



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, November 26, 2012
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

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

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

- * 3. **GMRPC Resolution No. 2012-94** **PC0048-12**
ESTATES OF FAIRWAY HEIGHTS, PH. 2
JOHN DARNALL SURVEYING

Public Comment

Applicant requests approval to amend the Revised Preliminary Master Development Plan and amend the Revised Final Master Development Plan for The Estates of Fairway Heights, Phase 2, a major subdivision, in order to remove the sidewalks. Property contains 8 lots on 3.75 (+/-) acres and is located on Red River Road and Summerlin Drive.

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

October 8, 2012 Planning Commission Work Session
October 22, 2012 Planning Commission Meeting

2. **GMRPC Resolution No. 2012-93** **PC0047-12**
ADVANCE FINANCIAL
CROSSROADS ARCHITECTURE

Public Comment

Applicant requests approval of an amendment to the Preliminary Master Development Plan for the Village Green Planned Unit Development (PUD) and a revised Final Master Development Plan in order to change the permitted use on the property from Food Service to Financial, Consulting and Administrative and revise the Architectural Elevations. Property contains 1.33 (+/-) acres and is located at 540 Village Green Drive.

- * 3. **GMRPC Resolution No. 2012-94** **PC0048-12**
ESTATES OF FAIRWAY HEIGHTS, PH. 2
JOHN DARNALL SURVEYING

Public Comment

Applicant requests approval to amend the Revised Preliminary Master Development Plan and amend the Revised Final Master Development Plan for The Estates of Fairway Heights, Phase 2, a major subdivision, in order to remove the sidewalks. Property contains 8 lots on 3.75 (+/-) acres and is located on Red River Road and Summerlin Drive.

4. **GMRPC Resolution No. 2012-92** **PC0046-12**
HANCOCK RIDGE APARTMENTS
KAW VALLEY ENGINEERING, INC.

Public Comment

Applicant requests approval of a Preliminary Master Development Plan in order to rezone 5.92 (+/-) acres from Multiple Residential and Office Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO). The project consists of a 64 unit multi-family residential development on one (1) lot located at 307 Hancock Street.

- 5. GMRPC Resolution No. 2012-95 PC0043-12
RETREAT AT FAIRVUE
DEWEY-ESTES ENGINEERING/GOODALL INC., BUILDERS**

Public Comment

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

6. OTHER BUSINESS

**1. GMRPC Resolution No. 2012-96
SURETY RENEWALS AND EXTENSIONS:**

- Kennesaw Farms Core Commercial; PC File #8-35-06, site surety one-year renewal and extension for \$212,850.
- Foxland, Ph. 9, Sec. 1; PC9855-11; subdivision surety one-year renewal and extension for \$65,000.
- Albion Downs, Ph. 3, PC File #1-53-05C; subdivision surety one-year renewal and extension for \$119,000.
- Estates of Fairway Heights, Ph. 1; PC File #1-51-06C; subdivision surety one-year renewal and extension for \$68,000.
- Branham Corner, Sec. 2, PC File #1-36-04C; subdivision surety one-year renewal and extension for \$28,000.
- Wrenwood, Sec. 3, PC File #1-57-05C; subdivision surety one-year renewal and extension for \$59,000.

**2. GMRPC Resolution No. 2012-97
Popeye's Revised Site Plan**

The applicant is requesting approval of a revised site plan in order to create a third access point that will be centered within the rear property boundary of the project site. (PC0021-12)

7. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

October 8, 2012

MEMBERS PRESENT

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

STAFF PRESENT

Tony Allers, Director Codes/Planning
Katherine Schoch, Assist. Director Codes/Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Nick Tuttle, City Engineer
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

None

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, October 8, 2012, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: One hour presentation on pervious pavement and discussion regarding proposed amendments to the Gallatin Zoning Ordinance regarding pavement requirements.

Mr. Alan Sparkman, with Tennessee Concrete Association, gave a presentation on pervious pavement. Mr. Sparkman encouraged the Planning Commission to ask questions at any time to build the presentation around the questions.

Mr. Sparkman gave an overview on pervious concrete stating that pervious concrete is usually five to six inches thick. Mr. Sparkman, in response to questions from the Planning Commission, said pervious concrete can be painted and particular attention must be made to keeping the concrete clean. Mr. Sparkman said there is a national certification program for those installing pervious concrete and most failures occur when the installer is not knowledgeable. Mr. Sparkman said jointing the concrete tells the concrete where and how to crack. Mr. Allen said the cost depends on the gravel base. Mr. Sparkman said pervious concrete will take about 1000 inches per hour of rain. Mr. Sparkman said pervious concrete takes the water off the surface into the gravel layer. Mr. Sparkman said organic materials such as grass, leaves, etc, will not clog the pervious pavement.

Mr. Sparkman said pervious tries to replicate the natural or what was done before the development occurred. Mr. Allen said pervious concrete is common in middle Tennessee and is available everywhere. Mr. Sparkman said any "ready-mix" producer has pervious concrete available in their yard. Mr. Sparkman said a good number of local engineering firms are familiar with pervious pavement.

Mr. Sparkman said the new State Storm Water Manual requires you maintain the first inch of rainfall on the site. Mr. Sparkman said in terms of implementing pervious pavement on the site, there is a learning curve. Mr. Sparkman said pervious pavement is an economical solution.

Chair Dempsey left the meeting and Vice Chair Ramsey took over the chairmanship.

Item 2: Discuss proposed amendments to the Gallatin Zoning Ordinance regarding maximum parking regulations.

Mr. Robert Kalisz, Planner II, presented a follow up from the last work session regarding the maximum parking study. Mr. Kalisz said Staff counted parking at different types of businesses at different times of the day. Mr. Kalisz distributed a chart, a copy of which is attached to these minutes as Exhibit B. Vice Chair Ramsey said he would like to see some form of minimum and maximum parking.

Mr. Puryear suggested that provisions be made for compact car spaces, to include motor cycles and golf carts.

Mayor Graves asked about the times of year that large retail establishments need a tremendous amount of parking. Mr. Kalisz said Staff would look outside the box for solutions to this situation.

Mr. Puryear asked if consideration would be made for retailers who would be allowed to exceed the maximum parking requirements if pervious pavement is used. Vice Chair Ramsey said he is concerned that the right amount of minimum parking is required and said regulation not based on the calculation of water runoff.

Mr. Kevin Chastine, Planner II, said in his research he only found three ordinances in other cities that were concerned with maximum parking requirements.

The Planning Commission instructed Staff to continue the study and bring the information back to the next work session.

Mr. Tony Allers, Director Codes/Planning, said maximum parking could be exceeded as long as it is pervious.

Item 3: Discuss proposed amended PMDP and revised FMDP for Fairway Farms, Phase 3, Section 2 (PC0044-12)

This item was deferred by the applicant.

Item 4: Discuss proposed amended PMDP and revised FMDP for the Retreat at Fairvue (PC0043-12).

Ms. Katherine Schoch, Assistant Director Codes/Planning, said the applicant will give a presentation on the request to amend the Greensboro Village PUD. Ms. Schoch said the property is split zoned and is located off Chloe Drive between the two connections of Chloe Drive. Ms. Schoch said the applicant is requesting to build across zone lines and Staff does not have a concern with the request.

Mr. Mike Stanton, with Goodall Builders, gave a brief overview of the plan for the Retreat at Fairvue. Mr. Stanton said there are 132 condo flats with one commercial out parcel. Mr. Stanton said this development is being built in Goodlettsville, and is called Cottage Grove.

Mr. Stanton showed the color renderings that are proposed. Mr. Stanton showed the alley loaded project that is popular with the particular demographic buying this product in Goodlettsville. Mr. Stanton said there is a private courtyard to each individual unit. Mr. Stanton said stone, Hardy Plank, and weeping mortar, are architectural elements that will be used on the homes. Mr. Stanton said the homes range from 1,338 square feet to 2,022 square feet.

Vice Chair Ramsey asked how the area has changed. Ms. Schoch said the prior approval was for the Sumner Regional Health Facility and the use is still commercial.

Vice Chair Ramsey asked Mr. Nick Tuttle, City Engineer, if he looked at the traffic situation. Mr. Tuttle said he does not have a concern with traffic. Mr. Tuttle said alleys are allowed in the subdivision regulations; however, there is an issue with sidewalk connectivity.

Mr. Bob Goodall, with Goodall Builders, said sidewalks are shown on the main boulevard and the walking trail, but not on the alleys. Mr. Goodall said every unit will have access to a sidewalk. Mr. Goodall said these homes are purchased mostly by singles, widows, divorcees, and also by retirees. Mr. Goodall showed pictures of the Cottage Grove Development stating that each courtyard has a sidewalk, but also has green space along the walk, which could be planted by the homeowner.

Vice Chair Ramsey asked for clarification on the sidewalks. Mr. Goodall said the sidewalks would be either in the front or the back of the home.

Vice Chair Ramsey said he is concerned about the alleys and asked Staff to look at this very closely.

Without objection, Vice Chair Ramsey allowed public comment.

Mr. George Phillips, Council for the Fairvue Homeowner's Association, said the residents are concerned with the safety of the Chloe Drive connection because of the narrow passage. Mr. Phillips said the original road shown was different from what is shown now. Mr. Phillips said the original thought was that this was to be an artery to Publix shopping center. Mr. Phillips said the concern is that this would be used as a shortcut by the residents in Fairvue.

Mr. Jim Corbett, Secretary of the Fairvue Homeowner's Association, said the concern is for the safety of the residents. Mr. Corbett said he would like to see a solution to the main road issue and not have the large amount of traffic go through there. Mr. Corbett gave a quick summary the original plan and the difference in the new plan. Mr. Corbett said the road is dangerous now and would be much worse with the new road plan.

Mayor Graves said there was discussion in the past of a "round-about" between the two communities and speed humps to slow traffic.

Vice Chair Ramsey asked if this item would have a public comment. Ms. Schoch distributed a list from the zoning ordinance of what constitutes a major or minor amendment, a copy of which is attached to these minutes as Exhibit C. Ms. Schoch said this connection is a part of the Fairvue Master Plan and has been shown on other approvals for the PUD. Ms. Schoch said if the access is cut off, Staff would recommend this as a major amendment.

Vice Mayor Ramsey explained that there would be a public comment if the Planning Commission vote is to consider this a major change.

Vice Chair Ramsey asked Mr. Goodall if he would work with Staff on traffic calming devices. Mr. Goodall said he has already considered some traffic calming devices and would work with Staff. Mr. Goodall suggested that community education be presented to the residents of the two developments. Mr. Goodall said consideration was given to a "round-about"; however, it did not seem to make sense at this location.

Vice Chair Ramsey reiterated the concerns about the alley system, the amount of sidewalks, and the safety of Chloe Drive. Vice Chair Ramsey asked about the lay of the land. Mr. Goodall said there are some topography issues.

Mr. Goodall suggested the Planning Commission members view the site at Cottage Grove to see how the homes are being utilized and the demographics. Mr. Goodall said there was a preliminary meeting with the Fairvue Homeowners Association Board of Directors and another community wide meeting is planned for October 25, 2012, at Cottage Grove.

Ms. Schoch said the last Staff comment suggests that the item be deferred to the November meeting to work through some of the issues. Mr. Goodall said he agrees with that condition.

**Item 5: Discuss architectural design standards for IR zone district; G.Z.O. Section 13.08.010.A.
Materials.**

Ms. Schoch said Staff met with EDA to discuss the architectural requirement for the IR zone district. Ms. Schoch showed some examples of alternative plans, approved by the Planning Commission that did not meet the 70 percent brick or stone restriction.

Ms. Schoch said it is possible that potential businesses could see the restriction on the City website and be discouraged from coming to Gallatin because of the 70 percent brick/stone requirement. Ms. Schoch said people may not be aware that an alternative architectural plan may be approved that is not in strict compliance with the brick/stone requirement.

Vice Chair Ramsey agreed that the restriction is not practical for the IR zone district.

Mayor Graves said she is concerned that some places would need the restriction because of the location. Mayor Graves said it is easier to make exemptions than to lower the standards. Vice Chair Ramsey said he would like to see the regulation left as it is and continue to make exemptions as necessary.

Dr. Orgain suggested adding something to website that alternative plans may be approved. Ms. Schoch said that information is already included in the zoning ordinance. Vice Chair Ramsey asked Staff to research this and bring it back to the Planning Commission, but did not want to make a change at this time.

Item 6: Other Business

Ms. Schoch said she distributed a copy of a letter from Mr. Nick Tuttle, City Engineer, presented to Mayor Graves and the Gallatin City Council, requesting that a condition be added to approval of the Hunter Pointe/The Heights at GreenLea Development, a copy of which is attached to these minutes as Exhibit D. Mr. Tuttle requested that the follow condition be added: "To further ensure the safety and efficiency of the location and design of all access points for this plan, the R.O.W. improvements shall meet and/or exceed the TDOT Roadway Design Guidelines and AASHTO's Policy on Geometric Design of Highways and Streets where applicable."

Mr. Tuttle further recommended in his letter, that the City Council consider funding a corridor study similar to the City's Nashville Pike Access Management Plan study completed in 2001.

Mayor Graves said Glennbrook in Hendersonville is off SR386 and is very successful. Mayor Graves said Mr. Charles Kimbrough, who is involved in the Hunter Pointe/The Heights at GreenLea development, was very involved in developing Glennbrook shopping center.

Ms. Schoch said there is a training session October 29, 2012, featuring Mr. Christopher Baker, Director of Planning at Thompson Engineering, which will satisfy the four hour training requirements of the State.

Item 7: Adjourn

There being no further business, Chair adjourned the meeting at 6:00 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



EXHIBIT A

**Gallatin Municipal-Regional Planning Commission
Work Session Agenda**

Monday, October 8, 2012

Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. One hour presentation on pervious pavement and discussion about proposed amendments to the Gallatin Zoning Ordinance regarding pavement requirements.
2. Discuss proposed amendments to the Gallatin Zoning Ordinance regarding maximum parking regulations.
3. Discuss proposed amended PMDP and revised FMDP for Fairway Farms, Ph. 3, Sec. 2 (PC0044-12).
4. Discuss proposed amended PMDP and revised FMDP for The Retreat at Fairvue (PC0043-12).
5. Discuss architectural design standards for IR zone district; G.Z.O. Section 13.08.010.A., *Materials*.
6. Other Business

Maximum Parking Study - Survey

<u>Approved Site Plan or FMDP</u>		<u>Per approved plans</u>		<u>Per approved plans</u>		<u>Survey Dates and Time</u>			Maximum	Maximum	Maximum
<u>PC File</u>	<u>Banks</u>	<u>Size (sf)</u>	<u>Parking Required</u>	<u>Parking Provided</u>	9/13/2012	9/21/2012	9/21/2012	Maximum	Maximum	Maximum	
					11:00-1:00	11:00-1:00	5:00-7:00	Utilization	Utilization	Utilization	
8-34-03	5/3	4,200	1/300: 14 spaces	44 spaces	8	5	14	32%	100%	Scenario	
8-7-04	First State	3,325	1/300: 11 spaces	27 spaces	8	22 (event)	6	30%	73%		
8-16-03	Bank of America	5,925	1/300: 20 spaces	48 spaces	15	15	20	42%	100%		
8-6-08	Volunteer State	3,614	1/200: 19 spaces	19 spaces	2	3	4	22%	22%		
8-39-07	Commerce Union	5,800	1/300: 20 spaces	26 spaces	12	7	8	46%	60%		
PC File	Restaurants	Size (sf)	Parking Required	Parking Provided						1 per 2	
8-7-00	Cracker Barrel	9,984	1/4 (184 seats): 46 spaces	162 spaces	80	80	85	53%	185%	(92) 93%	
8-26-00	Logan's	7,995	1/4 (255 seats): 64 spaces	126 spaces	50	47	100	79%	156%	(128) 78%	
8-13-08	Buffalo Wild Wings	6,080	1/4 (242 seats): 61 spaces	84 spaces	30	20	50	60%	82%	(122) 41%	
8-31-00	O'Charley's	7,276	1/4 (308 seats): 77 spaces	132 spaces	50	47	95	72%	124%	(154) 62%	
9863-11	Chocolate Covered St	1,900	1/4 (64 seats): 16 spaces	18 spaces	42	76	3	422%	475%	(32) 238%	
8-22-03	Zaxby's	3,543	1/4 (90 seats): 23 spaces	49 spaces	30	24	15	61%	130%	(46) 65%	
8-48-02	McDonalds	3,612	1/100: 36 spaces	52 spaces	35	33	15	67%	97%	(72) 48%	
8-33-01	Chili's	4,151	1/4 (147 seats): 37 spaces	77 spaces	44	42	70	91%	189%	(74) 95%	
8-42-06	Longhorn's	6,060	1/4 (150 seats): 38 spaces	86 spaces	25	28	65	76%	171%	(76) 86%	
	Cracker Barrel				80	80	85			125% (1/3)	
	Logan's				50	47	100		1/3: 62	78	
	Buffalo Wild Wings				30	20	50		1/3: 85	107	
	O'Charley's				50	47	95		1/3: 81	102	
	Chocolate Covered Strawberry Café				42	76	3		1/3: 103	129	
	Zaxby's				30	24	15		1/3: 22	28	
	McDonalds				35	33	15		1/3: 30	38	
	Chili's				44	42	70		1/3: 54	68	
	Longhorn's				25	28	65		1/3: 49	62	
									1/3: 50	62	

Multi-family Residential	G.Z.O. Required	Recommended Minimum	Maximum
one (1) bedroom	2 spaces per dwelling unit	1 space per dwelling unit	1.5 spaces per dwelling unit
two (2) bedroom	2 spaces per dwelling unit	1.5 space per dwelling unit	2.0 spaces per dwelling unit
three (3) bedroom	2 spaces per dwelling unit	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit
Example: 3 units	6 minimum required	4.5 minimum required	6.0 maximum required

EXHIBIT B

Maximum Parking Study

<u>Approved Site Plan or FMDP</u>		<u>Per approved plans</u>		<u>Per approved plans</u>	<u>Scenarios</u> (Maximum equals 125% times minimum)		<u>Maximum</u> 125% (300)	
PC File	Banks	Size (sf)	Parking Required	Parking Provided				
8-34-03	5/3	4,200	1/300: 14 spaces	44 spaces		1/200: 21	1/250: 17	18
8-7-04	First State	3,325	1/300: 11 spaces	27 spaces		1/200: 17	1/250: 14	14
8-16-03	Bank of America	5,925	1/300: 20 spaces	48 spaces		1/200: 30	1/250: 24	25
8-6-08	Volunteer State	3,614	1/200: 19 spaces	19 spaces	(zoning ordinance)	1/300: 13	1/250: 15	17
8-39-07	Commerce Union	5,800	1/300: 20 spaces	26 spaces		1/200: 29	1/250: 24	25
PC File	Restaurants	Size (sf)	Parking Required	Parking Provided				125% (1/3)
8-7-00	Cracker Barrel	9,984	1/4 (184 seats): 46 spaces	160 spaces + 2 bus spaces		1/2: 92	1/3: 62	78
8-26-00	Logan's	7,995	1/4 (255 seats): 64 spaces	126 spaces		1/2: 128	1/3: 85	107
8-13-08	Buffalo Wild Wings	6,080	1/4 (242 seats): 61 spaces	50 spaces (additional 34 shared parking)		1/2: 121	1/3: 81	102
8-31-00	O'Charley's	7,276	1/4 (308 seats): 77 spaces	132 spaces		1/2: 154	1/3: 103	129
9863-11	Chocolate Covered Strawberry Café	1,900	1/4 (64 seats): 16 spaces	18 spaces (additional parking-grass area)		1/2: 32	1/3: 22	28
8-22-03	Zaxby's	3,543	1/4 (90 seats): 23 spaces	49 spaces		1/2: 45	1/3: 30	38
PC File	Retail (Major)	Size (sf)	Parking Required	Parking Provided				125% (250)
8-43-04	Walmart (general retail)	203,182	1/250: 813 spaces	1,215 spaces	(food sales)	1/200: 1,016	1/350: 581	1,016
8-30-04	Lowe's (indoor sales) (outdoor sales)	134,563 31,202	1/500: 270 spaces 1/2000: 16 spaces	486 spaces 70 spaces		1/250: 538	1/350: 385	(500) 338
8-42-08	Kroger Marketplace (general retail)	123,597	1/250: 494 spaces	564 spaces	(food sales)	1/200: 618	1/300: 412	(2000) 20
8-45-07	Kroger Exspansion (general retail)	66,645	1/250: 267 spaces	269 spaces	(food sales)	1/200: 334	1/300: 223	618
8-12-04	Publix (food sales) (general retail)	46,031 24,611	1/200: 230 spaces 1/250: 99 spaces	238 spaces 162 spaces		1/250: 185	1/300: 154	334
						1/200: 124	1/350: 71	232
								124
PC File	Office	Size (sf)	Parking Required	Parking Provided				125% (200)
8-8-08	Mays Office Building (medical)	4,950	1/150: 33 spaces	33 spaces		1/200: 25	1/250: 20	32
8-15-09S	Gallatin RIA Dialysis Clinic (medical) (office)	12,812 6,443	1/150: 85 spaces 1/300: 22 spaces	90 spaces 23 spaces		1/200: 65	1/250: 52	82
8-29-08	South Water Medical Office Building (future)	7,519 3,650	1/150: 51 spaces 1/150: 25 spaces	67 spaces 8 spaces		1/250: 26	1/350: 19	(300) 28
8-21-08	Urology Associates Medical Building	9,370	1/150: 63 spaces	64 spaces		1/200: 38	1/250: 30	48
8-52-02	USDA Office Building (office)	5,940	1/300: 20 spaces	52 spaces		1/200: 19	1/250: 15	24
8-50-07	Woodard Office Building	2,400	1/300: 8 spaces	9 spaces		1/200: 47	1/250: 38	59
						1/250: 24	1/350: 17	(300) 25
						1/250: 10	1/350: 7	(300) 10

EXHIBIT B

referred to as a Final Site Development Plan) for the subject property, or portion thereof, has been approved by the Planning Commission in accordance with Section 12.02.030.

If a Final Master Development Plan has not been approved by the end of this two (2) year period, the owner may not apply for approval of a Final Master Development Plan until the owner requests the Planning Commission review the previously approved Preliminary Master Development Plan and provide the Mayor and Alderman with a recommendation to either: (1) extend the approval of the Preliminary Master Development Plan of the subject property for a period not to exceed two (2) years; (2) revise the approval of the Preliminary Master Development Plan in regards to the use, bulk, and/or design standards required of the previous approval; or (3) cancel the approval and impose a new base zoning district on the subject project.

- B. Final Master Development Plan – If within three (3) years after the date of Planning Commission approval work has not been performed, pursuant to a validly issued building permit, the approval of a Final Master Development Plan shall become void. For purposes of this section, grading or excavating activities shall not constitute work.

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

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

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

All other changes in the preliminary or final master development plan shall be considered revisions to the approved plan. The planning commission may approve these minor revisions.

**City of Gallatin
Engineering Division
Memorandum**

To : Mayor Jo Ann Graves and Gallatin City Council
From : Nick Tuttle, PE, City Engineer 
Date : October 2, 2012
Subject : Ordinance #O1208-53 -- PMDP for Hunter Pointe/The Heights of GreenLea

Since receiving the Planning Commission's recommendations for the subject rezoning, the City Council has passed on first reading an Ordinance that would exclude conditions of approval that would deny access to SR-386 and one access point on SR-174. This approval has the potential to negatively impact the safety and efficiency of the adjoining roadways. In response to the removal of these conditions, I recommend that you consider adding a condition of approval to the Ordinance to clarify the Council's position on safety and efficiency.

Please, consider adding this condition of approval:

- To further ensure the safety and efficiency of the location and design of all access points for this plan, the R.O.W. improvements shall meet and/or exceed the TDOT Roadway Design Guidelines and AASHTO's Policy on Geometric Design of Highways and Streets where applicable.

Furthermore, it is my recommendation that the City Council consider funding a corridor study similar to the City's Nashville Pike Access Management Plan study that was completed in 2001. The allowance of these two access points compromises the current Major Thoroughfare Plan. Consequently, the Planning Commission would be wise to consider modifications to the plan, but these modifications should be subject to an in-depth study that would bring Planning Commission and City Council together on such an important corridor.

Cc: Codes/Planning Division;
Planning Commissioners

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
MEETING

October 22, 2012

MEMBERS PRESENT

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

STAFF PRESENT

Katherine Schoch, Assist. Director Codes/Planning
Kevin Chastine, Planner II
Denise Knight, Planning Assistant
Marianne, Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, October 22, 2012, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Dempsey asked if any applicant requested to remove any item from the Consent Agenda. No applicant requested to remove any item from the Consent Agenda. Chair Dempsey asked if any member of the Planning Commission requested to remove any item from the Consent Agenda. No member of the Planning Commission requested to remove any item from the Consent Agenda. Chair Dempsey motioned to approve the Consent Agenda. Councilman Alexander seconded the motion and the motion passed by unanimous vote.

Item 1

Approve Prior Minutes

Mr. Wilson motioned to approve the minutes from the, August 13, 2012 and September 10, 2012 Gallatin Municipal-Regional Planning Commission Work Session and the September 24, 2012 Gallatin Municipal-Regional Planning Commission meeting, as presented. Councilman Alexander seconded the motion and the motion passed by unanimous vote.

Item 2

GMRPC Resolution No. 2012-89 – PC0041-12 – 21 Century Adult Care – Rogers Engineering Group – Applicant requests approval of a Change of Use Site Plan for a Limited Child and Adult Care facility in an existing building. Property contains 3.87 (+/-) acres and is located at 567 Airport Road.

This item was approved by Consent Agenda with the following conditions:

1. The Planning Commission approved the landscaping plan as submitted.
2. The applicant shall obtain a permanent Use and Occupancy Certificate from the Codes/Planning Department.

Item 3

GMRPC Resolution No. 2012-90 – PC0042-12 – Bonnie M. Chandler Property - Blue Ridge Surveying, Inc. – Public Comment – Applicant requests approval to rezone 0.74 (+/-) acres from Commercial Services (CS) Zone District to Core Commercial (CC) Zone District located at 219, 221, and 223 North Water Avenue.

Mr. Kevin Chastine, Planner II, presented the staff report and stated the applicant is requesting to rezone 0.74 (+/-) acres from Commercial Services (CS) Zone District to Core Commercial (CC) Zone District. Mr. Chastine said the applicant would like to rebuild a structure that was previously there and would not be permitted to under the Commercial Services (CS). Mr. Chastine said the applicant would like to build something closer to the street in keeping with the downtown area.

