



Agenda
Gallatin Municipal-Regional Planning Commission
Special-Called Meeting

Monday, March 9, 2015
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

REGULAR AGENDA

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

PUBLIC COMMENT

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN TO RELOCATE THE MULTI-FAMILY RESIDENTIAL USE FROM PARCEL 'B' CONSISTING OF A 150.26 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND NORTH AND SOUTH OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, TO ADD ONE-FAMILY RESIDENTIAL USE TO PARCEL 'B', AND TO APPROVE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON PARCEL 'A'.

2. **OTHER BUSINESS**
3. **MOVE TO ADJOURN**

ITEM 1

GMRPC Resolution No. 2015-28

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL OF A MINOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN TO RELOCATE THE MULTI-FAMILY RESIDENTIAL USE FROM PARCEL 'B' CONSISTING OF A 150.26 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND NORTH AND SOUTH OF GREENLEA BOULEVARD, TO PARCEL 'A' CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, TO ADD ONE-FAMILY RESIDENTIAL USE TO PARCEL 'B', AND TO APPROVE THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON PARCEL 'A'. (PC FILE #4-290-15)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Planned Unit Development (PUD)/Preliminary Master Development Plan submitted by the applicant, Lose & Associates Inc., at a special called meeting on March 9, 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 T.C.A. § 13-3-310, § 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 PUD Plan/Preliminary Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development (MRO PUD) 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.
2. The changes shown in the Amended PUD Plan/Preliminary Master Development Plan constitutes a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

3. The Amended PUD Plan/Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Community Character Area and Greenlea Business Center Special Character Category.
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 Greensboro Village PUD.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended PUD Plan/Preliminary 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 PUD Plan/Preliminary 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 major amendment to the Greensboro Village Planned Unit Development (PUD) Plan including the;

- Greensboro Village P.U.D. Master Development Plan, consisting of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with a reapproved dated October 29, 2012 and submitted for revision on January 28, 2015, with the Master Development Plan Chart (Revised 2-12-2015), consisting of one (1) sheet, prepared by Lose & Associates, Inc. of Nashville, Tennessee, dated revised 10-29-2012, and
- Preliminary Master Development Plan for the Greenlea Commons, consisting of a sixteen (16) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015 with a final revision dated February 12, 2015, and
- Architectural Renderings for Greenlea Apartments Makowsky Ringel Greenberg, consisting of a nine (9) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated January 28, 2015 with the following conditions:
 1. The apartment buildings shall meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08 of the Gallatin Zoning Ordinance or request an Alternative Plan Approval per Section 13.08.010.D of the Gallatin Zoning Ordinance.

2. Provide a list of the various “Building Types” for one (1) bedroom, two (2) bedroom, three (3) bedroom units and the total count of the “Building Types” in the Site Data Table.
3. Indicate the percentage of brick material for each building elevation on the architectural sheets
4. Verify and correct the count for parking tabulation for garage spaces, surface spaces, handicapped accessible spaces, and total spaces as related to the site layout sheets and in the Site Data Table on sheet C1.00.
5. Provide a double side yard (20’) along Little Drive per Section 02.02 Definitions: Yard, Side of the Gallatin Zoning Ordinance.
6. Provide a note to the proposed PMDP stating the owner of the property and/or the owner of the apartment complex will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and be responsible for the long term care and maintenance of the trees planted within the city owned right-of-way.
7. Submit an application to amend the *Gallatin on the Move 2020 General Development and Transportation Plan* and obtain approval of an amended plan. (The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to Greenlea Boulevard at the currently proposed main driveway to Greenlea Commons.) If the Planning Commission approves the amendment to the Major Thoroughfare Plan (MTP) then the Greensboro Village P.U.D. Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through Greensboro North Transit Ready Development, and crossing Greenlea Boulevard to align with Enterprise Drive.
8. Provide two (2) alternate and/or emergency access connection(s) to St Blaise Road.
9. Provide sidewalks along the total length of St. Blaise Road (The sidewalk may be included in an access easement).
10. Submit three (3) corrected folded copies of the Greensboro Village Amended PUD/PMDP for Greenlea Commons, including one (1) full size and two (2) half size copies, to the Planning Department.
11. Submit fourteen (14) half-sized, corrected folded copies of the Greensboro Village Amended PUD/PMDP for Greenlea Commons, to the Planning Department, for City Council review.

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: 3/09/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 1
PLANNING DEPARTMENT STAFF REPORT
Greensboro Village PUD Amendment/Greenlea Commons PMDP
PC File #4-290-15
Greenlea Boulevard Nashville Pike
Date: March 2, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN TO RELOCATE THE MULTI-FAMILY RESIDENTIAL USE FROM PARCEL 'B' CONSISTING OF A 150.26 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND NORTH AND SOUTH OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, TO ADD ONE-FAMILY RESIDENTIAL USE TO PARCEL 'B', AND TO APPROVE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON PARCEL 'A'. (PC FILE #4-290-15)

OWNER: GREEN & LITTLE, LP

APPLICANT: LOSE & ASSOCIATES, INC.

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION NO. 2015-28 TO CITY COUNCIL

STAFF CONTACT: ROBERT J. KALISZ

PC MEETING DATE: MARCH 9, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of an amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan to relocate the Multi-Family Residential use (480 units) from Parcel 'B' consisting of a 150.26 (+/-) acre tract, located south of Nashville Pike and north and south of Greenlea Boulevard, to Parcel 'A' consisting of a 95.33 (+/-) acre tract, located west of Greenlea Boulevard, east of St. Blaise Road and north of Nashville Pike, to add One-Family Residential use (394 one-family units) to Parcel 'B', and to approve the Greenlea Commons Preliminary Master Development Plan (304 multi-family units) on Parcel 'A'. (PC File #4-290-15). (Attachment 1-1 and Attachment 1-2)

The property is part of the Greensboro Village Planned Unit Development (PUD) currently zoned;

- Parcel 'A', 95.33 (+/-) acres, Multiple Residential and Office Planned Unit Development (MRO PUD)
- Parcel 'B', 150.26 (+/-) acres, Multiple Residential and Office Planned Unit Development (MRO PUD), Residential-06 Planned Unit Development (R-06 PUD), and Residential-15 Planned Unit Development (R-15 PUD).

Multi-Family is a permitted use in the MRO PUD, and One-Family Residential is a permitted use in the R-06 PUD and R-15 PUD zone districts. (Attachment 1-2)

The owner and applicant are requesting the amendment to the Greensboro Village PUD to relocate the multi-family residential from Parcel 'B' to Parcel 'A' to construct Greenlea Commons, a 304 unit multi-family complex. In addition, the owner and applicant are requesting to designate one-family residential use to Parcel 'B', in lieu of the relocated multi-family residential use. The existing commercial development designated for Parcel 'A' will be assigned to areas designated MRO (PUD) located east and west of Greenlea Boulevard.

