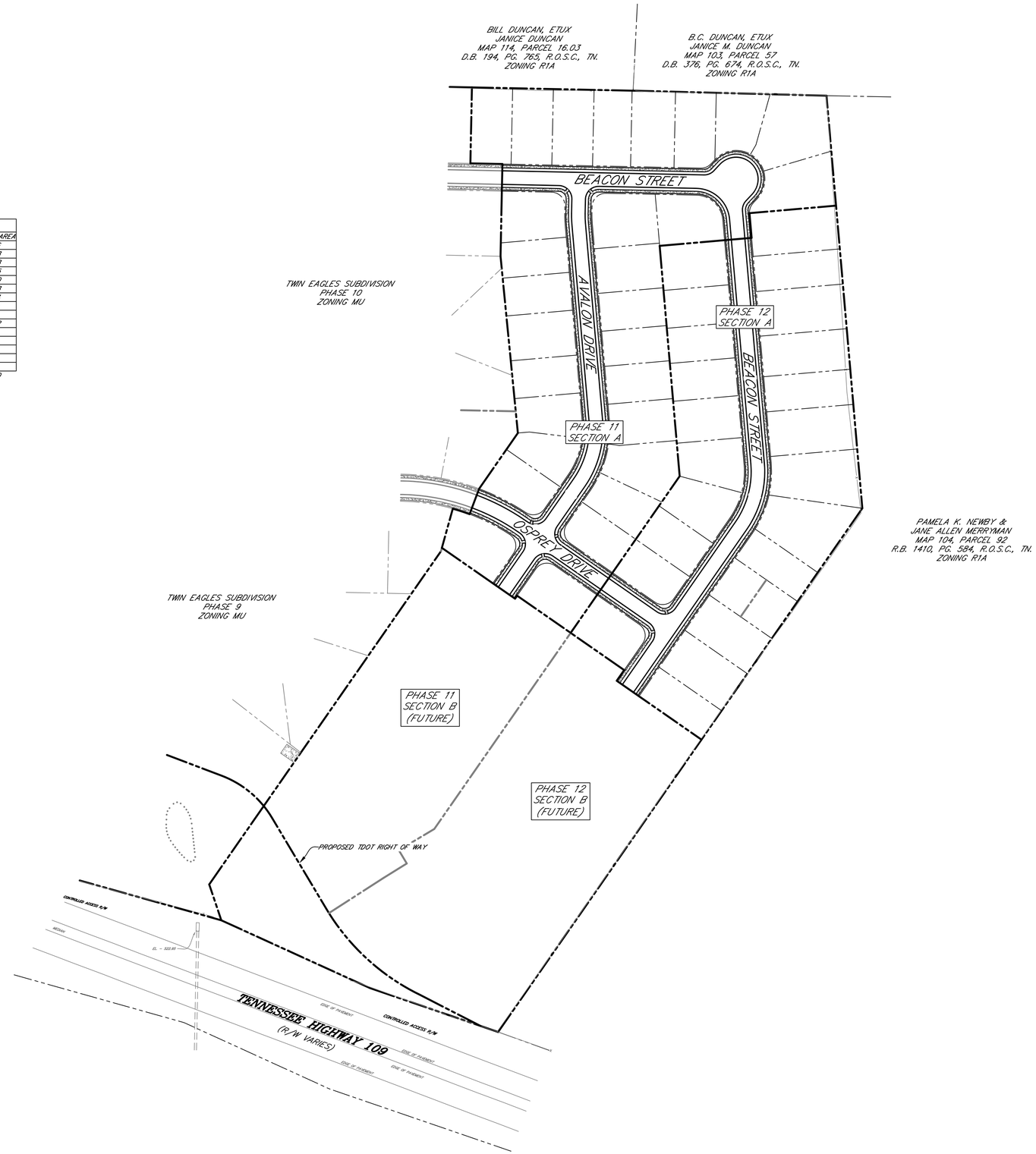
TE SUB (PH 11A / PH 12A)
DATE: 29 JAN 2014
JOB #07-017/#07-018
SHEET 1 OF 6

REVISION 1: 13 FEBRUARY 2014 PER PLANNING COMMENTS DATED 2-7-14



TYPICAL RESIDENTIAL LOT
SINGLE FAMILY DETATCHED
NOT TO SCALE

LAND USE SCHEDULE					
PHASE	ACREAGE	USE	AVG. LOT	LOTS	AVG. LOT AREA
SIX	9.94±	RESIDENTIAL	81' X 139'	32	11,326
SEVEN, SECTION 1	7.73±	RESIDENTIAL	80' X 130'	23	13,958
SEVEN, SECTION 2	9.71±	RESIDENTIAL	80' X 130'	33	13,068
EIGHT	8.63±	RESIDENTIAL	87' X 135'	23	12,285
NINE, SECTION A	8.53±	RESIDENTIAL	88' X 143'	23	12,730
NINE, SECTION B	6.30±	RESIDENTIAL	88' X 143'	18	12,398
TEN	11.69±	RESIDENTIAL	85' X 138'	34	11,774
ELEVEN, SECTION A	8.49±	RESIDENTIAL	70' X 120'	29	9,891
ELEVEN, SECTION B	4.67±	RESIDENTIAL			
TWELVE, SECTION A	6.85±	RESIDENTIAL	70' X 120'	23	10,732
TWELVE, SECTION B	5.40±	RESIDENTIAL			
PHASE 6					
COMMON AREA AND DETENTION	0.71±	OPEN SPACE	N/A	N/A	N/A
PHASE 9					
COMMON AREA AND DETENTION	4.07±	OPEN SPACE	N/A	N/A	N/A
TOTAL	92.72±		TOTAL	267	12,000



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER:

RANDY JONES ETUX BARBARA
604 LILYCREST DRIVE
GALLATIN, TN 37066

ZONING MU
TOTAL AC 15.34 ±

JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
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TWIN EAGLES SUBDIVISION
PHASE 11 SEC. A & PHASE 12 SEC. A
AMENDED PMDP / FMDP
OVERALL LAYOUT
OSPREY DRIVE
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

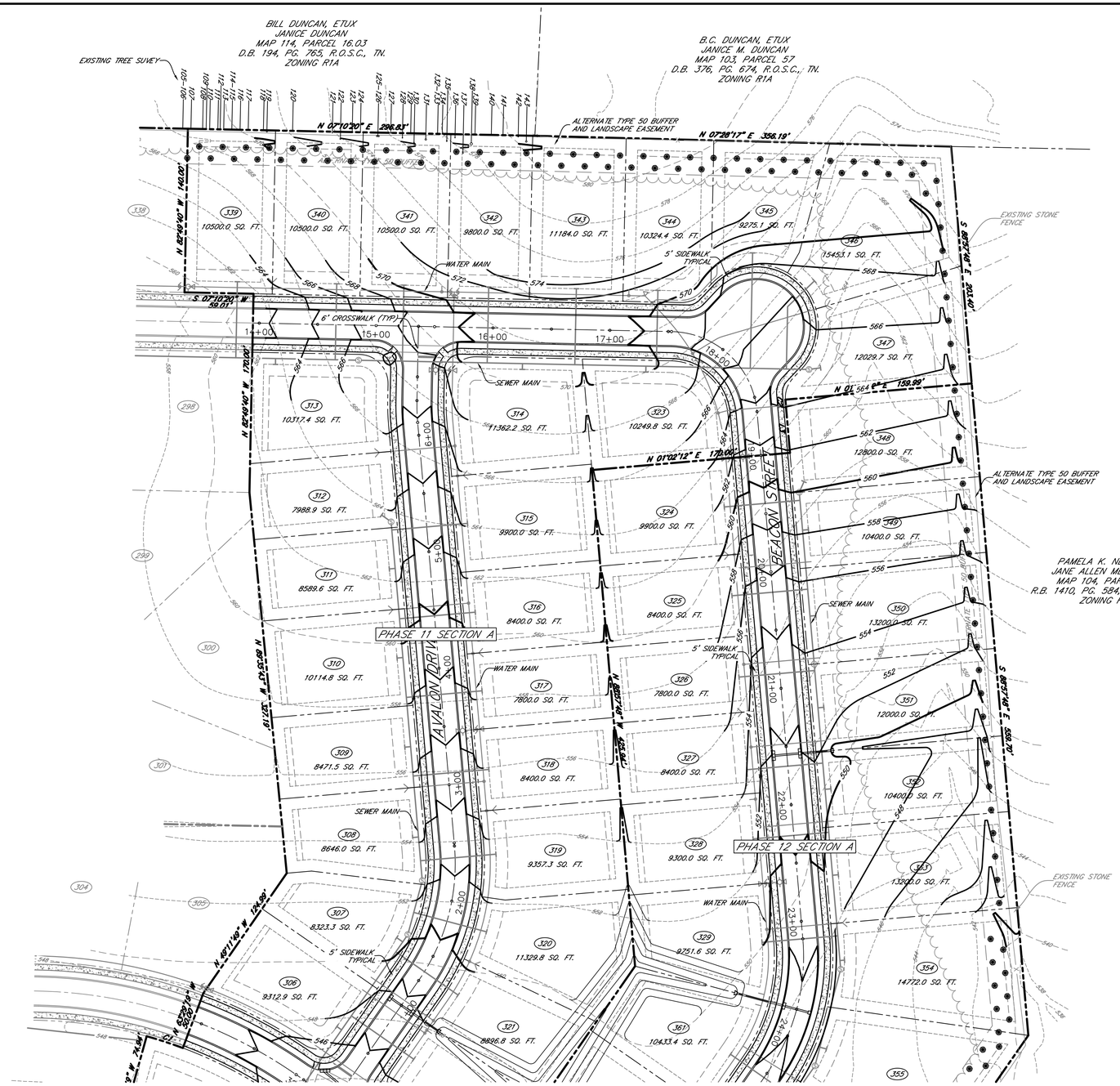
DATE: 29 JANUARY 2014 JOB #07-017 / #07-018 SHEET 2 OF 6

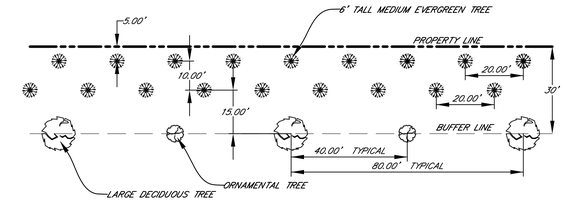
TE SUB (PH 11A / PH 12A)
DATE: 29 JAN 2014
JOB #07-017/#07-018
SHEET 2 OF 6

REVISION 1: 13 FEBRUARY 2014 PER PLANNING COMMENTS DATED 2-7-14

LEGEND

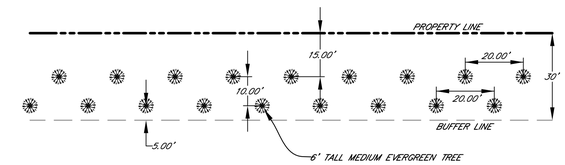
- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD





THIS ALTERNATE IS TO BE USED WHEN SUFFICIENT DECIDUOUS VEGETATION IS NOT EXISTING

ALTERNATE TYPE 50 BUFFER
NOT TO SCALE



THIS ALTERNATE IS TO BE USED WHEN SUFFICIENT DECIDUOUS VEGETATION IS EXISTING

ALTERNATE TYPE 50 BUFFER
NOT TO SCALE

A TREE SURVEY OF THE REMAINING BOUNDARY IS TO BE SUBMITTED WITH THE CONSTRUCTION PLANS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	32.56'	32.55'	N 24°01'26" E	04°58'30"
C2	25.00'	0.73'	0.73'	S 88°07'55" E	01°39'45"

L1	N 49°11'49" W	24.01'
L2	S 49°11'49" E	6.75'
L3	N 88°57'48" W	44.95'

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

OWNER/DEVELOPER:

RANDY JONES ETUX BARBARA
604 LILYCREST DRIVE
GALLATIN, TN 37066

ZONING MU
TOTAL AC 15.34 ±

JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111608
STATE OF TENNESSEE

TWIN EAGLES SUBDIVISION
PHASE 11 SEC. A & PHASE 12 SEC. A

AMENDED PMDP / FMDP
SITE LAYOUT
OSPREY DRIVE
CITY OF GALLATIN, 9TH CIVIL DISTRICT
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DATE: 29 JANUARY 2014 JOB #07-017 / #07-018 SHEET 3 OF 6

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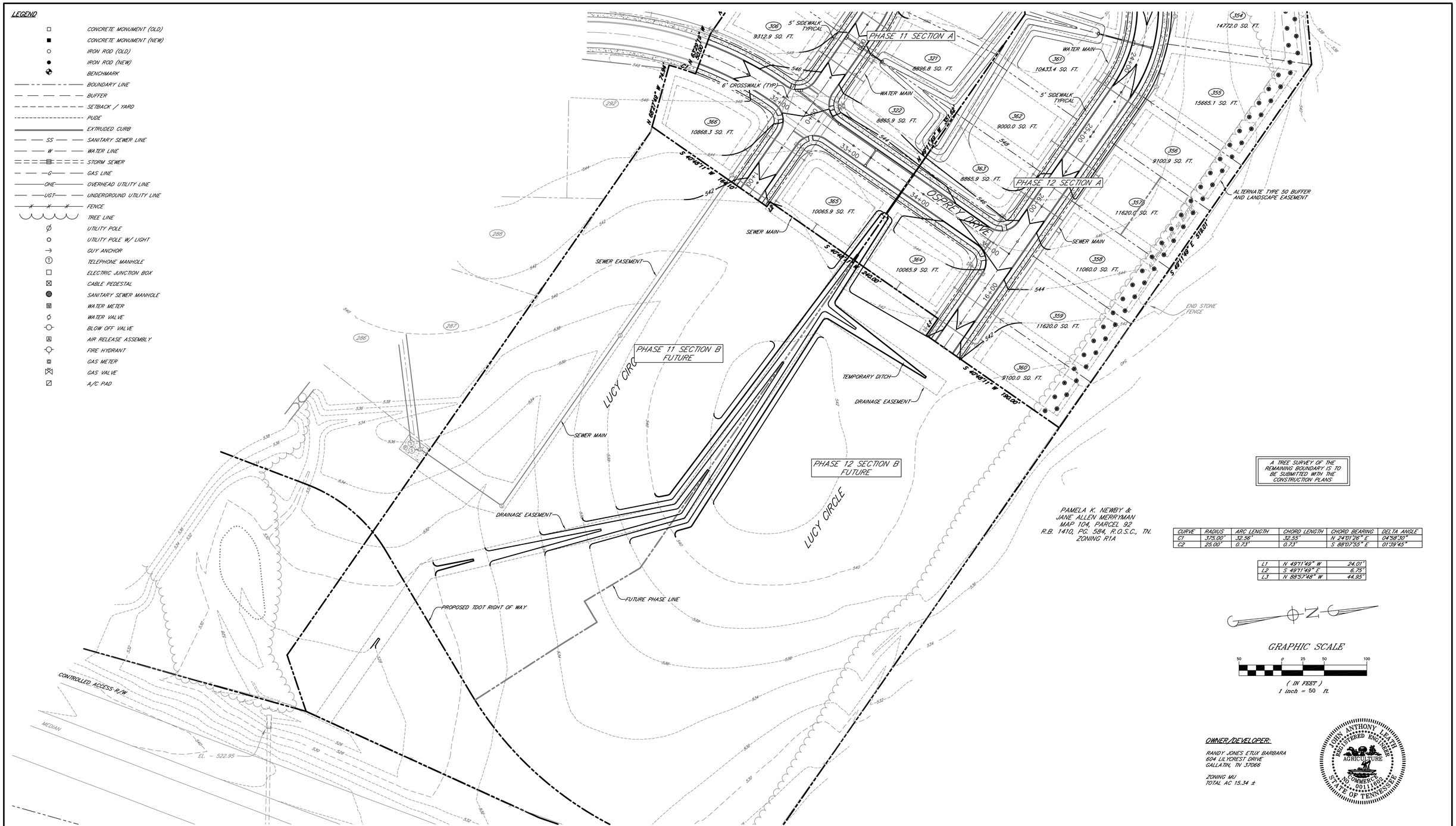
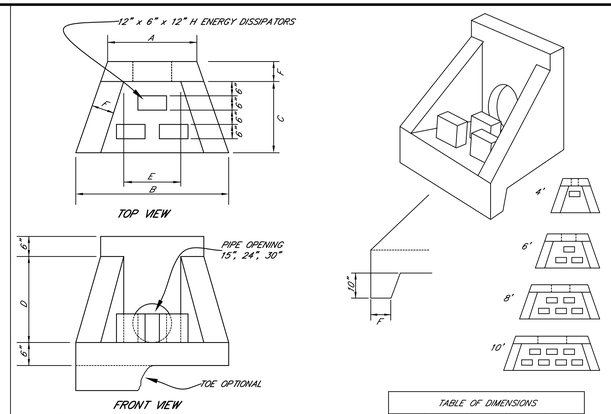
SHEET 3 OF 6

REVISION 1: 13 FEBRUARY 2014 PER PLANNING COMMENTS DATED 2-7-14



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	32.58'	32.55'	N 24°01'26" E	04°58'30"
C2	25.00'	0.73'	0.73'	S 88°07'35" E	01°39'40"

L1	N 49°11'49" W	24.01'
L2	S 49°11'49" E	6.75'
L3	N 88°57'48" W	44.95'



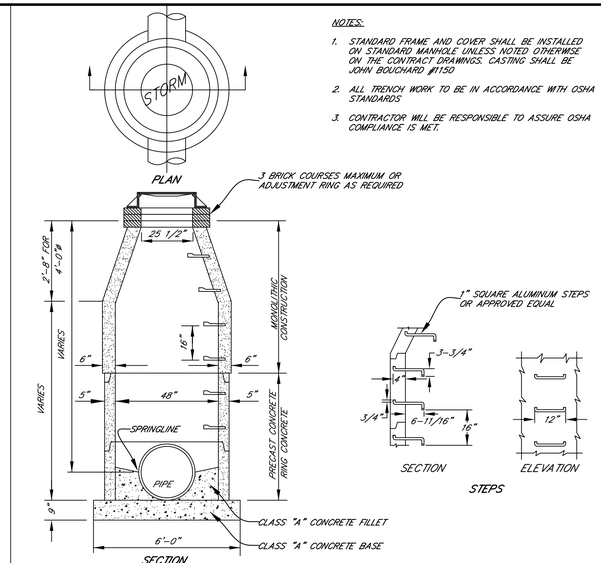
NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T.. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPG.	18"	26"	40"	60"
WT./ft	1090	3130	5625	8575

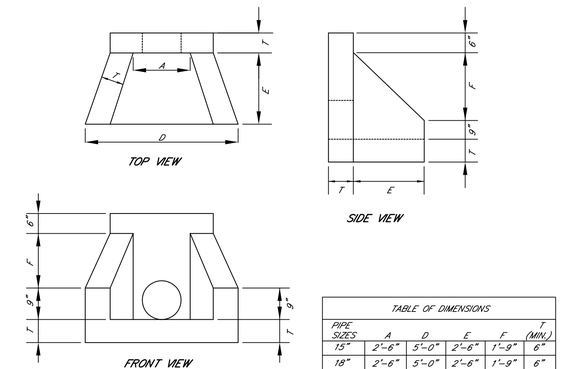
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE



NOTES:

1. STANDARD FRAME AND COVER SHALL BE INSTALLED ON STANDARD MANHOLE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. CASTING SHALL BE JOHN BOUCHARD #1150
2. ALL TRENCH WORK TO BE IN ACCORDANCE WITH OSHA STANDARDS
3. CONTRACTOR WILL BE RESPONSIBLE TO ASSURE OSHA COMPLIANCE IS MET.

STANDARD PRE-CAST CONCRETE MANHOLE
NOT TO SCALE



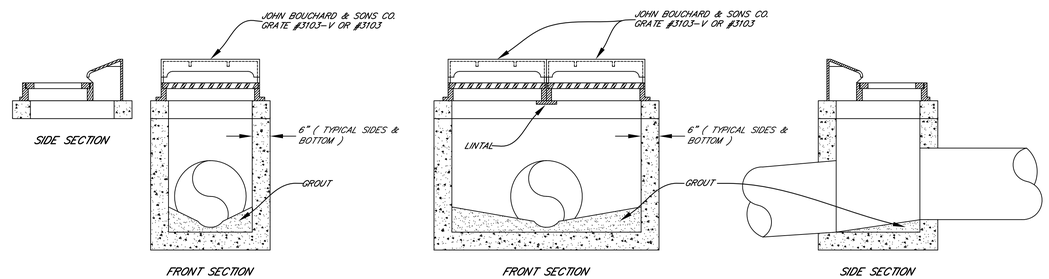
NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF T.D.O.T.. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

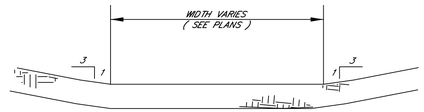
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48'	5'-6"	8'-0"	3'-6"	4'-5"	6"
54'	7'-0"	9'-5"	4'-6"	5'-9"	6"
60'	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"X60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

CONCRETE HEADWALL
(OUTLET & INLET)
NOT TO SCALE

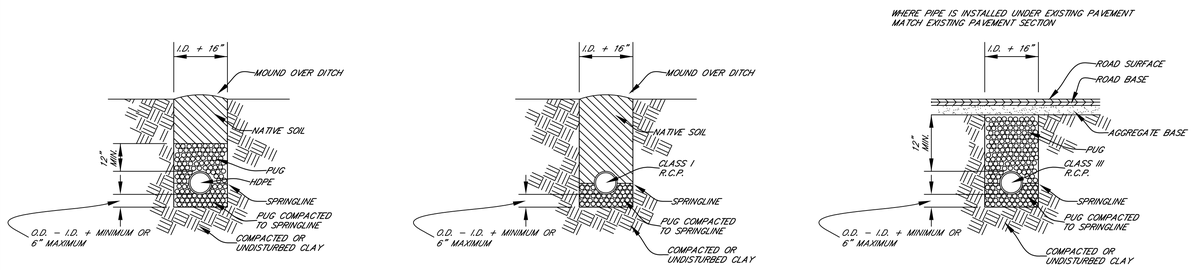


CURB INLET (SINGLE)
NOT TO SCALE

CURB INLET (DOUBLE)
NOT TO SCALE



TRAPEZOIDAL DITCH
NOT TO SCALE



HDPE DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE

R.C.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE

R.C.P. DRAINAGE PIPE DETAIL
UNDER TRAFFIC AREAS
NOT TO SCALE

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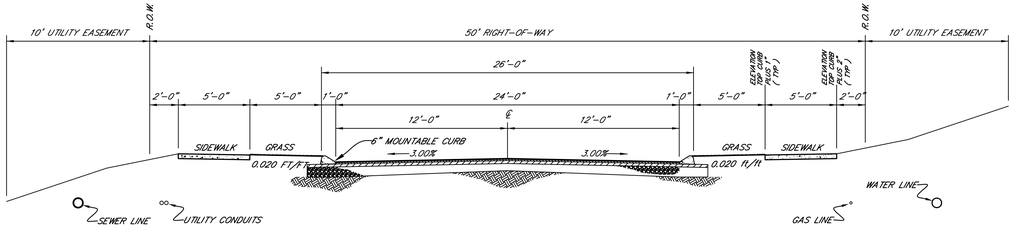
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

TWIN EAGLES SUBDIVISION
PHASE 11 SEC. A & PHASE 12 SEC. A

AMENDED PMDP / FMDP
DRAINAGE DETAILS
OSPREY DRIVE
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 29 JANUARY 2014 JOB #07-017 / #07-018 SHEET 5 OF 6

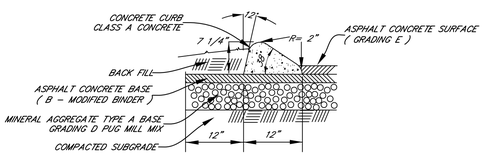
TE SUB (PH 11A / PH 12A)
DATE: 29 JAN. 2014
JOB #07-017/#07-018
SHEET 5 OF 6



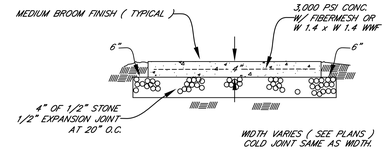
TYPICAL STREET CROSS SECTION
50' R/W ~ 24' PAVEMENT
NOT TO SCALE

NOTES:

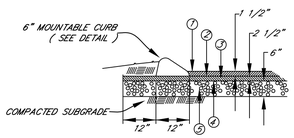
1. THIS DETAIL SHOWS TYPICAL ELEVATION VARIATIONS BETWEEN PAVING, TOP OF CURB, AND WALKWAYS AS REQUIRED BY THE CITY OF GALLATIN. CONTRACTOR TO UTILIZE DETAIL REQUIREMENTS WITH SITE PLAN LAYOUT.
2. NO RETAINING WALLS WITHIN 10' OF R.O.W.



DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE

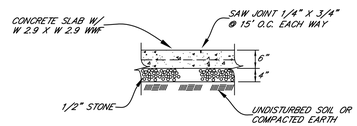


WALK DETAIL (YARD)
NOT TO SCALE

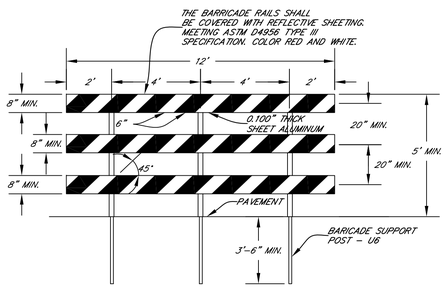


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B - MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX.

PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



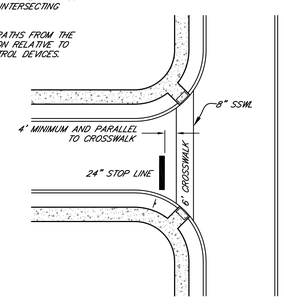
CONCRETE PAVING DETAIL
NOT TO SCALE



END OF ROAD METAL BARRICADE TYPE III
(FIG. 6-14 MUTCD AND TDOT DWG T-S-18)
NOT TO SCALE

NOTES:

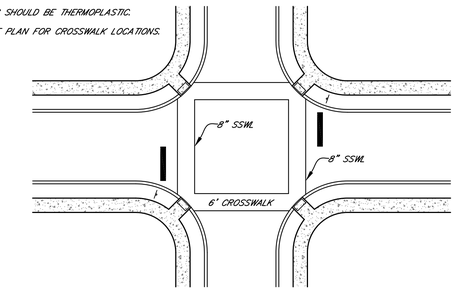
1. IF CROSSWALKS ARE NOT USED, SOP LINE SHALL BE NOT MORE THAN 30 FEET NOR LESS THAN 4 FEET FROM NEAREST EDGE OF INTERSECTING ROADWAY.
2. LOCATION SHALL BE DETERMINED BY VEHICLE TURNING PATHS FROM THE INTERSECTING ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. STRIPING SHOULD BE THERMOPLASTIC.
4. SEE SITE PLAN FOR CROSSWALK LOCATIONS.



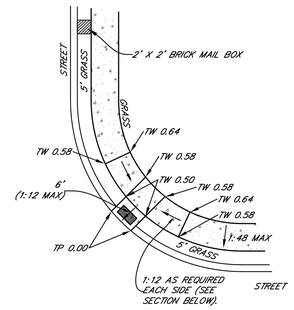
STOP LINE PLACEMENT
NOT TO SCALE

NOTES:

1. STRIPING SHOULD BE THERMOPLASTIC.
2. SEE SITE PLAN FOR CROSSWALK LOCATIONS.



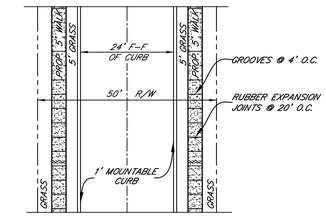
STANDARD CROSSWALK PLACEMENT
NOT TO SCALE



ACCESS RAMP AT WALK / PEDESTRIAN CROSSING
ON - OFF
NOT TO SCALE

NOTES:

1. ALL SIDEWALKS TO BE RAMPED FOR ON - OFF I.A.W. ADAA GUIDELINES. MAXIMUM RAMP SLOPE IS 1:12 WITH A MINIMUM RISE OF 6".
2. ADD 24" X 48" HANDICAPPED DETECTABLE WARNING SURFACE TO RAMP.



PLAN WALK DETAIL
WITH STREET
NOT TO SCALE

WALKS AND PEDESTRIAN CROSSING LAYOUT
NOT TO SCALE

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TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

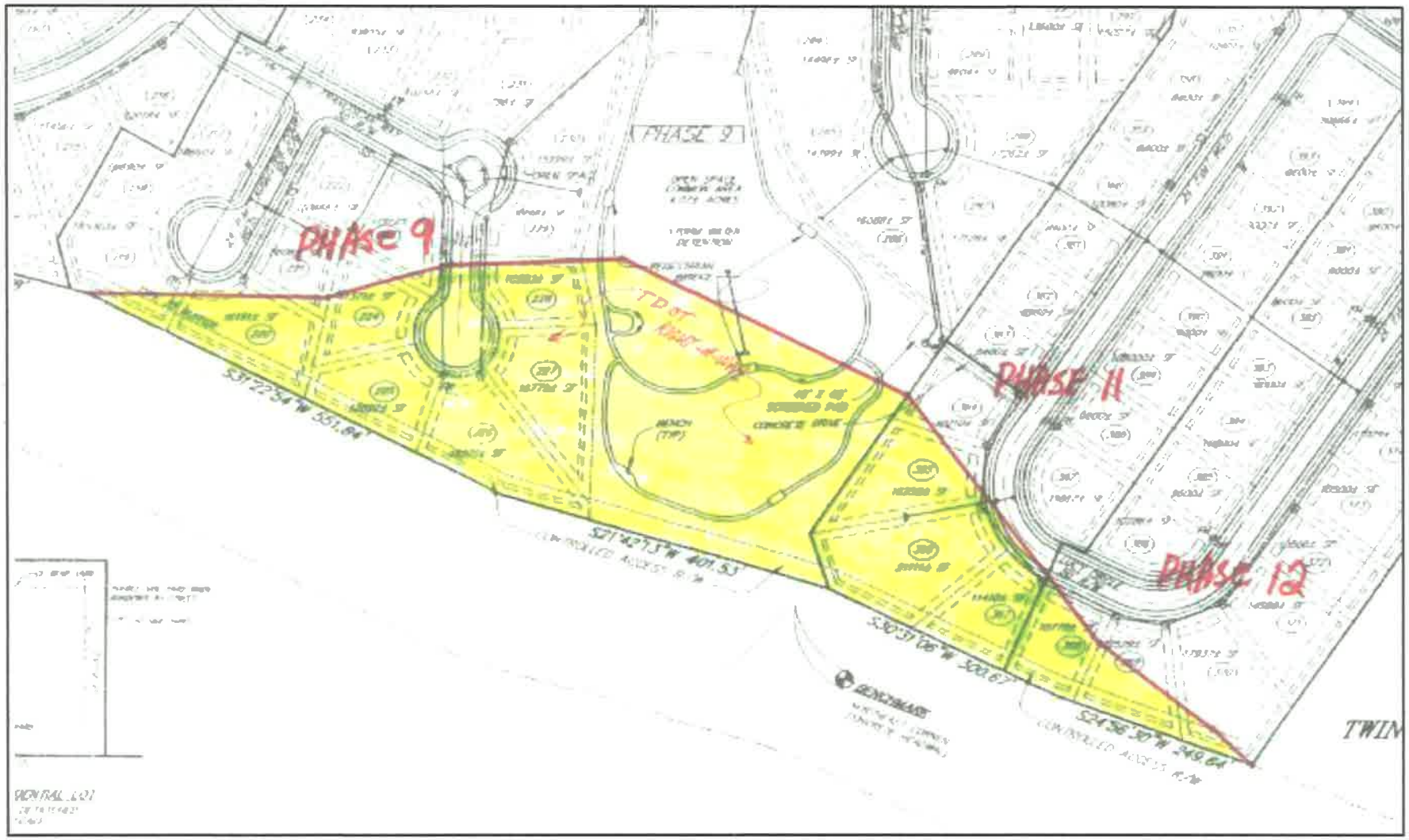
JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111600
STATE OF TENNESSEE

TWIN EAGLES SUBDIVISION
PHASE 11 SEC. A & PHASE 12 SEC. A

AMENDED PMDP / FMDP
PAVING DETAILS
OSPREY DRIVE
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 29 JANUARY 2014 JOB #07-017 / #07-018 SHEET 6 OF 6

TE SUB (PH 11A / PH 12A)
DATE: 29 JAN 2014
JOB #07-012/#07-018
SHEET 6 OF 6



TDOT Right-of-Way

PMDP Twin Eagles Phases 6 thru 12 (PC 3-8-06)

ATTACHMENT 5-3

ITEM 6

GMRPC Resolution No. 2015-32

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B, MAJOR SUBDIVISIONS, TO CREATE 29 LOTS ON 8.253 (+/-) ACRES, LOCATED ON LUCY CIRCLE. – (PC 1-375-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat application submitted by the applicant, Rogers Engineering Group, at its regular meeting on March 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403(b) and §13-4-303(b):

1. The preliminary plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The preliminary plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the PMDP and FMDP for Twin Eagles, Phase 11, Section A and Phase 12, Section B.
3. The preliminary plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The preliminary plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The preliminary plat complies with the requirements of the subdivision regulations as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. 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 Preliminary Plat for Twin Eagles, Phase 11, Section B and Phase 12, Section B, consisting of a two (2) sheet plat, prepared by Blue Ridge

ITEM 6

Surveying, Inc. of Gallatin, Tennessee, dated March 11, 2015, with the following conditions:

1. The Amended Preliminary Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15), first shall be approved by Planning Commission.
2. Provide addresses for lots in Phase 11, Section B as supplied from E-911.
3. Correct the identification symbol for the Temporary Turn-A-Round Easement radius.
4. Provide a minimum cul-de-sac radius of 47.5 feet for the Temporary Turn-A-Round Easement.
5. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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: 03/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 6
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 1-375-15B)
Located on Lucy Circle
Date: March 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 11, SECTION B AND PHASE 12, SECTION B, MAJOR SUBDIVISIONS, TO CREATE 29 ONE-FAMILY DETACHED DWELLING LOTS ON 8.253 (+/-) ACRES, LOCATED ON LUCY CIRCLE.

OWNER: RANDY JONES

APPLICANT: ROGERS ENGINEERING GROUP

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION NO. 2015-32

STAFF CONTACT: ROBERT J. KALISZ

PLANNING COMMISSION DATE: MARCH 23, 2015

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Twin Eagles, Phase 11, Section B and Phase 12, Section B, major subdivisions, to create 29 One-Family Detached Dwelling lots on 8.253 (+/-) acres, located on Lucy Circle. The property is currently zoned Mixed Used (MU). One-Family Detached Dwellings are a permitted use in the (MU) zoned district. (Attachment 6-1 and 6-2)

(The owner and applicant have requested approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance for the Amended Preliminary Master Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B.) (PC 8-374-15)

CASE BACKGROUND:

Previous Approvals

On April 24, 2006, the Planning Commission recommended approval of the Annexation and Plan of Service (PC # 6-1-06) of 92.19 (+/-) acres for the Randy and Barbara Jones property to the Gallatin City Council. The Plan of Service and Annexation request passed Second Reading at the May 2, 2006 Gallatin City Council meeting.

On April 24, 2006, the Planning Commission also recommended approval of a rezoning 92.19 (+/-) acres with the Preliminary Master Development Plan for Twin Eagles, Phases 6-12 (PC #3-8-06) to the Gallatin City Council. The rezoning from Agricultural (A) to Mixed Use (MU) with PMDP passed Second Reading at the May 02, 2006 Gallatin City Council meeting.

On February 24, 2014, the Planning Commission approved the amended Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 on 25.41 (+/-) acres

and a Final Master Development Plan for Twin Eagles, Phase 11, Section A and Phase 12, Section A (PC0251-14), containing 52 lots on 15.34 (+/-) acres and identified Phase 11, Section B and Phase 12, Section B as future development to accommodate a pending Tennessee Department of Transportation (TDOT) land acquisition.

On October 27, 2014, the Planning Commission approved the amended Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11 and Phase 12 on 27.03 (+/-) acres and a Final Master Development Plan for Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A (PC0345-14) to revise the rear bufferyard landscape plan. The existing mature trees will supplement and preserve the buffer adjacent to the conservation easement located on the adjacent property to the north.

The Planning Commission is considering an amendment to the Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15) containing 29 lots on 8.253 (+/-) acres under consent agenda Item #5.

DISCUSSION:

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation located along the west boundary (near Osprey Drive), with a steady and even decline, towards the lowest point of elevation located along the east boundary near SR 109. The slope located along the northern and southern boundary continues at a steeper rate into the adjacent property to the east (TDOT property). There are mature trees located along the northern boundary. No portion of this development for Twin Eagles is located within a flood hazard area.

Adjacent or Area Uses

The adjacent surrounding area to the north is farm land with single family homes located sparingly throughout the landscape and is located outside the City Limits. The parcel of property located to the north is zoned R1A by Sumner County and is part of the Tennessee Land Trust program which protects the property it as agricultural land. Located to the east is State Route Highway 109 including right-of-way acquired to accommodate an interchange for the Albert Gallatin Avenue/Hatten Track Road Extension project. The adjacent surrounding area to the south and west is the developed and developing Twin Eagles Subdivision.

Proposed Development

The owner and applicant is proposing to create 13 One-Family Detached Dwelling lots for Phase 11, Section B on 3.485 (+/-) acres and 16 One-Family Detached Dwelling lots for Phase 12, Section B on 4.696 (+/-) acres for a total of 29 One-Family Detached Dwelling lots on 8.253 (+/-) acres.

Tennessee Department of Transportation (TDOT)

TDOT acquired portions of the previously approved Phases 9, 11 and 12 properties for right-of-way. The right-of-way eliminated some lots in Phases 9, 11, and 12 of the previously approved PMDP/FMDP as shown in Attachment 6-3. A Preliminary Master

Development Plan/Final Master Development Plan revision for Phase 9, Section B, has not been submitted for approval by Planning Commission.

Lot Layout
The (MU) zoning requires a minimum lot size of 6,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lot being 7,200 square feet. The lot sizes and layout shown on the preliminary plat are consistent with lot sizes and layouts in the amended Preliminary Master Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15), under consent agenda Item #5.

The lots are designed to accommodate the natural topography of the land which reduces stormwater runoff on adjoining lots. The interior and perimeter lots on Lucy Circle are situated perpendicular to the street to allow stormwater runoff to naturally flow into the storm water drainage system located on Lucy Circle and within swales on the rear and side of lots. Stormwater is piped to the TDOT right-of-way exiting through a energy dissipater and eventually into a TDOT drainage inlet.

Rights-of-Way/Streets/Roads
There will be approximately 1,150 linear feet of public right-of-way including extensions of Avalon Drive and Beacon Street turning into Lucy Circle. Five (5) foot wide sidewalks will be constructed on both sides of the public streets.

Easements (P.U.D.E's)
All lots will include 10 foot wide P.U.D.E's along the front, side, and rear property lines. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

A sanitary sewer access easement is located in a proposed common area tract located between lots 372 and 373 to allow connection of the sanitary sewer to a pump station within Phase 9, Section A.

Open Space and Bufferyard
The Preliminary Plat indicates a common area of 0.072 (+/-) acres between lots 372 and 373 for sanitary sewer access. The common area tract will include an improved drive to access the lift station.

Bufferyards are shown on the Final Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as well as buffer the development properties from existing or proposed adjacent uses as outlined in the *Gallatin on the Move 2020 Plan* and Article 13 of the Gallatin Zoning Ordinance.

The applicant submitted a detailed landscaping and bufferyard plan with the Final Master Development Plan, which includes alternative bufferyards to the requirements of the Gallatin Zoning Ordinance and the previously approved PMDP/FMDP. The detailed landscaping and bufferyard plan continues the previous approved Alternative Type 50

Bufferyard (30 foot wide) details for Phase 11, Section A and Phase 12, Section A (PC0345-14).

A Type 50 Bufferyard is required, along the northern boundary of Phase 12, Section B, per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. An Alternative Type 50 Bufferyard (30' buffer zone) is proposed on the rear of lots 378 thru 384 with the amended PMDP/FMDP. The northern boundary bufferyard includes an existing tree line and existing undergrowth vegetation. This portion of property abuts to the Conservation Easement.

Where sufficient existing mature deciduous trees are located in the Alternative Type 50 Bufferyard, evergreen trees or equal type buffer trees shall be utilized at the discretion of Planning Staff in areas where existing undergrowth vegetation is removed to the extent the remaining trees and natural growth do not equal or exceed an opaque barrier created by the evergreen plantings. The evergreen plantings will consist of six (6) foot tall medium evergreen trees or equal type buffer trees planted on a straight row pattern 15 feet apart. In areas where existing mature deciduous trees are not located in the bufferyards or are thinly spaced, one (1) large deciduous tree (minimum 2 1/2 inch caliper) shall be planted every 80 feet along with one (1) ornamental tree (minimum 2 1/2 inch caliper) shall be planted equal distance (40 feet) between the large deciduous trees in addition to the medium evergreen trees planted on a triangular pattern spaced ten (10) feet apart. In addition to the bufferyard, the 30 foot deep buffer zone shall consist of well-maintained grass.

A Type 25 Bufferyard is required, along the eastern boundary of Phase 11, Section B and Phase 12, Section B (adjacent to the TDOT Future Dedicated Right-of-Way), per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. An Alternative Type 25 Bufferyard (15' buffer zone) is proposed on the rear of lots 373 thru 378 with the amended PMDP/FMDP. The landscaping and bufferyard plan shows no portion of this property having mature trees.

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the bufferyards through a 30 foot wide landscape easement located along the rear of lots 378 thru 384, adjacent to adjoining agricultural zoned properties, and a 15 foot wide landscape easement located along the rear of lots 373 thru 378, adjacent to adjoining TDOT right-of-way, to allow access for installation and maintenance of the bufferyards.