Mr. Chastine said Staff recommends that the Planning Commission recommend approval of the rezoning request to the Gallatin City Council with the conditions listed in the staff report.

Mr. Brian Reifschneider, with Blue Ridge Surveying, represented the applicant and stated he is in agreement with the conditions of approval.

Chair Dempsey opened public comment. No one came forward to speak; therefore, Chair Dempsey closed public comment.

Mr. Ramsey motioned to recommend approval of the rezoning request with the following conditions:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline is to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
2. The applicant shall submit fourteen (14) copies of the rezoning exhibit to the Codes/Planning Department.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Item 4
Other Business
GMRPC Resolution No. 2012-91 – Surety Renewals and Extensions

Ms. Schoch said Staff requests approval of the following surety renewals and extensions:

- Elk Acres, Section 2 (Maintenance): PC9895-11 maintenance performance surety one-year renewal and extension for \$40,100.
- Elk Acres, Section 2 (TUP): PC File #1-22-07C, performance surety one-year renewal and extension for \$6,000.

Mr. Ramsey motioned to approve the surety renewals and extensions. Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Ms. Denise Knight, Planning Assistant, distributed copies of the new sign ordinance, a copy of which is attached to these minutes as Exhibit B. Ms. Schoch said there would be a special called City Council and Planning Commission meeting on November 12, 2012 at 5:00 p.m. to discuss the new sign ordinance.

Ms. Schoch said there would be training hours on Monday from 5:00 p.m. to 9:00 p.m., in the City Hall Dining Room.

Item 5
Move to Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 5:09 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



EXHIBIT A

**Agenda
Gallatin Municipal-Regional Planning Commission**

**Monday, October 22, 2012
DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

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

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

- * 2. **GMRPC Resolution No. 2012-89** **PC0041-12**
21 CENTURY ADULT CARE
ROGERS ENGINEERING GROUP

Applicant requests approval of a Change of Use Site Plan for a Limited Child and Adult Care facility in an existing building. Property contains 3.87 (+/-) acres and is located at 567 Airport Road.

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

August 13, 2012 Planning Commission Work Session
September 10, 2012 Planning Commission Work Session
September 24, 2012 Planning Commission Meeting

- * 2. **GMRPC Resolution No. 2012-89** **PC0041-12**
21 CENTURY ADULT CARE
ROGERS ENGINEERING GROUP

Applicant requests approval of a Change of Use Site Plan for a Limited Child and Adult Care facility in an existing building. Property contains 3.87 (+/-) acres and is located at 567 Airport Road.

3. **GMRPC Resolution No. 2012-90** **PC0042-12**
BONNIE M. CHANDLER PROPERTY
BLUE RIDGE SURVEYING, INC.

Public Comment

Applicant requests approval to rezone 0.74 (+/-) acres from Commercial Services (CS) Zone District to Core Commercial (CC) Zone District located at 219, 221, and 223 North Water Avenue.

4. OTHER BUSINESS

1. **GMRPC Resolution No. 2012-91**
SURETY RENEWALS AND EXTENSIONS:

- Elk Acres, Sec. 2 (Maintenance); PC 9895-11 maintenance performance surety one-year renewal and extension for \$40,100.
- Elk Acres, Sec. 2 (TUP); PC File #1-22-07C, performance surety one-year renewal and extension for \$6,000.

5. MOVE TO ADJOURN

RESOLUTION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE GREEN PLANNED UNIT DEVELOPMENT (PUD) AND APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR ADVANCE FINANCIAL – PC0047-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the minor amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, Harpeth Financial Services LLC, at its regular meeting on November 26, 2012; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan and approves a Revised Final Master Development Plan for Advance Financial with the following conditions:

1. The Planning Commission shall approve the architectural elevations as submitted.
2. The applicant shall show and label property owner and leasers name and address.
3. The applicant shall show and label pole mounted light fixture near southeast corner of parking area.

4. The applicant shall show and label typical width of parking spaces.
5. The applicant shall show Storm Drain Manhole and Storm Water Drainage Pipe along Nashville Pike.
6. The applicant shall correct the tax map and parcel number in the Usage Chart to #126I/A/028.00.
7. The applicant shall have the facility comply with all applicable cross-connection control regulations.
8. The applicant shall obtain any building permits from the City of Gallatin prior to any construction on the site.
9. The applicant shall have a Life Safety Inspection performed by the Gallatin Fire Department prior to the opening of the facility.
10. The applicant shall obtain a Certificate of Occupancy permit from the Codes/Planning Department prior to opening for business.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/2012

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 2
11/26/12 GMRPC MEETING

Applicant requests approval of an amendment to the Preliminary Master Development Plan for the Village Green Planned Unit Development (PUD) and a revised Final Master Development Plan in order to change the permitted use on the property from Food Service to Financial, Consulting and Administrative and revise the Architectural Elevations. Property contains 1.33 (+/-) acres and is located at 540 Village Green Drive. (PC0047-12)

Attachment 2-1 Preliminary Master Development Plan/Final Master Development Plan
Attachment 2-2 Response Letter from Chris Wyatt, Architect dated November 15, 2012
Attachment 2-3 Photograph of Existing Building
Attachment 2-4 Photograph of Existing Landscaping

ANALYSIS

The applicant is requesting approval of an amendment to the Preliminary Master Development Plan for the Village Green Planned Unit Development (PUD) and a revised Final Master Development Plan in order to change the permitted use on the property from Food Service to Financial, Consulting and Administrative and revise the Architectural Elevations. The property contains 1.33 (+/-) acres and is located at 540 Village Green Drive, the vacant Jack-in-the-Box building. The property is identified as Tract A-Va of the Village Green (PUD). No portion of this property is located in a special flood hazard area.

The property is split zoned Commercial General Planned Unit Development (CG-PUD) and Multiple Residential and Office Planned Unit Development (MRO-PUD) both are designated with commercial uses under the Village Green (PUD).

Previous Approvals

In 1984 the original Master Development Plan for the Village Green (PUD) was approved by Planning Commission with General Office Activity as a permitted use for Tract A-Va. Under the City of Gallatin's current Zoning Ordinance Financial, Consulting and Administrative use will be considered the same as the General Office Activity use of the Village Green (PUD).

Since 1984 many amendments to the Village Green (PUD) have been approved by the Planning Commission and City Council. In 1997 a minor amendment to the Village Green (PUD) was approved by Planning Commission to add a restaurant (food service) use to Tract A-Va. The Planning Commission approved a minor amendment to the Village Green (PUD) (PC File #4-7-00) to change the square footage of the designated food service facility for Tract A-Va at the September 25, 2000 meeting. This minor amendment to the Village Green (PUD) allowed Jack-in-the-Box (PC File #8-32-00) restaurant to be approved by Planning Commission at the September 25, 2000 meeting.

Minor Amendment

Staff is comfortable that the proposed financial service project will enhance and blend among the surrounding existing commercial properties located in the Village Green (PUD). Typically use changes and revised architectural elevations are considered minor amendments to approved PMDP's. Since the property was previously designated for commercial uses, staff believes the

proposed commercial use is less intense and will have less of any impact on the adjacent properties than the previous commercial development. There are no changes to the approved access points from Village Green Drive and Wal-Mart property.

In addition, the architecture shown for the project is consistent and comparable with the building materials used on the commercial properties located in the Village Green (PUD).

For these reasons, Staff is comfortable recommending that the Planning Commission consider the proposed changes as a minor amendment to the approved PMDP/PUD plan.

Architectural Elevations

The applicant is proposing to revise the architectural elevations consisting of approximately 50 percent of the roofing structure and eliminating the two (2) covered porticos at the entrances. The existing roof structure consists of flat, hip, and gable end roof construction. The covered porticos consist of a copper color metal roof structure with gable ends above the entrances with the roofs extending towards the middle of the building and connecting into a hip roof construction. The perimeter of the building consists of a copper color metal hip roof construction connecting to a parapet wall surrounding the flat roof construction. The applicant is proposing to eliminate the front half of the perimeter roofing structure and two (2) covered porticos and replace the roof structures by extending the perimeter walls to the existing parapet wall height. The two (2) entrances will have a small 'kick out' of the building over the entrances with the wall structure extending approximately three (3) feet higher than the existing perimeter parapet wall height. The applicant is proposing to paint the existing copper colored roof, fascia cap, and trim a dark bronze. The applicant will not change or remove the existing brick and the new E.I.F.S. material for the perimeter walls will match the existing E.I.F.S. and color. These changes will give the building a more sophisticated (storefront) appearance than the 'cartoon' appearance of the existing building. Staff has provided color photographs of the existing building; please refer to Attachment 2-3. Staff is comfortable with the proposed architectural elevations. Staff recommends approval of the architectural elevations as submitted.

Landscaping and Bufferyards

The applicant has indicated that the existing landscaping and bufferyards shall remain the same, except for one (1) existing mature tree located in a front parking island. The applicant has noted the reason for removal of the tree is to allow for improved visibility for the employees safety. The applicant has stated the owner will replace the tree with low vegetation or shrubs. The applicant has indicated any type of landscaping surrounding the building or site is damaged or destroyed during renovation of the interior or building facades shall be replaced with comparable landscape materials. The overall existing site meets the landscaping and bufferyard requirements set forth by the City of Gallatin's Zoning Ordinance. Staff has provided color photographs of the existing landscaping surrounding the site and existing building; please refer to Attachment 2-4.

Access and Parking

Parking requirements are based on the use of the property. The Financial, Consulting and Administrative use requires one (1) space per 300 square feet. Based on this calculation, ten (10) regular parking spaces are required and the applicant will use the existing 39 parking spaces, including the two (2) handicapped spaces.

Signage

The applicant has proposed two (2) wall mounted signs, one (1) sign facing Nashville Pike and the other sign facing Village Green Drive. The applicant has illustrated the proposed wall mounted signs on the architectural elevation drawings. The applicant shall be aware that the total square footage of the proposed wall mounted signs shall not exceed 75 square feet and no monument sign is allowed at this site. This was a condition of approval recommended by the Planning Commission and approved for the Jack-in-the-Box (PC File #8-32-00) site plan. The applicant shall submit a detailed sign package to the Codes/Planning Department for review and approval. Furthermore, the applicant shall obtain a sign permit prior to the construction of any signage on site.

Green & Little, LP

Green & Little, LP has submitted a letter to the Codes/Planning Department dated November 13, 2012 consenting to the proposed architectural elevations, wall mounted signs, and the proposed use of financial services operation. Mr. Bob Green of Green & Little, LP has stated that Green & Little, LP is in agreement with the proposed changes as long as these proposed changes meet Gallatin Zoning Ordinance and approval by the Planning Commission.

Engineering Division Comments

The Engineering Division had no comments concerning the applicant's Revised Final Master Development Plan.

Other Departmental Comments

The applicant has satisfactorily addressed the majority of the other departmental comments with a few exceptions to be noted. The applicant shall have the facility comply with all applicable cross-connection control regulations. The applicant shall have a Life Safety Inspection performed by the Gallatin Fire Department prior to the opening of the facility.

RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed changes to the Preliminary Master Development Plan as a minor amendment.

Staff recommends that the Planning Commission approve the Revised Final Master Development Plan with the following conditions:

1. The Planning Commission shall approve the architectural elevations as submitted.
2. The applicant shall show and label property owner and leasers name and address.
3. The applicant shall show and label pole mounted light fixture near southeast corner of parking area.
4. The applicant shall show and label typical width of parking spaces.
5. The applicant shall show Storm Drain Manhole and Storm Water Drainage Pipe along Nashville Pike.
6. The applicant shall correct the tax map and parcel number in the Usage Chart to #126I/A/028.00.
7. The applicant shall have the facility comply with all applicable cross-connection control regulations.
8. The applicant shall obtain any building permits from the City of Gallatin prior to any construction on the site.

9. The applicant shall have a Life Safety Inspection performed by the Gallatin Fire Department prior to the opening of the facility.
10. The applicant shall obtain a Certificate of Occupancy permit from the Codes/Planning Department prior to opening for business.

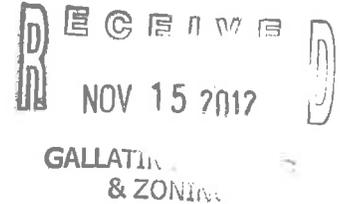


ATTACHMENT 2-2

November 15, 2012

Mr. Robert Kalisz
Codes/Planning Department Project Manager
Gallatin Codes/Planning Department
Gallatin, Tennessee 37066

RE: Advance Financial, Activity, Final Master Development Plan
Reference #: PC004700-12



RESPONSE LETTER:

Department of Public Works
No response required.

Planning Department

1. Title Block has been revised to read Amended Preliminary Master Development Plan/Revised Final Master Development Plan on Site Plan and Elevation Sheets.
2. Site Orientation Plan has been renamed "Site Plan".
3. Legend has been included to identify symbols used.
4. Property Owner has delivered a letter of approval to the City of Gallatin. Renter's name and address is "Harpeth Financial Inc., 1901 Church Street, Nashville, Tennessee 37203, phone 615.341.5900.
5. Property zoning and surrounding zoning has been added to the site plan.
6. Surrounding property owners have been added to the site plan.
7. Buffer yards have been identified and labeled on the site plan.
8. Topography is existing, no changes are proposed.
9. Additional existing landscaping has been added to the site plan.
10. All utilities and easements have been added to the site plan.
11. FEMA date has been added to the previous note.
12. All existing pole lighting fixtures have been added to the site plan and parking areas.
13. A note has been added to the elevation sheet A2.0 noting hvac units are existing, roof mounted and screened.
14. The performance Standards note has been added to the note section.
15. Parking calculations have been corrected and added to the site plan.
16. Existing parking spaces have been corrected and each group identified with a number.
17. Rights of Way have been indicated, widths of pavement and directional arrows added.
18. Parking space dimensions and aisle widths have been added to the site plan.
19. A note has been added to the site plan and elevation sheet noting footprint is remaining the same and only the elevations are being changed.
20. A note has been added to the site plan when this previous site plan was approved.
21. Zoning lines have been added to site plan.

RESUBMITTAL

667 Wedgewood Ave. Suite B • Nashville, TN. 37203 • (615) 255-7796 • (615) 255-7797 fax

PC 0047-12

- 22. Parcel lines between WalMart and VG Ventures properties have been added.
- 23. The curb line has been corrected on Nashville Pike
- 24. The signage note has been corrected on Sheet A2.0.
- 25. A documentation letter from Green and Little has been delivered to the City of Gallatin.
- 26. Advance Financial is very aware of the need for their employees and customer's safety. We are proposing removing the large scale landscape elements near the building which obstruct the visibility of the parking areas and approaching customers. Advance Financial will be happy to replace removed landscaping with low vegetation that allow for lines of sight.
- 27. We have modified the title blocks on both drawings to reflect this is a "minor amendment to the Preliminary Master Development Plan".
- 28. We have diligently sought to correct all highlighted areas pointed out by staff on both the site plan and elevation sheet.
- 29. We will submit sixteen corrected, folded copies of the resubmittal; one full size and fifteen half size of both the site plan and elevation drawing.
- 30. We are submitting a CD labeled Advance Financial, Gallatin with DWG files attached.
- 31. We are submitting this letter of response.
- 32. We are returning your Checkprint and Checklist.
- 33. We will meet the 4:30pm, November 15, 2012 deadline.

Codes Department:

No response required.

Engineering Division:

No response required.

Fire Department:

We will not open this facility until a Life Safety Inspection has been successfully performed by the Gallatin Fire Department. We will contact them at 452-2771.

Police Department:

No response required.

Gallatin Department of Electricity:

No response required.

Sumner County E-911:

No response required.

Industrial Pre-treatment Department:

This facility will comply will all applicable cross-connection control regulations.

Sincerely,

Chris Wyatt

Chris Wyatt

Partner/Architect

Crossroads Architecture, LLC

RECEIVED
NOV 15 2012

GALLATIN
& ZONING

RESUBMITTAL

PC 0047-12

Project Comments

Meeting Date: 11/26/2012

RE: ADVANCE FINANCIAL, ACTIVITY, Final Master Development Plan

Reference #: PC0047-12

Department of Public Utilities

Review Date: 10/26/2012

No problems

Planning Department

Codes/Planning Department Project Manager: Robert Kalisz

Review Date: 10/30/2012

1. Correct Title Block to read Amended Preliminary Master Development Plan/Revised Final Master Development Plan.
2. Correct Site Orientation Plan to Site Plan.
3. Provide legend to reflect all symbols.
4. Provide property owners and renters name and address.
5. Correct property zoning and surrounding zoning.
6. Correct surrounding property owners.
7. Show and label Bufferyards.
8. Show and label topography (contours not greater than 5 foot intervals).
9. Show additional existing landscaping around building and site (sent photographs to architect).
10. Show and label all utilities and easements.
11. Add date to FEMA note.
12. Show and label existing parking area pole light fixtures.
13. Show or note location of HVAC units.
14. Add performance Standards note to note section (insert).
15. Show and add parking calculations to note section.
16. Correct and verify existing parking spaces provided.
17. Show and label right of ways and pavement widths along with any directional arrows.
18. Show and label typical parking dimensions and aisle widths.
19. Provide add a note for purpose of renovating the building as to converting to office space and changing the outside elevations, but not changing the footprint of the building or to the site.
20. Provide a note stating that this site is part of the Village Green P.U.D. and the previous site plan (Jack in the Box) was approved by Planning Commission on September 25, 2000.
21. Show and label zoning line dividing portion of property.

22. Show and label parcel line between Walmart property and VG Venture LLC property.
23. Correct location of curb on Nashville Pike.
24. Correct signage note on Sheet A2.0.25.
25. Provide a documentation letter from Green & Little stating they agree with the use and architectural elevations changes and also Green & Little agree with the wall mounted signs.
26. Is there any landscaping surrounding the building going to be removed during construction? If so, is the landscaping going to be replaced?
27. This change will be a minor amendment to the Preliminary Master Development Plan.
28. Correct any additional yellow highlighted areas that staff pointed out on site plan.
29. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
30. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (**MicroStation version "J" software**) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
31. Submit a detailed response letter addressing all departmental review comments.
32. RETURN CHECKPRINT & CHECKLIST
33. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on November 15, 2012.
34. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 11/01/2012

No comments at this time.

Engineering Division

Review Date: 11/01/2012

No comments

Fire Department

Review Date: 11/05/2012

1. Life safety inspection shall have been performed by the Fire Department before opening. Please contact this office at 452-2771.

Police Department

Review Date: 10/29/2012

Reviewed: no comments

Gallatin Department of Electricity

Review Date: 10/29/2012

O.K.

Tony Allers

Director

Katherine Schoch

Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Sumner County, E-911

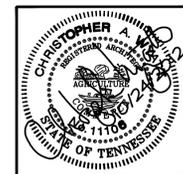
Review Date:

N/A

Industrial Pre-treatment Department

Review Date: 10/29/2012

1. Facility shall comply with all applicable cross-connection control regulations.



CROSSROADS
ARCHITECTURE

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(615) 255-7797 FAX

WELLSPRING
builders inc

"Quality Construction with Service in Mind"

Amended Prelim. Master Dev. Plan/ Revised Final Master Dev. Plan
A Renovation and Remodeled Facility for:
Advance Financial
540 Village Green
Gallatin, Tennessee
Job Number: 12-036

Revisions per Plan
Commission Comments

OP1.0

Site Plan

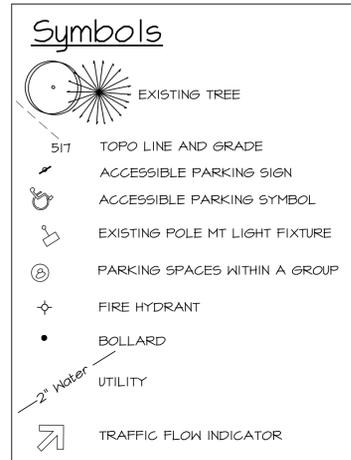
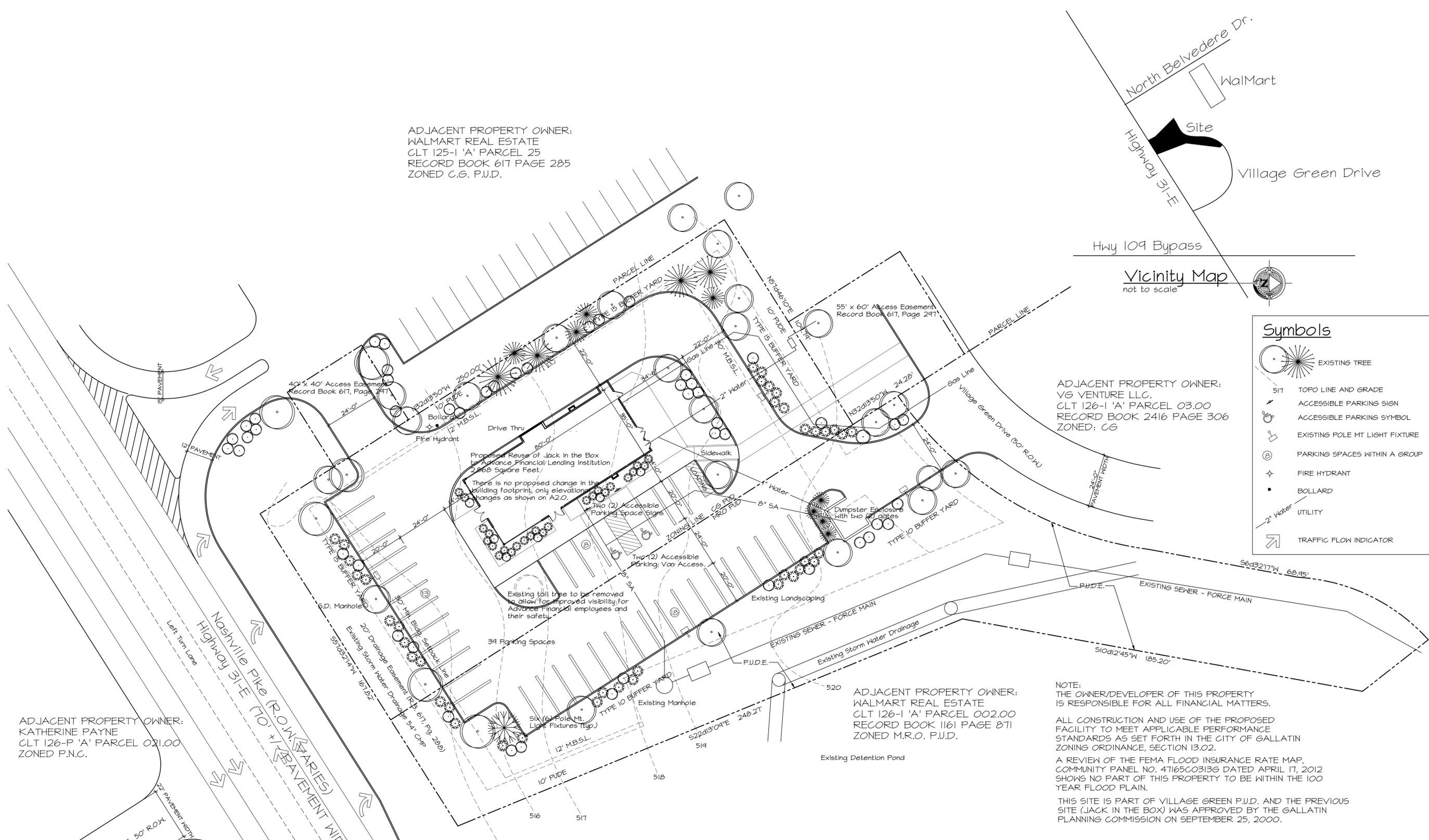
ADJACENT PROPERTY OWNER:
WALMART REAL ESTATE
CLT 125-1 'A' PARCEL 25
RECORD BOOK 617 PAGE 285
ZONED C.G. P.U.D.

ADJACENT PROPERTY OWNER:
VG VENTURE LLC.
CLT 126-1 'A' PARCEL 03.00
RECORD BOOK 2416 PAGE 306
ZONED: CG

ADJACENT PROPERTY OWNER:
KATHERINE PAYNE
CLT 126-P 'A' PARCEL 021.00
ZONED P.N.C.

ADJACENT PROPERTY OWNER:
WALMART REAL ESTATE
CLT 126-1 'A' PARCEL 002.00
RECORD BOOK 1161 PAGE 871
ZONED M.R.O. P.U.D.

ADJACENT PROPERTY OWNER:
D.C. GALLATIN G LLC
CLT 126-P 'B' PARCEL 001.00
ZONED P.N.C.

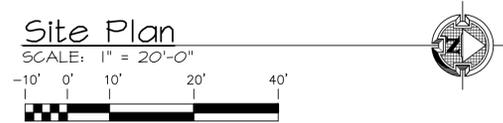


NOTE:
THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

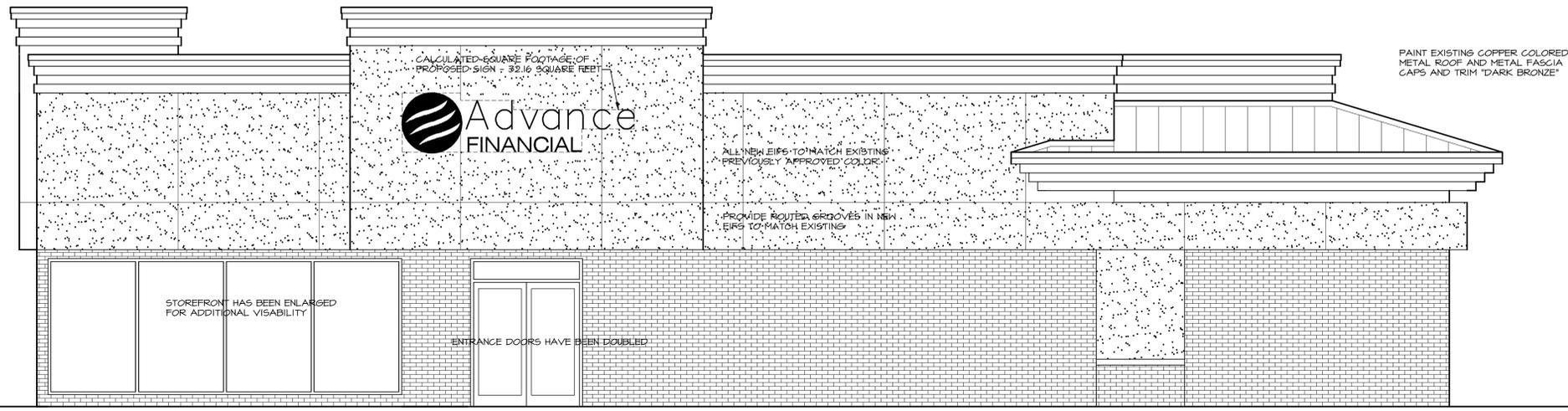
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C03136 DATED APRIL 17, 2012 SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.