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance, to waive the bufferyard requirements for the north, south, and east parcels (on the opposite sides of Little Drive and Greenlea Boulevard and adjacent to the TVA power line) per Section 13.04.060.D of the Gallatin Zoning Ordinance (Attachment 1-4), and an alternative to the parking requirements (Attachment 1-5) for the Greenlea Commons apartment complex.

Staff recommends that the Planning Commission approve GMRPC Resolution No. 2015-28.

CASE BACKGROUND:

Previous Approvals and Property History

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

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

CURRENTLY APPROVED: (PC0043-12)

Tract A: 95.33 (+/-) Acres

- Property zoned: MRO PUD (north of Nashville Pike, east and west of Greenlea Boulevard)
- 1,044,000 s.f. commercial

Tract B: 150.26 (+/-) acres (south of Nashville Pike, east and west of Greenlea Boulevard)

- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 480 multifamily residential units
- 132 multifamily residential units: The Retreat at Fairvue on 28.44 (+/-) acres (PC0043-12)

This information has been updated for the Greenlea Commons project as follows:

PROPOSED AMENDMENTS: (PC #4-290-15)

Tract A: 95.33 (+/-) Acres

- Property zoned: MRO PUD (north of Nashville Pike, east and west of Greenlea Boulevard)
- 1,044,000 s.f. commercial
- 480 multifamily residential units: includes Greenlea Commons apartment complex (304 multifamily residential units on 21.24 (+/-) acres)

Tract B: 150.26 (+/-) acres (south of Nashville Pike, east and west of Greenlea Boulevard)

- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 132 multifamily residential units: The Retreat at Fairvue on 28.44 (+/-) acres (PC0043-12)
- 394 one-family residential units on 60.42 (+/-) acres

(For further previous history since 2001, refer to Attachment 1-2, Greensboro Village Development Chart, Section 3, page 9 revised 10-29-2012)

Gallatin on the Move 2020 General Development and Transportation Plan

The Greensboro Village Planned Unit Development (PUD) property is located in the Commercial Corridor and Greenlea Business Center Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 1-5). The main goals of the Commercial Corridor Community Character Area are to provide a distinct sense of place with a mixture of uses, improve existing traffic flow by consolidating driveways, sidewalks and pedestrian-friendly areas, and bufferyards to limit the visual impact on surrounding properties.

The Greenlea Commons apartment complex property is proposed in the Greenlea Business Center Special Character Category as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan*. The main goals of the Greenlea Business Center Special Character Category are to encourage a mixture of high-density residential, commercial, office, and industry uses. This includes multi-family residential uses when part of an approved master plan. The proposed Greenlea Commons apartment complex is designed in keeping with the high quality design standards recommended for property within the Greenlea Business Center Special Character Category.

Natural Features

The Greenlea Commons site is currently vacant and has no unusual topographical features and contains many existing mature trees around the peripheral of the site. Several existing utilities and utility easements (i.e. water and natural gas lines, T.V.A power lines) extend through the property.

No portion of the subject property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0407G; dated April 17, 2012.

Surrounding Zoning

The surrounding property, located to the east and southeast, is within the Greensboro Village PUD and is zoned MRO PUD. The Greensboro North Transit Ready Development (TRD) property is located to the north and is zoned Specific Plan (SP). Portions of the surrounding property located to the west and southwest, within Kennesaw Farms Development, are zoned Residential-15 Planned Residential Development (R15 PRD), Mixed Use (MU) and Planned General Commercial (PGC). There are several properties located to the northwest that are developed with large-lot single family uses that are zoned Agricultural Residential (A).

Architectural Elevations and Building Types

The apartment buildings have symmetrical elevations and are three (3) stories in height with an approximate ridgeline height of 46 feet and the third (3) soffit height of 32 feet (plan sheets A1-A6). The roof is a complex system of gable roofs used to emphasize projecting units and bays within the building elevation. The building materials are brick veneer, cement fiberboard horizontal siding, cement fiberboard shingle siding, standing seam metal roof (porches and entrances), and architectural asphalt shingles using earth tone colors. The building material colors will be finalized at the Final Master Development Plan stage for Greenlea Commons. The front and rear elevations consist of approximately 70 percent brick veneer masonry and the end elevations consist of approximately 58 percent brick veneer masonry, with cement fiberboard siding filling in the remaining areas.

The first floor of each building includes pre-fab metal panel garages doors flanked on the sides of the two (2) main entrances to each building with the first floor consisting of 100% brick veneer. The two (2) floors above consist mainly of brick veneer and the remaining areas in cement fiberboard siding. Six (6) over one (1) double hung windows are shown throughout the apartment buildings along with some composite painted shutters located at the ends of the buildings.

The clubhouse building will have symmetrical elevations, and building materials and colors similar to the apartment buildings. The clubhouse building will be one (1) story in height with approximately 90 percent brick veneer masonry on the front and rear elevations and approximately 80 percent brick veneer masonry on the end elevations with the remaining areas to be cement fiberboard siding. A pool will be located behind the clubhouse adjacent to St. Blaise Road with a concrete deck surrounding the pool area.

Listed below are the percentages of brick veneer for the proposed Building Types:

- Building Type I:** Front & Rear Elevations: 70%, End Elevations: 48%, Overall Brick: 63%
- Building Type II:** Front & Rear Elevations: 71%, End Elevations: 50%, Overall Brick: 65%
- Building Type III:** Front & Rear Elevations: 74%, End Elevations: 69%, Overall Brick: 72%
- Building IV:** Front & Rear Elevations: 76%, End Elevations: 64%, Overall Brick: 73%
- Club House Building:** Front & Rear Elevations: 90%, End Elevations: 80%, Overall Brick: 85%

The owner and applicant shall provide the percentage of brick material for each elevation of the different building types. The apartment buildings shall meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08 of the Gallatin Zoning Ordinance or the owner and applicant shall request an Alternative Plan approval per Section 13.08.010.D of the Gallatin Zoning Ordinance.

