CITY OF GALLATIN
COUNCIL COMMITTEE MEETING

May 26, 2015 **6:00 p.m.** **Dr. J Deotha Malone Council Chambers**

- Call to Order – Councilman Mayberry
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Overton – Mayor Brown
- Approval of Minutes: April 28, 2015 Council Committee Meeting; May 12, 2015 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. Noise Ordinance **(Councilman Steve Camp)**
2. Ordinance Amending the Greensboro Village Planned Unit Master Development Plan and Approving the GreenLea Commons Preliminary Master Development Plan **(Bill McCord, City Planner)**
3. Ordinance Amending the Zoning on 48.564 (+/-) acres from Residential-15 Planned Residential Development Medium Density Residential District to R15 Medium Density Residential District (40.546 +/- acres) and R20 Low Density Residential District (8.018 +/- acres) **(Bill McCord, City Planner)**
4. Citizen Request to Acquire Excess Land **(Nick Tuttle, City Engineer)**
5. Overpayment of Refuse Collection Fees **(Mayor Paige Brown & City Attorney Susan High-McAuley)**
6. EDA Board Appointment **(Mayor Paige Brown)**
7. Financial Documents Required of Non-Profits Receiving $10,000 or More in City Community Enhancement Grants **(Councilman Jimmy Overton)**
8. Year-End Appropriations to Clean Up Accounts **(Rachel Nichols, Director of Finance)**
9. 2015-2016 Budget **(Rachel Nichols, Director of Finance)**
10. Appropriation of $10,784.45 from Revenue Received for Insurance Recoveries **(Rachel Nichols, Director of Finance)**
11. Public Works Superintendent **(Debbie Johnson, Director of Human Resources)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin
Council Committee Meeting

Tuesday, April 28, 2015
Dr. J. Deotha Malone Council Chambers

PRESENT:

Mayor Paige Brown
Councilman John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Vice Mayor Craig Hayes
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance Director
Ronnie Stiles, Public Works Director
David Gregory, Public Utilities Director
David Brown, Leisure Services Director
Susan High-McAuley, City Attorney
Gallatin News Reporter
Tommy Dale, Assistant Fire Chief
Russ Steinike, Asst. Building Codes
Chuck Stuart, Building Codes Dir.
Debbie Johnson, Human Resource Dir.
Don Bandy, Police Chief
Connie Kittrell, City Recorder
News Examiner Reporter
Nick Tuttle, City Engineer
Lori Smiley, IT Director
James Fenton, EDA
Bill McCord, City Planner

Vice Mayor Hayes called the meeting to order.

Approval of Minutes

No minutes provided for approval.

Public Recognition

Vice Mayor Hayes called for public recognition.

- Dorothy Wilson Lowe of 924 Spencer Avenue informed Council of her recent $1,100 plus water bill. Ms. Lowe stated that she rents from Action Properties and her elderly mother lives with her. She added that she cannot pay this bill and the

water will be turned off on May 1st. Ms. Lowe provided council with the water bill and notices.

There was discussion on an adjustment received earlier this year.

Public Works Director David Gregory stated the Leak Adjustment Policy only allows one adjustment in a 12 month period and Ms. Lowe has received an adjustment within the last five or six months. Mr. Gregory stated he does not have the authority to make another adjustment; only Council can approve another adjustment.

Discussion continued.

Councilwoman Kemp made motion to make the adjustment; Councilman Camp seconded. Motion carried with 7 ayes and 0 nays.

Ms. Lowe thanked Council.

- Joe Debord of 1007 Hart Street made two recommendations on the budget:
    - All fire trucks are fitted with chains/electro/traction devices.
    - Municipal shop needs a facility to paint vehicles.

With no one else wishing to speak Vice Mayor Hayes closed public recognition.

Mayor's Comments

- Mayor Brown thanked everyone that helped/participated to make the Square Fest a great event.

- Mayor thanked all the staff that helped with the Fire Chief interviews, especially the Human Resource department/staff.

Agenda

1. 2015 - 2016 Budget Proposal

Mayor Brown presented nothing new on the budget. Mayor requested feedback or discussion from Council.

Mayor stated one page in the budget did not print correctly and Finance Director Rachel Nichols passed out a corrected page #28.

There was discussion on the Resource Authority payment being between $500,000 and $750,000.

Councilman Overton asked about guidelines for non-profit organizations. Mayor said she would provide financial information to Council on these organizations.

Mayor stated she had a meeting with the Army Corp. of Engineers concerning the Liberty Branch Park. Mayor added that the reconciliation on damages is $1.2 million but the Corp. will work with the City on this. Mayor said they are also waiting on an environmental study.

2. Noise

Councilman Overton presented the noise issue at the Marina.

City Attorney Susan High-McAuley stated any noise ordinance effects the entire City. Ms. High-McAuley gave a history on this issue: the previous noise committee, the zoning ordinance referencing decibel levels and the subjective municipal noise ordinance.

Police Chief Bandy stated he stands by the subjective municipal code ordinance.

Much discussion continued.

Council requested a copy of the previous Noise Committee recommendations in their packet and on the next work session agenda for discussion.

3. Training Reimbursements

Councilman Overton spoke about the City's one year policy on training reimbursement.

Assistance Fire Chief Tommy Dale spoke about the loss of equipment and training costs to the fire department when a trainee leaves within the first year. Chief Dale requested a prorated reimbursement if they leave within three (3) years.

Police Chief Don Bandy agreed with Assistance Fire Chief Dale on the loss of training and equipment. Chief Bandy also requested changing the policy to three (3) years reimbursement.

Human Resource Director Debbie Johnson presented the changes to the Personnel Rules and Regulations; Rule 15.

Councilman Overton made motion to approve three (3) years; Councilman Mayberry seconded. Motion carried with 7 ayes and 0 nays.

4. Tax Rate Ordinance

Finance Director Rachel Nichols stated the tax rate remains at .99 per $100 and the tax ordinance requires three (3) readings.

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

5. Ordinance Appropriating Funds Received for Damage to Traffic Signal

City Engineer Nick Tuttle presented this request.

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

6. Discussion of Fire Chief Candidates

Human Resource Director Debbie Johnson explained the process of the Fire Chief candidates and thanked everyone involved.

Councilman Alexander requested changing the times to 4:30 or 5:00 to allow everyone to attend the process.

Council requested the assessments and comments on the candidates from the experts before next Tuesday.

7. Civic Center Expansion

Leisure Services Director David Brown provided Council with the bids received for the Civic Center expansion. Mr. Brown stated the low bid was $4,268,000.00.

There was much discussion on the increased cost and options.

Councilman Overton asked Mr. Brown to meet with Barge, Waggoner and Sumner to discuss changing the plans and the costs of those changes. Council agreed.

8. Boards and Commissions

Mayor provided Council with an updated listing of all Boards and Committees members, vacancies and terms. Mayor requested any suggestions from Council.

Council agreed for Mayor Brown to bring new board/committee appointments to Committee before Council.

Other Business

Vice Mayor Hayes called for other business.

Councilman Mayberry discussed the unbudgeted items that have occurred since January. Finance Director Rachel Nichols said historically department heads return around $2.5 million.

Department Head Reports

Vice Mayor Haves called for Department Head Reports and there were none.

Adjourn

With no other business to discuss Vice Mayor Hayes adjourned the meeting at 7:01 PM.

Mayor Paige Brown

Connie Kittrell, City Recorder

City of Gallatin
Council Committee Meeting

Tuesday, May 12, 2015
Dr. J. Deotha Malone Council Chambers

PRESENT:

Mayor Paige Brown
Councilman John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Vice Mayor Craig Hayes
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance Director
Ronnie Stiles, Public Works Director
David Gregory, Public Utilities Director
David Brown, Leisure Services Director
Susan High-McAuley, City Attorney
Gallatin News Reporter
Tommy Dale, Assistant Fire Chief
Bill McCord, City Planner
Debbie Johnson, Human Resource Dir.
Don Bandy, Police Chief
Connie Kittrell, City Recorder
News Examiner Reporter
Nick Tuttle, City Engineer
Lori Smiley, IT Director
James Fenton, EDA

Councilman Mayberry called the meeting to order.

Approval of Minutes

Councilman Mayberry presented the April 27, 2015 Special Called Joint Meeting of the Gallatin City Council and the Municipal/Regional Planning Commission for approval. Councilman Overton made motion to approve; Councilwoman Kemp seconded. Motion carried with 6 ayes and 0 nays.

Public Recognition

Councilman Mayberry called for public recognition.

Jean Rayborn of 957 Aqua Drive spoke about the noise ordinance. Ms. Rayborn stated they are in a residential area and asked that the music be out of her home.

With no one else wishing to speak Councilman Mayberry closed public recognition.

Mayor's Comments

- Mayor Brown said today was Mayor's After Hours from 4:30 to 6:00 and Mr. Joe Debord came by.

Agenda

1. **Ordinance Appropriating State of Tennessee Training Supplements**

Finance Director Rachel Nichols presented this ordinance.

Councilman Overton made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 6 ayes and 0 nays.

Councilman Alexander entered the meeting at this time.

2. **Resolution Accepting Public Improvements for Foxland, Phase 9, Section 1**

City Engineer Nick Tuttle presented this resolution.

Councilman Hayes made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 7 ayes and 0 nays.

3. **Resolution Accepting Public Improvements for Foxland, Phase 9, Section 5**

City Engineer Nick Tuttle presented this resolution.

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

4. **Citizen Request to Acquire Excess Land**

City Engineer Nick Tuttle gave the history on the city purchasing the property on South Niagra Way in 2007 for $100,000. Mr. Tuttle stated the new property owner, Tom Artis, of 1162 Blackshear Drive would like to obtain approximately 338 square feet of this property to "square off" his lot to install a fence.

There was much discussion.

Mr. Tom Artis stated he has been in Gallatin six months and he currently tends/mows the property. He added that he understands the city not giving him the property but he can also live with an irregular fence.

City Attorney Susan High-McAuley stated the city cannot gift the property because the city owns the property.

Much discussion continued.

Council instructed Mr. Tuttle and Ms. High-McAuley present a recommendation at the next Council or Committee meeting.

5. **Appropriation of $23,345 from Revenue Received by Sale of Surplus Property on Gov Deals**

Police Chief Don Bandy presented this request.

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

6. **Ordinance Amending Zoning on 2.501 (+/-) Acres from Agricultural Residential District to R40 Low Density Residential District (1.508 +/- Acres) and R15 Medium Density Residential District (.99 +/- Acres) for Paul and Carolyn Carter**

City Planner Bill McCord stated the applicant is requesting two (2) different zoning changes. Mr. McCord added that the Planning Commission recommended approval.

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

7. **Ordinance Rezoning a 162.0 Acre Portion of Gregory Real Estate, LLC Property from Agricultural Residential District to Industrial Restrictive Zoning District**

City Planner Bill McCord presented this ordinance for rezoning. Mr. McCord stated this will provide additional industrial properties and the Planning Commission voted unanimously to approve.

Vice Mayor Hayes made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

8. **Resolution adopting a Plan of Service for the Annexation of Lots #8 and #9 in the Bradley Farm Subdivision**

City Planner Bill McCord presented this resolution adopting the plan of service for the annexation. Mr. McCord said the law has changed requiring resolutions instead of ordinances for annexations. Mr. McCord also stated that the Planning Commission approved the request for annexation.

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

9. Resolution Annexing Lots #8 and #9 in the Bradley Farm Subdivision

City Planner Bill McCord presented this resolution.

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

10. Ordinance Rezoning Two Lots Comprising 10.2 (+/-) Acres from R20 – Low Density Residential to R15 – Medium Density Residential District

City Planner Bill McCord presented the ordinance request for rezoning. Mr. McCord stated the Planning Commission approved this request.

Vice Mayor Hayes made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 7 ayes and 0 nays.

11. Resolution Renaming GFD Memorial Boulevard to Chief Billy Crook Boulevard

City Planner Bill McCord presented this resolution.

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

12. Noise

Councilman Overton spoke about the ordinance the noise committee drafted last year.

Police Chief Don Bandy spoke about the task for his officers to determine the Municipal Code Ordinance 10-89 or the zoning ordinance that references the decibel level. Chief Bandy stated the police department had received 10 complaints since April 11th and those complaints came from Aqua Drive.

Discussion continued.

City Attorney Susan High-McAuley stated at the current time there is a Zoning Ordinance that sets a decibel level and in the Municipal Code there is an ordinance that sets a subjective standard. Ms. High-McAuley recommended that in the future all ordinances be the same.

Ms. High-McAuley added that some cities use "X" amount levels over the ambient noise level as another alternative.

Police Officer Gregory Washburn commented on his visit to a resident on Aqua Drive that had called the police department to complain about the noise from Awedaddy's. Officer Washburn issued a citation to Awedaddy's because they were over the decibel level.

There was discussion that any noise ordinance adopted will apply to the entire city.

Councilman Overton made motion to adopt the noise committee ordinance. There was no second. Motion failed for lack of a second.

13. Waiving Tap Fees for Habitat for Humanity

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

14. EDA Board Appointments

Mayor Brown recommended Tom Neal and Jeannie Gregory as new EDA Board appointments. Mayor stated that these recommendations replace Mary Jo Lewis and Earl Fischer.

Councilman Mayberry made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 7 ayes and 0 nays.

15. Electric Board

Mayor Brown recommended the reappointment of Stan Carver to the Electric Board.

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

City Attorney Susan High-McAuley said Al Bennett was appointed and approved to serve on the Electric Board a couple of years ago but no resolution was presented. Ms. High-McAuley requested confirmation of Mr. Bennett by a proper resolution.

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

16. **2015 – 2016 Budget**

Councilman Alexander made motion to amend Community Enhancements to increase Southern Sudanese donation to $3,000 and decrease Shalom Zone donation to $5,000; Councilman Overton seconded.

There was much discussion on listing all the changes/requests to the Mayor and discuss at a later date.

Councilman Alexander withdrew his motion; Councilman Overton withdrew his second.

Council continued to discuss.

Vice Mayor Hayes made a recommendation to decrease the Sumner County Museum $50,000 Community Enhancement donation to $25,000.

Councilman Overton made motion to require an audit from each organization that the city donates $10,000 or more; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

Mayor listed the organizations that did not receive donations.

Discussion continued.

Councilman Mayberry disclosed he is on the Senior Citizen's Board.

Councilman Overton disclosed he is on the Gallatin Day Care Board and the Gallatin Chamber of Commerce Board.

Councilwoman Julie Brackenbury disclosed she is on the Greater Gallatin Board and the Rosemont Board.

Councilman Steve Camp disclosed he is on the Rosemont Board.