THIS SITE IS PART OF VILLAGE GREEN P.U.D. AND THE PREVIOUS SITE (JACK IN THE BOX) WAS APPROVED BY THE GALLATIN PLANNING COMMISSION ON SEPTEMBER 25, 2000.



Usage Chart	Tract A-va
MAP AND PARCEL	#126/A/028.00
SITE ACREAGE	1.338 ACRES
EXISTING USE	FOOD SERVICE
PROPOSED USE	FINANCIAL, CONSULTING AND ADMINISTRATIVE
GROSS SQUARE FOOTAGE	2,868 SQUARE FEET - EXISTING
F.A.R.	0.05
PARKING SPACES REQUIRED	1 PER 300 S.F. = 10 SPACES REQD. INCL. 1 HC.
PARKING SPACES PROVIDED	40
BUILDING HEIGHT	22'-6"
MIN. BUILDING SETBACK	30'
ZONING - SPLIT	M.R.O. P.U.D./ C.G. P.U.D.



NORTHEAST ELEVATION
Scale: 1/4" = 1'-0"

Wall Surface Areas			Southwest Elevation		
Item	Surface Area	%	Item	Surface Area	%
Gross Area of Wall	1665 s.f.		Gross Area of Wall	1665 s.f.	
Area of Fenestrations	208 s.f.	12.5 %	Area of Fenestrations	162 s.f.	10 %
Net Area of Brick	477 s.f.	28.6 %	Net Area of Brick	431 s.f.	25.8 %
Net Area of EIFS	921 s.f.	56.7 %	Net Area of EIFS	1,014 s.f.	61 %
Area of Met. Roof	53 s.f.	3.2 %	Area of Met. Roof	53 s.f.	3.2 %

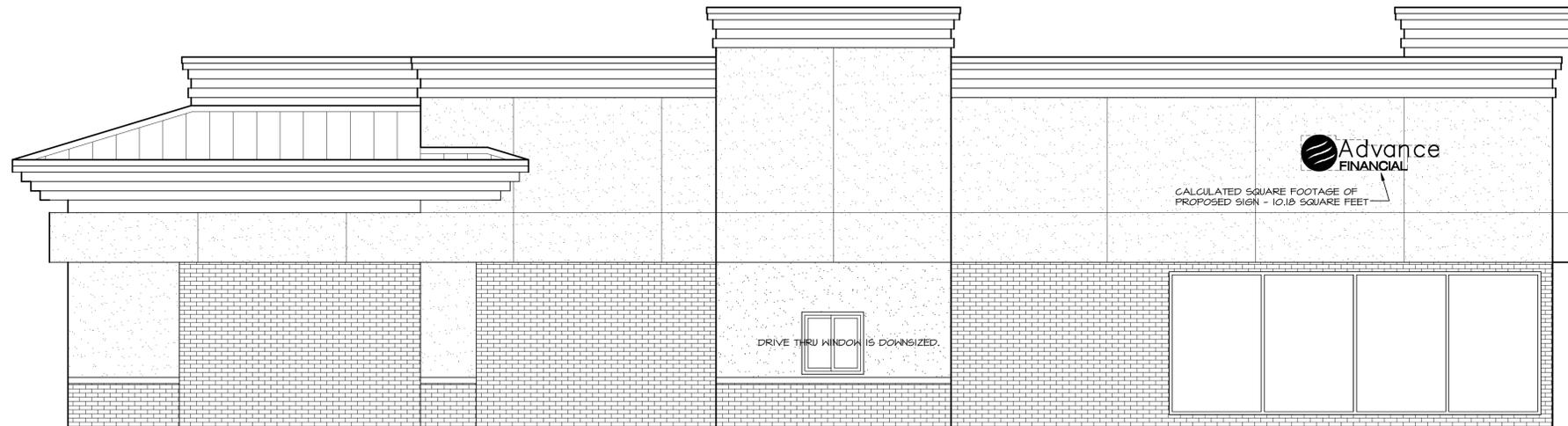
Southeast Elevation			Northwest Elevation		
Item	Surface Area	%	Item	Surface Area	%
Gross Area of Wall	855 s.f.		Gross Area of Wall	855 s.f.	
Area of Fenestrations	226 s.f.	26 %	Area of Fenestrations	106 s.f.	12.5 %
Net Area of Brick	48 s.f.	12 %	Net Area of Brick	225 s.f.	26 %
Net Area of EIFS	531 s.f.	62 %	Net Area of EIFS	432 s.f.	51 %
Area of Met. Roof	0		Area of Met. Roof	42 s.f.	10.5 %

PLEASE NOTE THE ONLY REQUESTED COLOR CHANGE IS FOR THE CURRENT "COPPER" ROOF COLOR TO BE CHANGED TO "DARK BRONZE"; NEW EIFS IS TO MATCH EXISTING TEXTURE, DETAILS AND COLOR, BRICK IS TO REMAIN AS IS.

TOTAL WALL MOUNTED SIGNAGE NOT TO EXCEED 75 SQUARE FEET OF BUILDING SIGNAGE AND NO MONUMENT SIGN ALLOWED PER PREVIOUS PLANNING COMMISSION APPROVAL ON SEPTEMBER 25, 2000 FOR THE "JACK IN THE BOX" (PC #B-32-00) SITE PLAN. SIGNAGE FABRICATOR TO SUBMIT SHOP DRAWINGS TO THE CITY OF GALLATIN CODES/ PLANNING DEPARTMENT FOR REVIEW AND APPROVALS.

EXISTING AIR HANDLING UNITS ARE ROOF MOUNTED AND ARE SCREENED FROM VIEW BY THE PARAPET WALL.

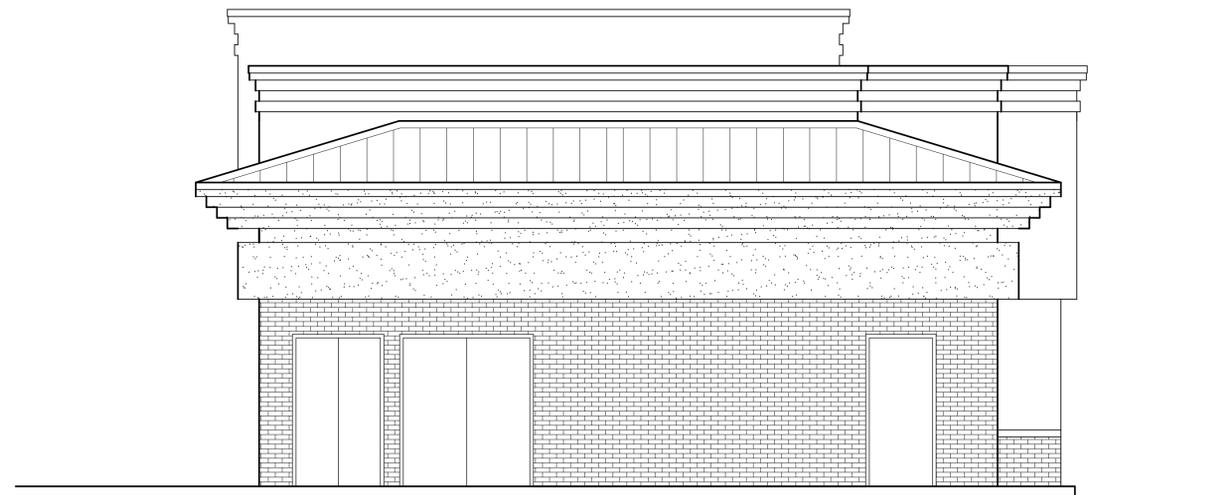
THERE IS NO PROPOSED CHANGE IN THE BUILDING FOOTPRINT, ONLY ELEVATIONAL CHANGES AS SHOWN ON THIS SHEET.



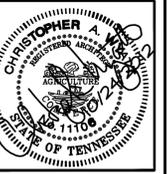
SOUTHWEST ELEVATION
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION
Scale: 1/4" = 1'-0"



NORTHWEST ELEVATION
Scale: 1/4" = 1'-0"



CROSSROADS ARCHITECTURE
667 Wedgewood Ave. • Suite B
Nashville • Tennessee • 37203
(615) 255-7796
(615) 255-7797 FAX

WELLSPRING builders inc
Quality Construction with Service in Mind"

Amended Prelim. Master Dev. Plan/ Revised Final Master Dev. Plan
A Renovation and Remodeled Facility for:
Advance Financial
540 Village Green Gallatin, Tennessee
Job Number: 12-036

A2.0
Exterior Elevations
Released: Oct. 24, 2012

RESOLUTION APPROVING TO AMEND THE REVISED PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR THE ESTATES OF FAIRWAY HEIGHTS, PHASE 2 – PC0048-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Revised Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, John Darnall Surveying, at its regular meeting on November 26, 2012; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Revised Preliminary Master Development Plan and approves the Revised Final Master Development Plan for The Estates of Fairway Heights, Phase 2.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/2012

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 3
11/26/12 GMRPC MEETING

Applicant requests approval to amend the Revised Preliminary Master Development Plan and amend the Revised Final Master Development Plan for The Estates of Fairway Heights, Phase 2, a major subdivision, in order to remove the sidewalks. Property contains 8 lots on 3.75 (+/-) acres and is located on Red River Road and Summerlin Drive. (PC0048-12)

- Attachment 3-1 Revised PMDP/Revised FMDP**
- Attachment 3-2 Response Letter from Tom Darnall, R.L.S. dated November 14, 2012**
- Attachment 3-3 Letter from Alan J. Hall, T.D.O.T. dated October 1, 2012**
- Attachment 3-4 Photographs of Site Conditions**

ANALYSIS

The applicant is requesting approval to amend the Revised Preliminary Master Development Plan and amend the Revised Final Master Development Plan for The Estates of Fairway Heights, Phase 2, a major subdivision, in order to remove the sidewalks. The property contains 8 lots on 3.75 (+/-) acres and is located on Red River Road and Summerlin Drive.

The property is currently zoned Office Residential (OR) and One-family Detached Dwelling is a permitted use in the OR zone district. This property is located in the Suburban Neighborhood Established Community Character Area. No portion of this property lies in a flood hazard area.

Previous Approvals

A major subdivision final plat for Fairway Heights, Section 1 was approved at the November 29, 1998 Planning Commission meeting (PC File #1-7-94C). The Gallatin Zoning Ordinance and Subdivision Regulations did not require sidewalks at that time. The final plat was recorded on June 16, 1999.

The Planning Commission recommended approval of the Preliminary Master Development Plan and rezoning request for Fairway Heights, Section 2 at the August 22, 2005 meeting (PC File #3-11-05). The property was rezoned at that time from Residential-15 (R15) to Office Residential (OR) and the plan contained 25 lots on 12.023 (+/-) acres. The plan showed six (6), one (1) story brick office buildings on Lot 1 and Lot 26 (which are the lots for The Estates of Fairway Heights, Phase 2) with only one (1) access from Red River Road. The rezoning request passed Second Reading at the October 18, 2005 Gallatin City Council meeting. Per Gallatin Zoning Ordinance and Subdivision Regulations six (6) foot wide sidewalks were required and illustrated on the plan.

At the March 27, 2006 meeting, the Planning Commission approved the Final Master Development Plan for The Estates of Fairway Heights, Phase 1 (PC File #8-5-06). This plan contained 23 lots on 8.138 (+/-) acres. Many of these lots were previously shown and approved as part of the Preliminary Master Development Plan for Fairway Heights, Section 2. The commercial area along Red River Road was designated as Future Development on this plan. The typical building lot detail for non-residential uses illustrated six (6) foot wide sidewalks and five (5) foot wide sidewalks for residential uses. Per Gallatin Zoning Ordinance and Subdivision Regulations five (5) foot and six (6) foot wide sidewalks were required.

A major subdivision final plat for The Estates of Fairway Heights, Phase 1 was approved at the November 27, 2006 Planning Commission meeting (PC File #1-51-06C). This plat contained 24 lots on 10.87 (+/-) acres. Per Gallatin Zoning Ordinance and Subdivision Regulations five (5) foot and six (6) foot wide sidewalks were required and illustrated on plat. The final plat was recorded on June 5, 2007.

A minor amendment to the Preliminary Master Development Plan for Fairway Heights, Section 2 and a revision the Final Master Development Plan for The Estates of Fairway Heights, Phase 1 were approved at the February 28, 2011 Planning Commission meeting. Those amendments changed the use on Lot 26 and Lot 50 from Commercial to Residential. Per Gallatin Zoning Ordinance and Subdivision Regulations five (5) foot wide sidewalks were required and illustrated on the plan.

A minor amendment to the Preliminary Master Development Plan for Fairway Heights, Section 2 and a revision to the Final Master Development Plan for The Estates of Fairway Heights, Phase 1 were approved at the April 25, 2011 Planning Commission meeting. Those amendments added one (1) lot along Red River Road, revised the bufferyard along Lots 1A and 1B and amended the phase line for this project and showed this area as The Estates of Fairway Heights, Phase 2. Per Gallatin Zoning Ordinance and Subdivision Regulations five (5) foot wide sidewalks were required and illustrated on the plan.

Minor Amendment

Staff recommends the proposed change be considered as a minor amendment to the Preliminary Master Development Plan since there are no substantial changes in the development.

Codes/Planning Department Comments

The applicant shall provide sidewalks along all road frontages per Gallatin Zoning Ordinance Section 13.09 Pedestrian and Bicycle Path Standards. The applicant has not provided an alternative pedestrian walkway design which meets the purpose and intent of the requirements of the Gallatin Zoning Ordinance Section 13.09. Staff feels that the applicant has not provided ample evidence to the constraints or issues (Section 13.09.030.C.5) concerning the site; refer to Attachment 3-4 for photographs of site conditions.

The applicant has indicated a tributary to East Camp Creek located east of Lot 1B. The tributary is located on Charles and Sue Isham's property at 975 Red River Road. During the construction of a One-family detached dwelling on Lot 50 a five (5) foot wide sidewalk was installed.

Engineering Division Comments

The applicant shall provide sidewalks along all road frontages per Gallatin Subdivision Regulations Section 4-102.903.

Other Departmental Comments

The other departments have no comments concerning the applicant's Revised Final Master Development Plan.

RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed changes to the Revised Preliminary Master Development Plan as a minor amendment.

Staff recommends that the Planning Commission not approve the Revised Preliminary Master Development Plan and Revised Final Master Development Plan.

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

Project Comments

Meeting Date: 11/26/2012

RE: ESTATES OF FAIRWAY HEIGHTS, PH. 2, Final Master Development Plan

Reference #: PC0048-12

Department of Public Utilities

Review Date: 10/26/2012

No problems

Planning Department

Codes/Planning Department Project Manager: Robert Kalisz

Review Date: 11/02/2012

1. The applicant shall provide sidewalks along all road frontages per G.Z.O. Section 13.09 Pedstrian and Bicycle Path Standards.
2. The applicant has not provided an alternative pedestrian walkway design which meets the purpose and intent of the requirements of G.Z.O. Section 13.09.
3. The applicant has not provided any issues concerning the site upon which the Planning Commission can justify their determination.
4. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence.
Label file formats on CD.
5. Submit a detailed response letter addressing all departmental review comments.
6. RETURN CHECKPRINT & CHECKLIST Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on or before Thursday, November 15, 2012.
7. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 11/01/2012

No comments at this time.

Tony Allers

Director

Katherine Schoch

Assistant Director

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

Engineering Division

11-20-2012 JZW:

1. Provide sidewalks along all road frontages per 4-102.903 of the Subdivision Regulations.

*Also indicated as requirement in 13.09.030 of zoning ordinance.

Review Date:

11-1-2012 JZW:

1. Provide sidewalks along all road frontages per 4-102.903 of the Subdivision Regulations. *Also indicated as requirement in 13.09.030 of zoning ordinance.

Fire Department

Review Date: 11/05/2012

This office has no comments at this time.

Police Department

Review Date: 10/29/2012

Reviewed: no comments

Gallatin Department of Electricity

Review Date: 10/29/2012

O.K.

Sumner County, E-911

Review Date:

N/A

Industrial Pre-treatment Department

Review Date:

N/A

John Darnall Surveying

• Land Surveying • Construction Staking • Land Development Services • Design • TAPS Member •

November 14, 2012

Tony Allers, Director
City of Gallatin, Codes and Planning
132 West Main Street
Gallatin, Tennessee 37066

Re: Estates of Fairway Heights, Phase Two, FMDP, File #PC0048-12

Dear Tony,

This letter is in response to the Project Comments for the referenced project.

Planning Department

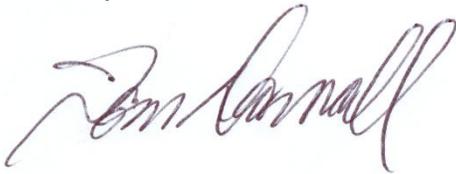
1. - 2. The purpose of the request is to remove the sidewalks from the project.
3. The Developer, Fred Yates, is requesting that the sidewalk requirement be waived because 1. The existing older residences in the development will not, in the foreseeable future, have sidewalks installed, 2. sidewalks along Red River Road will probably never be extended to adjoining properties, 3. extension of a sidewalk along Red River Road to the east is not practical due to the creek near the east property line (see attached photographs), 4. TDOT does not require the construction of sidewalks along this part of Red River Road (see attached letter), and 5. none of the adjoining properties along Red River Road or Summerlin Drive have sidewalks (see attached photographs).
4. There are no sidewalks in Fairway Heights, Section One (see attached photographs).
5. Shown on Plan.
6. Shown on Plan.
7. The purpose of the request is to remove the sidewalks from the project.

Engineering

1. The purpose of the request is to remove the sidewalks from the project.

Please feel free to contact me if you have any questions.

Sincerely,



John Darnall Surveying
Tom Darnall, R.L.S.

CC: Fred & Ruth Yates

attachments

SURVEYOR'S NOTES:

- THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY BE OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- DEED REFERENCE: FRED YATES, ETUX RUTH YATES PARCELS 50, 50.01 & 50.02 - R.B. 1541, PG. 696
PARCELS 1 & 1.01 - R.B. 1744, PG. 703
PARCELS 28 & 28.01 - R.B. 1901, PG. 109
ROBERT ATWOOD, ETUX RUBY ATWOOD PARCEL 50.03 - R.B. 3554, PG. 106
- PLAT REFERENCE: THE ESTATES OF FAIRWAY HEIGHTS, PH. TWO P.B. 27, PG. 130, R.O.S.C., TN.
- MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCELS 1, 1.01, 26, 26.01, 50, 50.01, 50.02 & 50.03, ON TAX MAP 113-P "H".
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- BEARINGS SHOWN ARE BASED ON PLAT OF FAIRWAY HEIGHTS, SECTION ONE, P.B. 18, PG. 28, R.O.S.C., TN.
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165003130, DATED APRIL 17, 2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN, ZONE X.
- THIS PROPERTY IS ZONED "OR" AS OF THE DATE OF THIS PLAN.
- EXISTING USE IS SINGLE FAMILY RESIDENTIAL. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- ALL LOTS HAVE A 10' P.U.D.E. ON ALL SIDES.
- OWNER / DEVELOPER WILL MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
- ALL DETAILS SHOWN WERE TAKEN FROM THE CITY OF GALLATIN STANDARDS.
- LANDSCAPE BUFFER WAIVED BY ADJACENT PROPERTY OWNERS.
- THE CHANGE BEING REQUESTED IS TO REMOVE THE SIDEWALKS FROM THE PROJECT.

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT
- - - YARD
- - - BUFFER
- - - EXTRUDED CURB
- - - 8"SS SANITARY SEWER LINE
- - - 2"W WATER LINE
- - - G GAS LINE
- - - STORM SEWER W/ CATCH BASIN
- - - OHE OVERHEAD UTILITY LINE
- - - UGT UNDERGROUND TELEPHONE CABLE
- - - X FENCE
- ~ TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ FIRE HYDRANT
- ⊙ 911 ADDRESS
- ⊙ LOT NUMBER



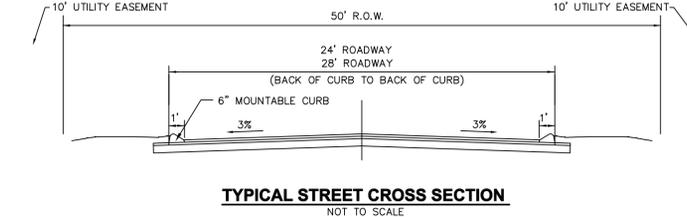
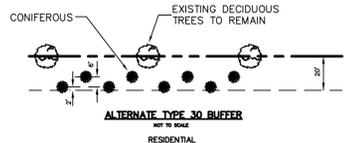
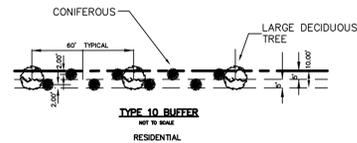
STATEMENT OF FINANCIAL RESPONSIBILITY:
THE OWNER / DEVELOPER, FRED YATES, IS ASSUMING FULL RESPONSIBILITY FOR FINANCING THE REQUIRED IMPROVEMENTS ON THIS PROJECT.

ADJACENT PROPERTY TABLE:

MAP	CTRL. MAP	GROUP	PARCEL	OWNER	DEED BOOK
113-P	113-P	H	25	MICHAEL D. BOWLES	R.B. 1901, PG. 31, R.O.S.C., TN.
113-P	113-P	H	2	VICTOR MEJIA, ETUX	R.B. 2045, PG. 463, R.O.S.C., TN.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°54'40"	25.00'	39.23'	S22°18'31"E	35.33'
C2	90°05'20"	25.00'	39.31'	N67°41'29"E	35.38'
C3	90°00'00"	25.00'	39.27'	S22°21'11"E	35.36'
C4	34°57'02"	175.00'	106.75'	S84°49'42"E	105.10'
C5	34°59'42"	225.00'	137.43'	N84°48'21"W	135.30'
C6	34°59'42"	175.00'	106.89'	N84°48'21"W	105.23'
C7	23°24'49"	225.00'	91.94'	N89°24'12"E	91.31'
C8	78°27'47"	25.00'	34.24'	S61°52'43"W	31.62'
C9	90°00'00"	25.00'	39.27'	S22°21'11"E	35.36'
C10	90°00'00"	25.00'	39.27'	S67°38'49"W	35.36'
C11	72°37'13"	25.00'	31.69'	S13°39'48"E	29.61'
C12	252°37'13"	52.00'	229.27'	N76°20'12"E	83.81'
C13	90°00'00"	25.00'	39.27'	N22°21'11"W	35.36'
C14	03°16'33"	175.00'	10.01'	S68°59'27"E	10.00'
C15	31°40'28"	175.00'	96.74'	S86°27'58"E	95.52'
C16	24°58'37"	225.00'	98.08'	N89°48'54"W	97.31'
C17	10°01'06"	225.00'	39.34'	N72°19'03"W	39.29'
C18	12°58'16"	175.00'	39.62'	N73°47'38"W	39.53'
C19	22°01'27"	175.00'	67.27'	S88°42'31"W	66.86'
C20	05°40'58"	225.00'	22.32'	N80°32'17"E	22.31'
C21	17°43'50"	225.00'	69.63'	S87°45'19"E	69.35'
C22	91°40'38"	52.00'	83.20'	N04°08'05"W	74.61'
C23	70°59'03"	52.00'	64.42'	N77°11'45"E	60.38'
C24	73°53'52"	52.00'	67.07'	S30°21'48"E	62.51'
C25	18°03'41"	52.00'	14.58'	S14°36'59"W	14.58'
C26	36°18'30"	25.00'	15.84'	S49°08'36"E	15.58'
C27	53°36'10"	25.00'	23.39'	S04°09'16"E	22.54'
C28	54°00'33"	25.00'	23.57'	N49°39'05"E	22.70'
C29	36°04'47"	25.00'	15.74'	S85°18'14"E	15.48'



CONSTRUCTION COMPLETION SCHEDULE
NOVEMBER, 2012 - OCTOBER, 2013

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

MAP 114, PARCEL 45
VERNON L. HUNNICUTT, ETUX
RHONDA MAI HUNNICUTT
D.B. 167, PG. 12, R.O.S.C., TN.

BRADLEY BROTHERS SUBDIVISION
P.B. 1, PG. 197, R.O.S.C., TN.
ZONED "R20"

MAP 114, PARCEL 46.01
RANDALL R. JONES, ETUX
BARBARA A. JONES
R.B. 938, PG. 17, R.O.S.C., TN.

ZONED "OR"

NO CHANGE REQUESTED FOR LOTS 27 - 49

FAIRWAY HEIGHTS, SECTION ONE
P.B. 18, PG. 28, R.O.S.C., TN.
ZONED "R15"

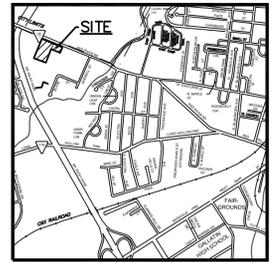
SUMMERLIN DRIVE
(50' R/W)

BRADLEY BROTHERS SUBDIVISION
P.B. 1, PG. 197, R.O.S.C., TN.
ZONED "R15"

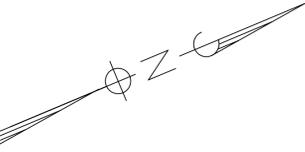
MAP 113, PARCEL 50
CHARLES T. ISHAM, ETUX
SUE C. ISHAM
D.B. 334, PG. 862, R.O.S.C., TN.