The owner and applicant shall coordinate with staff prior to removing any existing mature trees or existing undergrowth vegetation or install the required landscaping in the bufferyards prior to constructing any homes on lots in these phases.

Stormwater
The owner and applicant have not submitted construction plans and drainage calculations to Engineering Division for review. The applicant shall comply with the following:

1. Provide construction plans and drainage calculations to the Engineering Division for review and approval prior to submittal of final plat.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Preliminary Plat and made the following comment indicated below:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Planning Department comments; however, the owner and applicant shall first receive approval of an Amended Preliminary Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15), by Planning Commission and shall comply with the following:

1. Provide addresses for lots in Phase 11, Section B as supplied from E-911.
2. Correct the identification symbol for the Temporary Turn-A-Round Easement radius.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. The owner and applicant satisfactorily addressed most of the Engineering Division comments; however the owner and applicant shall comply with the following:

1. Provide a minimum cul-de-sac radius of 47.5 feet for the Temporary Turn-A-Round Easement.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed most of the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

FINDINGS:

1. The preliminary plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area.

2. The preliminary plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the PMDP and FMDP for Twin Eagles, Phase 11, Section A and Phase 12, Section B.
3. The preliminary plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The preliminary plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The preliminary plat complies with the requirements of the subdivision regulations as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-32, Preliminary Plat for Twin Eagles, Phase 11, Section B and Phase 12, Section B, consisting of a two (2) sheet plat, prepared by Blue Ridge Surveying, Inc. of Gallatin, Tennessee, dated March11, 2015, with the following conditions:

1. The Amended Preliminary Development Plan and Final Master Development Plan for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 8-374-15), first shall be approved by Planning Commission.
2. Provide addresses for lots in Phase 11, Section B as supplied from E-911.
3. Correct the identification symbol for the Temporary Turn-A-Round Easement radius.
4. Provide a minimum cul-de-sac radius of 47.5 feet for the Temporary Turn-A-Round Easement.
5. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 6-1 Location Map

Attachment 6-2 Preliminary Plat for Twin Eagles, Phase 11, Section B and Phase 12, Section B (PC 1-375-15B)

Attachment 6-3 Area of Approved PMDP (PC 3-8-06) acquired for TDOT Right-of-Way

I: PLANNING COMMISSION\PC Items\2015\03/23/2015\Staff Reports\Item 6 Twin Eagles, Phase 11, Section B and Phase 12, Section B Preliminary Plat (PC 1-375-15B) RK

Twin Eagles Phase 11, Section B and Phase 12, Section B

LOCATION MAP

Osprey Drive with Beacon Street and Avalon Drive (Lucy Circle)
Tax Map Portion of #113//002.04
Zoned MU
PC #1-375-15B

ATTACHMENT 6-1

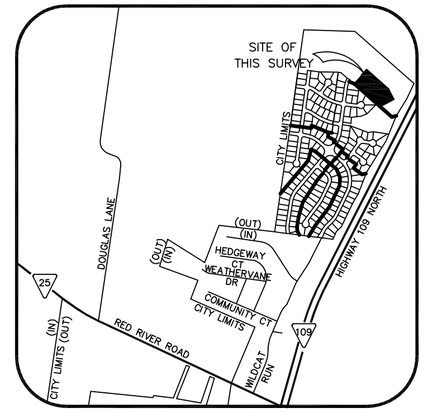
LEGEND

- FOUND PIN OR PIPE IP(O)
- SET IRON PIN IP(N)
- FOUND MONUMENT MON(O)
- SET MONUMENT MON(N)
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE

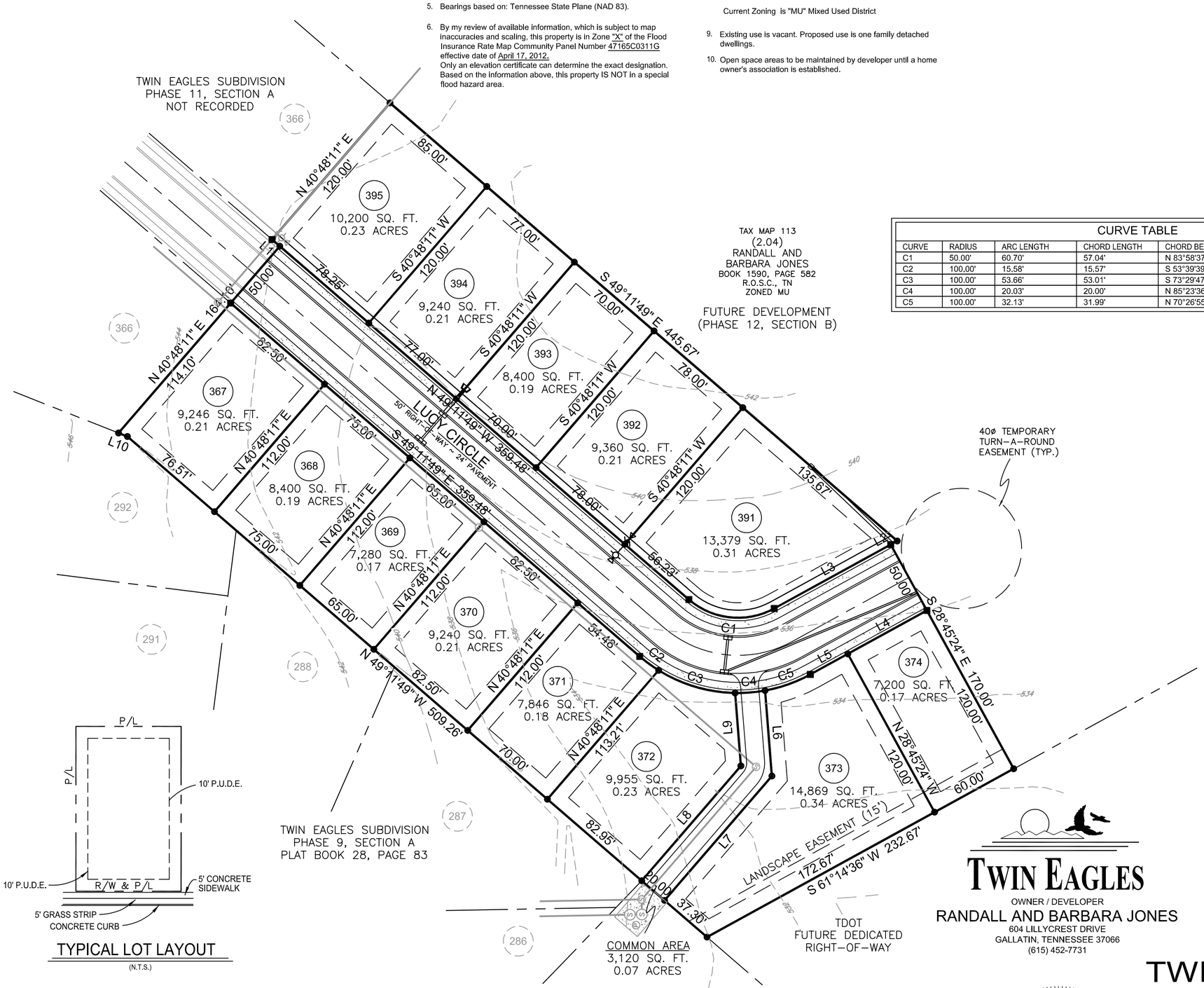
SURVEYOR'S NOTES:

1. The purpose of this plat is to subdivide the property into thirteen (13) lots, for one family detached dwellings, and a common area.
2. The total area shown hereon is 3.55± Acres or 154,714± Square feet.
3. This property is currently identified as Parcel 2.04, on Tax Map No. 113.
4. Deed reference: Record Book 1590, Page 582, as recorded in the Register's Office of Sumner County, Tennessee.
5. Bearings based on: Tennessee State Plane (NAD 83).
6. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0311G effective date of April 17, 2012.
   Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
7. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-3. The error of closure for the unadjusted traverse is 1:34,151
   This survey is classified as a:
   ☒ Urban and Subdivision (Category I)
   ☐ Suburban and Subdivision (Category II)
   ☐ All Other Land Surveys (Category III)
8. All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02

   Current Zoning is "MU" Mixed Used District
9. Existing use is vacant. Proposed use is one family detached dwellings.
10. Open space areas to be maintained by developer until a home owner's association is established.
11. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.
12. Addressess for corner lots shall be addressed per Municipal Code Section 15-65.
13. The Owner/Developer and Homeowners Association is granted access to the Bufferyards through a Landscape Easement to install and maintain the landscaping located in the Bufferyards.



VICINITY MAP
(N.T.S.)



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	60.70'	57.04'	N 83°58'37" W	69°33'36"	34.73'
C2	100.00'	15.58'	15.57'	S 53°39'39" E	8°55'42"	7.81'
C3	100.00'	53.66'	53.01'	S 73°29'47" E	30°44'33"	27.49'
C4	100.00'	20.03'	20.00'	N 85°23'36" E	11°28'42"	10.05'
C5	100.00'	32.13'	31.99'	N 70°26'55" E	18°24'39"	16.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°11'49" W	6.75'
L2	S 61°14'36" W	4.92'
L3	S 61°14'36" W	88.42'
L4	S 61°14'36" W	60.00'
L5	S 61°14'36" W	28.42'
L6	S 04°36'24" E	57.00'
L7	S 40°48'11" W	109.26'
L8	N 40°48'11" E	100.89'
L9	N 04°36'24" W	48.63'
L10	N 68°27'49" W	6.35'

TYPICAL LOT LAYOUT
(N.T.S.)

TWIN EAGLES

OWNER / DEVELOPER
RANDALL AND BARBARA JONES
604 LILLYCREST DRIVE
GALLATIN, TENNESSEE 37066
(615) 452-7731

PRELIMINARY PLAT APPROVAL

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1" = 50'

SURVEYED BY:

BLUE RIDGE SURVEYING, INC.
1148 WEST MAIN STREET, P.O. BOX 8072 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6739 CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

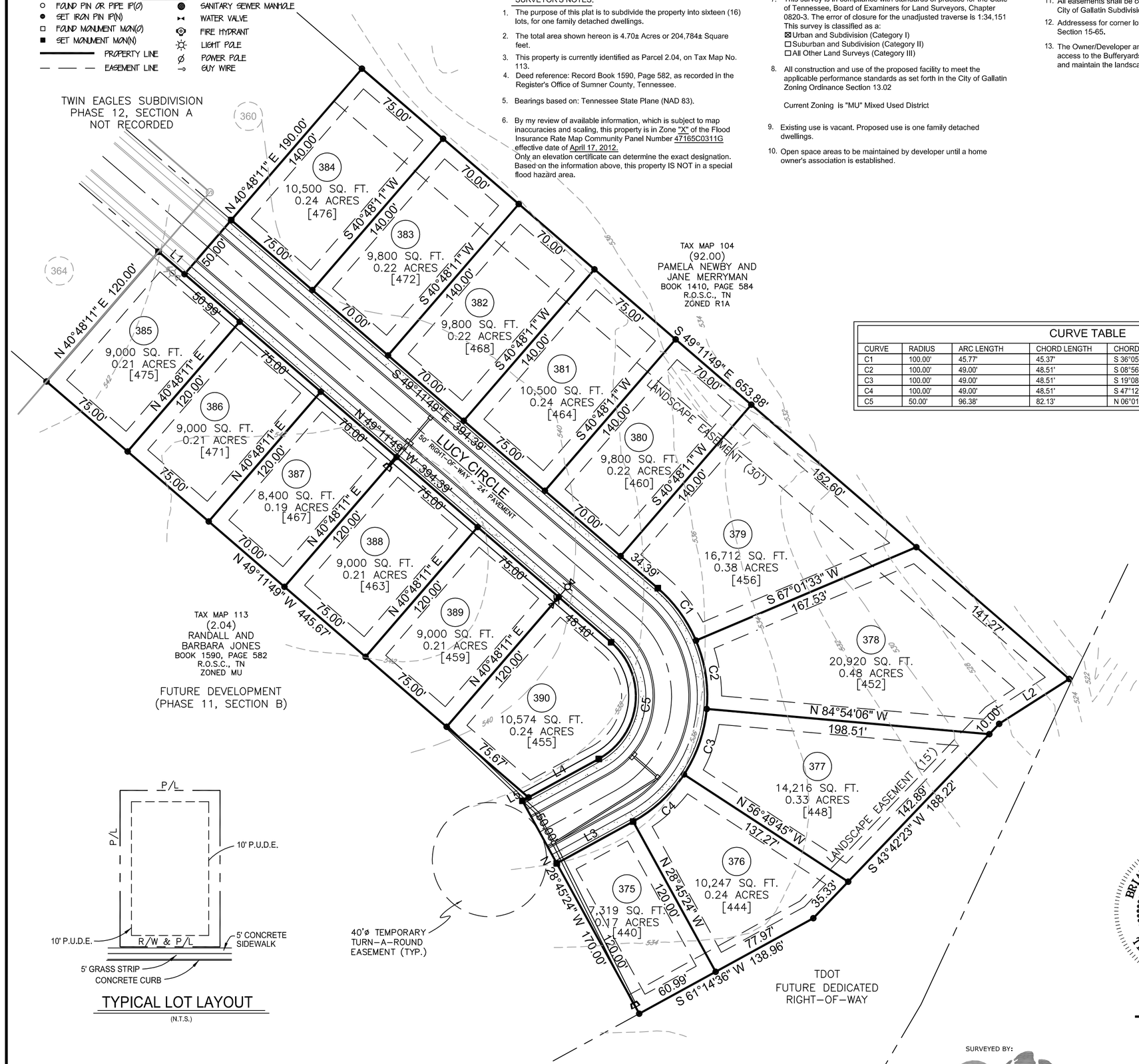
BRIAN M. REIFSCHNEIDER
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2487

TWIN EAGLES SUBDIVISION PHASE 11, SECTION B PRELIMINARY PLAT

LUCY CIRCLE, 9TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: JUNE 19, 2009
DATE OF DRAWING: MARCH 11, 2015
SHEET 1 OF 2

LEGEND

- FOUND PIN OR PIPE IP(O)
- SET IRON PIN IP(N)
- FOUND MONUMENT MON(O)
- SET MONUMENT MON(N)
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE



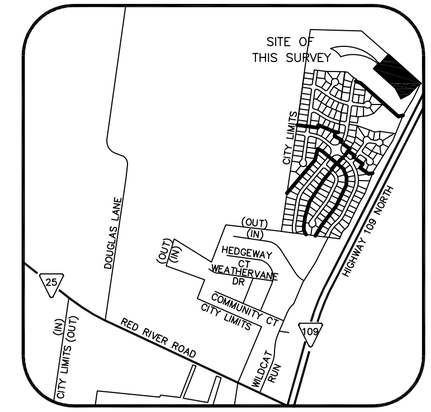
TYPICAL LOT LAYOUT

(N.T.S.)

SURVEYOR'S NOTES:

1. The purpose of this plat is to subdivide the property into sixteen (16) lots, for one family detached dwellings.
2. The total area shown hereon is 4.70± Acres or 204,784± Square feet.
3. This property is currently identified as Parcel 2.04, on Tax Map No. 113.
4. Deed reference: Record Book 1590, Page 582, as recorded in the Register's Office of Sumner County, Tennessee.
5. Bearings based on: Tennessee State Plane (NAD 83).
6. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0311G effective date of April 17, 2012.
   Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
7. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-3. The error of closure for the unadjusted traverse is 1:34,151
   This survey is classified as a:
   ☒ Urban and Subdivision (Category I)
   ☐ Suburban and Subdivision (Category II)
   ☐ All Other Land Surveys (Category III)
8. All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02

   Current Zoning is "MU" Mixed Used District
9. Existing use is vacant. Proposed use is one family detached dwellings.
10. Open space areas to be maintained by developer until a home owner's association is established.
11. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.
12. Addressess for corner lots shall be addressed per Municipal Code Section 15-65.
13. The Owner/Developer and Homeowners Association is granted access to the Bufferyards through a Landscape Easement to install and maintain the landscaping located in the Bufferyards.



VICINITY MAP

(N.T.S.)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	45.77'	45.37'	S 36°05'08" E	26°13'21"	23.29'
C2	100.00'	49.00'	48.51'	S 08°56'17" E	28°04'21"	25.00'
C3	100.00'	49.00'	48.51'	S 19°08'04" W	28°04'21"	25.00'
C4	100.00'	49.00'	48.51'	S 47°12'25" W	28°04'21"	25.00'
C5	50.00'	96.38'	82.13'	N 06°01'23" E	110°26'24"	71.99'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°11'49" E	24.01'
L2	S 57°20'54" W	58.21'
L3	N 61°14'36" E	60.99'
L4	S 61°14'36" W	56.07'
L5	S 61°14'36" W	4.92'

TENNESSEE STATE PLANE (NAD 83)

BRIAN M. REIFSCHNEIDER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2487

TWIN EAGLES

OWNER / DEVELOPER
RANDALL AND BARBARA JONES
604 LILLYCREST DRIVE
GALLATIN, TENNESSEE 37066
(615) 452-7731

PRELIMINARY PLAT APPROVAL

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

GRAPHIC SCALE

0' 50' 100' 150'

SCALE: 1" = 50'

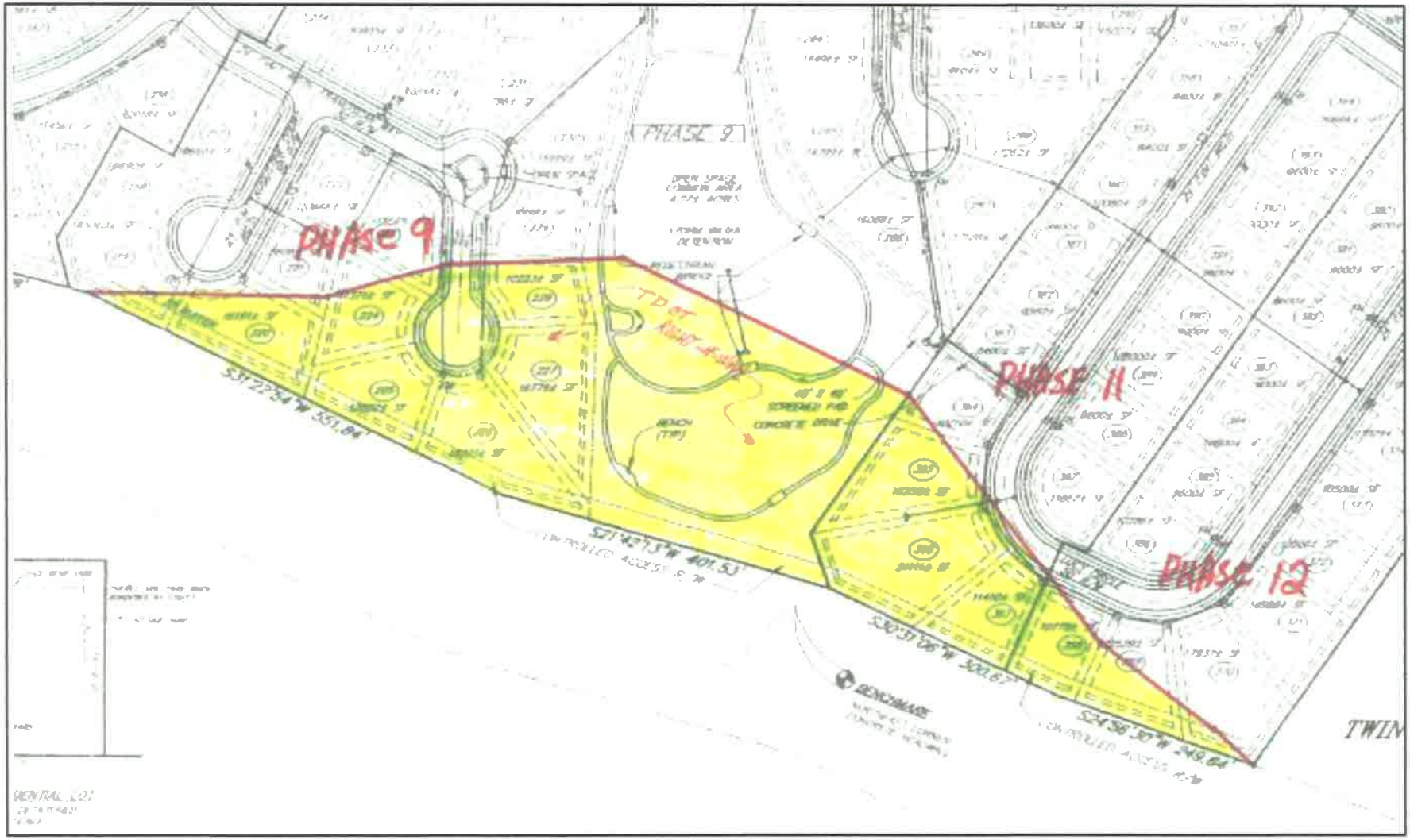
SURVEYED BY:

BLUE RIDGE SURVEYING, INC.
1148 WEST MAIN STREET, P.O. BOX 8072 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6739 CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

TWIN EAGLES SUBDIVISION PHASE 12, SECTION B

PRELIMINARY PLAT

LUCY CIRCLE, 9TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: JUNE 19, 2009
DATE OF DRAWING: MARCH 11, 2015
SHEET 2 OF 2



TDOT Right-of-Way

PMDP Twin Eagles Phases 6 thru 12 (PC 3-8-06)

ATTACHMENT 6-3

ITEM 7

GMRPC Resolution No. 2015-39

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR THE RETREAT AT FAIRVUE PHASE 1, SECTION 2, CONTAINING 16 MULTI-FAMILY LOTS, AND EXTENDING THREE (3) PUBLIC RIGHTS-OF-WAY, ON 3.80 (+/-) ACRES, LOCATED ON CHLOE DRIVE SOUTH OF CHESHAM DRIVE – (1-376-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Goodall Inc. Builders at its regular meeting on March 23, 2015; 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, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Commercial Corridor Community Character Area.

2. The proposed Final Plat is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development and Residential 15 Planned Unit Development Zoning Districts, the Greensboro Village P.U.D. Master Plan and the Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

3. The proposed Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

4. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.

5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2-105, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. 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 approves the Final Plat for The Retreat at Fairvue Phase 1, Section 2, consisting of a one (1) sheet plat, dated January 5, 2015 with a revision date of March 11, 2015, prepared by Crawford & Cummings, P.C. of Nashville TN, with the following conditions:

1. Add additional FIRM number '471650407G' to Note 2.
2. Add MRO (PUD) zoning to Note 4.
3. Revise proposed use in Note 8 to 'Multi-Family Dwelling'.
4. Move Open Space 'A' label to inside the open space, or draw a line to the area and clearly delineate the boundary between Open Space 'A' and Open Space 'D'.
5. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department.
6. Confirm North arrow is correct.
7. Clarify plat boundaries with existing plats in the area and correct references to the platted property to the northeast (P.B. 26, Pg. 144) and to the west and south (P.B. 27, Pg. 308-309).
8. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
9. Submit three (3) corrected folder copies of the PMDP/FMDP and Preliminary Plat showing the removal of the street name 'Carnaby Drive'. The Preliminary Plat shall also include the required conditions of approval from the September 22, 2014 Planning Commission meeting.
10. Submit three (3) corrected folded copies of the Final Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY

CITY ATTORNEY

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Final Plat for The Retreat at Fairvue Phase 1 Section 2
(1-376-15C)
Located on Chloe Drive South of Chesham Drive
Date: March 12, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR THE RETREAT AT FAIRVUE PHASE 1, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 16 MULTI-FAMILY LOTS, FOUR (4) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 3.80 (+/-) ACRES, LOCATED ON CHLOE DRIVE SOUTH OF CHESHAM DRIVE.

OWNER:	**GOODALL INC., BUILDERS**
APPLICANT:	**GOODALL INC., BUILDERS**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-39 WITH CONDITIONS**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 23, 2015**

PROPERTY OVERVIEW: The owner and applicant request approval of a final plat for The Retreat at Fairvue Phase 1, Section 2, a major subdivision, to create 16 Multi-Family lots, four (4) open space tracts and extend three (3) public rights-of-way, on 3.80 (+/-) acres, located on Chloe Drive, South of Chesham Drive. The property is currently split-zoned Multiple Residential and Office Planned Unit Development (MRO-PUD) and Residential 15 Planned Unit Development (R15-PUD). Multi-Family Dwellings is a permitted use in the MRO-PUD and R15-PUD zone districts. (Attachment 7-1 and 7-2)

CASE BACKGROUND:

Previous Approvals

The Retreat at Fairvue Preliminary Master Development Plan/Final Master Development Plan (PC043-12) was first discussed at the October 8, 2012 Planning Commission Work Session. At that meeting, the Planning Commission reviewed the layout and proposed architecture for the development. The 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. The Planning Commission also suggested the installation of a roundabout at Chloe Drive, south of this proposed plat, 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 Commission at the October Work Session.

On November 26, 2012 the Planning Commission voted to consider the proposed changes to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan as a major amendment. Public Comment was held on the item and several residents of Fairvue Plantation spoke against the proposed plan for The Retreat at

Fairvue citing concerns about density, property values, and safety based on increased traffic. The Planning Commission voted to defer action on the item to the December 10, 2012 meeting where they again voted to defer action on the item until a special called meeting of the Planning Commission on January 7, 2013.

At the January 7, 2013 special-called meeting the Planning Commission determined that the Preliminary Master Development Plan and Final Master Development Plan amendment was a major amendment requiring consideration by the Gallatin City Council. The project was approved by City Council on second reading at the February 19, 2013 City Council meeting.

Greensboro Village, Phase 8 Minor Subdivision plat was approved administratively in May 2013. (P.B. 27, Pg. 308-309)

An Amended Preliminary and Revised Final Master Development Plan (PC0134-13) was approved, as a minor amendment, at the May 20, 2013 Planning Commission meeting. The purpose of the amendment was to create two (2) sections within Phase 1. The Preliminary Plat (PC0135-13) for Phase 1 – Section 1 of the Retreat at Fairvue was approved at the May 20, 2013 Planning Commission meeting and the Final Plat (PC0196-13) for Phase 1 – Section 1 of the Retreat at Fairvue was approved at the November 25, 2013 Planning Commission meeting.

At the September 22, 2014 Planning Commission meeting, the Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 2 was approved.

DISCUSSION:

Proposed Development

At build-out, the Retreat at Fairvue will include a total of 130 lots (units) contained within 34 buildings, with each building containing either three (3) or four (4) attached units. The development is divided into four (4) phases, with Phase 1 being divided into two (2) sections.

This Final Plat, for Phase 1, Section 2, will contain 16 lots (16 units) and the extension of three (3) existing public rights-of-way. Each building will contain four (4) units. for a total of 16 units.

This phase, like other phases, is a re-plat of Greensboro Village, Phase 8, and specifically a portion of lot 2 and a small portion of property to the east (Tax Map 136, Parcel 018.03). (Attachment 7-3)

Natural Features

The natural topography for the existing vacant property begins at the highest point of elevation (490'), which is located along the west boundary, with a steady decent, towards the lowest point of elevation (472') located along the eastern boundaries. The decline in elevation relates to the presence of a stream (Rankin Branch) that runs along the eastern property boundary. The site is now under construction.

Adjacent or Area Uses

The project site is surrounded by Multiple Residential and Office Planned Unit Development (MRO-PUD) zoning to the north and west platted as Phase 1, Section 1 of The Retreat at Fairvue, which is being developed with Multi-Family Dwellings. Residential 15 Planned Unit Development (R15-PUD) zoning is to the southeast and southwest and is proposed as Phase 2 and 4 of The Retreat at Fairuve. The area includes the proposed open space and public utility and drainage easement, and the floodway and floodplain of Rankin Branch.

Lot Sizes and Layout
The lot sizes and layout shown on the Final Plat are consistent with lot sizes and layouts approved with the Preliminary Plat and Revised Final Master Development Plan (PC0134-13) and generally consist of lots between 28 feet and 38 feet in width by 112 feet in depth (3,136 to 4,256 square feet.).

Floodplain and Floodway
Based on FEMA FIRM Map 471650407G and 471650426G, the northeastern portion of Phase 1, Section 2, is located within the Floodway and Zone A of Rankin Branch. This area is contained with Open Space 'A' and 'D' and no development is proposed in any special flood hazard area.

Rights-of-Way/Streets/Roads
The Final Plat will extend three (3) rights-of-way including Chloe Drive (50 foot right-of-way) for approximately 273 feet, and extends the alley rights-of-ways for Glennister Court (22 foot right-of-way) for approximately 298 feet and Winslow Court (22 foot right-of-way) for approximately 255 feet.

Buildings and Architectural Elevations
No change is requested to the architectural elevations approved as part of the Final Master Development Plan.

Parking
In addition to the 32 parking spaces provided in the driveways and garages, the Final Plat shows 33 additional parking spaces, with 18 located along Winslow Court and 15 located along Glennister Court.

Signing
This Final Plat shows no signage proposed for Phase 1, Section 2 of the Retreat at Fairvue.

Open Space and Bufferyard
The Final Plat shows four (4) proposed open space tracts (Open Space 'A' - 0.96± acres, Open Space 'D' - 0.76± acres) with public utility and drainage easements in the northeast portion for Phase 1, Section 2, and two (2) additional Open Space Tracts along the west side of Glennister Court (Open Space 'B' and 'C' both – 0.07± acres). There are no required bufferyards located within Phase 1, Section 2.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning

Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Plat. All of the Engineering Division comments have been satisfied.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated below:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
2. Brush and Garbage pick-up cannot be serviced in alleys.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The proposed Final Plat is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development and Residential 15 Planned Unit Development Zoning Districts, the Greensboro Village P.U.D. Master Development Plan, and the Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

3. The proposed Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

4. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.

5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-39, a Final Plat for The Retreat at Fairvue Phase 1, Section 2, consisting of a one (1) sheet plat, dated January 5, 2015 with a revision date of March 11, 2015, prepared by Crawford & Cummings, P.C. of Nashville, TN with the following conditions:

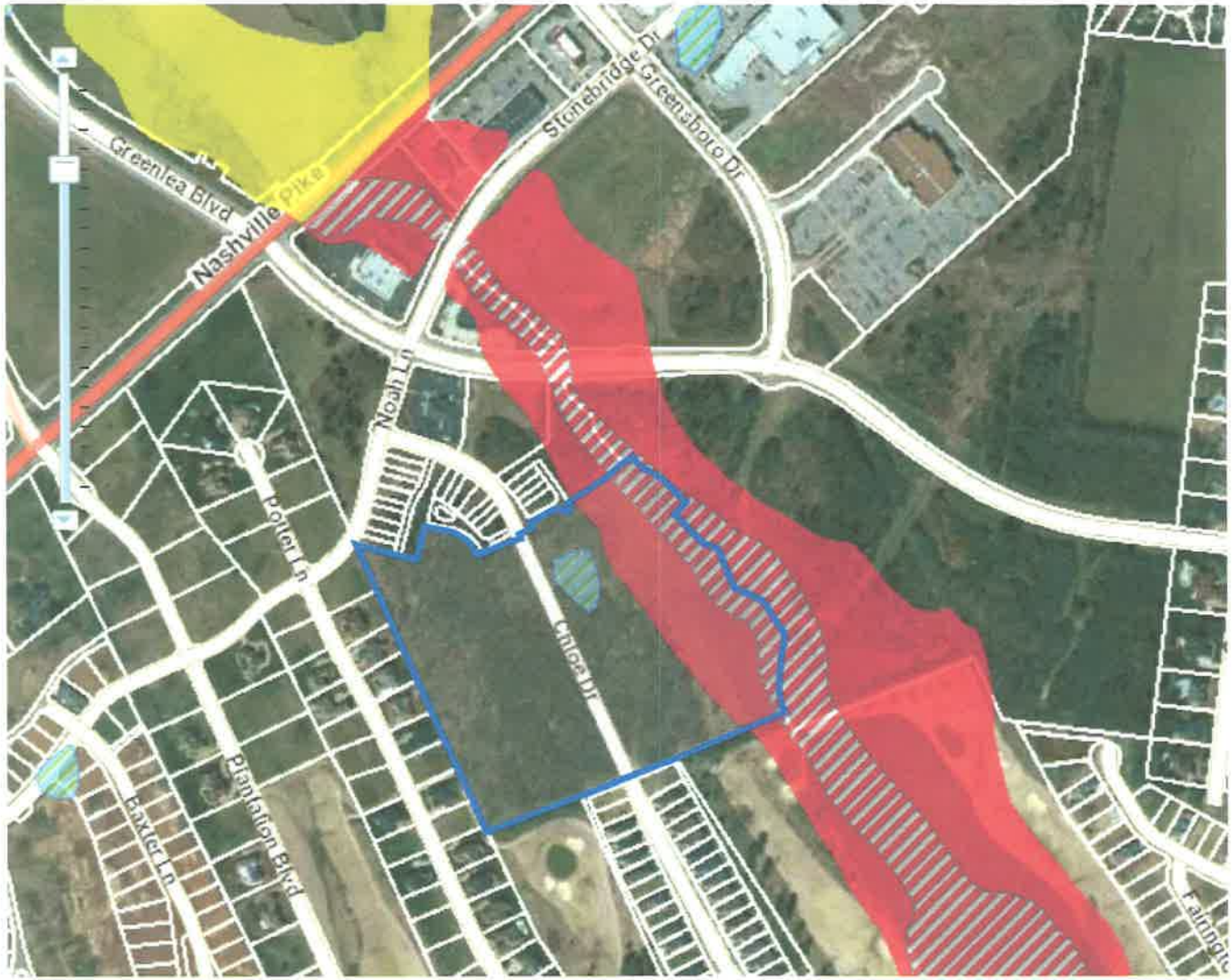
1. Add additional FIRM number '471650407G' to Note 2.
2. Add MRO (PUD) zoning to Note 4.
3. Revise proposed use in Note 8 to 'Multi-Family Dwelling'.
4. Move Open Space 'A' label to inside the open space, or draw a line to the area and clearly delineate the boundary between Open Space 'A' and Open Space 'D'.
5. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
6. Confirm North arrow is correct.
7. Clarify plat boundaries with existing plats in the area and correct references to the platted property to the northeast (P.B. 26, Pg. 144) and to the west and south (P.B. 27, Pg. 308-309).
8. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
9. Submit three (3) corrected folder copies of the PMDP/FMDP and Preliminary Plat showing the removal of the street name 'Carnaby Drive'. The Preliminary Plat shall also include the required conditions of approval from the September 22, 2014 Planning Commission meeting.
10. Submit three (3) corrected folded copies of the Final Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS
Attachment 7-1 Location Map for The Retreat at Fairvue Phase 1, Section 2
Attachment 7-2 Final Plat for The Retreat at Fairuve Phase 1, Section 2 (PC0338-14)
Attachment 7-3 Final Plat for Greensboro Village, Ph. 8 (P.B. 27, Pg. 308)

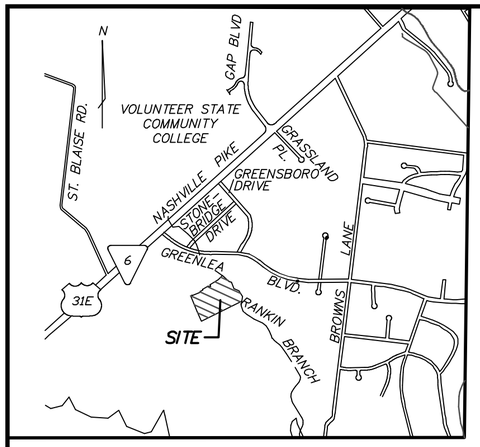
I:\SUBDIVISIONS\Major Subdivisions\Retreat at Fairvue - Ph. 1 - Sec. 2 - (1-376-15C)\Item 7 Retreat at Fairvue Ph 1 – Sec 2 – Final Plat DB

THE RETREAT AT FAIRVUE, PHASE 1, SECTION 2



TAX MAP 136//018.03
R15-PUD / MRO-PUD
PC FILE# 1-376-15C

ATTACHMENT 7-1



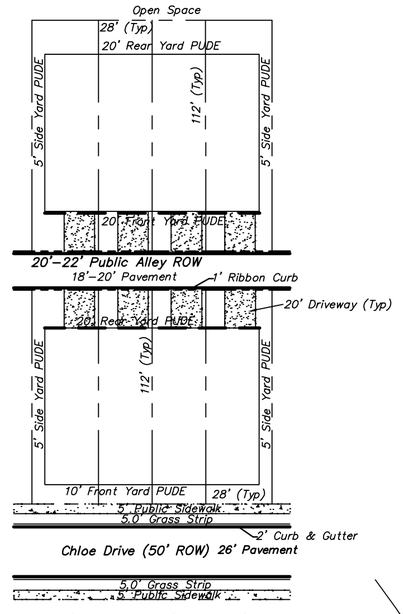
VICINITY MAP
(N.T.S.)

TN SPC NAD 83 (1995)

N

0 50' 100' 150'

GRAPHIC SCALE : 1" = 50'



TYPICAL UNIT LAYOUT

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CH BEARING	CH DIST
C1	1°37'07"	123.00'	3.47'	S22°45'06"E	3.47'
C2	1°35'48"	450.00'	12.54'	N24°43'17"W	12.54'
C3	1°55'58"	500.00'	16.87'	N26°29'06"W	16.87'
C4	96°39'30"	20.00'	33.74'	S70°16'18"E	29.88'
C5	3°38'02"	227.00'	14.40'	N23°45'34"W	14.39'
C6	3°34'35"	500.00'	31.21'	S23°43'50"E	31.20'
C7	1°58'50"	450.00'	15.56'	N22°55'58"W	15.55'
C8	90°00'00"	15.00'	23.56'	N66°56'33"W	21.21'
C9	90°00'00"	15.00'	23.56'	N23°03'27"E	21.21'
C10	3°34'38"	450.00'	28.10'	N23°43'52"W	28.09'
C11	2°26'14"	500.00'	21.27'	N24°18'01"W	21.27'
C12	1°08'21"	500.00'	9.94'	N22°30'43"W	9.94'

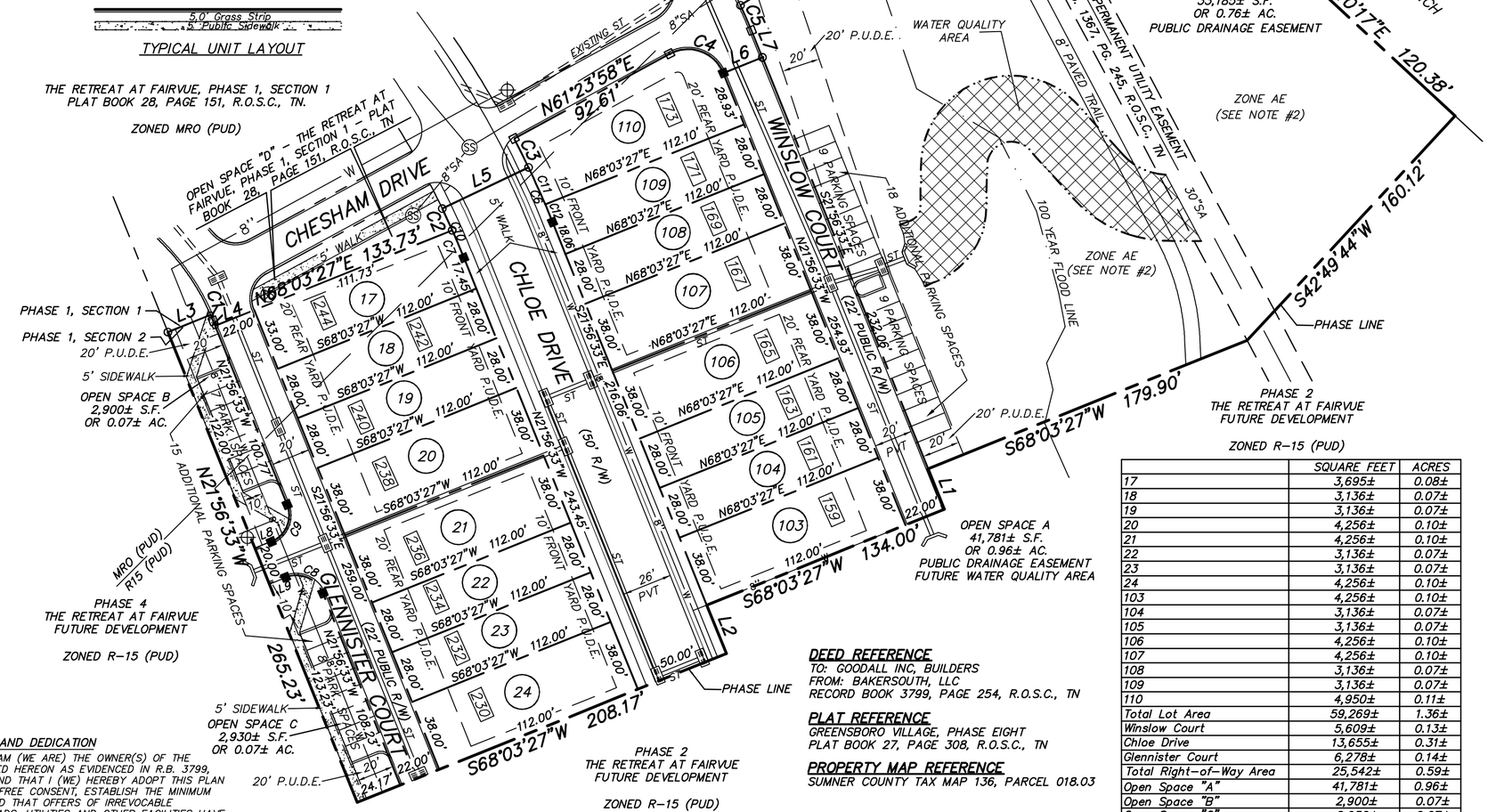
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°56'33"E	22.87'
L2	S21°56'33"E	27.39'
L3	N68°03'27"E	24.12'
L4	S21°56'33"E	2.76'
L5	N64°29'21"E	50.00'
L6	N68°03'27"E	22.00'
L7	N21°56'33"W	15.22'
L8	N68°03'27"E	9.17'
L9	S68°03'27"W	9.17'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION , AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

J. ALAN CUMMINGS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2355

DATE



UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–366–1987 OR 1–800–351–1111.

NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. BY GRAPHIC PLOTTING ONLY, PART OF THIS PROPERTY IS IN ZONE AE PER FEMA / FIRM NUMBERS 47165C0426G, EFFECTIVE DATE APRIL 17, 2012.
3. BEARING BASIS IS THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995).
4. THIS PROPERTY IS ZONED "R–15 (PUD)" AS OF THE DATE OF THIS SURVEY.
5. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE, CHAPTER 0820–3–.07 ADOPTED BY THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS.
6. ALL LOT CORNERS ARE TO BE MARKED WITH 5/8" CAPPED IRON RODS.
7. NO BUILDINGS WILL BE PERMITTED WITHIN ANY EASEMENT.
8. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY ATTACHED RESIDENTIAL. SETBACKS SHALL COMPLY WITH THE RETREAT AT FAIRVUE MASTER PLAN.
9. THE PURPOSE OF THIS PLAT IS TO CREATE 16 LOTS.
10. NO DRIVEWAY ACCESS PERMITTED ON CHLOE DRIVE.
11. THE LOCATIONS OF PROPOSED UTILITIES, DRAINAGE IMPROVEMENTS AND STREETS WERE TAKEN FROM A BASE PLAN PROVIDED BY DEWEY – ESTES ENGINEERING ON DECEMBER 29, 2014. FIELD LOCATIONS WILL VARY AND SHOULD BE FIELD VERIFIED.
12. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE AFFECTED PART OF LOT 2 OF "GREENSBORO VILLAGE, PHASE EIGHT" AS RECORDED IN P.B. 27, PG. 308, R.O.S.C., TN. AND THE AFFECTED PART OF "RETREAT PH. 1, SEC. 1" AS RECORDED IN PLATBOOK 28, PAGE 151, R.O.S.C.
13. EASEMENTS FOR ENCROACHMENT AND OVERHANG. THERE SHALL BE RECIPROCAL APPURTENANT EASEMENTS FOR ENCROACHMENT AND OVERHANG AS BETWEEN EACH LOT AND SUCH PORTION OR PORTIONS OF THE COMMON AREA ADJACENT THERETO OR AS BETWEEN ADJACENT LOTS DUE TO TREES OR THE UNINTENTIONAL PLACEMENT OR SETTLING OR SHIFTING OF THE UNITS OR OTHER IMPROVEMENTS CONSTRUCTED, RECONSTRUCTED, OR ALTERED THEREON (IN ACCORDANCE WITH THIS DECLARATION) TO A DISTANCE OF NOT MORE THAN FIVE (5) FEET, AS MEASURED FROM ANY POINT ON THE COMMON BOUNDARY BETWEEN EACH LOT AND THE ADJACENT PORTION OF THE COMMON AREA OR AS BETWEEN ADJACENT LOTS, AS THE CASE MAY BE, ALONG A LINE PERPENDICULAR TO SUCH BOUNDARY AT SUCH POINT.
14. 33 ADDITIONAL PARKING SPACES ARE SHOWN.
15. SIDEWALK MAINTENANCE AGREEMENT IS RECORDED IN BOOK , PAGE , R.O.S.C., TN.
16. TEMPORARY TURNAROUNDS SHALL BE INSTALLED WITH THE CONSTRUCTION OF PHASE 2. IF CONSTRUCTION FOR PHASE 2 HAS NOT COMMENCED BY JUNE 2015 A TEMPORARY TURNAROUND SHALL BE PROVIDED WITH PHASE 1 SECTION 2 COMPLIANT WITH SUBDIVISION REGULATIONS.
17. PEDESTRIAN BRIDGE OR WALKWAY/GREENWAY WILL NOT BE PERMITTED TO INTERFERE WITH THE FUNCTIONALITY OF THE WATER QUALITY FEATURE.

	SQUARE FEET	ACRES
17	3,695±	0.08±
18	3,136±	0.07±
19	3,136±	0.07±
20	4,256±	0.10±
21	4,256±	0.10±
22	3,136±	0.07±
23	3,136±	0.07±
24	4,256±	0.10±
103	4,256±	0.10±
104	3,136±	0.07±
105	3,136±	0.07±
106	4,256±	0.10±
107	4,256±	0.10±
108	3,136±	0.07±
109	3,136±	0.07±
110	4,950±	0.11±
Total Lot Area	59,269±	1.36±
Winslow Court	5,609±	0.13±
Chloe Drive	13,655±	0.31±
Glennister Court	6,278±	0.14±
Total Right–of–Way Area	25,542±	0.59±
Open Space "A"	41,781±	0.96±
Open Space "B"	2,900±	0.07±
Open Space "C"	2,930±	0.07±
Open Space "D"	33,185±	0.76±
Total Open Space Area	80,796±	1.85±
Total Area	165,607±	3.80±

DEED REFERENCE

TO: GOODALL INC, BUILDERS
FROM: BAKERSOUTH, LLC
RECORD BOOK 3799, PAGE 254, R.O.S.C., TN

PLAT REFERENCE

GREENSBORO VILLAGE, PHASE EIGHT
PLAT BOOK 27, PAGE 308, R.O.S.C., TN

PROPERTY MAP REFERENCE

SUMNER COUNTY TAX MAP 136, PARCEL 018.03

CERTIFICATE OF COMMON AREAS DEDICATION

GOODALL INC. BUILDERS IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS OPEN SPACE INTENDED FOR THE USE BY THE HOMEOWNERS IN "THE RETREAT AT FAIRVUE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "THE RETREAT AT FAIRVUE" AS MORE FULLY PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN RECORD BOOK 3889, PAGE 26–87, R.O.S.C., TN. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY MADE A PART OF THIS PLAT.

DATE

ROBERT H. GOODALL, JR., PRESIDENT
GOODALL INC., BUILDERS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3799, PG. 254, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE

ROBERT H. GOODALL, JR., PRESIDENT
GOODALL INC., BUILDERS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RETREAT AT FAIRVUE, PHASE 1, SECTION 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____ ,20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM _____ ,20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE SECRETARY, PLANNING COMMISSION

DATE CHAIRMAN'S INITIALS

LEGEND

LOT NUMBER	IRON ROD (OLD)	WATER LINE	
CATCH BASIN	IRON ROD (NEW)	SANITARY SEWER	
SAN. MANHOLE	R.O.W. MONUMENT (NEW)	STORM SEWER	
FIRE HYDRANT	PROPERTY LINE	R.O.S.C. – REGISTER'S OFFICE FOR SUMNER COUNTY, TN	
WATER VALVE			
ADDRESS			
PAVEMENT			

CRAWFORD & CUMMINGS, P.C.
1929 21ST AVE SOUTH
NASHVILLE, TN 37212
615–292–2661
EMAIL: ALAN@CCSURVEYORS.NET

FINAL PLAT
THE RETREAT AT FAIRVUE, PHASE 1, SECTION 2

CHLOE DRIVE, CITY OF GALLATIN,
3RD CIVIL DISTRICT, SUMNER CO., TN.

DATE: 01–05–2015 JOB #13–098
REV. DATE: 3–11–2015

(ALFA)C:\CARSLON PROJECTS\2013\13–098 FAIRVUE RETREAT\13–098 RETREAT PH1SEC2.DWG

Pamela L. Whitaker Register
Sumner County Tennessee
Rec # 806903 Instrument #: 1048816
Rec d 30.00 Recorded
State 2.00 5/2/2013 at 8:22 AM
Clerk 3.00 in Plat Book 27
Other 2.00 Pgs 308-309
Total 32.00

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

MAP 136, PARCEL 019.00
GREENSBORO I, L.P.
R.B. 2166, PG. 671, R.O.S.C., TN.
P.B. 26, PG. 144, R.O.S.C., TN.
ZONING – MRO(PUD), R15(PUD), R6(PUD)

LOCATION MAP
NOT TO SCALE

GREENSBORO VILLAGE, PHASE SEVEN
P.B. 25, PG. 345, R.O.S.C., TN.
ZONING – MRO(PUD)

GREENSBORO VILLAGE, PHASE SIX, SECTION ONE
P.B. 24, PG. 12, R.O.S.C., TN.
ZONING – MRO–PUD

GREENSBORO VILLAGE, PHASE SIX, SECTION ONE
P.B. 24, PG. 12, R.O.S.C., TN.
ZONING – MRO(PUD)

MAP 136, PARCEL 019.02
GALLATIN GOLF, LLC
R.B. 3397, PG. 625, R.O.S.C., TN.
ZONING – MRO

FAIRVUE PLANTATION, PHASE 14
P.B. 22, PG. 76, R.O.S.C., TN.
ZONING – MRO

FAIRVUE PLANTATION, PHASE 11
P.B. 22, PG. 341, R.O.S.C., TN.
ZONING – MRO

1 — 69,697± S.F. 1.600± ACRES

2 — 1,169,128± S.F. 26.840± ACRES

OWNER:
BAKERSOUTH, LLC
P.O. BOX 8037
GALLATIN, TN. 37066

CERTIFICATE OF STAFF CERTIFICATION

4/29/13 DATE — CITY PLANNER, AICP
INTERIM ZONING ADMIN.

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "GREENSBORO VILLAGE, PHASE EIGHT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 4-23 ,20 13 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 4-23 ,20 13 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3589, PG. 559, AND R.B. 3589, PG. 566, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

4/15/13 DATE — L. A. GREEN, III, BAKERSOUTH, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

5-1-13 DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

04 29 13 DATE — CITY ENGINEER

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 darnallsurveying@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

5-1-13 DATE — SECRETARY, PLANNING COMMISSION
5-1-13 DATE — CHAIRMAN'S INITIALS

GREENSBORO VILLAGE, PHASE EIGHT
FINAL PLAT
GREENLEA BLVD. NOAH LN. & CHLOE DR., CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER CO., TN.

TOTAL ACRES = 28.440±	TOTAL LOTS = 2
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: BAKERSOUTH, LLC	FILE: 12059FP.DWG
SCALE: 1"=100'	SHEET NO. 1 OF 2
SURVEYOR: DARNALL SURVEYING	REVISION: 11/5/12 – PER ATTORNEY
JOB #12059	11/8 – ADD ESMTS., NOTES 15 & 16
DATE: OCTOBER 26, 2012	4/04 – PER PLANNING COMMENTS

ATTACHMENT 7-3

ITEM 8

GMRPC Resolution No. 2015-30

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION BY SUBDIVING LOT 69, IN PHASE 1-B, TO CREATE EIGHT (8) NEW SINGLE FAMILY RESIDENTIAL LOTS, ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE. (8-373-15)

WHEREAS, The applicant submitted applications for a minor amendment to the previously approved Amended Preliminary Master Development Plan and a Final Master Development Plan for the Carellton Subdivision consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the Amended Preliminary Master Development Plan and Final Master Development Plan application, materials and supporting documentation submitted by the applicant and Dewey Estes Engineering, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during its regular meeting on March 23, 2015.

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 T.C.A. §13-3-104, §13-3-413, §13-4-103, §13-4-104:

1. The amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
2. The proposed Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.
3. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan creating additional lots in Phase 1-B, constitutes a minor amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The legal purposes for which zoning regulations exist have not been contravened and the overall master subdivision design and density is not significantly changed as a result of the amended Preliminary Master Development Plan and Final Master Development Plan.

5. The Amended PMDP and FMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP and FMDP complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan for the Carellton Subdivision and a Revised Final Master Development Plan for Carellton Subdivision Phase 1-B (Subdivision of Lot 69) on a 3.66 (+/-) acre lot, located north of Ettington Drive, south of Calumet Court, and west of Blackthorn Lane, with the following conditions:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan shall be consistent with the nine (9) sheet plan, for the Amended Preliminary and Revised Final Master Development Plan for Carellton Subdivision, prepared by Dewey/Estes Engineering of Nashville TN, with Job No. 12017 and dated February 25, 2014 and a final revision date of March 12, 2015.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 8

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton 1B – Resubdivision of Lot 69 (PC File# 8-373-15)
North of Ettington Drive, South of Calumet Court and West of Blackthorn Lane
Date: March 11, 2015

REQUEST: THE OWNER AND APPLICANT IS REQUESTING APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON PHASE 1-B BY SUBDIVIDING LOT 69 TO CREATE EIGHT (8) ADDITIONAL SINGLE FAMILY RESIDENTIAL LOTS, ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE.

OWNER:	**NORTHERN PROPERTY, LLC (GARY PALMER)**
APPLICANT:	**DEWEY/ESTES ENGINEERING (MICHAEL DEWEY)**
STAFF RECOMMENDATION:	**MINOR AMENDMENT**
STAFF RECOMMENDATION:	**APPROVE WITH CONDITIONS**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MARCH 23, 2015**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of an Amended Preliminary Master Development Plan (PMDP) and a Revised Final Master Development Plan (FMDP) for Carellton Phase 1-B by subdividing a 3.66 (+/-) acre lot (Lot 69) to create eight (8) additional single family residential lots, located north of Ettington Drive, south of Calumet Court, and west of Blackthorn Lane. (Attachment 8-1)**

CASE BACKGROUND:

Previous Approvals

Prior to annexation, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock at the December 19, 2006 meeting. The Final Master Development Plan for The Paddock was approved, with conditions, by the Sumner County Planning Commission at the January 23, 2007 meeting.

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

The Gallatin Regional Municipal Planning Commission (Planning Commission) approved, with conditions, an extension of Sumner County's approval for the Paddock Final Master Development Plan (PC9803-11) at the May 23, 2011 commission meeting. The Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock was approved, with conditions, at the June 23, 2008 Planning Commission meeting. The Final Plat for Phase 1-A was recorded on July 25, 2013. The Preliminary Plat for Carellton Phase 1-B was approved, with conditions, at the August 26, 2013 Planning Commission meeting. The Final Plat for Phase 1-B was recorded on April 2, 2014. (P.B. 28 Pg. 122-126)

The Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton subdivision, Phases 2 through 8, on January 27, 2014. The Amended Preliminary Master Development Plan was approved on second reading at the March 18, 2014 City Council meeting.

DISCUSSION:

Proposed Development

Carellton Phase 1-B contains 61 single family residential lots. Lot 69 contains 3.66 (+/-) acres (160,285 square feet) with one (1) existing residence on the lot. The owner and applicant requests approval of an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan, for Carellton Phase 1-B, to subdivide Lot 69 to create eight (8) additional single family residential lots. The remainder of Lot 69 will be used for the existing residence.

The eight (8) new lots range in size from 9,341.68 square feet (.21 acres) up to 12,932.75 square feet (.30 acres). The remaining portion of Lot 69 will contain 79,837.44 square feet (1.83 acres). All of the proposed lots exceed the minimum lot size of the Residential-8 Planned Residential Development (R8-PRD). All proposed lots sized are provided in a table below.

CARELLTON PHASE 1-B – LOT 69 RESUBDIVISION – LOTS SIZES		
LOT #	SQUARE FEET	ACRES (+/-)
69	79,837.44	1.83
720	9600.00	.22
721	9465.87	.22
722	9465.87	.22
723	9600.00	.22
724	9542.55	.22
725	9341.68	.21
726	9499.62	.22
727	12,932.75	.30

The currently approved Carellton PMDP contains 719 lots with eight (8) different lot types. Lot Type 'B' is classified as a Manor lot, which are 80 feet wide. The eight (8) proposed lots will conform to the Manor lot type of the currently approved PMDP. With the addition of the proposed lots, Phase 1-B would contain 60 Manor lots and 10 Estate lots. The eight (8) proposed lots are similar in size to the surrounding lots in both Phase 1-A and 1-B. To the north and east of Lot 69, lots 70 through 77 and lots 109 and 110, range in size from 9,660 square feet (.22 acres) up to 11,912 square feet (.27 acres). To the south and east of lot

69, in Phase 1-A, Lots 113, 114, and 123 through 126 range in size from 10,400 square feet (.238 acres) up to 14,941 square feet (.342 acres).

PMDP Amendment - Major or Minor

Based on Gallatin Zoning Ordinance Section 12.02.050, the Planning Commission shall determine whether the proposed amended to the approved Preliminary Master Development Plan is a minor amendment or a major amendment. Staff recommends the Planning Commission consider the amendment to the Carellton PMDP as a minor amendment for the following reasons.

The proposed changes to Phase 1-B will not change the street system, the designated open spaces, or proposed architecture. The amendment will increase the total number of lots in the Carellton Subdivision from 719 to 727, and increase the overall density from 1.72 units per acre to 1.74 units per acre. In regards to Phase 1-B, the density would increase from 2.05 units per acre to 2.32 units per acre. Although Section 12.02.050 states an increase in density as one (1) of eight (8) criteria for determining if an amendment is a major change, the Carellton subdivision has previously been approved for 773 lots, so the increase to 727 total lots is still well below previously approved lot totals and density levels. This proposal is an insignificant change in density for the overall development.

Open Space/Tracts/Landscaping

This Amended PMDP and Revised FMDP do not propose any changes to the currently approved open space tracts and/or landscaping.

Streets/Access

Lot 69 is bordered to the north by Calumet Court, to the east by Blackthorn Lane, and to the south by Ettington Drive. All three (3) of these streets have been constructed as part of Carellton Phases 1-A and 1-B. Each street is constructed within 50 foot wide rights-of-way with curb and gutter and 22 feet pavement widths, and five (5) feet wide sidewalks on both sides of the street. This Amended PMDP and Revised FMDP will make no changes to these existing streets.

As discussed within the review of the latest approved Carellton PMDP, the City of Gallatin is conducting a traffic study that encompasses all of the Big Station Camp Boulevard corridor and adjacent roadways. This study will focus on traffic generation and assignment from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, the projects costs of the improvements, and how the cost of the improvements can be financed by developments within the Station Camp Corridor.

Carellton will be one of many properties to contribute to the future transportation needs in the area. The applicant included plan note 17, stated below, on Sheet C0.0, to address transportation improvements.

> *Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County*

Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

Floodplain and Floodway

No portion of Lot 69 or the eight(8) proposed lots are located within a flood hazard area.

Parking

The parking ratio for any residential use is two (2) parking spaces per unit. With 719 lots shown on the currently approved PMDP, the Carellton Subdivision is required 1,438 total parking spaces. The currently approved PMDP indicates the 1,438 parking spaces will be provided within garages and driveways. The amended PMDP also includes 120 guest parking spaces and an additional 27 parking spaces provided at the proposed Clubhouse and Pool. As currently approved, the development is providing 1,585 total parking spaces. With the additional eight (8) lots being created the applicant has increased the total parking spaces by 16, for a new total of 1601 parking spaces, which exceeds the spaces required by the Gallatin Zoning Ordinance.

Buildings and Architectural Elevations

No change is requested to the architectural elevations approved as part of this Amended Preliminary Master Development Plan. The applicant has stated the architecture for the eight (8) new lots will remain the same as previously approved for Phase 1-B.

Site Surety

Due to Phase 1-B having been final platted, the applicant has submitted the required site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. No additional public improvements will be constructed to accommodate the eight (8) new lots, with the exception that the ditch along the front of lots 722-727 will be piped.

Planning Department Comments

Planning Department reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. All of the Planning Department Comments have been satisfied.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. All of the Engineering Division Review Comments have been satisfied.

Other Departmental Comments

The Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. All of the Other Departmental Review Comments have been satisfied.

EXHIBIT A

FINDINGS OF FACT PER T.C.A. §13-3-104, §13-3-413, §13-4-103, §13-4-104:

1. The amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
2. The proposed Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.
3. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan creating additional lots in Phase 1-B, constitutes a minor amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The legal purposes for which zoning regulations exist have not been contravened and the overall master subdivision design and density is not significantly changed as a result of the amended Preliminary Master Development Plan and Final Master Development Plan.
5. The Amended PMDP and FMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP and FMDP complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Section 2. Staff recommends that the Planning Commission approve Resolution 2015-30, a minor amendment to the Preliminary Master Development Plan for the Carellton Subdivision and a Revised Final Master Development Plan for Carellton Subdivision Phase 1-B (Subdivision of Lot 69) on a 3.66 (+/-) acre lot, located north of Ettington Drive, south of Calumet Court, and west of Blackthorn Lane, with the following condition:

1. The Amended Preliminary Master Development Plan and Final Master Development Plan shall be consistent with the nine (9) sheet plan, for the Amended Preliminary and Revised Final Master Development Plan for Carellton Subdivision, prepared by Dewey/Estes Engineering of Nashville TN, with Job No. 12017 and dated February 25, 2014 and a final revision date of March 12, 2015.

EXHIBIT A

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City)

ATTACHMENTS

Attachment 8-1 Location Map
Attachment 8-2 Final Master Development Plan

I:\PC Items\2015\3-23-2014\Staff Reports\Item 8 Carellton Amended PMDP and FMDP – Resub Lot 69 (8-373-15) KC

Location Map

Carellton Phase 1-B (Resubdivision of Lot 69)
Amended PMDP and Revised FMDP

PC File# 8-373-15

Prepared By: Kevin Chastine, AICP
Prepared On: March 17, 2015

ATTACHMENT 8-1

Amended Preliminary & Revised Final Master Development Plan

for

Carellton

Phase 1-B (Re-Subdivision of Lot 69)

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124

Gallatin, Sumner County, Tennessee

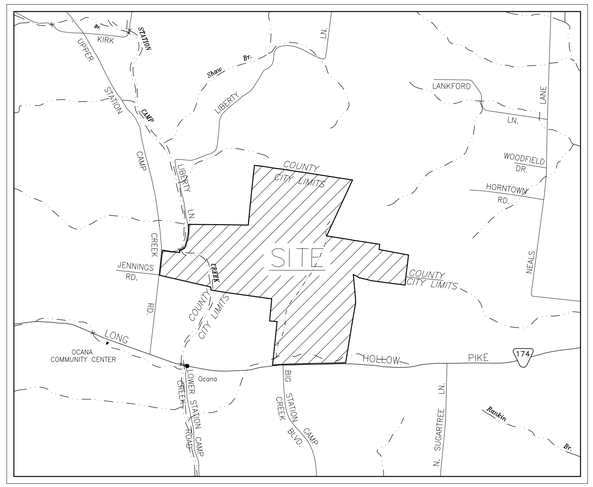
Overall Site Map

Scale 1"=600'

Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Classic)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Cottage Grove)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	60	0	0	0	0	0	0	70
2	0	0	0	14	36	21	26	0	97
3	0	0	0	22	30	26	0	29	107
4	0	0	21	14	23	11	0	33	102
5	0	0	19	31	29	0	0	31	110
6	0	0	21	25	0	8	30	0	84
7	0	0	0	26	0	24	0	0	50
8	0	0	0	37	0	0	0	0	37
Total	65	75	61	169	118	90	56	93	727

Note: Tracts 1-3 are Not Included in the Above Table.



Vicinity Map

NTS

Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the Final Master Development Plan for Carellton, a residential development currently approved for 719 Residential Dwellings, 3 Large Tracts (See Site Data for Details), and a Commercial Outparcel. This request is to re-subdivide existing Lot 69 recorded with Phase 1-B into 8 residential lots leaving the remaining portion of Lot 69 for the existing house.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G. Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.

5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.

6. Individual water and/or sanitary sewer service lines are required for each lot.

7. Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.

8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

10. The owner/developer of this property is responsible for all financial matters.

11. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits.

12. Trash Removal for this property shall be handled by individual roll-away city toters.

13. Estimated Completion for this project is 7-10 years.

14. Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.

15. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.

16. All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.

17. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

18. The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Developer: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

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

Flood Note:
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark:
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Site Information

Tax Map 124, Parcels 7.00, 7.01 & 7.02

Zoning - R8(PRD)
Total Site Area - 417.2 Acres

Current Use: Residential (Single Family)
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Plan Preparation Date: February 25, 2015

Site Breakdown:
Total Lots - 719 (8 Additional Lots Proposed for a Total of 727 Lots)
Phase 1-A - Final Plat Recorded - 70 Lots
Phase 1-B - Under Construction - 62 Lots (Additional 8 Lots Proposed with this FMDP for a Total of 70 Lots in Phase 1-B)
Future Development - 595 Lots (Includes Additional 8 Lots Proposed)
Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above
Commercial Outparcel - 0.91 Acres (CG Zoning Requested)

Lot Breakdown:
100' Wide Lots - 65
85' Wide Lots - 61
80' Wide Lots - 75 (67 Currently Approved)
60' Wide Lots - 169
50' Wide Lots - 118
40' Wide Lots (Rear Loaded) - 90
36' Wide Townhomes - 56
28' Wide Townhomes (Rear Loaded) - 93

Tract Breakdown:
Tract 1 - 25.6 Acres (1 Lot Max.)
Tract 2 - 75.2 Acres (7 Lots Max.)
Tract 3 - 44.1 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Open Space Area - 71.7 Acres
ROW Area - 47.0 Acres

Parking Required:
1,454 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,454 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
27 Clubhouse & Pool Parking Stalls
1,585 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Existing Conditions (Re-Subdivision of Lot 69)
7	C3.0	Layout Plan (Re-Subdivision of Lot 69)
8	C4.0	Grading & Utilities Plan (Re-Subdivision of Lot 69)
9	C5.0	Landscape Plan (Re-Subdivision of Lot 69)

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 1-B (Lot 69 Re-Subdivision)	August 2015-June 2016
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE 102313 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

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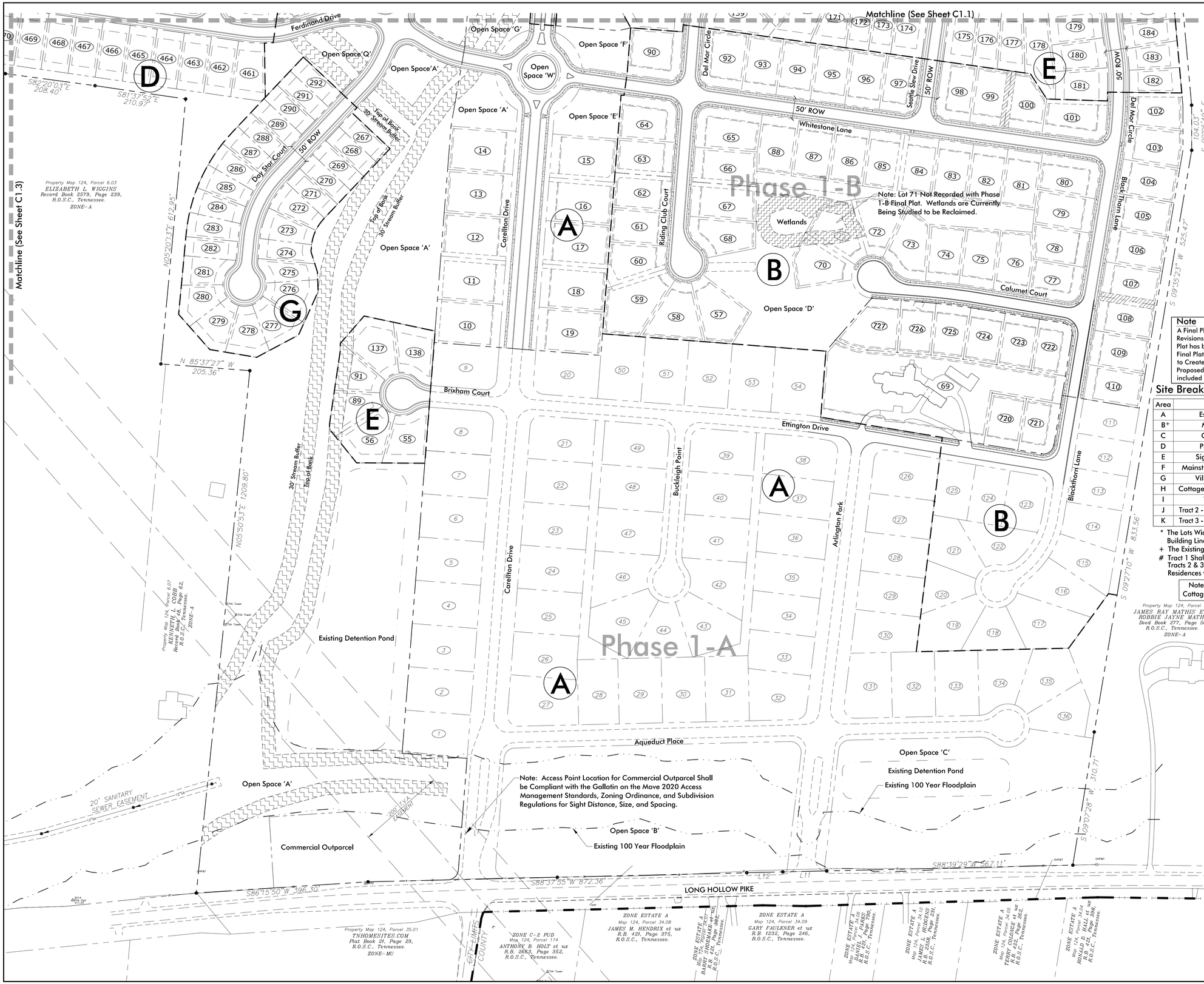
Cover Sheet

Job No. 12017

C0.0



Scale 1" = 100'

Total Site Area = 417.2 Acres

Developer

Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Engineer

Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note

A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark

Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Note

A Final Plat has been Recorded for Phase 1-A, therefore No Revisions or Changes are Proposed in this Section. A Final Plat has been Recorded for Phase 1-B Creating Lot 69. A Final Plat for the Re-Subdivision of Lot 69 will be Prepared to Create 8 Additional Lots. No Other Revisions are Proposed for Phase 1-B. Phases 1-A and 1-B are shown and included in this plan set as part of the Overall Development.

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B+	Manor - 80' Wide Lots*	75
C	Classic - 85' Wide Lots*	61
D	Prestige - 60' Wide Lots*	169
E	Signature - 50' Wide Lots *	118
F	Mainstreet Homes - 40' Wide Lots *	90
G	Villa - 36' Wide Townhome	56
H	Cottage Grove - 28' Wide Townhome	93
I	Tract 1 - Residential #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	75.2 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	44.1 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
\+ The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.

Estimated Traffic Projections

Trip Generation (Previously Approved)		
Land Use	Total Units/ Size	Daily
Single Family	450	4,149
Condo/Townhome	426	2,200
Assisted Living	40	139
Total		6,488

Trip Generation (Proposed)		
Land Use	Total Units/ Size	Daily
Single Family	590	5,440
Condo/Townhome	149	769
Office	10,000 sf	117
Total		6,252

Note: Tracts 1 (1 Unit), 2 (7 Units), and 3 (4 Units) are Included in the Single Family Units. The Maximum Possible Units for the 3 Tracts for this Plan are Shown in the Above Table. General Office has been Used for the Commercial Outparcel Land Use. The size of the Office has not been determined, but a conservative estimate for traffic purposes has been shown.

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

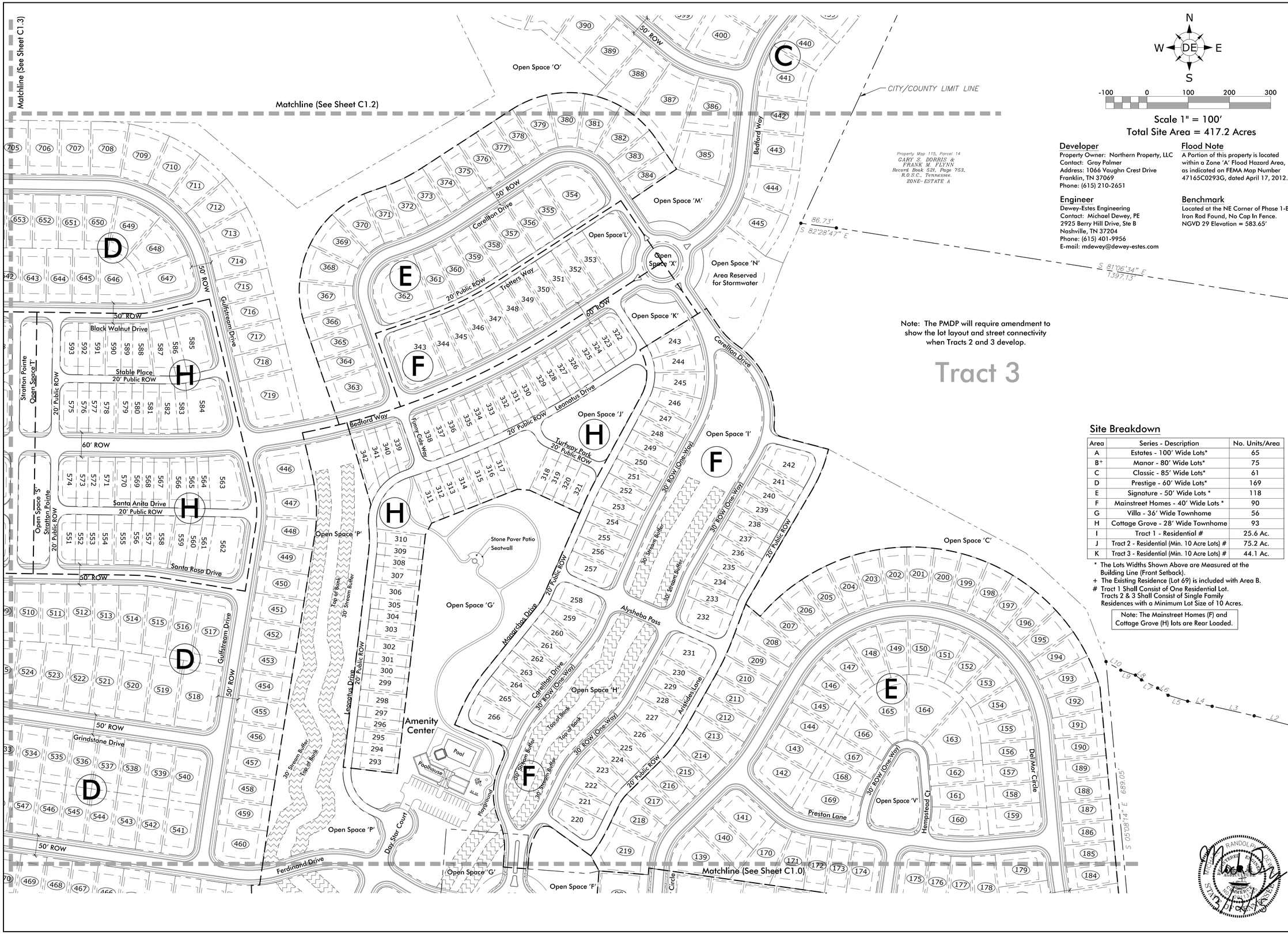
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

PMDP Overall Layout Plan

Job No. 12017

C1.0



Note: The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.

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W DE E
S

-100 0 100 200 300

Scale 1" = 100'

Total Site Area = 417.2 Acres

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Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

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I	Tract 1 - Residential #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	75.2 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	44.1 Ac.

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\+ The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
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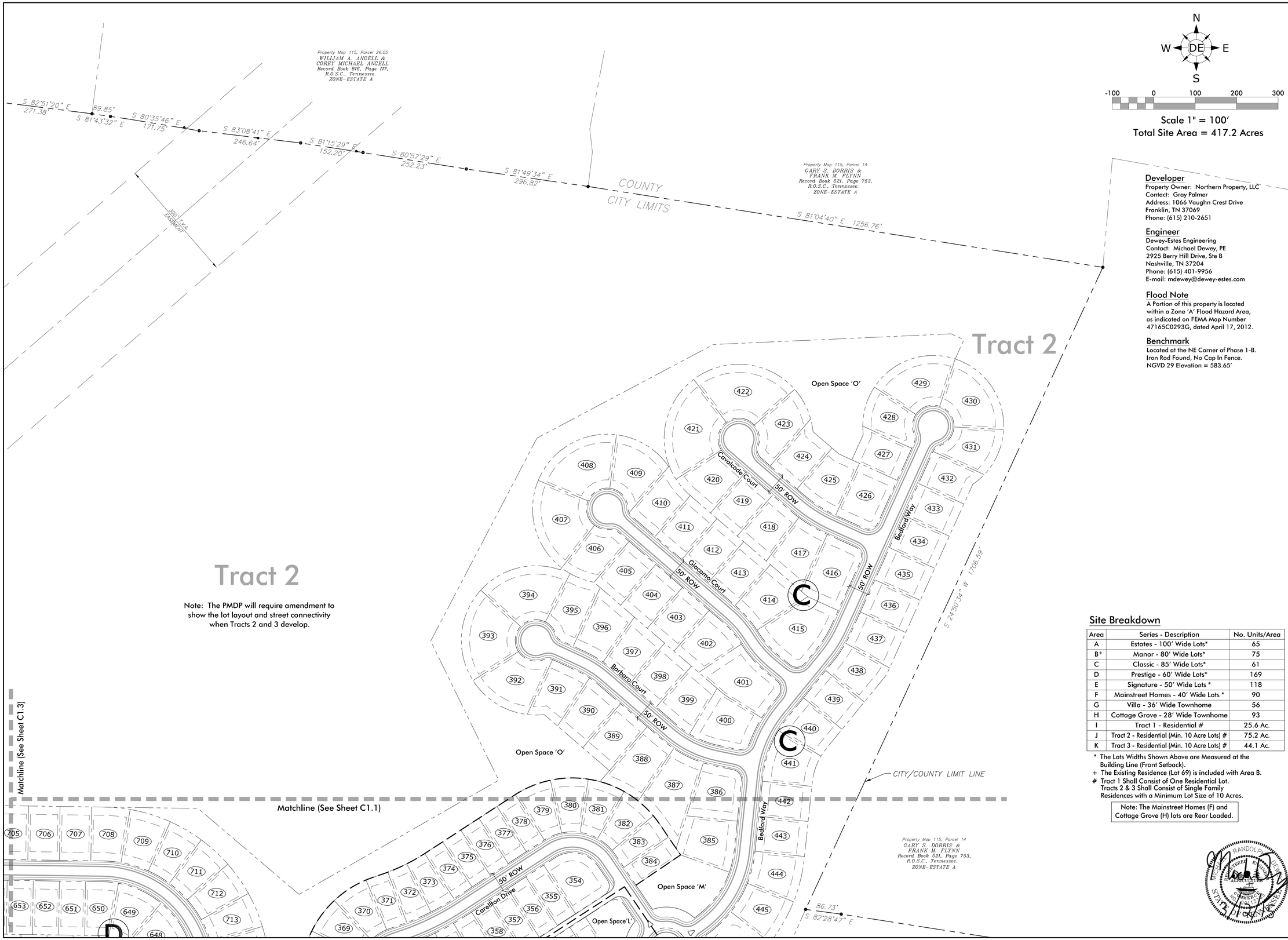
DEWEY/ESTES ENGINEERING

PMDP
Overall
Layout Plan

Job No. 12017

C1.1



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Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note

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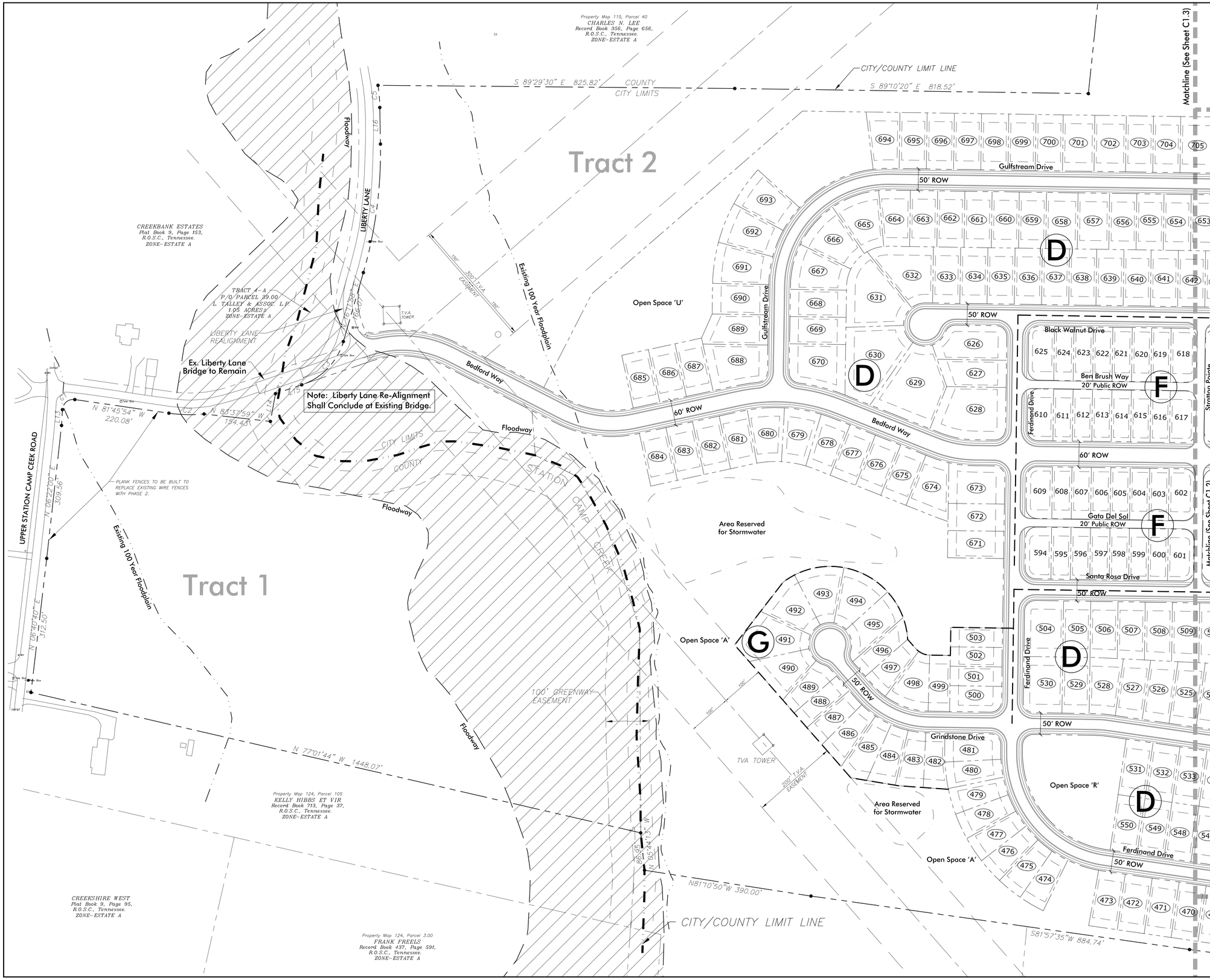
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