Listed below are the proposed building types and units for Greenlea Commons' apartment complex:

Building Type I: Total of 5 Buildings (Buildings 4, 6, 10, 12, and 14)

Garage Stalls – 14: Total of 70
1 bedroom units – 4: Total of 20
2 bedroom units – 10: Total of 50
3 bedroom units – 6: Total of 30

Building Type II – Total of 6 Buildings (Buildings 3, 7, 8, 9, 11, and 15)

Garage Stalls – 10: Total of 60
1 bedroom units – 10: Total of 60
2 bedroom units – 10: Total of 60
3 bedroom units – 0

Building Type III – Total of 2 Buildings (Buildings 1 and 2)

Garage Stalls – 12: Total of 24
1 bedroom units – 0
2 bedroom units – 20: Total of 40
3 bedroom units – 0

Building Type IV – Total of 2 Buildings (Buildings 5 and 13)

Garage Stalls – 16: Total of 32
1 bedroom units – 0
2 bedroom units – 20: Total of 40
3 bedroom units – 0
2-story units – 2: Total of 4

Total of 15 Buildings and Clubhouse Building

Total of 186 Garage Stalls
Total of 80 one (1) bedroom units
Total of 190 two (2) bedroom units
Total of 34 three (3) bedroom units

Parking Calculations

Parking calculations are based on the use of the property. The Multi-Family Residential use requires two (2) spaces per unit per Section 11.03 of the Gallatin Zoning Ordinance. The owner and applicant are requesting an alternative parking requirement for the apartment complex. The apartment developer, Makowsky Ringel Greenburg, LLC, has 25 years of experience of developing and managing more than 6,000 apartment units in the Greater Memphis area. The proposed apartment complex will have total of 304 units. Based on the number of units, 608 regular parking spaces including thirteen (13) handicapped parking spaces are required. The owner and applicant submitted an alternative parking requirement calculation sheet (Attachment 1-3) and listed below.

Alternative Parking Proposed (Calculations):

- o 80 one (1) bedroom units @ 1.5 spaces per unit = 120 spaces
- o 190 two (2) bedroom units @ 1.75 spaces per unit = 333 spaces

- o 34 three (3) bedroom units @ 2.0 spaces per unit = 68 spaces
- o Total Proposed Spaces = 521 spaces, including 11 handicapped accessible spaces

Alternative Parking Proposed (to be provided):

- o 198 garage parking spaces
- o 325 surface parking spaces
- o 11 handicapped accessible parking spaces
- o Total Provided Spaces = 523 spaces

The owner and applicant shall correct the count for alternative parking provided for garage parking spaces, surface parking spaces, handicapped accessible spaces (based on 2% of the total parking spaces), and total spaces as related to the site layout sheets.

Staff recommends that the Planning Commission approve the proposed alternative parking for Greenlea Commons as part of the amendment to the Greensboro Village PUD/Greenlea Commons PMDP.

Access

The Greenlea Common's property has road frontage on three (3) different streets; Greenlea Boulevard to the east, Little Drive to the north, and St. Blaise Road to the west. The main driveway to the apartment complex is on Greenlea Boulevard with a secondary access located on Greenlea Boulevard closer to Little Drive to the north. The main driveway extends to a roundabout, which serves as a main focal point, and provides access to gated driveways to the apartment complexes and to the clubhouse and pool facility. The secondary driveway serves to the apartment complex located on the northern portion of the property. There is another driveway located off St. Blaise Road which provides only access to the dumpster enclosure located on the southwest corner of the property. However, the southerly portion of the apartment complex does not include an alternate access to the area street network.

The *Gallatin on the Move 2020 General Development and Transportation Plan*, Exhibit 4-8 Proposed Roadway Projects, shows a secondary collector roadway within the Greensboro Village area (Attachment 1-6). The description of the project states that "Several collector roads have been built to provide access to developing areas located north and south of Nashville Pike around the Harris Lane Extension; future east-west connection provide additional access from Greensboro Village to Greenlea Boulevard" and this project would be developer driven.

The *Gallatin on the Move 2020 General Development and Transportation Plan*, Exhibit 4-9 Major Thoroughfare Plan, shows the proposed east-west extension of Derby Drive, two (2) lane collector road, extending eastwardly across the site of the proposed apartment complex to Greenlea Boulevard and connecting to Volunteer State Community College (Attachment 1-7).

The amendment to the Greensboro Village PUD/PMDP for Greenlea Commons does not show the future east-west connection as part of the Greenlea Commons project. The owner and applicant indicated that the future east-west connection, being a public right of way, would be a detriment to the apartment complex by not providing a safe and secure atmosphere to the renters. A public right of way usually is not designed through an apartment complex. Public rights-of-way surround the apartment complex and provide opportunities for ample access to the apartment complex.

To ensure a well-connected collector roadway system in the area the Engineering Division has suggested an alternate route if the Major Thoroughfare Plan (MTP) is amended to remove the proposed Derby Drive extension. A future east-west connection could be provided extending St. Blaise Road northward, through Greensboro North Transit Ready Development (Specific Plan Area), and cross Greenlea Boulevard to align with Enterprise Drive. This would provide the connection to Volunteer State Community College as shown on the Major Thoroughfare Plan (MTP).

Landscaping and Bufferyards

Bufferyards are required to be shown as part of the Preliminary and Final Master Development Plans 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 Greensboro Village Amended PUD/PMDP for Greenlea Commons indicates the required bufferyards along the boundaries of the project site. The owner and applicant submitted landscaping plans showing extensive landscaping throughout the Greenlea Commons apartment complex (plan sheets L1.00-L3.00). The plans indicate an Alternative 25' Bufferyard to be located along St. Blaise Road, behind the proposed sidewalk, with deciduous trees planted 35 feet on center and small flowering trees planted 80 feet on center (plan sheets L1.01 and L1.02).

The Greensboro Village Final Master Plan and Design Guidelines suggest deciduous trees to be planted along the streets of Greensboro Village located between the sidewalks and the streets. The plans indicate deciduous trees to be planted 35 feet on center along Greenlea Boulevard and Little Drive and to be installed in the five (5) foot wide grass strip between the sidewalk and the back of curb.

The plans indicate proposed tree plantings in areas where water, sanitary sewer and natural gas lines are possibly located. The exact location will be field adjusted to eliminate utility and intersection sight visibility conflicts. The owner and applicant shall add a note to the proposed PMDP stating the owner of the property and/or the owner of the apartment complex will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and be responsible for the long term care and maintenance of the trees planted within the city owned right-of-way. The replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the owner of the property and/or the owner of the apartment complex. The owner of the property and/or the owner of the apartment complex shall enter into a Hold Harmless Agreement with the City acceptable to the City Attorney.

A Hold Harmless Agreement and Certificate of Liability Insurance for the protection of the general public and to hold the City harmless from any damages resulting from the installation and placement of the trees in the right-of-way are required. A Hold Harmless Agreement and Certificate of Liability Insurance shall be submitted to the Planning Department prior to installation of the street trees.