OWNER / DEVELOPER:
FRED YATES, ETUX,
RUTH YATES
931 LAKE PARK DRIVE
GALLATIN, TN. 37066

ROBERT ATWOOD, ETUX,
RUBY ATWOOD
308 FAIRWAY TRAIL
SPRINGFIELD, TN. 37172



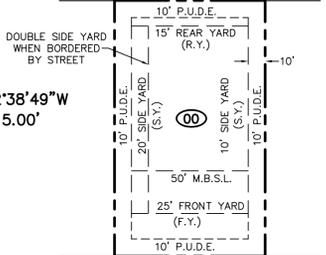
LOCATION MAP
NOT TO SCALE



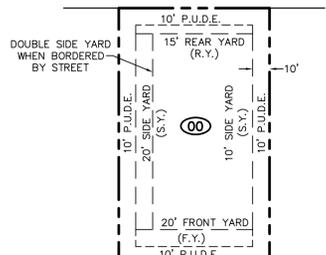
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MAP 113, PARCEL 45
EDWARD RAY BOWLES
D.B. 510, PG. 164, R.O.S.C., TN.
ZONED "A"



TYPICAL BUILDING LOT (RESIDENTIAL - HWY 25)
(SCALE 1"=50')



TYPICAL BUILDING LOT (RESIDENTIAL)
(SCALE 1"=50')

TOTAL AREA - 3.751± ACRES

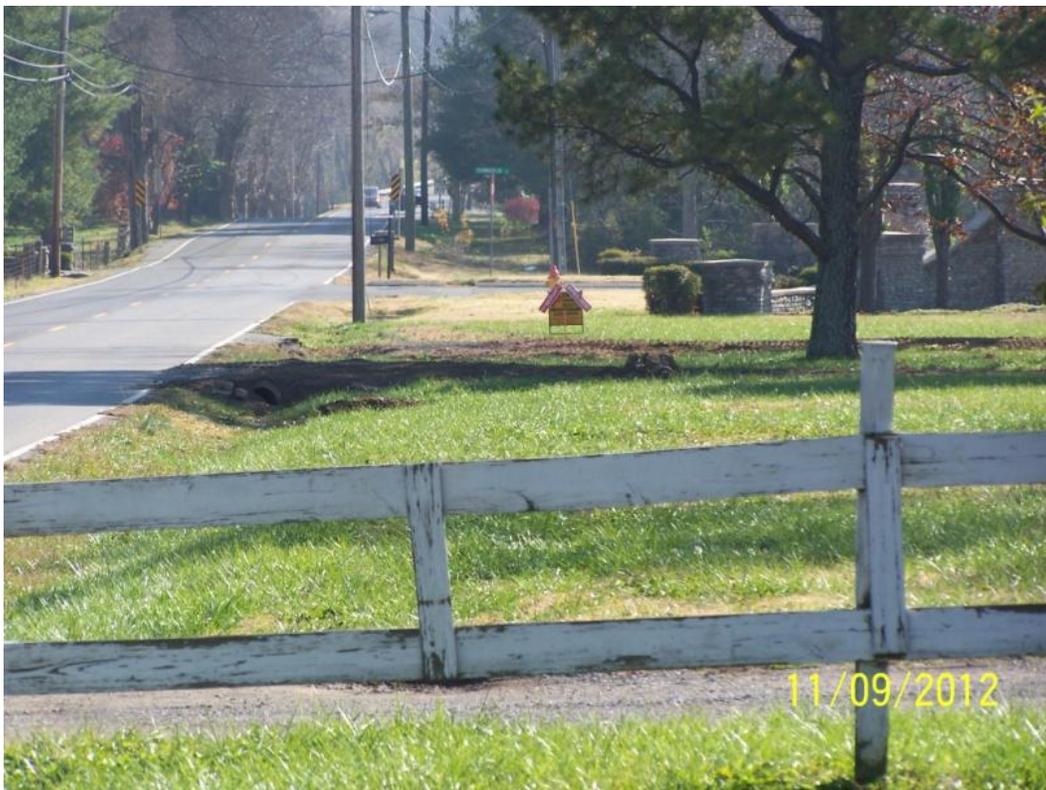
THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO
SECOND REVISED PRELIMINARY MASTER DEVELOPMENT PLAN
FAIRWAY HEIGHTS, SECTION TWO
SECOND REVISED FINAL MASTER DEVELOPMENT PLAN
THE ESTATES OF FAIRWAY HEIGHTS, PHASE ONE
PLANNED OFFICE RESIDENTIAL "OR" DEVELOPMENT
STATE HIGHWAY 25 & SUMMERLIN DRIVE,
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
OCTOBER 24, 2012 PROJECT #12062
REVISED: 11-14-12 - PER PROJECT COMMENTS

John Darnall Surveying

- Land Surveying • Construction Staking • Land Development Services • Design • TAPS Member •



LOOKING WEST FROM LOT 51



LOOKING EAST FROM LOT 51



LOOKING SOUTH ALONG SUMMERLIN DRIVE



LOOKING SOUTH ALONG SUMMERLIN DRIVE



LOOKING EAST FROM LOT 1B



LOOKING EAST FROM LOT 1B

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. 01211-62 TO THE GALLATIN CITY COUNCIL - AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING MULTIPLE RESIDENTIAL AND OFFICE – PLANNED UNIT DEVELOPMENT (MRO-PUD) ZONE DISTRICT TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONE DISTRICT – 5.92 (+/-) ACRES, JAMES E. GIBSON, OWNER, S.B.E. TAX MAP #1260/C/PARCEL 002.00 - LOCATED ON EAST SIDE OF HANCOCK STREET, NORTHEAST OF GREENWAVE DRIVE– PC0046-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Kaw Valley Engineering, Inc. at its regular meeting on November 26, 2012; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the zoning amendment to the Gallatin City Council with the following conditions:

1. Planning Commission approve the landscaping and bufferyard plan as presented, with the understanding a more detailed landscaping and bufferyard plan will be required as part of the Final Master Development Plan.
2. The applicant shall list the percentage of building materials for the architectural elevations for both the apartment buildings and the clubhouse.
3. The applicant shall provide side elevations for the apartment building and a the remaining elevations for the clubhouse.
4. The applicant shall provide a tree inventory as part of the Final Master Development Plan for the existing trees that will be used to satisfy the Type 40 Bufferyard requirement.
5. The applicant shall submit a detail of the proposed monument sign as part of the Final Master Development Plan.
6. The applicant shall understand a sign permit is required prior to the installation of any signage on the site.
7. The applicant shall understand that upon time for Final Master Development Plan approval, the sidewalk easement shall be recorded at Sumner County, TN Register of Deeds.
8. The applicant shall add this note: *Condition of approval of this PMDP is that upon development of lot 25, access will be allowed from lot 25 to this subject properties proposed access to Hancock Street.*
9. The applicant shall provide detailed plans and specifications for water & sanitary sewer must be submitted for approval.
10. The applicant shall show all fire hydrants on the Preliminary Master Development Plan.
11. The applicant shall submit three (3) corrected copies of the Final Master Development Plan to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

EXHIBIT A

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 4
11/26/12 GMRPC MEETING

PUBLIC COMMENT

Applicant requests approval of a Preliminary Master Development Plan in order to rezone 5.92 (+/-) acres from Multiple Residential and Office Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO). The project consists of a 64 unit multi-family residential development on one (1) lot located at 307 Hancock Street. (PC0046-12)

Attachment 4-1 Preliminary Master Development
Attachment 4-2 City Council Ordinance No. O1211-62
Attachment 4-3 Legal Description
Attachment 4-4 Response Letter from Michael Osbourn, P.E., dated 11/14/12

ANALYSIS

The applicant is requesting approval of a Preliminary Master Development Plan in order to rezone 5.92 (+/-) acres from Multiple Residential and Office Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO). The project consists of a 64 unit multi-family residential development on one (1) lot located at 307 Hancock Street. The Dwelling, Multi-Family use is a permitted use within the MRO zone district. An area along the eastern property line is located within both the Flood Zone AE as well as within the regulatory Floodway.

Previous Approvals

The originally approved Lackey Planned Unit Development identified the lot at 307 Hancock Street as Lot 7. In that original approval, Lot 7 was designated as Retail Sales and Service use with a proposed 43,625 square foot building. Through the following years there have been numerous amendments and updates to the Lackey PUD, and specifically Lot 7. The most recent revision to Lot 7 came in 2008 (PC File # 4-1-08) when the Planning Commission approved, at the November 24, 2008 meeting, an Amended Preliminary Master Development Plan, as a minor amendment, to add the Financial, Consulting, and Administrative, General Personal Service, Food Service, and Medical Service uses to Lot 7. The property identified as Lot 7 of the Lackey PUD has never been developed or improved in any manner and remains vacant at this time.

Architectural Elevations

There are two (2) different building types proposed as part of this development. First is the apartment building and second is the clubhouse/leasing office building. There are four (4) apartment buildings and one (1) clubhouse/leasing office building. The four (4) apartment buildings contain a total of 64 apartment units.

Apartment Buildings

The apartment buildings have symmetrical elevations and are two (2) stories in height with an approximate ridgeline height of 32 feet. The roof is a hipped roof with gable roofs used to emphasize projecting bays within the building elevation. The building materials are a brown brick, a varying color stacked stone, cement fiberboard siding, and cement fiber shingles within the gable ends of the roofline. The front and rear elevation consists of brick and stone and fiber cement siding. It appears as though the front and rear elevation does not meet the required 70 percent brick and/or stone, however Staff is comfortable with the alternative architectural plan because the

adjacent multi-family development has little to no masonry as does one of the adjacent commercial buildings.

The front and rear elevations are symmetrical and can be divided into four (4) equal bays. The lower half of the elevation consists of stacked stone, with the only exception being the pair of brick piers that flank each of the two (2) breezeways. The upper half of the elevation consists of fiber cement siding, with the only exception being the pair of brick piers that flank each of the two (2) breezeways. All of the windows are six (6) over six (6) double hung windows.

The front and rear elevations are symmetrical and is arranged around each of the breezeways. Each breezeway is accentuated by the extension of the hipped roof which then sits atop two (2) square brick piers and columns. To each side of the breezeways are the projecting bays that project outward and are topped with gables roofs. There are cement fiber siding shingles located within each gable end along with a circular vent. To the outer edge of each breezeway, the projecting bays contain the recessed patio/porch area for each of the two (2) floors. To the inter edge of each breezeway, the projecting bays contain the recessed patio/porch area for those particular units as well as a window that would relate to an area internal to the unit that projects outward.

Clubhouse/Leasing Office Building

The clubhouse is a one (1) story building with a complex hipped roof structure, covered with architectural dimensional shingles, with a projecting gable roof adjacent to the entrance, which is located within a recessed porch area on the right side of the elevation. The left side of the elevation and the gable projection are sheathed in a little brown colored brick, while the right side of the elevation, under the porch, is sheathed in fiber cement board, with a brick base to the wall. The porch is covered by the primary roof structure and is supported by three (3) square piers sitting atop brick bases.

The applicant shall provide calculations for the percentage of masonry for each elevation and building. Also, the applicant shall provide side elevations for the apartment building and the remaining elevations for the clubhouse.

Buffering/Landscaping

The applicant has shown the required Type 10 bufferyard along the northern, western and a portion of the southern property boundaries. Along the southern property boundary the adjacent zoning changes from MRO-PUD to Residential 10, which requires a change in the bufferyard along the last 403 feet of the southern property boundary. In lieu of the required Type 30 bufferyard the applicant is requesting an Alternative Type 20 bufferyard along the remainder of the southern property boundary. The Alternative Type 20 bufferyard will consist of the required plant material with the addition of a continuous row of broadleaf evergreen shrubs to help form an opaque barrier along this portion of the property boundary. The applicant is also requesting an Alternative Type 40 bufferyard along the eastern property boundary which relates to the creek that runs along that portion of the property. The applicant is requesting to utilize the existing plant material and trees to satisfy the bufferyard requirement along the eastern property boundary. Staff is comfortable with the two (2) proposed alternative bufferyards as shown. The applicant shall provide a tree inventory as part of the Final Master Development Plan for the existing trees that will be used to satisfy the Type 40 Bufferyard requirement.

Also, the applicant has met and/or exceeded all internal landscaping requirements. Finally, the applicant has shown the landscaping/screening plan for the HVAC units and dumpster enclosures. Staff recommends the Planning Commission approve the landscaping and bufferyard plan as presented, with the understanding a more detailed landscaping and bufferyard plan will be required as part of the Final Master Development Plan.

Access and Parking

The applicant has shown one (1) access point onto Hancock Street. The access point is located along the western boundary of the site. The access was placed in this location based on comments from the Engineering Division so that the access could eventually be shared with the adjacent Lackey PUD Lot 25.

The parking ratio for a multi-family residential development is two (2) parking spaces per unit. The applicant has shown 133 parking spaces for this development, which exceeds the required parking spaces by five (5). All of the proposed 133 parking spaces are surface parking spaces. The applicant is providing the required seven (7) handicapped parking spaces.

Signage

The applicant has indicated a monument sign to be installed at the entrance along Hancock Street. The required 15 foot setback from the right-of-way has been provided. However, the design of the monument sign has not been included with the Preliminary Master Development Plan; therefore the applicant shall submit a detailed drawing of the proposed monument sign as part of the Final Master Development Plan. The applicant shall understand a sign permit is required prior to the installation of any signage on the site.

Photometric Plan

The applicant has submitted a photometric plan that meets and/or exceeds the illumination standards in Table 13-04 of the Gallatin Zoning Ordinance.

Engineering Division Comments

All Engineering Division comments have been satisfied except the comments that have been included below as conditions of approval.

Departmental Comments

All other Departmental Comments have been satisfied except the following:

1. The applicant shall provide detailed plans and specifications for water & sanitary sewer must be submitted for approval.
2. The applicant shall show all fire hydrants on the Preliminary Master Development Plan.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Preliminary Master Development Plan to City Council with the following conditions:

1. Planning Commission approve the landscaping and bufferyard plan as presented, with the understanding a more detailed landscaping and bufferyard plan will be required as part of the Final Master Development Plan.

2. The applicant shall list the percentage of building materials for the architectural elevations for both the apartment buildings and the clubhouse.
3. The applicant shall provide side elevations for the apartment building and a the remaining elevations for the clubhouse.
4. The applicant shall provide a tree inventory as part of the Final Master Development Plan for the existing trees that will be used to satisfy the Type 40 Bufferyard requirement.
5. The applicant shall submit a detail of the proposed monument sign as part of the Final Master Development Plan.
6. The applicant shall understand a sign permit is required prior to the installation of any signage on the site.
7. The applicant shall understand that upon time for Final Master Development Plan approval, the sidewalk easement shall be recorded at Sumner County, TN Register of Deeds.
8. The applicant shall add this note: *Condition of approval of this PMDP is that upon development of lot 25, access will be allowed from lot 25 to this subject properties proposed access to Hancock Street.*
9. The applicant shall provide detailed plans and specifications for water & sanitary sewer must be submitted for approval.
10. The applicant shall show all fire hydrants on the Preliminary Master Development Plan.
11. The applicant shall submit three (3) corrected copies of the Final Master Development Plan to the Codes/Planning Department.

EXHIBIT A

Project Comments

Meeting Date: 11/26/2012

RE: HANCOCK RIDGE APARTMENTS Preliminary Master Development Plan

Reference #: PC0046-12

Department of Public Utilities

Review Date: 10/26/2012

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

Planning Department

Codes/Planning Department Project Manager: Kevin Chastine

Review Date: 10/31/12

1. Provide a Photometric Plan that meets or exceeds the standards of Gallatin Zoning Ordinance Table 13-4.
2. Provide Architectural Elevations of apartment buildings and clubhouse.
3. Update the Legal Description to include calls and distances.
4. Correct the Tax Map and Parcel for the parcel north of the proposed development (126O/D/001.01).
5. Monument Sign requires a setback of 15 feet from the R.O.W.
6. Correct Proposed Use to 'Dwelling, Multi-Family' in Note 12 and Proposed Use Plan.
7. Correct Note 17 by adding the wording as shown.
8. Provide the proposed number of units (64?) under the Site Data Table.
9. In addition to the floodplain, indicate and label the floodway boundary.
10. Dimension at least one (1) parking space and the drive aisle width.
(Standard Parking Space Required is 9'x20')
11. Are the trash enclosures in areas that allows for adequate turning radius for garbage trucks?
12. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
13. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (**MicroStation version "J" software**) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
14. Submit a detailed response letter addressing all departmental review comments.
15. RETURN CHECKPRINT & CHECKLIST
16. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on November 15, 2012.
17. Resubmittals must include the above information in order to be considered a complete resubmittal.

Tony Allers

Director

Katherine Schoch

Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Codes Department

Review Date: 11/01/2012

No comments at this time.

Engineering Division

11-20-2012 JZW Resubmittal:

1. Upon time for site plan approval, sidewalk easement shall be recorded at Sumner County, TN Register of Deeds.
2. Add note: Condition of approval of this PMDP is that upon development of lot 25, access will be allowed from lot 25 to this subject properties proposed access to Hancock Street.

Review Date: 11-1-2012 JZW:

1. The Engineering Division has concerns about the adequacy of the detention pond, and ultimately the benefit that it may provide given the location/proximity to the creek and the lower reach of the watershed. In lieu of a detention pond, the Engineering Division strongly encourages the use of Low Impact Design strategies, and the use of infiltration methods to reduce runoff.
2. Provide sidewalk along Hancock Street.
3. Move access over to far west property line to allow for lot 25 to utilize access as well.
4. GOTM 2020 plan show future greenway running parallel to Town Creek. Make accommodations for greenway.

Fire Department

Review Date: 11/01/2012

1. Fire hydrants need to be shown on plans.

Police Department

Review Date: 10/29/2012

Reviewed: no comments

Gallatin Department of Electricity

Review Date: 10/29/2012

O.K.

Sumner County, E-911

Review Date:

N/A

Industrial Pre-treatment Department

Review Date:

N/A

EXHIBIT A

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING MULTIPLE RESIDENTIAL AND OFFICE – PLANNED UNIT DEVELOPMENT (MRO-PUD) ZONE DISTRICT TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONE DISTRICT – 5.92 (+/-) ACRES, JAMES E. GIBSON, OWNER, S.B.E. TAX MAP #1260/C/PARCEL 002.00.

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2012-92, attached hereto as Exhibit A; and

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

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

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2012-92, attached hereto as Exhibit A; and
2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit C, attached hereto, and further defined in Exhibit D, Rezoning Exhibit for Hancock Ridge Apartments, shall be amended from the zoning district of Multiple Residential and Office – Planned Unit Development (MRO-PUD) to Multiple Residential and Office (MRO) zone district.
3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

ATTACHMENT 4-2

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ATTACHMENT 4-3

John Darnall Surveying

- Land Surveying
- Construction Staking
- Land Development Services
- Design
- TAPS Member

PROPERTY DESCRIPTION
 JAMES E. GIBSON PROPERTY
 LACKEY P.U.D., LOT 7

Land lying on the east side of Hancock Street, 180.5 feet northeast of Green Wave Drive in the City of Gallatin, Third Civil District, Sumner County, Tennessee. Being all of the land deeded to James E. Gibson, etux by deed recorded in Record book 2475, page 506, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

Being all of Lot 7, Phase 2, Southwest Developer's Property as recorded in Plat book 12, page 391, R.O.S.C., Tennessee.

RECEIVED
 OCT 24 2012
 GALLATIN PLANNING
 & ZONING

EXHIBIT C

PC0046-12

Sincerely,



John Darnall Surveying
Tom Darnall, RLS

RECEIVED
OCT 24 2012

GALLATIN PLANNING
& ZONING

EXHIBIT C

PC 0046-12

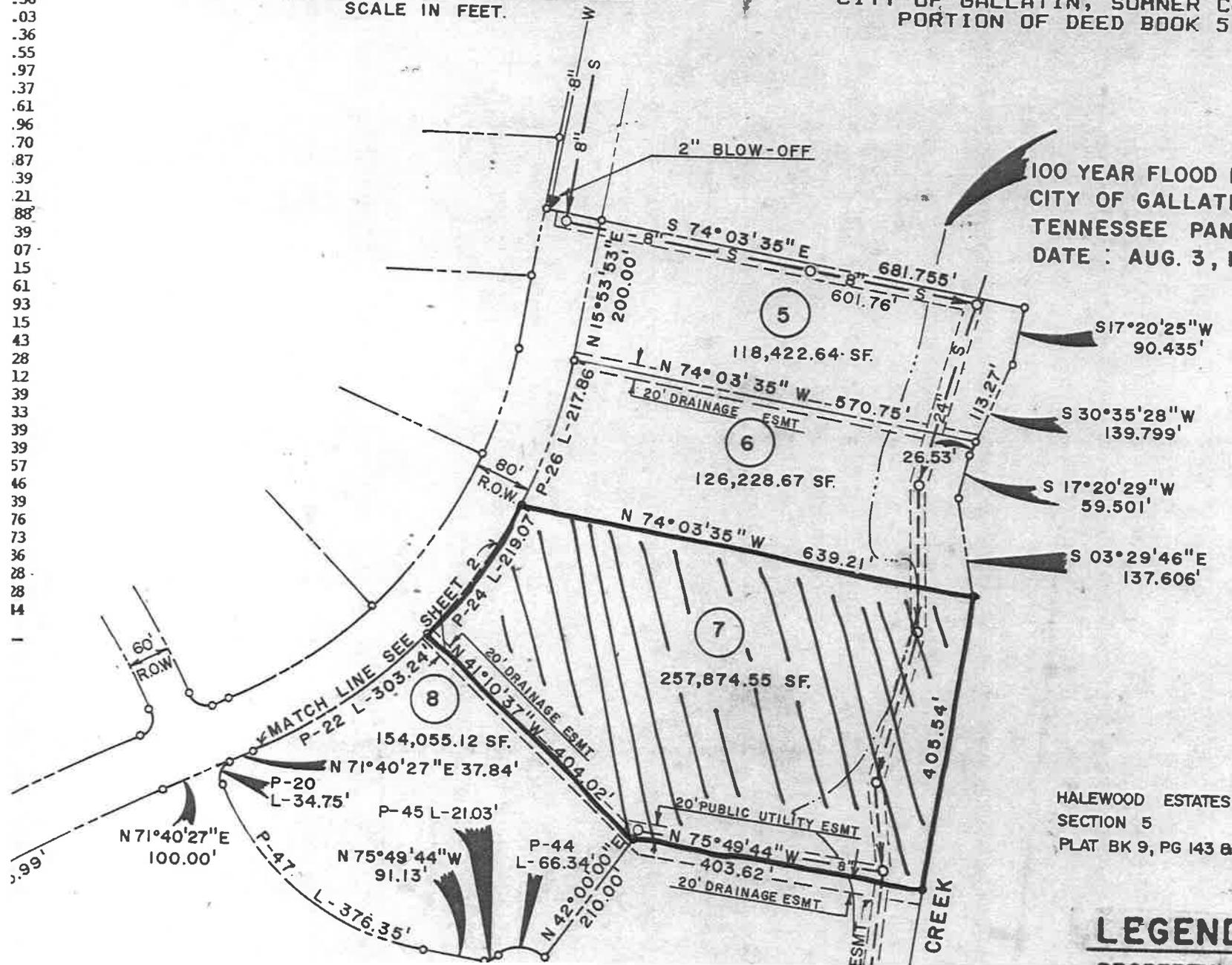
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PLAT NO. 3
Carroll Cairns

THE SOUTHWEST DEVELOPER'S PROPERTY MIXED-USED P.U.D.

AND REVISED R.O.W. DEDICATION FOR HANCOCK STREET
 AND R.O.W. DEDICATION FOR GREEN WAVE DRIVE THRU
 THE SOUTHWEST DEVELOPERS PROPERTY

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE
 PORTION OF DEED BOOK 515, PAGE 405



100 YEAR FLOOD PLAIN PER F.I.R.M.,
 CITY OF GALLATIN, SUMNER COUNTY,
 TENNESSEE PANEL 7 OF 18, EFFECTIVE
 DATE: AUG. 3, 1981

SUMNER COUNTY, TENNESSEE
 Filed for record
 9:05 o'clock

JUL 19 1989

Registered in *Plat*
 Book *12* Page *391*
 KATHRYN BROWN, Register of Deeds

ENTERED

JUL 19 1989

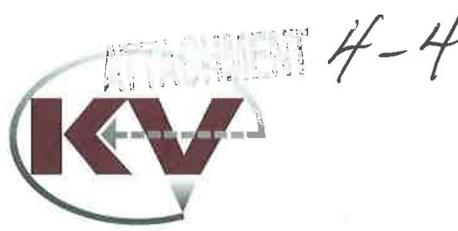
THOMAS C. MARLIN
 TAX ASSESSOR

HALEWOOD ESTATES
 SECTION 5
 PLAT BK 9, PG 143 & 163

EXHIBIT C

LEGEND

14700 W. 114th Terrace
Lenexa, Kansas 66215
www.kveng.com



Tel: 913-894-5150
Fax: 913-894-5977
E-mail: LX@kveng.com

KAW VALLEY ENGINEERING, INC.

November 14, 2012

C12D6895

Kevin Chastine, AICP
City of Gallatin
132 West Main Street
Gallatin, TN 37066

**RE: HANCOCK RIDGE APARTMENTS
PRELIMINARY MASTER DEVELOPMENT PLAN
REFERENCE NUMBER: PC0046-12
COMMENT RESPONSE LETTER**

RECEIVED
NOV 15 2012

GALLATIN PLANNING
& ZONING

Mr. Chastine,

The following is in response to the comment letter dated November 9, 2012:

Department of Public Utilities

1. Detailed plans and specifications for water and sanitary sewer will be submitted for approval in the design phase.

Planning Department

1. A Photometric Plan is provided with this resubmittal.
2. Architectural Elevations of the apartment buildings and clubhouse are provided with this submittal.
3. A legal description with bearings and distances is provided with this resubmittal.
4. The Tax Map and Parcel for the parcel north of the proposed development has been revised to 126O, D, 001.01.
5. The monument sign location has been revised to provide a 15' setback from the Right-of-Way line and labeled as such.
6. The Proposed Use has been revised to "Dwelling, Multi-Family" in Note 12 and Proposed Use Plan.
7. Note 17 has been revised to read, "Dwelling, Multi-Family."
8. The number of proposed units has been included in the Site Data Table.
9. The floodway boundary is now shown.
10. The dimensions of the drive aisle and a parking stall are now shown.

RESUBMITTAL

other locations

Junction City, Kansas • Kansas City, Missouri • Salina, Kansas

PC0046-12

11. A turning template has been used to verify adequate clearance for a standard garbage truck.
12. Twenty-seven copies are provided.
13. A digital copy of the PMDP is provided in DWG and PDF formats.
14. Acknowledged.
15. At the time this response letter was drafted a Checkprint had not been received.
16. Acknowledged.
17. Acknowledged.

Codes Department

No comments to address at this time.

Engineering Division

1. The Development proposes the use of infiltration methods to reduce runoff in lieu of a detention system.
2. A 5' sidewalk with a 5' green space between the sidewalk and back of curb has been provided. A sidewalk easement has been provided 1' beyond the sidewalk creating a sidewalk easement with a varying width from 4' to 0.8' along the Hancock Street Right-of-Way.
3. The point of access has been revised to allow Lot 25 to utilize the access.
4. A greenway easement with a width varying width from 100' to 130' from the east property line has been provided.