Councilman Alexander disclosed he is on the Shalom Zone Board.

Finance Director Rachel Nichols stated there will be amendments to the budget because of the timing of the salary study and salary projections.

Police Chief Don Bandy said he has purchased 60 cameras but he has 71 Officers. He requested additional cameras for every Officer.

Councilwoman Kemp left the meeting at this time.

Discussion continued.

City Engineer Nick Tuttle asked about the repaving budget and timing.

17. Gallatin Civic Center Pool Expansion

David Brown Leisure Services Director provided Council with informational handouts. Mr. Brown stated the handouts show the six (6) options on the expansion and the revenue projections.

There was much discussion on the options presented.

Councilman Overton made motion to approve Option #4 (do all and finance the additional $2 million in the 2016 bond, this does not affect the cash funds of the City); Councilman Alexander seconded.

Much discussion continued.

Councilman Mayberry called for the vote. Motion carried with 5 ayes and Vice Mayor Hayes voted nay.

Department Head Reports

Vice Mayor Hayes left the meeting at this time.

Mayor Brown left the meeting at this time.

Councilman Mayberry asked for comments from Department Heads.

City Engineer Nick Tuttle made Council aware of a right-of-way/civil dispute situation along Albert Gallatin between property owners Monroe Bragg and Orville Blair. Mr. Tuttle provided a map for council's information.

Councilman Overton left the meeting at this time.

Mayor Brown returned to the meeting at this time.

Mr. Gary Horn requested to speak concerning the noise issue.

Councilman Alexander made motion to allow Mr. Horn to speak; Councilwoman Brackenbury seconded.

Mr. Gary Horn of Hendersonville stated he is a musician and frequently plays music at Awedaddy's. He said he has worked at Awedaddy's for many years and played at the Marina in the past.

Councilman Overton returned to the meeting at this time.

He added that he played for the previous owners for two years before Awedaddy's came and there was never a problem. He asked why there is a noise issue now. He stated he hoped for a resolution.

Adjourn

With no other business to discuss Councilman Mayberry adjourned the meeting at 7:52 PM.

Mayor Paige Brown

Connie Kittrell, City Recorder

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **Councilman Camp** **AGENDA #** 1

SUBJECT:
Noise Ordinance

SUMMARY:
Councilman Camp requested this item be placed on the agenda for further discussion.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **PLANNING DEPARTMENT** **AGENDA #** 2

SUBJECT:
Ordinance No. O1505-29. An Ordinance of the City of Gallatin, Sumner County, Tennessee, amending the Greensboro Village Planned Unit Development Master Development Plan and approving the GreenLea Commons Preliminary Master Development Plan (File #4-290-15)

SUMMARY:
An Ordinance of the City of Gallatin, Sumner County, Tennessee, approving an amendment to the Greensboro Village Planned Unit Development (PUD) Master Development Plan to relocate 204 Multi-Family Use Units from Parcel 'B', consisting of a 174.33 (+/-) acre tract, located south of Nashville Pike and east and west of GreenLea Boulevard, to Parcel 'A', consisting of a 95.33 (+/-) acre tract, located east and west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and to relocate 76 one-family detached dwelling residential use units from Parcel 'A' to Parcel 'B', and approving the GreenLea Commons Preliminary Master Development Plan on a portion of Parcel 'A'; Authorizing the revision to be indicated on the Official Zoning Atlas; Repealing conflicting ordinances, providing for severability, and providing for an effective date.

The Planning Commission reviewed the request at the April 27, 2015 meeting and voted 4 to 2 to approve GMRPC Resolution No. 2015-28 which included Ordinance No. O1505-29.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☒ **Ordinance**	☐ **Contract**	☒ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:
PUBLIC COMMENT

ORDINANCE NO. O15Ø5-29

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B' CONSISTING OF A 174.33 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED EAST AND WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' TO PARCEL 'B', AND APPROVING THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON A PORTION OF PARCEL 'A'; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABLITY; AND PROVIDING FOR AN EFFECTIVE DATE. (PC FILE #4-290-15)

WHEREAS, the owner of property has submitted a complete application to amend the Greensboro Village Planned Unit Development (PUD) and approval of GreenLea Commons Preliminary Master Development Plan on a 21.24 (+/-) acre portion of a 95.33 (+/-) acre tract located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike is zoned Multiple Residential and Office – Planned Unit Development (MRO-PUD); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the amendment to the Greensboro Village Planned Unit Development (PUD) and the GreenLea Commons Preliminary Master Development Plan in GMRPC Resolution No. 2015-28; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203; and

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

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

Section 1. The Gallatin City Council hereby approves the Amendment to the Greensboro Village Planned Unit Development and the GreenLea Commons Preliminary Master Development Plan as described in Exhibit 'A'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to reflect the rezoning and Preliminary Master Development Plan herein made;

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

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

Section 5. This Ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Greensboro Village PUD/Preliminary Master Development Plan for GreenLea Commons with conditions

EXHIBIT 'A'

The Greensboro Village PUD Master Development Plan, consists of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with a Reapproved date of October 29, 2012, submitted for revision on January 28, 2015, and received May 4, 2015, and the Master Development Plan 2015 Amendment (Proposed) PC File #4-290-15) Chart, consist of a one (1) sheet plan, prepared by Lose & Associates, and received May 4, 2015.

The Preliminary Master Development Plan for the GreenLea Commons, consists of a 26 sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015, with a final revision dated May 1, 2015, together with the Architectural Elevations and Photometric Plan 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. 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 PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
2. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
3. Provide a sidewalk access easement along St. Blaise Road.
4. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
5. Dedicate a five (5) foot wide right-of-way to the city, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
6. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.

ITEM ___

PLANNING DEPARTMENT STAFF REPORT TO COUNCIL

Greensboro Village PUD Amendment/GreenLea Commons PMDP
PC File #4-290-15
GreenLea Boulevard and Nashville Pike, St. Blaise Road and Little Drive
Date: May 20, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B', CONSISTING OF A 174.33 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED EAST AND WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' TO PARCEL 'B', AND APPROVAL OF THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON A PORTION OF PARCEL 'A'. (PC FILE #4-290-15)

OWNER: GREEN & LITTLE, LP

APPLICANT: LOSE & ASSOCIATES, INC.

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF ORDINANCE NO. O1505-29

STAFF CONTACT: ROBERT J. KALISZ

PC MEETING DATE: APRIL 27, 2015

SPECIAL-CALLED PC MEETING DATE (PUBLIC COMMENTS): MAY 18, 2015

COUNCIL COMMITTEE DATE: MAY 26, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Master Development Plan to relocate 204 Multi-Family residential use units from Parcel 'B', consisting of a 174.33 (+/-) acre tract, located south of Nashville Pike and east and west of GreenLea Boulevard, to Parcel 'A', consisting of a 95.33 (+/-) acre tract, located east and west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and to relocate 76 One-Family Detached Dwelling residential use units from Parcel 'A' to Parcel 'B', and approval of the GreenLea Commons Preliminary Master Development Plan (304 multi-family units) on a portion of Parcel 'A' (PC File #4-290-15) (Attachment 1 and Attachment 2).

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

- **Parcel 'A', 95.33 (+/-) acres, Multiple Residential and Office Planned Unit Development (MRO PUD)**
- **Parcel 'B', 174.33 (+/-) 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 Detached Dwelling is a permitted use in the R-06 PUD and R-15 PUD zone districts.

The owner and applicant requests an amendment to the Greensboro Village PUD to relocate a portion (204) of the multi-family residential use from Parcel 'B' to Parcel 'A' and construct GreenLea Commons, a 304 unit Multi-Family complex. In addition, the owner and applicant are requesting to relocate all (76) of the One-Family Detached Dwelling residential uses from Parcel 'A' to Parcel 'B'. The existing commercial development designated for Parcel 'A' will be assigned to the remaining areas designated MRO (PUD) located east and west of GreenLea Boulevard.

The architectural elevations for the buildings do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the buildings are shown to be constructed with brick and cement fiber board siding and will not contain the required 70 percent brick or stone on each building facade (Attachment 2). The owner and applicant are requesting approval of an alternative architectural plan. The Planning Commission shall determine whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant requests an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance, to waive or alter the bufferyard requirements for the north, south, and east sides of the development site (adjacent to Little Drive and GreenLea Boulevard and adjacent to the TVA power line) per Section 13.04.060.D of the Gallatin Zoning Ordinance (Attachment 4), and an alternative to the parking requirements (Attachment 3) for the Greenlea Commons apartment complex.

The Planning Commission recommended approval of GMRPC Resolution No. 2015-28 approving the amendments to the PUD and the PMDP with conditions of approval as described in Ordinance No. O1505-29.

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 245.59 (+/-) 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
- 100 multi-family residential units
- 76 one-family residential units: 6,000 s.f. lots

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 multi-family residential units
- 70 one-family residential units: 15,000 s.f. lots
- 132 multi-family residential units: The Retreat at Fairvue on 28.44 (+/-) acres (PC0043-12)

This information has been updated to reflect the proposed 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
- 304 multi-family residential units: GreenLea Commons apartment complex on 21.24 (+/-) acres

Tract B: 174.33 (+/-) acres (actual survey data) (south of Nashville Pike, east and west of GreenLea Boulevard)
- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 276 multi-family residential units
- 132 multi-family residential units: The Retreat at Fairvue on 28.44 (+/-) acres (PC0043-12)
- 70 one-family residential units: 15,000 s.f. lots
- 76 one-family residential units: 6,000 s.f. lots

(For further information on the history of the Greensboro Village PUD Development refer to Attachment 2.)

Gallatin on the Move 2020 General Development and Transportation Plan
The Greensboro Village Planned Unit Development (PUD) property is located in the Commercial Corridor, GreenLea Business Center Community Special Character Area and Suburban Neighborhood Established Character Areas as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 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 providing 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 Area.

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 mainly along the periphery of 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, zone "X".

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 47 feet and the third (3) floor soffit height of 32 feet (Attachment 19-2; sheets A1-A6). A complex system of gable roofs is 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 with 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 for the buildings overall consist of approximately 76 percent brick veneer masonry and the end elevations consist of approximately 62 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. All garages face interior to the site. No garages will be visible from the public right-of-way. 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%
Clubhouse Building: Front & Rear Elevations: 90%, End Elevations: 80%, Overall Brick: 85%

The apartment buildings do not meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08.010.A, *Materials* of the Gallatin Zoning Ordinance. The owner and applicant are requesting approval of an Alternative Architectural Plan. The Planning Commission shall determine whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Listed below are the proposed building types and unit counts, and garages for the 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

Townhouse 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 30 three (3) bedroom units
- Total of four (4) townhouse units

Listed below are building height comparisons with comparable apartment complexes:

Apartment Complex	Zoning	Required per Regulations Maximum Building Height	Ridge	Soffit	Building Height	Difference
GreenLea Commons	MRO-PUD	35'	47'	32'	39'-6"	4'-6"
Kennesaw Farms - Avondale	MU	35'	48'	30'	39'	4'
Foxland Crossing	MU	35'	45'-3"	30'-5"	37'-10"	2'-10"

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 proposed apartment complex will have a total of 304 units. Based on the number of units, 608 parking spaces, including 13 handicapped parking spaces are required. 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 developing and managing more than 6,000 apartment units in the greater Memphis area and has used a parking ratio of 1.5 spaces for each unit. The owner and applicant submitted an alternative parking requirement calculation sheet and listed below.

Alternative Parking Proposed (Calculations): (Attachment 3)

- 80 one (1) bedroom units @ 1.5 spaces per unit = 120 parking spaces
- 190 two (2) bedroom units @ 1.75 spaces per unit = 333 parking spaces
- 30 three (3) bedroom units @ 2.0 spaces per unit = 60 parking spaces
- Four (4) Townhouse units @ 2.0 spaces per unit = 8 parking spaces
- Total Proposed Parking Spaces = 521 spaces, including 11 handicapped accessible spaces

Alternative Parking Proposed (to be provided): (Attachment 2; sheet C1.00)

- 186 garage parking spaces
- 335 surface parking spaces
- Total Provided Parking Spaces = 521 spaces, including 11 handicapped accessible spaces

The GreenLea Commons PMDP indicates that 286 out of the 335 surface parking spaces would be constructed of a pervious concrete material. In addition, a 'Bioretention Area' will be installed between the pervious concrete parking spaces and concrete sidewalks (within the interior courtyard) to aid in retaining a

portion of the stormwater runoff on site (Attachment 2; sheet C4.04, Detail 2). A Stormwater Maintenance Agreement will be required at the Final Master Development Plan stage.

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 extends to the apartment complex located on the northern portion of the property. There are two (2) auxiliary driveways located on St. Blaise Road. One (1) provides access to the dumpster enclosure, located at the southwest corner of the property, and emergency access only to the apartment complex. The second auxiliary driveway, located on the northwest corner of the property, provides emergency access only to the apartment complex. The plan indicates the emergency access driveways to have emergency security gates, to be coordinated with Fire Department, located across the width of the entrance. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6. These auxiliary driveways do not provide permanent motor vehicular access to the area street network for the residents of GreenLea Commons.

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 extending through the GreenLea Commons site (Attachment 6). The description in the plan 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 as a 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 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 by extending St. Blaise Road northward, through the Greensboro North Transit Ready Development (Specific Plan Area), to align with Enterprise Drive at GreenLea Boulevard. This would provide the connection to Volunteer State Community College as shown

on the Major Thoroughfare Plan (MTP) (Attachment 7). Volunteer State Community College proposed no connection to Derby Drive and has planned its campus to access GreenLea Boulevard via Enterprise Drive. This option is included as a condition of approval of the Preliminary Master Development Plan.

Refer to the Engineering Division Memorandum from Nick Tuttle, dated March 18, 2015 for Engineering's response to the alternatives to the extension of Derby Drive (Attachment 8).

St. Blaise Road Right-of-Way

The owner and applicant have agreed to dedicate:

- Sufficient right-of-way for the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement,
- A five (5) foot wide right-of-way adjacent to the existing St. Blaise Road right-of-way from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive,
- A five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road.

The owner and applicant have submitted a proposed right-of-way exhibit illustrating the above mentioned dedications (Attachment 9).

The owner and applicant also agreed to provide a sidewalk access easement along St. Blaise Road outside the five (5) foot wide right-of-way dedication as mentioned above.