PMDP
Overall
Layout Plan

Job No. 12017

C1.2



N
W DE E
S
0 100 200 300

Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

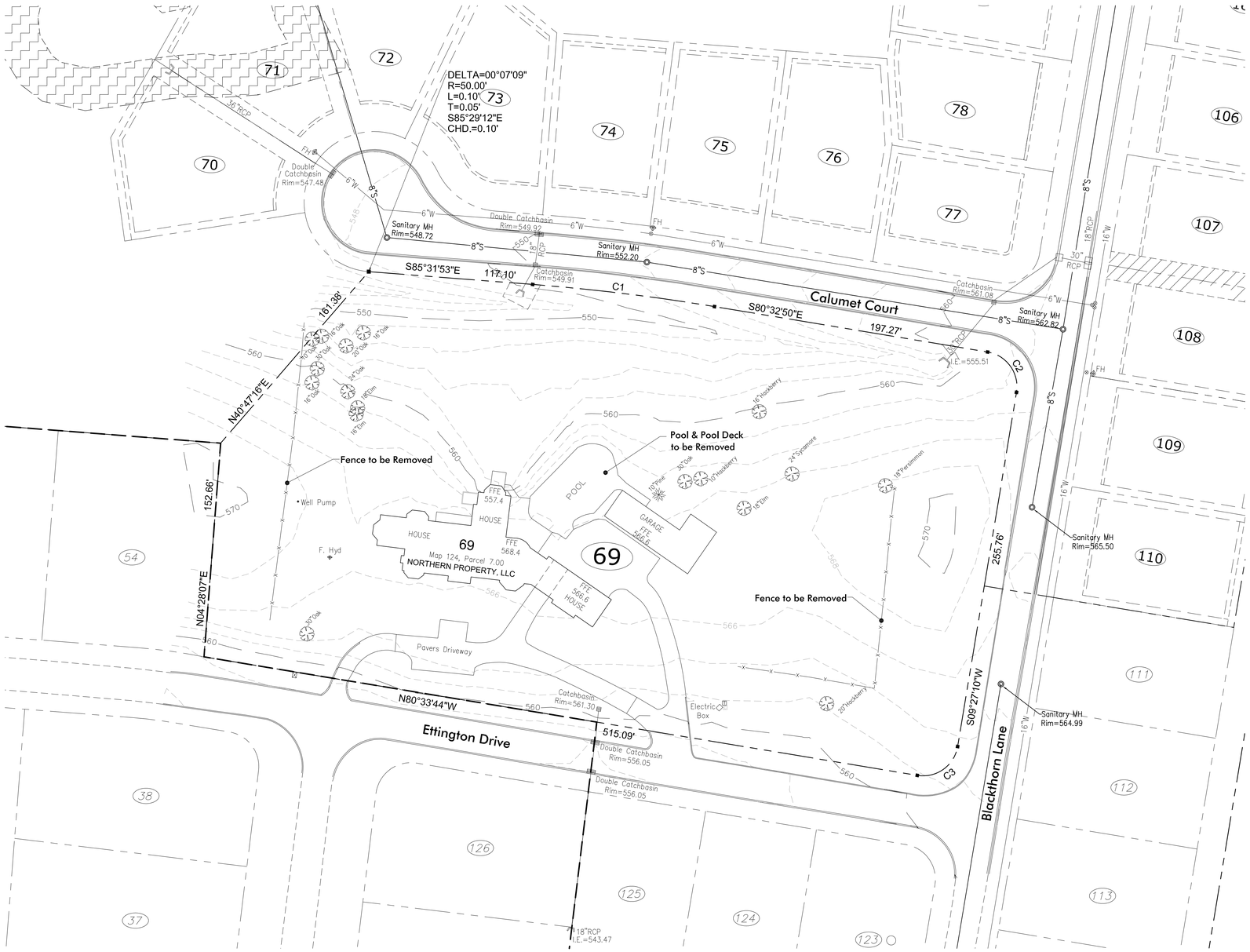
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE DEWEY/ESTES ENGINEERING

PMDP
Overall
Layout Plan

Job No. 12017

C1.3



N
W DE E
S
0 40 80 120

Scale 1" = 40'
Total Site Area = 417.2 Acres
Existing Lot 69 Area = 3.66 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

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Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

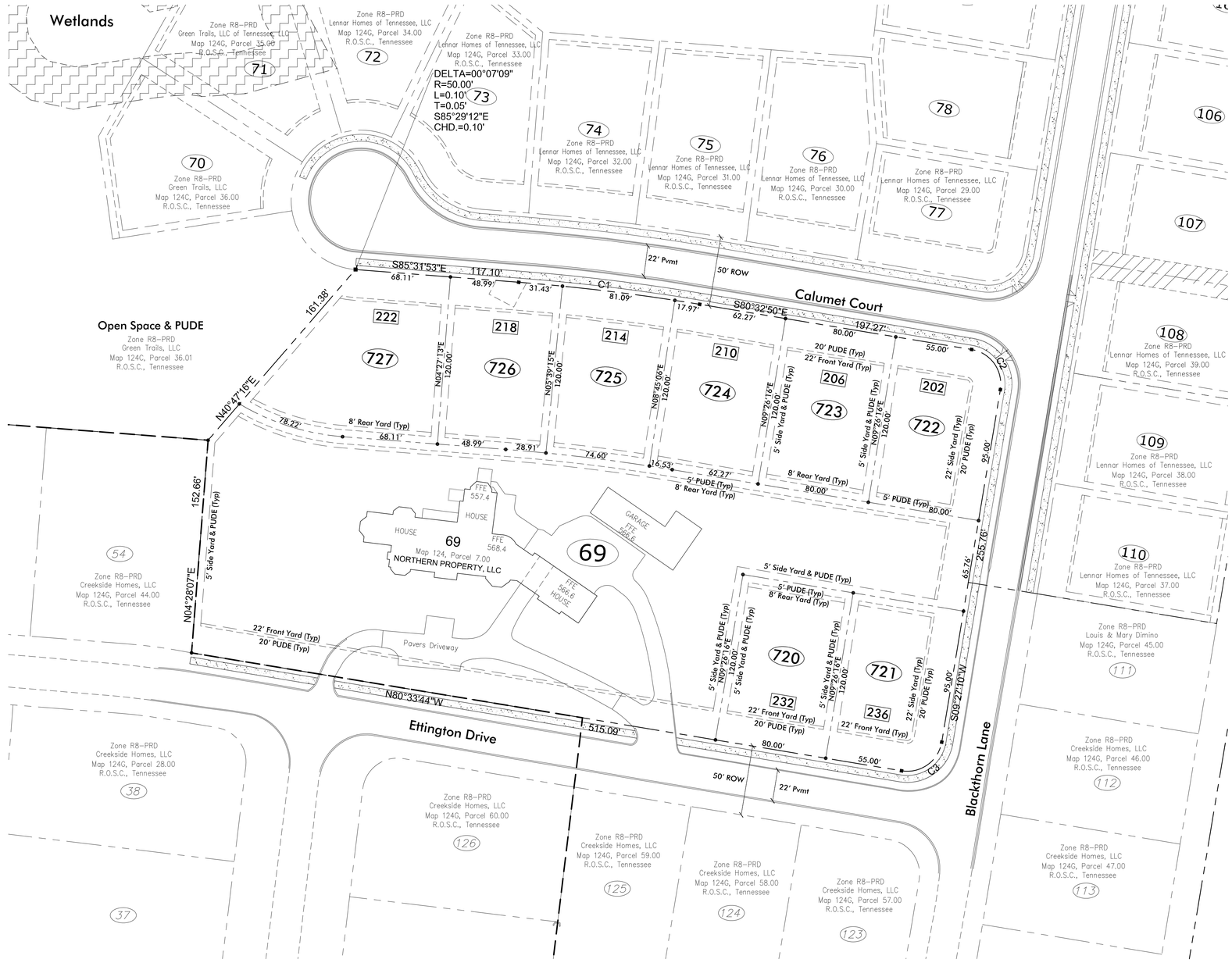
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

Existing Conditions (Re-Subdivision of Lot 69)

Job No. 12017

C2.0



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	04°59'03"	1500.00	65.28	130.49	S 83°03'15" E	130.45
C2	90°00'00"	25.00	25.00	39.27	S 35°33'44" E	35.36

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

N
W DE E
S
0 40 80 120

Scale 1" = 40'
Total Site Area = 417.2 Acres
Existing Lot 69 Area = 3.66 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
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Flood Note
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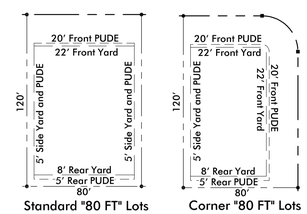
Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Note: All Surrounding Property is Zoned Residential-8 Planned Residential Development (R8-PRD).

LOT TABLE

LOT #	SQUARE FEET	ACRES
69	79837.44	1.83
720	9600.00	0.22
721	9465.87	0.22
722	9465.87	0.22
723	9600.00	0.22
724	9542.55	0.22
725	9341.68	0.21
726	9499.62	0.22
727	12932.75	0.30



Typical Lot Layout
(80' Wide Nominal Lot)

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE DEWEY/ESTES ENGINEERING

Layout Plan
(Re-Subdivision of Lot 69)

Job No. 12017

C3.0

N
W DE E
S
0 40 80 120

Scale 1" = 40'
Total Site Area = 417.2 Acres
Existing Lot 69 Area = 3.66 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
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Franklin, TN 37069
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Dewey-Estes Engineering
Contact: Michael Dewey, PE
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Nashville, TN 37204
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Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

Grading & Utilities Plan (Re-Subdivision of Lot 69)

Job No. 12017

C4.0

N
W DE E
S
0 40 80 120

Scale 1" = 40'
Total Site Area = 417.2 Acres
Existing Lot 69 Area = 3.66 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

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Dewey-Estes Engineering
Contact: Michael Dewey, PE
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Nashville, TN 37204
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Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE DEWEY/ESTES ENGINEERING

Landscape Plan (Re-Subdivision of Lot 69)

Job No. 12017

C5.0

ITEM 9

GMRPC Resolution No. 2015-34

RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) PLAN, AND A REVISED FINAL MASTER DEVELOPMENT PLAN, TO REVISE THE SITE PLAN FOR TACO BELL RESTAURANT ON A 0.72 (±) ACRE, LOT LOCATED AT 807 NASHVILLE PIKE – 4-363-15

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the minor amendment to the Kmart Planned Unit Development (PUD) Plan and Revised Final Master Development Plan submitted by the applicant, ArcVision, Inc. at its regular meeting on March 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-7-202 and 13-7-203 and Sections 12.02.030 and 15.03.020 of the Gallatin Zoning Ordinance:

1. The minor amendment to the Kmart Planned Unit Development (PUD) Plan and Revised Final Master Development Plan are in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Commercial Corridor Community Character Area.

2. The proposed amendment complies with the design requirements of the Zoning Code, including those listed in Article 13.08, Sec. 13.08.010.

3. The legal purposes for which zoning regulations exist are not contravened.

4. 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.

5. 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 a minor amendment to the Kmart Planned Unit Development (PUD) Plan and approves a Revised Final Master Development Plan for Taco Bell Restaurant located at 807 Nashville Pike, consisting of a five (5) sheet plan, including sheets T1.0, C2.0, A4.0, A4.1 and ADA 1.1,

prepared by Frederick J. Goglia of St. Louis, MO and signed and sealed on March 11, 2015 with the following condition:

1. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 9
PLANNING DEPARTMENT STAFF REPORT

PUD Amendment for Kmart (Taco Bell)
(4-363-15)
807 Nashville Pike
Date: March 13, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) PLAN, TO REVISE THE SITE PLAN FOR TACO BELL RESTAURANT ON A 0.72 ± ACRE LOT LOCATED AT 807 NASHVILLE PIKE.

OWNER:	**TACO BELL OF AMERICA, LLC**
APPLICANT:	**ARCVISION, INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-34 WITH CONDITIONS**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 23, 2015**

PROPERTY OVERVIEW: Owner and applicant request approval of an amendment to the Kmart Planned Unit Development (PUD) Plan, to revise the Site Plan for Taco Bell Restaurant, on a 0.72 ± acre lot, located at 807 Nashville Pike. The property is currently zoned Commercial Services Planned Unit Development (CS-PUD) and Food Services is a permitted use in the CS-PUD zone district. Staff is requesting the Planning Commission consider the PMDP amendment as a minor amendment. (Attachment 9-1 and 9-2)

CASE BACKGROUND:

Previous Approvals

In the early 80's Planning Commission approved a Site Plan for the construction of the original Taco Bell. (PC File# 8-14-83)

The Planning Commission recommended approval of the Kmart/Kroger Shopping Center PUD on, April 27, 1992. (PC File# 4-4-92). Council approved the PUD on August 26, 1996. (Ordinance #09607-065) (Attachment 9-3)

In 1997, the Planning Commission approved a Site Plan permitting Taco Bell to demolish and rebuild on the same site. (PC File# 8-2-97)

DISCUSSION:

Architectural Elevations

The applicant proposes to change the facades on the restaurant building and make other minor changes to the site. Interior modifications are beyond the preview of the Planning

Commission. The architectural changes are minor in nature and primarily pertain to the paint colors with the exception of slight modifications to the entrance towers and the addition of aluminum architectural slats around the front portion of the facade. All building materials will remain the same as approved by Planning Commission in 1997. The existing and proposed architectural elevations and color illustrations are provided for your review in Attachment 9-4. The proposed changes are as follows:

- The existing arched entrance towers located on the front and right elevation will be redesigned at the top into a squared shape. An additional tower is proposed on the right elevation at the rear of the building to add new dimensions.
- The main walls will be neutral in color: 'Camelback' accented in 'Rockwood Clay'.
- The continuous parapet cap around the entire building will be trimmed in 'Iron Ore' which is a dark gray/black color.
- A purple color 'Clematis' is also shown on the architectural photos around the parapet, as well as it is proposed as the accent color behind the aluminum slats.
- The proposed 'Status Bronze' aluminum slats around the front façade contain back lit LED lighting, accentuating the color behind the slats and adding an architectural appeal.
- 'Violet' aluminum embossed shimmer panels are indicated behind the bell logo on the towers located on the front and right elevations.

Additional site maintenance is proposed for the property which includes, resurfacing the parking lot, restriping the parking spaces, dumpster screening and pad, modifying disabled persons access ways, and replacing the trees along Nashville Pike.

There are currently 28 parking spaces. The re-striping of the parking spaces will result in 27 spaces (25 regular and two (2) handicapped van-accessible). The site only requires 24 spaces.

Five (5) trees were required for the approved site plan. However, there are only four (4) large deciduous trees (Attachment 9-5) located on the property along Nashville Pike. The applicant is proposing to replace the trees with five (5) trees, three (3) large deciduous (American Beech) trees and two (2) smaller (Purpleleaf Sand Cherry) trees between each Beech tree. The trees shall be planted so as not to interfere with the overhead power lines.

Signs

A detailed sign package was submitted for review. The proposed wall-mounted signs meet the requirements of the Gallatin Zoning Ordinance, Article 13.07. The freestanding pole sign will remain, but will be repainted to match the building. (Attachment 9-6)

Minor Amendment

Revised architectural elevations to existing buildings are usually considered minor amendments. The architectural changes are consistent with the building materials used on the commercial properties located in the Kmart PUD, and are a minor change to the site.

Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved Kmart PUD plan.

Planning Department Comments
The Planning Department reviewed and commented on the revised architectural elevations as discussed at the PC Work Session on March 9th. The applicant satisfactorily addressed the Planning Department comments.

The applicant shall obtain a sign permit from the Planning Department prior to the installation of any signs.

Other Departmental Comments
Since the proposed changes are minor architectural changes only, plans were not distributed to other departments for review. The Building Department will review the plans upon submittal of a building permit application.

RECOMMENDATION:
Staff recommends that the Planning Commission consider the proposed architecture and sign plans a minor amendment to the Kmart Planned Unit Development (PUD) Plan and approve GMRPC Resolution 2015-34, a Revised Final Master Development Plan for Taco Bell Restaurant located at 807 Nashville Pike, consisting of a five (5) sheet plan, including sheets T1.0, C2.0, A4.0, A4.1 and ADA 1.1, prepared by Frederick J. Goglia of St. Louis, MO and signed and sealed on March 11, 2015 with the following condition:

The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

ATTACHMENTS

Attachment 9-1 Location Map
Attachment 9-2 Taco Bell Site Plan
Attachment 9-3 Ordinance #09607-065
Attachment 9-4 Existing and Proposed Architectural Changes
Attachment 9-5 Existing Trees
Attachment 9-6 Detailed Sign Package

TACO BELL

TAX MAP 126G/C/022.00

COMMERCIAL SERVICES PLANNED UNIT DEVELOPMENT (CS-PUD)

ATTACHMENT 9-1

Taco Bell

New Image Live Mas Remodel
For K70

807 NASHVILLE PIKE
GALLATIN, TN 37066

DESCRIPTION OF PROJECT:

Facade Remodel, Accessibility updates to restrooms and site.

LEGAL JURISDICTION: CITY OF GALLATIN - CODES/PLANNING DEPARTMENT

BUILDING CODE: 2006 IBC, 2006 IMC, 2008 NEC, 2006 IPC, 2006 IECC, 2006 IFC

BUILDING AREA: 2,181 S.F. SEATING: 65

OCCUPANCY: A2

TYPE CONSTRUCTION: VB

EXISTING BUILDING AREA AND OCCUPANT LOAD

TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC - DINING ROOM	1,044 S.F.	1:15 SF	70
RESTROOMS	233 S.F.	0	0
NON-PUBLIC	802 S.F.	1:200 SF	4
WALK-IN COOLER	102 S.F.	0	0
TOTAL	2,181 S.F.		74

PROJECT SUMMARY

A. ALL WORK SHALL CONFORM TO THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF GALLATIN, TN AND COUNTY OF SUMNER.

B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.

C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.

D. DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.

E. INFORMATION CONCERNING EXISTING BUILDING STRUCTURE, SIZE, LOCATION OF EQUIPMENT, FINISHES, ETC. WAS OBTAINED FROM VARIOUS PLANS FOR CONSTRUCTION OF THE EXISTING BUILDING. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS, HOWEVER ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR VERIFICATION AND/OR CORRECTION.

F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.

G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS REMODEL DESIGN ARCHITECT, IN WRITING, PRIOR TO INSTALLATION.

H. THE GENERAL CONTRACTOR SHALL USE EXTREME CAUTION IN DEMOLITION OF EXISTING CONSTRUCTION. ANY ITEM STRUCTURAL IN NATURE AND SCHEDULED FOR DEMOLITION IN THIS DRAWING BUT NOT IDENTIFIED AS STRUCTURAL IN NATURE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO DEMOLITION. BY FAILURE TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH ACTION

I. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT . THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.

J. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.

K. THE GENERAL CONTRACTOR SHALL REMOVE EXISTING TRIM AND SURFACES AS REQUIRED TO PROVIDE A PLUMB AND TRUE SURFACE SUITABLE FOR THE APPLICATION OF NEW WALL FINISHES.

L. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.

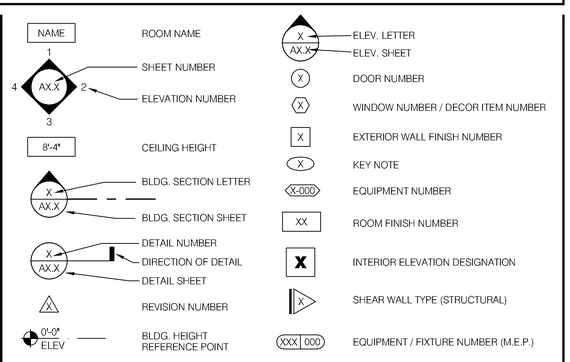
M. THE CONTRACTOR SHALL SHORE AND/OR UNDERPIN EXISTING WORK AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. DEFLECTION OF EXISTING TO BE LIMITED TO 1/8" IN ORDER TO MAINTAIN INTEGRITY OF STRUCTURE.

N. SCOPE OF WORK AND SPECIFICATIONS DOCUMENTS ARE INCLUDED AS CONTRACT DOCUMENTS FOR THIS PROJECT. IF THEY HAVE NOT BEEN PROVIDED TO YOU FOR THIS PROJECT PLEASE ASK OWNER OF THE OWNER'S REPRESENTATIVE FOR A COPY OF THE APPLICABLE SECTIONS.

O. GC SHALL PROVIDE WARRANTY DOCUMENTATION FOR ANY ROOFING MEMBRANE AND EIFS WORK PERFORMED ON PROJECT AT THE CONCLUSION OF THE PROJECT.

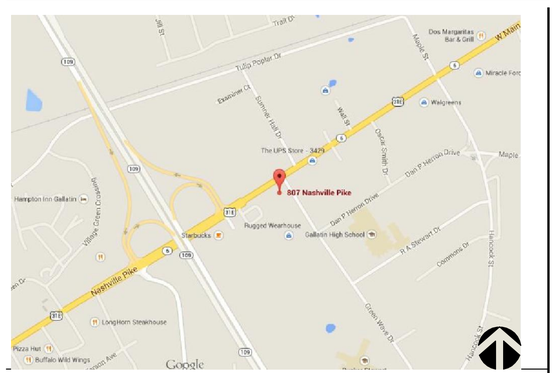
P. G.C. SHALL PROVIDE PHOTOS AFTER POST ADA REPORT WORK IS COMPLETE SHOWING COMPLIANCE.

PROJECT GENERAL NOTES



REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS



VICINITY MAP

OWNER
Taco Bell of America, LLC
1 Glen Bell Way
Irvine, CA 926

ARCHITECT
Arcvision
1950 Craig Rd.
St. Louis MO 63146
Contact: John Wollberg
Phone: 314.415.2400

CONSTRUCTION MANAGER
Alice Murphy
2017 Red House Road
Richmond, Kentucky 40475
Phone: 859.625.2033

PROJECT DIRECTORY

WATER / SEWER / GAS
City of Gallatin - Gallatin Public Utilities
239 Hancock Street
Gallatin, TN 37066
Contact: April Sartain
Phone: 615.451.5922

ELECTRIC
Gallatin Department of Electricity
135 Jones Street
Gallatin, TN 37066
Phone: 615.452.5152

BUILDING DEPARTMENT
City of Gallatin - Codes Department
132 West Main St.
Gallatin, TN 37066
Contact: Cindy B.
Phone: 615.451.5968

HEALTH DEPARTMENT
Sumner County Health Department
1005 Union School Rd.
Gallatin, TN 37066
Contact: John Hewitt
Phone: 615.206.1100 ext.1114

PLANNING DEPARTMENT
City of Gallatin - Planning Department
132 West Main St.
Gallatin, TN 37066
Contact: Denise Brown
Phone: 615.451.5796

FIRE DEPARTMENT
City of Gallatin - Fire Department
119 GFD Memorial Blvd.
Gallatin, TN 37066
Contact: Stan Gwaltney
Phone: 615.452.2771

UTILITY CONTACTS

	1	2	3	4	5	6	7	8
TITLE								
T1.0 TITLE SHEET								
SITE								
C2.0 SITE PLAN, ADA UPDATES	X							
DEMOLITION								
D1.0 DEMOLITION FLOOR PLAN	X							
D2.0 DEMOLITION CEILING PLAN	X							
D3.0 DEMOLITION EXTERIOR ELEVATIONS	X							
ARCHITECTURAL								
A0.0 STRUCTURAL PLAN								
A0.1 STRUCTURAL DETAILS AND FRONT TOWER								
A0.2 STRUCTURAL DETAILS								
A0.3 STRUCTURAL GENERAL NOTES								
A1.0 FLOOR PLAN	X							
A3.0 ROOF PLAN								
A4.0 EXTERIOR ELEVATIONS	X							
A4.1 EXTERIOR ELEVATIONS	X							
A5.0 WALL SECTIONS								
A5.1 WALL SECTIONS								
A6.1 EXTERIOR CONSTRUCTION DETAILS	X							
A7.1 REFLECTED CEILING PLAN	X							
A8.0 INTERIOR ELEVATIONS - DINING ROOM	X							
ACCESSIBILITY								
ADA 1.0 ACCESSIBILITY REQUIREMENTS								
ADA 1.1 ACCESSIBILITY REQUIREMENTS								

SHEET INDEX

FREDERICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com

1 03/11/14 PLANNING COMMENTS
2
3
4
5
6
7
8

CONTRACT DATE:	09.30.14
BUILDING TYPE:	K70-NI-LM
PLAN VERSION:	NOV14
ARCV NUMBER:	140890
STORE NUMBER:	2294

TACO BELL

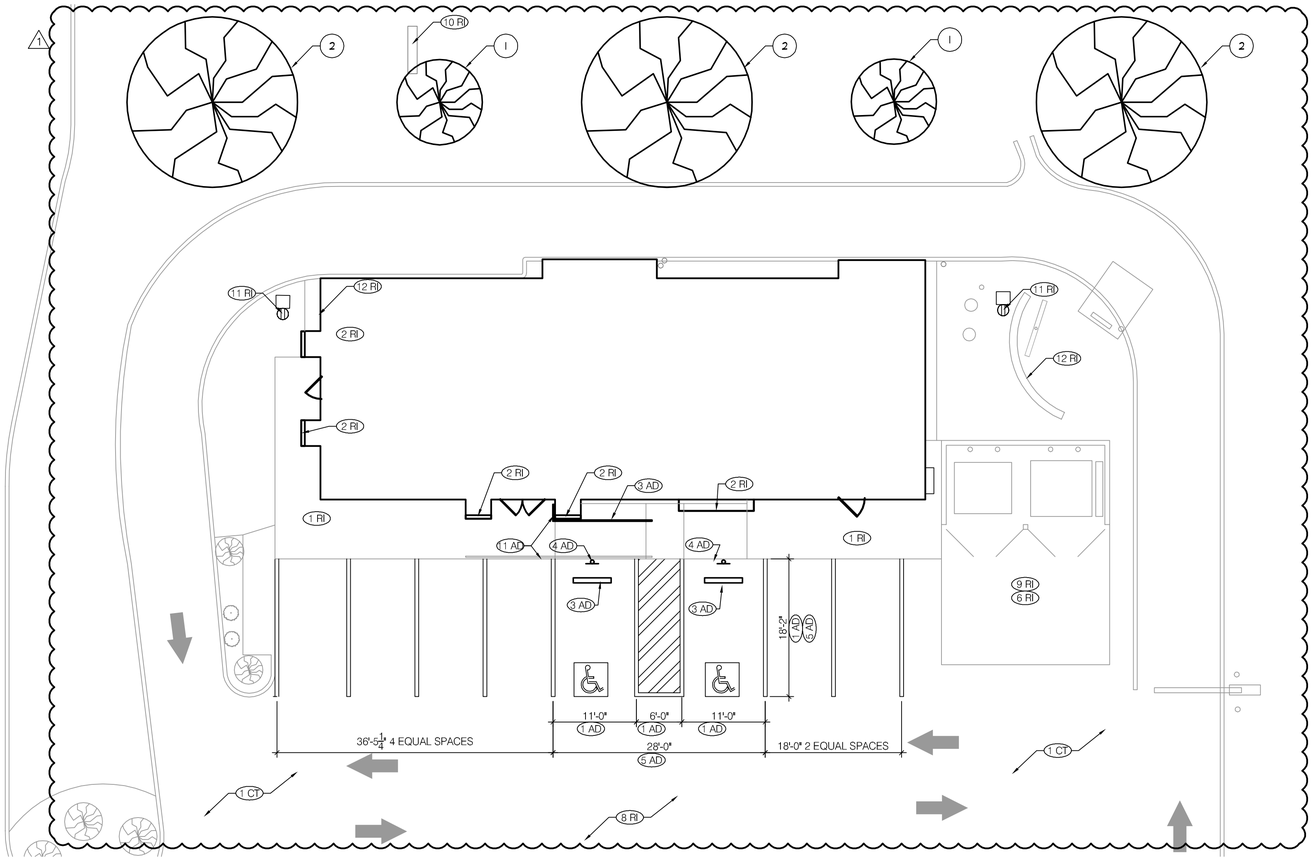
807 NASHVILLE PIKE
GALLATIN, TN 37066

K SERIES
NEW IMAGE - LIVE MAS

TITLE SHEET

T1.0

PLOT DATE:



ENLARGED SITE PLAN 1" = 10'-0" | B

SITE DATA TABLE
Project Name: Taco Bell
Tax Map and Parcel Number: 126G/C/0022.00
Size of Parcel: 0.72 Acres
Project Address: 807 Nashville Pike
Property Owner Name: Taco Bell of America, LLC
Property owner Address: 1 Glen Bell Way, Irvine, Ca 92618
Current/Zoning: CS(PuD)

Required Minimum Building Setback Line: 50'-0"
Requires Yards:
Front: 10'-0"
Sides: 10'-0"
Rear: 20'-0"

Proposed Use: Food Service
Existing Use: Food Service

Parking Calculations:
Regular & Handicapped Spaces Required: 24
Existing: 28
Proposed: 27
Parking lot is or is not striped: Striped

Building Height and description of building/roof materials (existing & Proposed):

Existing: Parapet Height: 17'-9"
Entry Tower Height: 22'-4"

Proposed: Parapet Height: 17'-9"
Entry Tower Height: 20'-5"

FEMA Note:
A review of F.E.M.A. Flood insurance Rate Map, Community Panel No. 47165C0314G shows part or no part of this property to be located within the 100-year floodplain; Zone X ; Effective Date 04/17/2012

Performance Standard Note: *All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance, Section 13.02*

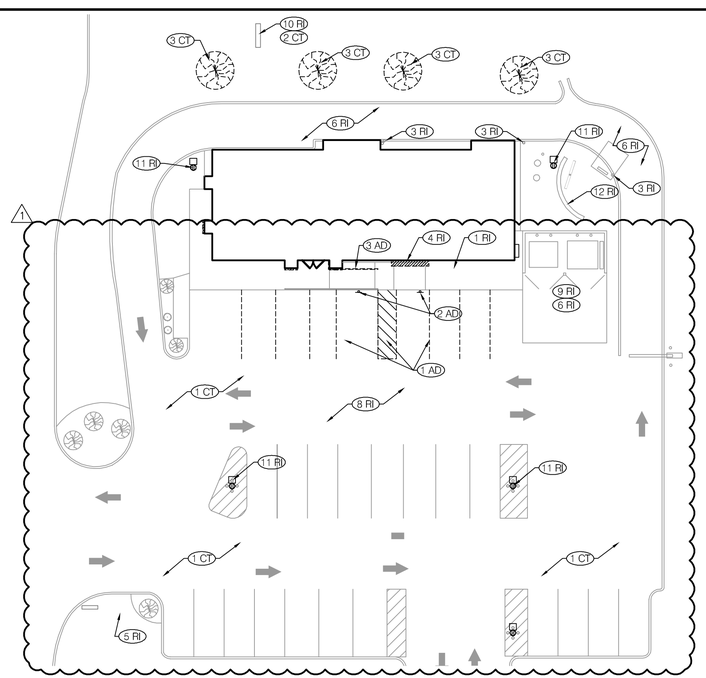
Financial Responsibility: The owner/Developer of this property is responsible for all financial matters.

SITE DATA TABLE | E

LEGEND
- AREA OF DEMOLITION
- NEW CONCRETE SIDEWALK/PAVEMENT
- NEW SOD
- NEW ROCK MULCH

NORTH

FREDERICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com



EXISTING/DEMOLITION SITE PLAN 1"=20'-0" | A

NORTH

TREE SCHEDULE

NO.	MATERIAL	QTY	SIZE	HGT.
1	PURPLELEAF SAND CHERRY TREE PRUNUS X CISTENA	PER PLAN	5 GAL.	7' - 10'
2	AMERICAN BEECH FAGUS GRANDIFOLIA	PER PLAN	25 GAL.	50' - 70'

TREE SCHEDULE N.T.S. | 8

NOT USED N.T.S. | D

CUSTOMER TOUCH POINT NOTES (CT)
1. MILL ENTIRE ASPHALT PORTION PARKING LOT AND OVERLAY WITH NEW ASPHALT. SEE E/C2.0.
2. REMOVED READER BOARD.
3. REMOVED TREES AND REPLACE WITH CITY APPROVED TREES.

SCOPE NOTES (RI)
1. EXISTING SIDEWALK TO REMAIN.
2. NEW PILASTER CONSTRUCTION. SEE A1.0.
3. EXISTING BOLLARD TO REMAIN.
4. REMOVE SIDEWALK IN AREA OF NEW PILASTER FOOTING. SEE A1.0 FOR EXACT LOCATION AND SIZE.
5. SIGN VENDOR TO SCRAPE, PRIME, AND PAINT DIRECTIONAL SIGN.
6. CLEAN OIL & SODA STAINS IN DRIVE-THRU AREA, DUMPSTER AREA, AND IN FRONT OF ENTRIES.
7. NOT USED.
8. SWEEP & RE-STRIPE ENTIRE LOT.
9. EXISTING DUMPSTER, PAINT WALLS AND GATES TO MATCH MAIN BUILDING COLOR (CAMELBACK).
10. EXISTING TACO BELL POLE SIGN. SIGN VENDOR TO SCRAPE, PRIME, AND PAINT SIGN CABINET PURPLE.
11. SCRAPE, PRIME & PAINT EXISTING LIGHT POLE. *STATUS BRONZE*. REPLACE ANY MISSING COVER PLATES ON LIGHT POLES.
12. PATCH, REPAIR, AND PAINT LANDSCAPE WALL CAMELBACK.

ADA NOTES (AD)
1. REMOVE EXISTING ACCESS AISLE & HCP STRIPING. RE-STRIPE PER CITY & ADA REQUIREMENTS. SEE DETAIL 11/ ADA1.1.
2. REMOVE EXISTING HCP PARKING SIGNAGE AND SAVE TO REINSTALL.
3. EXISTING HANDRAIL TO BE REMOVED FOR NEW TOWER WORK. EXISTING HANDRAIL TO BE RESET AFTER NEW WORK.
4. RELOCATE EXISTING HCP PARKING SIGNAGE. SEE 12/ADA1.1.
5. ENSURE 2% SLOPE MAX. IN ALL DIRECTIONS WITHIN THE NEWLY STRIPED HCP PARKING STALLS.

KEY NOTES | C

1 03/11/14 PLANNING COMMENTS

CONTRACT DATE:	09.30.14
BUILDING TYPE:	K70-NI-LM
PLAN VERSION:	NOV14
ARCV NUMBER:	140890
STORE NUMBER:	2294

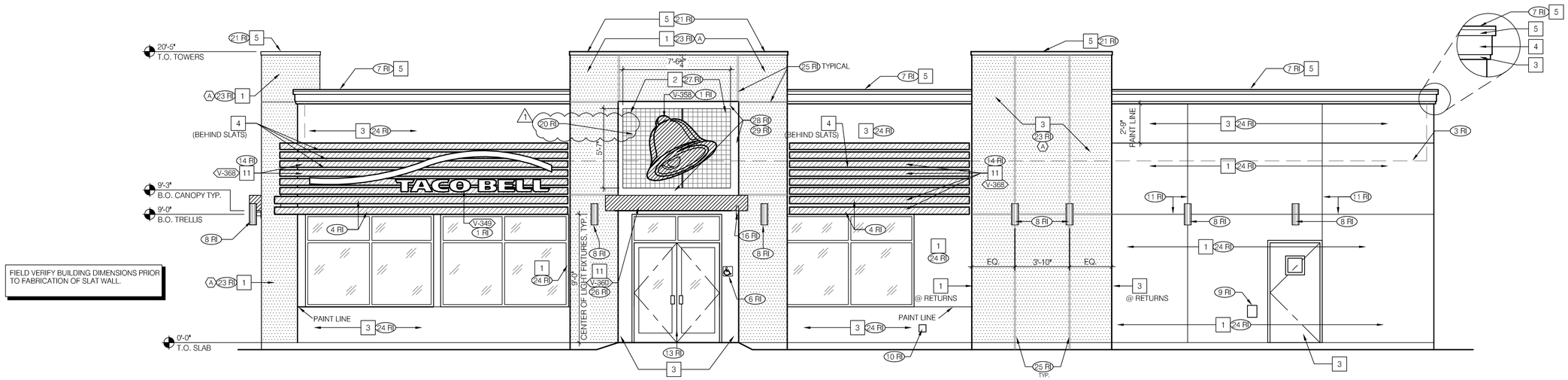
TACO BELL
807 NASHVILLE PIKE
GALLATIN, TN 37066

K SERIES
NEW IMAGE - LIVE MAS

SITE PLAN
ADA UPDATES

C2.0

PLOT DATE:



FIELD VERIFY BUILDING DIMENSIONS PRIOR TO FABRICATION OF SLAT WALL.

RIGHT SIDE ELEVATION 1/4"=1'-0" A

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-322	1	TACO BELL "BELL" SIGN 4'-10 1/2"W x 4'-6 1/4"H	X
V-358	2	TACO BELL "BELL" SIGN 4'-10 1/2"W x 4'-6 1/4"H WITH WHITE BACK AND 2" STAND-OFFS	X
V-349	2	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	X

SIGN SCHEDULE N.T.S. D

V-350	1	TACO BELL DRIVE THRU CANOPY 9'-0" WIDE X 6" HIGH X 3'-6" DEEP	X
V-359	1	TACO BELL NEW IMAGE ENTRY EYEBROW 1'-1" X 10'-0" WIDE	X
V-360	1	TACO BELL NEW IMAGE ENTRY EYEBROW 1'-1" X 9'-0" WIDE	
V-368	1	SLAT WALL SYSTEM (SEE PLANS AND ELEVATIONS)	X

NOTE: ADDITIONAL INFORMATION IS AVAILABLE ON THE PLANS.YUM.COM WEBSITE. SEE "SIGNAGE AND AWNING INFO."

APPURTENANCES SCHEDULE N.T.S. D1

(A) BASE THICKNESS - 1" THICK STUCCO/E.I.F.S. W/ HIGH IMPACT MESH TO HEIGHT OF 6'-0" A.F.F.

ALL NEW STUCCO/E.I.F.S. TO HAVE A LIGHT SAND FINISH UNLESS IT MUST BLEND WITH AN EXISTING CONTRASTING FINISH.

E.I.F.S. THICKNESS N.T.S. B

E.I.F.S SHALL MEET THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2568

E.I.F.S. WITH DRAINAGE SHALL HAVE 90 PERCENT DRAINAGE EFFICIENCY WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 2273

E.I.F.S. SHALL COMPLY WITH SECTION 1403 OF THE IBC

WATER RESISTIVE BARRIER SHALL COMPLY WITH SECTION 1404.2 OF THE IBC AND ASTM E 2570

INSTALLATION SHALL COMPLY WITH E.I.F.S. MANUFACTURERS INSTRUCTIONS AND THE PROVISIONS OF SECTIONS 1704.1 AND 1704.14 OF THE IBC.

USE DETAIL 9/A6.1 WHEN MOUNTING SIGNAGE, AWNING, ETC. THROUGH E.I.F.S. FINISH AT WALLS.

E.I.F.S. NOTES N.T.S. B1

NOT USED N.T.S. I

NOT USED N.T.S. G

NOT USED' N.T.S. E

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	COLOR
1	MAIN WALL COLOR	STO LOTUSAN	CAMELBACK		NA08-0011
2	ALUMINUM PANEL	STOUT SIGNS	SHIMMER PANEL - EMBOSSED ALUMINUM FOAM PANEL 1" THICK PANTONE - VIOLET C - BY STOUT SIGN COMPANY - 57" X 69" PANELS - 6" EDGE TRIM		PURPLE MFR: STOUT SIGNS CONTACT: JIM GUNDERSON (314) 385-4600
3	ACCENT WALL COLOR	STO LOTUSAN	ROOKWOOD CLAY		NA08-0010
4	ACCENT COLOR	STO LOTUSAN	CLEMETAS		
5	CONTINUOUS PARAPET CAP	STO LOTUSAN	IRON ORE		
11	HANDRAILS & TRANSFORMER HOUSINGS (WHERE OCCUR) AND SLAT WALL SYSTEM	SHERWIN WILLIAMS	STATUS BRONZE SW7034		

MISCELLANEOUS
A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
B. PROVIDE BLOCKING FOR SIGNAGE, TRELLIS AND CANOPY.
C. DURO-LAST TERMINATION BAR SHALL BE DARK BRONZE.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.

DENOTES ITEMS SUPPLIED AND INSTALLED BY SIGN VENDOR

DENOTES EXTERIOR FINISH.