The owner and applicant are requesting an Alternative Bufferyard Plan for Greenlea Commons per Section 13.04.100.C of the Gallatin Zoning Ordinance and requesting to waive the bufferyard requirements for the north, south (T.V.A. power line), and east (for property across Greenlea Boulevard) per Section 13.04.060.D of the Gallatin Zoning Ordinance, Green & Little, L.P. is the owner of those parcels (Attachment 1-4). The owner and applicant has stated with the alternative bufferyard landscaping along St. Blaise Road, the streetscape along Greenlea Boulevard and Little Drive and with

the extensive landscaping throughout the apartment complex will meet the intent of the bufferyard requirements of Section 13.03 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.

Staff recommends that the Planning Commission approve the Alternative Bufferyard Plan as part of the amendment to the Greensboro Village PUD/Greenlea Commons PMDP.

Photometric Plan and Lighting Fixtures

The owner and applicant submitted a detailed photometric plan indicating the location of the lighting fixtures on this site. The lighting fixtures proposed for the parking area are a pole mounted, black finish, lantern type with LED lamps. The lighting fixtures proposed for the apartment buildings are a decorative wall mounted, antique bronze finish with seeded glass panels, lantern type with compact fluorescent lamp. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Drainage and Detentioning

The owner and applicant have submitted drainage calculations and grading and drainage plans for the Green Commons (plan sheets C2.00-C2.02). Engineering Division indicated that the drainage calculations and grading and drainage plans shall be reviewed and addressed at the Final Master Development Plan stage for Greenlea Commons.

Master Signage Plan

The applicant included conceptual designs of the two (2) development signs located at the main entrance and one (1) monument sign located at the corner of Greenlea Boulevard and Little Drive (plan sheet L3.00). The applicant shall submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of all permanent signs to be installed on site. The proposed signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Design Review Committee Approval

Since the project is located within the Greensboro Village PUD, all site design changes require approval from the private design review committee. Mr. Lee K. Zoller, President of Green & Little, LP, has approved the proposed Greenlea Commons Development.

Major/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 Greensboro Village PUD/Preliminary Master Development Plan in detail and found significant changes in the current plan that would constitute a major amendment. Planning Commission should determine if the proposed changes to the Greensboro Village PUD/PMDP should be considered as major amendments to the approved Greensboro Village PUD/Preliminary Master Development Plan.

Planning Department Comments

The Planning Department reviewed and commented on the PUD amendment and proposed PMDP. Most of the Planning Department comments have been satisfied; however, the owner and applicant shall correct the proposed PMDP and provide documents as indicated below:

1. Provide a list of the various "Building Types" with the number of one (1) bedroom, two (2) bedroom, three (3) bedroom units and the total count of the "Building Types" in the Site Data Table on sheet C1.00.
2. Provide the percentage of brick material for each elevation of the different building types.
3. Verify and correct the count for parking provided for garage spaces, surface spaces, handicapped accessible spaces, and total spaces as related to the site layout sheets and in the Site Data Table on sheet C1.00.
4. Provide a double side yard (20') along Little Drive per Section 02.02 Definitions: Yard, Side of the Gallatin Zoning Ordinance.

Engineering Division Comments

The Engineering Division reviewed and commented on the PUD amendment and proposed PMDP. Most of the Engineering Division comments have been satisfied however, the owner and applicant shall correct the proposed PMDP and provide documents as indicated below:

1. The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to Greenlea Boulevard at the currently proposed main driveway to Greenlea Commons. If the Major Thoroughfare Plan (MTP) is to be amended extend St. Blaise Road northward, extending through Greensboro North Transit Ready Development, and crossing Greenlea Boulevard in line with Enterprise Drive would provide the connection to Volunteer State Community College as shown on the Major Thoroughfare Plan (MTP).
2. Provide two (2) alternative and/or emergency service connection(s) to St Blaise Road.
3. Provide sidewalks along the total length of St. Blaise Road to southern property line.

Gallatin Public Utilities Department

This development is located in the Gallatin Public Utility District area. The Gallatin Public Utilities Department reviewed and commented on the PUD amendment and proposed PMDP. The owner and applicant shall submit detailed plans and specifications for water and sanitary sewer installations to the Gallatin Public Utilities Department for review and approval at the Final Master Development Plan stage.

Other Departmental Comments

Other City Departments reviewed and commented on the PUD amendment and proposed PMDP. The owner and applicant satisfactorily addressed the majority of the Other City Department comments; however the owner and applicant shall be aware of the following as indicated below:

1. The Fire Code Official shall have the authority to require an increase in the minimum widths where they are inadequate for fire and rescue operations per IFC 2009 503.2.2.
2. The installation of security gates across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
3. This location shall meet all IFC 2009 and NFPA 2009 Life Safety Codes.

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 Amended PUD Plan/Preliminary Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development (MRO PUD) 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.
2. The changes shown in the Amended PUD Plan/Preliminary Master Development Plan constitutes a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The Amended PUD Plan/Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Community Character Area and Greenlea Business Center Special Character Category.
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 Greensboro Village PUD.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended PUD Plan/Preliminary 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 PUD Plan/Preliminary 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 approves GMRPC Resolution No. 2015-28 a major amendment to the Greensboro Village Planned Unit Development (PUD) Plan including the;

- Greensboro Village P.U.D. Master Development Plan, consisting of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with a reapproved dated October 29, 2012 and submitted for revision on January 28, 2015 with the Master Development Plan Chart (Revised 2-12-2015), consisting of one (1) sheet, prepared by Lose & Associates, Inc. of Nashville, Tennessee, dated revised 10-29-2012, and
- Preliminary Master Development Plan for the Greenlea Commons, consisting of a sixteen (16) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015 with a final revision dated February 12, 2015, and
- Architectural Renderings for Greenlea Apartments Makowsky Ringel Greenberg, consisting of a nine (9) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated January 28, 2015 with the following conditions:

1. The apartment buildings shall meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08 of the Gallatin Zoning Ordinance or the owner and applicant shall request an Alternative Plan approval per Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. Provide a list of the various "Building Types" for one (1) bedroom, two (2) bedroom, three (3) bedroom units and the total count of the "Building Types" in the Site Data Table on sheet C1.00.
3. Indicate the percentage of brick material for each building elevation on the architectural sheets.
4. Verify and correct the count for parking tabulation for garage spaces, surface spaces, handicapped accessible spaces, and total spaces as related to the site layout sheets and in the Site Data Table on sheet C1.00.
5. Provide a double side yard (20') along Little Drive per Section 02.02 Definitions: Yard, Side of the Gallatin Zoning Ordinance.
6. Provide a note to the proposed PMDP stating the owner of the property and/or the owner of the apartment complex will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and be responsible for the long term care and maintenance of the trees planted within the city owned right-of-way.
7. Submit an application to amend the Gallatin on the Move 2020 General Development and Transportation Plan and obtain approval of an amended plan. (The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to Greenlea Boulevard at the currently proposed main driveway to Greenlea Commons.) If the Planning Commission approves the amendment to the Major Thoroughfare Plan (MTP) then the Greensboro Village P.U.D. Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through Greensboro North Transit Ready Development, and crossing Greenlea Boulevard to align with Enterprise Drive.
8. Provide two (2) alternative and/or emergency service connection(s) to St Blaise Road.
9. Provide sidewalks along the total length of St. Blaise Road (The sidewalk may be included in an access easement).
10. Submit three (3) corrected folded copies of the Greensboro Village Amended PUD/PMDP for Greenlea Commons, including one (1) full size and two (2) half size copies, to the Planning Department.
11. Submit fourteen (14) half-sized, corrected folded copies of the Greensboro Village Amended PUD/PMDP for Greenlea Commons, to the Planning Department, for City Council review.