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 GreenLea Commons PMDP indicates the alternative bufferyards along the boundaries of the project site. The owner and applicant submitted landscaping plans shows extensive detailed landscaping throughout the GreenLea Commons apartment complex (Attachment 2; sheets L1.00-L3.00). The landscape plans indicate an Alternative Bufferyard to be located along St. Blaise Road, between the proposed sidewalk and the apartment buildings (Attachment 2; sheets L1.00 - L1.02). The owner and applicant are requesting the following alternative bufferyards in lieu of the required bufferyard along St. Blaise Road; Type 35 Bufferyard and Type 25 Bufferyard:

Type 35 Bufferyard requirements:

- Width of Bufferyard – 35'
- One (1) large deciduous tree for every 80' linear feet
- One (1) small deciduous or ornamental tree for every 80' linear feet
- One (1) evergreen tree for every 15 feet planted on a triangular staggered spacing
- Opaque barrier minimum six (6) feet in height (hedge-like screen or informal screen plantings of broadleaf evergreen shrubs, berm, or wall)

Type 25 Bufferyard requirements:

- Width of Bufferyard – 25'
- One (1) large deciduous tree for every 60 linear feet
- Two (2) small deciduous or ornamental tree (spaced 30' o.c.) for every 60 linear feet

Alternative Type 30 Bufferyard: (Along St. Blaise Road south of Little Drive approximately 520 lineal feet) (Type 35 Bufferyard required)

- Width of Bufferyard – 30'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60'o.c.
- One (1) large evergreen tree at an average of every 24 feet

Alternative Type 30 Bufferyard: (Along St. Blaise Road from Derby Drive north approximately 600 lineal feet) (Type 25 Bufferyard required)

- Width of Bufferyard – 30'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60' o.c.

Alternative Type 25 Bufferyard: (Along St. Blaise Road from Derby Drive south approximately 880 lineal feet) (Type 25 Bufferyard required)

- Width of Bufferyard – 25'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60' o.c.

The Greensboro Village PUD 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 tree species should be carefully selected to reduce future damage to street improvements when trees mature.

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 requests an Alternative Bufferyard Plan for GreenLea Commons per Section 13.04.100.C of the Gallatin Zoning Ordinance and requests to waive the bufferyard requirements for the north (along Little Drive), south (adjacent to T.V.A. power line), and east (along GreenLea Boulevard) per Section 13.04.060.D of the Gallatin Zoning Ordinance (Attachment 4): Green & Little, L.P. is the owner of those parcels. The required bufferyards for these locations respectively are Type 12 Bufferyard, Type 10 Bufferyard, and Type 15 Bufferyard. The owner and applicant states that with the alternative bufferyard

landscaping along St. Blaise Road, and the streetscape along GreenLea Boulevard and Little Drive, and with the extensive landscaping throughout the apartment complex, the project will meet the intent of the bufferyard requirements of Section 13.03 of the Gallatin Zoning Ordinance.

The Planning Commission shall determine if the alternative bufferyard plan and bufferyard waiver is acceptable and meets the intent of Section 13.04.100.C 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 GreenLea Commons (Attachment 2; sheets C2.00-C2.02). The 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 (Attachment 2; 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. The proposed modifications were considered a major

amendment to the PUD, and public comment was held at the March 9, 2015 Regular Planning Commission meeting and at the May 18, 2015 Special-Called Planning Commission meeting.

Planning Department Comments
Conditions recommended by the Planning Department are included in Exhibit 'A' of the 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 department recommends that the following items also be addressed. These conditions of approval are included in Exhibit 'A' of the Ordinance as follows:

1. Submit an application to amend the Gallatin on the Move 2020 General Development and Transportation Plan and obtain approval of an amended plan to relocate a future collector road from an alignment between the St. Blaise Road/Derby Drive intersection to GreenLea Boulevard to an alignment from St. Blaise Road/Little Drive intersection to the intersection of GreenLea Boulevard and Enterprise Drive. (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 PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
2. Provide a sidewalk access easement along St. Blaise Road.
3. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
4. Dedicate a five (5) foot wide right-of-way to the city, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
5. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
6. The northern most access onto St. Blaise Road is to be used for emergency access only. If, in the future, an access is requested for non-emergency use then a plan amendment must be considered by the Planning Commission, since it will not meet the *Gallatin on the Move 2020 Plan*, Access Management Standards.

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 or other such features 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.

Planning Commission Recommendation
- The Planning Commission considered the request at the Special-Called March 9, 2015 meeting. At this meeting Planning Commission received public comment and after discussion deferred the item until the March 23, 2015 meeting to allow the owner and applicant and staff to work on concerns of the Planning Commission.
- The owner and applicant deferred the item from the March 23, 2015 agenda until the April 27, 2015 meeting to continue working on the concerns of Planning Commission.
- Additional discussion occurred at the April 13, 2015 Planning Commission Work Session.
- At the April 27, 2015 meeting the Planning Commission, after clarification and modifications made by the owner and applicant and discussion, voted 4 to 2 to recommend approval of Ordinance No.O1505-29 in GMRPC Resolution 2015-28 (Attachment 10).

(The owner and applicant revised the plan to satisfy some of the conditions of the GMRPC Resolution. The remaining conditions are included in the Ordinance. One of the conditions the owner and applicant satisfied was to verify and correct the boundaries and acreage of Parcel 'B' from 150.26 (+/-) acres to 174.33 (+/-) acres. This includes the Grassland Downs Park subdivision which is part of the PUD but was excluded from the acreage calculations. Grassland Downs Park is a developed subdivision with 25 single family lots.)

The Planning Commission received additional public comment at the May 18, 2015 Special-Called meeting. After receiving public comment the Planning Commission made no motion to rescind GMRPC Resolution 2015-28. Representatives from Kennesaw Farms and four (4) citizens presented comments to the Planning Commission. (Refer to Attachment 11 for Kennesaw Farms Public Comment Letter, dated May 18, 2015)

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. The Planning Commission made 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 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 Area.

3. 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.
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 was submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

The Planning Commission recommends approval of Ordinance No. O1505-29.

ATTACHMENTS:

Attachment 1	**Greensboro Village Parcel/Location Map**
Attachment 2	**GreenLea Commons PMDP for Greensboro Village PUD, Greensboro Village PUD Master Development Plan, Master Development Plan 2015 Amendment (Proposed) PC File #4-290-15 Chart, and Residential Units Remaining To Be Developed Chart**
Attachment 3	**GreenLea Commons Alternative Parking Requirements**
Attachment 4	**Green & Little, LP Bufferyard Waiver Letter date February 11, 2015**
Attachment 5	***Gallatin on the Move 2020 Plan* Community Character Area Map**
Attachment 6	***Gallatin on the Move 2020 Plan,* Exhibit 4-8, Proposed Roadway Projects**
Attachment 7	***Gallatin on the Move 2020 Plan,* Exhibit 4-9, Major Thoroughfare Plan**
Attachment 8	**Memo from Nick Tuttle, City Engineer, dated March 18, 2015**
Attachment 9	**Proposed St. Blaise Road Right-of-Way Exhibit**
Attachment 10	**GMRPC Resolution No. 2015-28**
Attachment 11	**Kennesaw Farms Public Comment Letter, dated May 18, 2015**

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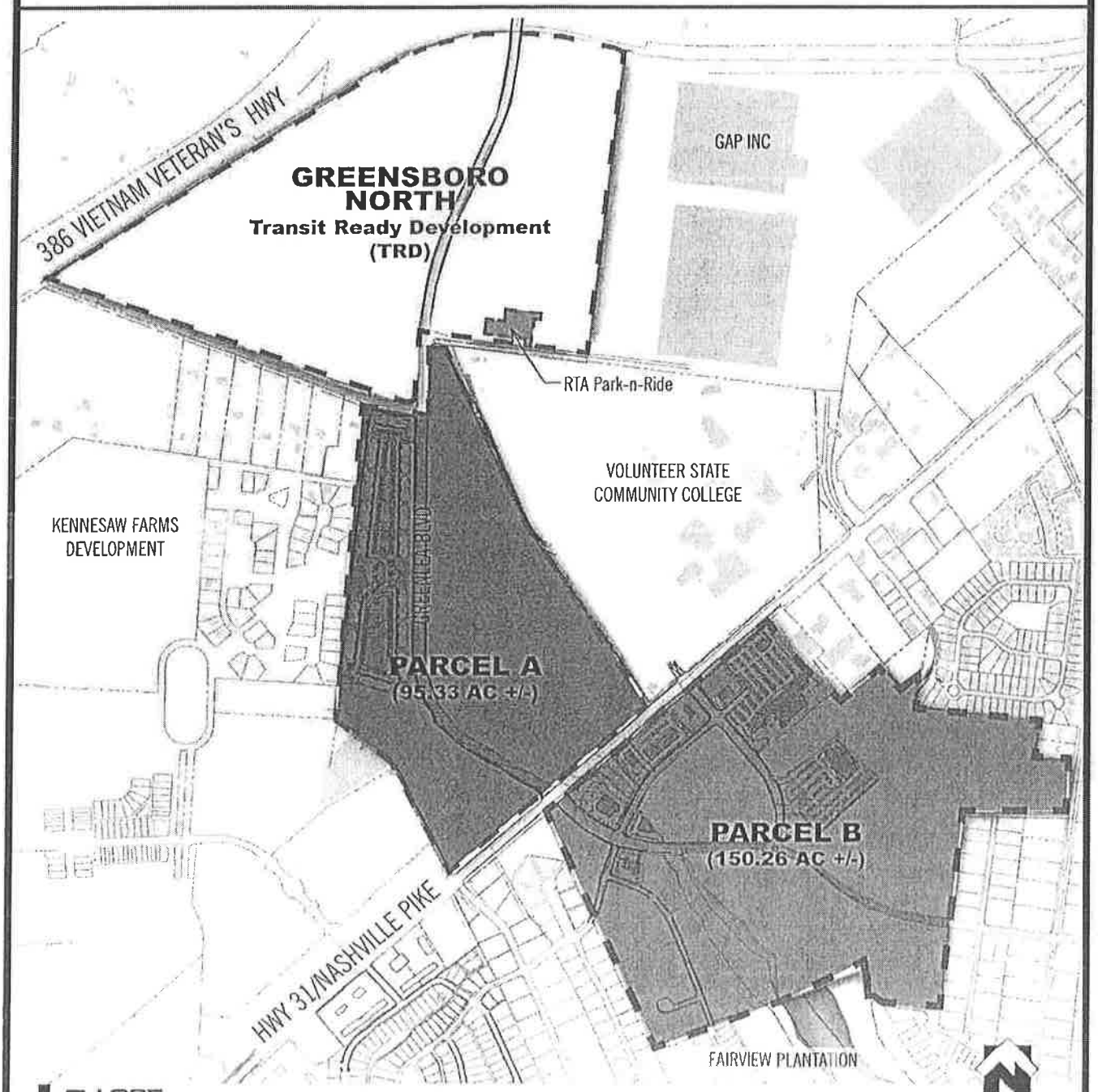
615-438-9885 Mobile

PARCEL MAP



LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING • PLANNING
Tennessee 615.242.0040 | www.LoseAssoc.com | Georgia 770.338.0017

Not to Scale
January 2015

ATTACHMENT -1 4-290-15

Greenlea Apartments
Parking Requirements

	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%
190			333	

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

ATTACHMENT -3

4-290-15

GREEN & LITTLE, LP

February 11, 2015

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

RECEIVED
FEB 12 2015
GALLATIN PLANNING & ZONING

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

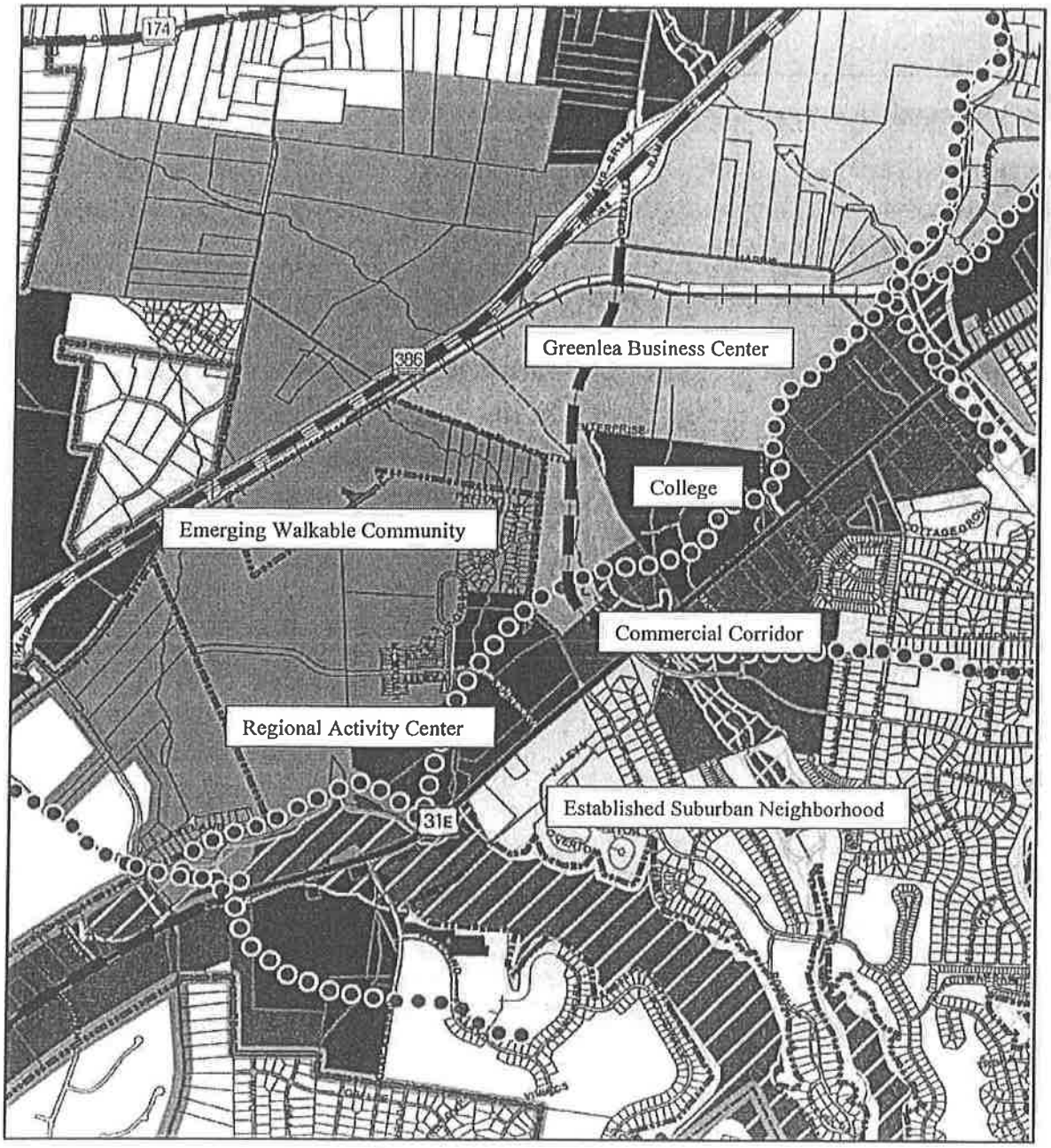
Regards,

Lee K. Zoller
President

RESIDENTIAL

P.O.Box 8037 - 1175 Nashville Pike - Gallatin, Tennessee 37066 - Telephone (615) 452-4500 - Fax (615) 452-4843