DENOTES SIGN/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

2. OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY

GENERAL NOTES F

SCOPE NOTES (RI)

1. NEW BUILDING SIGN. SEE SCOPE OF WORK.
2. NEW DRIVE-THRU OPEN SIGN.
3. INDICATES ROOF BEYOND.
4. ARCHITECTURAL ALUMINUM VALANCE BY VENDOR.
5. EXISTING GAS AND ELECTRICAL METERS, INCLUDING EQUIPMENT ENCLOSURES - PAINT CAMELBACK.
6. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F.
7. EXISTING GALV. METAL CAP FLASHING - PRIME & PAINT.
8. NEW LIGHT SCONCE. SEE SHEET E4.0.
9. EXISTING CO2 TANK.
10. EXISTING HOSE BIBB/FILL.
11. EXISTING EXPANSION JOINT TO REMAIN, TYP.
12. EXISTING DRIVE THRU WINDOW.
13. EXISTING ENTRY.
14. FABRICATED ALUMINUM SLATS BY VENDOR WITH LED LIGHTING.
15. EXISTING PIPE BOLLARD.
16. EMERGENCY EGRESS LIGHT FIXTURE. SEE A1.0.
17. EXISTING GALV. METAL SCUPPER AND DOWNSPOUT. PRIME AND PAINT.
18. EXISTING OVERFLOW SCUPPER.
19. EXISTING VENT. PROTECT FROM DAMAGE.
20. SIGN VENDOR TO SUPPLY AND INSTALL ALUMINUM PANEL. 1

SCOPE NOTES (CONT.)(RI)

21. METAL COPING.
22. NEW TOWER CANOPY. VERIFY SUPPORT AND BACKING REQUIREMENTS. SEE SCOPE OF WORK AND A/A5.1.
23. NEW TOWER CONSTRUCTION. SEE SHEET A5.0. MATCH EXISTING FINISH ON DRIVE THRU TOWER.
24. PATCH AND REPAIR EXISTING STUCCO / E.I.F.S. AS NEEDED.
25. 1" "V" GROOVE AT TOWER.
26. EYEBROW BY SIGN VENDOR.
27. CONTINUE E.I.F.S. BEHIND ALUMINUM PANEL.
28. 1X6 TRIM ANGLE.
29. MAX RECESS DIMENSION: 80"H X 145"W. (69"X57" PANELS WITH 6" TRIM FRAME - 1/2" OVERLAP)
30. SKIM COAT TOWER WITH LIGHT SAND FINISH. 1
31. NEW ADDRESS NUMBERS. 1
32. NEW FINISH ON DRIVE THRU TOWER FROM REVEAL TO TOP. COAT WITH LIGHT SAND FINISH.
33. DARK GREY WINDOW TINT TO BE APPLIED TO INSIDE FACE OF GLASS AT PRE PAY WINDOW AND LOOK BACK WINDOW. FILM TO HAVE 30% MAXIMUM LIGHT TRANSMITTANCE.
34. NEW WALL PACK SECURITY LIGHT FIXTURE.

CUSTOMER TOUCH POINT (CT)

1. REPLACE GLAZING IN THIS LOCATION. GLAZING TO MATCH EXISTING.

KEY NOTES C

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1 03/11/14 PLANNING COMMENTS

CONTRACT DATE:	09.30.14
BUILDING TYPE:	K70-NI-LM
PLAN VERSION:	NOV14
ARCV NUMBER:	140890
STORE NUMBER:	2294

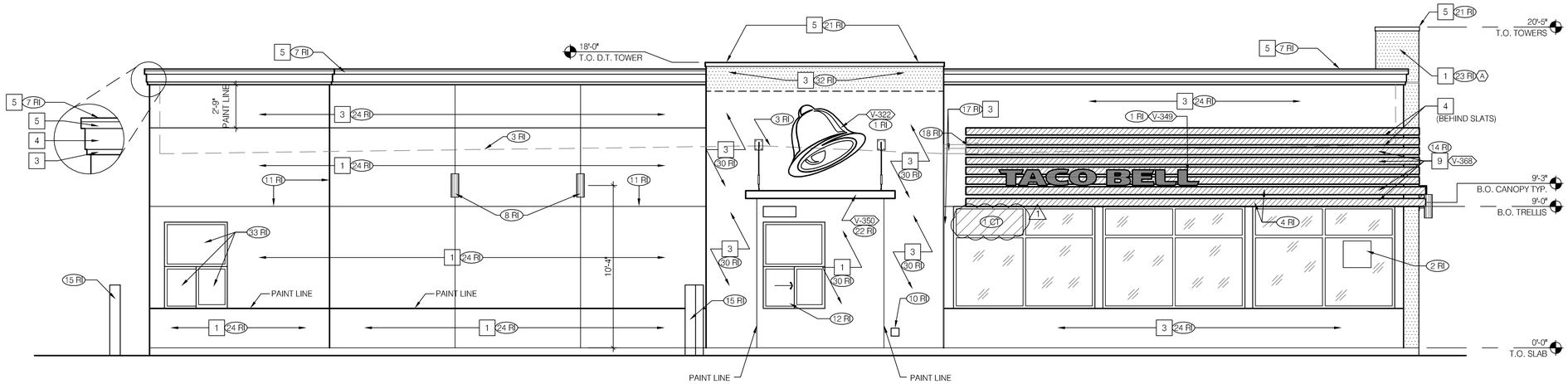
TACO BELL
807 NASHVILLE PIKE
GALLATIN, TN 37066

K SERIES
NEW IMAGE - LIVE MAS

EXTERIOR ELEVATIONS

A4.0

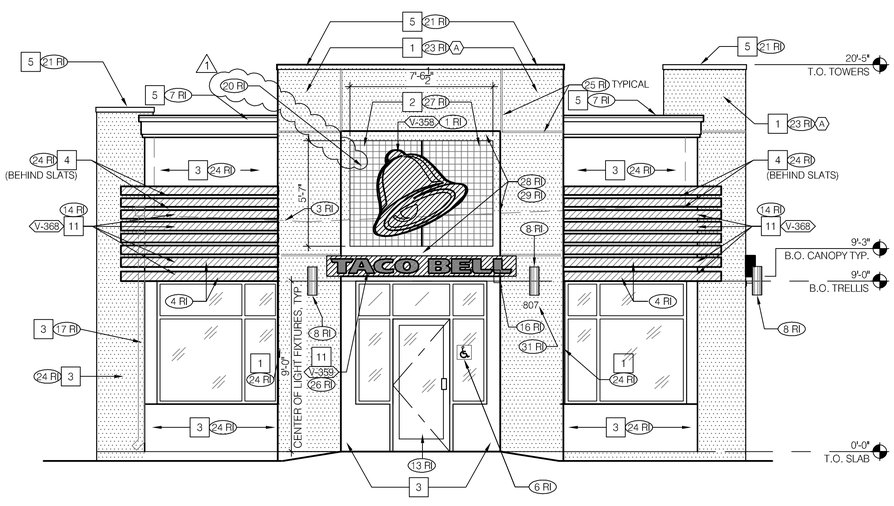
PLOT DATE:



FIELD VERIFY BUILDING DIMENSIONS PRIOR TO FABRICATION OF SLAT WALL.

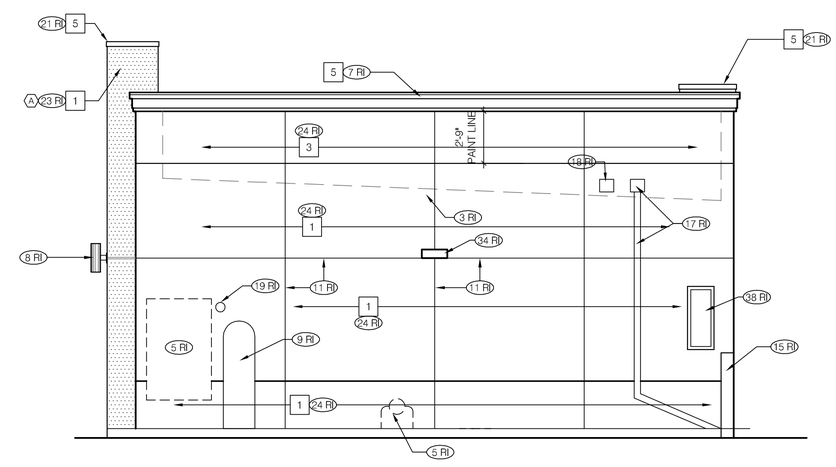
SEE SHEET A4.0 FOR KEYNOTES.

LEFT SIDE ELEVATION 1/4" = 1'-0" | **A**



FIELD VERIFY BUILDING DIMENSIONS PRIOR TO FABRICATION OF SLAT WALL.

FRONT ELEVATION 1/4" = 1'-0" | **C**



REAR ELEVATION 1/4" = 1'-0" | **B**

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1	03/11/14 PLANNING COMMENTS
2	
3	
4	
5	
6	
7	
8	
9	

CONTRACT DATE:	09.30.14
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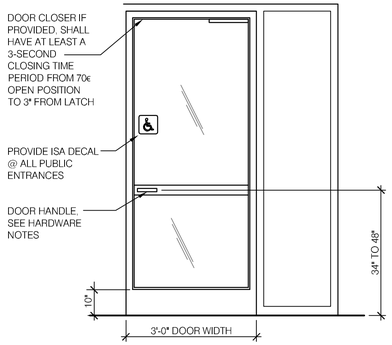
NEW IMAGE - LIVE MAS

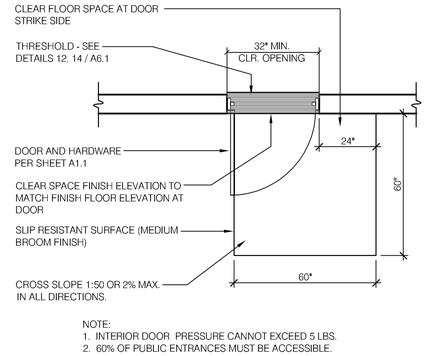
EXTERIOR ELEVATIONS

A4.1

PLOT DATE:



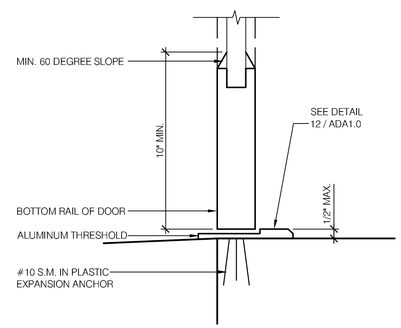
TYP. ENTRANCE / EXIT DOOR N.T.S. **17**



NOTE:
1. INTERIOR DOOR PRESSURE CANNOT EXCEED 5 LBS.
2. 60% OF PUBLIC ENTRANCES MUST BE ACCESSIBLE.

EXTERIOR DOOR REQUIREMENTS 1/2" = 1'-0" **13**

NOT USED **18**

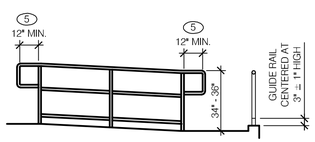


BOTTOM RAIL (EXTERIOR DOOR) 3" = 1'-0" **14**

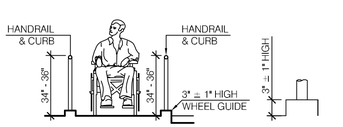
NOT USED **2**

KEY NOTES

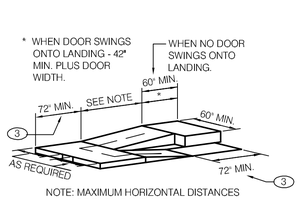
1. WHEN DOOR SWINGS ONTO LANDING 42" MIN. PLUS DOOR WIDTH
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP & RUN VARY
3. 72" FOR CALIFORNIA & 60" FOR REST OF COUNTRY
4. HANDRAILS NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 SLOPES
5. 12" HANDRAIL EXTENTIONS NOT REQUIRED IN OTHER THAN CALIFORNIA



GUIDE RAIL — GUIDE RAIL DETAIL

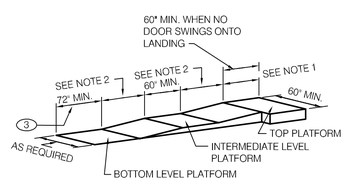


WHEEL GUIDE — WHEEL GUIDE DETAIL

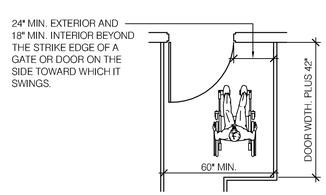


NOTE: MAXIMUM HORIZONTAL DISTANCES OF EACH RAMP AND RUN VARY.

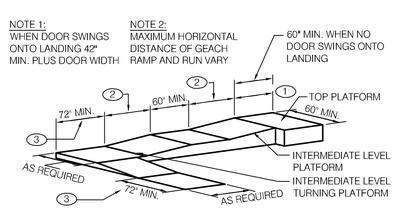
4 RAMP WITH INTERMEDIATE SWITCH BACK PLATFORM



4 STRAIGHT RAMP RUN

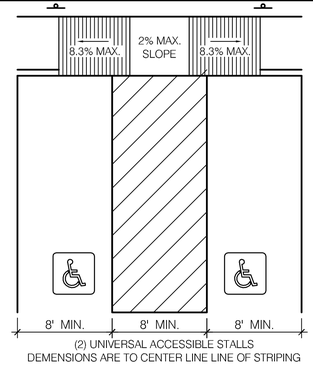


RAMP LANDING AT DOORWAY



4 RAMP WITH TURNING PLATFORM

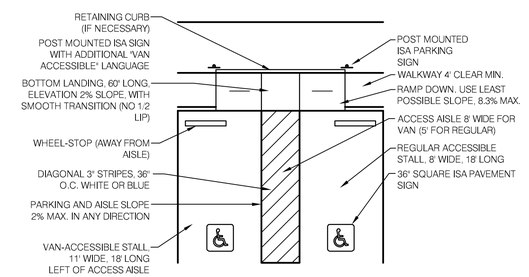
RAMPS N.T.S. **16**



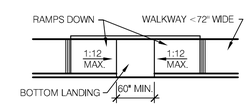
(2) UNIVERSAL ACCESSIBLE STALLS
DEMENSIONS ARE TO CENTER LINE LINE OF STRIPING

YAM027

ACCESSIBLE PARKING STALL N.T.S. **11**



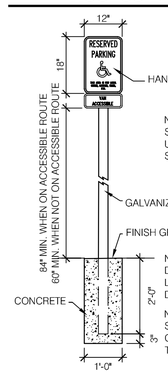
DEPRESSED CURB RAMP AT ACCESSIBLE PARKING (TYP.)



DEPRESSED CURB RAMP

NOTE: LOCAL MUNICIPALITY MAY HAVE ADDITIONAL REQUIREMENTS FOR RAMPS THAT SHOULD BE REFERENCED.

CURB RAMPS N.T.S. **3**



NOTE: VAN ACCESSIBLE SIGN NOT REQUIRED ON UNIVERSAL OR STANDARD STALLS.

NOTE:
DETAIL IS MEANT AS A GENERAL GUIDELINE. REFER TO LOCAL MUNICIPALITY FOR SIGN TYPE, VERBAGE AND DIMENSIONS.

NOTE:
SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

ACCESSIBLE PARKING SIGN N.T.S. **12**

NOT USED **4**

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TACO BELL

807 NASHVILLE PIKE
GALLATIN, TN 37066

K SERIES
NEW IMAGE - LIVE MAS

ACCESSIBILITY REQUIREMENTS

ADA1.1

PLOT DATE:

APPROVED

ORDINANCE NO. 09607-065

ORDINANCE CORRECTING PLANNED UNIT DEVELOPMENT APPROVAL/
OFFICIAL ZONING MAP

WHEREAS, the following Ordinances failed to properly designate the Gallatin Planning Commission and City Council previous approvals and granting of Planned Unit Developments on said real property, which should be corrected for purposes of the Official Zoning Map;

WHEREAS, the owners of the said real property have continuously and justifiably relied upon the representations of the City that proper planned unit developments existed upon said real property;

WHEREAS, due to such representations by the City, tax classifications have changed, improvements have been built or planned, enforcement of Planned Unit Development requirements have occurred or been adhered to and the properties have been set aside as planned unit developments;

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

Ordinance Number 080-119, dated April 18, 1980, involving the rezoning of 15.5 acres to Commercial Services (CS) of the Kroger/K-Mart parcel and the Planned Unit Development Preliminary Master Plan, which was approved on August 13, 1979 by the Gallatin Planning Commission with concurrence on August 21, 1979 by the Gallatin City Council shall be amended and deemed to include the Kroger/K-Mart Planned Unit Development be designated as a Commercial Planned Unit Development in strict accordance with the Master Planned Unit Development Plans previously approved by the Gallatin City Council on file with the City. The appropriate change in the Official Zoning Map shall be made by the Zoning Administrator.

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.

ATTACHMENT 9-3

APPROVED

PASSED FIRST READING: July 16, 1996.

PASSED SECOND READING: October 15, 1996.

ROBERT WADE LANKFORD, MAYOR

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

ROGERS & MOORE
CITY ATTORNEY

Existing

Proposed

PROPOSED

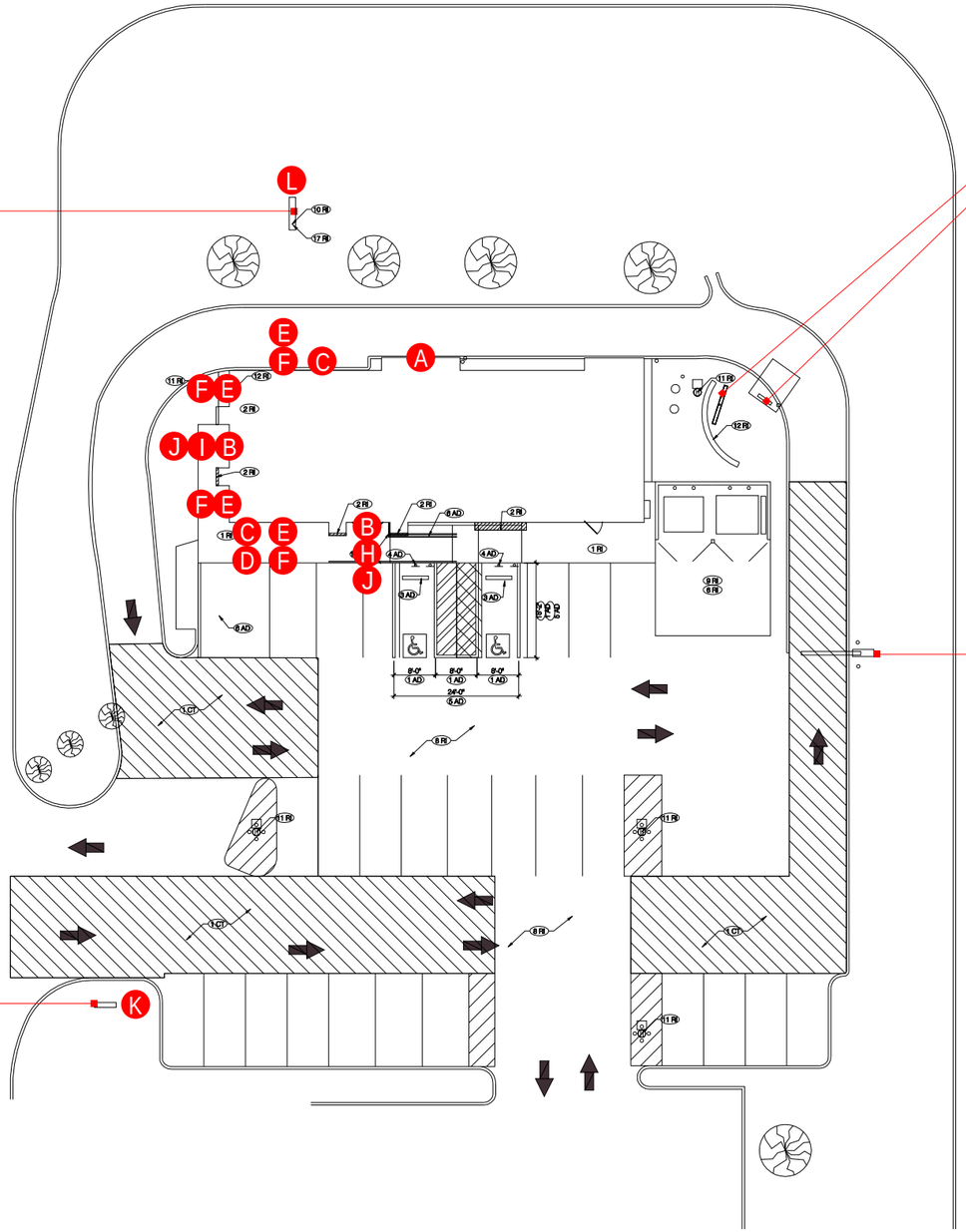
TACO BELL
TACO BELL

EXISTING TREES

Yum! Brands®

SITE PLAN

EXISTING PYLON SIGN TO REMAIN AS IS. RE-PAINT CABINET & POLE TB VIOLET.



EXISTING DRIVE THRU CANOPY & MENU BOARD TO REMAIN AS IS.

EXISTING CLEARANCE BAR TO REMAIN AS IS.

EXISTING DIRECTIONAL SIGN TO REMAIN AS IS. RE-PAINT CABINET & POLE TB VIOLET.

North (nts)

	PRODUCT LIST		
	SQ. FT.	QTY	ITEM
	EXTERIOR BUILDING SIGNS ONLY		
A	13.33	1	SWINGING BELL (LED)
B	13.33	2	SWINGING BELLS (LED/HALO)
C	12.1	2	LETTER SETS
	EXTERIOR BUILDING PRODUCT ONLY		
D	8.5	1	17' ARCHITECTURAL ACCENT (REVERSE)
E	N/A	5	SLAT WALLS
F	N/A	5	VALANCE SETS
G	N/A	1	DRIVE THRU CANOPY
H	N/A	1	EYEBROW CANOPY
I	N/A	1	EYEBROW CANOPY (WITH COPY)
J	N/A	2	SHIMMER PANELS
	RE-PAINT EXISTING TB VIOLET		
K	N/A	1	DF DIRECTIONAL SIGN CAN & STEEL
L	N/A	1	DF PYLON SIGN CAN & STEEL

NOTE: EXISTING PYLON & DIRECTIONAL SIGN CABINETS, STEEL & POLES TO BE RE-PAINTED TB VIOLET. CUMMINGS WILL SUPPLY PAINT.

CUMMINGS
Customer creation through brand innovation.

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Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

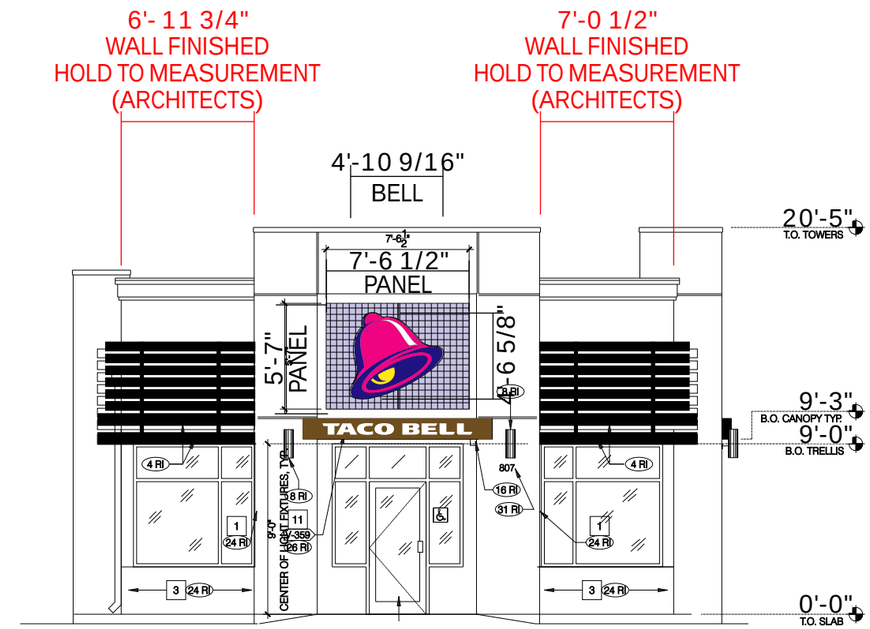
DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 1 OF 12

ELEVATIONS

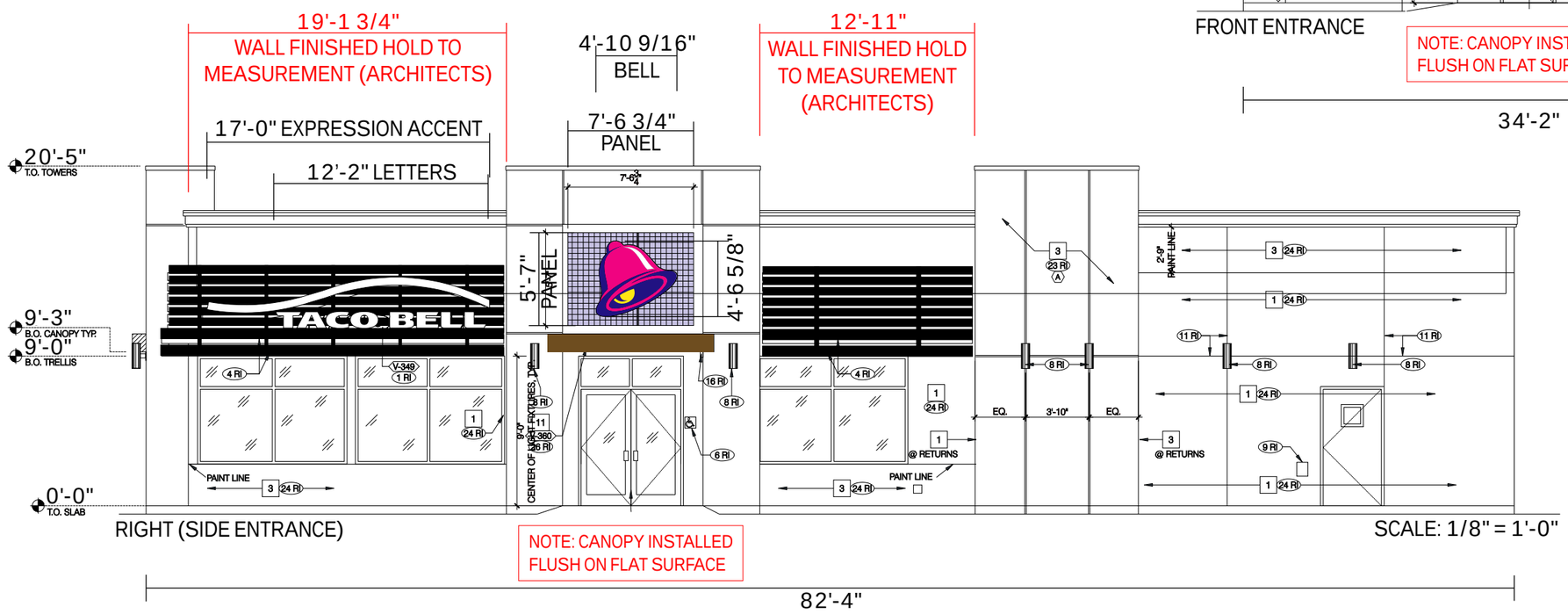
EXISTING ELEVATION



FRONT ENTRANCE

NOTE: CANOPY INSTALLED FLUSH ON FLAT SURFACE

SCALE: 1/8" = 1'-0"



RIGHT (SIDE ENTRANCE)

NOTE: CANOPY INSTALLED FLUSH ON FLAT SURFACE

SCALE: 1/8" = 1'-0"

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Rev. #3			Rev. #6		

TACO BELL

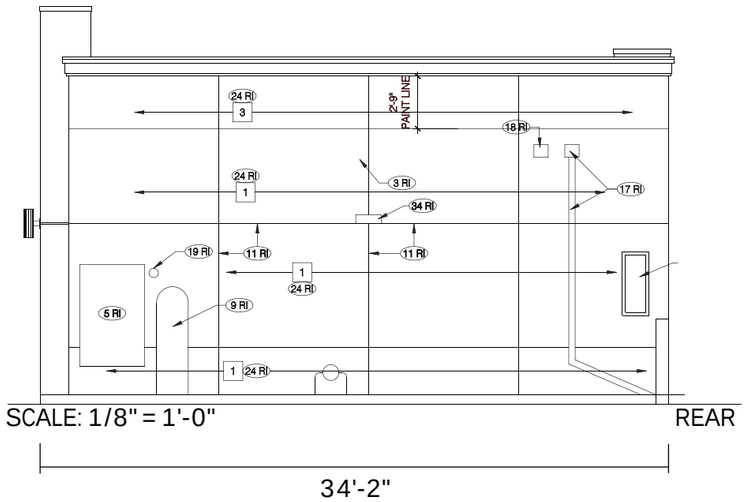
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

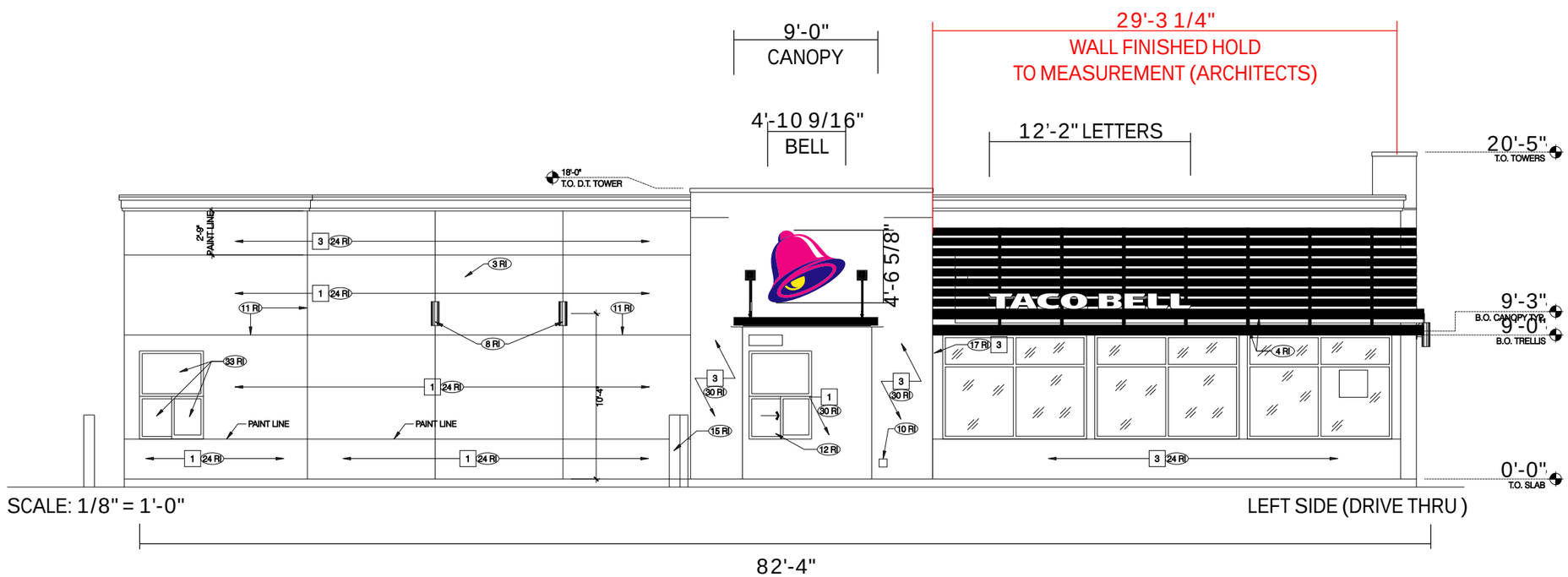
SHEET: 2 OF 12

ELEVATIONS



EXISTING REAR ELEVATION

EXISTING DRIVE THRU ELEVATION



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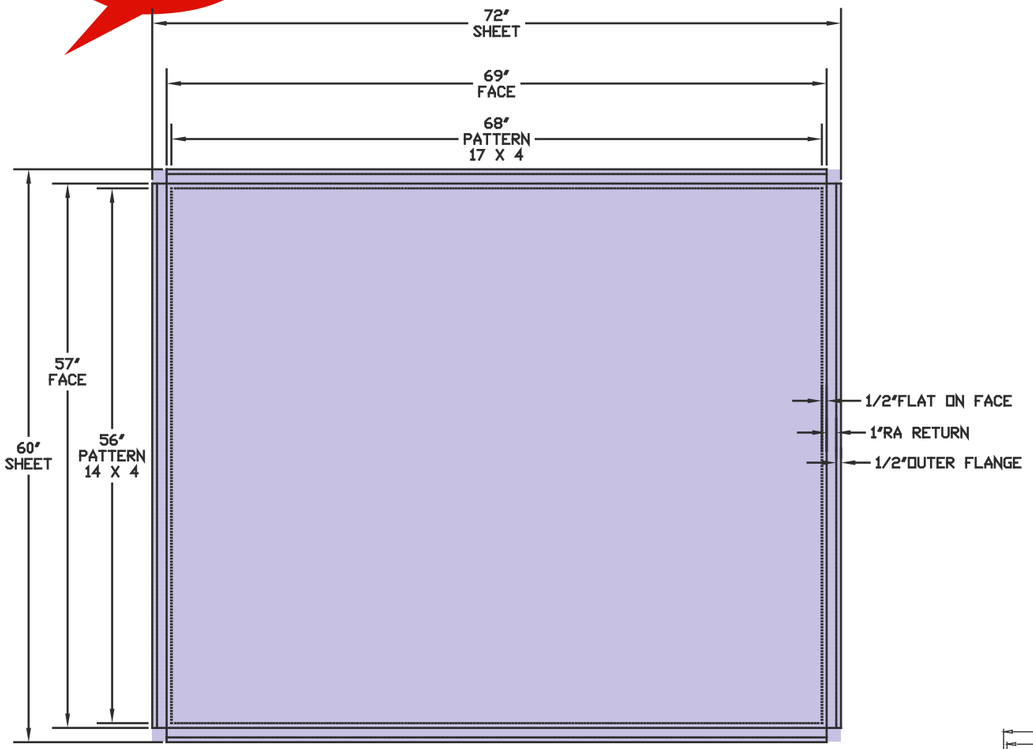
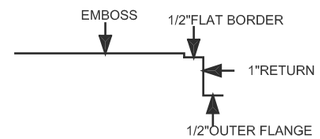
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

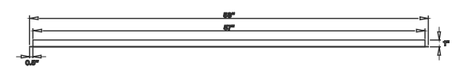
DRAWING NO:
79037.00

ARTIST: T. Pickel DATE: 2-24-15

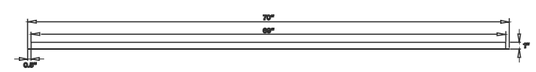
SHEET: 3 OF 12







Panel Section:



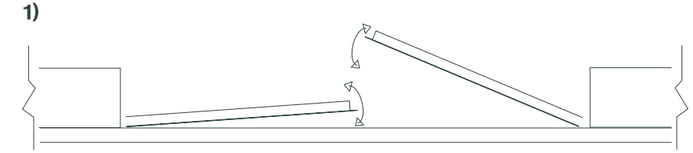
Panel Section:

STEP 2: LAY THE PANELS OUT ON THE GROUND.
YOU WILL LIKELY HAVE A CENTER SEAM AND IN SOME CASES
A HORIZONTAL SEAM IN ORDER TO FILL THE ENTIRE SPACE.
ALWAYS LEAVE THE TOP FLANGE AND CENTER FLANGE IN PLACE.
CUT AWAY FROM THE OUTER EDGES AND BOTTOM WHEN NECESSARY.

NOTE: IT IS NOT NECESSARY THAT ANY MATERIAL BE CUT AWAY.
ONLY TO BE DONE WHEN THE PANELS DON'T FIT ON THEIR OWN.

PLAN VIEW: INSTALLATION SEQUENCE

1)



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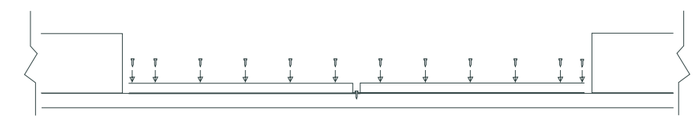

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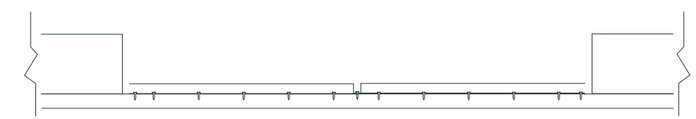

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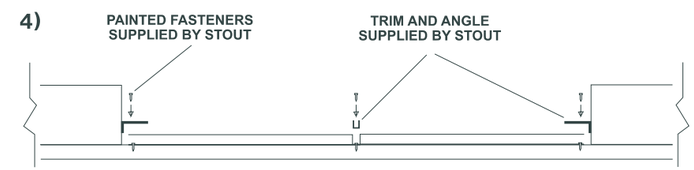

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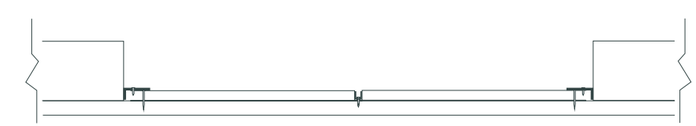
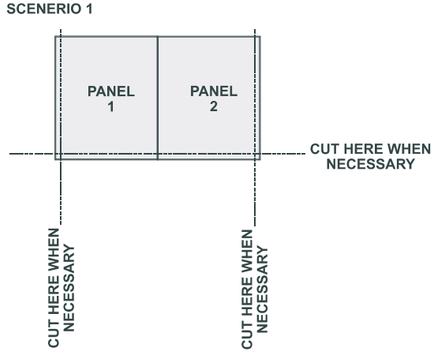
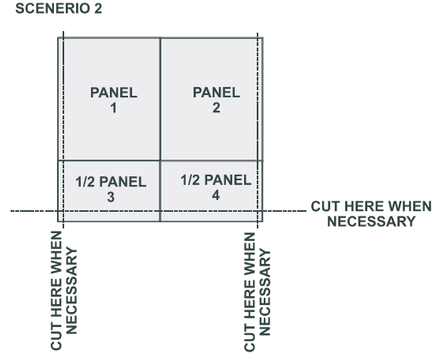


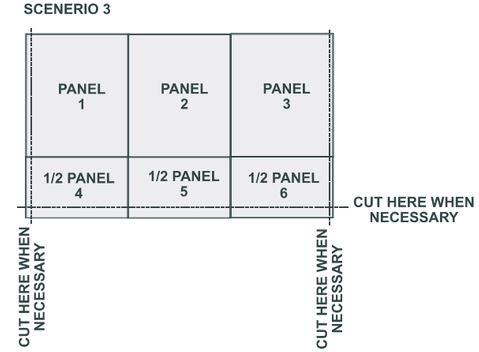
SCENERIO 1



SCENERIO 2



SCENERIO 3



CUMMINGS
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Rev. #3			Rev. #6		

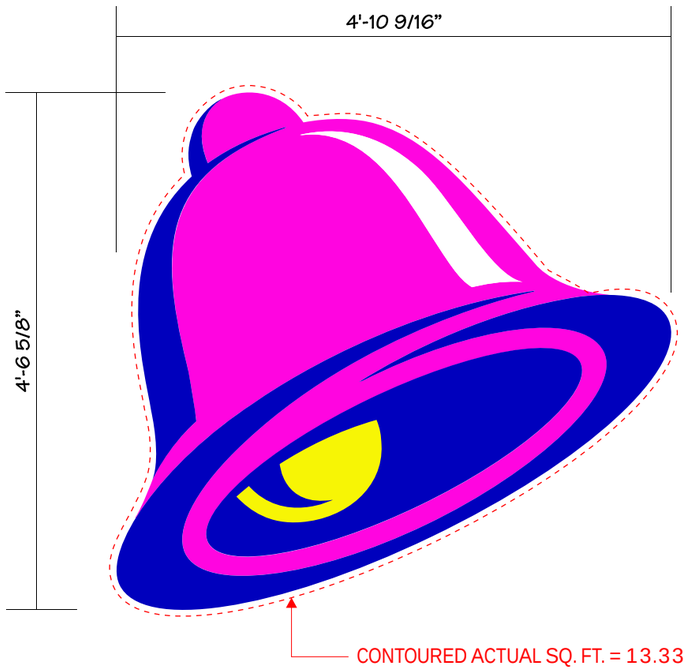
TACO BELL®
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

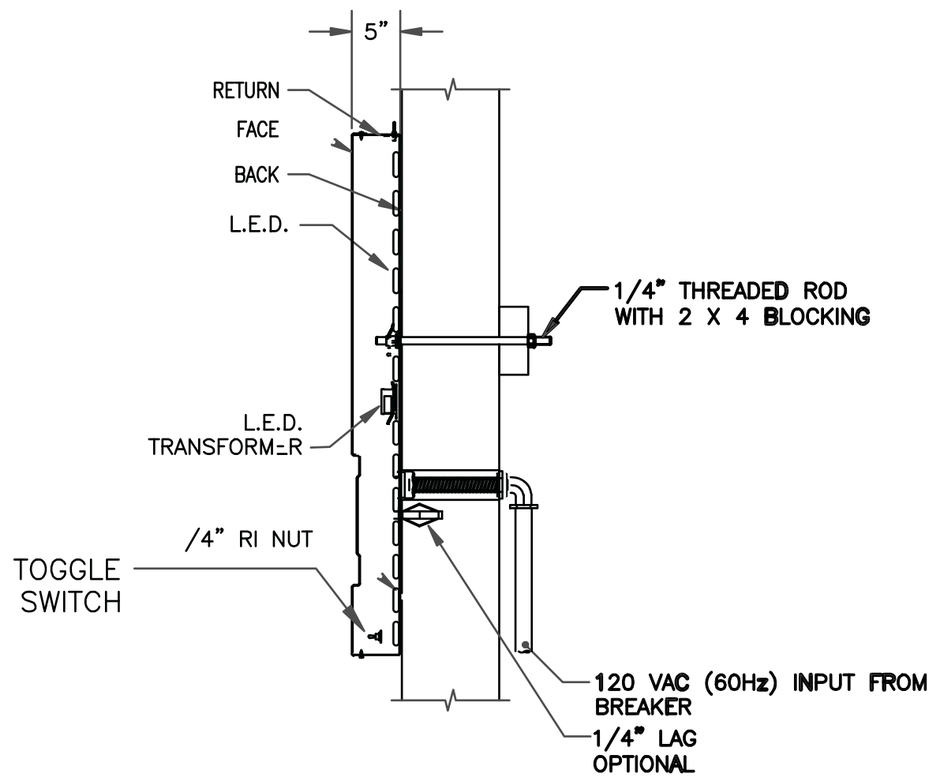
DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 4 OF 12

4′- 6 5/8″ x 4′- 10 9/16″ SWINGING BELL CHANNEL LOGO - LED ILLUMINATION





SIGN SPECIFICATIONS

Materials
- Return: Aluminum- 5″ Deep
- Face: Formed And Debossed White Polycarbonate

Decoration
- Return: Painted Violet Spraylat L8-7917
- Face: 2nd Surface Graphics

Accesses
- Removable Face

Weight(Est.)
- 125 lbs.