ATTACHMENTS:

- Attachment 1-1 Greensboro Village Parcel/Location Map**
- Attachment 1-2 Greenlea Commons Amended PMDP for Greensboro Village PUD, Greensboro Village PUD Master Development Plan, and Greensboro Village Development Chart, Section 3, page 9 revised 10-29-2012**
- Attachment 1-3 Greenlea Commons Alternative Parking Requirements**
- Attachment 1-4 Green & Little, LP Bufferyard Waiver Letter date February 11, 2015**
- Attachment 1-5 Gallatin on the Move 2020 Plan Community Character Area Map**
- Attachment 1-6 Gallatin on the Move 2020 Plan, Exhibit 4-8, Proposed Roadway Projects**
- Attachment 1-7 Gallatin on the Move 2020 Plan, Exhibit 4-9, Major Thoroughfare Plan**

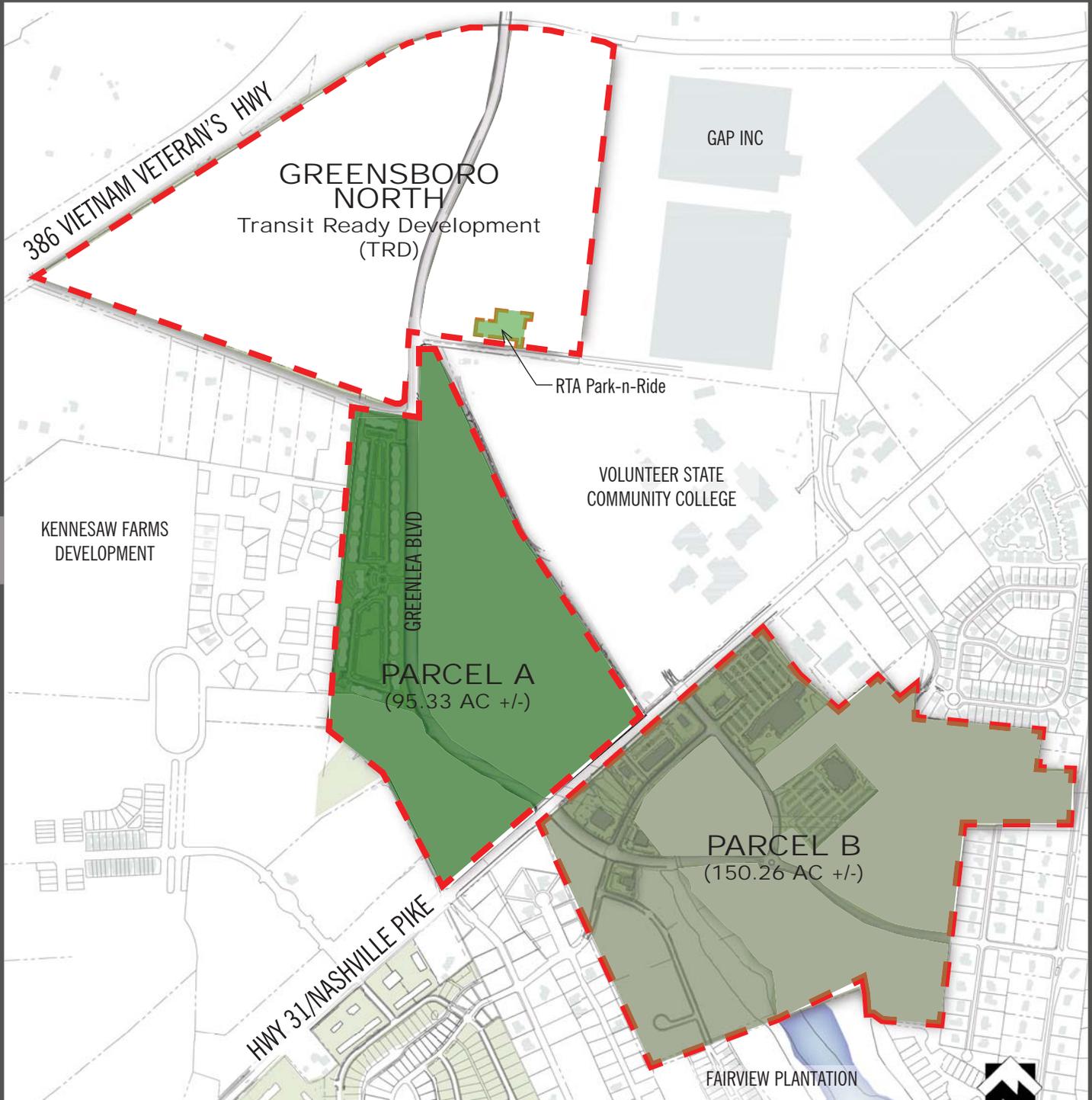
ATTACHMENT 1-1

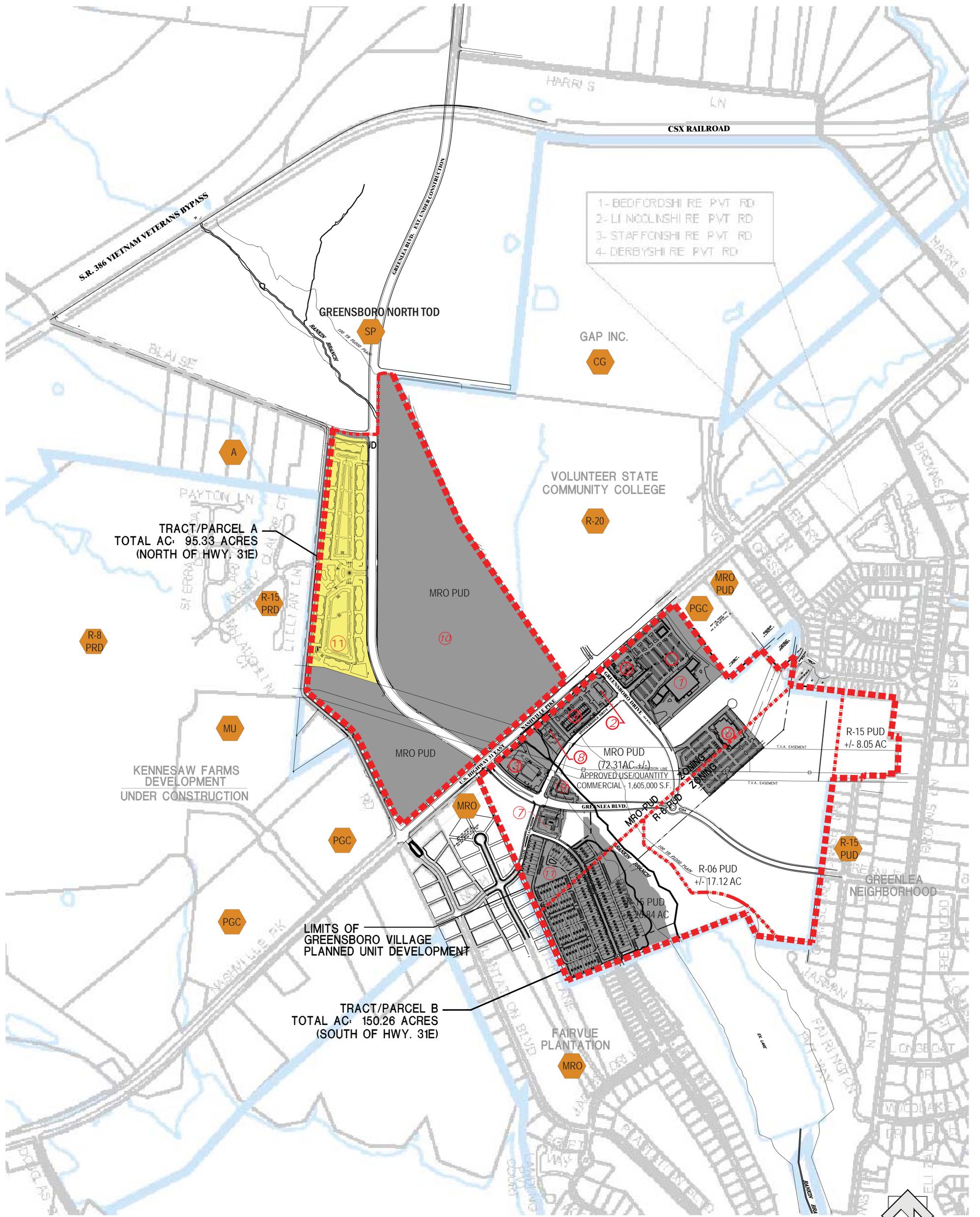


Contact: Lee K. Zoller
1175 Nashville Pike
Gallatin, TN 37066
615-452-4500 Office
615-452-4843 Fax
615-438-9885 Mobile



PARCEL MAP





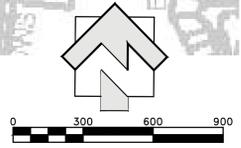
Greensboro VILLAGE

a development by Green & Little, L.P.

ZONING CLASSIFICATIONS

- GRAY AREAS ARE CURRENTLY UNDER CONSTRUCTION OR IN DEVELOPMENT PROCESS
- HIGHLIGHTED AREAS SHOW DEVELOPMENT PROPOSED WITH THIS REVISION

- LEGEND**
- ① PUBLIX
 - ② McDONALDS
 - ③ WALGREENS
 - ④ THE SHOPPES
 - ⑤ MAPCO
 - ⑥ NCG CINEMA
 - ⑦ AMERICAN SECURITY BANK
 - ⑧ VOLUNTEER STATE BANK
 - ⑨ KENDALL PLAZA
 - ⑩ THE RETREAT AT FAIRVIEW PLANTATION
 - ⑪ GREENLEA APARTMENTS



P.U.D. MASTER DEVELOPMENT PLAN

AMENDED: MARCH 13, 2006
 REVISED: JANUARY 14, 2008
 REAPPROVED: OCTOBER 29, 2012
 SUBMITTED FOR REVISION: JANUARY 28, 2015

This is to certify that this is the Official Zoning Map referred to in Article 5.00 of Ordinance Number 079-02 of the City of Gallatin, Tennessee.

ATTACHMENT 1-2

Revised 2-12-2015 Master Development Plan

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

CURRENT (02-12-2015)	PREVIOUS APPROVAL (10-29-2012)	PREVIOUS APPROVAL (03-13-06)	PREVIOUS APPROVAL (09-02)	ORIGINALLY PROPOSED (04-03-01)