Fire Department

No comments to address at this time.

Police Department

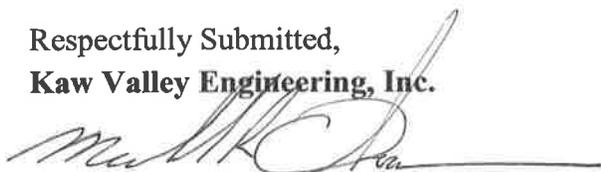
No comments to address at this time.

Gallatin Department of Electricity

No comments to address at this time.

If you have any questions or require additional information please do not hesitate to contact me at 913-894-5150 or by email at mikeo@kveng.com.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Michael R. Osbourn, P.E.

RECEIVED
NOV 15 2012

GALLATIN PLANNING
& ZONING

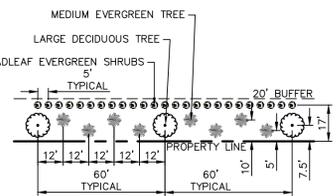
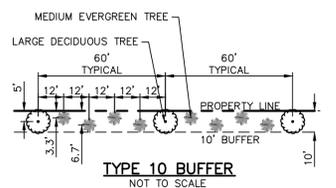
RESUBMITTAL

EXHIBIT A

PC0046-12

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- 8"SS SANITARY SEWER LINE
- 2"W WATER LINE
- G GAS LINE
- STORM SEWER W/ CATCH BASIN
- OHE OVERHEAD UTILITY LINE
- UGT UNDERGROUND TELEPHONE CABLE
- FENCE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- PROPOSED FIRE HYDRANT



ALTERNATIVE 20' BUFFER
TYPE 30 BUFFER YARD REQUIRED

- NOTES:**
- THIS PREPARER WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS PLAN IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS PREPARER. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH.
 - DEED REFERENCE: JAMES E. GIBSON, ETUX, SHERRI M. GIBSON R.B. 2475, PG. 506, R.O.S.C., TN.
 - PLAT REFERENCE: LACKEY PROPERTY P.U.D., PHASE 3 P.B. 14, PG. 22, R.O.S.C., TN. SOUTHWEST DEVELOPERS PROPERTY P.B. 12, PG. 391, R.O.S.C., TN.
 - MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 2, ON TAX MAP 126-0 "D".
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
 - ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
 - SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 - BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.
 - A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 47165C0427G, REVISION DATE APRIL 17, 2012, SHOWS PART OF THIS PROPERTY TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS PROPERTY LIES WITHIN ZONES X AND AE.
 - ELEVATION DATUM IS N.A.V.D. 1988.

- TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM RANDOM FIELD SHOTS TAKEN WITH AN ELECTRONIC TOTAL STATION. CONTOUR INTERVAL = 2'.
- EXISTING PROPERTY IS VACANT. THE PROPOSED USE OFR LOT 7 IS DWELLING, MULTI-FAMILY.
- EXISTING VEGETATION IS TO BE USED AS THE ALTERNATIVE LANDSCAPE BUFFER AND THE 40 FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE.
- LOTS SHALL CONFORM TO REGULATIONS PER 07.02 OF THE CITY OF GALLATIN ZONING ORDINANCE.
- PROJECT DESCRIPTION:
THIS PROJECT WILL BE USED FOR ONE OF THE PERMITTED "MRO" USES. THE PROJECT IS BEING PLANNED FOR LOT 7 TO BE DWELLING, MULTI-FAMILY. AT A LATER DATE A DETAILED "FINAL MASTER DEVELOPMENT PLAN" WILL BE PRESENTED.
- LOCATION OF PROPOSED FIRE HYDRANTS WILL BE DETERMINED AT THE TIME A FINAL MASTER DEVELOPMENT PLAN IS SUBMITTED.
- THE PURPOSE OF THIS PRELIMINARY MASTER DEVELOPMENT PLAN IS TO ADD THE PROPOSED USE FOR LOT 7 OF DWELLING, MULTI-FAMILY AND TO REZONE THE PROPERTY TO MULTIPLE RESIDENTIAL AND OFFICE (MRO).
- ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
- THE OWNER/DEVELOPER WILL BE FINANCIALLY RESPONSIBLE FOR DEVELOPMENT OF THE INFRASTRUCTURE OF THIS PROJECT. AT THE TIME A FINAL PLAT IS SUBMITTED APPROPRIATE LETTERS OF CREDIT WILL BE PROVIDED. FUTURE BUYERS/DEVELOPERS OF INDIVIDUAL LOTS WITHIN THIS PROJECT WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THEIR PARTICULAR LOT.
- DETAILED DRAINAGE PLANS SHALL BE PROVIDED AT THE TIME FINAL MASTER DEVELOPMENT PLANS ARE SUBMITTED.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	399.61'	760.34'	30°06'47"	S49°30'57"W	395.03'
C2	180.54'	760.34'	13°36'16"	S57°46'13"W	180.12'
C3	219.08'	760.34'	16°30'31"	S42°42'49"W	218.32'

SITE DATA TABLE:

PROPERTY OWNER	JAMES E. GIBSON, ETUX
CURRENT ZONING	MRO (PUD)
PROPOSED ZONING	MRO
PROPERTY AREA	5.920± ACRES
TAX MAP 1260 "D", PARCEL 2	4,029 SQUARE FEET
SITE ADDRESS	HANCOCK STREET, GALLATIN, TN. 64
PROPOSED UNITS	

PROPOSED USE PLAN:

LOT 7	DWELLING, MULTI-FAMILY
PROPOSED PRINCIPAL USE	
TOTAL AREA	5.920± ACRES
SITE AREA PER UNIT	4,029 SQUARE FEET
BUILDING HEIGHT	32 FEET

PARKING:

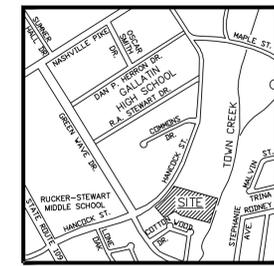
LOT 7	
PARKING REQUIRED	128 TOTAL SPACES
PARKING PROPOSED	5 HANDICAP SPACES
	133 TOTAL SPACES
	7 HANDICAP SPACES

REPLAT OF LOT 6, PHASE 2, OF THE SOUTHWEST DEVELOPER'S PROPERTY MIXED - USE P.U.D. P.B. 13, PG. 399, R.O.S.C., TN.

ZONED MRO (PUD)

DEVELOPER:
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1730 E. REPUBLIC ROAD, SUITE F
SPRINGFIELD, MO 65804
CONTACT: JUSTIN ZIMMERMAN

OWNER:
JAMES E. GIBSON, ETUX
206 WOODLAKE DRIVE
GALLATIN, TN. 37066



LOCATION MAP
NOT TO SCALE

REV	DATE	DESCRIPTION
1	11/14/12	PER CITY COMMENTS
0	10/23/12	INITIAL ISSUE

KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
14700 WEST 114TH TERRACE
LENEKA, KANSAS 66224
PH. (913) 948-5111
WWW.KAVEENG.COM | WWW.KAVEENG.COM



JUNCTION CITY, KS | KANSAS CITY, MO | LENEKA, KS | SALINA, KS

HANCOCK RIDGE APARTMENTS
HANCOCK STREET
GALLATIN, TENNESSEE

PROJ. NO.	C12D6895
DESIGNER	KGK
DRAWN BY	NJN
CFN	REV
6895SP	
SHEET	1
1 OF 1	



16-PLEX BUILDING ELEVATION

SCALE: 1" = 20'-0"
NOVEMBER 2012



CLUBHOUSE

SCALE: 1" = 10'-0"
NOVEMBER 2012

ELECTRICAL PLAN NOTES:

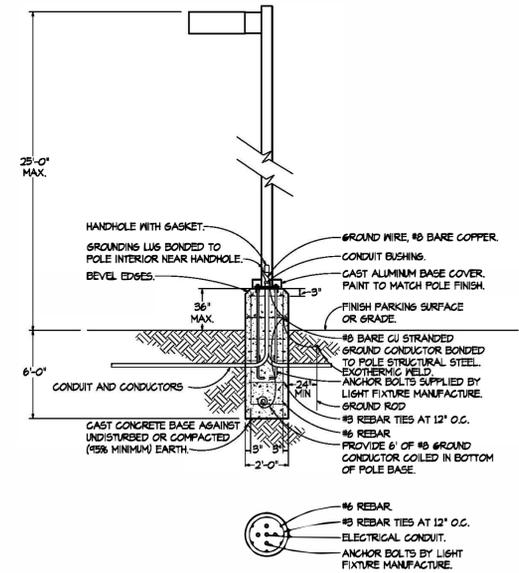
① NEW LIGHT FIXTURE TO BE INSTALL IN APPROXIMATE LOCATION SHOWN.

CALCULATION SUMMARY

AREA	AVE	MAX	MIN	MAX/MIN	AVE/MIN
NORTH PROPERTY LINE	0.13	1.2	0.0	0.0	0.0
E, S, M PROPERTY LINE	0.0	0.1	0.0	0.0	0.0
PARKING LOT	2.1	10.6	0.0	0.0	0.0



① SITE LIGHTING PLAN
SCALE= 1:40



② LIGHT POLE BASE DETAIL
NO SCALE

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	FIXTURE DESCRIPTION	MODEL NUMBER	MOUNTING	COLOR	LAMP			BALLAST (QUANTITY/TYPE)	VOLTS	HATS	NOTES
						QTY	TYPE	CODE				
A	TEXAS FLUORESCENTS	ARCHITECTURAL AREA LIGHT FIXTURE, 20' POLE, SINGLE ARM MOUNT, TYPE 3 DISTRIBUTION	AR831-TS-400-PSMH-MT-LP	POLE	-	1 PER HEAD	PSMH	PSMH	-	-	400	-

THIS DRAWING is provided as an instrument of service by the Engineer, and is intended for use on this Project ONLY. This Drawing Remains the Property of the Engineer and shall be Returned to him upon completion of the construction work. All Drawings, Specifications, Ideas, Designs and Arrangements appearing herein constitute the original and unpublished Work of the Engineer. Any Reproductions, Use or Disclosure of the Proprietary Information contained herein without the PRIOR Written Consent of the Engineer is strictly Prohibited.
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DATE	OWN. BY	CHK. BY
11/15 2012	DRS	JAH
REVISIONS		

RESOLUTION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE RETREAT AT FAIRVUE – PC0043-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the minor amendment to the Preliminary Master Development Plan and approval of the Final Master Development Plan submitted by the applicant, Dewey-Estes Engineering, at its regular meeting on November 26, 2012; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan and approves the Final Master Development Plan for The Retreat at Fairvue with the following conditions:

1. The Planning Commission approve the final architectural elevations as submitted.
2. The Planning Commission approve the landscaping plan as submitted.
3. The Planning Commission approve the alternative pedestrian plan as shown.

4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate in that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the City Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The applicant shall add the following note to the plan: "At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted Preliminary Master Development Plan/PUD Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place".
14. The applicant shall submit three (3) corrected folded copies of the revised plan to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 5
11/26/12 GMRPC MEETING

Public Comment

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

- Attachment 5-1 Amended PMDP/Final Master Development Plan**
- Attachment 5-2 Architectural Elevations**
- Attachment 5-3 Pictures of Cottage Grove; Goodlettsville, TN**
- Attachment 5-4 Updated Greensboro PUD plan**
- Attachment 5-5 Updated Design Guidelines**
- Attachment 5-6 Proposed monument sign**
- Attachment 5-7 Approval notice from BakerSouth, LLC dated 11/9/12**
- Attachment 5-8 Response Letter from Michael Dewey, P.E. dated 10/15/12**
- Attachment 5-9 Response Letter from Michael Dewey, P.E. dated 10/28/12**

ANALYSIS

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

The applicant would like to amend the approved Preliminary Master Development Plan for The Greensboro Village PUD to change the commercial use designated on a portion of the property identified as Tract B to Residential Multifamily Dwelling for the construction of 132 units at a proposed density of 4.9 units per acre. Construction will be divided into four (4) phases, with Phase 1, containing 36 units, commencing in April 2013. Construction of Phase 1 is expected to be completed by March 2014. The fourth and final phase is expected to be completed by March 2017.

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

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

This property is currently split-zoned Multiple Residential and Office PUD (MRO PUD) and Residential-15 Planned Unit Development (R15 PUD).

Multifamily Dwelling is a permitted use in the MRO PUD and R15 PUD zone district under the provisions of the previous Zoning Ordinance. Since the City of Gallatin no longer approves Planned Unit Development Plans, previously existing Planned Unit Developments are permitted under the regulations of the current Zoning Ordinance. The applicant has revised the overall PUD plan to show the proposed use and layout for The Retreat at Fairvue. Please note that zoning boundary lines are not changing with this amendment request.

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

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

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

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

Commercial PUD extensions are governed by the following provisions of G.Z.O. Section 08.094.010:

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

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

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

Previous Approvals

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

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

CURRENTLY APPROVED:

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

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

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

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

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

PROPOSED AMENDMENTS:

Tract A: 95.33 (+/-) Acres

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

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

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

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

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

The applicant has submitted an updated plan for the overall Greensboro Village PUD, which shows the current zoning for the properties within the PUD boundary. Please refer to Attachment 5-4.

The Retreat at Fairvue

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

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

Access and Sidewalk Design

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

A roundabout will be installed on Chloe Drive at the entrance to Fairvue Plantation, Ph. 14. The developer hopes the roundabout will calm traffic in both directions. Alleys will be installed throughout the development and the pavement widths are shown at 18 feet with one (1) foot of right-of-way on both sides for a total of 20 feet. In the future Chloe Drive will be accepted as public streets and therefore must meet City standards for road construction. Although Staff supports the narrow design of these streets for traffic calming purposes, they must be adequate to accommodate emergency and sanitation vehicles. Since it appears that emergency and sanitary vehicles may have difficulty making turns to and from the alleys, the Engineering Division stated that the radii will need to be improved at the intersection to enable access for all emergency and sanitation vehicles.

Five (5) foot sidewalks are shown along both sides of Chloe Drive and around the perimeter of the development. Sidewalks will not be constructed along the alleyways. Staff recommends approval of the alternative pedestrian plan as shown since it is not feasible to install sidewalks along the narrow alleys.

Design Guidelines for The Retreat at Fairvue

The Design Guidelines for Greensboro Village PUD call for residential design guidelines to be submitted and approved for each individual residential development. The applicant has submitted Design Guidelines for The Retreat at Fairvue, which will be added to the overall Design Guidelines for the Greensboro Village PUD. Please refer to Attachment 5-5. The applicant submitted notice to the Codes/Planning Department that the proposed plan for The Retreat has received conditional approval from the Design Review Committee. That approval document has been included with this staff report as Attachment 5-7.

Architectural Elevations

The applicant submitted renderings of the proposed multifamily dwelling units. The homes will be constructed in groups of three (3) and four (4) units and will feature a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs. These units will be almost identical to the homes constructed in Cottage Grove, a multifamily development project in Goodlettsville, Tennessee. The applicant has submitted photographs of the units already constructed in Cottage Grove, copies of which have been included with this staff report as Attachment 5-3. Four (4) different façades will be constructed in alternating patterns to add visual interest to the buildings. The Retreat at Fairvue Design Guidelines require a minimum of 1,300 s.f. of usable square footage including a garage and the square footages range from a base of 1,338 square feet to 2,022 square feet, which includes the optional bonus room. The multifamily units are shown to be alley-loaded and many of the units will have double street frontage. The final architectural elevations have been approved by the Greensboro Design Review Committee as required as part of the private restrictive covenants for this development.

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

Landscaping Plan

Since this property is part of the overall Greensboro PUD, landscaping requirements are set by the applicant as part of the Design Guidelines. The applicant has shown a Type 20 Bufferyard along

both sides of the property adjacent to the existing neighborhoods. The goal is for bufferyard plantings to supplement the existing landscaping in these areas and provide an attractive screening between the two residential developments. No additional plantings are shown along the back of lots 41-48 so the view of the golf course will not be obstructed.

A detailed landscaping plan with a material list and planting schedule have been included as part of this plan. Staff is comfortable that the proposed bufferyards will sufficiently screen the development from the existing residential uses in the area; therefore, Staff recommends approval of the proposed landscaping plan as shown. A site surety for landscaping and other site improvements shall be submitted prior to the issuance of any building permits in The Retreat.

Parking

Parking requirements are based on the specific use of the property. The Multifamily Dwelling use requires two (2) parking spaces per unit. The applicant has provided 264 garage stalls and 86 guest parking spaces throughout the development. The parking shown for the development exceeds the requirements of the Gallatin Zoning Ordinance. In addition, the individual driveways will be wide enough for vehicle parking.

Signage

The applicant submitted a detailed drawing of a proposed monument style development sign to be installed at the main entrance to The Retreat on Chloe Drive. The sign is shown at six (6) feet tall, 13 feet, four (4) inches wide, with two (2) stone columns on either side of the sign face. Please refer to Attachment 5-6. The leading edge of the sign shall be setback a minimum of 15 feet from the right-of-way and the applicant shall obtain a sign permit prior to the installation of any signage on site.

Subdivision Plat

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

Engineering Division Comments

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

Sumner County E-911

The Sumner County E-911 office is not comfortable with the design of the proposed development because many of the units do not have direct access to a 50-foot wide public right-of-way. It appeared to Sumner County E-911 Staff that the alleys would not accommodate emergency vehicles, especially if cars are parked in the alleys. Finally, the department noted that it may be difficult for emergency vehicles to access the units that do not face a main street if the alleys are blocked.

Other Departmental Comments

Other departmental comments for this project have been included as part of the conditions of approval.

Major/Minor Amendment

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

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

This property is part of the Commercial Corridor Community Character area as shown in the *Gallatin on the Move 2020 General Development and Transportation Plan (2020 Plan)*. However, mixed use developments are also encouraged for this area. Staff is comfortable that the amended plan meets the goals outlined in the *2020 Plan* for this area. Staff thinks the plan does not meet the requirements for a major amendment as specified in G.Z.O. Section 12.02.050.A-H. For these reasons, Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved PMDP/PUD plan.

The property has been posted with Zoning Action Pending signs in case the Planning Commission determines that the proposed changes constitute a major amendment to the approved PMDP. If the Planning Commission chooses to consider the proposed changes as a major amendment to the approved PMDP, Public Comment will be held at the Planning Commission meeting and the plan will be forwarded onto City Council for approval. If the project proceeds to City Council, the applicant shall notify the adjoining property owners by mail regarding the Public Hearing and notice of the Public Hearing for this project will be advertised in the newspaper.

RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed changes to the Preliminary Master Development Plan as a minor amendment.

Staff recommends that the Planning Commission approve the Final Master Development Plan with the following conditions:

1. The Planning Commission approve the final architectural elevations as submitted.
2. The Planning Commission approve the landscaping plan as submitted.
3. The Planning Commission approve the alternative pedestrian plan as shown.

4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate in that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the City Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The applicant shall add the following note to the plan: "At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted Preliminary Master Development Plan/PUD Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place".
14. The applicant shall submit three (3) corrected folded copies of the revised plan to the Codes/Planning Department.

Project Comments

Meeting Date: 11/26/2012

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

Reference #: PC0043-12

Department of Public Utilities

Review Date: 10/30/2012

Resubmittal comments

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

09/27/2012

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

Planning Department

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

Resubmittal Review Date: 11/6/12

1. Staff recommends that bufferyards be increased between existing residential properties in Fairvue Plantation, Ph. 11 & Ph. 14.
2. Will courtyards/open space be?
3. How will trash removal be addressed on site? Add note regarding dumpsters or city toters.
4. Correct note 1 regarding Multi-family Use.
5. Submit site surety cost estimate based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
- 6. This project will be discussed at the 11/12/12 Sp. Called Joint CC/PC Work Session at 5 p.m. At that time Planning Commission will discuss whether the proposed changes to the Greensboro Village PUD should be considered a major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.**
7. Is there adequate turning radius for emergency vehicles? See design standards from Sub. Regs.
8. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the row. Sign is shown at 9 feet from row. Refer to G.Z.O. Section 13.07.080.B.4.
9. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
10. Show project location in vicinity map.
11. Correct design guidelines as shown.
12. Provide detail of proposed mailbox kiosk.

13. Has plan been reviewed and approved by Greensboro DRC? DRC approval shall occur prior to Planning Commission review and approval. This process shall be added to the design standards. Please review DRC information submitted and approved as part of the Greensboro SP. DRC approval process and definitions need to be added to overall Design Guidelines for PUD.
14. Provide sidewalk connection to mailbox kiosk.
15. Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.
16. Revise typical lot drawings. Lot must have road frontage, so lots will either have front yard from ally or roadway. (Front yard not determined by front of building.) Some lots will have double front yards since they also have double road frontage. Show yard lines as: Front yard = 10 ft., Interior Side Yard = 0 ft., Side Yard = 5 ft.; Street Side Yard = 10 ft.; Rear Yard = 20 feet (to allow for parking). Show P.U.D.E.'s on typical lot drawing.
17. Property has been posted with "zoning pending signs" in case Planning Commission decides changes represent a major amendment to the PUD.
18. Correct tax map information for adjacent properties as shown. Show ownership information for Lot 508; Gallatin Golf, LLC; Tax map #136//019.02.
19. Correct tax map information in list of surrounding property owners. List is incomplete; list must include all adjacent property owners, even across rights-of-way.
20. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size), and 16 architectural elevations. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
21. Submit a detailed response letter addressing all departmental review comments.
22. RETURN CHECKPRINT #2 Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 11/15/2012.
23. Resubmittals must include the above information in order to be considered a complete resubmittal.

10/3/12 Checkprint: KS

1. Gallatin on the Move 2020 Plan shows this area as a party of the Commercial Corridor Community Character area; however, Mixed Use developments are encouraged in that area. Staff is comfortable that the FMDDP meets the goals of the 2020 Plan for this area.
2. Please submit written description of all proposed changes to PUD. This description will be added to the amended Design Guidelines for the PUD.
3. Show R15 PUD/MRO PUD zoning line through property.
4. Approved uses shown for Tract B include 86.38 acres Commercial for MRO PUD (1,605,000 s.f.) and 25.94 + 14.82Acres (480 Multi-family units; still approved/valid) for R6 PUD. These acreage calculations were bases on incorrect zoning line which has been corrected. No use was designated for R15 PUD area (One-family Detached Dwelling use was removed with previous amendment). Multi-family use will need to be added to (Refer to old Zoning Ordinance use table for approved uses for

- Residential PUD's). Show existing use as Commercial/Vacant and proposed use as Residential; Multi-family Dwelling.
5. Correct zoning boundary lines on overall Greensboro Village PUD plan. See attached zoning map. Provide list of surrounding property owners or remove note.
 6. Provide FFE's for lots located in the 100-year floodplain.
 7. Label commercial outparcel as "future development". A separate PMDP and FMDP shall be submitted for that outparcel.
 8. Label all surrounding property owners and surrounding zoning. Provide list of all surrounding property owners with tax map numbers and mailing addresses in case changes are considered a major amendment. If a major amendment, letters will need to be mailed to all surrounding property owners by applicant prior to Public Hearing at City Council.
 9. Where will HVAC units be located and how will they be screened?
 10. Design Guidelines to this specific residential section seem incomplete. Update Design Guidelines based on information specified in Section 4, Page 1 amended 3/13/06. Updated use chart for Section 3, Page 9.
 11. Show density calculation. Staff shows density at 4.9 units per acres, which meets the R15 PUD maximum density.
 12. Add note to architectural elevations about the percentage of all materials to be used on building façades. A sample material and color board will be required for presentation at the Planning Commission meeting.
 13. Submit site surety calculation based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
 14. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
 15. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the property line.
 16. Staff recommends that the street connect to Chloe Drive remain as shown. 2020 Plan calls for development that improves traffic flow by consolidating driveways and encouraging interparcel access. Subdivision Regulations also call for interconnectivity. The future extension of Chloe Drive was a condition of approval for Fairvue Plantation. Connection is also shown on Amended PMDP for Greensboro Village North.
 17. Will any exterior lighting fixtures be installed on the buildings? If so, a Photometric plan shall be submitted for review and approval. Also, please submit details of lighting fixtures.
 18. Show 5-foot sidewalks around perimeter of development or request alternative pedestrian plan. Refer to Engineering Division comments. 2020 Plan states that Commercial Character areas should "provide sidewalks and more pedestrian-friendly environment".
 19. Show and label proposed future amenity area, if any.
 20. Staff did not find a previously approved FMDP for this particular property. This plan will be the original FMDP, not revised.
 21. Show parking spaces as 9 x 20.
 22. Provide cross section for alleys and walkways.
 23. Alley terminates at lot 116. Is there adequate turning radius for emergency vehicles?
 24. Provide names for alleys to be public.

25. Provide tree survey for any trees over 4.5 inch caliper which will be used to screen property. Staff recommends increasing bufferyards along southern property line to screen development from single-family dwellings in Fairvue Plantation. Remove note about landscaping plans being submitted with construction drawings. Landscaping plans are required as part of this FMDP.
26. Change Public Works to Engineering Division in notes.
27. This item will be discussed at the 10/8/12 PC Work Session. At that time Staff will discuss whether the proposed changes to the Greensboro Village PUD should be considered at major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.
28. Staff recommends plan be deferred until November Planning Commission meeting.
29. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations.
30. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
31. Submit a detailed response letter addressing all departmental review comments.
32. RETURN CHECKPRINT & CHECKLIST
33. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 10/11/2012. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

11-12-12: Review of Resubmittal:

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

Review Date: 09/28/2012

No comments

Engineering Division

11-20-2012 JZW Revised Resubmittal:

No additional comments at this time.

Review Date: 11-8-2012 JZW Design Standards comments:

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

11-1-2012 JZW Resubmittal:

1. Remove traffic circle radius label. Label traffic circle. Geometrics shall meet appropriate design criteria.
2. Provide minimum of 20' driveway length from building to back edge of sidewalk.
3. It appears that emergency/sanitary vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.
4. At time of construction plan submittal, provide cut-fill calculations for all areas within the floodplain.
5. Remove paving schedule.
6. Add note: At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention, must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place. -----

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

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

pedestrian walkway system (8' concrete trail) that is internal to the development in lieu of 5' sidewalks within the public R.O.W. of every alley.

8. Remove the note on the Roadway Section beneath the 5' sidewalk label that states "ONE SIDE REQUIRED."

9. It appears that emergency vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

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

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

Fire Department**Review Date: 11/05/2012: Resubmittal review:**

1. All main entrance to houses, roadways shall be able to have two (2) Fire Engines pass each other. If there are any questions, please contact me and set up a meeting to talk about this.