Wind Load
- Windload Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination
- White LED's - 5000K

Electronic
- Power Supply

Line Load
- Amps: 0.8
- Circuits: (1) 20 amp
- Volts: 120

COLOR SPECIFICATIONS

Graphic & Color Specifications

Color	Other	3M
White	Spraylat White 801	
Violet	Spraylat L8-7937	3630-9126
Yellow	Spraylat L8-7937	3630-015
Magenta	Spraylat L8-7836	3630-1412

PART # 823-NI-4X4-BELL

CUMMINGS
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Rev. #3			Rev. #6		

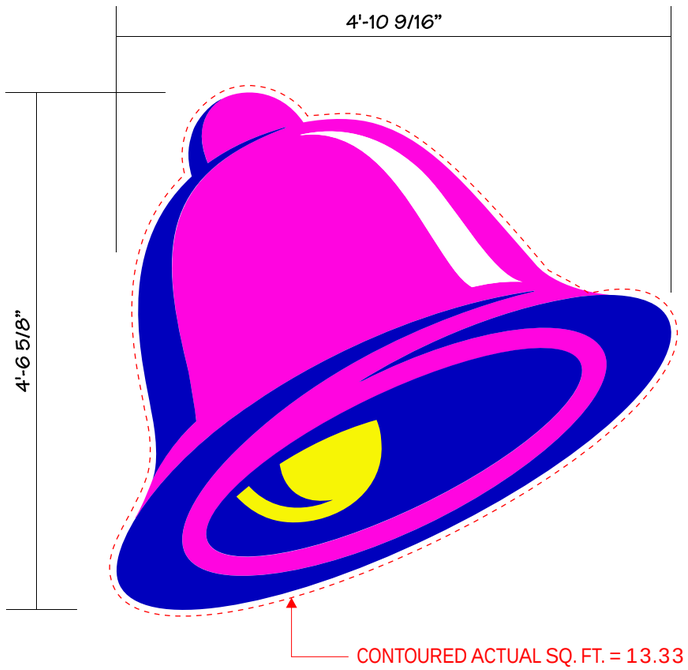
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

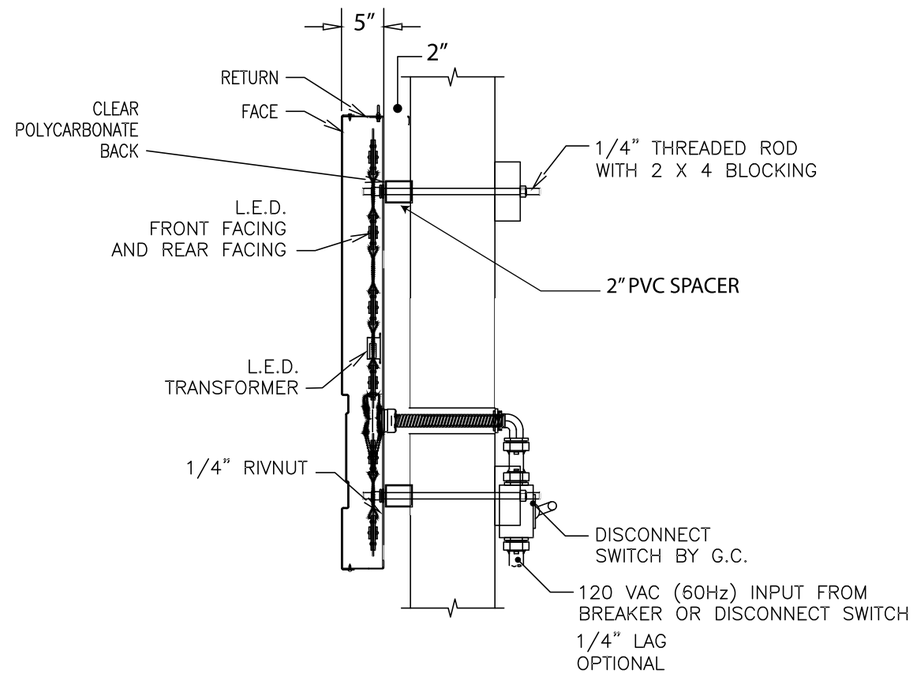
DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 5 OF 12

4'- 6 5/8" x 4'- 10 9/16" SWINGING BELL CHANNEL LOGO - FRONT & HALO LED ILLUMINATION





SIGN SPECIFICATIONS

Materials
- Return: Aluminum- 5" Deep
- Face: Formed And Debossed .150 White Polycarbonate

Decoration
- Return: Painted Violet Spraylat L8-7917
- Face: 2nd Surface Graphics

Accesses
- Removable Face

Weight(Est.)
- 125 lbs.

Wind Load
- Windload Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination
- White LED's 5000K

Electronic
- Ballast: t.b.d.

Line Load
- Amps: 0.8
- Circuits: (1) 20 amp
- Volts: 120

COLOR SPECIFICATIONS

Graphic & Color Specifications

Color	Other	3M
White	Spraylat White 801	
Violet	Spraylat L8-7917	3630-9126
Yellow	Spraylat L8-7836	3630-015
Magenta	Spraylat L8-7837	3630-1412

PART # 823-NI-4X4-BELL-HALO

CUMMINGS
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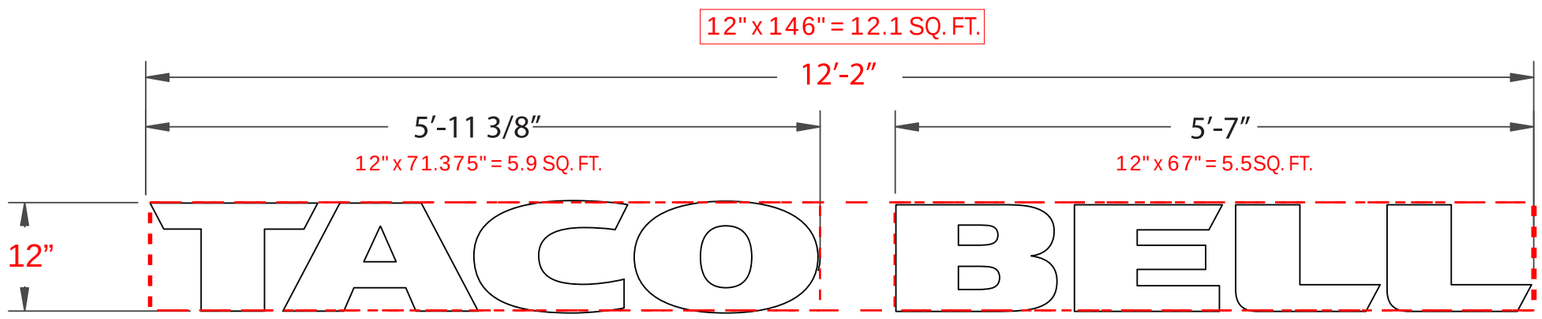
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 6 OF 12

CHANNEL LETTER SET



SIGN SPECIFICATIONS

Materials
- Return: Aluminum
- Face: Flat acrylic with 1" white trimcap.

Decoration
- Return: Painted White

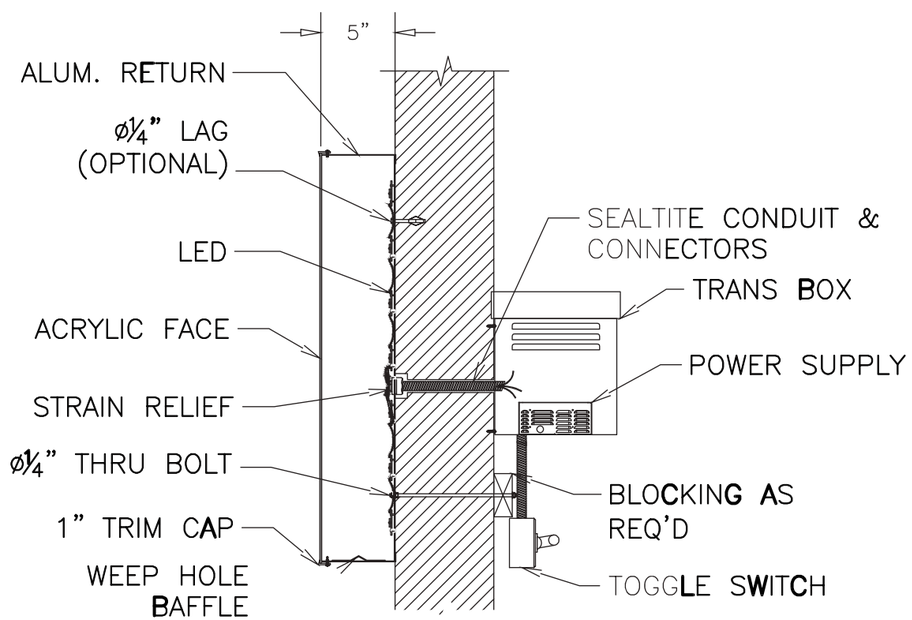
Wind Load
- Windload Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination
- White LED's

Electronic
- Ballast: t.b.d.

Line Load
- Amps: 0.8
- Circuits: (1) 20 amp
- Volts: 120



SECTION VIEW
EQUIPMENT GROUNDED

PART# 823-IN-12-CL-WHITE

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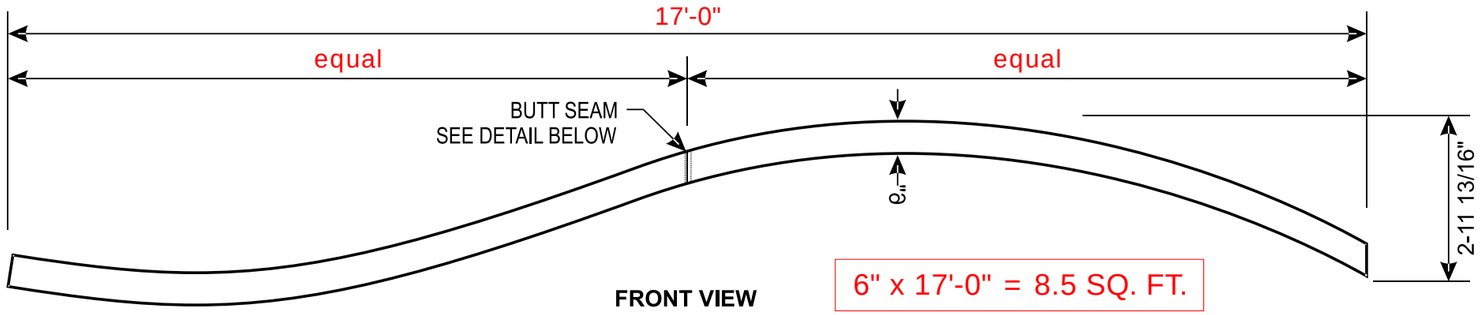
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

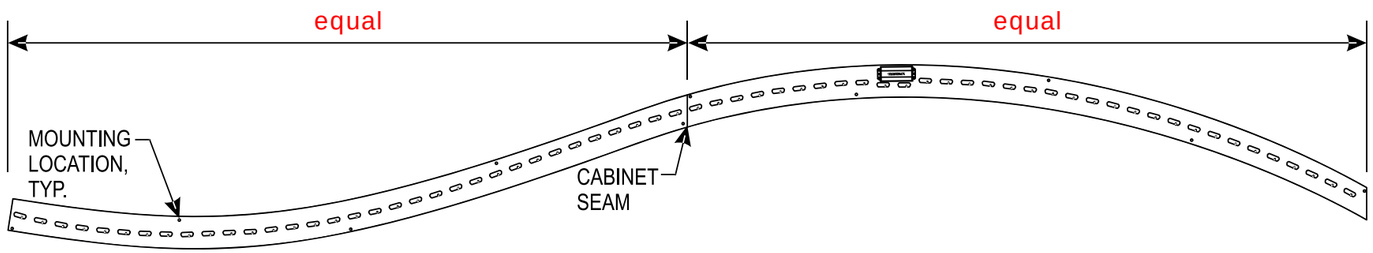
SHEET: 7 OF 12

ARCHITECTURAL ACCENT (REVERSE SWOOSH)



FRONT VIEW

6" x 17'-0" = 8.5 SQ. FT.



ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.

SIGN SPECIFICATIONS

SIGN

ID FACE

Substrate 7328 white polycarbonate

Trimcap (White) 1" Jewelite

CABINET

Aluminum returns with white finish and back.
(2piece can with field connection)

ILLUMINATION

Internal, LED

ELECTRICAL SPECIFICATIONS

AREA

Squared: 8.5

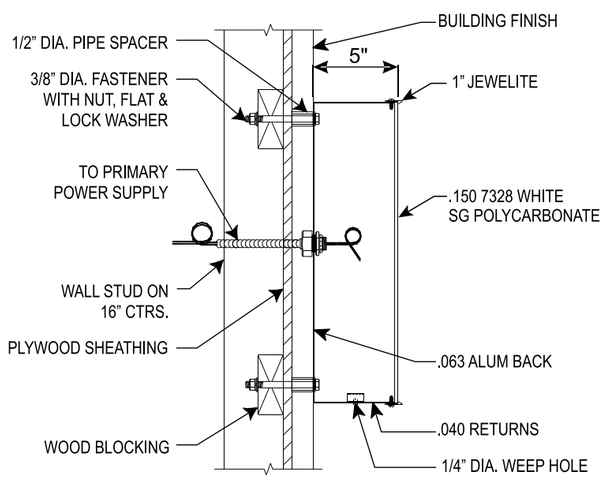
CURRENT

.8 amps

CIRCUIT

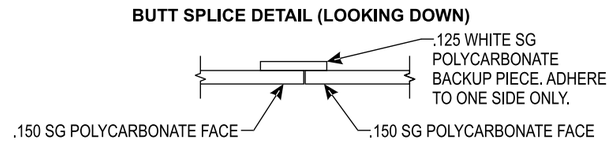
(1) 20-amp -120V

TYPICAL SECTION *N.T.S.*



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

BUTT SPLICE DETAIL (LOOKING DOWN)



CUSTOM LENGTH

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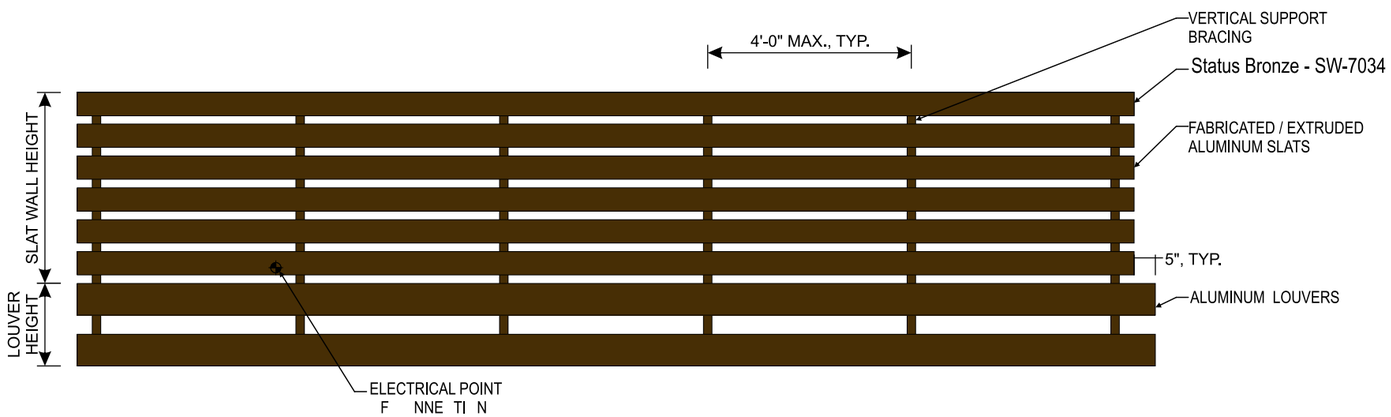
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

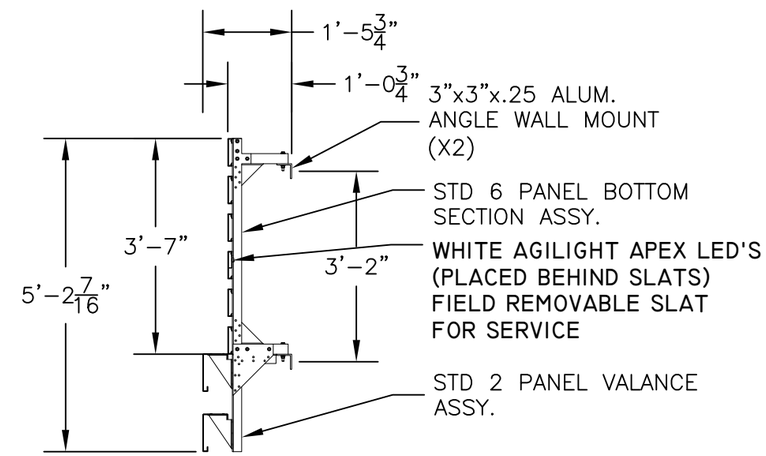
DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 8 OF 12

K-SERIES 6 SLAT/ 2 VALANCE WALL SYSTEM





6 SLAT / 2 VALANCE SECTION VIEW

DRAWINGS FOR REFERENCE ONLY AND NOT FOR MANUFACTURING

CUMMINGS
Customer creation through brand innovation

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TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

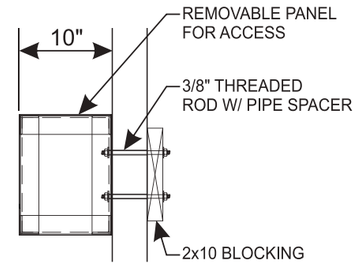
DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

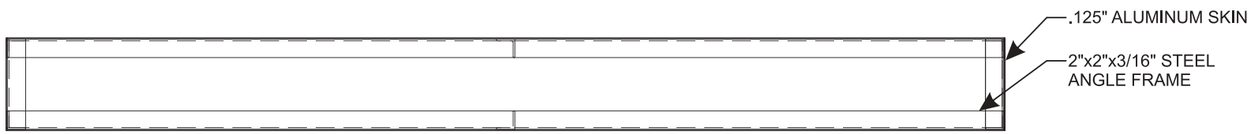
SHEET: 9 OF 12

EYEBROW CANOPY

FRONT VIEW



SIDE VIEW



TOP VIEW

SIGN SPECIFICATIONS

Materials
- Canopy: Fabricated Aluminum
- Frame: Constructed Of Channel And Angle

Decoration
- Canopy: Painted Tiger Drylac Bronze Metalic #49-66230

Accesses
- Service Doors Located Bottom Side Of Canopy

Area
T.B.D.

Weight(Est.)
T.B.D.

Wind Load
- Wind Load Designed For 110 mph Wind Zone

LETTERS
Routed & backed with polycarbonate.
Vinyl decoration.

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

CUMMINGS
Customer creation through brand innovation.

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CUSTOMER APPROVAL: _____

DATE: _____

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

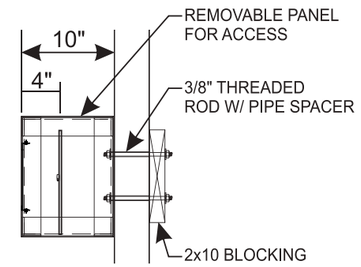
DRAWING NO:
79037.00

ARTIST: T. Pickel DATE: 2-24-15

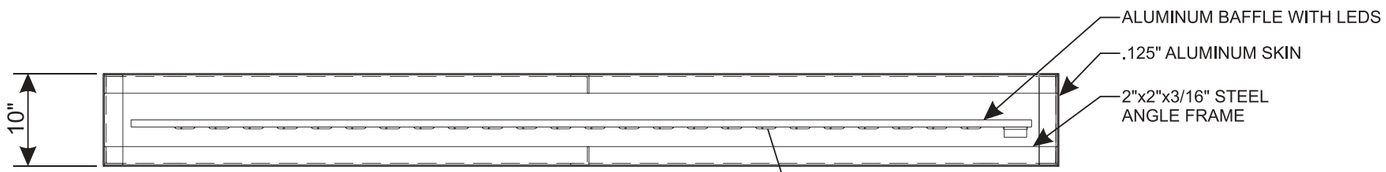
SHEET: 10 OF 12

EYEBROW CANOPY

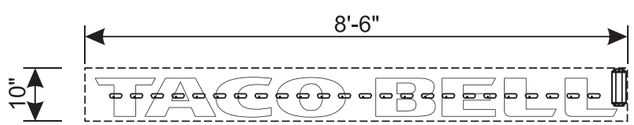
FRONT VIEW



SIDE VIEW



TOP VIEW



ALUMINUM BAFFLES TO BE PLACED AT A MINIMUM OF 4 INCHES AWAY FROM FACE OF ROUTED OUT LETTERS

SIGN SPECIFICATIONS

Materials
- Canopy: Fabricated Aluminum
- Frame: Constructed Of Channel And Angle

Decoration
- Canopy: Painted Tiger Drylac Bronze Metalic #49-66230

Accesses
- Service Doors Located Bottom Side Of Canopy

Area
T.B.D.

Weight(Est.)
T.B.D.

Wind Load
- Wind Load Designed For 110 mph Wind Zone

LETTERS
Routed & backed with polycarbonate.
Vinyl decoration.

ELECTRICAL SPECIFICATIONS

Illumination
- White LED's

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

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Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

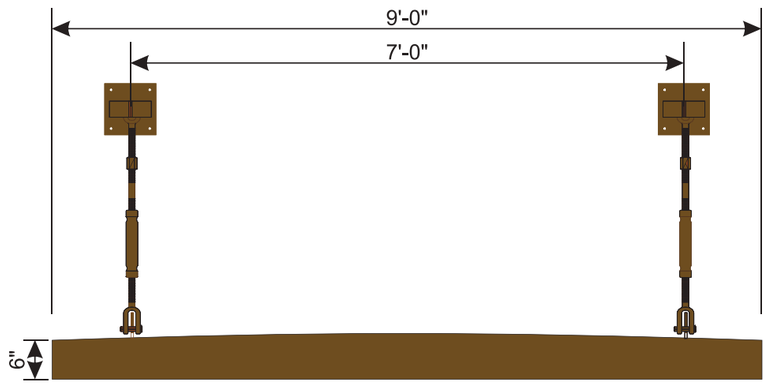
TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO: 79037.00

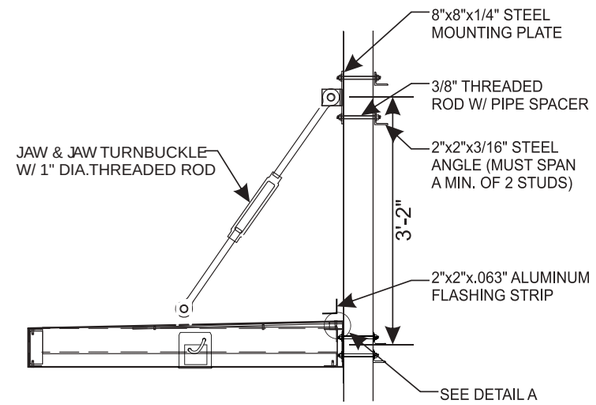
ARTIST: T. Pickel DATE: 2-24-15

SHEET: 11 OF 12

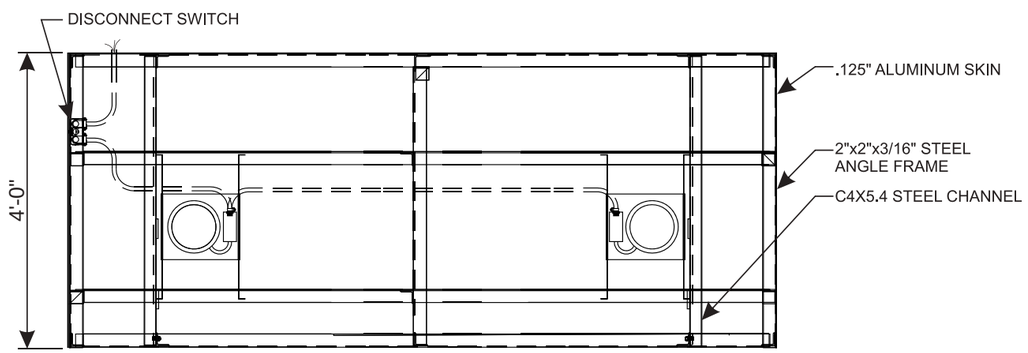
4'-0" x 9'-0" DRIVE THRU CANOPY



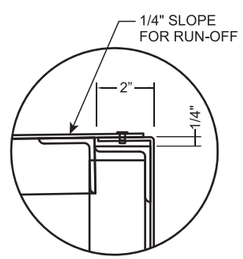
FRONT VIEW



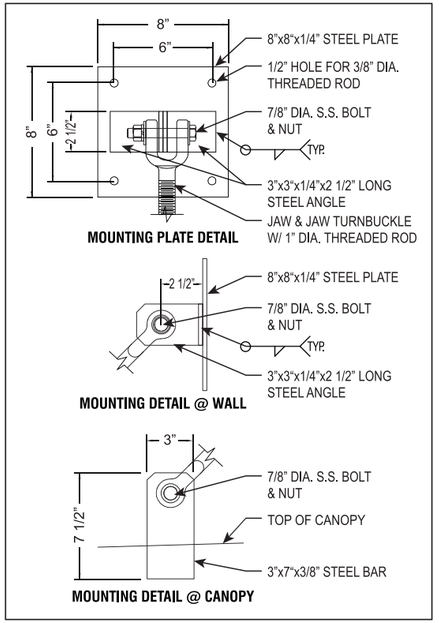
SIDE VIEW



TOP VIEW



DETAIL A



SIGN SPECIFICATIONS

Materials
- Canopy: Fabricated Aluminum
- Frame: Constructed Of Channel And Angle

Decoration
- Canopy: Painted Tiger Drylac Bronze Metalic #49-66230

Accesses
- Service Doors Located Bottom Side Of Canopy

Area
T.B.D.

Weight(Est.)
T.B.D.

Wind Load
- Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

DOWNLIGHTS

Illumination
- (2) 20Watt CFL lamps .17 amps each.

COLOR SPECIFICATIONS

Graphic & Color Specifications

Color

Tiger Drylac Bronze Metallic

PART # 823-NI-6INX4X9-CPY

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Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO: 79037.00

ARTIST: T. Pickel DATE: 2-24-15

SHEET: 12 OF 12

ITEM 10

City of Gallatin

Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision	Woods Commons			Phase/Section	Section 1
PC #	PC 9827-11	Site Contact	Curtis Construction	Site Contact #	615-456-8170

DATE	REASON FOR INSPECTION							
6-21-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Binder and curb in. No sidewalks in. Stop signs up, but one is mounted to low. 20'x60' area on Memory Lane close to cul-de-sac needs full depth binder repair.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in. Drainage ditch not in.								
NOTES								INSPECTOR
Inspection is for initial surety calculation.								JZW

DATE	REASON FOR INSPECTION							
1-17-13	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
BINDER AND CURBS ARE IN. NO SIDEWALKS INSTALLED YET. STREET SIGNS ARE IN. HAS ROAD FAILURES ON MEMORY LANE AND THE BINDER NEEDS FULL DEPTH REPAIR.								
DRAINAGE INFRASTRUCTURE								
STORM DRAINAGE INFRASTRUCTURE IS INSTALLED. STILL NEEDS DRAINAGE DITCH INSTALLED PER PLANS.								
NOTES								INSPECTOR
INSPECTION IS FOR SURETY INSPECTION								RES

DATE	REASON FOR INSPECTION							
		Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
DRAINAGE INFRASTRUCTURE								
NOTES								INSPECTOR

ITEM 11

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Oak Hill		Phase/Section	Phase 1
PC #	1-53-06C	Site Contact	David Self/Tommy Strickland	Site Contact #	615-254-5655/238-4703/801-1701

DATE	REASON FOR INSPECTION							
2-14-2012	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
DRAINAGE INFRASTRUCTURE								
NOTES								INSPECTOR
See "Oak Hill PH1-2-3_sub Bond Inspection" for previous inspections.								JZW

DATE	REASON FOR INSPECTION							
2-14-2012	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Binder and curbs in. Sidewalks along East Broadway east of Alder Lane are still not in. 15'x15', 10'x20, and 10'x10 pavement failures as indicated on plans. Signage appears complete.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure is in.								
NOTES								INSPECTOR
								JZW

DATE	REASON FOR INSPECTION							
1-17-13	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
BINDER AND CURBS ARE INSTALLED. SIDEWALKS ALONG EAST BROADWAY EAST OF ALDER LANE ARE STILL NOT INSTALLED YET. STILL HAS 3 ROAD FAILURES IN PAVEMENT THAT ARE MARKED ON THE PLANS. STREET SIGNS ARE INSTALLED.HAS ROAD FAILURES.								
DRAINAGE INFRASTRUCTURE								
STORM DRAIN INFRASTRUCTURE IS INSTALLED.								
NOTES								INSPECTOR
								RES

DATE	REASON FOR INSPECTION							
3/11/2014	X	Surety Inspection		ROW Acceptance		Violation		
TRANSPORTATION INFRASTRUCTURE								
Binder and curbs in. Sidewalks along East Broadway east of Alder Lane are still not in. 15'x15', 10'x20, and 10'x10 pavement failures as indicated on plans. Signage appears complete.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure is in.								

NOTES	INSPECTOR
Developer to renew surety for amount determined by Engineering Division.	Buck

DATE	REASON FOR INSPECTION							
2-13-15	X	Surety Inspection		ROW Acceptance		Violation		
TRANSPORTATION INFRASTRUCTURE								
BINDER AND CURBS ARE INSTALLED STILL NEEDS THE SIDEWALKS INSTALLED ALONG EAST BROADWAY EAST OF ALDER LANE. HAS 3 ROAD FAILURES THAT WILL NEED FIXED.(SEE PLANS) STREET SIGNS ARE INSTALLED								
DRAINAGE INFRASTRUCTURE								
ALL STORM DRAIN PIPE AND CATCH BASINS ARE INSTALLED HEADWALLS ARE INSTALLED								

NOTES	INSPECTOR
RENEW SURETY PER ENGINEERING	RES

DATE	REASON FOR INSPECTION							
	X	Surety Inspection		ROW Acceptance		Violation		
TRANSPORTATION INFRASTRUCTURE								
DRAINAGE INFRASTRUCTURE								

NOTES	INSPECTOR

DATE	REASON FOR INSPECTION							
	X	Surety Inspection		ROW Acceptance		Violation		
TRANSPORTATION INFRASTRUCTURE								
DRAINAGE INFRASTRUCTURE								

NOTES	INSPECTOR

Performance Bond Estimate

Date: 1/26/10
By: TDR
TNR No.

PC/BZA #: 1-53-06C

Subdivision Name: Oak Hill Phases I

Reduced:

1/26/2010	TDR	
4/16/2010	JZW	Eliminated 2 Dead End signs, and striping
1/31/2011	JZW	Updated base, tack, and sidewalk prices.
2/14/2012	JZW	Updated pedestrian sign completion. Add pavement failure areas indicated in inspection report.
4/3/2012	JZW	Adjusted topping price from $100/ton to $86/ton per NAT.
1/23/2013	TDR	Surety Update. Amount stayed the same as last year.
3/11/2014	TDR	Surety Update. Amount stayed the same as last year.
2/20/2015	TDR	Surety Update. Amount stayed the same as last year.

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Alder Lane	400	50	0	6	2.5	1.5	70
Shagbark Way	1400	24	0	6	2.5	1.5	50
East Broadway (Left)	350	12	0	6	2.5	1.5	50
Ironwood Circle	400	24	25	6	2.5	1.5	50
Ironwood Circle Alley	350	20	0	6	2.5	1.5	22
East Broadway (Right)	300	12	0	6	2.5	1.5	50
East Broadway Alley	300	20	0	6	2.5	1.5	22
Road Name	0	24	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	45981 CF	**$72,420.47**	**100%**	$0.00
Prime Coat (TON)	$400.00	3343	**$5,571.64**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	17909 CF	**$90,663.57**	**100%**	$0.00
Tack Coat (TON)	$570.00	955	**$2,268.45**	**0%**	$2,268.45
Asphalt Surface Coarse Grade D (TON)	$86.00	10745 CF	**$66,997.02**	**0%**	$66,997.02
Clearing and Grubbing (AC)	$15,000.00	2.30	$34,500.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	3088.19	$27,021.70	**100%**	$0.00
Roadway Excavation (CY)	$4.05	4242.40	$17,181.71	**100%**	$0.00
Staking (AC)	$2,000.00	2.30	$4,600.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	6150	$123,000.00	**74%**	$31,980.00
Extruded Curb (LF)	$15.00	4550	$68,250.00	**100%**	$0.00
Curb and Gutter (LF)	$23.76		$0.00	**0%**	$0.00

Total Cost: $518,474.57 **Cost To Complete:** $101,245.48

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	5	$475.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	8	$240.00	100%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	2	$150.00	100%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	2	$300.00	100%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	0%	$0.00
Stop Bar	$150.00	6	$900.00	0%	$900.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	1	$800.00	0%	$800.00
Single Line (LF)	$3.23	0	$0.00	0%	$0.00
Double Line (LF)	$6.26	0	$0.00	0%	$0.00

Total Cost: $2,865.00 — **Cost To Complete:** $1,700.00

Sign Bill: $1,165.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000.00	18	$36,000.00	100%	$0.00
Headwalls (EA)	1,000.00	4	$4,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	1,494	$52,290.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	132	$6,600.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	2	$50,000.00	100%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	3	$5,000.00	100%	$0.00
Silt fence (LF)	$1.50	6,000	$9,000.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	3	$3,000.00	100%	$0.00
Check Dams (EA)	100.00	9	$900.00	100%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	60	$2,100.00	100%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	0	$0.00	0%	$0.00
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	7	$1,050.00	100%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	300	$345.00	100%	$0.00
Curb inlet protection (EA)	200.00	17	$3,400.00	100%	$0.00

Total Cost $175,185.00 — **Cost To Complete:** $0.00

EC Bond: $21,295.00

Pavement Repair Areas					$5,000

Comments:

Total Project Cost(110%)= $766,700

Cost To Complete(110%)= $119,000

15% of Principal Amount= $115,000

Maintenance Bond Amount = $76,700

(10% Total Project Cost)

ITEM 12

GMRPC Resolution No. 2015-37

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT TWO (2) BUILDINGS CONTAINING THREE (3) MULTI-FAMILY DWELLING UNITS EACH FOR A TOTAL OF SIX (6) MULTI-FAMILY DWELLING UNITS ON 1.033 (+/-) ACRES LOCATED AT THE SOUTHEAST CORNER OF COTTON STREET AND EAST BROADWAY AVENUE (HIGHWAY 31E) (PC FILE #8-372-15).

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the submitted application for Site Plan approval consistent with Section 15.03.020 of the Gallatin Zoning Ordinance; 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 in the Planning Commission Staff Report, and the evidence and testimony presented during the March 23, 2015 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 T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The proposed Site Plan is consistent with the purpose and intent of the Residential-10 (R10) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.

2. The proposed Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, *Dimensions and Design Standards,* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05) with one (1) alternative.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Cotton Street Multi-Family Development consisting of a five (5) sheet plan, prepared by Rogers Engineering Group, of Gallatin, Tennessee, with project number 15-010, dated February 25, 2015, with a revision date of March 12, 2015, and the two (2) sheet architectural elevations,

prepared by Walker Design Services, of Nashville, Tennessee, with project number 1501, dated February 14, 2015, with the following conditions:

1. The Alternative Type 15 Bufferyard, shown along the southern property boundary, shall comply with the requirements of Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, as indicated on the landscaping plan.
2. Submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department and Industrial Pre-treatment Department for review and approval.
3. Revise or remove Note 24 regarding architectural elevations.
4. Revise Site Plan to indicate a five (5) foot sidewalk along Cotton Street from the East Broadway Avenue (Highway 31E) right-of-way to the southern property boundary and provide a walkway to the public sidewalk.
5. Provide a secured and screened enclosure to store trash receptacles on site.
6. Submit mailbox kiosk detail.
7. Provide stormwater detentioning and conveyance acceptable to the City Engineer complying with all regulations.
8. Submit three (3) corrected, folded copies of the Conditional Use Permit plan (PC File #B-284-15) to the Planning Department prior to the issuance of any building permits.
9. Submit three (3) corrected, folded copies of the Site Plan that comply with the approved Conditional Use Permit plan (PC File #B-284-15) to the Planning Department prior to the issuance of any building permits.

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: 3/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 12
PLANNING DEPARTMENT STAFF REPORT

Cotton Street Multi-Family Dwelling Development Site Plan
125 Cotton Street
(PC File #8-372-15)
Date: March 15, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT TWO (2) BUILDINGS CONTAINING THREE (3) MULTI-FAMILY DWELLING UNITS EACH FOR A TOTAL OF SIX (6) MULTI-FAMILY DWELLING UNITS ON 1.033 (+/-) ACRES LOCATED AT THE SOUTHEAST CORNER OF COTTON STREET AND EAST BROADWAY AVENUE (HIGHWAY 31E).

OWNER:	ROBERT C. HELSON
APPLICANT:	ROGERS ENGINEERING GROUP
STAFF RECOMMENDATION:	APPROVAL OF GMRPC RESOLUTION 2015-37
STAFF CONTACT:	KATHERINE SCHOCH, AICP
GMRPC MEETING DATE:	MARCH 23, 2015

PROJECT OVERVIEW:

The owner and applicant request approval of a Site Plan to construct two (2) buildings containing three (3) Multi-Family Dwelling units each for a total of six (6) Multi-Family Dwelling units on 1.033 (+/-) acres located at the southeast corner of Cotton Street and East Broadway Avenue (Highway 31E) (S.B.E. Tax Map #112H/C/014.00, 112H/C/015.00, 112H/C/016.00) (Attachment 12-1 and Attachment 12-2). Each building will contain three (3), 1,319 square foot, two (2) bedroom units (Attachment 12-1; sheet A3.0).

The property is zoned Residential-10 (R10), Medium Density Residential District, which requires a minimum lot size of 10,000 square feet. Multi-Family Dwellings require a Conditional Use Permit in the R10 zone district. At the February 26, 2015 meeting, the Gallatin Municipal Board of Zoning Appeals approved with conditions a Conditional Use Permit for two (2) buildings containing three (3) Multi-Family Dwelling units each for a total of six (6) Multi-family Dwelling units, per Section 06.06.020.C. of the Gallatin Zoning Ordinance (Attachment 12-3).

Staff recommends approval of the Site Plan with the conditions listed on pages 6 and 7 of the staff report and in GMRPC Resolution No. 2015-37.

CASE BACKGROUND:

Previous Approvals

At the February 26, 2015 meeting, the Gallatin Municipal Board of Zoning Appeals approved with conditions a Conditional Use Permit for two (2) buildings containing three (3) Multi-Family Dwelling units each for a total of six (6) Multi-family Dwelling units, per Section 06.06.020.C. of the Gallatin Zoning Ordinance (Attachment 12-3). The square footage of the individual units have

been reduced slightly (from 1,400 square feet to 1,319 square feet) since the Conditional Use Permit was approved to allow for bufferyard installation. Final approval of the Conditional Use Permit is contingent upon the approval of the Site Plan by the Gallatin Municipal-Regional Planning Commission.

Staff found no other previous project approvals on file for the subject property. According to the Sumner County Tax Assessor's Office, the Country Club Mall Final Plat, including Lots 11, 12, and 13, was recorded on December 16, 1970 in Plat Book 7; Page 3 (Attachment 12-4). This property is considered a zone lot by the definition of the Gallatin Zoning Ordinance since the three (3) lots are under single ownership. Buildings may be constructed over property boundaries on a zone lot; however, a minor subdivision plat entitled, Resubdivision of Lots 11, 12, and 13, Country Club Mall Subdivision, (lot number correction required) was prepared to combine the three (3) lots into one (1) lot (Attachment 12-5). The minor subdivision final plat was submitted to the Planning Department and is currently under review.

DISCUSSION:

Analysis

The owner and applicant request approval of a Site Plan for two (2) buildings containing three (3) multi-family dwellings units each for a total of six (6) Multi-Family dwelling units on three (3) lots totaling 1.033 (+/-) acres located at the southeast corner of Cotton Street and East Broadway Avenue (Highway 31E). (S.B.E. Tax Map #112H/C/014.00, 112H/C/015.00, 112H/C/016.00) (Attachment 12-1 and Attachment 12-2). The property contains no recorded easements and no utility lines are located on site. The R10 zone district requires 7,500 square feet of development area per dwelling unit. The zone lot contains a total of 1.033 (+/-) acres so the property may contain a total of six (6) dwelling units (44,997 s.f./7,500 s.f. = 5.9996 units). The project meets all other Bulk Requirements of the R10 zone district including a double side yard along East Broadway Avenue (Highway 31E) since the side yard is adjacent to a street.

Each building will contain three (3), 1,319 square foot, two (2) bedroom units (Attachment 12-1; sheet A3.0). The project was presented to the Planning Commission at the March 9, 2015 Work Session. The Planning Commission has no issues with the proposed Site Plan; however, they asked the applicant to add architectural details, such as decorative awnings, to the back of the building to break up the large expanses of brick (Attachment 12-1; sheet A3.1). In addition, the Planning Commission asked the applicant to provide tree protection during construction for the four (4) mature pine trees adjacent to the eastern property boundary. The applicant agreed to the request. The tree drip line was identified on the Site Plan and a high visibility fence for tree protection. The tree barrier will be installed five (5) feet from the eastern property boundary (Attachment 12-1; sheet C2.0). The applicant shall also provide a secured and screened enclosure to store trash receptacles on site and submit a detail of the proposed mailbox kiosk to be located on the north side of the entrance off Cotton Street.

Natural Features

The subject property is currently unimproved and vacant. A note on the Site Plan indicates that no portion of this property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0316G and #47165C0318G, dated April 17, 2012; zone X (Attachment 12-1).