<p>Tract/Parcel A:</p> <p>95.33 +/- acres 1,044,000 sq.ft. of commercial</p> <p>480 multi-family Residential (note: 304 multi-family residential units on 21.24 acres)</p>	<p>Tract/Parcel A:</p> <p>95.33 +/- acres 1,044,000 sq.ft. of comm.</p> <p>Deleted 196.17 +/- acres, now Greensboro North Specific Plan (SP) district</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 245 units of cluster housing (6,000 sq.ft./lot) 103 units (15,000 sq. ft./lot) 14 units of estate lots</p>
<p>Tract/Parcel B:</p> <p>150.26 Total Acres 1,605,000 sq.ft. of commercial</p> <p>R-06 (52.368 +/- acres) = 366.5 residential units</p> <p>R-15 (8.05 +/- acres) = 28 residential units</p>	<p>Tract/Parcel B:</p> <p>150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 132 multi-family residential : The Retreat at Fairvue (PC 0043-12 28.44 +/- acres)</p>	<p>150.26 acres 1,605,000 sq.ft. 480 multi-family residential</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential</p> <p>226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential</p> <p>226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>
<p>Tract/Parcel C: deleted</p>	<p>deleted</p>	<p>deleted</p>	<p>Fairview Plantation 87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>	<p>Fairview Plantation 87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>

RECEIVED
FEB 12 2015
GALLATIN PLANNING & ZONING

CHECK PRINT #2 4-290-15

RESUBMITTAL

4-290-15

	Number of Units	Parking/Unit	Spaces Requested
1 BRM	80	1.50	120
2 BRM	190	1.75	333
3 BRM	30	2.00	60
3 BRM TH	4	2.00	8
Total # of Spaces			521
Spaces Shown			473
Spaces to be added			48

Talking points:

1. Many if not majority of 1 BRM are rented to single person households with one car
 This count assumes approximately 60% single household/40% married
2. Rational for 1.75 on 2 BRM - have a number of single parent families with one car and some single household (1 car) renting two bedrooms

Figuring 75% of 2 brms with 2 cars/ 25% with 1 car

units		spaces	% units
143 2 BRM @	2 Cars/unit	286	75%
47 2 BRM @	1 Car/unit	47	25%
<u>190</u>		<u>333</u>	

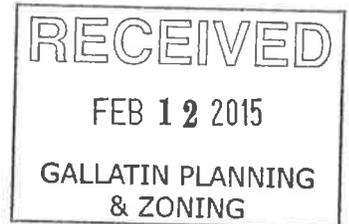
3. Even though we are keeping 2car/unit on 3BRM - many single parent households and only one car.