ATTACHMENT -4 4-290-15

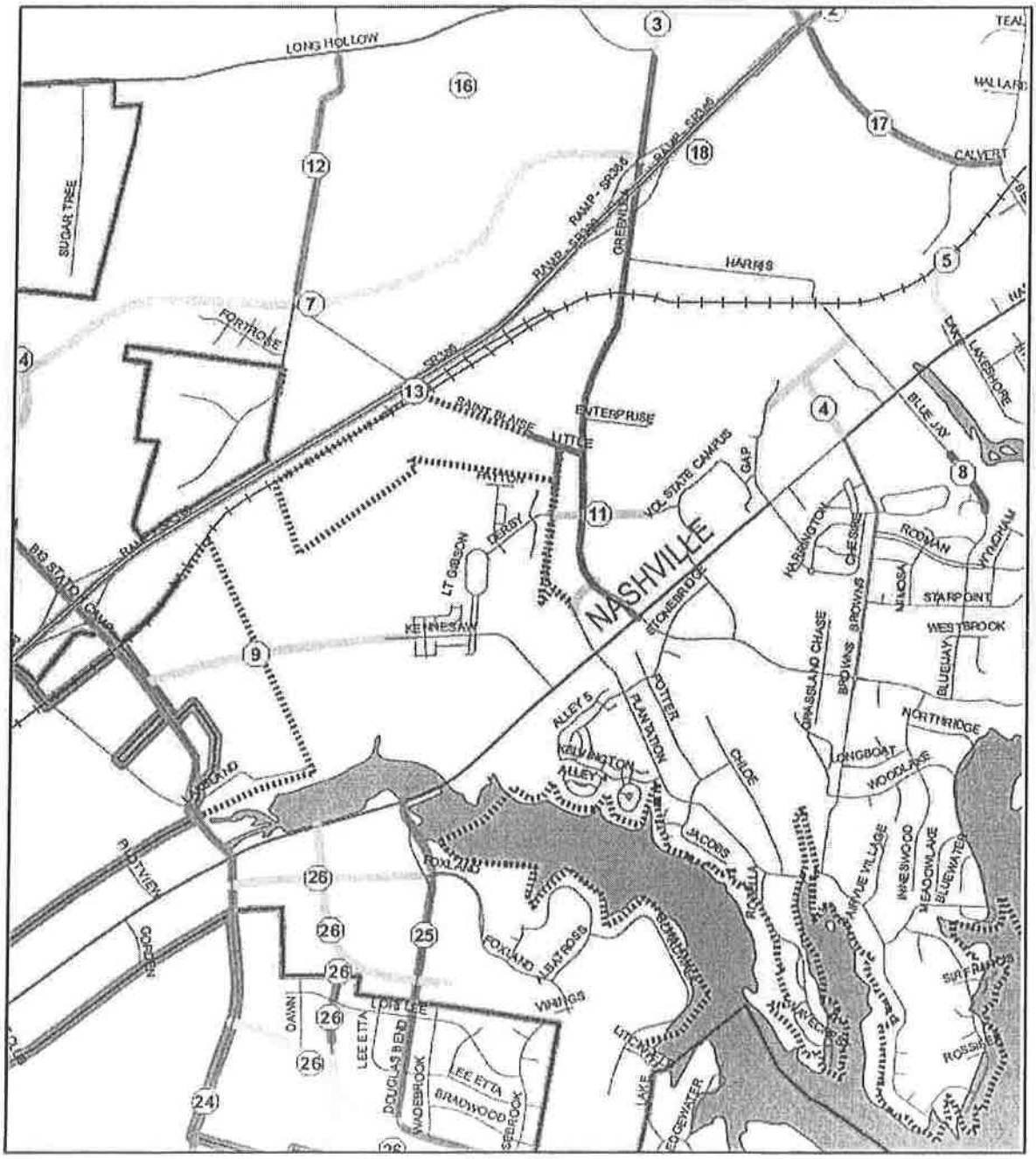


Gallatin on the Move 2020 General Development and Transportation Plan

Community Character Area Map

ATTACHMENT 5

4-290-15

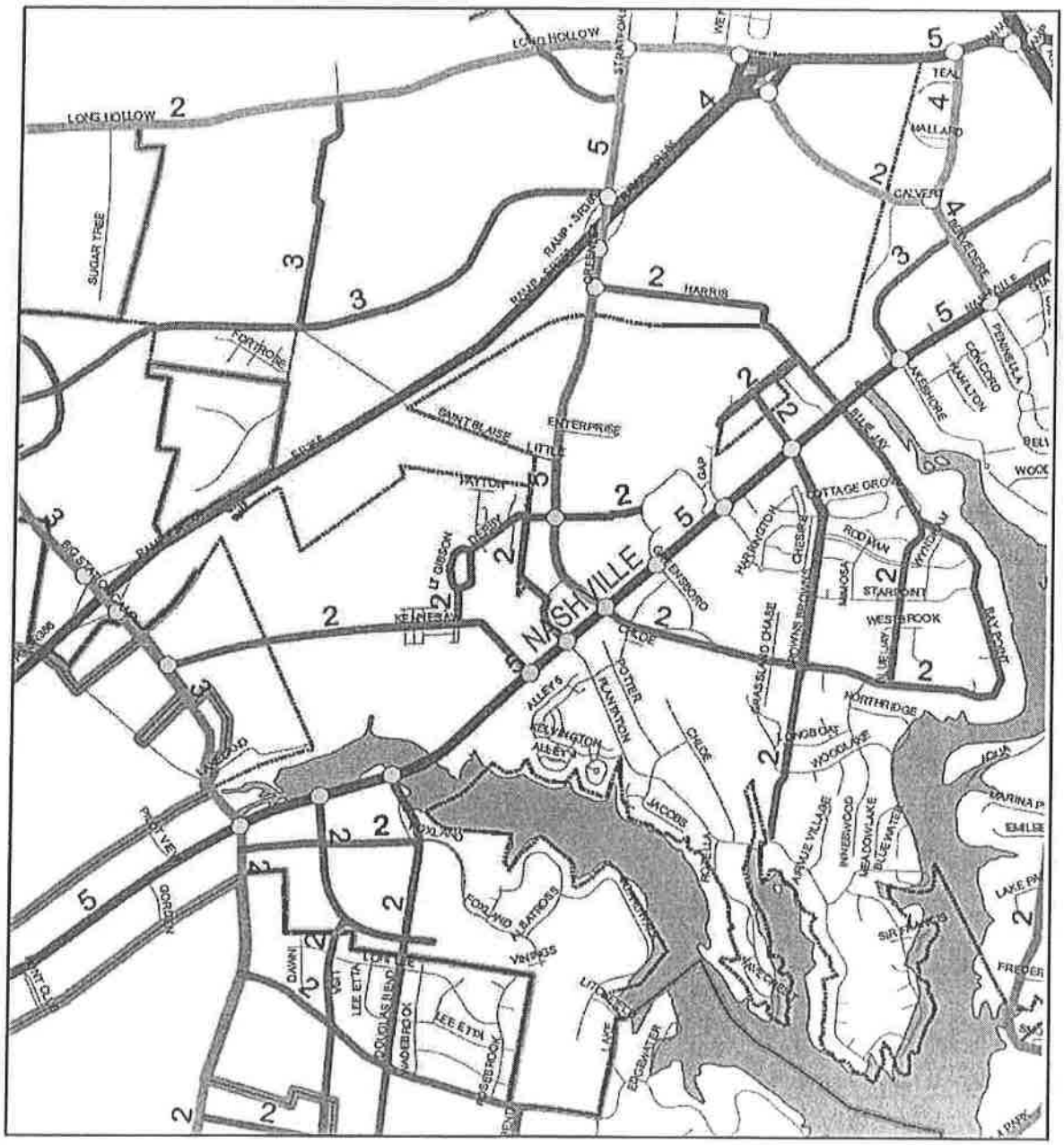


Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-8, Proposed Roadway Projects

ATTACHMENT 6

4-290-15



Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-9, Major Thoroughfare Plan

ATTACHMENT 7

4-290-15

City of Gallatin
Engineering Division
Memorandum

To	:	Gallatin Municipal-Regional Planning Commission
From	:	Nick Tuttle, City Engineer
Date	:	March 18, 2015
Subject	:	Resolution 2015-28; Greensboro Village; PUD Amendment/GreenLea Commons; PMDP Lose and Associates

At the March 9th, 2015 Special Called Planning Commission Meeting the above referenced item was considered and deferred by the GMRPC. The Engineering Division provided advice and recommendations to extend Derby Drive. Although this is a recommendation that is consistent with the Major Thoroughfare Plan, the Engineering Division is more than prepared to examine and concur with alternatives to the extension of Derby Drive continuing on the same path

To quote the body of the City of Gallatin's staff report: "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)."

ATTACHMENT 8

4-290-15

ATTACHMENT 9

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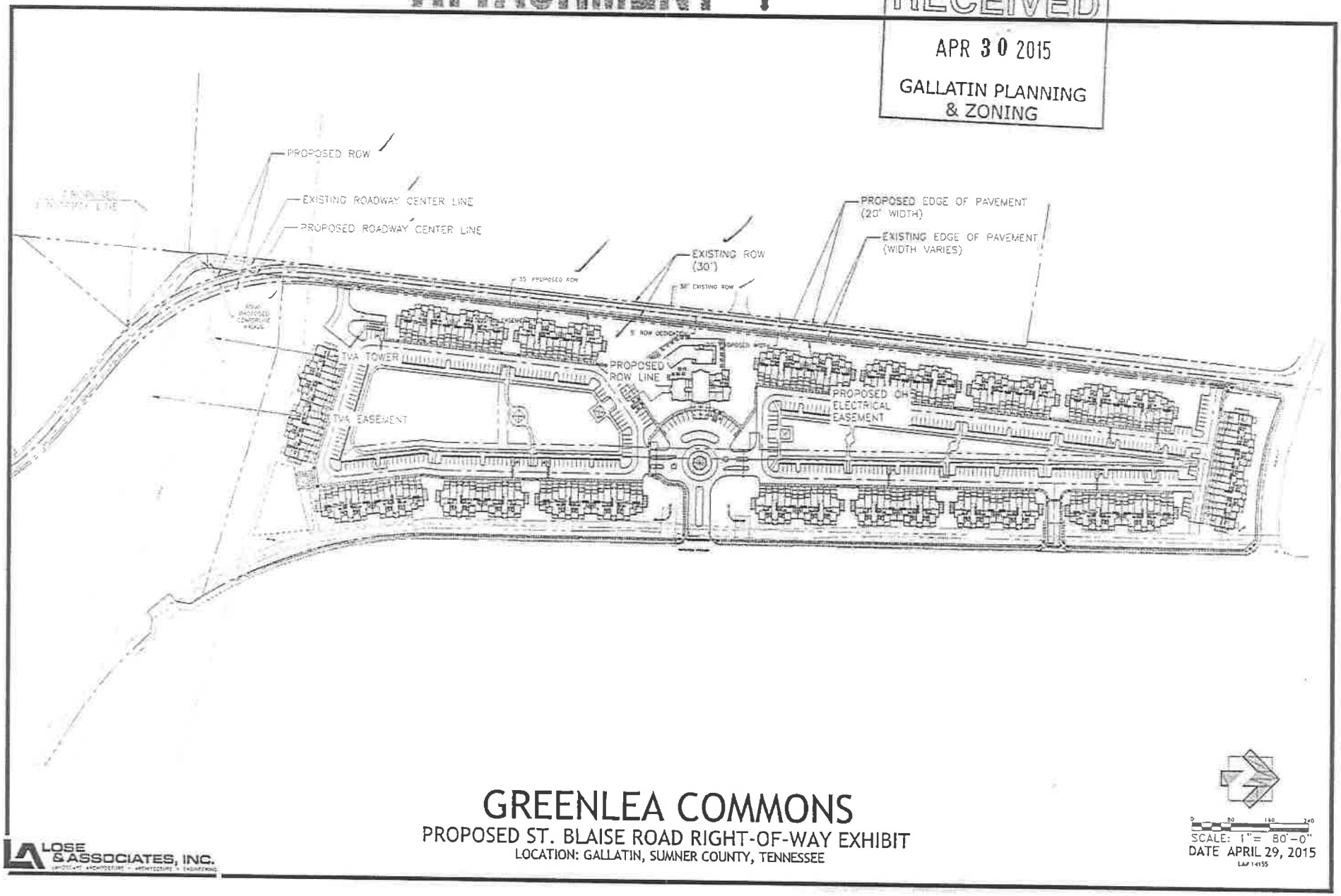
& ZONING



GREENLEA COMMONS

PROPOSED ST. BLAISE ROAD RIGHT-OF-WAY EXHIBIT

LOCATION: GALLATIN, SUMNER COUNTY, TENNESSEE

LOSE & ASSOCIATES, INC.

SCALE: 1" = 80'-0"
DATE APRIL 29, 2015

4-290-15

ATTACHMENT 10

GMRPC Resolution No. 2015-28

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL OF A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B' CONSISTING OF A 150.26 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST 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, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' 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 its regular meeting on April 27, 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. § 13-3-413, § 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 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 Area.
2. 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

ATTACHMENT 10

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 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.
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 PUD Master Development Plan, consisting of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, Reapproved; dated October 29, 2012 and submitted for revision on January 28, 2015, and
- GreenLea Commons Preliminary Master Development Plan for Greensboro Village PUD, consisting of a twenty-six (26) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015 with a final revision dated April 16, 2015, and
- Architectural Elevations and Photometric Plan 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 April 16, 2015 with the following conditions:

1. Correct the title by removing "Amended" from the Preliminary Master Development Plan wording.
2. Provide sidewalks along the total length of St. Blaise Road (The sidewalk may be included in an access easement).
3. Correct the total acreages per each amendment to reflect the correct the amount of acreage that was removed from Tracts/Parcels per amendment in the Revised 4/16/2015 Master Development Plan Chart.
4. Correct the acreage of 291.5 (+/-) acres and 319.04 (+/-) acres to 95.33 (+/-) acres and 150.26 (+/-) acres and to include acreage for all of Grassland Downs Subdivision

ATTACHMENT 10

under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.