2. See accompanying Chapter 18: Fire Dept. Access and Water Supply from the National Fire Protection Association.

10/04/2012: Submittal:

This office has no comments at this time.

Police Department**Review Date: 10/31/12: Resubmittal**

Reviewed: no comments

09/28/2012 Reviewed: no comments

Gallatin Department of Electricity

Review Date: 11/8/2012 Design Standards

O.K.

Review Date: 10/30/2012 Resubmittal comments

O.K.

Review Date: 10/01/2012

O.K.

Sumner County, E-911

Revised 10-29-2012 Master Development Plan

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

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



PP 0043-12

Amendments to P.U.D.

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

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

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PC0043-12

Design Review Committee

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

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

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

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

Required Yards

The following setbacks shall apply to residential structures:

- Front Yard - 10'
- Side Yard - 5' *Double if adjacent to right-of-way
- Interior Side Yard - 0'
- Rear Yard - 20'

Minimum Square Footage

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

Architectural design/Building Materials- Residential

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

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Mailboxes, Street Signs, and Lampposts

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

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

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

Paving, Curbing, and Walkway Systems

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

Required Bufferyards

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

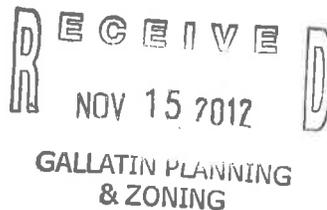
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GREENSBORO
& ZONING

Landscape and Parking Lot Requirements

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

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



BAKERSOUTH, LLC

5-7

November 9, 2012

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

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

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NOV 15 2012

Re: Cottage Grove Product
Lot Layout Plan
Lot Phasing Plan

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& ZONING

Bob and Kay:

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

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

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

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

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

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

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

exact location of this easement will be determined by the actual constructed location of the water quality pond on the Property. The proposed water quality pond on the Property shall have capacity sufficient to receive storm water (up to 0.125 acre-feet) from the Commercial Parcel.

- (iii) The Commercial Parcel will need to be graded as part of the grading of the Property so as to remove the Commercial Parcel from the 100 year flood plain line.

Pursuant to Section 6(d) of the Agreement, this letter will serve as written notice of Seller's approval of the Lot Phase Plan.

Items 1, 2, 5, 6 and 7 set forth in Mike Stanton's letter, dated October 30, 2012, relate to the Development Documents under Section 6(f) of the Agreement, and Seller neither approves nor disapproves those items at this time. Items 3 and 4 are addressed in this letter. Item 8 is unresolved at this time.

Please contact me with any questions.

Regards,

L.A. Green, Member
BakerSouth, LLC

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& ZONING

D E W E Y - E S T E S

E N G I N E E R I N G

ATTACHMENT 5-8

November 15, 2012

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

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GALLATIN PLANNING
& ZONING

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

Dear Katherine,

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

Department of Public Utilities:

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

Planning Department:

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

REVISED

RESUBMITTAL

PC 0043-17

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

Engineering Division:

Design Standards Comments:

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

Resubmittal Comments:

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

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NOV 15 2012

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

Fire Department

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

Sumner County E-911

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

Industrial Pre-treatment Department:

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

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

Sincerely,

Michael Dewey, PE

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 GALLATIN PLANNING
 & ZONING

5-9

D E W E Y - E S T E S

E N G I N E E R I N G

October 28, 2012

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

R E C E I V E D
OCT 29 2012

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

**GALLATIN PLANNING
& ZONING**

Dear Katherine,

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

Planning Department:

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

RESUBMITTAL

PC 0043-12

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

Engineering Division:

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

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GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC0043-12

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

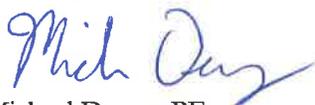
4. A typical detail pavement section for the alley has been shown with this plan submittal.
5. The layout has been revised, but the public alleys have been labeled as "20' Alley."
6. The plan has been revised and careful consideration was given to provide each unit with at least one direct access to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

Industrial Pre-treatment Department:

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

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

Sincerely,


 Michael Dewey, PE

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GALLATIN PLANNING
 & ZONING

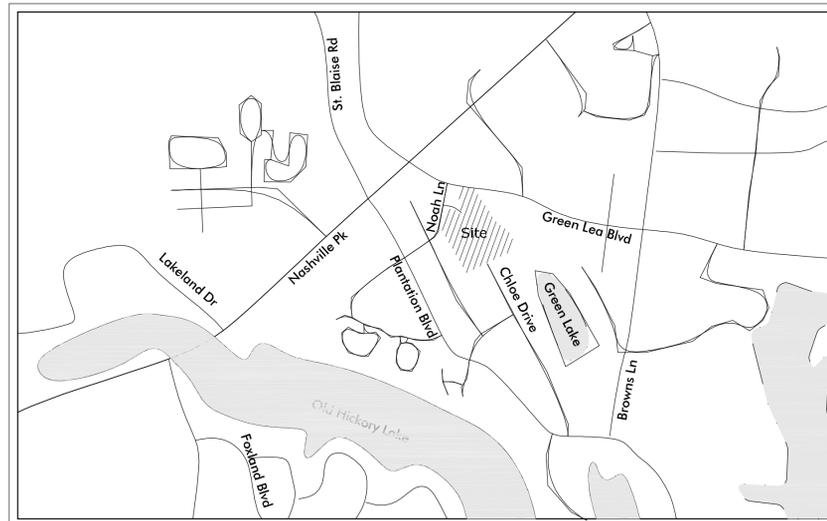
RESUBMITTAL

PC0043-12

An Amended Preliminary Master Development Plan for Greensboro Village PUD & Final Master Development Plan for The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

Project Notes
1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the Final Master Development Plan of the Greensboro Village PUD to include The Retreat at Fairvue Plantation, a residential development consisting of 132 Multi-Family Dwellings.
2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G and 47165C0426G. Dated April 17, 2012. 100 Yr Elevation Varies from 474.5-479.5. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks along the alleys.
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
10. The owner/developer of this property is responsible for all financial matters.
11. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits for Phase 1.
12. Trash Removal for this property shall be handled by individual roll-away city coters.



Vicinity Map
NTS

Sheet Schedule

C0.0	Cover Sheet
C1.0	Overall Layout Plan
C2.0	Overall Grading & Utilities Plan
L1.0	Landscape Buffer Plan
L2.0	Landscape Buffer Plan (Cont'd)
L3.0	Landscape Plan
L4.0	Landscape Plan (Cont'd)
L5.0	Planting Details and Notes

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Southeast Corner of the
Intersection of Noah Lane & Chloe Drive.
Address (GIS): 31E Highway
Gallatin, TN 37066

Property Owner: Baker South, LLC
Address: 502 Lester Avenue
Nashville, TN 37210
Phone: (615) 452-4500

Applicant: Goodall Inc. Builders
Contact: Mike Stanton
Address: 393 Maple Street Ste #100
Gallatin, TN 37066
Phone: (615) 451-5029

Developer: Green Trails, LLC
Contact: Rick Decker
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: 397-4513

Engineer: Dewey-Estes Engineering
Contact: Michael Dewey
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071

Site Information

Tax Map 136, Parcel 18.03

Zoning - MRO (PUD) & R-15 (PUD)
MRO (PUD) Area - 8.24 Acres
R-15 (PUD) Area - 20.20 Acres

Total Site Area - 28.44 Acres
Residential Site Area - 26.85 Acres (4.9 Units/Acre)
Commercial Site Area - 1.59 Acres (By Others)

Current Use: Commercial/Vacant
Proposed Use: Residential (Multi-Family Dwelling)

Plan Preparation Date: October 29, 2012

Unit Breakdown:
Total Lots - 132
Phase 1 - 36 Lots
Phase 2 - 36 Lots
Phase 3 - 28 Lots
Phase 4 - 32 Lots

Open Space Area - 12.37 Acres
ROW Area - 3.50 Acres
Lot Area - 10.98 Acres
Building Area - 6.96 Acres
Driveway & Parking Area - 1.38 Acres

Parking:
264 Garage Stalls (2-Car Garage/Unit)
86 Guest Parking Stalls

*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Minimum Front Yard: 10 Ft
Minimum Rear Yard: 20 Ft
Minimum Side Yard: 5 Ft (0 Ft Interior, 10 Ft Corner)

Maximum Height: 2 Stories

Revisions:

Drawing Notes:

Date: November 2012

The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY-ESTES
ENGINEERING

Cover Sheet

C0.0

1 of 8

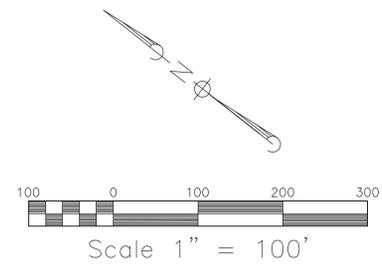


CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD	
C1	206.90'	1050.00'	11°17'24"	N85°45'22"W	206.57'
C2	112.69'	350.01'	18°26'51"	S22°59'14"W	112.21'
C3	39.45'	25.00'	90°25'11"	N62°41'02"E	35.48'
C4	164.20'	500.00'	18°48'56"	S62°41'56"E	163.46'
C5	107.05'	550.00'	11°09'07"	S58°52'01"E	106.88'
C6	56.83'	300.01'	10°51'15"	S20°07'59"W	56.75'
C7	39.38'	25.00'	90°15'05"	S86°08'05"E	35.43'
C8	457.65'	1050.00'	24°58'22"	N53°29'43"W	454.04'
C9	36.87'	25.00'	84°29'41"	S23°44'04"E	33.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°09'43"E	37.63'
L2	S04°33'31"E	39.60'
L3	S55°25'58"E	70.86'
L4	S67°20'38"E	44.67'
L5	S63°23'08"E	101.19'
L6	S14°38'15"E	105.29'
L7	S33°29'54"E	29.91'
L8	S72°06'22"E	124.32'
L9	N36°42'33"E	50.00'
L10	N25°33'31"E	26.50'
L11	N88°35'56"E	107.58'
L12	S19°21'52"W	39.99'
L13	S14°42'20"W	43.32'
L14	N24°02'50"W	41.34'
L15	N48°44'23"E	89.55'
L16	N17°28'27"E	12.93'

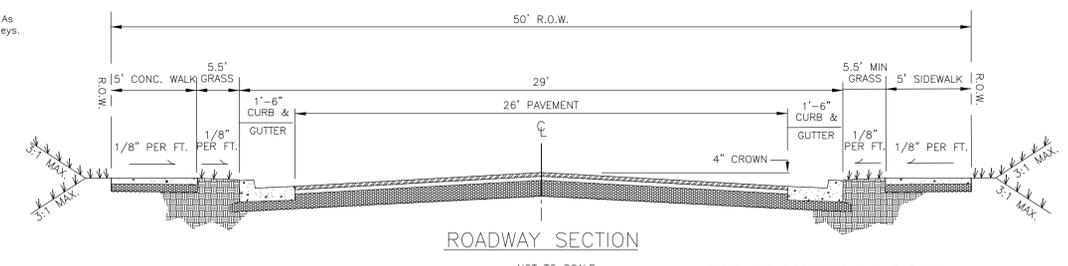
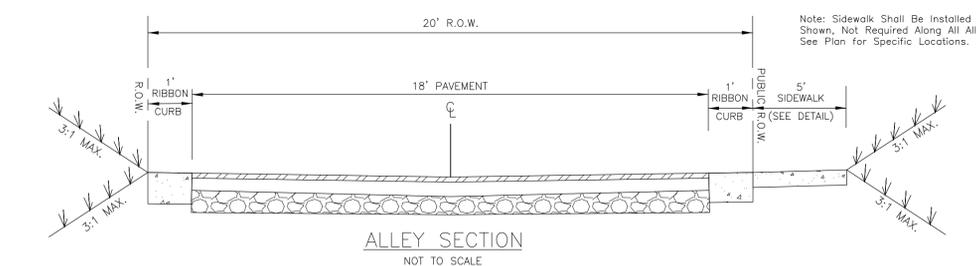
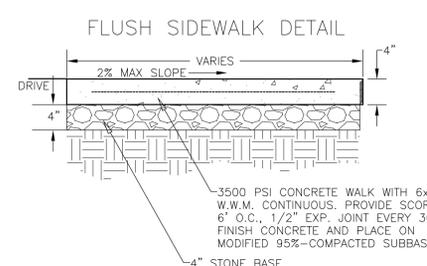
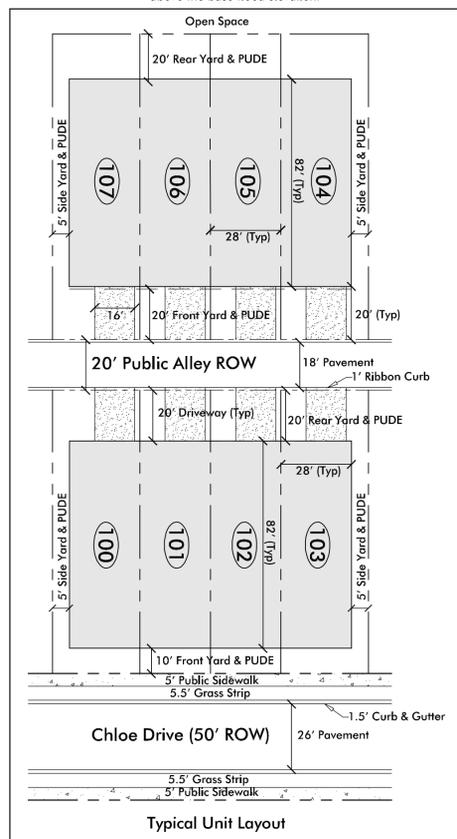
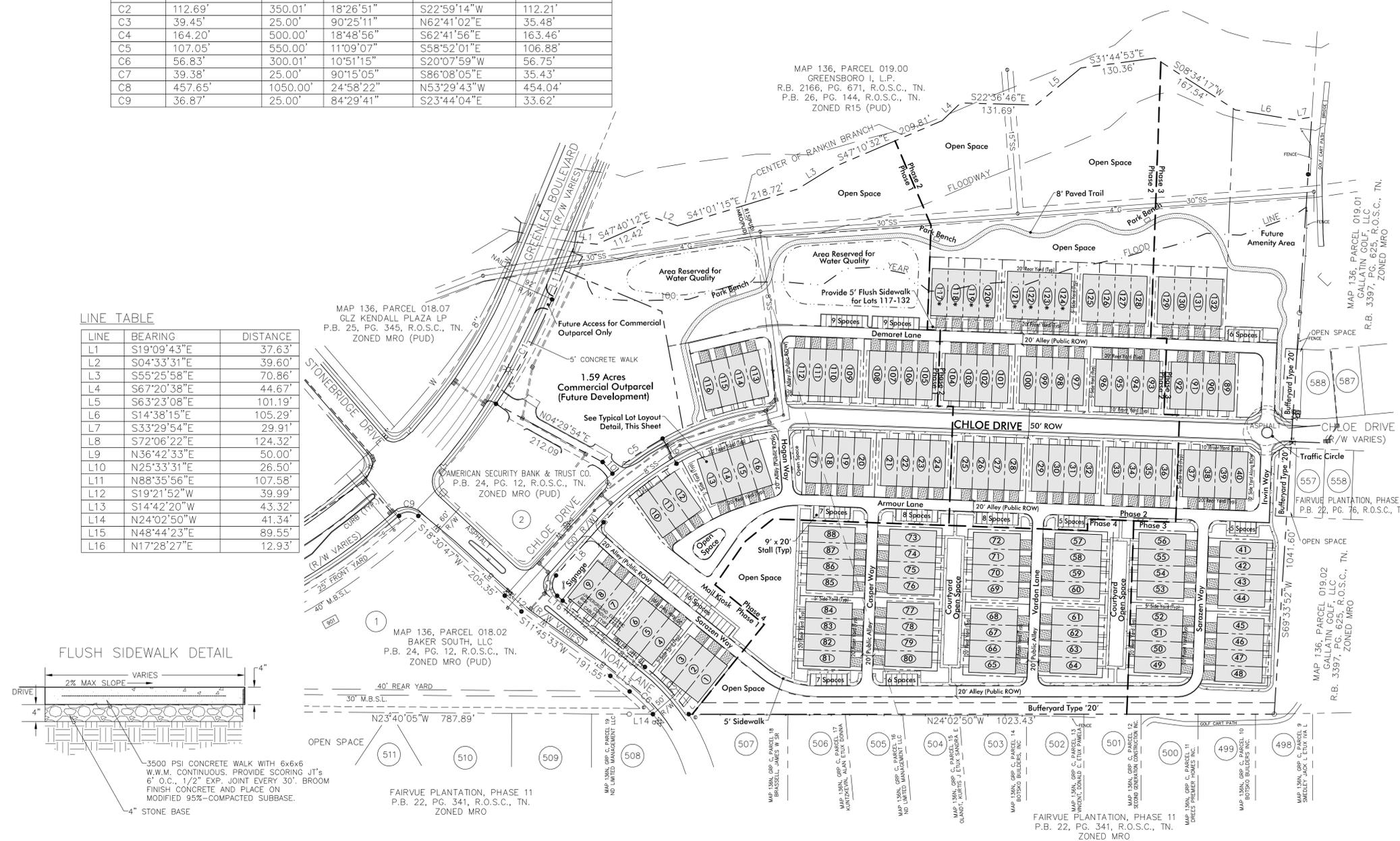


Total Site Area = 28.44 Acres
Residential Site Area = 26.85 Acres
Commercial Site Area = 1.59 Acres

APPLICANT
 Goodall Inc. Builders
 Contact: Mike Stanton
 393 Maple Street #100
 Gallatin, TN 37066
 Ph: (615) 451-5029
 Fax: (615) 451-4029

ENGINEER
 Contact: Kevin Estes
 2925 Berry Hill Drive
 Nashville, TN 37204
 Ph: (615) 300-8496

FLOOD NOTE
 A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 471650426G. 100 Yr Elevation Varies from 474.5-479.5 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.



Project Schedule
 Anticipated Construction Start Dated April 2013

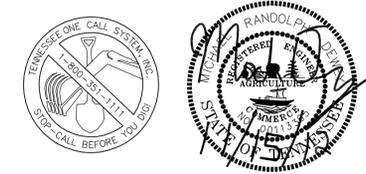
1. Phase 1 (36 Units)	Apr 2013-Mar 2014
2. Phase 2 (36 Units)	Apr 2014-Mar 2015
3. Phase 3 (28 Units)	Apr 2015-Mar 2016
4. Phase 4 (32 Units)	Apr 2016-Mar 2017

The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136
 Gallatin, Sumner County, Tennessee

DEWEY-ESTES
ENGINEERING

Overall
 Layout Plan



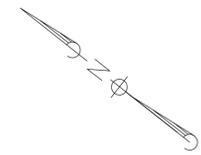
The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY-ESTES
ENGINEERING

Overall
Grading &
Utilities Plan

C2.0



Scale 1" = 100'

Total Site Area = 28.44 Acres

Residential Site Area = 26.85 Acres

Commercial Site Area = 1.59 Acres

APPLICANT
Goodall Inc. Builders
Contact: Mike Stanton
393 Maple Street #100
Gallatin, TN 37066
Ph: (615) 451-5029
Fax: (615) 451-4029

ENGINEER
Contact: Kevin Estes
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 300-8746

FLOOD NOTE

A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 471650426G. 100 Yr Elevation Varies from 474.5-479.5 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- 8" W Water Main
- Sewer Manhole
- 8" S Sewer Main
- Concrete Monument
- Iron Rod

Minimum FFE Table

Lot #	Min. FFE
117	477.0
118	477.0
119	477.0
120	477.0
121	477.0
122	476.9
123	476.8
124	476.7

Erosion Control & Grading Notes

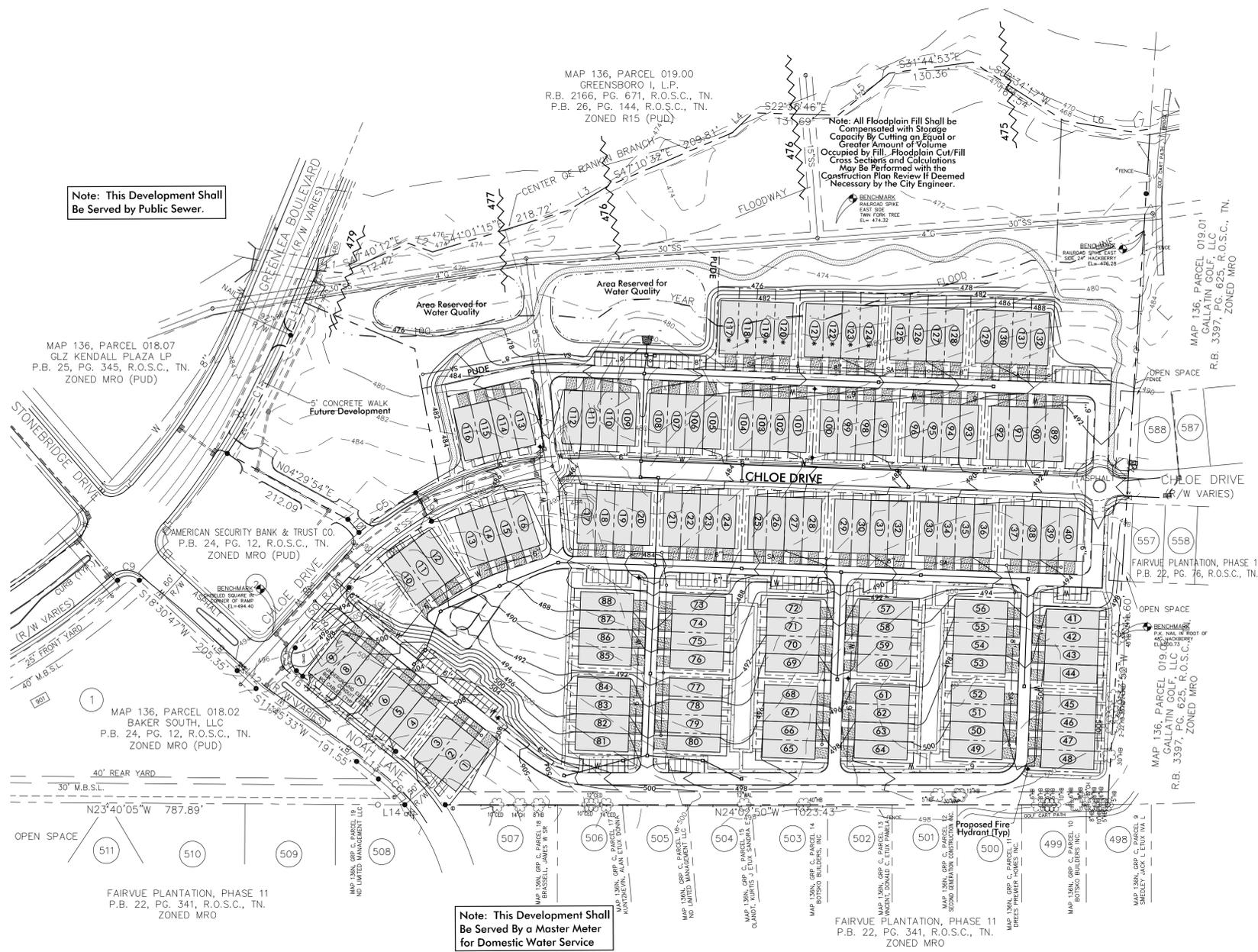
1. Expose as Small an Area of Soil as Possible on the Site for No More than 15 Days. Keep Dust within Tolerable Limits by Sprinkling or other Acceptable Means.
2. All Cut/Fill Areas to have a Minimum of 6" of Topsoil Cover. Areas Dressed with Topsoil shall Receive 5 Pounds or More of Kentucky 31 Fescue Seed per 1,000 Square Feet, and a Straw Mulch of 70-80% Coverage (Approximately 125 Pounds per 1,000 Square Feet), Unless Otherwise Noted.
3. Erosion Control Barriers are Called Out on Plans and shall Comply with all Applicable City of Gallatin and State of Tennessee Requirements & Specifications.
4. Disturbed Areas are to be Graded to Drain as Indicated in the Plan to Sediment Barriers During and Upon the Completion of Construction Activities.
5. The Contractor Shall be Responsible for the Verification and Location of any Existing Utilities. It Shall be the Responsibility of the Contractor to Avoid Damage to all Existing Utilities During Construction. If Damage does Occur to any such Installation, Full Repair Work shall be Accomplished per the Current Specifications Governing Such Work.
6. Any Access Routes to the Site shall be Based with Crushed Stone, ASTM #1 Stone, 100 feet Long and at least 6" Thick.
7. The Placing and Spreading of Fill Material is to be Started at the Lowest Point and Brought up in a Horizontal Layers of 6" Thickness (or as Directed by a Geotechnical Report). Said Fill Material is to be Compacted to a Minimum of 95% Standard Proctor or as Otherwise Specified by the Geotechnical Study or Written Specifications.
8. The Contractor Shall Obtain a Grading Permit from the City of Gallatin before Commencing with any Construction Activities.
9. A Blasting Notification is Required to be Submitted & Accepted by the City of Gallatin Engineering Department at least 5 Days Prior to Beginning Blasting Operations.
10. Surplus Excavation of Topsoil shall be Placed on the Site as Approved by the Owner for Future Landscaping Use.
11. All Work is to be Completed in Accordance with the Approved Plans and Shall be in Compliance with the Rules and Regulations set Forth by the City of Gallatin. The Contractor Shall Give all Necessary Notice, Obtain all Permits, and Pay all Fees Required for the Completion of his Portion of the Work.
12. All Erosion Control Measures shall Remain in Place Until Construction is Complete and the Site can be Considered Stable.
13. It is Recommended that the Contractor Obtain the Services of a Licensed Geotechnical Engineer Prior to Commencing with Construction to Determine the Potential of the Existence of Unsuitable Soil Material Onsite. If it is Determined that the Subsurface is not Suitable for Construction and Undercutting is Required, the Contractor Shall Contact the Owner and the Engineer Immediately.
14. Drainage Easements Outside of Dedicated Right of Ways are NOT the Responsibility of the City of Gallatin.
15. There are NO "Blue Line Streams" Located within this Phase as Identified on the USGS Quadrangle Map.
17. Erosion and Sediment Controls must be in place and inspected by the Engineering Division prior to beginning grading.
18. Inspection and Maintenance of Erosion Control Devices will be performed on a regular basis and after each storm event.
19. Contractor to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior any disturbance.

Note: This Development Shall Be Served by Public Sewer.

Note: This Development Shall Be Served by a Master Meter for Domestic Water Service

Note:

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

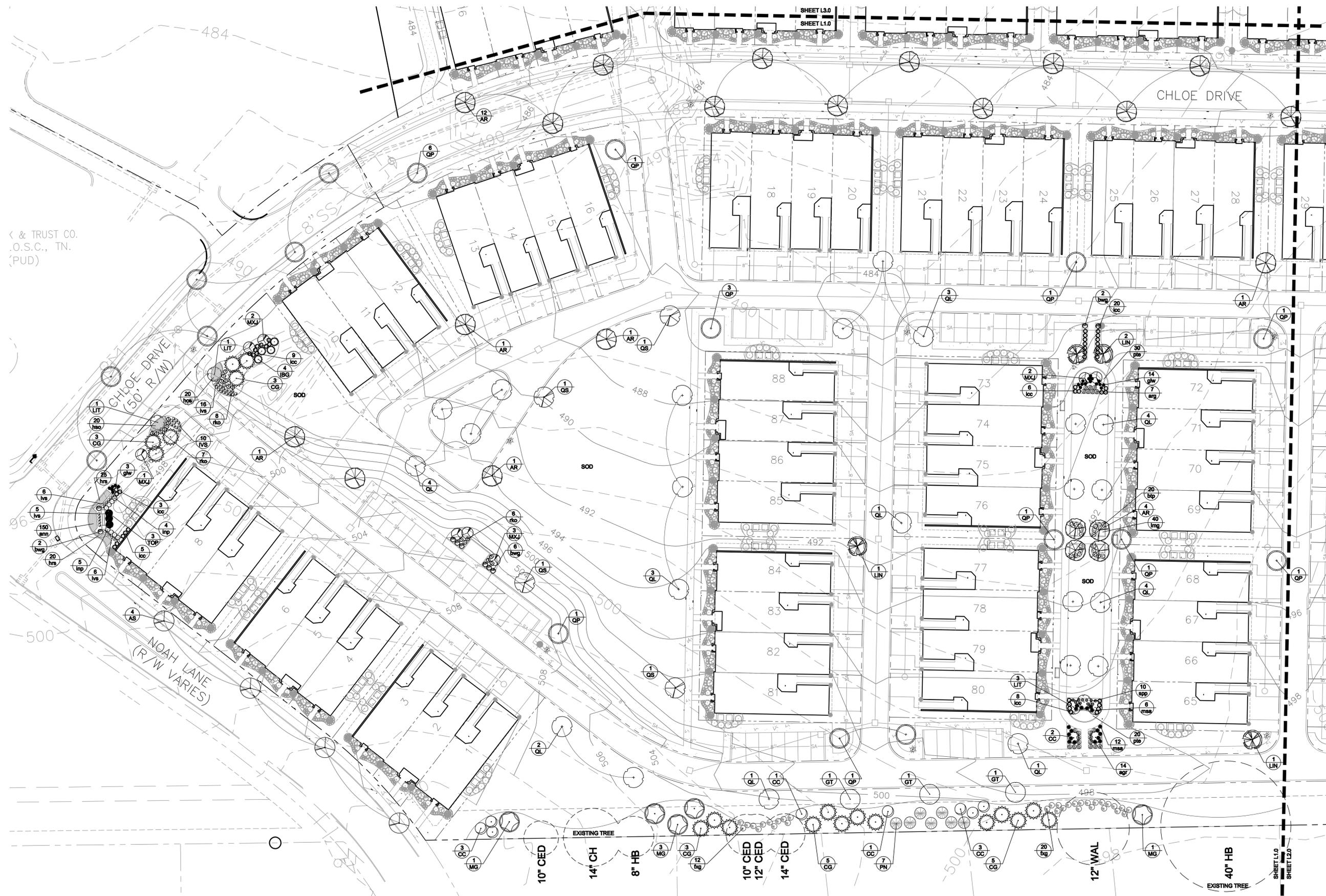




GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

THE RETREAT AT FAIRVUE

PARCEL 18.03 ON TAX MAP 136
 GALLATIN, SUMNER COUNTY, TENNESSEE



EXISTING TREES
 WAL WALNUT
 HB HACKBERRY
 MAP MAPLE
 CED CEDAR



GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 615.973.8765

REV.	DATE
1	NOV 15, 2012
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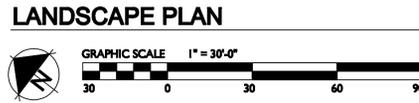
GCG Job No. 2012-04
 OCTOBER 29, 2012

SHEET

L1.0

THE RETREAT AT FAIRVUE

PARCEL 18.03 ON TAX MAP 136
 GALLATIN, SUMNER COUNTY, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 615.793.8762
 gg@designcollab.com

REV.	DATE
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GCC Job No. 2012-04
 OCTOBER 29, 2012

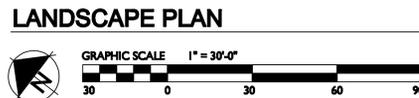
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THE RETREAT AT FAIRVUE

PARCEL 18.03 ON TAX MAP 136
 GALLATIN, SUMNER COUNTY, TENNESSEE

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



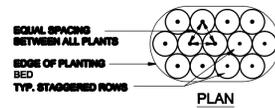
GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 615.793.8768

REV.	DATE
1	NOV 15, 2012
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GCG Job No. 2012-04
 OCTOBER 29, 2012

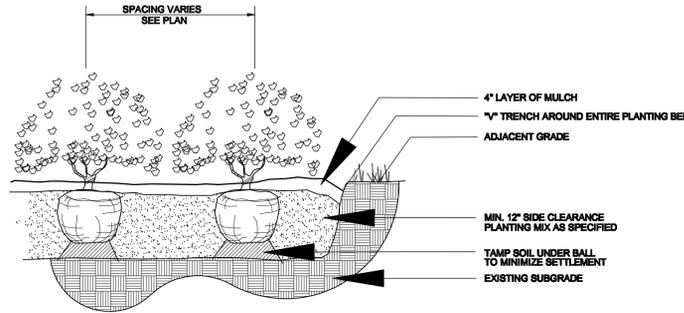
SHEET

L4.0



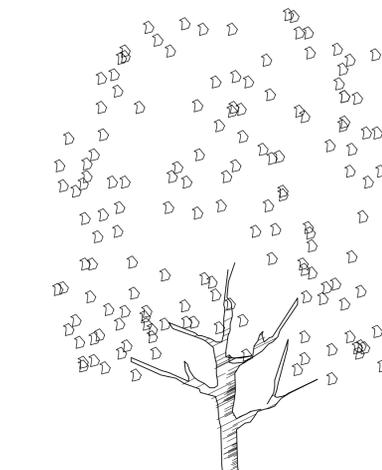
GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



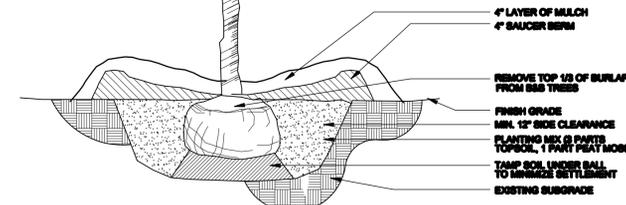
DETAIL #
NTS

1
L5.0 **SHRUB PLANTING**
PLAN SECTION



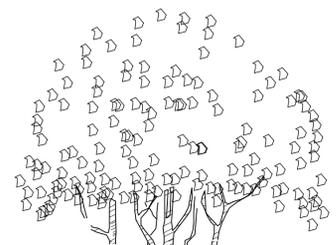
GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon before from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



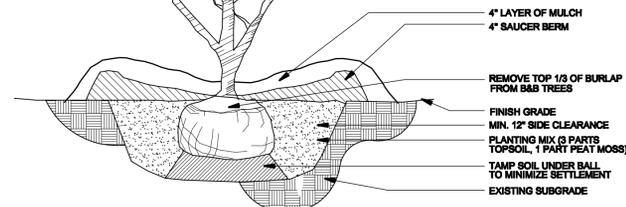
DETAIL #
NTS

4
L5.0 **SINGLE TRUNK DECIDUOUS TREE**
SECTION



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon before from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



DETAIL #
NTS

2
L5.0 **UNDERSTORY TREE**
SECTION

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CANOPY							
AR	31	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
AS	18	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
CG	27	CUPRESSUS GLABRA	LEYLAND CYPRESS	2" CAL, B/B	8'-9'	8' OC	FULL AND DENSE
GT	9	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
MG	16	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
PN	48	PINUS NIGRA	AUSTRIAN BLACK PINE	2" CAL, B/B	8'-9'	8' OC	FULL AND DENSE
PO	10	PLATANUS OCCIDENTALIS	SYCAMORE	2.5" CAL, B/B	10'-12'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
QL	42	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
QP	37	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL, B/B	10'-12'	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
TD	21	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	8'-9'	AS SHOWN	EVEN BRANCHING, CENTRAL LEADER
UNDERSTORY							
CC	20	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	2" CAL, B/B	8'-9'	AS	SINGLE TRUNK, BALANCED CANOPY
IBG	4	ILEX X MESERVEAE 'BLUE GIRL'	BLUE GIRL HOLLY	2" CAL, B/B	8'-9'	AS	SINGLE TRUNK, BALANCED CANOPY
LIN	8	LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CRAPMYRTLE	2" CAL, B/B	8'-10'	AS	MULTI-TRUNK, BALANCED CANOPY
LIT	5	LAGERSTROEMIA X 'TUSKEGEE'	TUSKEGEE CRAPMYRTLE	2" CAL, B/B	8'-9'	AS	MULTI-TRUNK, BALANCED CANOPY
MXJ	8	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL, B/B	9'-10'	AS	MULTI-TRUNK, BALANCED CANOPY
TOP	3	THUJA OCCIDENTALIS 'PYRAMIDALIS'	PYRAMID ARBORVITEA	2" CAL, B/B	6'-7'	AS	SINGLE TRUNK, BALANCED CANOPY
SHRUBS							
AGR	21	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	5 GAL 24"x30"		36" O.C.	
BWG	36	BUXULX MICROPHYLLA VAR. KOREANA 'WINTER GEM'	WINTER GEM BOXWOOD	7 GAL 30"x36"		36" O.C.	
BTP	20	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	3 GAL 18"x24"		36" O.C.	
FXC	53	FORSYTHIA X 'COURTASOL'	GOLD TIDE FORSYTHIA	3 GAL 18"x24"		36" O.C.	
GLW	44	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	GAURA	3 GAL 18"x24"		30" O.C.	
HIS	6	HIBISCUS SYRIACUS	ROSE OF SHARON SHRUB	7 GAL 30"x36"		36" O.C.	
ICC	79	ILEX CRENATA 'COMPACTA'	COMPACTA HOLLY	5 GAL 24"x30"		36" O.C.	
INP	20	ILEX CORNUTA 'NEEDLE POINT'	NEEDLE POINT HOLLY	7 GAL 30"x36"		36" O.C.	
INS	2	ILEX X 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	7 GAL 30"x36"		AS SHOWN	
IVS	54	ILEX VOMITORIA 'SHILLINGS DWARF'	SHILLINGS DWARF YAUPON HOLLY	3 GAL 18"x24"		24" O.C.	
MISA	71	MISCANTHUS SINENSIS 'ADAGIO'	DWARF ADAGIO MAIDEN GRASS	3 GAL 18"x24"		30" O.C.	
RKO	40	ROSA X 'RADCON'	PINK KNOCK OUT ROSE	3 GAL 24"x24"		36" O.C.	
SPP	16	SPIRAEA PRUNIFOLIA 'PLENA'	BRIDAL WREATH SPIREA	3 GAL 18"x24"		30" O.C.	
VD	68	VIBURNUM DAVIDII	DAVID VIBURNUM	7 GAL 30"x36"		36" O.C.	
GROUND COVER							
ANN	150	ANNUAL SPP.	FLOWERING ANNUALS	4" POTS		9" O.C.	
EPU	230	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT		18" O.C.	
HRS	105	HEMEROCALLIS X 'RUBY STELLA'	RUBY SELLA DE ORO DAYLILY	1 GAL		18" O.C.	
HSO	40	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL		18" O.C.	
LMG	76	LIRIOPE MUSCARI 'GREEN GIANT'	GREEN GIANT LIRIOPE	1 GAL		18" O.C.	
MUC	165	MULLEBERGIA CAPILLARIS	PINK MUHLY GRASS	4" POTS		24" O.C.	
PAN	320	PANICUM VIRGATUM	SWITCHGRASS	4" POTS		24" O.C.	
PTE	50	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	4" POTS		12" O.C.	

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
14. ALL NEWLY SOD AREAS AND LANDSCAPE BEDS SHALL BE IRRIGATED.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
g@gamblecollab.com
615.973.3765

rev. date
NOV 15, 2012

GCG Job No. 2012-04
OCTOBER 29, 2012

SHEET

L5.0



RECEIVED
SEP 26 2012

GALLATIN PLANNING
& ZONING

The Retreat at Fairvue

Goodall
HOMES
PC 0043-12



Cottage Grove Design

Goodall
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HOMES



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Cottage Grove Design

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Cottage Grove Design

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HOMES



Cottage Grove "Courtyard" Design





Cottage Grove "Courtyard" Design





Cottage Grove "Rear Alley" Design

Goodall
HOMES



Cottage Grove "Rear Alley Design"

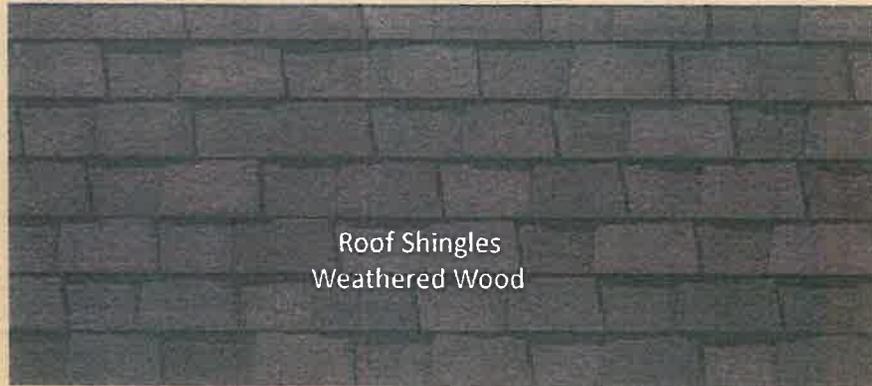




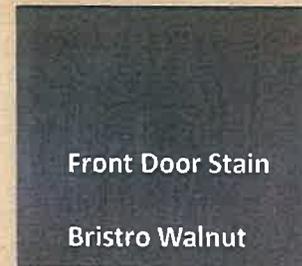
Architectural Features

Goodall
HOMES

COLOR PACKAGE A



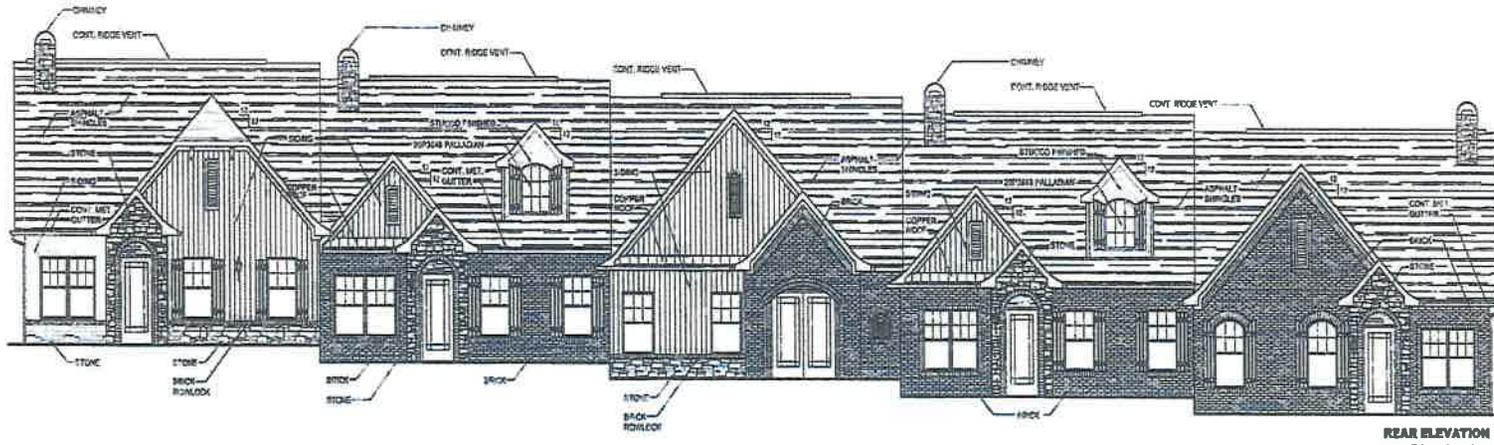
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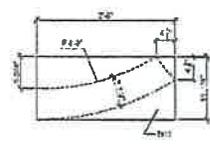


Cottage Grove Design Square Footages

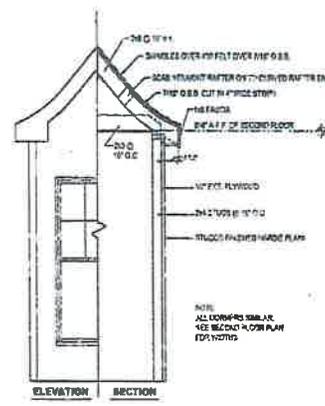
<u><i>Floor Plan</i></u>	<u><i>Base</i></u>	<u><i>Bonus Room</i></u>	<u><i>Total Heated Square Feet</i></u>
<i>Ashleigh</i>	<i>1338</i>	<i>570</i>	<i>1908</i>
<i>Everleigh</i>	<i>1490</i>	<i>456</i>	<i>1946</i>
<i>Raleigh</i>	<i>1490</i>	<i>456</i>	<i>1946</i>
<i>Waverleigh</i>	<i>1452</i>	<i>570</i>	<i>2022</i>



REAR ELEVATION



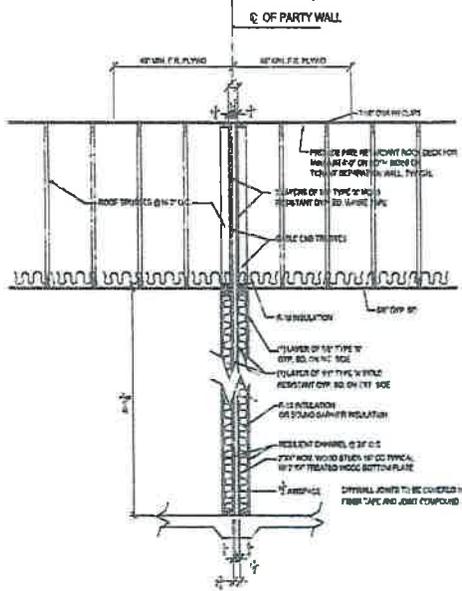
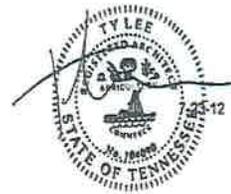
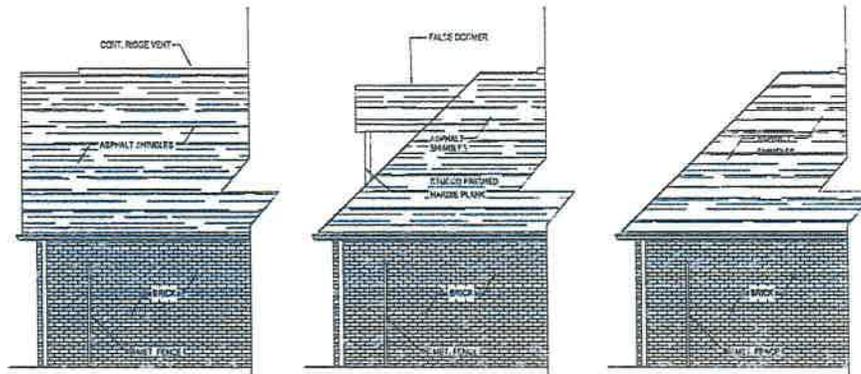
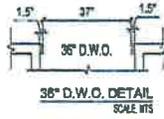
RAFTER END DETAIL



BONUS ROOM DORMER DETAIL



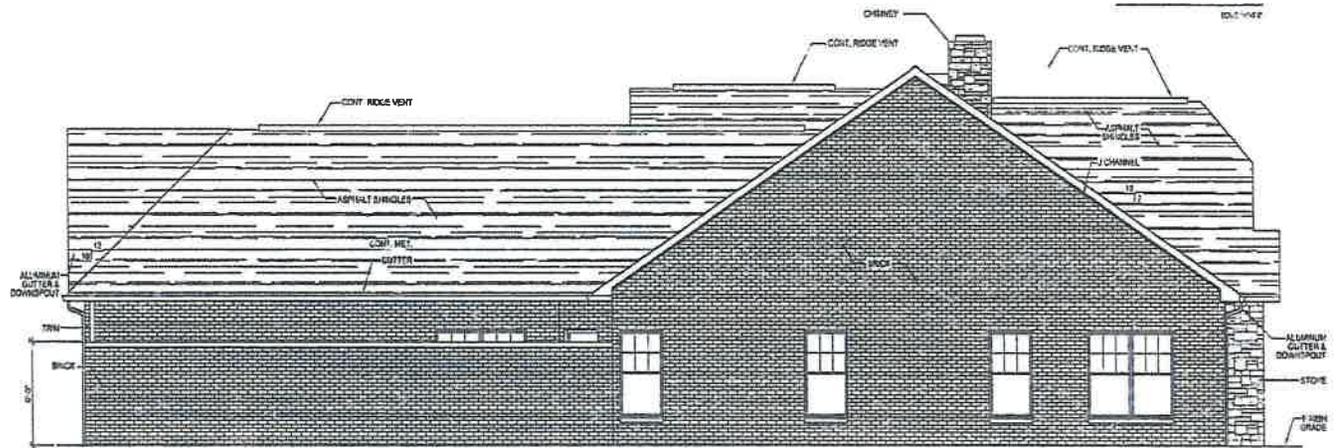
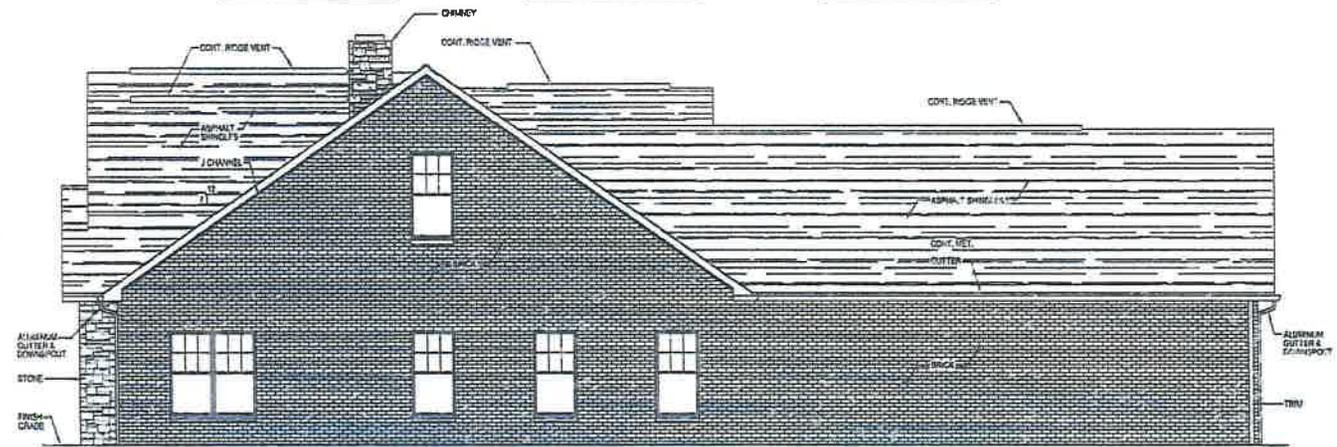
FRONT ELEVATION



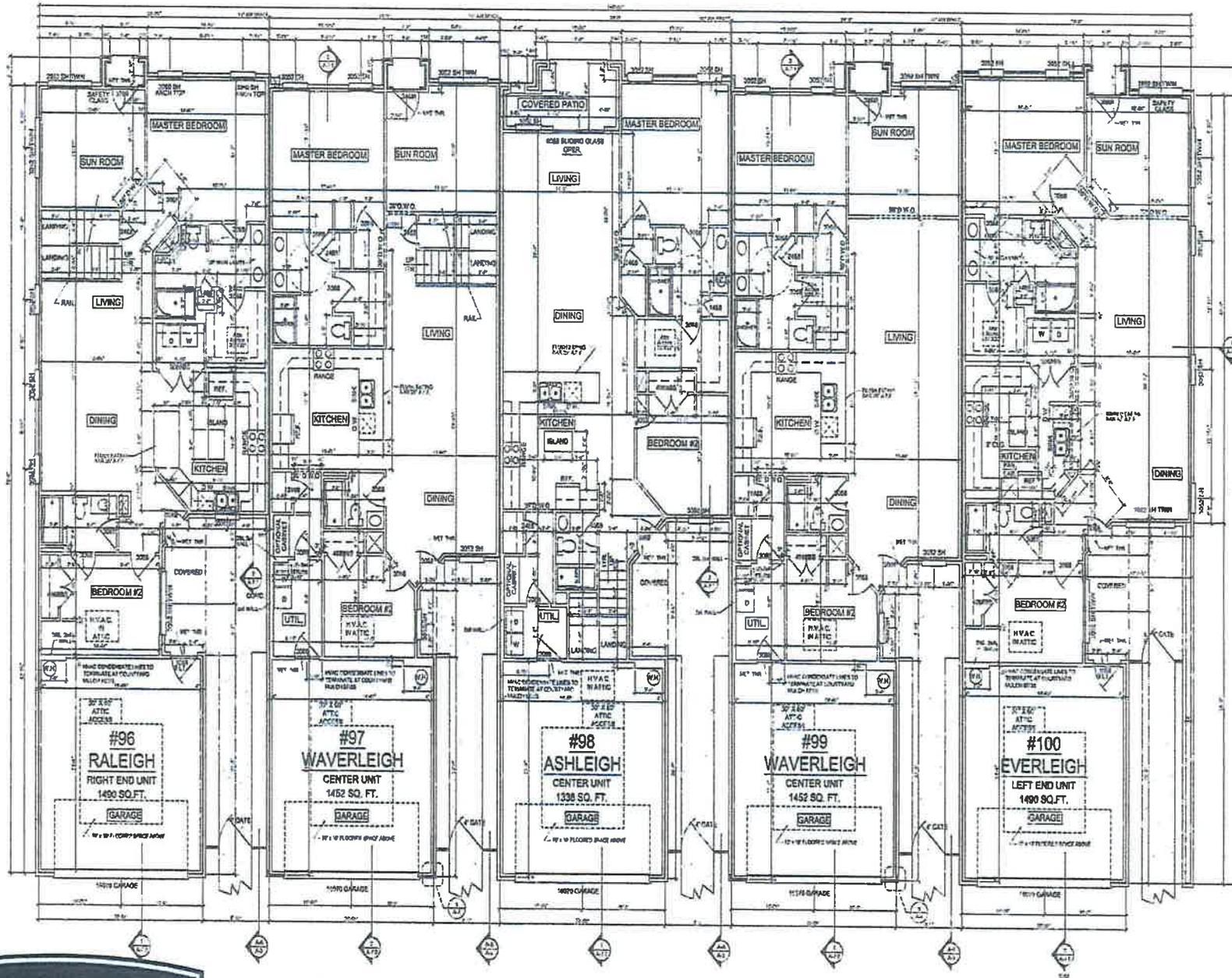
TWO - 1 HOUR FIRE WALL DETAIL
FIRE RESISTANCE (NFPA 90A) - 1.20
ENGINE NO. 1088

**WINDOW & DOOR
ROUGH OPENINGS**

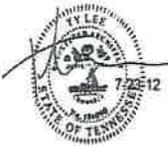
28 x 52 SH TWIN	=	64" x 82 1/2"
30 x 30 SH	=	36 1/2" x 36 1/2"
30 x 52 SH	=	36 1/2" x 82 1/2"
30 x 52 SH TWIN	=	72 1/2" x 82 1/2"
24 x 52 PIC	=	28 1/2" x 38 1/2"
29P2432 PALLADIAN	=	24 1/2" x 32 1/2"
29P2848 PALLADIAN	=	28 1/2" x 48 1/2"
29P3648 PALLADIAN	=	38 1/2" x 48 1/2"
1488 DOOR	=	18" x 83"
2488 DOOR	=	30" x 83"
2888 DOOR	=	34" x 83"
3088 DOOR	=	36" x 83"
3088 EXT. DOOR	=	38 1/2" x 81 3/4"
4888 BS	=	50" x 83"
5888 BS	=	62" x 83"
6088 SLIDING	=	72 1/2" x 80 1/4"
6088 HINGED	=	74 1/2" x 82 1/2"
36" DWO	=	37" x 83"
72" DWO	=	74" x 83"
OPT. ATTIC PULLDOWN	=	30 1/2" x 80 1/2"
16070 OVERHEAD	=	CONTRACTOR SHALL



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
FLOOR PLAN NOTES:
 EXTERIOR DIMENSIONS ARE TO FACE OF FINISHING
 INTERIOR DIMENSIONS ARE TO FACE OF STUD



PurserLee PLLC
 5723 Brvn Manor Dr.

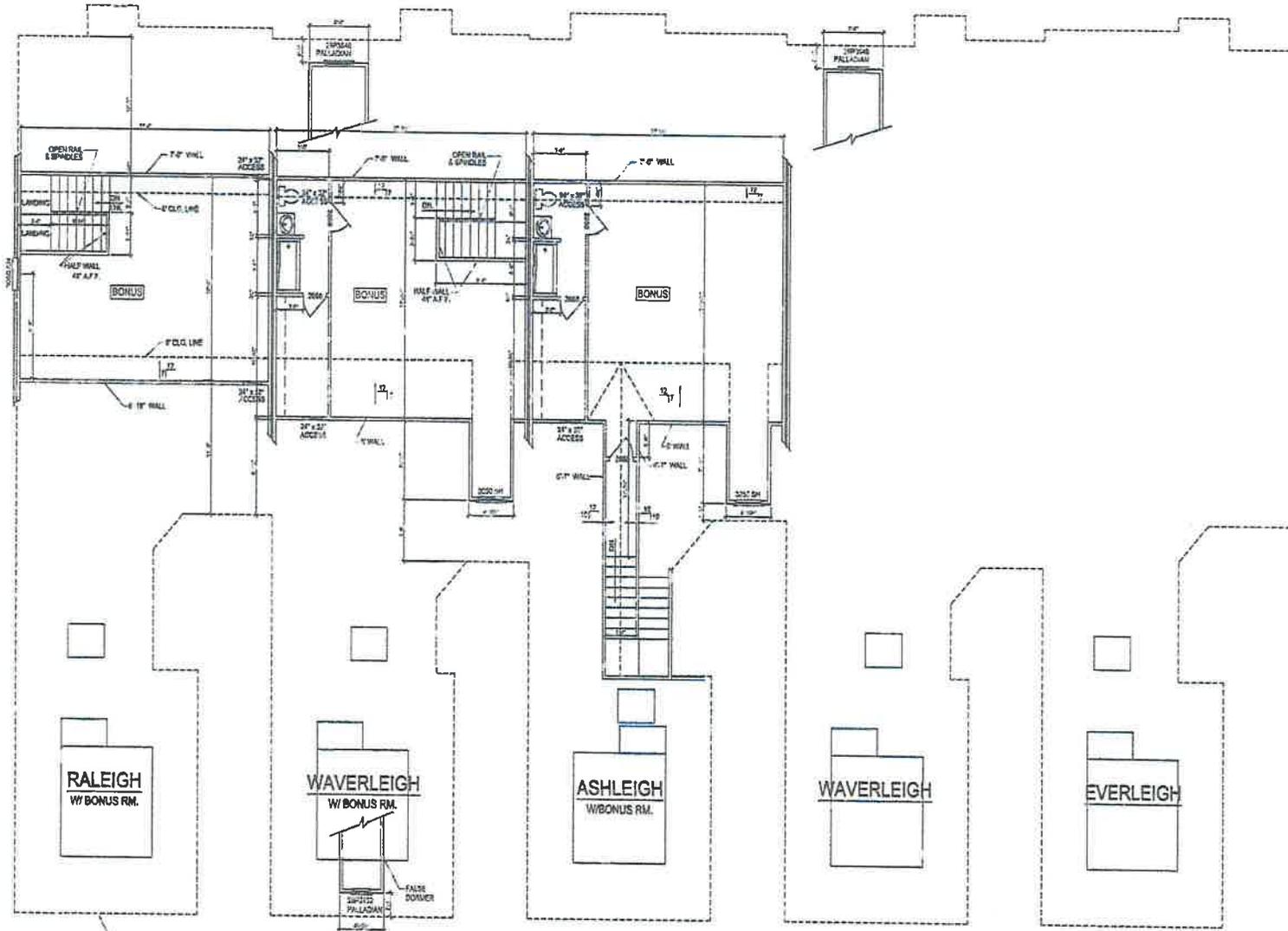
Goodall

COTTAGE GROVE
 GOODLETTSVILLE, TN

FLOOR PLAN
 PROJECT NO. 12-00000000-01

DATE
 7-23-

A
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FACE OF MEASURES BELOW



LOFT FLOOR PLAN
7/23/12



PursertLee PLLC
5723 Bryn Mawr Dr.

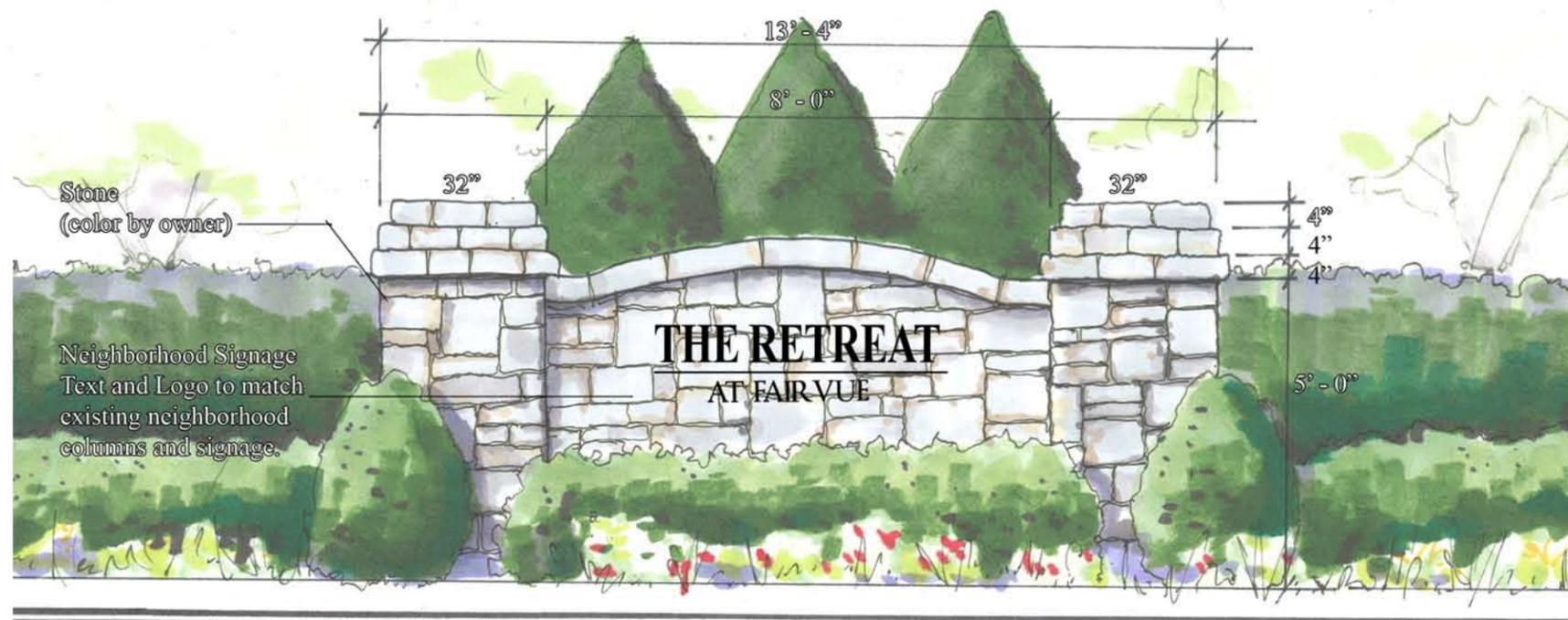
Goodall
HOMES AND CONSTRUCTION

COTTAGE GROVE
GOODLETTSVILLE, TN

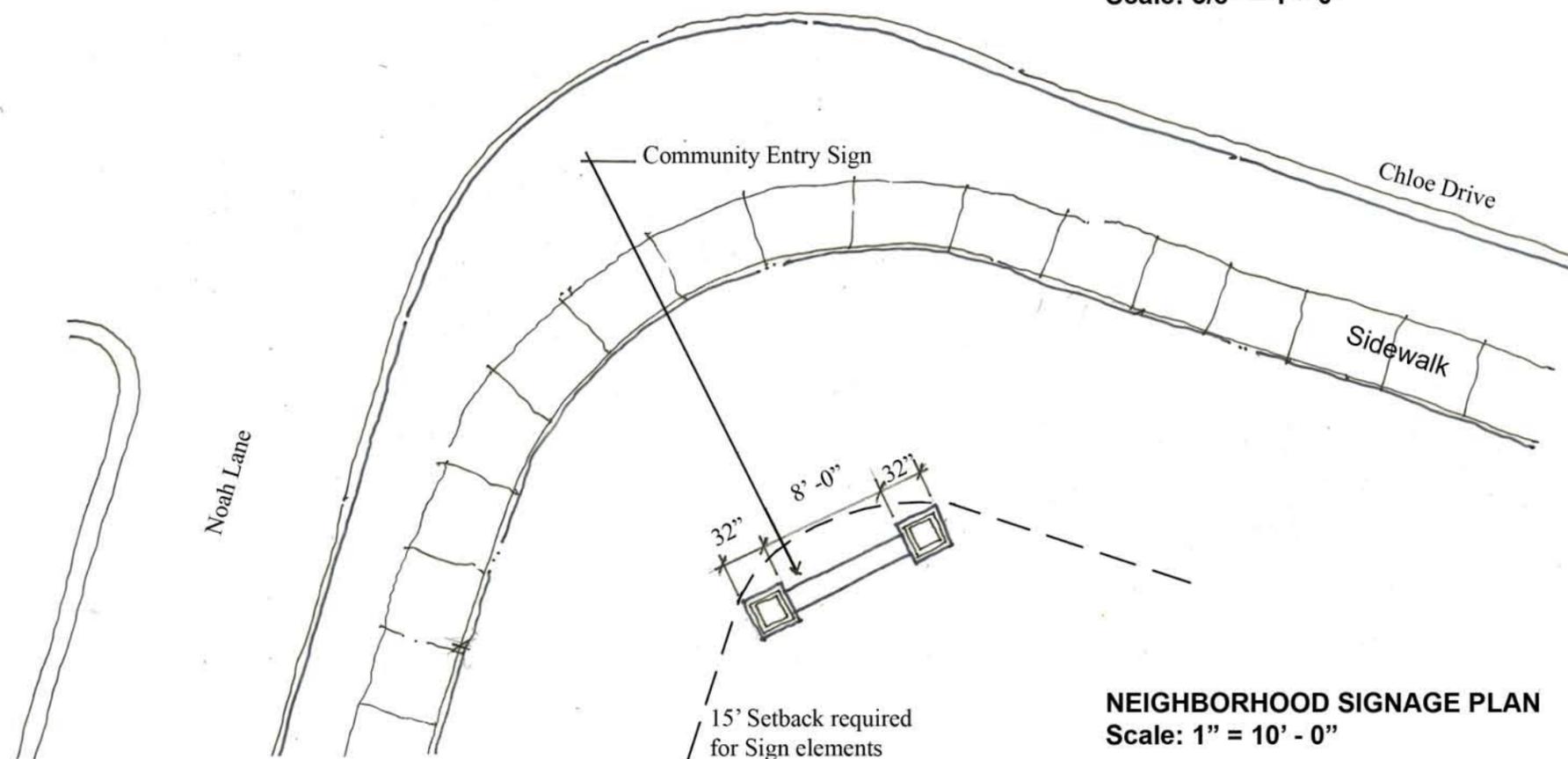
LOFT FLOOR PLAN
SCALE: 3/4" = 1'-0"

DATE
7-23-12

A
3



NEIGHBORHOOD SIGNAGE ELEVATION
 Scale: 3/8" = 1' - 0"



NEIGHBORHOOD SIGNAGE PLAN
 Scale: 1" = 10' - 0"

THE RETREAT AT FAIRVUE

GALLATIN, TENNESSEE



YOUR *Dream* STARTS HERE

Gamble Design Collaborative
 DEVELOPMENT PLANNING
 AND LANDSCAPE ARCHITECTURE
 NOVEMBER 15, 2012



RESOLUTION APPROVING OTHER BUSINESS ITEM #1 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR KENNESAW FARMS CORE COMMERCIAL; PC FILE #8-35-06 – FOXLAND, PH. 9, SEC. 1; PC9855-11 – ALBION DOWNS, PH. 3; PC FILE #1-53-05C – ESTATES OF FAIRWAY HEIGHTS, PH. 1; PC FILE #1-51-06C – BRANHAM CORNER, SEC. 2; PC FILE #1-36-04C – WRENWOOD, SEC. 3; PC FILE #1-57-05C

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Kennesaw Farms Core Commercial; PC File #8-35-06 – Foxland, Ph. 9, Sec. 1; PC9855-11 – Albion Downs, Ph. 3; PC File #1-53-05C – Estates of Fairway Heights, Ph. 1; PC File #1-51-06C – Branham Corner, Sec. 2; PC File #1-36-04C – Wrenwood, Sec. 3; PC File #1-57-05C submitted by the applicant, City of Gallatin, under Other Business at its regular meeting on November 26, 2012; and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and evidence and testimony presented during the meeting.

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

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

1. The request to renew and extend the performance sureties is consistent with the policies and recommendations in the General Development and Transportation Plan.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance sureties to the detriment of the general public.

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

- Kennesaw Farms Core Commercial; PC File #8-35-06, site surety one-year renewal and extension for \$212,850.

- Foxland, Ph. 9, Sec. 1; PC9855-11; subdivision surety one-year renewal and extension for \$65,000.
- Albion Downs, Ph. 3; PC File #1-53-05C; subdivision surety one-year renewal and extension for \$119,000.
- Estates of Fairway Heights, Ph. 1; PC File #1-51-06C; subdivision surety one-year renewal and extension for \$68,000.
- Branham Corner, Sec. 2, PC File #1-36-04C; subdivision surety one-year renewal and extension for \$28,000.
- Wrenwood, Sec. 3, PC File #1-57-05C; subdivision surety one-year renewal and extension for \$59,000.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION APPROVING OTHER BUSINESS ITEM #2 – A REVISED SITE PLAN TO ADD A THIRD ACCESS POINT AT THE REAR PROPERTY BOUNDARY OF THIS SITE AT 648B NASHVILLE PIKE, (PC0021-12)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the revised site plan, PC0021-12, submitted by the applicant, Guy Payne & Associates Architects, under Other Business at its regular meeting on November 26, 2012; and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and evidence and testimony presented during the meeting.

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

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

1. The request to approve the revised site plan is consistent with the policies and recommendations in the General Development and Transportation Plan.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the revised site plan as submitted.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/26/12

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY



ITEM 2

GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION – BOARDS OF ZONING APPEALS APPLICATION

Please fill out all information. An answer of N/A is required for questions not applicable to your project for it to be considered a complete application. Projects with incomplete applications and/or documents will not be placed on the Planning Commission agenda.

Please Note: No plan will be reviewed until all information required is presented in a full and complete manner.

Date Submitted:

File Number:

Project Information

Project Name: POPPYBS RESTAURANT		<input type="checkbox"/> Check if you have had a pre-app meeting.	
Project Location: 684 NASHVILLE PIKE			
List All Tax Map/Group/Parcel #'s _____			
Phase	Section	#Lots	#Dwelling Units
Current Zone	Requested Zone	Existing Non-Residential Building Square Footage	Requested Non-Residential Building Square Footage
Zoning of Surrounding Properties: North _____ South _____ East _____ West _____			

Applicant

Organization: GUY PAYNE & ASSOC. ARCHITECTS	Contact Name: GUY PAYNE	Title: PRBS.
Street Address: 879 WILLOW TREE CL., STE 114		
City: CORDEVA	State: TN	Zip Code: 38518
Phone: 756-1878	Alt. Phone	
Fax: 756-1879	Email: PAYNEVOL@BELL SOUTH.NET	

Owner Same as applicant

Owner: CNR FARMS LLC	Contact Name: ROY LEMBLE	Title: PRBS.
Street Address: 301 SOUTH PERIMETER PARK DRIVE, STE 100		
City: NASHVILLE	State: TN	Zip Code: 37211
Phone: 615-781-4270	Alt. Phone	
Fax: 615-781-4271	Email: RLBLE@AOL.COM	

Contractor

Business Name: KC CONSTRUCTION CO.	Contact Name: KIRBY CORDELL	Title: PRESIDENT
Street Address: PO BOX 70		
City: NANCY	State: KY	Zip Code: 42544
Phone: 606-875-5049	Alt. Phone	
Fax	Email: KIRBYCORDELL@HOTMAIL.COM	

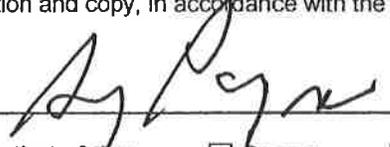
Purpose (Describe the reason for this application) **ADD A REAR ENTRANCE/ CURB CUT TO BACK OF SITE OFF OF SHOPPING CENTER WHICH WAS RECOMMENDED BY MAJOR AT PLANNING COMMISSION**

Type of Application (Please check one as well as type of plan or approval if applicable)

1	<input type="checkbox"/> Major Subdivision Plat	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
2	<input type="checkbox"/> Minor Subdivision Plat (5 lots or less)	<input type="checkbox"/> Staff Approval (2 lots or less)	<input type="checkbox"/> Planning Commission Approval	
3a	<input type="checkbox"/> Rezoning without Preliminary Master Development Plan (Written request, legal description, and scale drawing required)			
3b	<input type="checkbox"/> Rezoning with Preliminary Master Development Plan (Written request, legal description, and master development plan required)			
3c	<input type="checkbox"/> Ordinance Text Change (Written request required)			
4	<input type="checkbox"/> Master Development Plan Revision (Written request and preliminary master development plan required)			
5	<input type="checkbox"/> Right-of-way Acquisition/Street Acceptance			
6	<input type="checkbox"/> Annexation (Written request, legal description, and scale drawing required)			
7	<input type="checkbox"/> Discussion / Interpretation / General Development / Plan Amendment Request			
8a	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Change of Use	<input type="checkbox"/> In-House Staff Approval	<input checked="" type="checkbox"/> Planning Commission Approval
8b	<input type="checkbox"/> Final Master Development Plan			
B	<input type="checkbox"/> Board of Zoning Appeals	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Administrative Appeals <input type="checkbox"/> Municipal <input type="checkbox"/> Regional
E	<input type="checkbox"/> Engineering Construction Plan Review			
S	<input type="checkbox"/> Special Called Meeting	<input type="checkbox"/> Boards of Zoning Appeals	<input type="checkbox"/> Planning Commission	

**Copy of completed checklist is required to be submitted with application.*

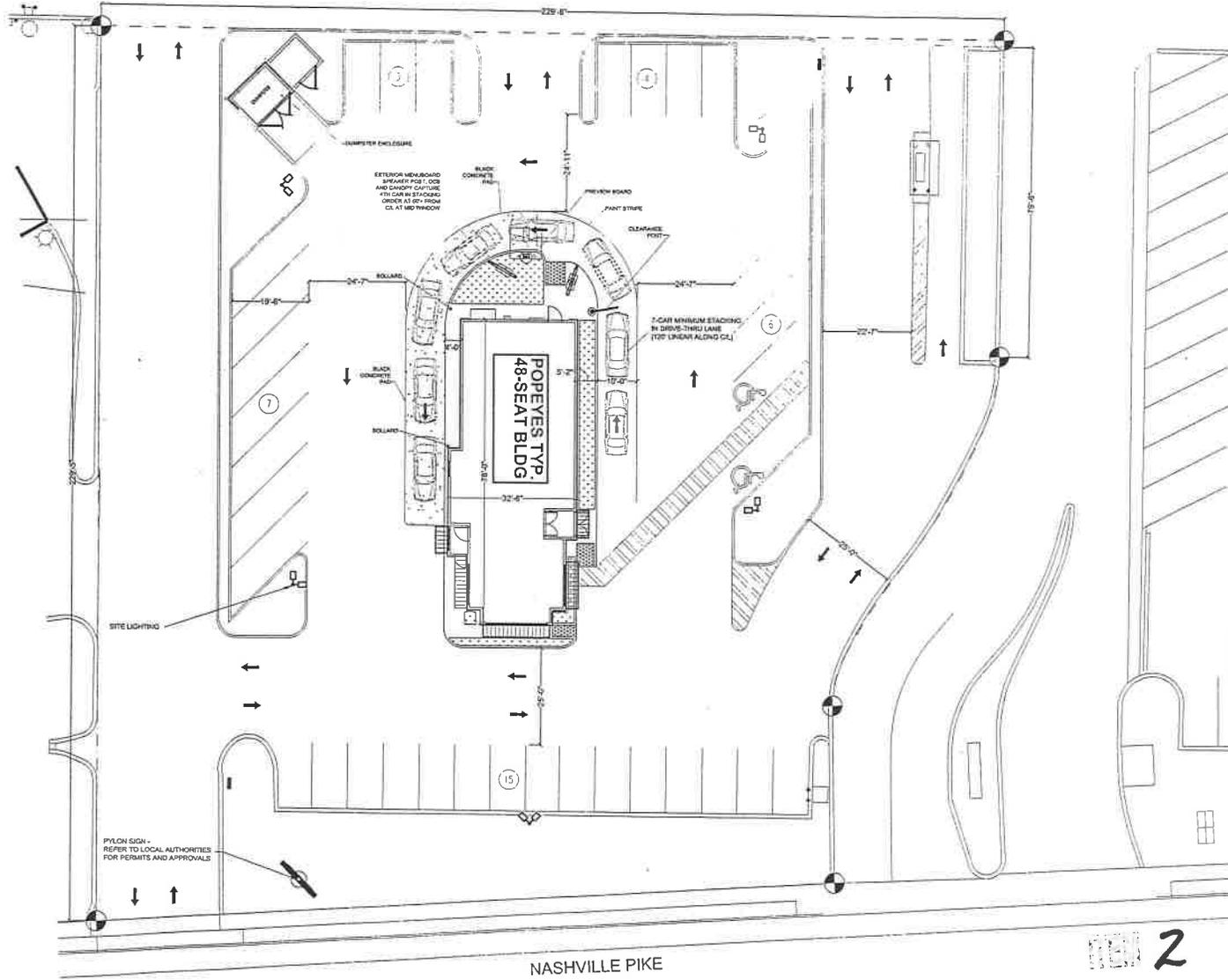
Notice of Public Disclosure: All documents, including, but not limited to applications, plans, drawings, designs, and all other written materials filed with the City of Gallatin Codes/Planning Department and Engineering Division shall be available to the general public for inspection and copy, in accordance with the Tennessee Open Records Law.

Signature:  Print Name: CLAY PAYNE
 The signature is that of the: Owner Owner's Agent

*If owner's agent signs application, an agent letter will be required as proof of authorization to act on owner's behalf.
 *If owner on this application is not owner of record according to the Sumner County Tax Record, proof of ownership is required: Purchase Contract, Deed, etc.

Fees Due (See attached fee schedule) \$ _____	Paid by: <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____
Received by: _____	Receipt # _____ Account #32650-110 _____

PARKING SPACES
 02 HANDICAP
 36 PARKING
 38 TOTAL



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GUY PAYNE & ASSOCIATES ARCHITECTS
 879 WILLOW TREE CIRCLE, STE. 114
 CORDOVA, TENNESSEE 38016
 (601) 750-1870



NOV 21 2012
 GALLATIN PLANNING & ZONING

POPEYES LOUISIANA KITCHEN
 609 NASHVILLE PIKE
 GALLATIN, TN

PROJECT NUMBER
 12
 SHEET NUMBER
 C1

RECEIVED
 OCT 13 2012
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2
 PC0021-12