GREEN & LITTLE, LP

February 11, 2015

ATTACHMENT 1-4

Robert J. Kalisz, Planner II
City of Gallatin Planning Division
132 West Main Street, Room 201
Gallatin, TN 37066



RE: GreenLea Commons Landscape Bufferyards

Dear Mr. Kalisz,

Green & Little, L.P. has reviewed the proposed GreenLea Commons development as well as the City of Gallatin staff comments dated February 6, 2015. We understand the Gallatin Zoning Ordinance requires a buffer along all four sides of the site. As the property owner of the parcels to the north, south and across GreenLea Boulevard, we ask that the City waive this requirement as we believe the current design provides an attractive streetscape. With buildings facing the roads, adjacent sidewalks and street trees, the plan meets the overall design intent of Greensboro Village and does not require screening. Please contact us if you have any questions and thank you for the consideration

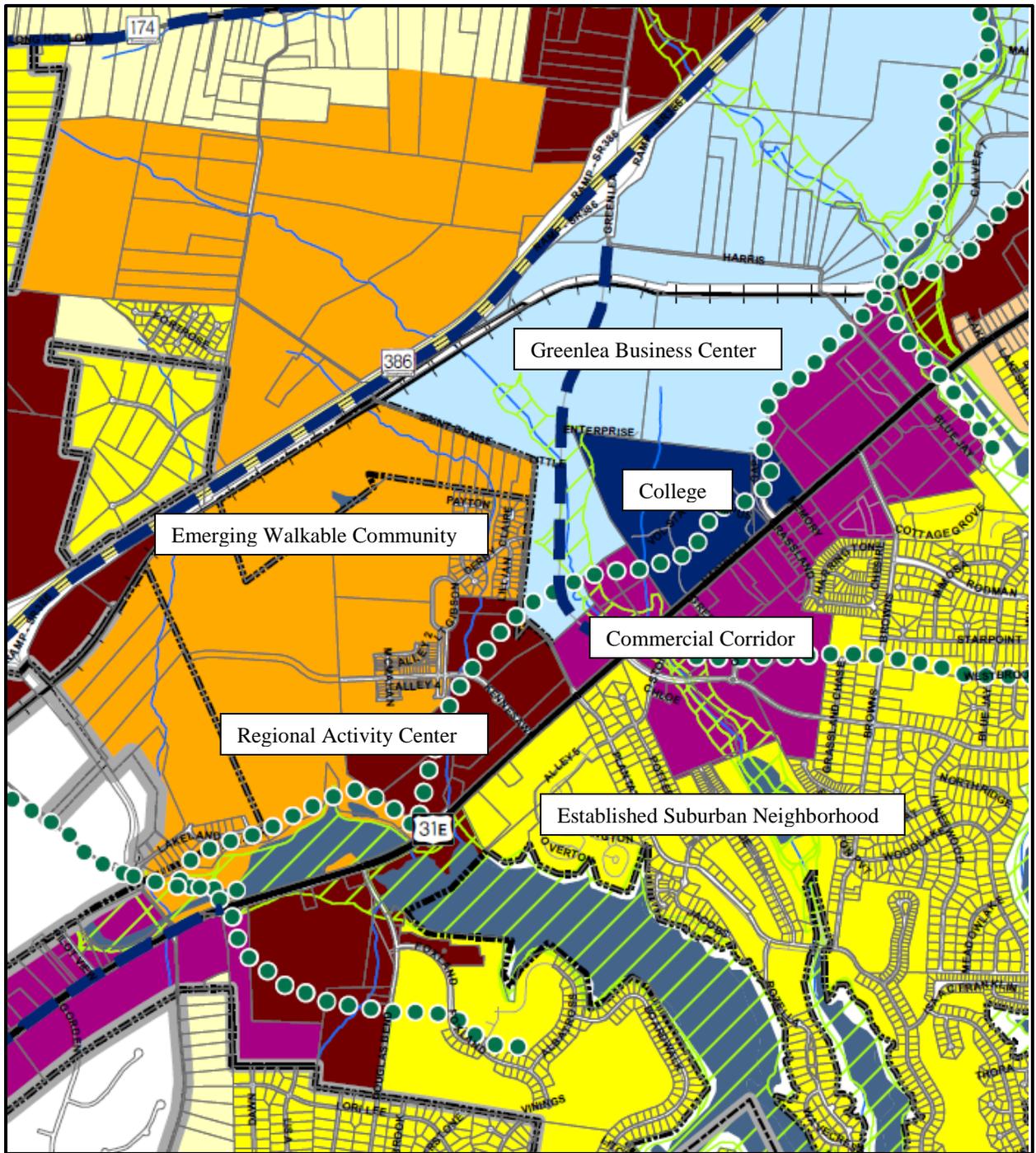
Regards,

A handwritten signature in black ink, appearing to read "Lee K. Zoller".

Lee K. Zoller
President

RESUBMITTAL

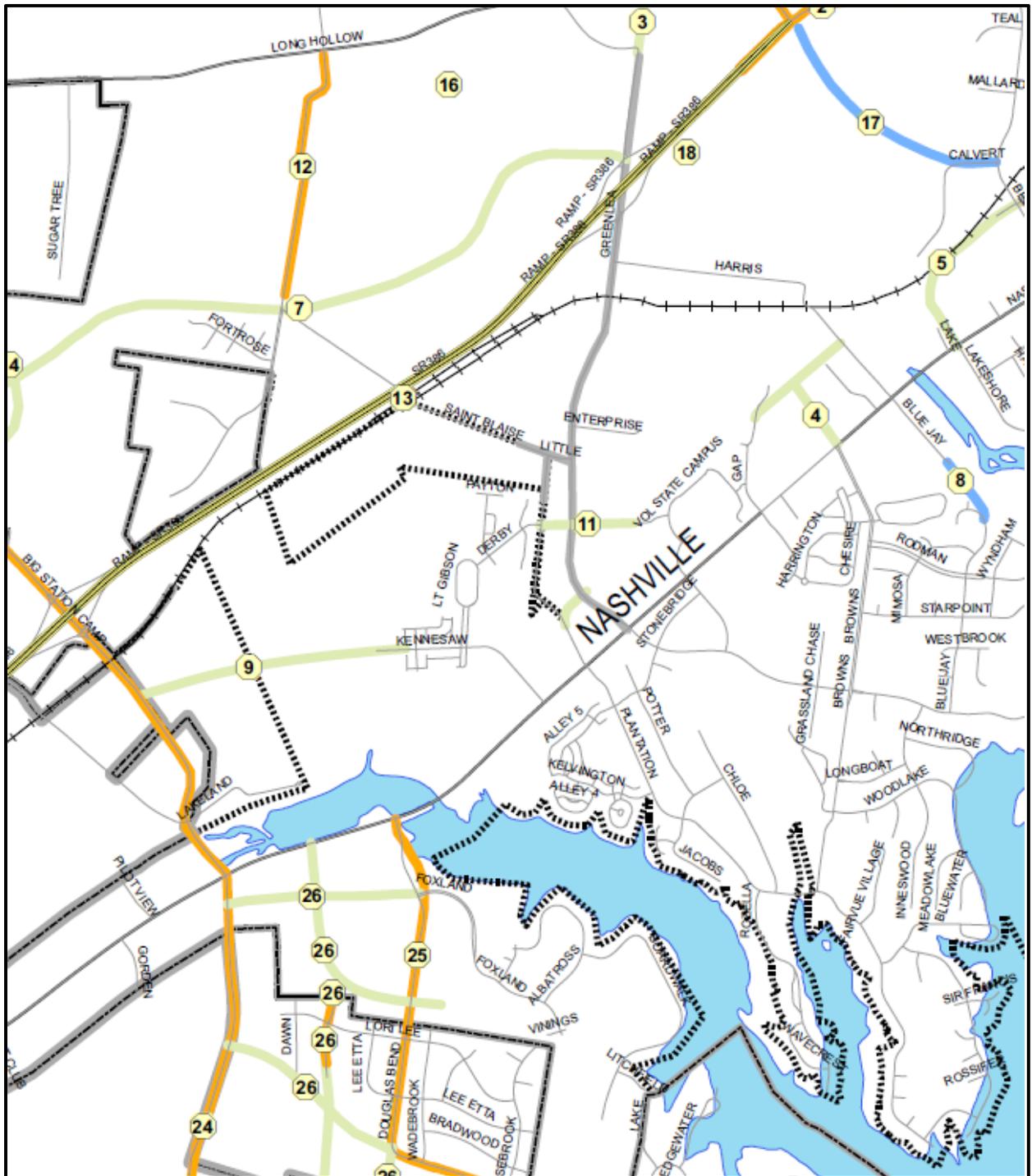
PC 4-290-15



Gallatin on the Move 2020 General Development and Transportation Plan

Community Character Area Map

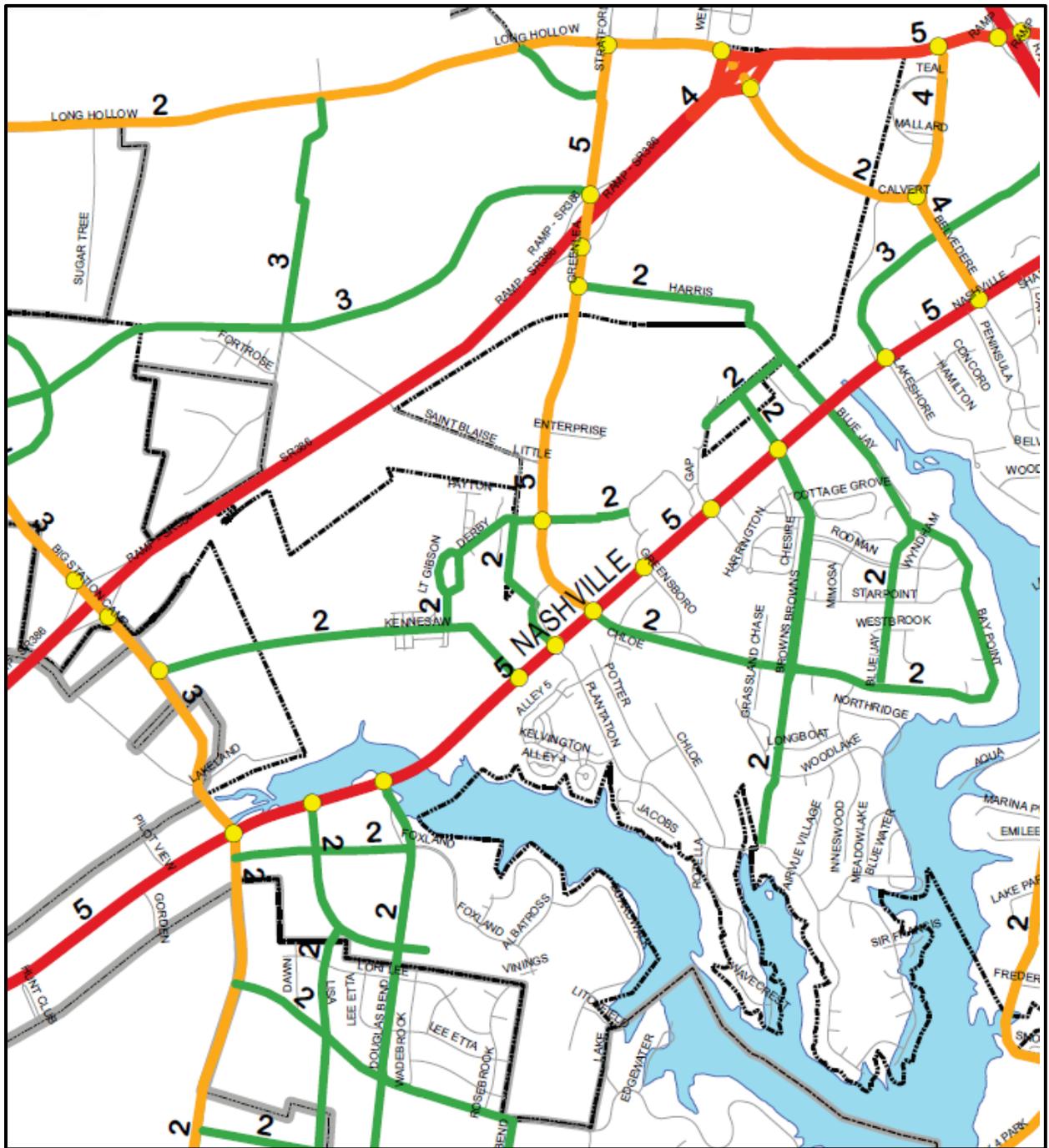
ATTACHMENT 1-5



Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-8, Proposed Roadway Projects

ATTACHMENT 1-6



Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-9, Major Thoroughfare Plan

ATTACHMENT 1-7