5. Correct the proposed amendment reallocated 304 multi-family units to 204 multi-family units from Tract B to Tract A under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.
6. Add to the proposed amendment reallocated 76 one-family detached dwelling units from Tract A to Tract B under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.
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 PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
8. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
9. Submit 17 corrected folded copies of the Greensboro Village Amended PUD/PMDP for GreenLea Commons, including one (1) full size and 16 half size copies, to the Planning Department for City Council review.
10. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
11. Dedicate a five (5) foot wide right-of-way to the city, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
12. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 4

NAY: 2

RECUSED: 1

ATTACHMENT 10

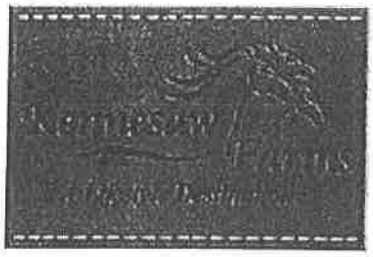
DATED: 04/27/2015

James Robert Ramsey, Vice Chair

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



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& ZONING

May 18, 2015

Mr. Bill McCord
Planning Director
City of Gallatin
132 West Main Street
Gallatin, Tennessee 37066

ATTACHMENT 11

RE: Amendment to PUD for Greensboro-Agenda item March 9, 2015-Revised Submittal April 27, 2015, Public Comment May 18, 2015

Mr. McCord and Mr. Ramsey:

We appreciate the opportunity to address our remaining concerns on the referenced submittal. An Apartment Complex in this location as designed will cause severe negative economic impact on the homes and lots adjacent to it in Kennesaw Farms. The Major Thoroughfare Plan is being abandoned in favor of a specific Development and at the cost of the City. **For these reasons and those listed below, we would ask that this request be Denied.**

Our summary of concerns are as follows:

Change in Plan:

a. Multifamily Use has more negative impact on homes than the current approved use and is not what was proposed when homeowners bought their homes.
b. The approved apartment site south of Nashville Pike has been previously approved and its impact is already priced into the decision to purchase by the homeowners adjacent to that site.
c. We and any neighbors are economically impacted now, after the development and purchase decision has already been made. Values will be affected now, not when the landscape buffer is 20 years old as it appears to be shown on the applicants powerpoint.
d. The proposed plan now allows an apartment complex both north & south of Nashville Pike. 301 units north and 276 south.

Change in Major Thoroughfare Plan – Derby Drive Extension:

a. We spent an estimated $4,000,000 installing 7,800 lineal feet of spine road to provide for a connected community. That money is essentially wasted if we don't finish the routes to connect the infrastructure.
b. The alternate route severely changes the distance pedestrians have to travel to get to Greenlea Blvd. Greenlea Blvd took into account the use of the Boulevard by pedestrians with the installation of a Bike lane.

1000 Kennesaw Boulevard, Gallatin Tennessee 37066
615-824-2500 f615-824-2044
www.kennesawfarms.com

4-290-15

ATTACHMENT 11

c. The St. Blaise road section for the alternate route proposed by the applicant is **narrower** than the roads it will connect at both ends. This is not wise planning or engineering and should not be allowed.
d. If the Derby Drive extension is eliminated, at the very least there should be a timeline and requirement to connect to Enterprise Drive for the future. We would request that the developer be required to construct the tie in to Enterprise Drive with the development of this site with the same road section that is required on the major thoroughfare plan.
e. Lastly and most important, the Derby Drive extension would have been paid for and constructed by the Developer of the apartment site land had it been built per the MTP. As proposed along the alternate St. Blaise route, the City is now paying for the expansion and improvements to St. Blaise Road. The Developer is only dedicating right of way, not paying for any improvements.

Proximity of the Apartments to Existing Homes:

a. The buildings are pushed up against the common line close to our homes (105') rather than set internal to their site away from our homes. Kennesaw's apartments are 400' away and have a 20' earth berm separating them from the homes.

b. The height and placement of the buildings puts the porches looking directly down into the rear windows of the existing homes. The ends of the buildings do not have porches that would look into the yards if they were turned.

c. The buildings could be oriented so that the ends do not face our site, the impact would be much less on Kennesaw Farms. If turned 90 degrees, the apartments would likely have to be set at a lower grade on their site which would also significantly reduce the impact on Kennesaw Farms.

d. The trash and dumpster service is placed on St. Blaise Road against the backs of our lots rather than internal to their site. We would ask that they access through their site.

e. They have asked for a reduction in the masonry requirement on this site. Kennesaw was required to be four sides Masonry or Hardie-Board style siding. We would request they have to adhere to the requirements in place.

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& ZONING

Landscape Buffer:

a. Kennesaw was required to construct a 50' foot buffer, the applicant is asking for a 30' foot buffer with a sidewalk and right of way dedication inside the 30' foot buffer. With their proposal of a more dense use adjacent to Kennesaw, we request that the applicant be required to provide at least the same buffer we were required to install for a residential subdivision.

b. The buffer now proposed is 30' foot wide. They have offered to dedicate 5' of right of way and build a 5' sidewalk in the buffer. You shouldn't plant screening trees within 10' of the building so that leaves about 10' to actually plant as a buffer with an overhead electric line above.
c. It appears they added a total of 12 additional trees against the Kennesaw site, with 8 of the 12 being evergreen. This is essentially very minimal to no improvement over their original plan.

ATTACHMENT 11

d. There will also be an overhead electrical line in the same buffer that may require pruning the screening trees in the future making them less effective.

e. Kennesaw Farms has a Type 50 buffer and the apartment site has a Type 25 buffer. Our buffer does more than theirs to screen their project.

f. The trees shown in the proposed drawings are all 20 years old and 40' tall and is not indicative of how the site will look when built.

g. The number of trees in the buffer is inadequate to provide any true screening now or 20 years from now. There are only a few evergreens and are only used as foundation plantings. Our buffer is 80% evergreen. Theirs appears to be 18% evergreen. See applicant's St. Blaise 25' Buffer slide. We request that their plantings be 80% evergreen in a Type 50 buffer.

We would ask that this request be **Denied for approval** for the following reasons.

1. The applicant has an approved apartment site on the south side of Nashville Pike, they can build that site with no impact on current residents or zoning uses.
2. We built the spine roads in Kennesaw for community connectivity. The road to Greenlea Blvd needs to be completed per the Master Thoroughfare Plan to complete that connectivity.
3. The buffer needs to be at least what we were required to do or the buildings need to be lower or turned sideways to lessen the impact on Kennesaw and the homeowners in the community.
4. If the development is approved the developer should be required to construct St. Blaise to the same standard as the existing road sections at both ends of St. Blaise and Little Drive and not just dedicate right of way and have the citizens of Gallatin pay for the improvements.
5. If there is a change to the Master Thoroughfare Plan the developer should have to construct the road section out to Enterprise Drive and provide a timeline to construct the road section.
6. The apartment site should have their amenities, "trash service", internal to their site.
7. The apartment site should be required to adhere to the masonry requirement for the buildings and not ask for less masonry as a condition of approval.

We are opposed to this proposed change to the Greensboro PUD because of the proximity to our site, economic damage to our site and the existing homeowners, and the change to the major thoroughfare plan. We ask that this proposal be DENIED.

RECEIVED
MAY 18 2015
GALLATIN PLANNING & ZONING

Sincerely,
Kennesaw Farms Development

David Luckey
President

1000 Kennesaw Boulevard, Gallatin Tennessee 37066
615-824-2500 f615-824-2044
www.kennesawfarms.com

4-290-15

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

MAY 26, 2015

DEPARTMENT: **PLANNING DEPARTMENT** **AGENDA #** 3

SUBJECT:
Ordinance No. O15O6-36 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 48.564 (+/-) acres from Residential-15 Planned Residential Development (R15-PRD) Medium Density Residential District to R15 Medium Density Residential District (40.546 +/- acres) and R20 Low Density Residential District (8.018 +/- acres).

SUMMARY:
An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 48.564 (+/-) acre parcel, from Residential 15-Planned Residential Development (R15-PRD) to R15 - Medium Density Residential District (40.546 +/- acares) and R20 - Low Density Residential District (8.018 +/- acres), located south of Shagbark Lane and west of Roundtree Drive; Authorzing the revision to be indicated on the official Zonign Atlas; Repealing conflicting ordinances; Providing for severability; and Providing an effective date.

On May 18, 2015 the Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resolution 2015-66. (3-562-15)

RECOMMENDATION:

ATTACHMENT:

- [ ] **Resolution**
- [x] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [x] **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. O15Ø6-36

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 48.564 (+/-) ACRE PARCEL, FROM RESIDENTIAL-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO (R15) – MEDIUM DENSITY RESIDENTIAL DISTRICT AND R20 - LOW DENSITY RESIDENTIAL DISTRICT, LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to rezone a 48.564 (+/-) acre parcel, located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning map amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and the public necessity, convenience, and the general welfare will be served by approving the proposed amendment; and

WHEREAS, the property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property; and

WHEREAS, the proposed rezoning will provide opportunities for single-family development on the property consistent with housing on adjacent properties and provide for in-fill development that will compliment the scale, setbacks and style of existing adjacent homes; and

WHEREAS, the proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-66; and

WHEREAS, the City Council held a public hearing following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated §13-7-203; and

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

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

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 48.654 (±) acre parcel from the Residential 15 – Planned Residential Development (R15-PRD) Medium Density Residential District to the Residential 15 (R15) – Medium Density Residential District and Residential 20 (R20) - Low Density Residential District as described in Exhibits 'A' and 'B'.

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

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

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

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR PAIGE BROWN

ATTEST:

_____

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____

SUSAN HIGH-MACAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of the Residential-15 (R15) property
Exhibit 'B' – Legal Description of the Residential-20 (R20) property

EXHIBIT 'A'

R-15 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, travel thence S21- 44'-11"E 566.54 ' to an iron pin, thence S09-32'-02"W 184.62', thence N 81-019'-42"W a distance of 219.64'; thence S80-40'-18"W 63.55'; to the true point of beginning (P.B. 25 Pg. 302);

Thence S 09-32'-03"W a distance of 52.00';
Thence S 08-53'-15"W a distance of 331.14';
Thence S 07-30'-31"W a distance of 336.35';
Thence S 06-55'-25"W a distance of 127.14';
Thence S 04-01'-36"W a distance of 63.16';
Thence S 09-10'-38"W a distance of 140.07';
Thence S 23-34'-45"W a distance of 167.51';
Thence S 21-48'-14"W a distance of 104.48';
Thence S 21-54'-25"W a distance of 186.23';
Thence S 68-05'-35"E a distance of 218.66';
Thence S 62-22'-04"W a distance of 62.99' to a point;
Thence S 57-11 '-48"W a distance of 67 .96' to a point;
Thence N 31-57'-12"W a distance of 25.92' to a point;
Thence with a curve turning to the right with an arc length of 211.51', with a radius of 410.00', with a chord bearing of S 68-14'-26"W, with a chord length of 209.17', to a point;
Thence with a compound curve turning to the right with an arc length of 548.84', with a radius of 535.00', with a chord bearing of N67-35'-29"W, with a chord length of 525.09', to a point;
Thence N38-12 '-08"W a distance of 54 .82 ' to a point;
Thence with a curve turning to the left with an arc length of 360.30', with a radius of 1040.00', with a chord bearing of N48-07'-38"W, with a chord length of 358.50', to a point;
Thence S61-01'-31"W a distance of 350.98' to a point;
Thence N88-45'-25"W a distance of 82.88' to a point;
Thence S75-30'-52"W a distance of 118.47' to a point;
Thence S63-45'-22"W a distance of 70.92' to a point;
Thence N17-07'-42"W a distance of 65.55' to a point;
Thence N25-39'-11"E a distance of 59.65' to a point;
Thence N09-50'-09"E a distance of 91.62' to a point ;
Thence N04-27'-47"W a distance of 88.70' to a point;
Thence N49-52'-44"W a distance of 111.13' to a point ;
Thence with a curve turning to the right with an arc length of 29.86', with a radius of 267.00', with a chord bearing of N76-50'-37"E, with a chord length of 29.84', to a point;
Thence N79-02'-20"E a distance of 92.85' to a point;
Thence with a curve turning to the left with an arc length of 424.59', with a radius of 208.00', with a chord bearing of N29-17'-03"E, with a chord length of 354.62', to a point;
Thence N04-45'-59"E a distance of 44.27' to a point;
Thence N49-22'-00"E a distance of 65.88' to a point;
Thence N08-45'-56"E a distance of 100.49' to a point;

Thence N40-38'-00"W a distance of 222.09' to a point;
Thence N52-27'-33"E a distance of 350.57' to a point;
Thence S33-28'-01"E a distance of 150.01' to a point;
Thence S56-30'-16"W a distance of 5.51' to a point;
Thence S33-31'-27"E a distance of 22.00' to a point;
Thence S33-31'-27"E a distance of 149.00' to a point;
Thence S56-17'-58"W a distance of 32.68' to a point;
Thence S33-52'-29"E a distance of 187.42' to a point;
Thence N56-48'-59"E a distance of 108.26' to a point;
Thence S32-40'-15"E a distance of 111.64' to a point;
Thence N30-51'-08"E a distance of 240.54' to a point;
Thence N59-05'-38"E a distance of 675.83' to a point;
Thence N70-17'-15"E a distance of 227.33' to a point;
Thence S81-19'-42"E a distance of 50.00' to a point;
which is the point of beginning, having an area of **1,766,967.84 square feet, 40.564 (+/-) acres** according to prior survey information dated 1/7/2008

EXHIBIT 'B'

R-20 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, Travel thence S21-44'-11"E 566.54' to an iron pin, thence S09-32'-02"W 184.62' to the true point of beginning (P.B. 25 Pg. 302):

Thence S 09-032'-03W a distance of 117.62';
Thence S 08-053'-15"W a distance of 327.27';
Thence S 07- 030'-31"W a distance of 332.60';
Thence S 06-055'-25"W a distance of 120.49';
Thence s 04-001'3-6"W a distance of 67.47';
Thence S 09-010'-38"W a distance of 177.53';
Thence S 23-034'-45"W a distance of 191.75';
Thence S 21-048'-14"W a distance of 101.29';
Thence s 21-054'-25"W a distance of 186.43';
Thence N 68-005'-35"W a distance of 218.66';
Thence N 21-054'-25"E a distance of 186.23';
Thence N 21-048'-14"E a distance of 104.48';
Thence N 23-034'-45"E a distance of 167.51';
Thence N 09-010'-38"E a distance of 140.07';
Thence N 04-001'-36"E a distance of 63.16';
Thence N 06-055'-25"E a distance of 127.14';
Thence N 07-030'-31"E a distance of 336.35';
Thence N 08-053'-15"E a distance of 331.14';
Thence N 09-032'-03"E a distance of 52.00';
Thence N 08-040'-18"E a distance of 63.55';
Thence S 81-019'-42"E a distance of 219.64';
Which is the point of beginning,
Having an area of **349,244.88 square feet, 8.018 acres**

ITEM 10
STAFF REPORT TO CITY COUNCIL
Rezoning of Oak Hill Subdivision
(3-562-15)
Located South of Shagbark Lane and West of Roundtree Drive
Date: May 20, 2015

REQUEST: OWNER AND APPLICANT REQUESTS REZONING OF A 48.564(+/-) ACRE PORTION OF A PARCEL (TAX MAP 105 PARCEL 046.00), FROM THE RESIDENTIAL 15-PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE RESIDENTIAL 15 (R15) – MEDIUM DENSITY RESIDENTIAL DISTRICT (40.546 +/- ACRES) AND THE RESIDENTIAL 20 (R20) LOW RESIDENTIAL DENSITY DISTRICT (8.018 +/- ACRES), LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE.