The project site contains five (5) mature trees along the southern property boundary that will be preserved and counted toward the bufferyard requirement (Attachment 12-1; sheet C2.0).

Surrounding Zoning
The property to the north, across East Broadway Avenue, is zoned Commercial Services, and contains existing commercial uses and structures. The property to the east is split zoned R10 and R15, and the properties to the south and west are zoned R10 (Attachment 12-1). Existing single-family residents and duplex units surround the subject property across Cotton Street and along Club Circle.

Gallatin on the Move 2020 General Development and Transportation Plan
The subject property is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 12-7). The main goals of the Suburban Neighborhood Established Community Character Area are to maintain residential uses, accommodate compatible in-fill development, and provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way (Attachment 12-7). The Cotton Street Multi-family Dwelling Development meets the overall intent of the Suburban Neighborhood Established Community Character Area (Attachment 12-7). In addition, the subject property features a Gateway Corridor overlay as shown on the Community Character Area Map (Attachment 12-6). Gateway Corridors are identified at the main entryways into Gallatin. The intent of the Gateway Corridor overlay is to encourage mixed use developments that reflect quality materials and design relating to buildings, site layout, and signage (Attachment 12-8). The Cotton Street Multi-family Dwelling Development was designed in keeping with the high quality design standards recommended for property within the Gateway Corridor overlay.

Access and Traffic Study
The subject property has road frontage on two (2) different streets; East Broadway Avenue to the north and Cotton Street to the west. The front façade of the buildings will face Cotton Street (west) and the site will be accesses from a single driveway off Cotton Street (Attachment 12-1). There is no direct access to East Broadway Avenue from the development. A five (5) foot wide sidewalk shall be installed along Cotton Street from the East Broadway Avenue (Highway 31E) right-of-way to the southern property boundary and from the public sidewalk to the buildings to provide for pedestrian access to the site. Due to the size of the project, a traffic study is not required. The development will generate approximately 33 daily trips, which is slightly more than if single-family homes were constructed on the lots.

Architectural Elevations
The applicant submitted architectural renderings of the proposed one-story, Multi-family Dwelling buildings (Attachment 12-1; sheet A3.0), each containing three (3), 1,319 square foot units with two (2) bedrooms. Both rectangular buildings are identical in design and will contain 100 percent red brick on all building façades. The front façade of both buildings will contain raised front porches, one (1) door, three (3) windows, and a decorative wooden column at the front entrance of each unit. A 6:12 pitched roof will be installed on both buildings with architectural dimensional shingles. The rear façades of both buildings will face the eastern property line and are shown with three (3) back doors and three (3) small windows (Attachment 12-1; sheet A3.1).

G.Z.O., Section 13.08.010. A, Basic Design Criteria, A. Materials, states that any use and building, other than single family detached residential units, shall use brick and/or stone materials as the predominant (minimum 65%) exterior facade materials in the A, R40, R20, R15, R10, R8, zone

districts. Since the proposed buildings will contain 100 percent brick on all four (4) facades, the project exceeds the design requirement of the G.Z.O. In addition, the proposed architecture meets the requirements of G.Z.O. Section 13.08.010.B, Compatibility with Adjacent Buildings since the surrounding structures also contain brick, vinyl siding, and Hardie Board siding.

The applicant is aware that the buildings shall meet the 20-foot separation requirement of the Gallatin Zoning Ordinance, Section 12.05.010, Minimum Distance Between Buildings.

Landscaping and Bufferyards

Bufferyards are intended to minimize the potential impacts of proposed developments on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *Gallatin on the Move 2020 General Development and Transportation Plan.* A Type 15 Bufferyard is required along the southern property boundary, adjacent to the Residential-15 (R15) zoned property. The owner and applicant are requesting approval of an Alternative Type 15 Bufferyard to be installed along the southern property boundary, which would include a 10-foot wide landscape strip with a six (6) foot tall (approximately 105 feet long) wooden shadowbox fence to be located in the middle of the bufferyard to provide additional screening and noise abatement. A detail of the proposed fence is shown on sheet C5.0 of Attachment 12-1. Skip laurels will be installed on the side of the fence adjacent to the existing residential structure and the large maple trees and pine trees will be maintained within the bufferyard (Attachment 12-1). Planning Commission shall determine if the Alternative Type 15 Bufferyard shown along the southern property boundary meets the requirements of Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, and if so, grant approval of the bufferyard plan.

A Type 15 Bufferyard is also required along the northern boundary line adjacent to Nashville Pike since East Broadway Avenue (a major arterial street) separates the R10 property from the CS property to the north. Table 13-05 of the G.Z.O. indicates a Type 20 Bufferyard requirement between R10 and CS property without an intervening major street. Since East Broadway Avenue is a major arterial street, the bufferyard requirement is reduced to a Type 15. The property contains five (5) mature trees along the southern property boundary that will be preserved and counted towards the bufferyard requirement. According to the planting detail, a total of 36 trees and 44 shrubs will be installed on site.

The plan provided with the Conditional Use Permit application for the development was approved with a Type 15 Bufferyard shown along the eastern property boundary, adjacent to Lot 14, which is split-zoned R10 and R15 and contains an existing residential structure.

Details of the proposed bufferyards have been shown on the landscaping plan. The interior plantings meet the requirements of the Gallatin Zoning Ordinance. Screening will also be provided around the HVAC units to be installed behind each individual unit (Attachment 12-1). At the Planning Commission request, a fence for tree protection will be installed five (5) feet from the eastern property boundary to avoid disrupting the four (4) mature pine trees on the adjoining property (Attachment 12-1; sheet C2.0).

Drainage and Detentioning

All stormwater runoff drains towards the northwestern corner of the site and will be conveyed through a piped system under the driveway off Cotton Street and at the corner of East Broadway and

Cotton Street (Attachment 12-1; sheet C2.0). Stormwater will flow to Town Creek on the southern side of East Broadway Avenue, which ultimately drains to Old Hickory Lake.

The applicant worked with the Engineering Division on an acceptable design for on-site detentioning. The Site Plan shows the location of a five (5) foot wide, four (4) foot deep pervious rip-rap area (gravel diaphragm), covered with decorative cobblestone or river rock, to be installed around the western perimeter of the parking area and along both sides of the entrance driveway to allow for stormwater infiltration (Attachment 12-1; sheet C2.0 and Attachment 12-1; sheet C3.0). The applicant submitted stormwater runoff calculations that are currently under review by the Engineering Division. Stormwater systems shall be acceptable to the City Engineer and comply with all regulations.

Parking Calculations

The Gallatin Zoning Ordinance requires two (2) parking spaces per dwelling unit. A parking lot will be constructed directly in front of the buildings off the shared driveway from Cotton Street. The parking lot contains a total of 13 regular parking spaces and one (1) handicap parking space, meeting the parking requirements of the Gallatin Zoning Ordinance. A row of evergreen shrubs is shown to be installed along the parking spaces adjacent to East Broadway Avenue, which provides additional screening of the parking lot (Attachment 12-1).

Site Surety

A site surety is required to cover site improvements, in an amount to be determined by the applicant and approved by the Planning Department, per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance. The applicant submitted the site surety calculation sheet and set the amount at $55,784.48. The site surety for $55,784, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the issuance of any building permits for the project.

Construction Schedule

Construction will is scheduled to begin by April 1, 2015 and is expected to be completed by October 1, 2015 (Attachment 12-1; sheet C1.0)

Other Departmental Comments

- ***Engineering Division***
  During the initial review of the Site Plan, the Engineering Division asked the applicant to provide Low Impact Development (LID) techniques that encouraging infiltration in lieu of on-site detentioning for the project. The applicant worked with the Engineering Division to provide an acceptable stormwater infiltration system. The applicant satisfactorily addressed the Engineering Division's review comments in the resubmittal.

- ***Public Utilities Department and Industrial Pre-treatment Department***
  Final detailed plans and specifications shall be submitted to the Public Utilities Department and Industrial Pre-treatment Department for water and sanitary sewer installation for review and approval. Sanitary sewer plans are currently being prepared by the applicant.

- ***Public Works Department***
  The Public Works Department noted that garbage cans shall be brought to Cotton Street for garbage and brush pick-up service. A paved trash pick-up area has been provided on the western

side of the property adjacent to the Cotton Street right-of-way. Planning Staff will submit the details of the proposed mailbox kiosk to the Public Works Department for review comments once it is submitted by the applicant.

- ***Building Codes Department***
  The Building Codes Department provided no review comments on the Site Plan.

- ***Department of Electricity***
  The Department of Electricity provided no review comments on the Site Plan.

- ***Fire Department***
  The Fire Department provided no review comments on the Site Plan. Life safety inspections are required prior to the issuance of Certificates of Occupancy.

- ***Police Department***
  The Police Department provided no review comments on the Site Plan.

- ***Sumner County E-911***
  Sumner County E-911 did not review the Site Plan; however, the department shall review the minor subdivision final plat for this property to provide addresses for the units.

Findings
The project was designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The proposed Site Plan is consistent with the purpose and intent of the Residential-10 (R10) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.

2. The proposed Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, *Dimensions and Design Standards,* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05) with one (1) alternative.

RECOMMENDATION
Based on findings in the Staff Report, Staff recommends that the Gallatin Municipal-Regional Planning Commission approve the Site Plan for Cotton Street Multi-Family Development consisting of a five (5) sheet plan, prepared by Rogers Engineering Group, of Gallatin, Tennessee, with project number 15-010, dated February 25, 2015, with a revision date of March 12, 2015, and the two (2) sheet architectural elevations, prepared by Walker Design Services, of Nashville, Tennessee, with project number 1501, dated February 14, 2015, with the following conditions:

1. The Alternative Type 15 Bufferyard, shown along the southern property boundary, shall comply with the requirements of Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, as indicated on the landscaping plan.
2. Submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department and Industrial Pre-treatment Department for review and approval.
3. Revise or remove Note 24 regarding architectural elevations.
4. Revise Site Plan to indicate a five (5) foot sidewalk along Cotton Street from the East Broadway Avenue (Highway 31E) right-of-way to the southern property boundary and provide a walkway to the public sidewalk.
5. Provide a secured and screened enclosure to store trash receptacles on site.
6. Submit mailbox kiosk detail.
7. Provide stormwater detentioning and conveyance acceptable to the City Engineer complying with all regulations.
8. Submit three (3) corrected, folded copies of the Conditional Use Permit plan (PC File #B-284-15) to the Planning Department prior to the issuance of any building permits.
9. Submit three (3) corrected, folded copies of the Site Plan that comply with the approved Conditional Use Permit plan (PC File #B-284-15) to the Planning Department prior to the issuance of any building permits.

ATTACHMENTS:

Attachment	**12-1**	**Site Plan and Architectural Elevations**
Attachment	**12-2**	**Location Map**
Attachment	**12-3**	**GMBZA 2/26/15 Meeting Action Form**
Attachment	**12-4**	**Country Club Mall Final Plat PB 7; PG 3**
Attachment	**12-5**	**Country Club Mall Revised Minor Subdivision Plat (Unapproved)**
Attachment	**12-6**	***2020 Plan* Community Character Area Map – Central Gallatin**
Attachment	**12-7**	***2020 Plan* Suburban Neighborhood Established Description**
Attachment	**12-8**	***2020 Plan* Gateway Corridor Overlay Description**

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROGESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY INFORMATION PROVIDED BY RICHARD D. GRAVES LAND SURVEYING, DRAWING DATED 2-10-2015. TOPOGRAPHIC INFORMATION PROVIDED BY CARROLL CARMAN SURVEYING, DRAWING DATED 6-27-2012.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0316G & 47165C0318G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT IN A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
18. PERFORMANCE STANDARD COMPLIANCE
    ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
19. INDUSTRIAL PRETREATMENT
    THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. SIGNAGE
    NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
21. PHOTOMETRIC PLAN
    NO OUTDOOR LIGHTING IS BEING PROPOSED. OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
22. TRASH COLLECTION
    THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
23. HVAC UNITS
    HVAC UNIT LOCATIONS WILL BE TYPICAL FOR RESIDENTIAL CONSTRUCTION. HVAC UNITS TO BE SCREENED FROM THE STREET VIEW.
24. BUILDING MATERIALS
    BUILDINGS SHALL BE COMPRISED A MINIMUM OF 65% BRICK ON ALL FACADES, REMAINDER TO BE VINYL SIDING. ROOFING MATERIAL TO BE ARCHITECTURAL ASPHALT SHINGLES.

ESTIMATED CONSTRUCTION SCHEDULE:

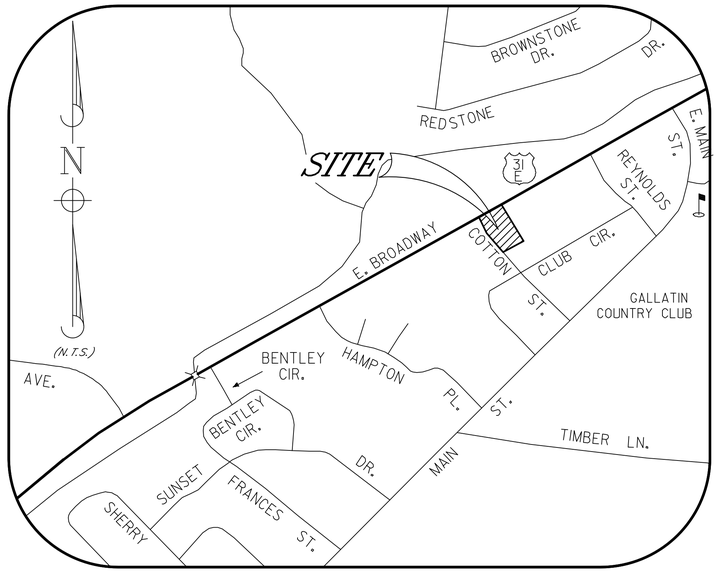
BEGIN 1 APRIL 2015
END 1 OCTOBER 2015

TEMPORARY BENCHMARK:

TOP OF EXISTING FIRE HYDRANT AT THE CORNER OF COTTON STREET AND EAST BROADWAY.
ELEVATION 385.00 (ASSUMED)

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
GRADING PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
DETAILS	C 5.0



COTTON STREET
MULTIFAMILY DEVELOPMENT
SITE PLAN
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

STATEMENT OF FINANCIAL RESPONSIBILITY:

JOHN PARK AND MORRIS HOLLEMAN WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE DEVELOPMENT OF APPROXIMATELY 1.033 ± ACRES INTO A SINGLE LOT MULTIFAMILY RESIDENTIAL DEVELOPMENT (2 TRIPLEXES) WITH ALL REQUIRED APPURTENANCES.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
   (1) CLASS III RCP (REINFORCED CONCRETE PIPE)) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
   (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE THE PLANS.

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

PARKING REQUIREMENTS				
TYPE	REQUIRED SPACES	EXISTING	PROPOSED	TOTAL
DWELLING UNITS (6 UNITS)	(2 SPC / UNIT) x 6 UNITS = 12 SPCS	0	14	14
TOTAL	12	0	14	14*

* 1 ACCESSIBLE SPACE REQUIRED AND 1 PROVIDED

BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
R10 TO R10 (W/ LOCAL STREET)	NONE REQUIRED	–
R10 TO R15	TYPE 15	ALT. TYPE 15
R10 TO R10	NONE REQUIRED	TYPE 15
R10 TO CS (W/ MAJOR STREET)	TYPE 15' *	TYPE 15

* PER GALLATIN ZONING ORDINANCE SECTION 13.04.060.F

R-10 BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM LOT AREA	10,000 SF	45,017 SF
MAXIMUM LOT COVERAGE	40 %	18.66%
MIN. DEV. AREA PER UNIT	7,500 SF	7502.8 SF
MAXIMUM FLOOR AREA RATIO	0.32	0.17
MAXIMUM BUILDING HEIGHT	–	20.0'
FRONT YARD	25 FEET	>25 FEET
SIDE YARD	10 FEET	10 FEET
SIDE YARD ABUTTING STREET	20 FEET	20 FEET
REAR YARD	15 FEET	>15 FEET
MINIMUM LOT WIDTH	60 FEET	250 FEET

SITE DATA TABLE	
OWNER	ROBERT C. HELSON P.O. BOX 1372 GALLATIN, TN 37066 615-804-5000
DEVELOPER	JOHN PARK AND MORRIS HOLLEMAN P.O. BOX 574 GALLATIN, TN 37066 615-586-3530
SITE LOCATION	125 COTTON STREET
TAX MAP	112H GROUP C
PARCELS	014.00, 015.00, & 016.00; RB 3590, PG 780 R.O.S.C.TN
PLAT REFERENCE	COUNTRY CLUB MALL LOT 11, 12, 13, PB 7, PB 3 R.O.S.C.TN
ACREAGE	45,017 SF, 1.033 ± AC
CURRENT ZONE	R-10
REQUESTED ZONE	
EXISTING USE	VACANT
PROPOSED USE	DWELLING MULTI-FAMILY

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

COTTON STREET
MULTIFAMILY DEVELOPMENT
SITE PLAN
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

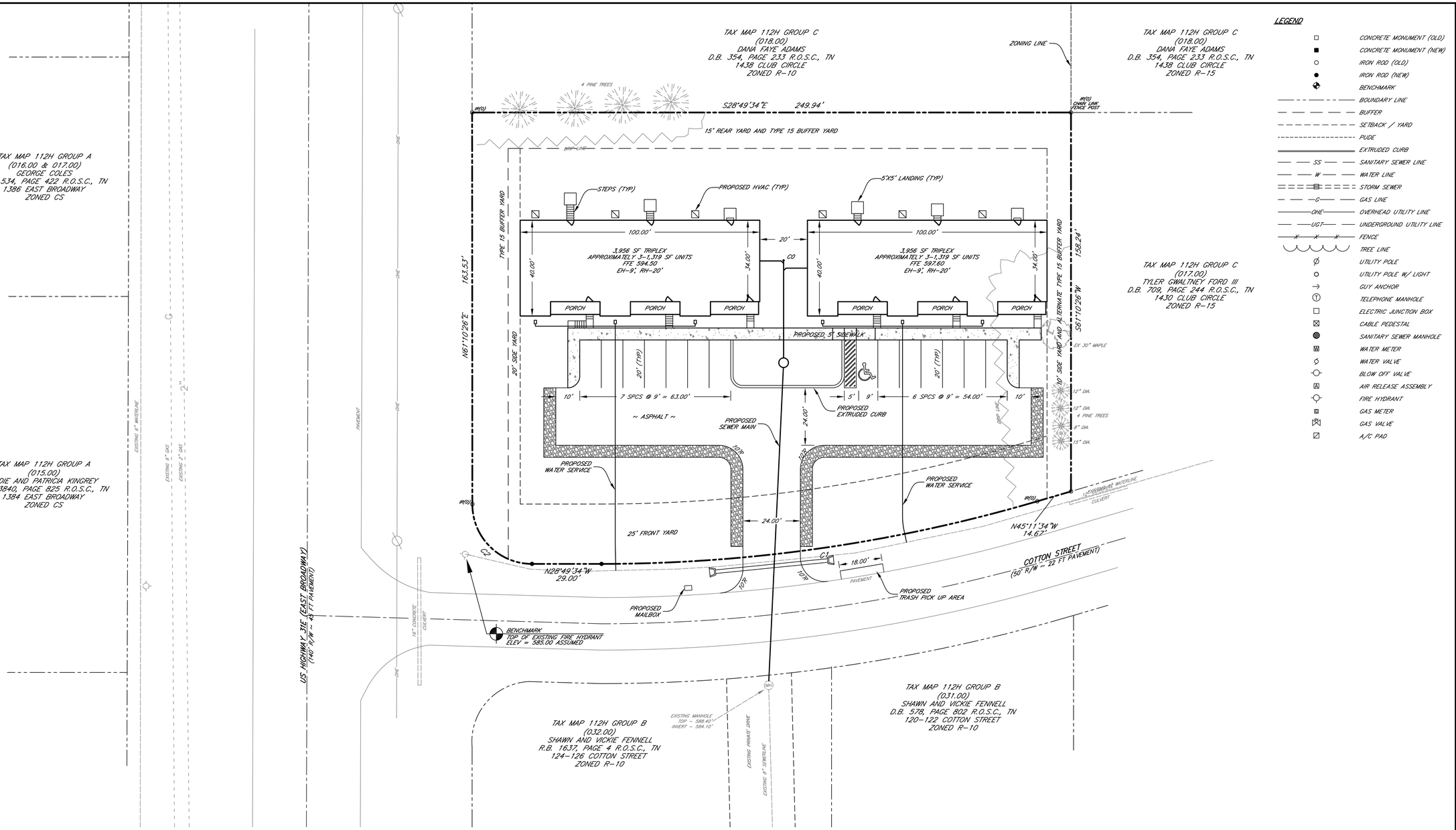
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 0011605
STATE OF TENNESSEE
3-12-15

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 12 MARCH 2015 PER GMRPC
PROJECT COMMENTS DATED 3-9-15

SHEET 1 OF 5

PROJECT #	15-010
DATE	25 FEBRUARY 2015



CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	645.39'	92.81'	184.36'	183.73'	N 37°00'34" W	16°22'00"
C2	25.00'	25.00'	39.27'	35.36'	N 16°10'26" E	90°00'27"

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
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GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

COTTON STREET MULTIFAMILY DEVELOPMENT

LAYOUT PLAN
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

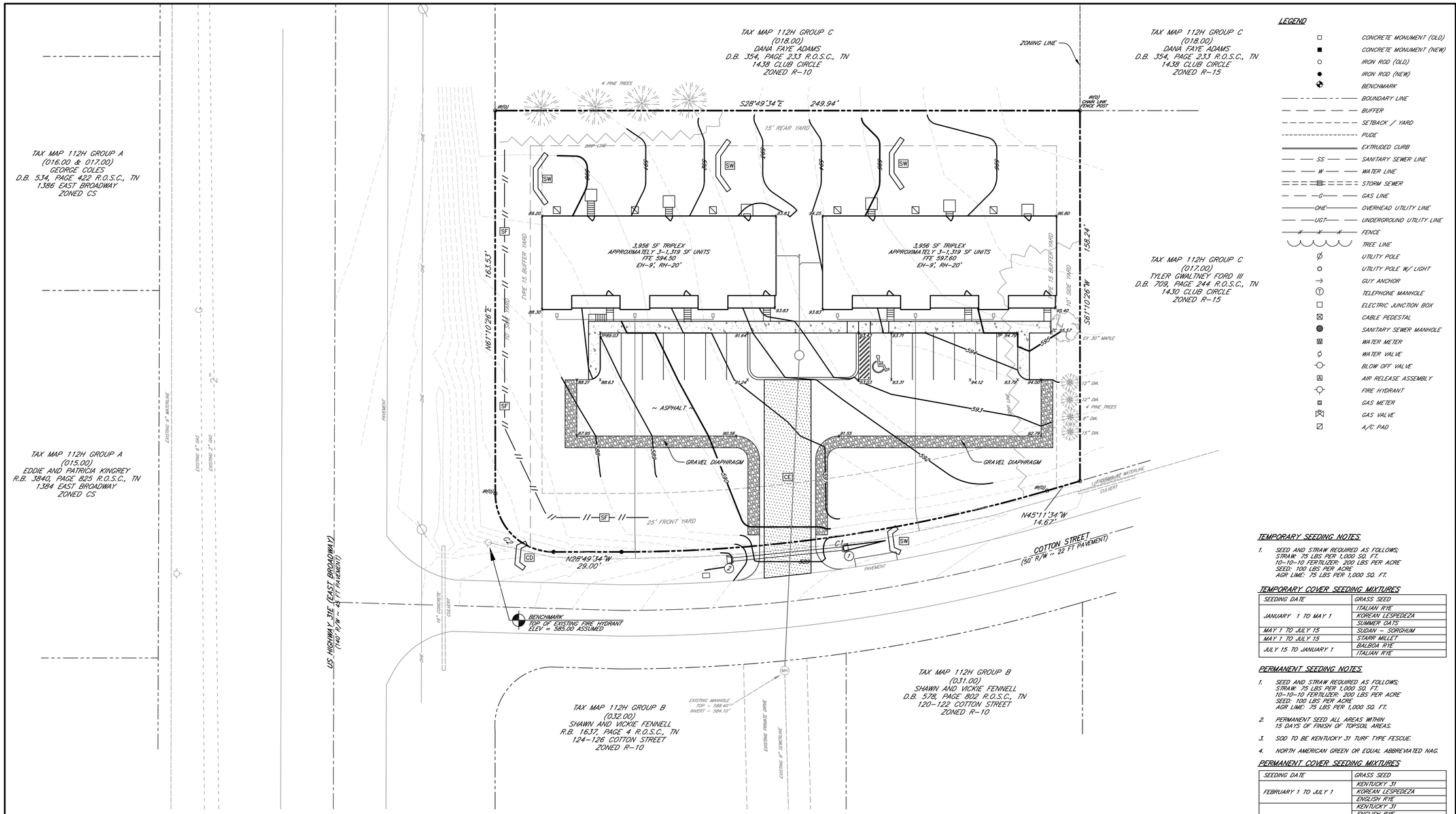
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 0011695
STATE OF TENNESSEE
3-12-15

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 12 MARCH 2015 PER GMRPC PROJECT COMMENTS DATED 3-9-15

SHEET 2 OF 5

PROJECT #	15-010
DATE	25 FEBRUARY 2015



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COTTON STREET MULTIFAMILY DEVELOPMENT

GRADING PLAN
120 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

TEMPORARY SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN - SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE
	ITALIAN RYE

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

JOHN ANTHONY LEITH REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 0011160 STATE OF TENNESSEE
3-12-15

SHEET NO.
C 3.0

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REVISION 1: 12 MARCH 2015 PER GMRPC PROJECT COMMENTS DATED 3-9-15

SHEET 3 OF 5

PROJECT #	15-010
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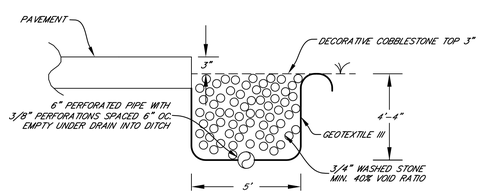

GRAVEL DIAPHRAGM
FOR INFILTRATION
NOT TO SCALE

EROSION CONTROL LEGEND:

- SF – SILT FENCE
- CD – CHECK DAM
- CE – CONSTRUCTION EXIT
- NAG – NORTH AMERICAN GREEN OR EQUAL
- SW – STRAW WATTLE CHECK DAM

NAG DESIGNATIONS:

ALL DITCHES TO BE LINED WITH NAG S150 TEMPORARY MATTING IMMEDIATELY UPON FINAL GRADING UNLESS OTHERWISE NOTED.

ALL 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING.

NOTES:

TP – TOP OF PAVEMENT

TC – TOP OF CONCRETE

NO NOTATION – TOP OF PAVEMENT OR TOP OF GROUND

DRAINAGE STRUCTURES:

NO.	TYPE	LOCATION	CASTING	ELEVATION	
				TOP CAST.	℄
1	HEADWALL	DRIVE	–	–	587.50
2	HEADWALL	DRIVE	–	–	587.02

ALL CASTINGS BY JOHN BOUCHARD AND SONS CO. OR EQUAL
* – LABELED "STORM SEWER"

PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)
1-2	18" * RCP III	48.0	1.00	3.56	6.1	0.55

FLOWS BASED ON THE 10-YEAR STORM EVENT UNLESS OTHERWISE NOTED

CURVE TABLE

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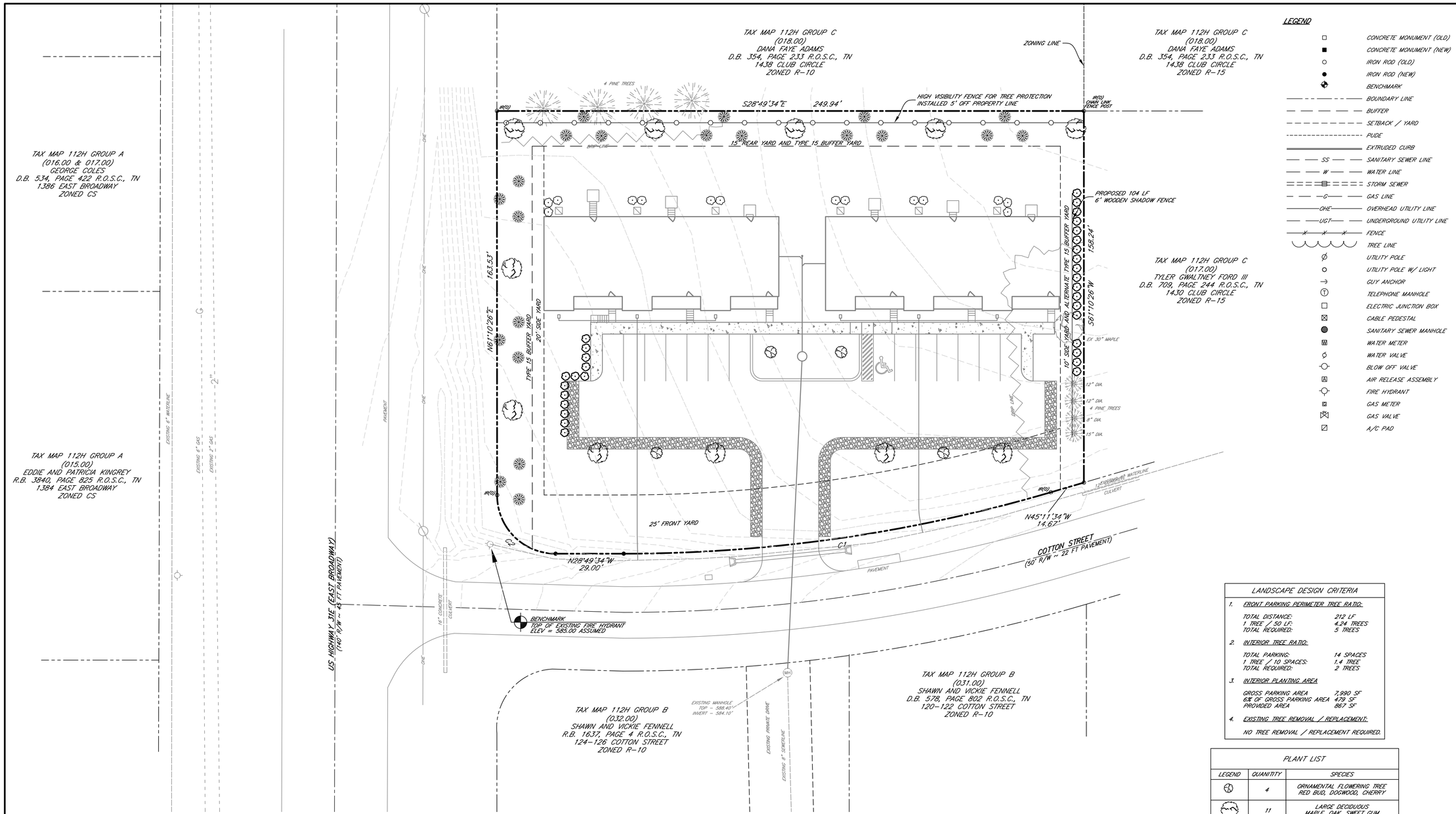

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COTTON STREET MULTIFAMILY DEVELOPMENT

LANDSCAPE PLAN
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

LANDSCAPE DESIGN CRITERIA

1. FRONT PARKING PERIMETER TREE RATIO:

TOTAL DISTANCE:	212 LF
1 TREE / 50 LF:	4.24 TREES
TOTAL REQUIRED:	5 TREES

2. INTERIOR TREE RATIO:

TOTAL PARKING:	14 SPACES
1 TREE / 10 SPACES:	1.4 TREE
TOTAL REQUIRED:	2 TREES

3. INTERIOR PLANTING AREA

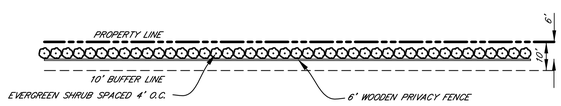
GROSS PARKING AREA	7,990 SF
6% OF GROSS PARKING AREA	479 SF
PROVIDED AREA	867 SF

4. EXISTING TREE REMOVAL / REPLACEMENT:

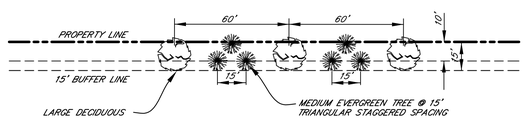
NO TREE REMOVAL / REPLACEMENT REQUIRED.

PLANT LIST

LEGEND	QUANITITY	SPECIES
	4	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, CHERRY
	11	LARGE DECIDUOUS MAPLE, OAK, SWEET GUM
	21	MEDIUM EVERGREEN HOLLY
	13	EVERGREEN SHRUB DWARF BURFORD HOLLY
	32	EVERGREEN SHRUB SKIP LAUREL
	–	MULCH HARDWOOD BARK
	–	SEEDING KY-31 FESCUE



ALTERNATE TYPE 15 BUFFER
NOT TO SCALE



TYPE 15 BUFFER
NOT TO SCALE

LANDSCAPE NOTES:

1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

CURVE TABLE

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SHEET NO.
C 4.0

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REVISION 1: 12 MARCH 2015 PER GMRPC
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SHEET 4 OF 5

PROJECT #	15-010
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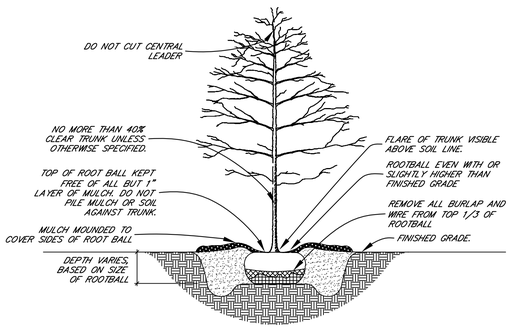
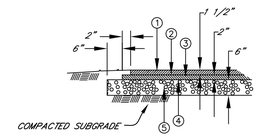


TREE SELECTION SPECIFICATIONS:

1. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
2. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
3. THE POINT WHERE THE TOPMOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
4. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z50.1 STANDARD, LATEST EDITION.
5. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 25% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
6. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
7. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
8. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

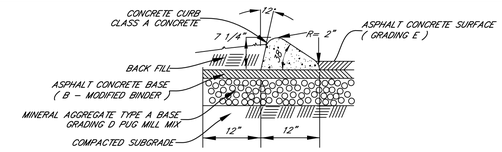
TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOPMOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 1.5 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 2/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOPMOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 2–3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOT BALL TO A POINT EVEN WITH THE DRIP LINE. DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. IF TREES ARE STAKED, STAKES SHALL NOT COME INTO CONTACT WITH THE ROOT BALL. GUY WIRES SHALL NOT BE DRAWN TAUGHT, BUT SHOULD SUPPLY JUST ENOUGH TENSION TO PREVENT TREE FROM SWAYING A GREAT DEAL. ALL STAKES, WIRING AND HARNESSES SHALL BE REMOVED WITHIN ONE YEAR UNLESS OTHERWISE SPECIFIED.

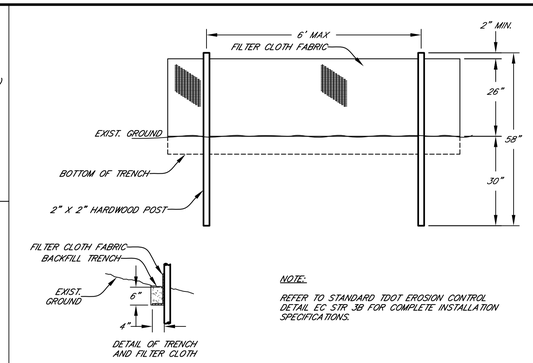


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

STANDARD PAVING SECTION
NOT TO SCALE



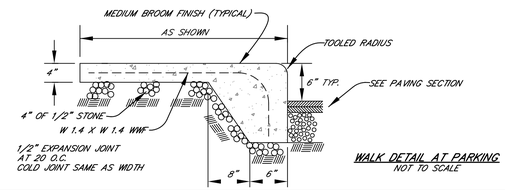
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



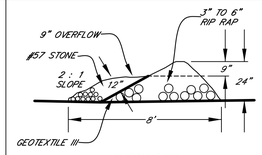
NOTE:

REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

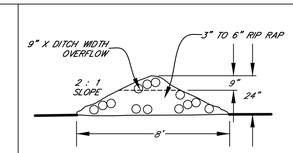
TEMPORARY SILT FENCE
NOT TO SCALE



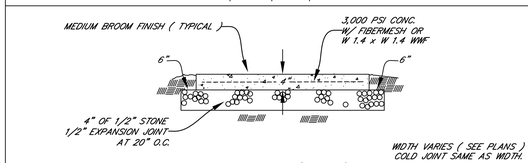
WALK DETAIL AT PARKING
NOT TO SCALE



CHECK DAM
NOT TO SCALE



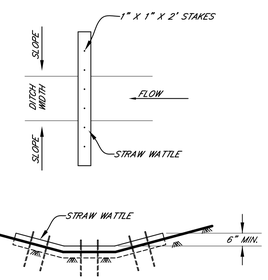
ROCK CHECK
NOT TO SCALE



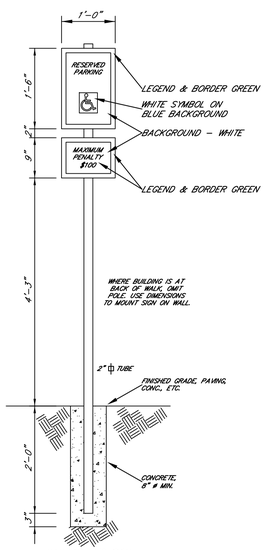
WALK DETAIL (YARD)
NOT TO SCALE

NOTES:

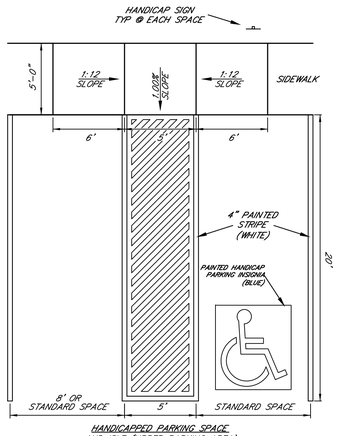
1. ELEVATION TO BE MINIMUM OF 6 INCHES ABOVE TOP OF WATTLE IN CENTER OF DITCH.
2. WATTLES SHALL ONLY BE USED IN LOW FLOW SWALES OR DITCHES WITH FLAT SLOPES. THEY SHALL BE UTILIZED TO DECREASE FLOW VELOCITY AND TO RETAIN SMALL AMOUNTS OF SEDIMENT.
3. ALL WATTLES SHALL BE BURIED A MINIMUM OF 4 INCHES.
4. WATTLES SHALL BE A MINIMUM OF 6" DIAMETER.