OWNER:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
APPLICANT:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF ORDINANCE NO. O1506-36**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MAY 18, 2015**
CITY COUNCIL DATE:	**MAY 26, 2015 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of Ordinance O1506-36 to rezone a 48.564 (+/-) acre portion of a parcel (Tax Map 105, Parcel 046.00) from the Residential 15-Planned Residential Development (R15-PRD) medium density residential district to the Residential 15 (R15) - Medium Density Residential District (40.546 +/- acres) and the Residential 20 (R20) Low Density Residential District (8.018 +/- acres), located south of Shagbark Lane and west of Roundtree Drive. (Attachment 1)

CASE BACKGROUND:

Previous Approvals

On October 28, 1996, the Planning Commission recommended to rezone the Oak Hill property (PC File# 3-16-96) from Agriculture Residential (A) to R15 Medium Density Residential and R20 Low Density Residential. On December 17, 1996, City Council approved the annexation and rezoning (ORD# 9610-086).

On May 23, 2005, the Planning Commission approved a Sketch Plat (PC File# 1-10-05A) for the entire Oak Hill Subdivision.

On October 23, 2006, the Planning Commission approved a Preliminary Plat (PC File# 1-15-05B) for the entire Oak Hill Subdivision.

On December 18, 2006, the Planning Commission approved the Final Plats for the Oak Hill subdivision Phase 1 (PC File# 1-53-06C), Phase 2 (PC File# 1-54-06C) and Phase 3 (PC File# 1-55-06C).

The Phase 1 final plat was first recorded on May 25, 2007 (P.B. 24 Pg. 224) and a revised plat was recorded on February 6, 2008. (P.B. 25 Pg. 302) The Phase 2 and 3 final plats were never recorded.

On, April 20, 2010 City Council approved a Preliminary Master Development Plan (PC File# 3-17-09) (Attachment 10-6). The rezoning with a PMDP rezoned 48.564 (+/-) acres from R15 and R20 to R15 Medium Density Residential -Planned Residential Development (R15-PRD). This The PMDP expired because it has been more than two (2) years since Planning Commission recommended for approval.

DISCUSSION:

Proposed Action

The applicant is proposing to rezone a 48.564 (+/-) acre portion of a parcel (Tax Map 105 Parcel 46.00) from the R15 Medium Density Residential - Planned Residential Development (R15-PRD) District to R15 Medium Density Residential District (40.546 +/- acres) and Residential 20 (R20) Low Density Residential, south of Shagbark Lane and West of Roundtree Drive.

Oak Hill Subdivision (1-10-05A and 1-15-05B) was originally zoned Residential-15 (R15) and Residential-20 (R20) and approved in nine (9) phases. Phase 1 of included 36 single family lots, with 31 lots zoned R15 and five (5) lots zoned R20. Phase 2 included 22 single family lots; with twelve (12) lots zoned R15 and ten (10) lots zoned R20. Phase 3 included eight (8) single family lots, all zoned R15. Phase 4 through 9 contained the remaining 198 single family lots, all zoned R15. Final Plats were approved for Phase 1 (Phase 2 (PC File 1-54-06C) and Phase 3 (PC File 1-55-06C), but the plats for Phase 2 and 3 were never recorded. Also, construction plans for Phase 2 and 3 were approved as well.

The requested rezoning would re-establish the original zoning approved in 2005 (1-15-05B). The applicant plans to develop the property consistent with the original layout of Phase 2. The subdivision review could be expedited since final plat and construction plans were previously approved. The applicant will revise the final plat and construction plans for Phase 2 and resubmit them for review by the Planning Commission. The applicant indicated an interest in pursuing the same process for Phase 3. All new phases of development will become part of the Oak Hill Subdivision HOA and abide by the Oak Hill Restrictive Covenants. This requested rezoning would begin the process of creating additional single family lots consistent with the original design intent of the Oak Hill subdivision and provide single family lots on the eastern side of the city.

The areas zoned Planned General Commercial (PGC) and Planned Business Park (PBP) of the Preliminary Master Development Plan (PC File# 3-17-09) is not a part of this rezoning request. Since the PMDP has lapsed, this area will require re-approval prior to the submission of a Final Master Development Plan.

Natural Features

The natural topography of the site is characterized by rapidly changing slopes from a high point of 690' near the southeast portion of the area to a low point of 578' near the northern central portion of the site that is adjacent to Oak Hill Phase 1. The northeast corner of the rezoning area, adjacent to

Phase 1, has an elevation of 606' and the far southern point of the rezoning area has an elevation of 643'. Mature trees and other vegetation cover the entirety of the area. Based on FEMA FIRM Map 47165C317G the property is not located within any special flood hazard area.

Adjacent or Area Uses

The property to the south is vacant land zoned Planned Business Park (PBP) and is part of the Oak Hill Preliminary Master Development Plan (PC File# 3-17-09). The property to the north is zoned R15 Medium Density Residential and is platted as the Oak Hill Subdivision, Phase 1. The property to the east, Roundtree Subdivision, is located within Sumner County and is zoned Residential 1A (R1A). Finally, the property to the west is vacant land zoned Planned General Commercial (PGC) and is part of Oak Hill Preliminary Master Development Plan.

Comprehensive Plan Character Area

The *Gallatin On The Move 2020 Plan* designates the property as Suburban Neighborhood Emerging Character Area. All surrounding properties are within the Suburban Neighborhood Emerging Character Area. The requested R15 and R20 zonings are consistent with the established land use/character area of the plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Engineering Division comments.

Other Departmental Comments

The Other City Departments reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Other Departmental comments.

FINDINGS:

1. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed zoning amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment.

3. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

4. The proposed rezoning will provide opportunities for single-family development on the property consistent with housing on adjacent properties and provide for development that will compliment the scale, setbacks and style of existing adjacent homes.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have

been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

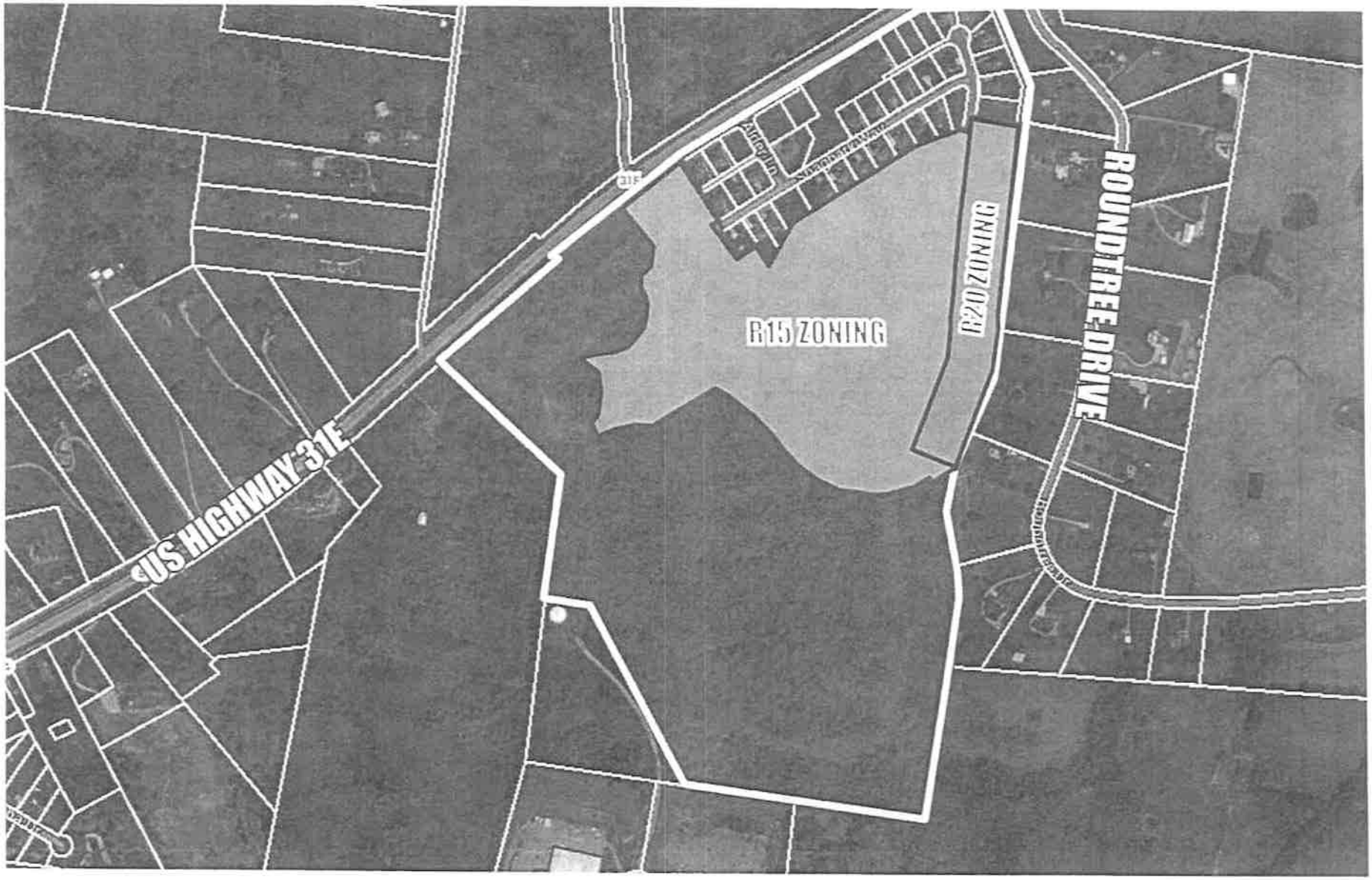
6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

PLANNING DEPARTMENT RECOMMENDATION:
On May 18, 2015 the Planning Commission reviewed the request and voted unanimously to recommend approval of the rezoning in Resolution 2015-66 (Attachment 2).

ATTACHMENTS
Attachment 1 Location Map of Rezoning Request
Attachment 2 GMRPC Resolution No. 2015-66

I:\ACTIVITIES & PROJECT TYPES\Rezonings- (Standard)\Item 10 - Oak Hill Subdivision - Rezoning - (3-562-15) – KC – CITY-COUNCIL-REPORT



Prepared By: Kevin Chastine, AICP
Prepared On: May 11, 2015

Location Map

Oak Hill Subdivision - Rezoning
South of Shagbark Lane and West of Roundtree Drive

PC File# 3-562-15

ATTACHMENT /

ATTACHMENT 2

GMRPC Resolution No. 2015-66

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL TO REZONE A 48.564 (+/-) ACRE PARCEL, FROM THE R15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT - TO THE R15 – MEDIUM DENSITY RESIDENTIAL DISTRICT (R15) (40.546 +/- ACRES) AND THE R20 LOW RESIDENTIAL DENSITY DISTRICT (R20) (8.018 +/- ACRES), LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE. (3-562-15)

WHEREAS, The applicant submitted an application for rezoning consistent with Section 15.07.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Oak Hill Development Partnership, at its regular meeting on May 18, 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 § 13-7-202, § 13-7-203, and § 13-7-204 and Article 15, Section 15.07.030 of the City of Gallatin Zoning Ordinance:

1. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed zoning amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment.

3. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

4. The proposed rezoning will provide opportunities for single-family development on the property consistent with housing on adjacent properties and provide for development that will compliment the scale, setbacks and style of existing adjacent homes.

ATTACHMENT 2

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of Draft City Council Ordinance O1505-xx to rezone the subject property from R15 Medium Density Residential – Planned Residential Development District (R15-PRD) to the R15 Medium Density Residential District (R15) and R20 Low Density Residential District (R20) as described in Exhibit 'A' and 'B' with the following conditions of approval:

1. Include 'R15 - Zoning (40.546 (+/-) acres)' within the R15 portion of the rezoning plan.
2. Include '8.018 (+/-) Acres' within the R-20 portion of the rezoning plan.
3. Submit 14 corrected and folded copies of the rezoning exhibit, which addresses all conditions of approval, prior to the project being placed on City Council agenda.

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: **6**

NAY: **0**

DATED: 05/18/2015

Dick Dempsey

Dick Dempsey, Chairman

Johnny Wilson

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley

SUSAN HIGH-MCAULEY
CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **Engineering** **AGENDA #** 4

SUBJECT:
Citizen Request to Acquire Excess Land

SUMMARY:
UPDATE: Mr. Artis has expressed his approval to move forward at the price of $523.90. This amount was arrived at by using the sale price and assessed value of Mr. Artis' lot and using that to get a square footage price of $1.55. An Ordinance will be presented at the meeting to abandon the ROW to Mr. Artis in consideration of that amount.

May 12, 2015 Bluesheet: In 2007 the City purchased 15,535 square feet of property located on Nashville Pike for $100,000 to construct the South Niagra Way roadway, which has since been renamed as South Martins Vineyard Way. See exhibit A showing the property purchased. Recently Tom Artis, the property owner of 1162 Blackshear Drive, has contacted the Engineering Division requesting to obtain a small portion of South Martins Vineyard Right-of--Way that would "square off" his lot, which is approximately 338 square feet. See exhibit B showing the property Mr. Artis is requesting to obtain. Exhibit C shows a more current aerial view of the properties.
This item is being placed on the agenda for Council to approve or deny Mr. Artis' request.

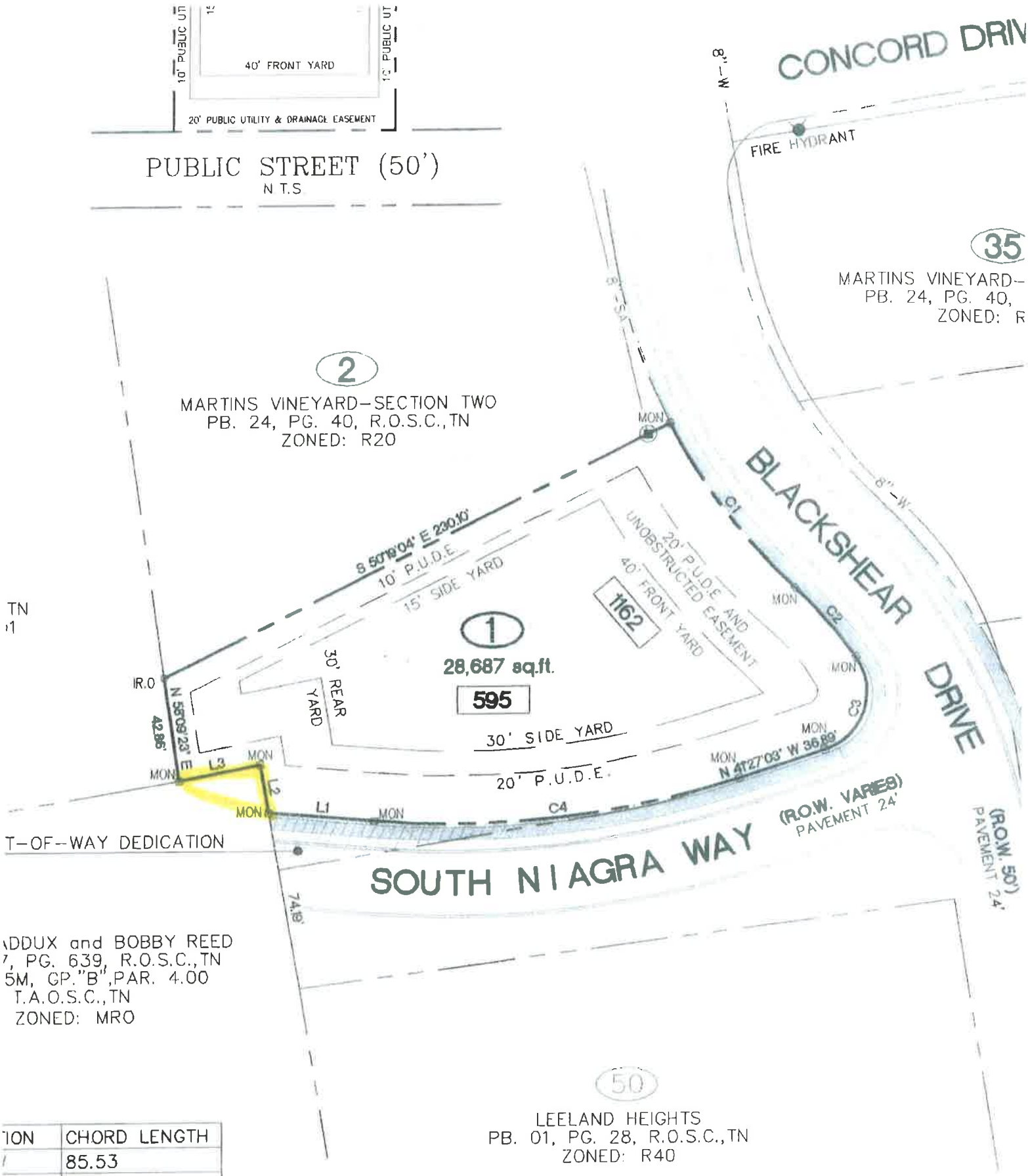
RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☒ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

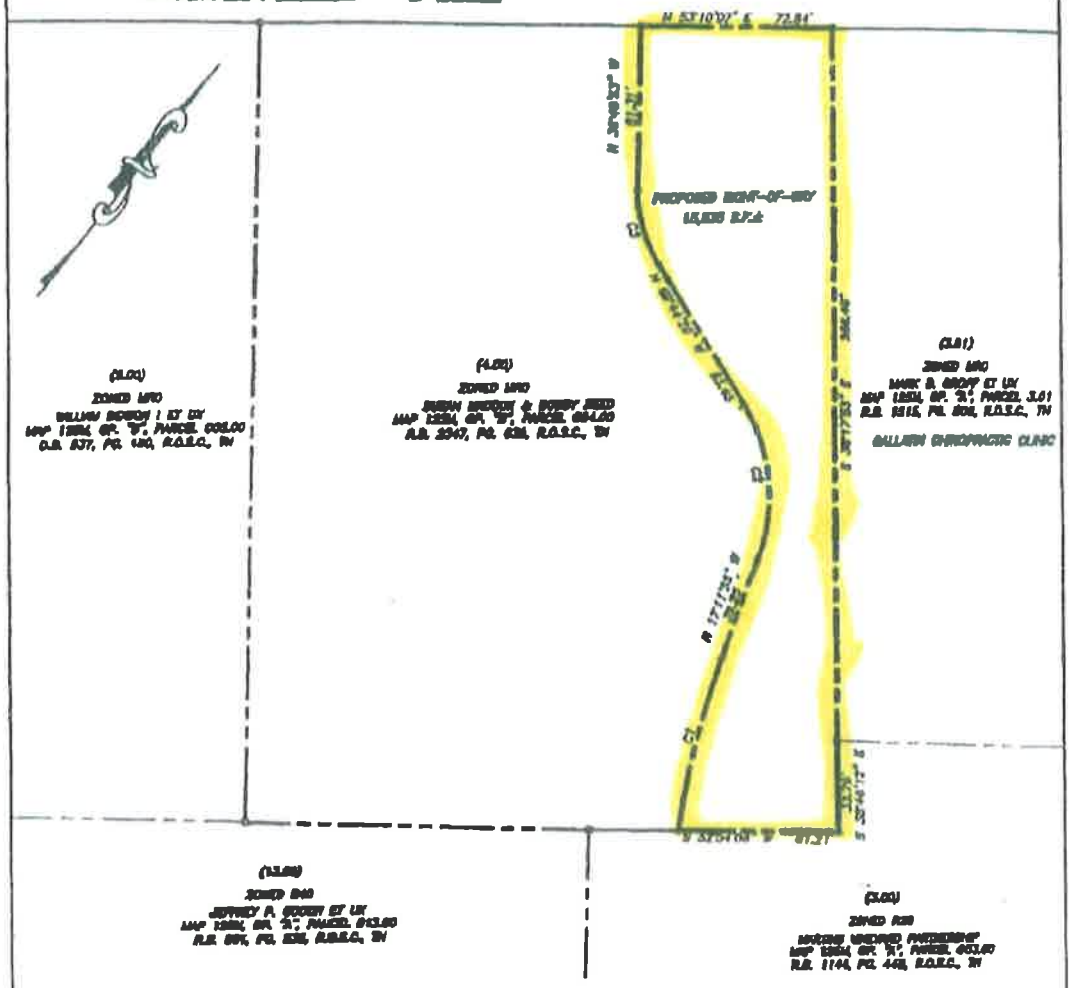


ION	CHORD LENGTH
	85.53
	37.76
	40.35
	149.53

EXHIBIT B

r, Register

TOTAL AREA IN R.O.W. – 15,535 S.F.±



NUMBER	DIRECTION	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	11°01'51"	346.13	66.64	66.54	33.43	N 23°18'40" W
C2	51°00'51"	88.55	58.25	57.32	31.75	N 42°40'53" W
C3	32°54'34"	50.00	28.72	28.33	14.77	N 53°17'10" W

PROPOSED RIGHT-OF-WAY DRAWING FOR CITY OF GALLATIN

MAP 125-M, GROUP "B", PARCEL 4.00

DATE : NOVEMBER 3, 2006

SCALE : 1" = 50'

PREPARED BY :

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1497

JOB NO. 06-0061

EXHIBIT A

SEE 1'=
MAP 1
Google
Map data ©2015 Google Imagery ©2015, DigitalGlobe
Terms of Use
Report a map error

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **MAYOR & CITY ATTORNEY** **AGENDA #** 5

SUBJECT:
Overpayment of refuse collection fees

SUMMARY:
Discussion on overpayment of refuse collection fees

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **Mayor Brown** **AGENDA #** 6

SUBJECT:
EDA Board Appointment

SUMMARY:
Mayor Brown is recommending the appointment of Keith Hatley to the Economic Development Agency Board of Directors.

RECOMMENDATION:

ATTACHMENT:

- ☒ **Resolution**
- ☐ **Ordinance**
- ☐ **Correspondence**
- ☐ **Contract**
- ☐ **Bid Tabulation**
- ☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R1506-35

RESOLUTION APPOINTING KEITH HATLEY AS BOARD MEMBER OF THE GALLATIN ECONOMIC DEVELOPMENT AGENCY BOARD

WHEREAS, Ordinance O9903-024 created an Economic Development Agency for the City of Gallatin, Tennessee; and

WHEREAS, Ordinance OØ912-89 provided for five Board members to serve three year terms, with staggered terms such that no more than two Board members' terms would expire in the same calendar year;

NOW, THEREFORE, BE IT RESOLVED, that Keith Hatley is appointed to a three-year term which shall expire on May 4, 2018.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **Councilman Overton** **AGENDA #** 7

SUBJECT:
Financial documents required of non-profits receiving $10,000 or more in City Community Enhancement Funds

SUMMARY:
At the May 12 Council Committee Meeting, Council took a non-binding vote to require non-profits receiving $10,000 or more in City Community Enhancement Funds to provide the City with a financial audit of their agency. Councilman Overton made the motion and it carried unanimously. At the May 19 Council Meeting, Councilman Overton was asked if he intended to require an audit or a financial review letter. Attached is information about options including a Compilation, Review, and Audit.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☒ **Other**

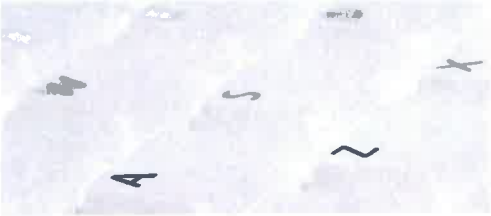
Approved ☐
Rejected ☐
Deferred ☐

Notes:

What Is the Difference Between a Compilation, a Review and an Audit?

Comparative Overview

The level of service is determined by your needs as the client, and what your creditors and/or investors require. The higher the level of service required, the more time the CPA needs to complete the engagement and therefore the more costly the engagement. While privately held companies opt for compiled or reviewed statements, credit agreements with lenders often require audited statements.



Compilation

- Compiled financial statements represent the **most basic level of service** CPAs provide with respect to financial statements.
- In a compilation engagement, the accountant assists management in presenting financial information in the form of financial statements **without undertaking to obtain or provide any assurance** that there are no material modifications that should be made to the financial statements.
- In a compilation, the CPA **must comply with Statements on Standards for Accounting and Review Services (SSARSs),** which require the accountant to have an understanding of the industry in which the client operates, obtain knowledge about the client, and read the financial statements and consider whether such financial statements appear appropriate in form and free from obvious material errors.
- A compilation **does not contemplate performing inquiry, analytical procedures, or other procedures ordinarily performed in a review;** or obtaining an understanding of the entity's internal control; assessing fraud risk; or testing of accounting records; or other procedures ordinarily performed in an audit.
- The CPA issues a report stating the compilation was performed in accordance with Statements on Standards for Accounting and Review Services; and that **the accountant has not audited or reviewed the financial statements** and accordingly does not express an opinion or provide any assurance about whether the financial statements are in accordance with the applicable financial reporting framework.

Review

- Reviewed financial statements provide the user with comfort that, based on the accountant's review, **the accountant is not aware of any material modifications** that should be made to the financial statements for the statements to be in conformity with the applicable financial reporting framework.
- A review engagement involves the CPA performing procedures (primarily analytical procedures and inquiries) that will provide a **reasonable basis for obtaining limited assurance** that there are no material modifications that should be made to the financial statements for them to be in conformity with the applicable financial reporting framework.
- In a review, the CPA designs and performs analytical procedures, inquiries and other procedures, as appropriate, based on the accountant's understanding of the industry, knowledge of the client, and awareness of the risk that he or she may unknowingly fail to modify the accountant's review report on financial statements that are materially misstated. **A review does not contemplate obtaining an understanding of the entity's internal control; assessing fraud risk; testing accounting records; or other procedures ordinarily performed in an audit.**
- The CPA issues a report stating the review was performed in accordance with Statements on Standards for Accounting and Review Services; that management is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework and for designing, implementing and maintaining internal control relevant to the preparation

Compilation vs. Review vs. Audit

Comparative Snapshot			
	Compilation	Review	Audit
Level of Assurance Obtained by the Accountant/Auditor that the Financial Statements Are Not Materially Misstated	Accountant **does not obtain or provide any assurance** that there are no material modifications that should be made to the financial statements	Accountant **obtains limited assurance** that there are no material modifications that should be made to the financial statements	The auditor **obtains a high, but not absolute, level of assurance** about whether the financial statements are free of material misstatement
Objective	To assist management in presenting financial information in the form of financial statements **without undertaking to provide any assurance** that there are no material modifications that should be made to the financial statements	To obtain **limited assurance** that there are no material modifications that should be made to the financial statements	To obtain a **high level of assurance** about whether the financial statements as a whole are free of material misstatement thereby enabling the auditor to express an opinion on whether the financial statements are presented fairly, in all material respects
Assurance Provided to the User of the Financial Statements	None – the report states that **no assurance is provided**	None – the report provides a statement that **the accountant is not aware of any material modifications** that should be made to the financial statements	None – **the auditor provides an opinion** as to whether the financial statements present fairly, in all material respects, the company's financial position, results of operations and cash flows
The accountant is required to obtain an understanding of the entity's internal control and assess fraud risk			✓
The accountant is required to perform inquiry and analytical procedures		✓	✓
The accountant is required to perform verification and substantiation procedures			✓
Situations requiring different levels of service	Generally appropriate for privately held companies and are **often prepared for simple situations** (e.g., a lender needs GAAP financial statements instead of the statements the internal accounting system produces or the lender needs the comfort provided by knowing that an accountant read the financial statements)	**Often prepared for privately held companies because of requirements of outside third parties** (such as banks, creditors and potential purchasers) that are looking for comfort that the financial statements are not materially misstated	**Often prepared for companies because outside third parties** (such as banks, creditors, potential purchasers and outside investors) **require an auditor's opinion** on the financial statements
Differences in costs for each level of service	Involves the **lowest amount of work** and as a result is **far less costly** than a review or audit	**More costly** than a compilation but **substantially lower in cost** than an audit	**Involves the most work** and therefore the **cost is substantially higher** than a review or compilation

and fair presentation of the financial statements; that a review includes primarily applying analytical procedures to management's financial data and making inquiries of management; that a review is **substantially less in scope than an audit** and that the CPA is not aware of any material modifications that should be made to the financial statements for them to be in conformity with the applicable financial reporting framework.