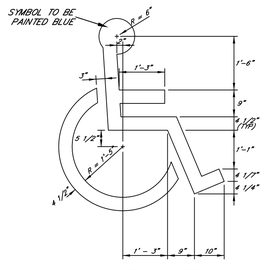
STRAW WATTLE
NOT TO SCALE



HANDICAPPED SIGN
NOT TO SCALE

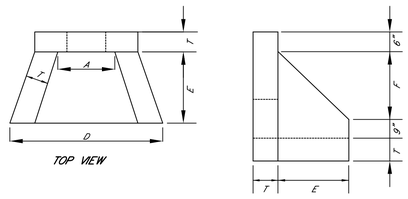


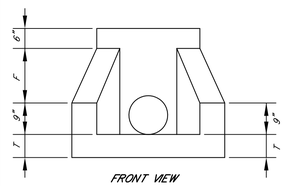
HANDICAPPED PARKING SPACE AND ISLE (UPPER PARKING AREA)
NOT TO SCALE



PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

HANDICAPPED PARKING DETAIL
NOT TO SCALE





NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

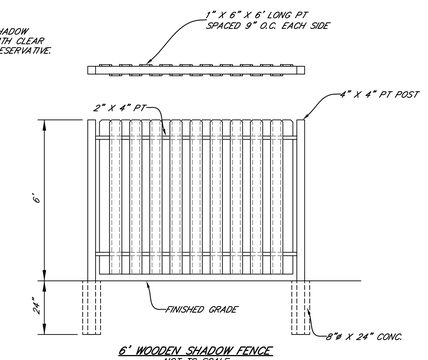
TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"X60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

CONCRETE HEADWALL
(OUTLET & INLET)
NOT TO SCALE

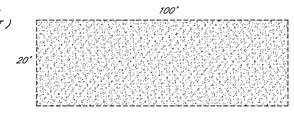
NOTE:

1. FINISH SHADOW FENCE WITH CLEAR WOOD PRESERVATIVE.

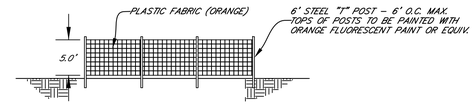


6' WOODEN SHADOW FENCE
NOT TO SCALE

CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



CONSTRUCTION ENTRANCE
NOT TO SCALE



HIGH VISIBILITY FENCE DETAIL
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1–800–351–1111
1–615–366–1987
TENNESSEE ONE CALL
IT'S THE LAW

COTTON STREET MULTIFAMILY DEVELOPMENT

DETAILS
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111805
STATE OF TENNESSEE
3-12-15

SHEET NO.
C 5.0

REVISIONS
REVISION 1: 12 MARCH 2015 PER GMRPC
PROJECT COMMENTS DATED 3–9–15

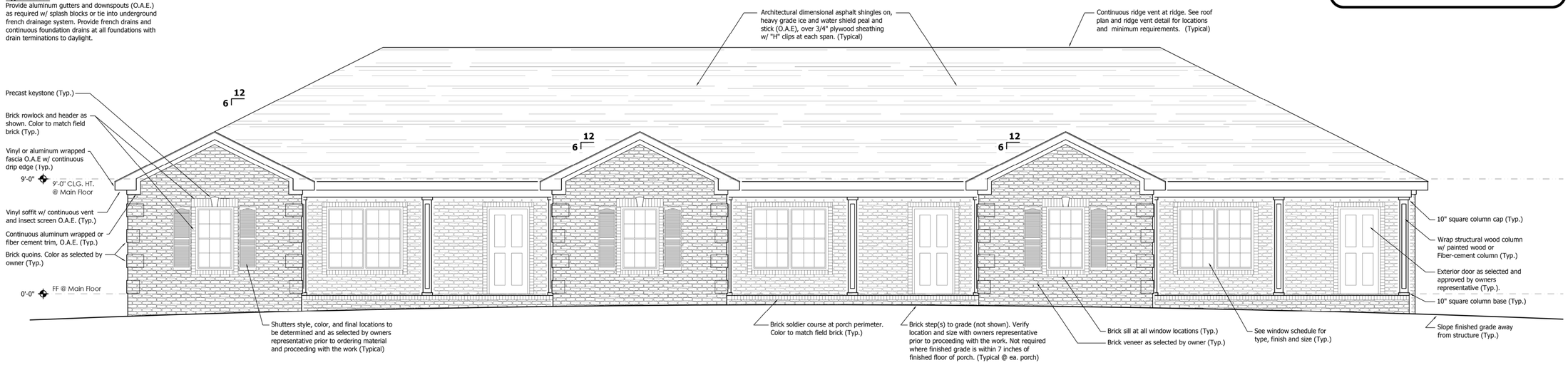
SHEET 5 OF 5

PROJECT #	15–010
DATE	25 FEBRUARY 2015

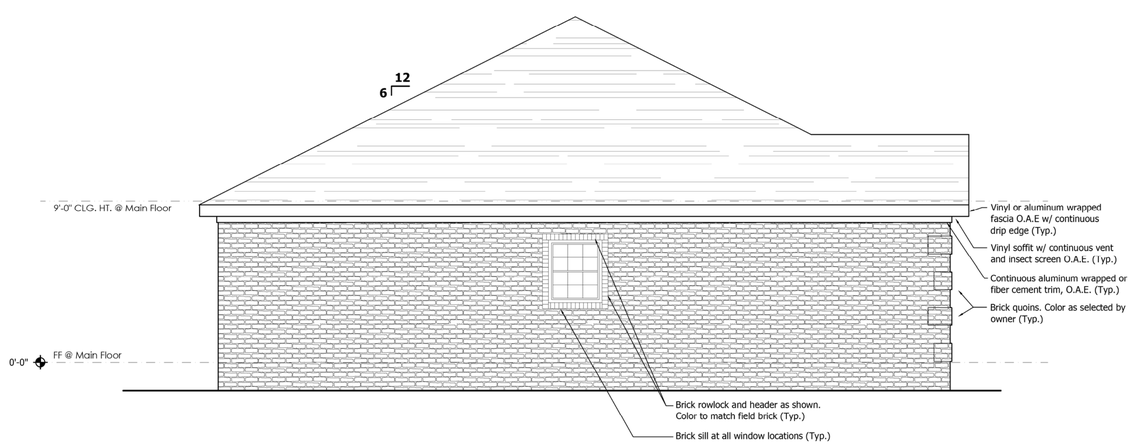
EXTERIOR ELEVATION NOTES:

1. EXTERIOR ELEVATIONS ARE PROVIDED FOR VISUAL REFERENCE TO THE LOCATIONS AND TYPES OF FINISHES USED ON EXTERIOR. ELEVATIONS SHALL NOT BE SCALED OR USED FOR ACTUAL FRAMING DIMENSIONS (Unless Specifically Noted Otherwise), REFER TO CONSTRUCTION PLANS FOR DIMENSIONS.
2. GUTTERS AND D.S. MAY NOT BE SHOWN ON EXTERIOR ELEVATIONS ALTHOUGH BOTH GUTTERS & D.S. ARE TO BE PROVIDED, ALUM. TYPE O.E. AND PROVIDE SPLASH BLOCKS @ ALL D.S. OR PIPE TO DAYLIGHT w/ AN APPROVED UNDERGROUND STORMWATER SYSTEM.
3. PROVIDE STEPS TO GRADE AT ALL EXTERIOR EXITS IF NOT AT GRADE LEVEL, U.N.O. SEE PLANS AND ELEVATIONS FOR LOCATIONS AND TYPES OF CONSTRUCTION FOR EXTERIOR STEPS.
4. SLOPE FINISHED GRADE AWAY FROM HOUSE WITH A POSITIVE SLOPE OF NOT LESS THAN 6 Inches IN 10 Feet AND PROVIDE AN APPROVED FRENCH DRAIN SYSTEM AS REQUIRED. PIPE TO DAYLIGHT.
5. WINDOW / DOOR STYLES AND HARDWARE TO BE SELECTED BY OWNERS or THEIR REPRESENTATIVE. SIZES FOR WINDOWS AND DOORS ARE SHOWN ON FLOOR PLANS AND/OR IN WINDOW AND DOOR SCHEDULES.
6. WHERE HORIZONTAL AND VERTICAL CONDITIONS OCCUR, PERMANENTLY AND CONTINUOUSLY INSTALL FLASHING AND COUNTER-FLASHING.
7. WHERE "Hardi-board" and/or "James Hardi" BRAND MATERIALS ARE NOTED, AN APPROVED EQUAL FIBER CEMENT PRODUCT MAY BE USED. COLOR AND FINISH OF FIBER CEMENT MATERIALS SHALL BE AS SELECTED AND APPROVED BY OWNER PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.

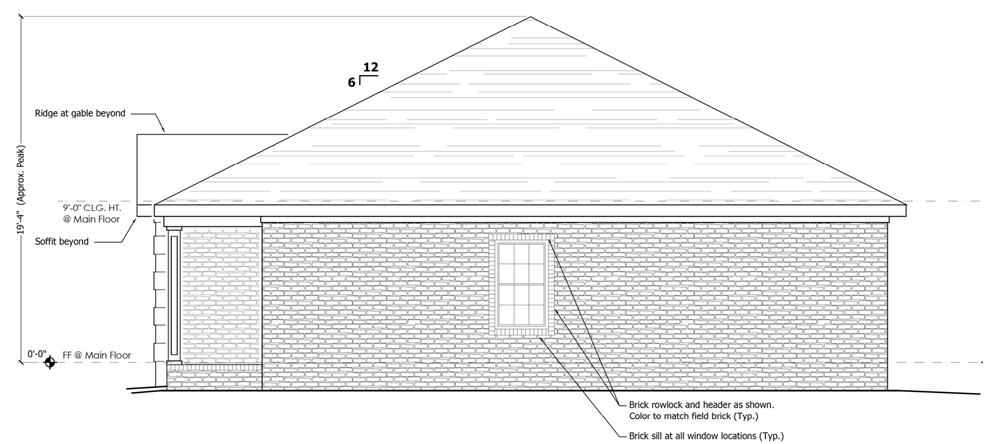
Typical Note:
Provide aluminum gutters and downspouts (O.A.E.) as required w/ splash blocks or tie into underground french drainage system. Provide french drains and continuous foundation drains at all foundations with drain terminations to daylight.



1 Front Elevation
SCALE: 1/4" = 1'-0"



2 Left Side Elevation
SCALE: 1/4" = 1'-0"



3 Right Side Elevation
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

WALKER DESIGN SERVICES
Walker Design Services
dustin.walker@comcast.net
Dustin Walker
615.330.4482

A New Multi-Family Residential Project For:
Triplex At Cotton Street
Cotton St. - Lot No.:
Gallatin, TN 37066
Sumner County

*** DISCLAIMER ***

THE PURPOSE OF THESE DRAWINGS AND SPECIFICATIONS IS TO SHOW "DESIGN INTENT" ONLY. ALL DRAWINGS AND SPECIFICATIONS PROVIDED HEREIN ARE NOT TO BE USED AS A SUBSTITUTE, OR IN LIEU OF STRUCTURAL ENGINEERING, ELECTRICAL OR MECHANICAL ENGINEERING PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ANY REQUIRED PROFESSIONAL AND/OR LICENSED PERSON(S) FOR EACH TRADE AS NECESSARY, TO ASSURE A PROPERLY CONSTRUCTED PROJECT, PER LOCAL AND STATE CODES.

NO.	REVISION DESCRIPTION	DATE
1	N/A	None
2		
3		
4		
5		
6		
7		

PROJ. NO.: 1501
DATE: Feb. 14, 2015
ISSUE PURPOSE: CONSTRUCTION
SHEET TITLE: EXTERIOR ELEVATIONS

A 3.0

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Printed: 2.15.2015 By: Dustin FILE PATH:--> H:\N\My Projects\1501_Park\1501_DWG's\1501_XPlan_2-12-15.dwg

EXTERIOR ELEVATION NOTES:

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Typical Note:
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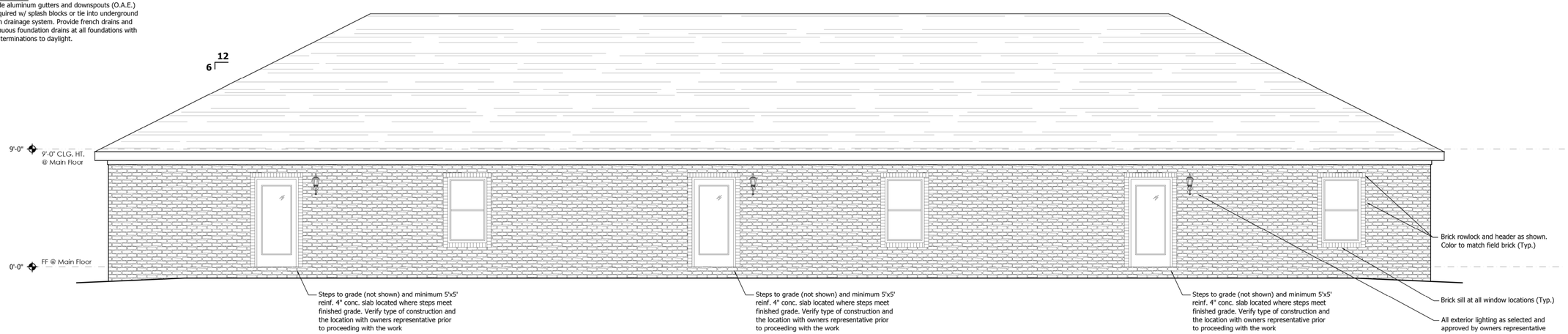

4 Rear Elevation
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

WALKER DESIGN SERVICES
Walker Design Services
dustin.walker@comcast.net
Dustin Walker
615.330.4482

A New Multi-Family Residential Project For:
Triplex At Cotton Street
Cotton St. - Lot No.:
Gallatin, TN 37066
Sumner County

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NO.	REVISION DESCRIPTION	DATE
1	N/A	None
2		
3		
4		
5		
6		
7		

PROJ. NO.: 1501
DATE: Feb. 14, 2015
ISSUE PURPOSE: CONSTRUCTION
SHEET TITLE: EXTERIOR ELEVATIONS

A 3.1

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COTTON STREET MULTI-FAMILY DWELLING DEVELOPMENT
SITE PLAN PC FILE #8-372-15
LOCATION MAP

ATTACHMENT 12-2

PC FILE #8-372-15

ATTACHMENT
12-3

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal Board of Zoning Appeals
ZONING PERMIT & ACTION FORM

DATE: February 27, 2015

TO: Mr. Andy Leath, P.E.
Rogers Engineering Group
114B West Main Street
Gallatin, TN 37066

FROM: Planning Department

Box to contain staff approval stamp once all conditions of approval have been satisfied.

RE: February 26, 2015 Gallatin Municipal Board of Zoning Appeals Meeting
Cotton Street Multi-family Development CUP; PC File #B-284-15

At the above referenced meeting, the request for approval of a Conditional Use Permit was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval: (*checked when satisfied*):

1. ☒ The proposed Conditional Use Permit shall be consistent with the two (2) sheet plan, prepared by Rogers Engineering Group, of Gallatin, Tennessee, with project number 15-010, dated January 28, 2015, with a revision date of February 5, 2015, and the two (2) sheet architectural elevations, prepared by Walker Design Services, of Nashville, Tennessee, with project number 1501, dated February 14, 2015.
2. ☐ Contingent upon approval of the Conditional Use Permit request, the owner and applicant shall submit a Site Plan application, including architectural elevations and detailed landscaping plan, for approval by the Planning Commission, review fee, and nine (9) copies of Site Plan.
3. ☐ A Type 15 Bufferyard shall be installed along the northern, southern, and eastern property boundaries since the adjacent lot to the east contains an existing residential structure. A final landscaping plan shall be approved at the Site Plan stage.
4. ☐ Submit detailed plans and specifications to the Public Utilities Department and Industrial Pre-treatment Department for water and sanitary sewer installation for review and approval at the Site Plan stage.

5. ☐ Modify Site Plan to provide a 20-foot double side yard adjacent to East Broadway Avenue per G.Z.O. definition of Yard, side.
6. ☐ Building construction plans shall be submitted for review and approval at the Site Plan stage.
7. ☐ Buildings shall meet the 20-foot separation requirement of the Gallatin Zoning Ordinance, Section 12.05.010, Minimum Distance Between Buildings.
8. ☐ Label adjoining property to the east as split-zoned R10 and R15 and identify zoning line on plan.
9. ☐ Indicate a five (5) foot wide sidewalk along Cotton Street right-of-way.
10. ☐ Stormwater Ordinance requirements shall be addressed at the Site Plan stage. In lieu of detentioning, Low Impact Development (LID) techniques encourage infiltration may be considered for the project.
11. ☐ Submit three (3) corrected, folded copies of the Conditional Use Permit plan to the Planning Department prior to submitting the Site Plan for review and approval.

Approval contains the following requirements:

☐ NONE

☒ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☒ ZONING PERMIT

☐ SIGN PERMIT

☐ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ UTILITY SURETY

☒ SITE SURETY

☐ SUBDIVISION SURETY

☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☐ COUNCIL SUBMITTAL

☒ SUBMIT THREE (3) CORRECTED, FOLDED COPIES OF THE PLAN

☒ OTHER: SITE PLAN APPROVAL FROM PLANNING COMMISSION

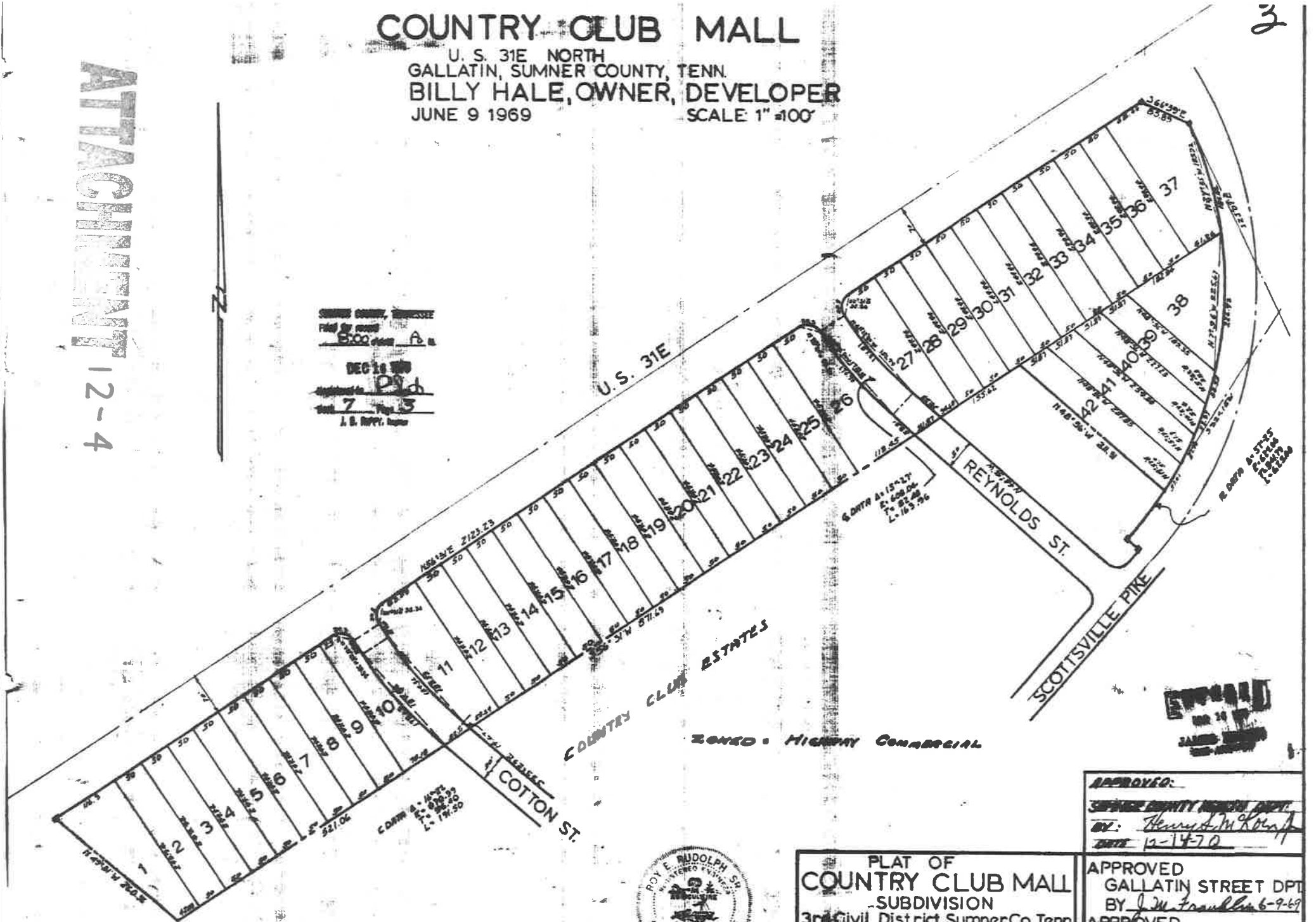
cc: Mr. Chris Helson
PC File # B-284-15

3

COUNTRY CLUB MALL

U. S. 31E NORTH
GALLATIN, SUMNER COUNTY, TENN.
BILLY HALE, OWNER, DEVELOPER
JUNE 9 1969 SCALE: 1" = 100'

ATTACHMENT 12-4



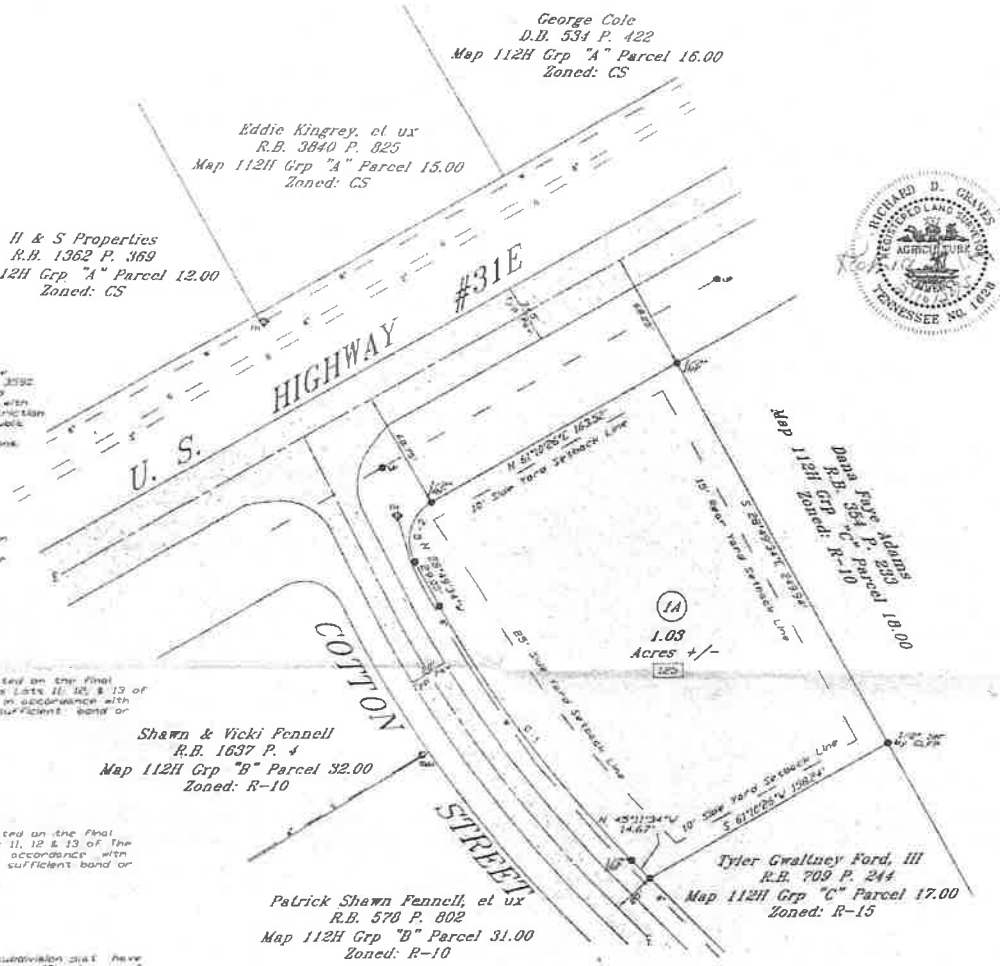
SUMNER COUNTY, TENNESSEE
Filed for record 8:00 o'clock A.M.
DEC 16 1969
Registered in Pl. Ch
Book 7 Page 3
J. B. RIPPY, Register

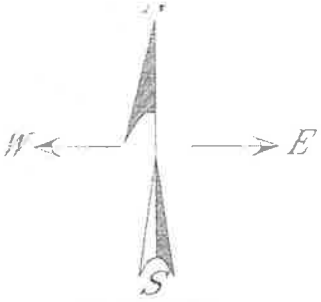
APPROVED:
SUMNER COUNTY HEALTH DEPT.
BY: Henry S. McKoin Jr.
DATE 12-14-70

ROY E. RUDOLPH SR. REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

PLAT OF
COUNTRY CLUB MALL
SUBDIVISION
3rd Civil District, Sumner Co., Tenn.
William K. Hale Owner
William K. Hale Developer
[illegible] Surveyor

APPROVED
GALLATIN STREET DPT
BY J. M. Franklin 6-9-69
APPROVED
Gallatin Sewer & Water Dept
BY J. M. Franklin 6-9-69
APPROVED





IN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY

50 0 50 100 150

GRAPHIC SCALE - FEET SCALE: 1"= 50'

1. DEED REFERENCE: R.B. 3590 P. 780
2. PLAT REFERENCE: P.B. 7 P. 3 Lots 11, 12, & 13
3. TAX MAP REFERENCE: MAP 112H GROUP "C" PARCELS 14.00,15.00, & 16.00
4. I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR BETTER AS SHOWN HEREON.
5. SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBERS 47165C 316G & 318G, EFFECTIVE DATES APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
6. DATE: February 10, 2015
7. _____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628
8. ZONED: R-10
9. CURRENT USE: VACANT/ PROPOSED USE: MULTIFAMILY DWELLING SITE
10. Site Address: 123 Cotton Street
11. TOTAL AREA BEING SURVEYED: 1.03 Acres +/-
12. OWNERS:
Robert C. Nelson
P.O. Box 1372
Gallatin, TN 37066

SURVEYORS NOTES:

13. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
14. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY; THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
14. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
16. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
17. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
18. THE RECORDING OF THIS LOT VOIDS, VACATES, & SUPERCEDES THE RECORDING OF LOTS 11, 12, & 13 OF COUNTRY CLUB MALL SUBDIVISION OF RECORD IN P.B. 7 P. 3.
19. THE PURPOSE OF THIS PLAT IS TO COMBINE 3 EXISTING LOTS INTO 1 BUILDABLE LOT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown hereon as evidenced in Record Book 3592 Page 780 in the Registers Office, Sumner County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal Regional Subdivision Regulations.

Date: _____ Owner: _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal Regional Planning Commission and that the monuments have been placed, or will be placed, as shown hereon, to the specifications of the regulations.

Date: 2/10/2015 Richard D. Graves
Registered Land Surveyor (Seal)

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the resubdivision of Lots Lots 11, 12, & 13 of the Final Plat of Gallatin Mall Subdivision, have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: _____ _____
Authorized Signature, Title

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of a Resubdivision of Lots 11, 12 & 13 of The Final Plat of Gallatin Mall Subdivision, have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: _____ _____
Authorized Signature, Title

CERTIFICATE OF THE APPROVAL OF BONDING OF ROADS

I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: _____ _____
Authorized Signature, Title

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: _____ _____
Secretary of the Planning Commission

Date: _____ _____
Chairman's Initials

CERTIFICATE OF STAFF CERTIFICATION

Date: _____ _____
City Planner

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
[illegible], Tn. 37195

TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL
811
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN

Legend

●	1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
—E—	ELECTRIC LINE
—G—	GASLINE
—W—	WATERLINE
—S—	SEWER LINE
UP ●	UTILITY POLE
FH	FIRE HYDRANT
SMH	SEWER MANHOLE
CLCP	CHAIN LINK CORNER POST
IRF	IRON RE-BAR FOUND

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

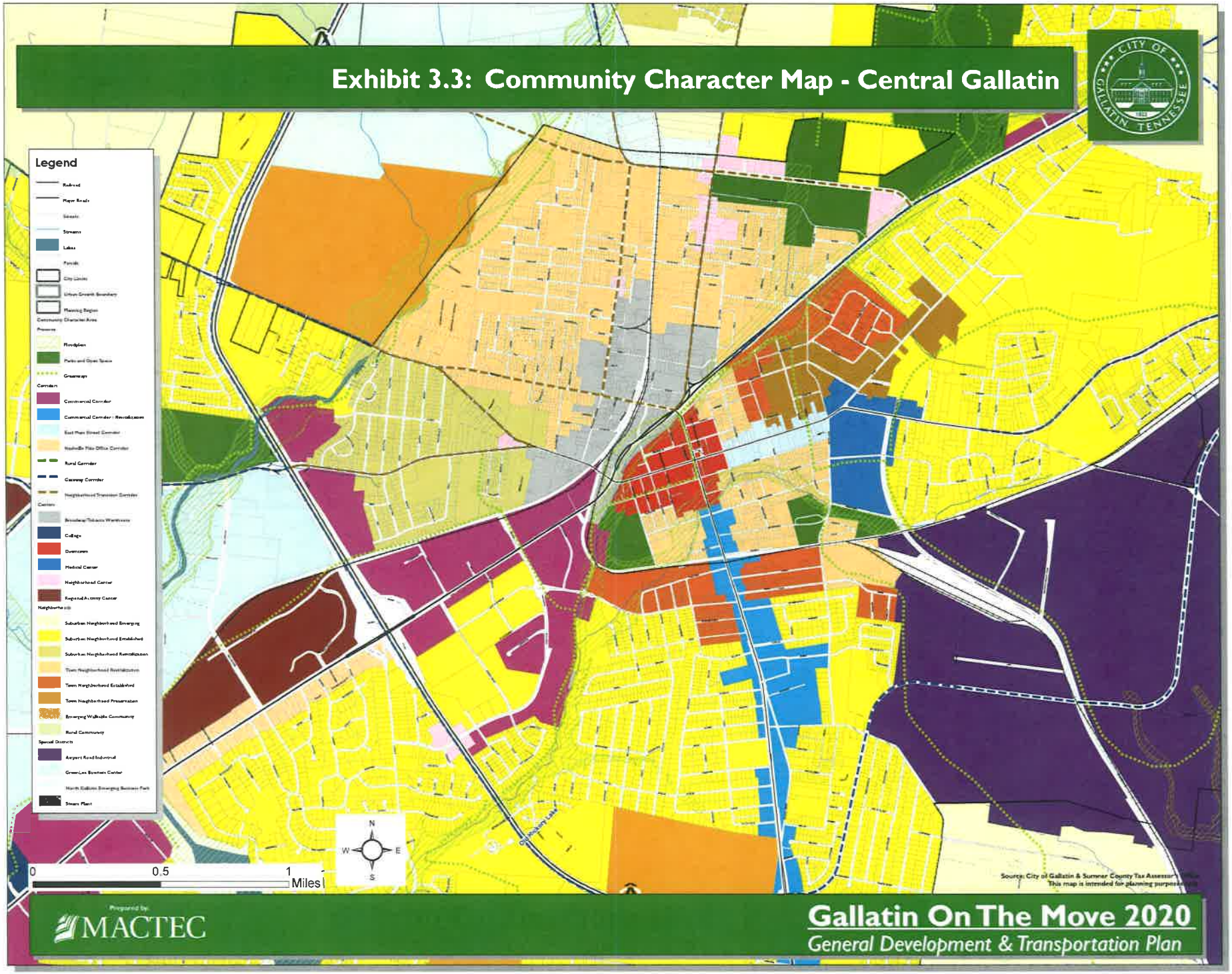
Resubdivision of Lots 12, 13 & 14 of Country Club Mall Subdivision
Final Plat
3rd Civil District
Sumner County Tennessee

RECEIVED FEB 25 2015

ATTACHMENT 12-5

PC File # 2-371-15S
(unapproved; not platted)

Exhibit 3.3: Community Character Map - Central Gallatin



Prepared By: _____
Checked By: _____

ATTACHMENT 12-6

SUBURBAN NEIGHBORHOOD ESTABLISHED

General Description of Existing Development Patterns

The Suburban Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, medium-to-larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option.

Location

Areas within this character area include the following:

- South Gallatin neighborhoods of Halewood and Woodvale
- West Gallatin neighborhoods in the Lock 4 Road/Peninsula Drive area
- Newly-developed portions of the West Gallatin neighborhoods in the Fairvue/Baypoint (Browns Lane) area
- Newly-developed and established portions of the Douglass Bend area
- East Gallatin neighborhoods in the Grandview subdivision and surrounding area

Intent

The development pattern should seek to:

- Maintain residential uses
- Preserve existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to goods and services
- Maintain predominant development pattern of detached one-family homes

SUBURBAN NEIGHBORHOOD ESTABLISHED

Anticipated level of change:

- Low

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, long blocks
- Older subdivision roads characterized by grassy swales and newer with curb, gutter and sidewalk
- Sidewalks and pedestrian infrastructure limited to newer subdivisions

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single-family residential
- Small and large-scale apartments and townhomes

Appropriate Residential Net Density

- 2-5 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-10, R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

ATTACHMENT 12-7

Development Strategies

- Focus on reinforcing stability of more mature Suburban Neighborhood Established areas by encouraging more home ownership and maintenance or upgrade of existing properties
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Protect older subdivisions that lack detailed design-related covenants and restrictions

Implementation Measures

☞ *Develop residential infill guidelines applicable in Suburban Neighborhood Established areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development*

Typical suburban street in Halewood subdivision

Typical suburban street in Woodvale subdivision

COMMERCIAL CORRIDOR

General Description of Existing Development Patterns

These Commercial Corridors include a mix of larger-scale commercial development that fronts the corridor, with undeveloped farmland and rapidly-developing residential areas located behind commercial frontage. Buildings are typically single-story, single-use and are generally separated from the street and sidewalk by parking lots.

Location

Areas within this character area include the following:

- US-31E/Nashville Pike from SR-25 to SR-109 Bypass
- US-31E/Nashville Pike from the west city limits (City of Hendersonville border) to SR-109 Bypass
- US-31E/East Broadway between Triple Creek Park and Reynolds Street (north side of the street)
- Hancock Street south of US-31E/Nashville Pike to SR-109 Bypass

Intent

The development pattern for established and emerging corridors should seek to:

- Provide through transportation, land use and other physical enhancements an environment that provides a distinct sense of place, not just another commercial strip
- Discourage continuous ribbons of automobile-oriented commercial development along major corridors
- Organize nodal commercial development opportunities at intersections with major streets and new secondary roads
- Permit development of suburban commercial and residential development along arterial roadways with master planning to address access management and design that is consistent with community character
- Improve traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks, placing buildings closer to the street, and locating parking to the rear of buildings
- Encourage mixed use development
- Reflect quality materials and design (related to the building, the site, and signage)

COMMERCIAL CORRIDOR

- Medium to High

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by a mix of curb, gutter with sidewalk and grassy swales all with a low-to-medium level of pedestrian orientation
- Bike lanes/routes

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Community gardens

Primary Land Uses

- Small and large-scale apartments and townhomes
- Office
- Vertical Mixed Use
- Commercial/Retail (including grocery stores, home improvement stores, restaurants, hotels)

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO, GO

Proposed Zoning Districts

- Mixed-Use Node (new)
- CS, CG with Corridor Overlay (new)

ATTACHMENT 12-8

- Provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor with quality landscaping

Development Strategies

- Encourage retrofitting of existing strip development into pedestrian-scale interconnected nodes
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Strengthen pedestrian connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Plan for community street network that creates rather than hinders opportunities for walking, biking and providing future public transit
- Establish pedestrian-oriented building setbacks
- Guide building and site design, including parking lot configuration and streetscape features
- Find an appropriate balance between residential and commercial uses within mixed use developments
- Organize new development a nodal fashion with nodal commercial/mixed use development opportunities at intersections with major streets and new secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices for the City that are in proximity to commercial areas and major transportation arteries.

Implementation Measures

☞ *Amend Mixed-Use districts*

☞ *Mixed-Use Node zoning district (new)*

☞ *Corridor Overlay District*

Existing commercial corridor area along Nashville Pike near Vol State

Emerging commercial corridor along Nashville Pike west of Gallatin

Quality office development along the Commercial Corridor on Nashville Pike includes quality building materials, landscaping and preservation of mature trees

Item 13
Welch College; FMDP
PC FILE#8-390-15

DEFERRED

Item 14
Greensboro Village; PUD Amendment / Greenlea Commons; FMDP
PC FILE#4-290-15

DEFERRED

City of Gallatin
Engineering Division
Memorandum

To	:	Planning Commission
From	:	Engineering Division
Date	:	3-23-2015
Subject	:	Smith Street Alley ROW Abandonment

The owner of properties located on 266 and 272 Smith Street has requested the City abandon any interest it may have in the old 16' alley right of way located between the properties. A paved drive is located in the right of way, and connects to the property to the north (253 W. Main St.).

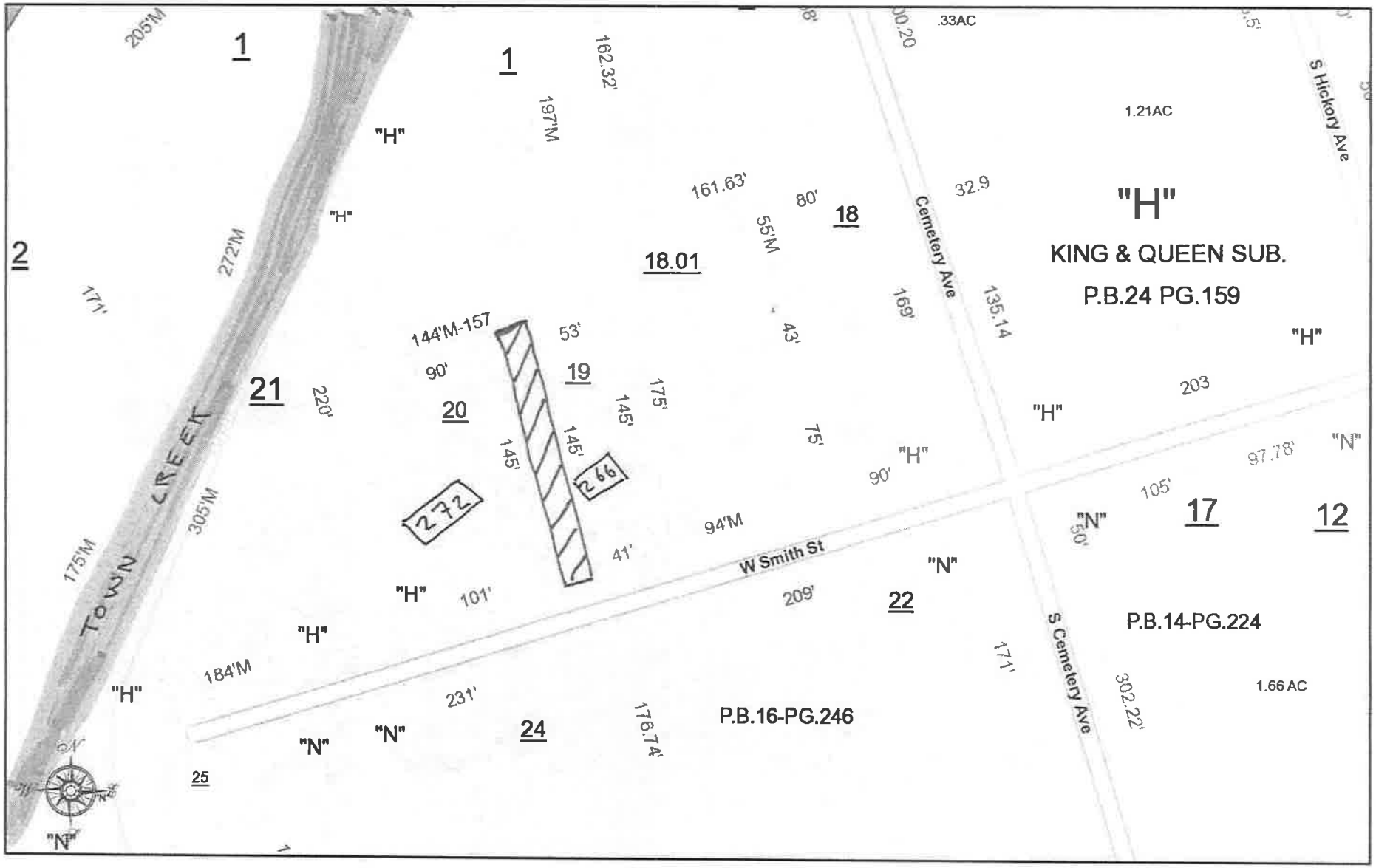
No records were found of the City maintaining the alley, and most of the deed references call the alley private. The tax assessor's map shows the alley as public though. At this time, Gallatin Public Utilities, Gallatin Electric Department, Gallatin Public Works, and the Gallatin Fire Department have indicated they have no desire to keep any public interest in the alley.

Be aware there may still be a private easement in affect for the property. The City would just be abandoning any interest they may have in the alley

The abandonment request will be sent to City Council for their consideration, with any comments this body may have regarding the request.

Please find attachment for reference.

266/272 W Smith St



SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 11, 2015

0 90 180
ft

▨ - R.O.W. TO BE ABANDONED

[#] - ADDRESS

Randall L Stone Property

This is a request to remove an old easement and or alley located between 266 and 272 West Smith Street, Gallatin, TN 37066 Parcel 126C H 019.00 and Parcel 126C H 020.00

Randall L. Stone

Randall L Stone

City of Gallatin
Engineering Division
Memorandum

To	:	Planning Commission
From	:	Engineering Division
Date	:	3-23-2015
Subject	:	New Stormwater Ordinance

In order to comply with the City's MS4 permit, significant changes are required in the City's Stormwater Ordinance. Attached is a summary of the changes, and a copy of the updated Stormwater Ordinance will be sent to you. The City is currently in the process of completing its Design and Construction Manual, which will complement the Stormwater Ordinance.

The Stormwater Ordinance is scheduled to be presented to City Council for first reading April 14.

Major Stormwater Ordinance Revisions

The following table summarizes the major additions, subtractions, and revisions to the newly proposed stormwater ordinance. Many of the revisions are the result of obligations to the City's NPDES MS4 Permit and an effort to concide with the NPDES Construction General Permit (CGP).

Additions	***Description***
Stormwater Utility **Article 3**	Establishes stormwater utility. Initial rate of $2/month (residential) and $15/month (comercial) for first year. After completion of ERU study, properties will be billed at the established ERU rate.
Stormwater Design Appeals Board **Article 4 (4)**	Creation of board to hear request for waivers from the newly established stormwater performance standards, many of which are required by the MS4 Permit. These waivers would be for Runoff Reduction, Chanel Protection, Downstream Flooding, Water Quality Buffer, and Sinkhole/Injection Well requirements. The City Engineer acted as this body in the old ordinance.
Land Disturbance Permit Fee **Article 5 (5)**	$50 fee for all Land Disturbance Permits. Current permit if free. See LDP comparison sheet to view other Municipalities fees in place.
Runoff Reduction Performance Criteria **Article 6 (4)**	Required by City MS4 Permit. Requires all sites over an acre be designed to infiltrate, evapotranspire, harvest and/or use at a minimum the first inch of every rainfall event preceded by 72 hours of no measurable precipitation. The first inch of rainfall must be 100% managed with no discharge to surface waters. Waivers are available as outlined in **Article 6 (5)**. Standard is allowed to be met utilizing TDEC Manual or Nashville/Gallatin Manual.
Channel Protection Performance Criteria **Article 6 (6)**	Proposed to address 303D list streams impaired by sediment. Q_{cp} detentioning requirement is a supplement to the existing detentioning requirements of the 2-year thru 10-year 24 hour design storm requirements. Q_{cp} requires the 1-year design storm be released over an extended period of time to reduce velocity and flow rates in streams for more frequent storms.
As-Built Plans Requirement **Article 8 (3)**	Addition of as-built survey requirement for any new stormwater facilities. Subdivision Regulations currently require this for any subdivision.
Floodway/Floodplain **Article 10**	References FEMA requirements outlined in Article 10.03 of Zoning Ordinance
Stormwater Hearing Authority **Article 13 (1)**	Creation of board to hear appeals to Stormwater Utility fees/penalties and Stormwater Ordinance penalties. The City Council acted as this body in the old ordinance.

Subtractions	
Old Stormwater Ordinance Article 1V	All design and construction specifications removed and are to be relocated in the City of Gallatin Design and Construction Manual under development.
Revisions	***Description***
Water Quality Buffers **Article 6 (9)**	Old buffer requirement was 25' from top of bank or the floodway in cases of streams mapped by FEMA. New requirement as required by City MS4 Permit is 30' from top of bank for streams with drainage area less than 1 square mile. 60' for drainage areas greater than 1 square mile. Clause for allowance of existing encroachments was added. Buffer applies to wetlands and sinkholes as well.