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Audit

- Audited financial statements **provide the user with the auditor's opinion** that the financial statements are presented fairly, in all material respects, in conformity with the applicable financial reporting framework.
- In an audit, **the auditor is required** by auditing standards generally accepted in the United States of America (GAAS) **to obtain an understanding of the entity's internal control and assess fraud risk.** The auditor also is required to corroborate the amounts and disclosures included in the financial statements by obtaining audit evidence through inquiry, physical inspection, observation, third-party confirmations, examination, analytical procedures and other procedures.
- The auditor issues a report that states the audit was conducted in accordance with GAAS, the financial statements are the responsibility of management, provides an opinion that the financial statements present fairly in all material respects the financial position of the company and the results of operations are in conformity with the applicable financial reporting framework (or issues a qualified opinion if the financial statements are not in conformity with the applicable financial reporting framework. **The auditor may also issue a disclaimer of opinion or an adverse opinion if appropriate**).

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

5/26/2015

DEPARTMENT: **Finance** **AGENDA #** 8

SUBJECT:
Year-end appropriations to clean up accounts

SUMMARY:
Ordinance to appropriate funds to various lines for year-end clean up purposes

RECOMMENDATION:
approval

ATTACHMENT:

- [ ] **Resolution**
- [x] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [ ] **Other**

Approved [ ]
Rejected [ ]
Deferred [ ]

Notes:

ORDINANCE NO. O15Ø6-37

ORDINANCE APPROPRIATING $208,000 FOR 2015 YEAR END BUDGET ADJUSTMENTS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of $60,000 is hereby appropriated from the Drug Fund Unassigned Fund Balance with $12,000 being appropriated to 12742129-941, Transportation Equipment, and with $48,000 being appropriated to 12742129-329, Operating Supplies;

AND BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of $75,000 is hereby appropriated from account 110-36710, Donations From Businesses, to 11047100-299, EDA Sundry;

AND BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of $73,000 is hereby appropriated from account 110-31610, Local Option Sales Tax, with $14,000 being appropriated to 11041590-146, Worker's Compensation, with $39,000 being appropriated to 11041590-522, General Liability Insurance, with $2,000 being appropriated to 11041690-171, Planning Commission Fee of Officials, with $1,000 being appropriated to 11041690-259, Planning Commission Professional Services, with $7,000 being appropriated to 11041700-122, Planning Temporary Wages, and with $10,000 being appropriated to 11041700-947, Planning Office Equipment, and,

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY, CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

05/26/2015

DEPARTMENT: **Finance** **AGENDA #** 9

SUBJECT:
2015-2016 Budget

SUMMARY:
2015-2016 Budget - Per Council for further discussion.

RECOMMENDATION:

ATTACHMENT:

- [ ] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [x] **Other**

Approved [ ]
Rejected [ ]
Deferred [ ]

Notes:

City of Gallatin

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2016 2015-2016 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

GENERAL FUND	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
GENERAL FUND	-28,438,000.33	-27,677,976.75	-30,804,842.53	-21,927,947.36	-27,540,542.08	-28,953,566.00	5.1%
CITY ADMINISTRATION	579,510.52	630,764.45	642,008.96	592,330.22	986,027.42	864,652.99	-12.3%
FINANCE	412,793.61	440,494.42	505,643.98	576,531.10	717,224.59	457,998.00	-36.1%
CITY RECORDER	396,073.15	417,334.31	505,970.05	426,421.44	580,776.63	424,178.00	-27.0%
INSURANCES	473,667.13	486,360.69	655,804.92	511,286.89	722,500.00	915,000.00	26.6%
CITY ATTORNEY	332,753.07	346,246.30	347,132.00	267,928.52	412,272.92	350,757.00	-14.9%
INFORMATION TECHNOLOGY	298,411.57	381,421.20	359,497.75	755,061.01	922,206.35	957,297.00	3.8%
HUMAN RESOURCES	172,417.03	179,625.61	163,959.07	180,635.83	244,624.44	269,747.00	10.3%
ENGINEERING	1,995,142.58	2,089,834.62	2,219,646.94	1,648,599.95	4,081,805.69	1,459,160.00	-64.3%
PLANNING COMMISSION	26,857.81	20,905.05	23,719.63	21,595.71	21,268.00	30,947.00	45.5%
PLANNING	939,742.57	882,746.82	884,115.10	381,414.78	466,157.46	523,664.00	12.3%
GEN GOVERNMENT BUILDIN	417,640.82	424,761.55	463,576.02	347,132.86	506,049.44	552,914.00	9.3%
CODES ADMINISTRATION	.00	.00	.00	507,133.93	628,170.23	724,439.00	15.3%
POLICE DEPARTMENT	5,994,347.91	5,940,968.88	6,618,622.48	5,818,060.27	7,210,102.28	6,983,217.00	-3.1%
A.C.E.S. PROGRAM	192,423.00	138,103.00	189,021.00	141,845.00	200,000.00	60,000.00	-70.0%
FIRE DEPARTMENT	4,478,813.39	4,503,204.11	4,694,951.29	3,982,046.84	5,013,752.62	5,148,694.00	2.7%
ANIMAL CONTROL	116,890.11	108,022.70	113,485.93	125,887.54	147,926.52	.00	-100.0%
PUBLIC WORKS ADMINISTR	306,978.05	451,203.94	455,450.29	253,030.42	446,849.44	281,060.61	-37.1%
STREET MAINTENANCE & R	1,139,214.51	1,028,267.45	1,190,952.35	1,190,385.45	1,554,162.76	1,380,055.00	-11.2%
VEHICLE MAINTENANCE	401,162.08	403,823.50	418,625.86	394,192.34	480,521.30	457,892.00	-4.7%
COMM ENHANCEMENT	242,660.00	121,000.00	115,500.00	80,500.00	115,500.00	112,500.00	-2.6%
COMM SERVICES	72,000.00	107,877.02	147,877.60	235,730.50	244,258.00	135,000.00	-44.7%
LEISURE SERVICE	551,833.44	499,470.85	562,753.38	460,151.86	716,991.60	657,707.00	-8.3%
CIVIC CENTER	995,372.38	1,226,242.33	1,068,916.42	818,478.38	1,064,750.66	1,135,289.00	6.6%
GOLF COURSE	884,583.37	874,507.88	820,234.47	766,959.59	1,021,263.01	900,769.00	-11.8%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2016 2015-2016 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

GENERAL FUND	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
PARKS	1,503,489.73	1,326,261.18	1,352,131.62	1,248,284.64	1,492,974.26	1,416,293.00	-5.1%
ECONOMIC COMMUNITY DEV	236,932.81	233,266.38	339,735.58	271,847.93	272,947.14	350,117.00	28.3%
BOND EXPENSES	1,259,545.02	1,267,651.27	1,263,563.77	1,630,373.27	1,981,000.00	1,777,006.00	-10.3%
APPROP TO SPEC FUNDS	1,655,277.44	2,743,142.90	2,183,419.79	.00	10,000.00	552,220.00	5422.2%
TOTAL GENERAL FUND	-2,361,467.23	-404,468.34	-2,498,526.28	1,705,898.91	4,721,540.68	-74,992.40	-101.6%
SPECIAL FUNDS	-27,982.79	-42,323.93	-23,187.74	-23,599.56	-25,000.00	-25,000.00	.0%
SOR	4,101.04	7,826.63	7,166.74	6,353.00	7,000.00	7,000.00	.0%
POLICE SPECIAL	21,110.45	43,056.64	14,752.38	17,190.13	15,000.00	15,000.00	.0%
TOTAL SPECIAL FUNDS	-2,771.30	8,559.34	-1,268.62	-56.43	-3,000.00	-3,000.00	.0%
ENVIRONMENTAL SERVICES	-1,558,880.79	-1,645,698.69	-1,779,333.93	-1,701,607.18	-1,821,000.00	-2,417,220.00	32.7%
ENVIRO SERV ADMIN	31,530.00	24,093.12	26,238.12	30,098.72	51,085.71	708,500.00	1286.9%
WASTE COLLECTION	1,567,141.49	1,509,999.79	1,755,357.04	1,279,241.45	1,795,376.35	1,655,931.00	-7.8%
TOTAL ENVIRONMENTAL SERVICES	39,790.70	-111,605.78	2,261.23	-392,267.01	25,462.06	-52,789.00	-307.3%
DRUG FUND	-115,932.31	-205,777.38	-141,089.19	-159,293.61	-227,323.47	-190,000.00	-16.4%
DRUG INVESTIGATION & C	100,935.82	131,024.07	91,601.70	189,686.11	187,323.47	190,000.00	1.4%
TOTAL DRUG FUND	-14,996.49	-74,753.31	-49,487.49	30,392.50	-40,000.00	.00	-100.0%
WATER & SEWER	-12,259,569.92	-12,803,523.83	-14,961,945.32	-11,377,925.97	-13,700,750.00	-14,375,750.00	4.9%
GENERAL GOVERNMENT	-57,876.67	3,152.56	.00	402,054.98	272,280.00	272,280.00	.0%
WATER TREATMENT & PUMP	1,240,247.89	1,281,218.90	1,278,083.50	1,039,156.34	1,406,677.32	1,460,344.50	3.8%
TRANSMISSION & DISTRIB	1,234,171.78	953,581.47	974,911.25	2,139,276.57	2,769,478.80	1,237,823.50	-55.3%
CUSTOMER ACCOUNTING &	526,427.15	556,611.61	493,922.72	401,689.17	559,791.50	552,776.00	-1.3%
ADMINISTRATION & GENER	1,041,299.49	1,102,845.88	1,286,977.14	522,346.52	1,377,525.90	1,323,045.00	-4.0%
DEPREC ON FIXED	3,644,915.22	6,684,560.34	3,225,796.01	2,210,151.99	3,428,184.00	3,428,184.00	.0%
BOND EXPENSES	1,444,529.35	1,464,907.78	1,420,441.28	1,550,976.89	2,725,000.00	3,161,248.00	16.0%
PAYING AGENTS	800.00	950.00	950.00	750.00	750.00	750.00	.0%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2016 2015-2016 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

WATER & SEWER	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
MISC INT EXPENSE	3,045.98	5,763.05	5,763.05	.00	.00	.00	.0%
SEWER COLLECTION (LINE	977,083.12	1,113,134.50	991,005.97	891,446.93	1,277,106.08	1,113,677.25	-12.8%
SEWER SYS REHAB	311,035.53	302,700.28	447,996.90	964,342.84	1,417,334.00	394,485.00	-72.2%
SEWER TREATMENT & DISP	1,193,907.65	989,268.21	1,365,825.86	1,128,547.54	1,371,392.22	1,458,338.75	6.3%
SEWER ADMIN & GENERAL	173,096.04	163,577.16	203,421.29	205,790.09	235,857.30	243,286.00	3.1%
SEWER PRETREATMENT PRO	68,844.26	75,180.31	73,166.87	69,839.01	91,811.30	93,598.00	1.9%
TOTAL WATER & SEWER	-458,043.13	1,893,928.22	-3,193,683.48	148,442.90	3,232,438.42	364,086.00	-88.7%
NATURAL GAS	-14,795,662.56	-16,212,763.30	-20,924,512.34	-15,870,313.44	-19,276,000.00	-17,608,000.00	-8.7%
GENERAL GOVERNMENT	-29,230.42	6,876.95	.00	.00	.00	.00	.0%
DEPREC ON FIXED	754,954.86	1,486,558.14	793,529.09	572,633.39	800,000.00	800,000.00	.0%
PURCHASED GAS	10,769,234.45	10,797,491.60	13,753,857.38	9,616,597.79	15,000,000.00	13,200,000.00	-12.0%
TRANSMISSION & DISTRIB	882,713.26	727,720.62	1,099,727.85	3,877,936.38	4,661,237.35	1,094,786.75	-76.5%
CUSTOMER ACCOUNTING	309,805.77	294,209.20	421,084.91	332,604.41	437,553.70	458,433.00	4.8%
ADMIN & GENERAL EXP	638,747.45	538,098.90	701,824.12	339,098.84	756,960.20	770,927.00	1.8%
TOTAL NATURAL GAS	-1,469,437.19	-2,361,807.89	-4,154,488.99	-1,131,442.63	2,379,751.25	-1,283,853.25	-153.9%
GRAND TOTAL	-4,266,924.64	-1,050,147.76	-9,895,193.63	360,968.24	10,316,192.41	-1,050,548.65	-110.2%

** END OF REPORT - Generated by Rachel Nichols **

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

05/26/2015

DEPARTMENT: **Finance** **AGENDA #** 10

SUBJECT:
Appropriation of $10,784.45 from revenue received for Insurance Recoveries.

SUMMARY:
Appropriation of $10,784.45 from revenue received for Insurance Recoveries.

RECOMMENDATION:
Approval

ATTACHMENT:

- ☐ **Resolution**
- ☒ **Ordinance**
- ☐ **Correspondence**
- ☐ **Contract**
- ☐ **Bid Tabulation**
- ☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. O15Ø6-35

ORDINANCE APPROPRIATING $10,784.45 FROM REVENUE RECEIVED FOR INSURANCE RECOVERIES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of $10,784.45 is hereby appropriated from revenue received from Insurance Recoveries, account #110-36350, to the following accounts:

Police Maintenance & Repairs Vehicles, account #11042110-261, $9,452.33, for vehicle repairs,

Street Department Maintenance & Repairs Vehicles, account #11043120-261, $884.20, for vehicle repairs,

Street Department Sign Shop Materials, account #11043120-342, $447.92, for damaged signs and accessories, and;

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

PASSED FIRST READING:_____.

PASSED SECOND READING:_____.

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 26, 2015

DEPARTMENT: **Human Resources** **AGENDA #** 11

SUBJECT:
Public Works Superintendent

SUMMARY:
The application deadline for Public Works Superintendent was May 18. The Council was provided with a list of applicants at the May 19 Council Meeting. The Council requested that the HR Director provide them with resumes of all applicants. Council also requested this item be placed on the Council Committee Meeting agenda for discussion on how to proceed with hiring a new Public Works Superintendent to replace Ronnie Stiles who is retiring on or before June 30.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes: