



Agenda
Gallatin Municipal-Regional Planning Commission

Monday, November 21, 2016
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, do not require a public hearing and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the applicant for that item, wishing to discuss an item listed on the Consent Agenda, may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: September 12, 2016 Planning Commission Work Session Minutes**
- **Public Comment on Consent Agenda Related Items**

CONSENT AGENDA

- 1. GMRPC RESOLUTION NO. 2016-128** **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR NOVEMBER 2016

- 2. GMRPC RESOLUTION NO. 2016-137** **8-2784-16**
TWIN EAGLES PHASE 13, SECTION A; FMDP
ROGERS GROUP, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A, TO CONSTRUCT 18 SINGLE FAMILY DWELLING UNITS AND TWO (2) PUBLIC RIGHTS-OF-WAY ON A 4.76 (+/-) ACRE PORTION OF TAX MAP 114, PARCELS 047.00 AND 059.00 LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25).

- 3. GMRPC RESOLUTION NO. 2016-138** **8-2592-16**
KENNESAW FARMS, LOT 4; FMDP
ROGERS GROUP, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE KENNESAW FARMS PRELIMINARY MASTER DEVELOPMENT PLAN AND



APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR LOT 4, KENNESAW FARMS, TO CONSTRUCT AN 8,750 SQUARE FOOT MEDICAL SERVICES FACILITY, ON A 1.24 (+/-) ACRE LOT, LOCATED AT 1710 NASHVILLE PIKE.

- 4. GMRPC RESOLUTION NO. 2016-134** **1-2776-16B**
KENNESAW FARMS, PHASE 4, SECTION 2C; PRELIMINARY PLAT
KF LAND PARTNERS

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR KENNESAW FARMS, PHASE 4, SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE.

- 5. GMRPC RESOLUTION NO. 2016-135** **1-2774-16C**
KENNESAW FARMS, PHASE 4, SECTION 2C; FINAL PLAT
KF LAND PARTNERS

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR KENNESAW FARMS, PHASE 4 SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE.

- 6. GMRPC RESOLUTION NO. 2016-129** **1-2769-16C**
TWICE DAILY; FINAL PLAT
PERRY ENGINEERING

DEFERRED

- 7. GMRPC RESOLUTION NO. 2016-136** **1-2751-16C**
FOXLAND CROSSING PHASE 12A; FINAL PLAT
LAND SOLUTIONS COMPANY

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND CROSSING PHASE 12-A, A MAJOR SUBDIVISION, TO CREATE 16 ATTACHED DWELLING LOTS AND 22 MULTI-FAMILY DWELLING LOTS, THREE (3) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS, ON A PORTION OF TAX MAP 136 PARCEL 27.05, TOTALING 10.11 (+/-) ACRES, LOCATED SOUTH OF FOXLAND BOULEVARD AND WEST OF DOUGLAS BEND ROAD.

- 8. GMRPC RESOLUTION NO. 2016-133** **8-2785-16**
FAIRWAY FARMS, PHASE 3, SECTION 1; AMEND PMDP/REVISE FMDP
FAIRWAY FARMS DEVELOPMENT GROUP



THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 3, SECTION 1 TO ELIMINATE A PROPOSED SIDEWALK ADJACENT TO AN OPEN SPACE TRACT, LOCATED WITHIN THE WALPOLE DRIVE AND FANNIS CIRCLE RIGHTS-OF-WAY.

REGULAR AGENDA

- 9. GMRPC RESOLUTION NO. 2016-125** **3-2603-16**
HOLIDAY INN EXPRESS AND SUITES; REZONING WITH PMDP
DAVIS DRIVE GROUP, LLC

PUBLIC COMMENT

THE OWNER AND APPLICANT REQUESTS REZONING A 1.73 (+/-) ACRE LOT (TAX MAP 126P, GROUP A, PARCEL 021.00) FROM PLANNED NEIGHBORHOOD COMMERCIAL (PNC) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR HOLIDAY INN EXPRESS & SUITES, TO CONSTRUCT A FOUR (4) STORY, 85-UNIT HOTEL AT 713 DAVIS DRIVE.

- 10. GMRPC RESOLUTION NO. 2016-130** **6-2782-16**
TWIN EAGLES, PHASE 14; ANNEXATION & P.O.S.
ROGERS GROUP, INC.

PUBLIC COMMENT

THE OWNER AND APPLICANT REQUEST APPROVAL AND RECOMMENDATION TO THE GALLATIN CITY COUNCIL OF A RESOLUTION TO ANNEX AND A RESOLUTION TO ADOPT A PLAN OF SERVICE FOR TAX MAP 114 PARCEL 19.01, CONSISTING OF 20.00 (+/-) ACRES, LOCATED WEST OF SR 109 BY-PASS AND NORTH OF RED RIVER ROAD (SR 25).

- 11. GMRPC RESOLUTION NO. 2016-131** **3-2783-16**
TWIN EAGLES, PHASE 14; REZONING WITH PMDP
ROGERS GROUP, INC.

PUBLIC COMMENT

THE OWNER AND APPLICANT REQUESTS APPROVAL TO ESTABLISH CITY ZONING ON A 20.00 (+/-) ACRE PARCEL (TAX MAP 114 AND PARCEL 19.01) TO MU – MIXED USE DISTRICT WITH A PRELIMINARY MASTER DEVELOPMENT PLAN



FOR THE TWIN EAGLES SUBDIVISION, PHASE 14, LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25).

**12. GMRPC RESOLUTION NO. 2016-132
PRESTON PARK; REZONING WITH PMDP
LAND SOLUTIONS COMPANY, LLC**

3-2745-16

PUBLIC COMMENT

THE OWNERS AND APPLICANT REQUESTS REZONING TWO (2) LOTS AND A PORTION OF A PARCEL TOTALING 20.5 (+/-) ACRES (TAX MAP 125M, GROUP A, PARCELS 001.00, 001.01, & 001.02) FROM COMMERCIAL SERVICES DISTRICT AND COMMERCIAL GENERAL DISTRICT TO MU – MIXED USE DISTRICT AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR PRESTON PARK, TO CONSTRUCT 140 DWELLING UNITS (76 TOWNHOMES AND 64 STACKED FLATS) FIVE (5) COMMERCIAL OUTPARCELS, SIX (6) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS LOCATED SOUTH OF TULIP POPLAR DRIVE, EAST OF N MARTIN VINEYARD WAY, AND NORTH OF NASHVILLE PIKE.

13. OTHER BUSINESS

14. ADJOURN

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

September 12, 2016

MEMBERS PRESENT

Mr. Dick Dempsey, Chair
Mr. James Robert Ramsey, Vice Chair
Mr. Johnny Wilson, Secretary
Mayor Paige Brown
Councilperson Julie Brackenbury
Dr. Rick Orgain
Mr. John Puryear

STAFF PRESENT

William McCord, Director of Planning
Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planning II
Denise Brown, Planner I
Brian Reifschneider, Engineering Project Manager
Aaron Hickson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

News Examiner
Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, September 12, 2016, 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.

Agenda

Chair Dempsey moved Item 2, to the first item on the agenda, at the request of the applicant.

Item 2: Baker's Crossing The Forza Group – Final Master Development Plan (8-2285-16) – Arnold Consulting Services, Inc. – The owner and applicant request approval of a Final Master Development Plan for Baker's Crossing The Forza Group, Phase 1 to construct a hotel, restaurant, conference center and a retail and restaurant space, on an 8.15 (+/-) acre parcel, located on Tulip Poplar Drive between Nashville Pike and North Belvedere Drive.

Mr. Robert Kalisz, Assistant Director of Planning, said the first phase of this project was submitted, including a hotel, restaurant, conference center, a separate retail/restaurant building and parking area. The Hilton Garden Inn, the proposed hotel owner, has a prototype that they would like to use and actual elevations will be submitted at a later date. Staff asked the Planning Commission to approve the prototype and allow Staff to review the final architectural elevations. The size of the multi-tenant sign was reduced from the size presented during review of the Preliminary Master Development Plan from 12 feet high by 12 feet wide sign. The sign size does not meet the sign ordinance and the proposed sign would require alternative sign approval.

Mr. Daniel Whitley, with Arnold Consulting Engineering, represented the applicant.

Chair Dempsey asked if the height of the building has changed. Mr. Whitely said the height of the building has not changed.

Chair Dempsey said the Planning Commission does not have an issue approving the prototype building design with final review by Staff.

Chair Dempsey said the sign would be located behind the Loden Vision Center building. He asked about the sign height regulation. Ms. Denise Brown, Planner I, said the 12 foot height is in compliance with the sign ordinance; however, the sign area is slightly larger than the sign ordinance permits, but the difference is insignificant.

Chair Dempsey asked about the access road. Mr. Reifschneider said the applicant proposes an agreement with the adjacent property owner to make the access road an easement until it is accepted by the City.

Item 1: Jennings Park Subdivision – Final Plat (1-2439-16C) – Living Well Properties – The owner and applicant request approval of a final plat for Jennings Park, a major subdivision, to create 10 lots and a private road on a 5.40 (+/-) acre parcel, located at 683 and 704 Hartsville Pike.

Mr. Kalisz said the current submittal shows 10 lots with a private road. He presented the first submittal and the road placement with seven (7) lots. The first submittal was approved by the Planning Commission. The second submittal showed seven (7) lots with a u-shaped private road, which was also approved by the Planning Commission. The current proposed plan shows the road in the middle of the property with ten (10) lots adjacent to the private road. The homes will be Arts and Craft style with front or side garage entry.

Chair Dempsey asked Mr. Brian Reifschneider, Engineering Project Manager, if there were any Engineering Division concerns with the proposed plan. Mr. Reifschneider said the Engineering Division does not have any concerns with the project, except to request that Lot 10 be accessed from Independence Way. In addition, a recommendation was made that Lot 1 be accessed from Independence Way and that access to the private drive to Lot 15 would occur through Lot 2.

Mr. Puryear asked why Lot 1 and Lot 10 do not access the new private road.

Mr. Andy Leath, with Rogers Group, representing the applicant, said Lot 1 currently accesses the existing private drive but will have an access from Independence Way. The applicant is discussing the access with the adjoining property owner. Lot 10 was acquired since the original submittal.

Mr. Leath said the applicant would like to close the private drive and give the adjoining property owner access to the cul de sac Independence Way). The applicant is discussing the option with the adjoining property owner.

Mr. Brock Rust, developer, said the project presently has three approved curb cuts on the highway. He would like to keep the access as it is presently on the west corner since the access was approved by TDOT for a driveway and potentially could be the driveway for Lot 10. He does not object to Lot 1 and Lot 10 accessing Independence Way.

Chair Dempsey asked if the City prefers private roads or public roads. Mr. Reifschneider said the City prefers private roads as long as they are built to City standards.

Item 3: McDonald's Remodel – Site Plan (8-2441-16) – CMA Architects, PLLC – The owner and applicant request approval of a site plan for McDonald's Restaurant located at 402 West Main Street to remodel the exterior façade to expand the building, to create an indoor children's play place and storage area, and to install a dual drive-thru lane.

Ms. Brown said the remodeled building will have a more modern look, similar to other currently approved restaurant remodels in the City. This McDonald's is located on West Main in an existing 4,446 square foot building. The proposed increase the building to 6,521 square feet. The proposed materials consist of corrugated metal and increased brick in neutral earth tone colors. The front playground will be replaced and enclosed. In addition, a second drive-through is proposed to alleviate the traffic impact on Nashville Pike. The wall signs shown are conceptual and the actual signs will be submitted later. The freestanding sign will not be changed. Improvements will also be made to the existing front driveway. The applicant is asking for bufferyard waivers on all boundaries, because installing bufferyards would require removing some of the parking spaces. Landscaping improvements will be made to the interior of the site.

Mr. Tom Cornell, with McDonald's Corporation, represented the applicant.

Mr. Ramsey said there is not enough parking. Ms. Brown said the restaurant requires 49 parking spaces, which will decrease if additional bufferyards are required. Four handicapped spaces are shown on the plan. Mr. Cornell said there are 43 existing parking spaces. Three (3) of the proposed parking spaces will be handicapped parking.

Chair Dempsey asked about the materials used to conceal the trash collection area. Mr. Cornell said the materials around the dumpster will be brick.

Mr. Puryear said there is not enough space for the larger building, the parking spaces and the bufferyards on this site. He suggested that an alternate bufferyard plan be submitted along with a sign package.

Mr. Ramsey said he is at this building each morning and the traffic backing up onto Nashville Pike. He asked why the increased in size. Mr. Cornell said the owner lives in the area and he wants to put his office at this site. In addition there needs to be a storage area for the frozen buns. Food storage is now in the basement and it is not efficient, nor is it safe for the employees.

Dr. Orgain said, as a good neighbor, the applicant should consider a new sign.

Chair Dempsey said the bufferyard and sign change is a suggestion and not a condition, but if it could be done it would be greatly appreciated. Ms. Brown added that the City now allows electronic signs, which might be an asset for the business.

Mr. William McCord, Director of Planning, said landscaping is not required when a building is expanded and is grandfathered as long as the business does not discontinue for at least 30 months. He added that the existing

sign is in disrepair and now would be a good time to upgrade the sign, especially since the business would be eligible for an electronic sign.

Mr. Ted Lyons, applicant, said he is a long time Gallatin resident and he owns the Hendersonville McDonald's as well and the Gallatin McDonald's as part of a family business. When these facilities were built the trusses were built with a fire retardant. McDonald's now requires that the trusses be replaced. The Hendersonville McDonald's was rebuilt, but the former Gallatin McDonald's owner only replaced the trusses. Mr. Lyons recently purchased the Gallatin facility and the building does not represent the growth in Gallatin. The Lyons family also owns the other Gallatin McDonald's and employees 100 people in Gallatin. A large amount of money will be put into remodeling and expanding the building as well as the cost of purchasing the franchise.

Chair Dempsey said the dual drive thru lanes will benefit to this facility. He reiterated that electronic signs are now allowed in Gallatin and might be a benefit to this McDonald's restaurant. Mr. Lyons asked that the Planning Commission take into consideration that his plan is to eventually replace the sign; however, he would like to recover from this initial cost of the remodel and the franchise purchase. He added that his company is sensitive to greenspace and moved the front of the customer access further back to allow for landscaping in the front.

Item 4: First Baptist Church Entry/Parking – Site Plan (8-2452-16) – The owner and applicant request approval of a site plan for the First Baptist Church building entry and parking addition located at 205 East Main Street.

Mr. Chastine said the request is to build an entryway, creating a drop off point, and add 39 parking spaces including six (6) handicapped spaces. The materials are brick and stone. The church is in discussion with the Sumner County Juvenile Court to have a joint access.

Mr. Reifschneider said the existing access would be abandoned as soon as the proposed joint access is built.

Mr. Enoch Jarrell, with Huddleston Engineering, said the church needs a front foyer and additional parking spaces for visitors and disabled persons. The church worked with the County to create the joint access and align it with College Street.

Chair Dempsey asked about front landscaping. Mr. Gerald said the landscaping will comply with the City requirements. Chair Dempsey said he would like spacing between the parking and the landscaping to protect the landscaping.

Mr. Reifschneider said a bio-retention pond would be installed in compliance with the Stormwater Regulations.

Item 5: Chandler Park – Rezoning with Preliminary Master Development Plan (3-2332-16) – B.L. Bennett & Associates – The owner and applicant request approval of a rezoning from Planned Business Park (PBP) to Mixed Use (MU) and approval of a Preliminary Master Development Plan to construct a two-phase apartment complex with a 2.5 acre retail use on a 32.39 (+/-) acre parcel, located on Harris Lane at GreenLea Boulevard.

Mr. Chastine said this is a proposed multi-family development and is a two-phased project. The north phase requires a small portion to be rezoned to Mixed Use (MU) from Planned Business Park (PBP). The south phase includes approximately a two and one half (2 ½) acre commercial site and the remaining section is proposed for

384 multi-family units with a detention area, a dog park, and other green space areas. Garage parking and surface parking is proposed. The north phase is approximately 102 units with a different architectural look. The north phase will use the amenities of the south phase. A Master Development Plan has not been submitted for this property. Staff recommends that the item be deferred to the October Planning Commission meeting to allow staff to discuss the concerns with the applicant.

Mayor Brown asked if there are any other developments of this density that access a road so small and winding with railroad tracks and no shoulders. Mr. Chastine said this issue was discussed at the pre-application meeting with the applicant. Chair Dempsey asked that Staff notify the applicant that this is a concern of the Planning Commission.

Chair Dempsey asked that this item also be on the October Planning Commission work session meeting. He added that more information on the commercial area be submitted and suggested that sound deadening windows be added to the units because they are so close to the railroad tracks.

Item 6: Peytona Downs – Amended Preliminary Master Development Plan and Revised Final Master Development Plan (8-2445-16) – JPL Development, LLC – The owner and applicant request approval of an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan for Peytona Downs, on a 20.42 (+/-) acre parcel, located between St. Blaise Road and GreenLea Boulevard.

Mr. Kalisz said the applicant is returning to amend the Preliminary Master Development Plan and to revise the Final Master Development Plan. The previously approved plan had an urban look with open space in the middle of the project. The bufferyards were an issue. The new layout has the buildings set closer to the middle which alleviates the buffer issue. The revised plan has 10 buildings with 304 units without garages underneath the buildings. The garages will be separate. The revised plan provides 550 parking spaces which includes 20 garage parking spaces, 13 handicapped, and 517 surface parking spaces. The entrances will remain the same. The access from St. Blaise Road remains an emergency access. The height of the building remains the same. The proposed trash collection area will hold two trash containers which will be internal to the project.

Chair Dempsey asked if access to Little Drive would be preferable. Mr. Reifschneider said there are four (4) accesses proposed and another access to Little Drive is not necessary.

Mr. Mike Wrye, with Lose and Associates, represented the applicant and said there is a new apartment partner on this project. Chair Dempsey asked if the builder would build and manage the apartment complex. Mr. Wrye said the new apartment partner would build and manage the apartment complex.

Mr. Kalisz said Staff will recommend the changes as a minor amendment.

Item 7: Other Business

Chair Dempsey asked Staff to make a recommendation to the owner of the property on Durham Drive, where a group home is proposed, that landscaping, a parking plan, and a security light be installed. Mayor Brown said the City Attorney may need to review this request.

Mr. Ramsey said the City cannot single this home out from other homes in the City. He suggested that this be addressed in the zoning ordinance. Mr. McCord said there are no regulations in the zoning ordinance and suggested to the City Attorney that a group home at least be registered. He added that there could be separation requirement.

Item 8: Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 6:12 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary



Agenda
Gallatin Municipal-Regional Planning Commission
Work Session Meeting

Monday, September 12, 2016
Dr. J. Deotha Malone Council Chambers

Planning Commission - 5:00 p.m.
City Hall

- 1. JENNINGS PARK SUBDIVISION 1-2439-16C**
FINAL PLAT
LIVING WELL PROPERTIES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR JENNINGS PARK, A MAJOR SUBDIVISION, TO CREATE TEN (10) LOTS AND A PRIVATE ROAD ON 5.40 (+/-) ACRES LOCATED AT 683 AND 704 HARTSVILLE PIKE.

- 2. BAKERS CROSSING THE FORZA GROUP 8-2285-16**
FMDP
ARNOLD CONSULTING SERVICES, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR BAKERS CROSSING (THE FORZA GROUP), PHASE 1, TO CONSTRUCT A HOTEL, RESTAURANT, CONFERENCE CENTER AND A RETAIL AND RESTAURANT SPACE, ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE.

- 3. MCDONALD'S REMODEL 8-2441-16**
SITE PLAN
CMA ARCHITECTS, PLLC

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR MCDONALD'S LOCATED AT 402 WEST MAIN STREET, TO REMODEL THE EXTERIOR FACADE, EXPAND THE BUILDING TO CREATE AN INDOOR CHILDREN'S PLAY PLACE AND STORAGE AREA, AND INSTALL A DUAL DRIVE-THRU.

- 4. FIRST BAPTIST CHURCH ENTRY/PARKING 8-2452-16**
SITE PLAN
HUDDLESTON STEELE ENGINEERS.

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR THE FIRST BAPTIST CHURCH BUILDING ENTRY AND PARKING ADDITION, LOCATED AT 205 E MAIN STREET.

- 5. CHANDLER PARK 3-2332-16**
REZONING WITH PMDP
B.L. BENNETT & ASSOCIATES.

OWNER AND APPLICANT REQUEST APPROVAL OF REZONING FROM PBP TO MU AND PRELIMINARY MASTER DEVELOPMENT PLAN, TO CONSTRUCT A TWO-PHASE APARTMENT

COMPLEX WITH A 2.5 ACRE RETAIL USE, ON A 32.39 (+/-) ACRE PARCEL, LOCATED ON HARRIS LANE AT GREENLEA BOULEVARD.

6. **PEYTONA DOWNS
AMENDED PMDP AND REVISED FMDP
JPL DEVELOPMENT, LLC.**

8-2445-16

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR PEYTONA DOWNS, LOCATED BETWEEN ST. BLAISE ROAD AND GREENLEA BOULEVARD ON A 20.42 (+/-) PARCEL.

7. **OTHER BUSINESS**
8. **ADJOURN**



A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR:

- **TWIN EAGLES, PHASE 11, SECTION A (SUBDIVISION); FILE #1-200-14C**
- **TWIN EAGLES, PHASE 12, SECTION A (SUBDIVISION); FILE #1-201-14C**
- **GREEN FARMS, PHASE 1, SECTION 2 (SUBDIVISION); FILE #1-90-13C/PC0119-13**
- **GREEN FARMS, PHASE 1, SECTION 1 (SUBDIVISION); FILE #1-97-12C/PC0007-12**
- **CARELLTON AMENITY CENTER (SITE); FILE #8-706-15**
- **HUNT CLUB, PHASE 2, SECTION 2, LOTS 2B (SITE); FILE #8-827-14/PC0310-14**
- **LENOX PLACE, PHASES 5-7 (SITE); FILE #8-83-14/PC0278-14**

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance surety for:

- Twin Eagles, Phase 11, Section A (Subdivision); File #1-200-14C
- Twin Eagles, Phase 12, Section A (Subdivision); File #1-201-14C
- Green Farms, Phase 1, Section 2 (Subdivision); File #1-90-13C/PC0119-13
- Green Farms, Phase 1, Section 1 (Subdivision); File #1-97-12C/PC0007-12
- Carellton Amenity Center (Site); File #8-706-15
- Hunt Club, Phase 2, Section 2, Lots 2B (Site); File #8-827-14/PC0310-14
- Lenox Place, Phases 5-7 (Site); File #8-83-14/PC0278-14

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance sureties will cover the cost of public improvements and infrastructure not yet completed in the subdivision or completed for the development site of an approved site plan or master development plan as determined by the City Engineering Division and Planning Department.
2. The subdivision surety and/or site master development plan surety is necessary to protect the public interest as described in Chapter 3,

ITEM 1

Gallatin Subdivision Regulations and Article 15, Section 15.03.080 of the Gallatin Zoning Ordinance.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension for each of the performance sureties for the following projects with the following conditions:

1. A new Letter of Credit or acceptable form of payment in the amount described below shall be provided to the City of Gallatin by no later than one (1) week prior to the expiration date of the current Letter of Credit.
 2. An extension may be permitted for the performance surety. All improvements must be completed and accepted by November 21, 2017.
 3. Upon completion of all required improvements, the developer shall obtain final subdivision or site plan inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.
- Twin Eagles, Phase 11, Section A (Subdivision); File #1-200-14C in the amount of \$210,000.
 - Twin Eagles, Phase 12, Section A (Subdivision); File #1-201-14C in the amount of \$126,000.
 - Green Farms, Phase 1, Section 2 (Subdivision); File #1-90-13C/PC0119-13 in the amount of \$49,000.
 - Green Farms, Phase 1, Section 1 (Subdivision); File #1-97-12C/PC0007-12 in the amount of \$67,000.
 - Carellton Amenity Center (Site); File #8-706-15 in the amount of \$71,500.
 - Hunt Club, Phase 2, Section 2, Lots 2B (Site); File #8-827-14/PC0310-14 in the amount of \$43,823.
 - Lenox Place, Phases 5-7 (Site); File #8-83-14/PC0278-14 in the amount of \$36,425.

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.

ITEM 1

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/16

Dick Dempsey Chairman

Johnny Wilson Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2016-137

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A, TO CONSTRUCT 18 SINGLE FAMILY DWELLING UNITS AND TWO (2) PUBLIC RIGHTS-OF-WAY ON A 4.76 (+/-) ACRE PORTION OF TAX MAP 114, PARCELS 047.00 AND 059.00 LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25). (8-2784-16)

WHEREAS, the applicant submitted a Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Master Development Plan submitted by the applicant, Rogers Group Inc. Engineering Services, at its regular meeting on November 21, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant T.C.A. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202 and §12.02.030 of the City of Gallatin Zoning Ordinance:

1. The Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections and exceptions, and with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
3. The proposed Final Master Development Plan complies with approved Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-2290-16).
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the Final Master Development Plan for Twin Eagles, Phase 13, Section A will not change the essential character of the area.

ITEM 2

5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan for Twin Eagles, Phase 13, Section A, consisting of a three (3) sheet plan, prepared by Rogers Group Inc. Engineering Services, of Gallatin, Tennessee, with Project No. 13-035, dated October 24, 2016, with a revision date of November 10, 2016 with the following conditions:

1. Correct the date in the project description from November 1, 2017 to November 1, 2016.
2. Remove the boundary dimensions and lighten the boundary lines for Lot C6.
3. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department prior to the issuance of any building permits.
4. Submit three (3) corrected and folded copies, of the Final Master Development Plan for Twin Eagles, Phase 13, Section A including one (1) full size and two (2) half size copies to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

ITEM 2

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 2

PLANNING DEPARTMENT STAFF REPORT

Final Master Development Plan for Twin Eagles, Phase 13, Section A
(8-2784-16)

Located West of State Route 109 and North of Red River Road (State
Route 25)

Date: November 16, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A, TO CONSTRUCT 18 SINGLE FAMILY DWELLING UNITS AND TWO (2) PUBLIC RIGHTS-OF-WAY ON A 4.76 (+/-) ACRE PORTION OF TAX MAP 114, PARCELS 047.00 AND 059.00 LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25).

OWNER: RANDY AND BARBARA JONES

APPLICANT: ROGERS GROUP, INC. (ANDY LEATH, P.E.)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016-137

STAFF CONTACT: ROBERT J. KALISZ

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: The owner and applicant request approval of a Final Master Development Plan for Twin Eagles, Phase 13, Section A, to construct 18 single family dwelling units and two (2) public rights-of-way on a 4.76 (+/-) acre portion of Tax Map 114, Parcels 047.00 and 059.00 located west of State Route 109 and north of Red River Road (S.R. 25). The Dwelling, One-Family Detached use is permitted within the MU – Mixed Use zone district. (Attachment 2-1 and Attachment 2-2)

CASE BACKGROUND:

Previous Approvals

On May 19, 2003, the Planning Commission recommended approval of the Plan of Service and Annexation (PC File #6-1-03 and PC File #6-2-03) for the 60.4 (+/-) acres of Randy and Barbara Jones property to the Gallatin City Council. On September 16, 2003, the City Council passed, on Second Reading, the Plan of Service and Annexation.

On July 28, 2003, the Planning Commission recommended approval of a rezoning with a Preliminary Master Development Plan for Eagles Landing, Sections 1-9 (i.e. Twin Eagles, Phases 1-5) (PC File #3-2-03) on 60.4 (+/-) acres to Gallatin City Council. On September 16, 2003, the City Council approved the rezoning from Agricultural Residential (A) to Mixed Use (MU).

On February 22, 2016, the Planning Commission approved an Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-1504-16) as a minor amendment. This amendment changed the lot configuration of previously approved Section 1 and Section 5.

On August 22, 2016, the Planning Commission recommended approval of the Plan of Service and Annexation (6-2289-16) for 2.75 (+/-) acres of Randy and Barbara Jones property (portion of parcel 047.00) to the Gallatin City Council. On November 1, 2016, the City Council approved the Plan of Service and Annexation (Resolution No. R1608-47 and Resolution No. R1608-48).

On August 22, 2016, the Planning Commission recommended approval of a rezoning of a 2.75 (+/-) acre portion of Tax Map 114, Parcel 047.00 from Agricultural Residential (A) District to Mixed Use (MU) District and approval of an Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-2290-16) (Attachment 2-3). On November 1, 2016, the City Council approved, on second reading, the rezoning and Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-2290-16) (Ordinance No. O1608-46). This Amended PMDP (3-2290-16) replaced the previously approved Amended PMDP (3-1504-16) including leaving Lot C6 (parcel 040.00) in Phase 4.

DISCUSSION:

Proposed Development

The owner and applicant request approval of a Final Master Development Plan for Twin Eagles, Phase 13, Section A, to construct 18 single family dwelling units and two (2) public rights-of-way on a 4.76 (+/-) acre portion of Tax Map 114, Parcels 047.00 and 059.00 located west of State Route 109 and north of Red River Road (S.R. 25). The Dwelling, One-Family Detached use is permitted within the MU – Mixed Use zone district.

The Amended PMDP for Twin Eagles, Phase 13, Section A (3-2290-16) comprises of three parcels (Tax Map 114E, Group C, Parcel 040.00, a Portion of Tax Map 114, Parcel 047.00 and a portion of Tax Map 114, Parcel 059.00), totaling 7.95 (+/-) acres. Twin Eagles Phase 13, Section A will contain 18 single family home lots and two (2) new public rights-of-way. The Amended Preliminary Master Development Plan removed all seven (7) lots and one (1) public right-of-way from Tax Map 114E, Group C, Parcel 040.00 (Lot C6), rezoned a 2.75 (+/-) acre portion of Tax Map 114, Parcel 047.00, and proposed 10 single family lots and two (2) rights-of-way on the 2.75 (+/-) acre portion of Tax Map 114, Parcel 047.00 and slightly reconfigured the eight (8) lots approved on Tax Map 114, Parcel 059.00.

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (555') located along the western boundary (Lot 422), with a steady descending slope towards Community Court and proceeds with the same descending slope towards the lowest point of elevation (534') located at the northeast corner of Lot 413. No portion of this development is located within a special flood hazard area.

Adjacent or Area Uses

The adjacent surrounding area to the north is part of the Twin Eagles Phase 1, Section 1 subdivision developed as single family homes. The area to the east is platted as part of the Twin Eagles, Phase 4 subdivision designated for future development. The adjacent areas to the south includes the remaining portion of Tax Map 114, Parcel 047.00 (this is not annexed or rezoned at this time) and Tax Map 114, Parcel 59.00 that is proposed for future

commercial development. The property to the west is a single family home and farm operation. The properties to the north and east are zoned Mixed Use. The properties to the south are zoned Mixed Use and Agricultural-Residential. The property to the west is zoned Agricultural-Residential.

Gallatin on the Move 2020 General Development and Transportation Plan

The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as a Suburban Neighborhood Established, which typically maintains residential uses, preserves existing tree cover, provides safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way, and maintains predominately development pattern of detached one-family homes. The Amended Preliminary Master Development Plan and Final Master Development Plan meet the characteristics of the Suburban Neighborhood Established.

Although the Mixed Use (MU) zone district is not listed as an applicable zoning district of the Suburban Neighborhood Established Community Character Area, the development plan meets the intent and strategies identified with the Suburban Neighborhood Established. Additionally, the previous phases of the Twin Eagles development are zoned Mixed Use. The FMDP meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan*.

Lot Layout

The MU – Mixed Use zoning requires a minimum lot size of 6,000 square feet. All proposed lots exceed the required minimum lot size, with the smallest lot being 8,044 square feet (Lot 418) and the largest lot being 12,461 square feet (Lot 423). The lot sizes and layout are consistent with lot sizes and layouts in the Preliminary and Final Master Development Plans for the previous phases of the Twin Eagles development.

TWIN EAGLES - PHASE 13, SECTION A – LOT SIZES		
LOT NUMBER	SIZE (SQUARE FEET)	SIZE (ACRES)
412	11,903	.273
413	10,157	.233
414	8,573	.196
415	10,268	.235
416	8,117	.186
417	8,623	.198
418	8,044	.184
419	8,614	.197
420	8,036	.184
421	8,605	.197
422	10,330	.237
423	12,461	.309
424	10,209	.236
425	8,050	.184
426	8,625	.198
427	8,050	.184
428	8,054	.184
429	11,988	.275

Access Management

The FMDP proposes two (2) public rights-of-way – Willow Oak Trail and Hickory Drive. Both Willow Oak Trail and Hickory Drive were included with the Amended PMDP for Twin

Eagles, Phase 13, Section A (3-2290-16). The FMDP for Phase 13, Section A shows one (1) proposed access point on to Wildcat Run (70 feet R.O.W. – 36 feet Pavement). The Willow Oak Trail right-of-way will extend approximately 620 feet to the west from Wildcat Run and dead end into adjacent property. The Hickory Drive right-of-way will extend approximately 140 feet from Willow Oak Trail to the adjacent property located to the south. The proposed public rights-of-way will serve the 15 of the 18 single family dwelling units with the remaining three (3) lots being served by Wildcat Run and Community Court. These rights-of-way will be extended at a future date. The right-of-way widths and pavement widths are provided in the table below.

Twin Eagles – Phase 13, Section A – Rights-of-Way			
Name	R.O.W. Width	Pavement Width	Public or Private
Willow Oak Trail	50 feet	24 feet	Public
Hickory Drive	50 feet	24 feet	Public

Architectural Designs

The architectural designs proposed for the Final Master Development Plan for Twin Eagles, Phase 13, Section A match the plans approved with the Amended PMDP and are consistent with previous phases of Twin Eagles which feature one story brick homes with architectural shingles.

Staff recommends the Planning Commission approve the architectural elevations consistent with the previous phases.

Open Space/Bufferyards

Twin Eagles Phase 13, Section A requires a Type 50 Bufferyard along a portion of the southern boundary and the entire western boundary. The remaining portions of Twin Eagles Phase 13, Section A borders property zoned MU – Mixed Use, which requires a Type 10 Bufferyard. The Planning Commission approved an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance with the Amended PMDP. The alternative bufferyard plan is proposed along both the southern and western boundary of Phase 13, Section A.

REQUIRED/PROPOSED BUFFERYARDS		
ADJACENT ZONING	REQUIRED BUFFERYARD	PROPOSED ALT. BUFFERYARD
A – Agricultural (West Boundary)	Type 50	Type 30
A – Agricultural (Southern Boundary)	Type 50	Type 10

The Alternative Type 50 (Type 30) bufferyard along the western boundary is comprised of a large deciduous tree planted every 40 feet with a small deciduous or ornamental tree planted between and includes a double row of six (6) foot tall medium evergreens planted 10 feet on center located closest to the property boundary. This will create an opaque vegetative barrier. The Alternative Type 50 (Type 10) bufferyard along the southern boundary is comprised of a large deciduous tree every 60 feet with two (2) small deciduous or ornamental trees installed between the large deciduous trees. The owner/developer owns the property to the south (remaining portion of Tax Map 114, Parcel 047.00) and plans to develop the adjacent property as a future phase of Twin Eagles. The plan designated that if in the future the adjacent property is not developed as part of the Twin

Eagles Subdivision or is sold to another individual or entity or remains as a residence, then a Type 50 Buffer Yard shall be installed and maintained on the rear of lots 423 - 427.

The proposed alternative bufferyards provide equal or superior buffering between adjacent properties consistent with bufferyards provided elsewhere in the Twin Eagles development.

Staff recommends the Planning Commission approves the Alternative Landscaping Plan for the Final Master Development Plan for Twin Eagles, Phase 13, Section A.

Detention/Water Quality Area

The plan indicates two (2) catch basins located halfway along both sides of Willow Oak Trail. The catch basins will convey stormwater from the west to a detention/water quality area located on the adjacent property to the south. Since the adjacent property is not currently part of Twin Eagles Subdivision, but owned by the developer, a drainage easement shall be provided on the remaining undeveloped portion of Tax Map 114, Parcel 047.00.

The owner and applicant indicated that the stormwater being conveyed from the middle of Willow Oak Trail will flow east along Willow Oak Trail to Wildcat Run then continue north along Wildcat Run into existing catch basins and into an existing stormwater system located in Phase 4 of Twin Eagles development (adjacent to State Route 109).

The owner and applicant shall submit construction plans (grading, drainage and erosion control) and drainage calculations to the Engineering Division for review and approval along with the submittal of the preliminary plat.

Parking

The Dwelling, One-Family Detached use requires two (2) parking spaces per dwelling unit. The 18 dwelling units require a total of 36 parking spaces. The Final Master Development Plan provides at least two (2) parking spaces per unit.

Photometric Plan and Lighting Fixtures

The Final Master Development Plan for Twin Eagles, Phase 13, Section A does not indicate any proposed street lighting fixtures at this time. Any proposed street lighting fixtures shall comply with the City of Gallatin Electric Department regulations and standards.

Signage

The plan does not indicate any monument signs to be installed as part of this site. If in the future, the owner wishes to install a monument sign or any other types of signs on this site, the owner shall submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of permanent signs to be installed on site. The proposed signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Site Surety

The owner and applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. The owner and applicant submitted a site surety cost calculation sheet to the Planning Department for review and approval. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to issuance of any building permits.

Gallatin Public Utilities Department Comments

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

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plat.
2. Proposed facilities shall comply with all applicable cross-connection control and sewer use regulations.

Planning Department Comments

The Planning Department reviewed and commented on the Final Master Development Plan. The majority of the Planning Department comments have been satisfied; however, the owner and applicant shall correct the FM DP as indicated below:

1. Correct the date in the project description from November 1, 2017 to November 1, 2016.
2. Remove the boundary dimensions and lighten the boundary lines for Lot C6.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Master Development Plan. The majority of the Engineering Division comments have been satisfied; however, the owner and applicant shall documents as indicated below:

1. Submit construction plans (grading, drainage and erosion control) and drainage calculations to the Engineering Division for review and approval along with the submittal of the preliminary plat.

FINDINGS:

1. The Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections and

exceptions, and with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

3. The proposed Final Master Development Plan complies with approved Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-2290-16).
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the Final Master Development Plan for Twin Eagles, Phase 13, Section A will not change the essential character of the area.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-137, the Final Master Development Plan for Twin Eagles, Phase 13, Section A, consisting of a three (3) sheet plan, prepared by Rogers Group Inc. Engineering Services, of Gallatin, Tennessee, with Project No. 13-035, dated October 24, 2016, with a revision date of November 10, 2016 with the following conditions:

1. Correct the date in the project description from November 1, 2017 to November 1, 2016.
2. Remove the boundary dimensions and lighten the boundary lines for Lot C6.
3. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department prior to the issuance of any building permits.
4. Submit three (3) corrected and folded copies, of the Final Master Development Plan for Twin Eagles, Phase 13, Section A including one (1) full size and two (2) half size copies to the Planning Department.

ATTACHMENTS

- Attachment 2-1** **Location Map**
- Attachment 2-2** **Final Master Development Plan for Twin Eagles, Phase 13, Section A (8-2784-16)**
- Attachment 2-3** **Amended Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A (3-2290-16)**

GENERAL NOTES:

- THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
- ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
- LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY L. STEVEN BRIDGES, JR. LAND SURVEYING AND CONSULTING.
- A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- THIS SURVEY IS IN COMPLIANCE WITH STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0800-1. THIS SURVEY IS CLASSIFIED AS A: URBAN AND SUBDIVISION (CATEGORY I)
- ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C03136, EFFECTIVE DATE APRIL 17, 2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- PERFORMANCE STANDARD COMPLIANCE. ALL CONSTRUCTION OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
- ADDITIONAL DESIGN STANDARDS. THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.
- UTILITY CROSS CONNECTION. THESE FACILITIES SHALL COMPLY WITH ALL APPLICABLE CROSS CONNECTION AND SEWER USE REGULATIONS.
- NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT.
- TRASH DISPOSAL. THIS PROJECT WILL UTILIZE THE CITY OF GALLATIN TRASH WASTE DISPOSAL SERVICES.
- REFER TO THE UTILITY PLAN NOTES FOR ADDITIONAL INFORMATION RELATING TO THIS PROJECT.

ARCHITECTURAL PLANS:

SCHEMATIC ARCHITECTURAL PLANS AND ELEVATIONS ARE APPROVED AS REQUIRED BY ARTICLE 13.00 OF THE ZONING ORDINANCE. HOME ELEVATIONS ARE TYPICAL AS APPROVED ON TWIN EAGLES SUBDIVISION PHASES 1-12.

TRAFFIC VOLUME ESTIMATES:

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
18 x 10 = 180 TRIP / DAY
LANE WIDTH = 12'
OFF STREET PARKING @ 2 SP / DWELLING

ESTIMATED BEGINNING OF CONSTRUCTION:

DECEMBER 2016

ESTIMATED COMPLETION OF CONSTRUCTION:

JULY 2017

TEMPORARY BENCH MARK:

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

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
PAVING & DRAINAGE DETAILS	C 3.0

STATEMENT OF FINANCIAL RESPONSIBILITY:

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

OWNERSHIP AND MAINTENANCE PROVISIONS:

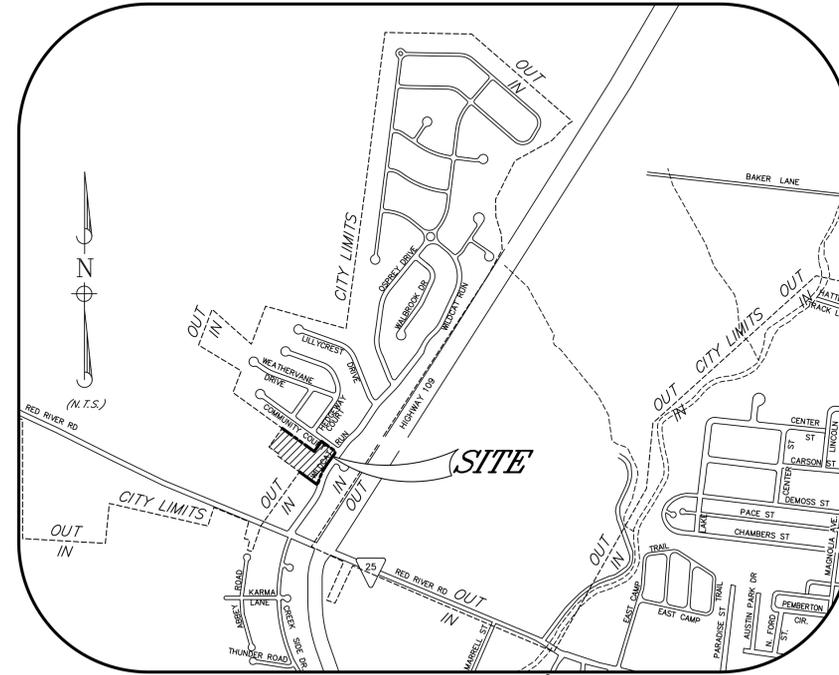
RANDY JONES WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND RANDY JONES WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF TWIN EAGLES SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS LOTS ARE SOLD. AT THIS TIME UPON APPROVAL OF 75% OF HOMEOWNERS, A HOMEOWNERS ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATIONS. FEES MAY BE ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION THAT DIFFER FROM THE INITIAL FEE THAT IS HEREBY SET AT \$15.00 PER MONTH PER LOT FOR THE MAINTENANCE OF OPEN SPACE. THIS FEE IS PAYABLE AT LOT CLOSING FOR THE 1ST YEAR'S MAINTENANCE.

PROJECT DESCRIPTION:

THIS PROJECT IS TO DEVELOP APPROXIMATELY 4.76 ± ACRES OF MU ZONED PROPERTY WITHIN THE TWIN EAGLES SUBDIVISION. APPROXIMATELY 2.75 ± ACRES OF THE 4.76 ACRES WAS ANNEXED AND REZONED WITH A PLAN OF SERVICE ON NOVEMBER 1, 2015. IT IS BEING PROPOSED TO ADD 18 SINGLE FAMILY RESIDENTIAL LOTS WITH THIS PROJECT.

PAVING AND DRAINAGE NOTES:

- DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
- DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
- EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL IMPROVEMENT PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TN100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NOTES PERMIT NUMBER AND NOC TO CITY OF GALLATIN ENGINEERING DIVISION WHEN RECEIVED.
- ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
- PROJECT BENCHMARK, SEE DESCRIPTION THIS SHEET.
- ALL DRAINAGE PIPE BELOW ROADWAYS TO BE: CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG. DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE: (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL. (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
- ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
- THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
- CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
- REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.



BUFFER YARD REQUIREMENTS		
MU TO A	ORDINANCE	PROPOSED
	TYPE 50	ALTERNATE TYPE 30*
* RANDALL AND BARBARA JONES OWN THE ADJACENT PROPERTY TO THE WEST WHICH WILL BE TWIN EAGLES SUBDIVISION PHASE 13 SECTION B. IF IN THE FUTURE, THE ADJACENT PROPERTY IS NOT DEVELOPED AS PART OF THE TWIN SUBDIVISION OR SOLD TO ANOTHER INDIVIDUAL AND REMAINS AS IS WITH THE EXISTING RESIDENCE THE TYPE 50 BUFFERYARD SHALL BE INSTALLED AND MAINTAINED.		

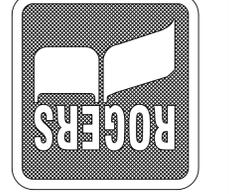
MU BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM SITE SIZE	5 AC	7.95 ± AC
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	15 FEET
SITE AREA PER UNIT	3,000 SF	11,519 SF
MAXIMUM BUILDING HEIGHT	35 FEET	< 30 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	RANDY JONES ETUX BARBARA 804 LILYCREST DRIVE GALLATIN, TN 37066
SITE LOCATION	WILDCAT RUN AND COMMUNITY COURT
TAX MAP	114
PARCELS	P/D PARCEL 059.00 AND P/D PARCEL 047.00
ACREAGE	RB 1766, PG 194 AND RB 2323, PG 807 R.O.S.C., TN 4.76 ± (PAR. 059.00 - 2.01 ±, PAR. 047.00 - 2.75 ±)
CURRENT ZONE	MU
REQUESTED ZONE	-
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SINGLE-FAMILY DETACHED

UTILITY OWNERS			
WATER	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
SEWER			
GAS			
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

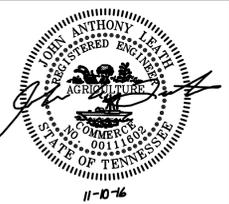
TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
FINAL MASTER DEVELOPMENT PLAN
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

ROGERS GROUP, INC.
ENGINEERING SERVICES
114 B WEST MAIN STREET
GALLATIN, TN 37066
TEL: 615-230-7271
FAX: 615-230-7271
richard.jones@rogersgroupinc.com



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

TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
FINAL MASTER DEVELOPMENT PLAN
COVER SHEET
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 1.0

REVISIONS

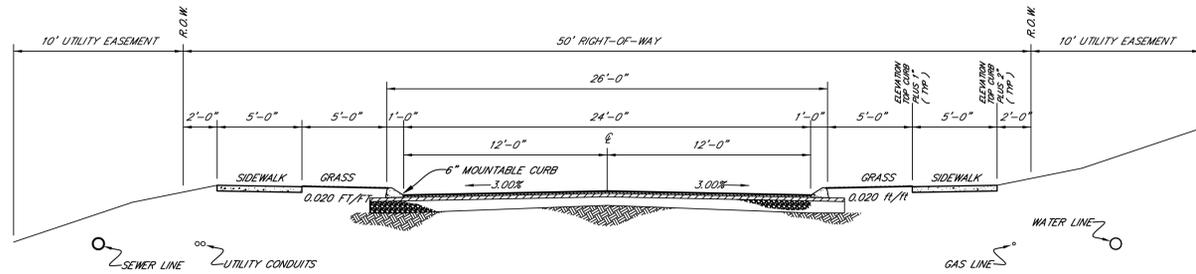
REVISION 1: 10 NOVEMBER 2016 PER PROJECT COMMENTS DATED 11-4-16

REVISION 2:

SHEET 1 OF 3

PROJECT # 13-035

DATE 24 OCTOBER 2016



TYPICAL STREET CROSS SECTION
30' R/W - 24' PAVEMENT
NOT TO SCALE

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

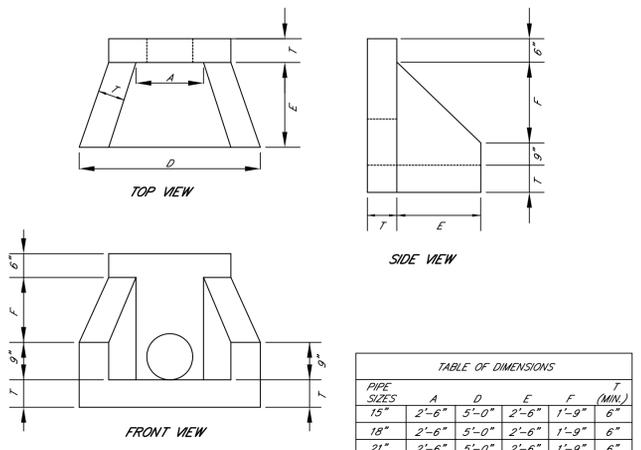


TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"x60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

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

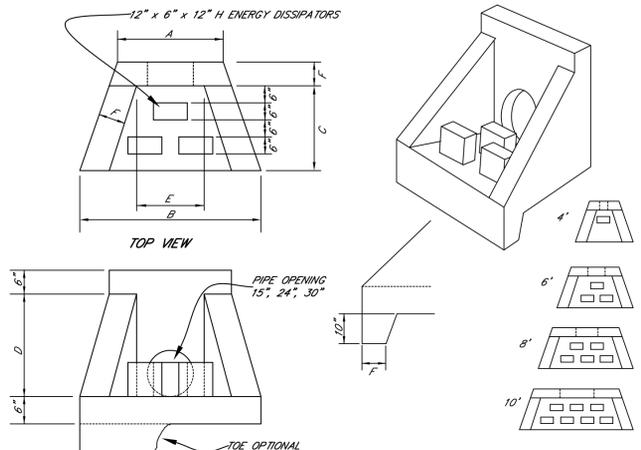
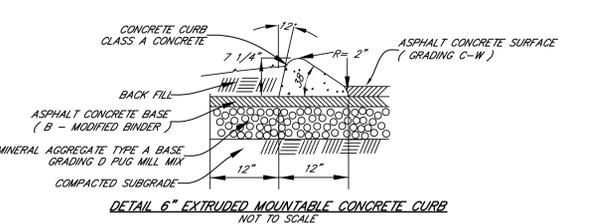


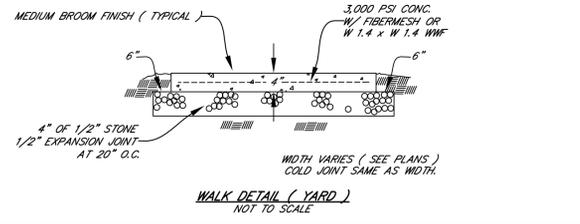
TABLE OF DIMENSIONS

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

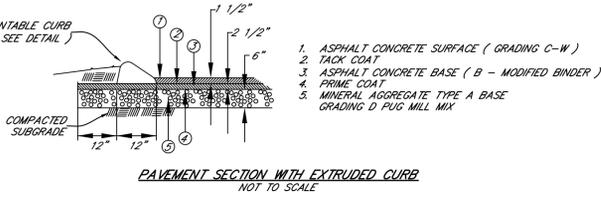
- NOTES:
- CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS, REINFORCED WITH #4 BARS 10" O/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
 - FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED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



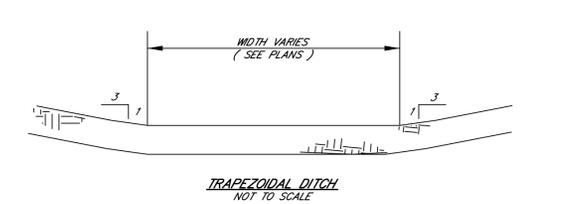
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



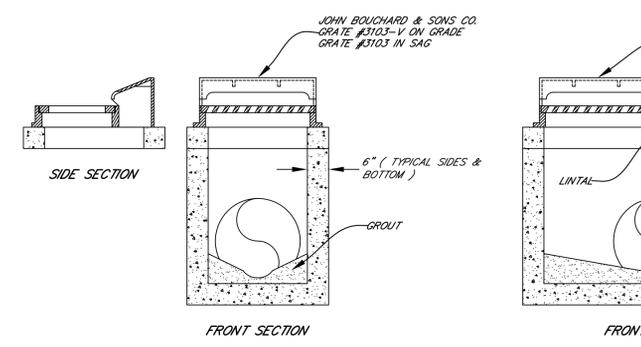
WALK DETAIL (YARD)
NOT TO SCALE



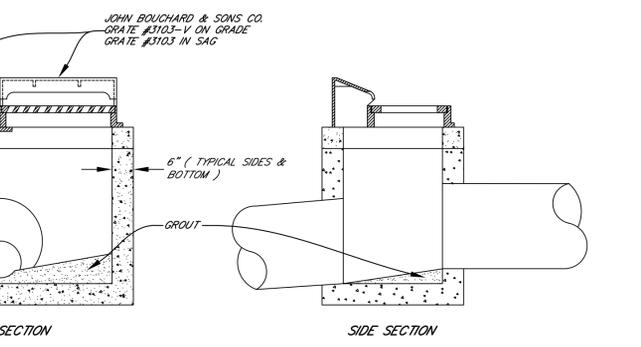
PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



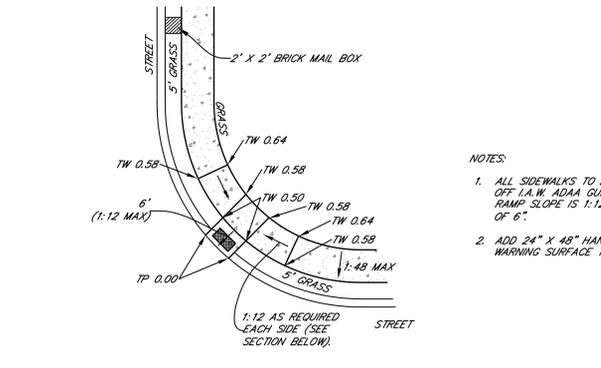
TRAPEZOIDAL DITCH
NOT TO SCALE



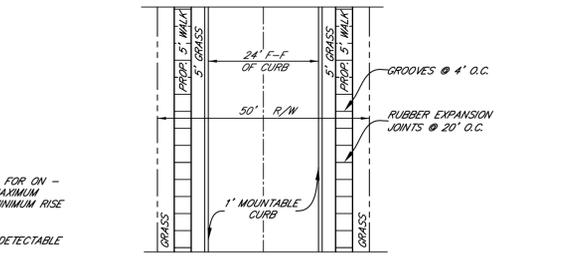
CURB INLET (SINGLE)
NOT TO SCALE



CURB INLET (DOUBLE)
NOT TO SCALE

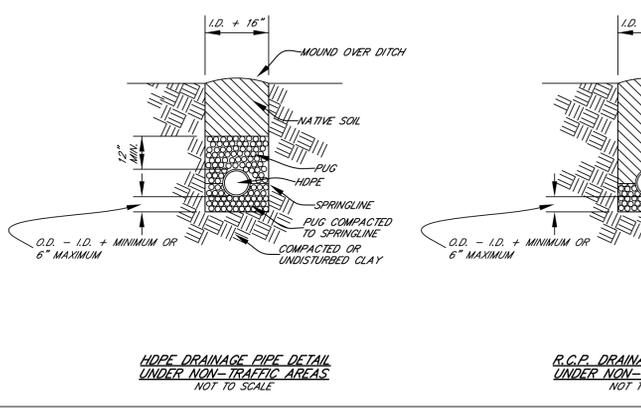


ACCESS RAMP AT WALK / PEDESTRIAN CROSSING
NOT TO SCALE

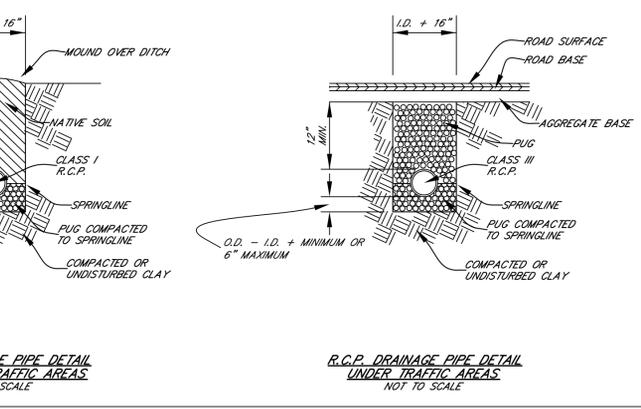


PLAN WALK DETAIL WITH STREET
NOT TO SCALE

WALKS AND PEDESTRIAN CROSSING LAYOUT
NOT TO SCALE

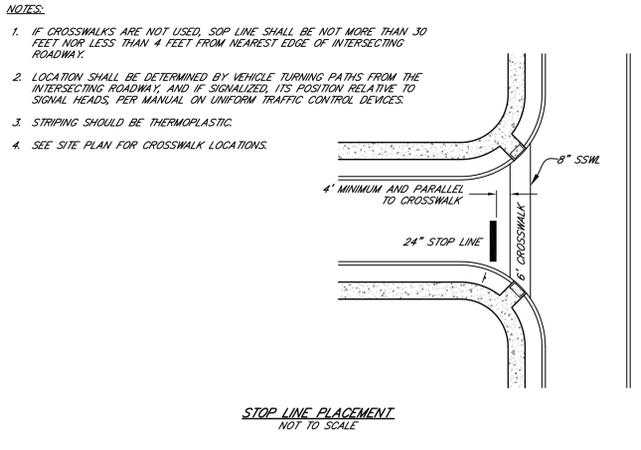


HDP E DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE



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

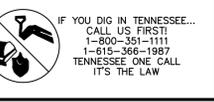
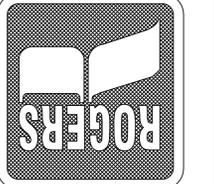
R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS
NOT TO SCALE



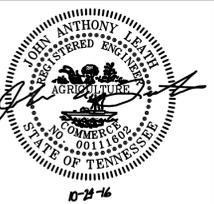
STOP LINE PLACEMENT
NOT TO SCALE

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

ROGERS GROUP, INC.
ENGINEERING SERVICES
114 B WEST MAIN STREET
GALLATIN, TENNESSEE 37066
TEL: 615-230-7271
FAX: 615-230-7271
richard.jones@rogersgroupinc.com



TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
FINAL MASTER DEVELOPMENT PLAN
PAVING & DRAINAGE DETAILS
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO. C 3.0

REVISIONS

REVISION 1:	
REVISION 2:	

SHEET 3 OF 3

PROJECT # 13-035

DATE 24 OCTOBER 2016

ITEM 3

GMRPC Resolution No. 2016-138

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR KENNESAW FARMS AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE LOT 4, KENNESAW FARMS, TO CONSTRUCT A 8,750 SQUARE FOOT MEDICAL SERVICES FACILITY ON A 1.24 (+/-) ACRE LOT, LOCATED AT 1710 NASHVILLE PIKE (8-2592-16)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan/Final Master Development Plan submitted by the applicant, Rogers Engineering Group, Inc., at its regular meeting on October 24, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202 and §12.02 and §15.07 of the City of Gallatin Zoning Ordinance:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Regional Activity Center Community Character Area Category.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved

ITEM 3

Kennesaw Farms Preliminary Master Development Plan as described in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed Medical Services use will not change the essential character of the Kennesaw Farms Development and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Preliminary Master Development Plan for Kennesaw Farms and a Final Master Development Plan for Lot 4, Kennesaw Farms, consisting of an eight (8) sheet plan prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-037, dated September 26, 2016 and with a revision date of November 10, 2016, and the architectural elevations and photometric plan, consisting of a three (3) sheet plan prepared by Matchett and Associates Architects of Gallatin, TN, dated November 10 & 17, 2016, with the following conditions:

1. Correct the square footage of the proposed building in the Project Description and Parking Requirements chart.
2. Label the rear Type 15 Bufferyard as an Alternative Type 15 Bufferyard.
3. Correctly label the number of spaces along east side of proposed building.
4. Clarify sidewalk ramps in area of handicapped parking spaces. Include wheel stops if there is no curb in front of a space and provide ADA compliant ramps for the sidewalk connecting the public sidewalk along US 31E to the building. Clarify locations of handicapped parking and front sidewalk.

ITEM 3

5. Extend/add a 5' sidewalk to the site plan along the rear of the property (parallel to the access easement) to connect with adjacent property.
6. Identify/clarify location of water line along rear of property.
7. Label underground detention structure as shown on Sheets C2.0, C3.0, and C6.0.
8. Identify/clarify sidewalk access to rear entrances of proposed building.
9. Modify the landscape plan to match Site Layout plan. Ensure that all plan sheets match.
10. Correct landscape plan's Requirements chart and notes on plan per staff comments on Checkprint #2. Contact Planning Department for a copy of corrections.
11. Obtain sign permits from the Planning Department prior to the installation of any signage on site.
12. Add the predevelopment versus post-development flow calculations to the stormwater calculations.
13. Denote what is to be done with the existing wall sign at the front of the lot.
14. Denote the access road at the northwest of the property as a private road.
15. Label the shared access easements on the west side of the property. Allow for cross access on the east side of the property.
16. Label the curb radii.
17. A TDEC injection well permit is required for underground detention. Provide the engineering division with a copy of this permit.
18. A recorded stormwater maintenance agreement will be required prior to issuance of building permits.
19. Provide the engineering division with a copy of the TDEC notice of coverage.
20. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department prior to the issuance of any building permits.
21. Submit three (3) corrected folded copies of the Amended PMDP and Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/2016

ITEM 3

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 3

PLANNING DEPARTMENT STAFF REPORT

Amended PMDP/FMDP for Lot 4, Kennesaw Farms (File# 8-2592-16)

Located at 1710 Nashville Pike

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE KENNESAW FARMS PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR LOT 4, KENNESAW FARMS, TO CONSTRUCT AN 8,750 SQUARE FOOT MEDICAL SERVICES FACILITY, ON A 1.24 (+/-) ACRE LOT, LOCATED AT 1710 NASHVILLE PIKE.

OWNER: KENNESAW FARMS INVESTMENT PARTNERS
APPLICANT: ROGERS ENGINEERING (ANDY LEATH, P.E.)
STAFF RECOMMENDATION: APPROVAL OF GMRPC RESOLUTION 2016-138
STAFF CONTACT: JILLIAN OGDEN
PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: The owner and applicant request approval of a minor amendment to the Kennesaw Farms Preliminary Master Development Plan and approval of a Final Master Development Plan to construct an 8,750 square foot medical services facility, on a 1.24 (+/-) acre lot, located at 1710 Nashville Pike. The Medical Services use is a permitted use within the Planned General Commercial (PGC) zoning district. (Attachment 3-1)

The Planning Department recommends approval of Resolution 2016-138.

CASE BACKGROUND:

Previous Approvals

The Planning Commission recommended approval of the rezoning and Preliminary Master Development Plan for Kennesaw Farms, a mixed-use development including commercial, office, and a variety types of residential uses on approximately 313 acres, at the June 23, 2003 meeting (PC File #3-3-03). The rezoning request passed Second Reading at the August 5, 2003 Gallatin City Council meeting. Final Master Development Plans have been approved for various phases and sections of Kennesaw Farms and construction is currently underway on many of those phases and sections.

At the September 26, 2011 meeting, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Kennesaw Farms, Phase 5 (PC9871-11) changing the approved uses in that area as follows:

Approved Uses and Designated Acreage

- 1.67 (+/-) acres General Retail Sales and Services (Area L)
- 13.02 (+/-) acres Multi-family Dwelling (Area M)
- 9.06 (+/-) acres Financial, Consulting and Administrative (Area N)

- 17.71 (+/-) acres Nursing Home/Assisted Living & Medical Office/Service (Area O)
- 7.27 (+/-) acres Food Service (Area P)

The Planning Commission approved a Final Master Development Plan for a 13,225 square foot CVS Pharmacy on Lot 1 on April 14, 2008; however, no building permit has been issued (File # 8-11-08). The Kennesaw Farms, Lot 1, Outparcel H plat for the CVS Pharmacy was platted separately as an in house minor subdivision plat and was recorded on May 20, 2008; Plat Book 25, Page 355 (File #2-3-08S). This lot is adjacent to the east of subject property.

The Preliminary and Final Plats for Kennesaw Farms, Phase 1, Commercial were approved with conditions by the Planning Commission at the October 25, 2010 meeting (Files #1-12-10B and #1-11-10C, respectively).

A Final Master Development Plan for Kennesaw Farms, Phase 5, Section 1, was approved by Planning Commission at the December 12, 2011 meeting allowing for the construction of the National HealthCare Facility on Thorne Boulevard (PC9910-11).

On February 13, 2013, an application was submitted to the Planning Department requesting approval of an in house minor subdivision to re-plat Kennesaw Farms, Phase 1, Commercial to change the lot lines for Lots 7 and 8. The applicant withdrew that application prior to Staff approval (PC0087-13).

On January 27, 2014, the Planning Commission approved an Amended PMDP/FMDP for Kennesaw Farms Medical Plaza, Lot 3 (PC0231-14) to construct a 12,000 square foot multi-tenant building on 1.50 (+/-) acres located at 1720 Nashville Pike and approved a Final Plat for Kennesaw Farms, Phase 1 Commercial (PC0228-13) (P.B. 28, Pgs. 109-111). Lot 3 of Kennesaw Farms, Phase 1, Commercial, is located to the west of the subject property.

On September 17, 2014, the Planning Commission approved an Amended PMDP/FMDP for Kennesaw Farms Phase 1, Lot 7 (PC0324-14) to construct a 12,060 square foot multi-tenant building on 1.41 (+/-) acres located at 1650 Nashville Pike to the east of this property.

DISCUSSION:

Proposed Development

The Kennesaw Farms outparcels that front Nashville Pike are located at the main gateway into the Kennesaw Farms development. Kennesaw Farms Preliminary Master Development Plan includes commercial, retail, and office uses as well as multi-family and single-family developments.

The Amended PMDP/Final Master Development Plan for Lot 4, Kennesaw Farms, proposes an 8,750 square foot medical services facility, on a 1.24 (+/-) acre lot of Kennesaw Farms, Phase 1, Commercial (P.B. 28 Pg. 109-111), located at 1710 Nashville Pike. (Attachment 3-2)

Natural Features

The natural topography for the vacant lot slopes from the highest point of elevation (485') located at the southeast corner of the property adjacent to US 31E to the lowest point of elevation (478') located along the western property boundary. The lot has no trees.

Adjacent or Area Uses

The parcels to the north, east, and west of Lot 4 are zoned Planned General Commercial (PGC) and are a part of the Kennesaw Farms PMDP. Lot 5 of Kennesaw Farms, Phase 1, Commercial is currently vacant. The remainder of Parcel 45 of the Kennesaw Farms development is located to the north of the subject property and is also currently vacant. A residence and open land sit across Nashville Pike. The parcels across Nashville Pike are zoned Multiple Residential and Office (MRO) and Planned Neighborhood Commercial (PNC).

Gallatin on the Move 2020 General Development and Transportation Plan

The *Gallatin on the Move 2020 General Development and Transportation Plan* shows this property as part of the Regional Activity Center on the Community Character Area Map. One of the intentions of the Regional Activity Center is to provide for a pedestrian-friendly area that offers mixed-use services such as shopping, offices, restaurants, entertainment, as well as different types of residential uses (page 3-48). (Attachment 3-3)

The design of the proposed project reflects the overall development strategies outlined in the *2020 Plan* for the Regional Activity Center Community Character Area, which encourages pedestrian-scaled buildings and the installation of adequate buffers to ensure compatibility with adjacent uses (page 3-49).

Access

There is no direct access to this lot from Nashville Pike. Traffic will access this property from Kennesaw Boulevard and from an existing private access road along the western side of Lot 3 to the 45' wide access easement adjacent to the north property boundary. Lots 3 and 4, and lots 4 and 5 are serviced by a shared driveway/24-foot wide driveway straddling their shared property line. A cross access easement should be provided for those driveways.

Parking

The Gallatin Zoning Ordinance requires one (1) parking space for every 150 square feet of building space for medical office use. The proposed 8,750 square foot building requires 58 parking spaces. A total of 58 parking spaces are provided, which includes 55 standard spaces and three (3) handicap accessible spaces.

Architectural Designs

Sample architectural renderings for commercial buildings were included as part of the Design Guidelines for the original Kennesaw Farms PMDP outparcels (Attachment 3-4). The sample rendering for the outparcels feature a brick building with a metal canopy and a metal gable roof with copulas on each end. This rendering was included in the Design Guidelines to give future developers an idea of what type architecture would be most appropriate for the outparcels along Nashville Pike. The architect has incorporated design elements from the historic Baber house and other existing buildings in Kennesaw Farms

into the final design of the Medical Plaza building. The building architecture matches the two recently developed outparcels (Lots 3 and 7) (Sheet PD-1).

The front façade of the 8,750 square foot building faces south, fronting Nashville Pike, and is a mixture of stone, brick, and cement fiber siding. Stone frames the entries into the building, brick and oversized brick surface the lower two-thirds of the façade, and siding occupies the top one-third of the façade. The other three facades, facing north, east, and west, show similar proportions only include brick and cement fiber siding. The roof of the building is covered with standing seam metal. Two cupolas top the gable roof. (See Sheet PD-1)

Below is the percentage breakdown for the masonry requirement of Section 13.08 of the Gallatin Zoning Ordinance:

Façade	Percentage (Masonry)
Front (South)	84%
Side (East)	60%
Side (West)	60%
Rear (North)	67%

An alternative architecture plan should be considered since all facades do not meet or exceed the 70 percent masonry requirement. However, the four (4) facades in total meet the 70 percent masonry requirement. This is similar to the previously approved commercial buildings.

The building has no roof top mechanical equipment visible from any direction in accordance with G.Z.O., Section 13.08.010. The height of the building is 24.72 feet based on the architectural elevations, which complies with the bulk regulations of the PGC zone district.

The applicant has submitted color renderings that match the neutral and earthy color scheme recommended by the PGC zone district and the Kennesaw Farms' Design Guidelines. (Attachment 3-9)

Open Space and Bufferyard

Bufferyards are required to be shown as part of the Amended PMDP/FMDP. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as described in Article 13 of the Gallatin Zoning Ordinance.

The applicant and owner requested alternative bufferyards for all property boundaries. The east and west property boundaries require a Type 15 Bufferyard. However, these property lines are used as access points to the property. The western access driveway was constructed upon the development of Lot 3. No landscaping will be installed along the side yards, although some additional landscaping and green space is shown along the east western façade of the proposed building.

The rear (northern) boundary also requires a Type 15 Bufferyard. The applicant is requesting a nine (9) foot wide landscape strip with three (3) canopy trees and shrubbery

around the dumpster enclosure and transformer on either side of the parking lot. The applicant indicates three understory trees along the back of the building adjacent to the rear property line. This would be similar to the rear bufferyard of neighboring Lot 3.

The front (southern) boundary requires a Type 20 Bufferyard (Attachment 3-6). The applicant requests an alternative Type 15 Bufferyard to include three (3) canopy trees, eight (8) understory trees, and a dense evergreen shrub row. A fourth canopy tree has been moved to the interior landscaping area due to the location of existing utilities. Eight (8) additional trees will be installed throughout the parking area. This bufferyard will also include a public sidewalk extending the length of the property within an access easement.

In addition to the standard bufferyards, the PGC zone district has additional landscaping requirements, which are outlined in Section 08.04.050.B of the Gallatin Zoning Ordinance. The landscaping plan includes the additional plantings as required by the G.Z.O. The applicant has shown the perimeter landscaping along parking areas adjacent to public right-of-way and the interior parking areas, which meet the requirements of the Gallatin Zoning Ordinance.

The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval.

Staff noticed that the resubmitted landscape plan does not match the resubmitted site layout plan. The location of the sidewalk and handicapped spaces vary. The applicant and owner shall modify the plan to ensure that these plans match, and that any changes to the approved landscape plan will still meet the intentions of the landscaping requirements in the G.Z.O.

Stormwater Drainage

The stormwater drainage system consists of a subsurface detention area located under the parking area at the rear of the lot. The stormwater will flow from the south to the north of the lot and access the detention area through area drains. A drain swale located on the front property line conveys the stormwater westward along Nashville Pike.

Photometric Plan

The applicant submitted a photometric plan that is compliant with Section 13.02.080.B and Table 13-04 of the Gallatin Zoning Ordinance.

Signage

The site plan indicates a proposed monument sign located in the center of the lot along the front property line at Nashville Pike. The Kennesaw Farms Guidelines includes sample signs appropriate for the lot (Attachment 3-7 & 3-8). The owner and applicant shall submit details of all permanent signs in compliance with G.Z.O. Section 13.07.065.F, *Master Signage Plan* to the Planning Department for review and approval. Sign permits shall be obtained prior to the installation of any signage on site.

Site Surety

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

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved Preliminary Master Development Plan for Kennesaw Farms. There are no significant changes involved in this proposed development that contradict the original intentions of the Master Plan.

Planning Department Comments

The Planning Department reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments

The Other Departments reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed all of the other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Regional Activity Center Community Character Area Category.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved

Kennesaw Farms Preliminary Master Development Plan as described in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed Medical Services use will not change the essential character of the Kennesaw Farms Development and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-138, an Amended Preliminary Master Development Plan and a Final Master Development Plan for Lot 4, Kennesaw Farms, consisting of an eight (8) sheet plan prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-037, dated September 26, 2016 and with a revision date of November 10, 2016, and the architectural elevations and photometric plan, consisting of a three (3) sheet plan prepared by Matchett and Associates Architects of Gallatin, TN, dated November 10 & 17, 2016, with the following conditions:

1. Correct the square footage of the proposed building in the Project Description and Parking Requirements chart.
2. Label the rear Type 15 Bufferyard as an Alternative Type 15 Bufferyard.
3. Correctly label the number of spaces along east side of proposed building.
4. Clarify sidewalk ramps in area of handicapped parking spaces. Include wheel stops if there is no curb in front of a space and provide ADA compliant ramps for the sidewalk connecting the public sidewalk along US 31E to the building. Clarify locations of handicapped parking and front sidewalk.
5. Extend/add a 5' sidewalk to the site plan along the rear of the property (parallel to the access easement) to connect with adjacent property.
6. Identify/clarify location of water line along rear of property.
7. Label underground detention structure as shown on Sheets C2.0, C3.0, and C6.0.
8. Identify/clarify sidewalk access to rear entrances of proposed building.

9. Modify the landscape plan to match Site Layout plan. Ensure that all plan sheets match.
10. Correct landscape plan's Requirements chart and notes on plan per staff comments on Checkprint #2. Contact Planning Department for a copy of corrections.
11. Obtain sign permits from the Planning Department prior to the installation of any signage on site.
12. Add the predevelopment versus post-development flow calculations to the stormwater calculations.
13. Denote what is to be done with the existing wall sign at the front of the lot.
14. Denote the access road at the northwest of the property as a private road.
15. Label the shared access easements on the west side of the property. Allow for cross access on the east side of the property.
16. Label the curb radii.
17. A TDEC injection well permit is required for underground detention. Provide the engineering division with a copy of this permit.
18. A recorded stormwater maintenance agreement will be required prior to issuance of building permits.
19. Provide the engineering division with a copy of the TDEC notice of coverage.
20. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department prior to the issuance of any building permits.
21. Submit three (3) corrected folded copies of the Amended PMDP and Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

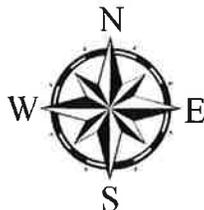
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|-----------------------|--|
| Attachment 3-1 | Location Map |
| Attachment 3-2 | Kennesaw Farms, Lot 4, Amended PMDP & FMDP |
| Attachment 3-3 | Regional Activity Center Community Character Area Information |
| Attachment 3-4 | Sample outparcel building rendering from KF PMDP |
| Attachment 3-5 | Building Standards KF Design Guidelines page 27 |
| Attachment 3-6 | Type 20 Bufferyard Rendering KF PMDP |
| Attachment 3-7 | Sample signage from KF PMDP |
| Attachment 3-8 | Signage Standards from KF Design Guidelines |
| Attachment 3-9 | Color Renderings and Updated Architectural Elevation (PD-1) |

ATTACHMENT 3-1

**KENNESAW FARMS, LOT 4
AMENDED PMDP/FMDP
8-2592-16**



**Tax Map 136//046.06
Zoned: Planned General Commercial (PGC)**



CENTER CHARACTER CATEGORY

Centers are gathering places situated within neighborhoods or at the edges of adjoining neighborhoods or communities. Centers can include retail and services, civic and public/institutional uses such as schools, churches and post offices; employment; and, in some cases, residential land uses as well. Centers vary in form, character and intensity. The Center Character Category includes the following character areas:

- **Downtown** – Mixed-use, walkable, urban and historic center of the City built around the Public Square that surrounds the Sumner County Courthouse
- **Medical Center** – Medical district surrounding Sumner Regional Medical Center
- **Regional Activity Centers** – Regional-scale mixed-use centers that include retail, office and residential uses
- **Neighborhood Centers** – Neighborhood scale mixed-use centers that serve the surrounding neighborhood
- **College** – College campus sites that include a variety of related uses
- **Broadway/Tobacco Warehouse District** – Mixed-use district that includes a mix of large historic warehouses, modern industrial buildings, commercial and residential uses where revitalization is recommended (opportunity exists to connect this area to Downtown)



North Water Avenue in Downtown Gallatin



Aerial view of Downtown Gallatin and surrounding neighborhoods

EXHIBIT A

GALLATIN
On the Move
2020

REGIONAL ACTIVITY CENTER

General Description

These suburban centers are emerging mixed-use centers developed or planned with large-scale master plans. While unique mixtures of uses and styles are developed for each suburban center based on the market trends, these centers require sustainable designs that provide for flexibility as the market evolves. These centers include a variety of housing types and densities, employment centers, retail/office and other services that serve a regional scale.

Location

Areas within this character area include the following:

- Commercial and residential portions of the Village Green Planned Unit Development (south of the railroad)
- Big Station Camp emerging center
- Kennesaw Farms/Thoroughbred Park
- Foxland
- Area near the intersection of SR-174/Long Hollow Pike and SR-386/Vietnam Veterans Boulevard

Intent

- Provide for open-air shopping centers and mixed-use centers that offer a wide variety of services, shopping, office, restaurants, entertainment and residences
- Refocus strip or corridor commercial development into master planned villages and nodal development with a "main street feel"
- Provide for pedestrian-friendly areas with public spaces, relatively high intensity mix of businesses, retail and offices, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City



Landscaped parking lot located in front of a strip mall located within the Village Green planned unit development

REGIONAL ACTIVITY CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-length blocks
- Roads characterized by curb, gutter with sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Large-scale apartments and townhomes
- Horizontal and Vertical Mixed-Use
- Commercial/Office/Retail/Big Box Retail
- Hospitality
- Public/Institutional
- Entertainment and Cultural Facilities

Appropriate Intensity

- 0.75

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Connect residential and non-residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of commercial buildings (facades of large buildings can be broken down into more pedestrian-scaled units), incorporation of outdoor seating and gathering areas, design parameters for parking and internal circulation, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Include civic and cultural uses
- Locate buildings in close proximity to each other and on both sides of the street to make walking convenient
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Accommodate bikes with lanes and bike racks located throughout the center
- Locate taller buildings to the interior of a development, allowing for height step down toward the edge near adjacent development
- Serve a regional population of 60,000 to 80,000 people within a 20-mile radius (and typically a minimum of five miles spacing between Regional Activity Centers)
- With ordinances, address building /site design and establish requirements for future reuse of "Big Box" stores



Example of Regional Activity Center development in the Green Hills area of Nashville



Example of Regional Activity Center development in Murfreesboro

Implementation Measures

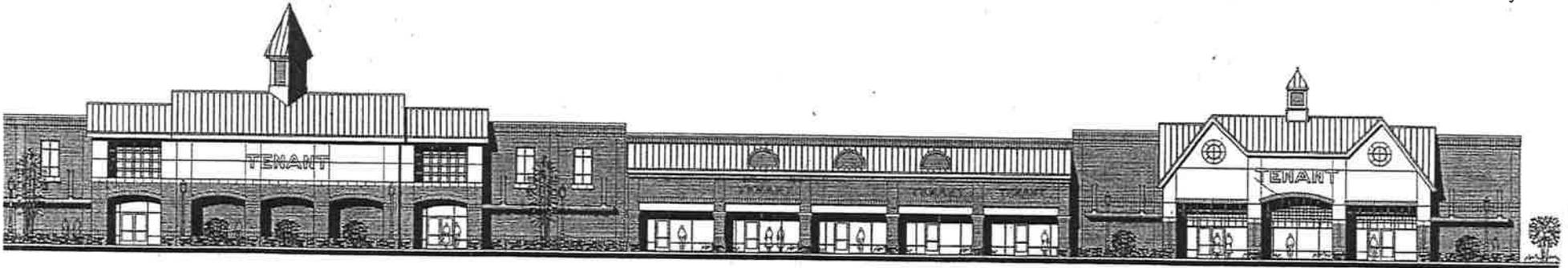
- ☞ Prepare and adopt a Big Box Ordinance



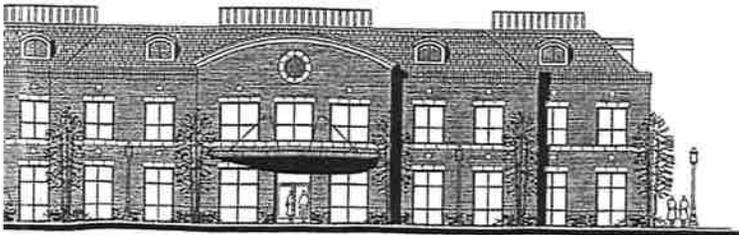
Townhome



Multi-Family



Retail



Office



Amenity



Outparcel

8-2592-10

17.0 12/27/13 1709

KENNESAW FARMS
PMDP PL FILE # 3-3-03

EXHIBIT A

ATTACHMENT 3-4

ATTACHMENT 3-5



Building Standards

General

The highest quality building materials will be used in this development. The developer seeks to allow for individual architectural expression however some controls have been created to ensure continuity of all structures in the development.

Materials

Primary building materials may include brick, glass, stone, EIFS and others as approved. Exposed, unpainted concrete block, aluminum or vinyl siding will not be permitted in the development.

Roof Appurtenances

Rooftop HVAC units and other required equipment will be screened from public view. All screening will be as high as the highest equipment to be screened. Ground mounted units are allowed and will also be screened from view.

Additional Requirements

Each elevation plan will be studied for its effect on the overall development. Paint colors and primary building materials will be submitted on a sample board for review by both the review committee and the City of Gallatin Planning Commission.

Street Standards

All streets in the development will be as per the recommendations of the civil engineer and the City of Gallatin. All permanent pavement markings will be of thermoplastic material. All signage shall be placed per the recommendations of the civil engineer and the City of Gallatin.

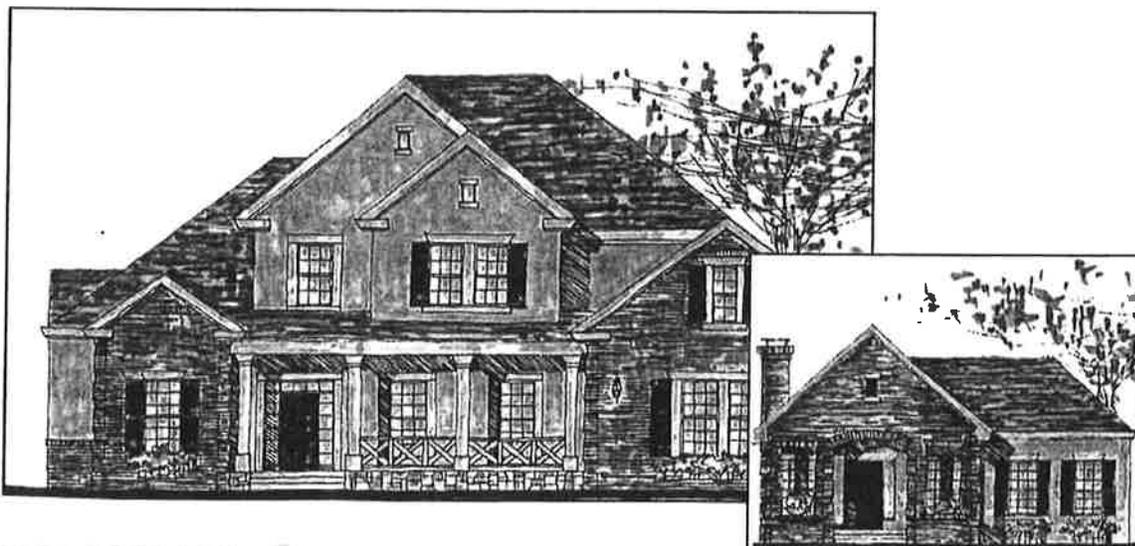
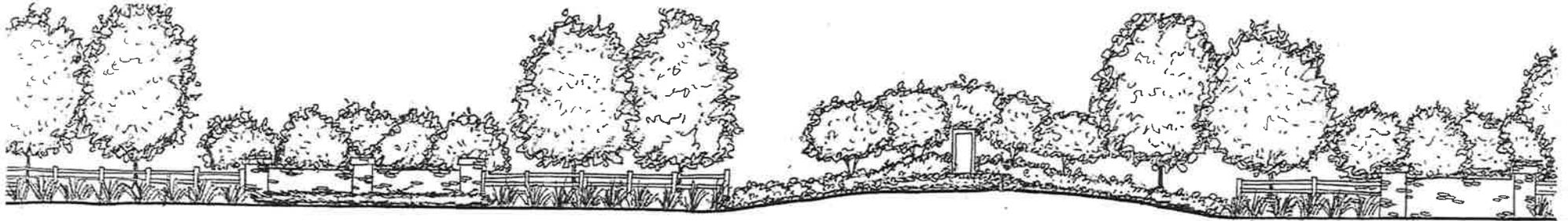


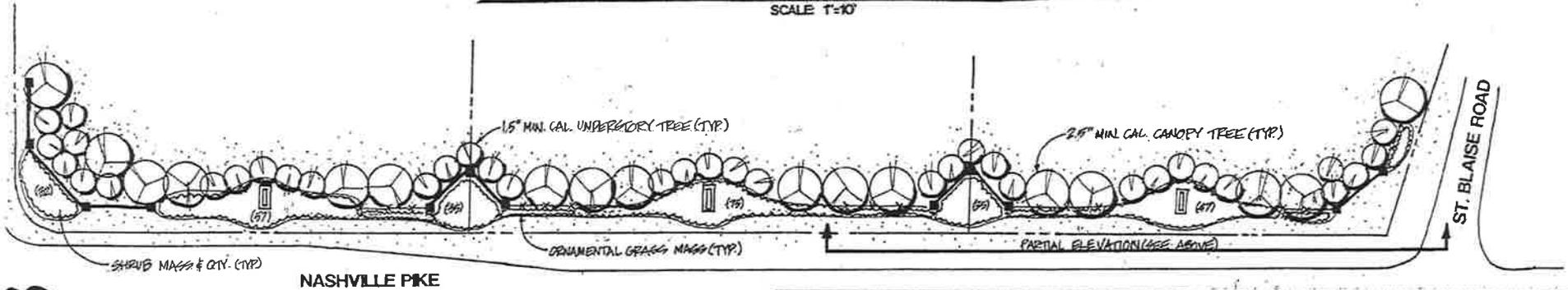
EXHIBIT A

8-2592-14



NASHVILLE PIKE FRONTAGE PARTIAL ELEVATION

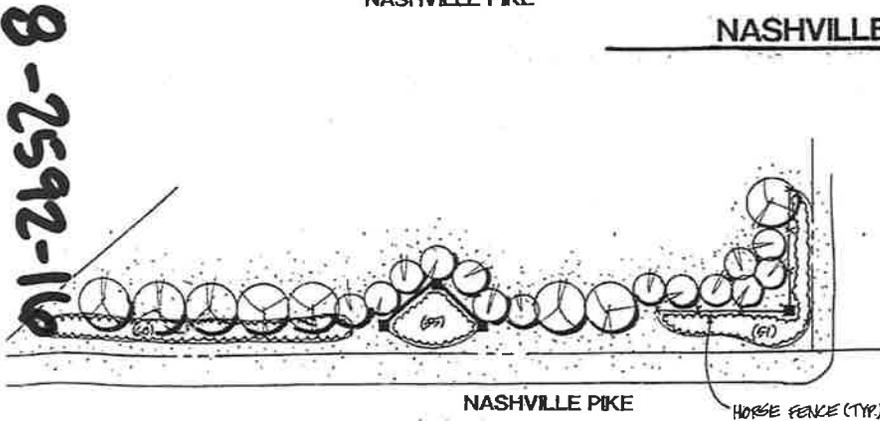
SCALE 1"=10'



NASHVILLE PIKE

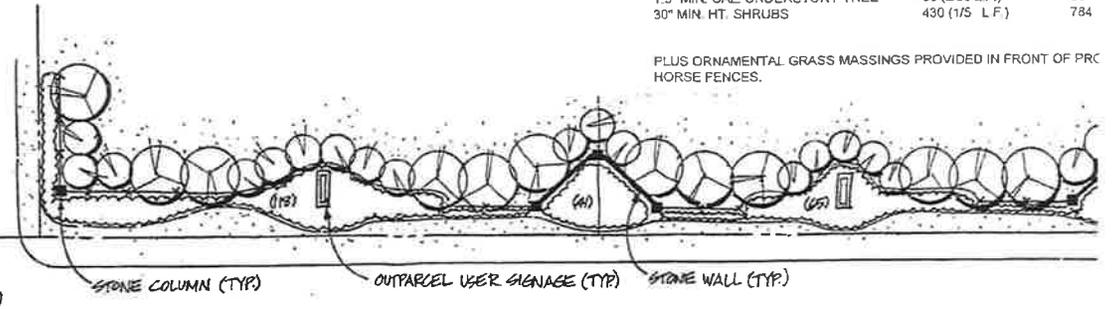
NASHVILLE PIKE FRONTAGE PLAN

SCALE 1"=30'



NASHVILLE PIKE

HORSE FENCE (TYP.)



NASHVILLE PIKE FRONTAGE PLAN (CONT.)

SCALE 1"=30'

NASHVILLE PIKE FRONTAGE (2,150 L.F.)
TYPE 20 BUFFER

PLANT TYPE	QTY. REQ'D	QTY. SH
2.5" MIN. CAL. CANOPY TREE	43 (1/50 L.F.)	43
1.5" MIN. CAL. UNDERSTORY TREE	86 (2/50 L.F.)	86
30" MIN. HT. SHRUBS	430 (1/5 L.F.)	784

PLUS ORNAMENTAL GRASS MASSINGS PROVIDED IN FRONT OF PRC HORSE FENCES.

8-2592-10



111 SPACE PARK NORTH
GOODLETTSVILLE, TENNESSEE 37072

CONTACT: ANTHONY ZECCO (615) 851-9179

ENTRANCE WALL ELEVATION

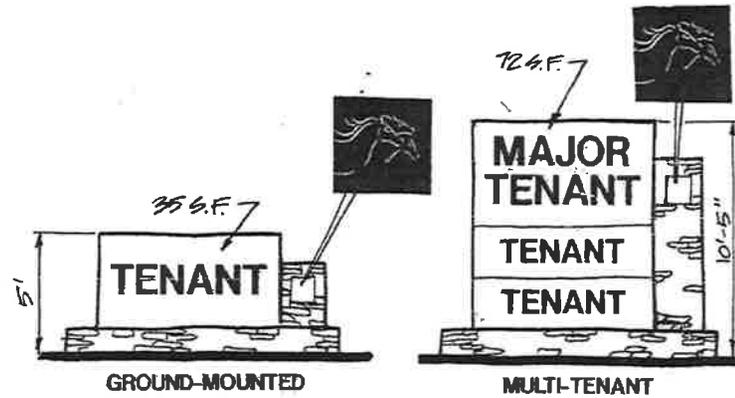
3/16"=1'-0"

EXHIBIT A



FREESTANDING STONE COLUMN ELEVATION

1/2"=1'-0"



SIGNAGE ELEVATIONS

1/4"=1'-0"

NOTE: ALL SIGNAGE SHALL COMPLY WITH GALLATIN SIGN REGULATIONS. ALL SIGNS SHALL BE GROUND-MOUNTED. NO Pylon SIGNS SHALL BE PERMITTED.



ATTACHMENT 3-7

8-2592-16

**KENNESAW FARMS
PMDP PC FILE #3-3-03**

**KENNESAW FARMS
AMENITIES PLAN A**

REVISED 4/16/03 REVISED JUNE 11, 2
MARCH 27, 2003

JOB # 2002-113 W.O. 7124 SHEET

Signage Standards

General

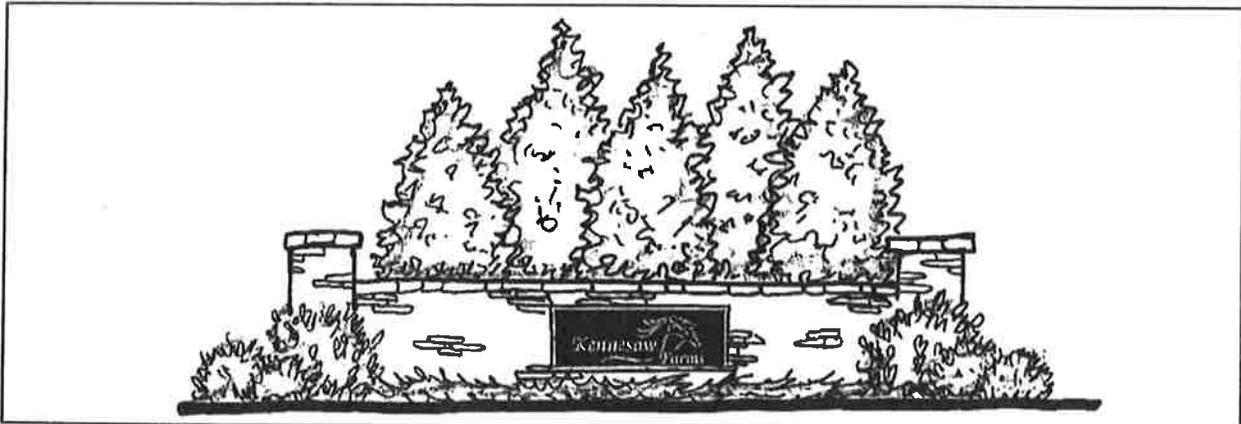
The intent of the signage standards is to develop criteria to ensure continuity of all signs for the development. The review committee will grant final approval of any sign by the standard review process.

Monument Signs

Only one sign will be permitted per zoned lot regardless of street frontage. Signs must have at least a five foot front setback and ten foot side setback from the property line and conform to the City of Gallatin sign ordinance. All sight distances must be considered. The review committee on a case by case basis will handle illumination.

Building Mounted Signs

Signs will contain only raised letters attached to the building per the City of Gallatin sign ordinance. Sign letters will be internally illuminated where the front sign surface is transparent and sign sides are opaque material or spot light applications where source of light is not visible. Retail signs will be reviewed by the committee on a case by case basis.



Directional and Informational Signage

These signs will be allowed to direct vehicular movement and provide additional site information. Signs will be two and one-half feet high and three feet in length maximum. The signs will be included in the calculations for the total overall allowable signage area.

Non-Permitted Signs

Roof mounted signs, signs projecting from the wall more than six inches, side or rear yard ground identification signs, trailer signs, changeable, flashing, or moving signs, Posters, flags or window signs will not be allowed. Lease and for sale signs require committee approval prior to display. Plastic faced or boxed signage attached to building will also not be permitted in this development.

GENERAL NOTES:

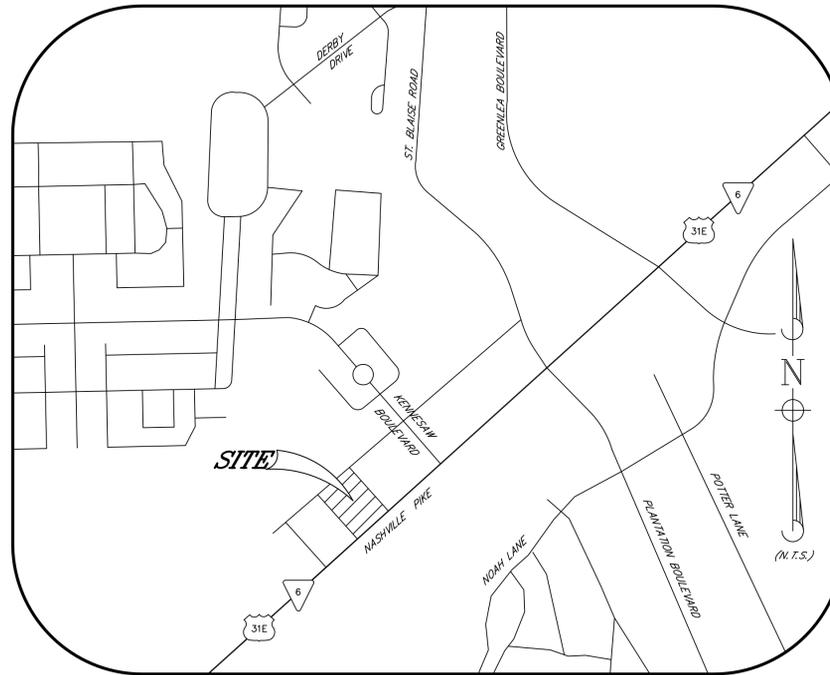
- THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
- ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
- LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ROGERS GROUP, INC.
- A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- ELEVATIONS AND CONTOURS WERE DERIVED FROM RANDOM FIELD SHOTS TAKEN WITH AN ELECTRONIC TOTAL STATION AND GPS EQUIPMENT. CONTOUR INTERVAL IS ONE FOOT. THE ELEVATION DATUM IS NAD 1988.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, (NAD 1983).
- A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C04070, EFFECTIVE DATE APRIL 17, 2012, NO PORTION OF THIS SITE IS IN A SPECIAL FLOOD HAZARD AREA.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
- PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
- INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
- SIGNAGE
SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED TO THE CITY OF GALLATIN PRIOR TO INSTALLATION.
- PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
- TRASH COLLECTION
SCREENED DUMPSTER TO BE SHARED BY ALL TENANTS OF THE FACILITY.
- HVAC UNITS
HVAC UNITS WILL BE LOCATED ON THE ROOF AND SCREENED.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN DECEMBER 2016
END AUGUST 2017

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE LAYOUT	C 2.0
GRADING PLAN	C 3.0
SITE DETAILS	C 4.0
EROSION A PLAN	C 5.0
EROSION B PLAN	C 6.0
EROSION DETAILS	C 7.0
LANDSCAPE PLAN	L 1.0
LIGHTING PLAN	SL-1
ARCHITECTURAL ELEVATIONS	PD-1



STATEMENT OF FINANCIAL RESPONSIBILITY:

ANDREW REED WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

OWNERSHIP AND MAINTENANCE PROVISIONS:

ANDREW REED WILL OWN AND MAINTAIN THIS PROPERTY IN ACCORDANCE WITH THE CITY OF GALLATIN ZONING ORDINANCES AND THE KENNESAW FARMS COVENANTS AND RESTRICTIONS.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES AN APPROXIMATE 9,122 SF OF MEDICAL OFFICE SPACE.

PAVING AND DRAINAGE NOTES:

- DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
- DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
- EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL IMPROVEMENT PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. 17M100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
- ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
- PROJECT BENCHMARK, AS SHOWN ON PLANS.
- ALL DRAINAGE PIPE BELOW ROADWAYS TO BE CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.
DRAINAGE PIPE BELOW PAVED AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.
(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.
DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.
(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
- ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
- THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
- CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
- REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

BUFFERYARD REQUIREMENTS		
	ORDINANCE	PROPOSED
PGC TO PGC	TYPE 15 BUFFER	ALTERNATE
PGC TO MRO MAJOR STREET	TYPE 20 BUFFER	ALTERNATE
PGC TO PNC MAJOR STREET	TYPE 20 BUFFER	ALTERNATE

PER GALLATIN ZONING ORDINANCE SECTION 13.04.060.F
ALTERNATE BUFFERYARD IF ANY ARE NOTED ON PLANS

PARKING REQUIREMENTS			
TYPE	REQUIRED SPACES	REQUIRED	PROVIDED
MEDICAL OFFICES	9,122 SF (1 SPC / 150 SF)	58	58

* 55 STANDARD AND 3 ACCESSIBLE SPACES

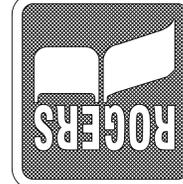
PGC BULK REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM SITE SIZE	1 AC	15.45± AC
MINIMUM LOT AREA	20,000 SF	1,24± AC
MAXIMUM FLOOR AREA RATIO	1.0	0.16
MAXIMUM LOT COVERAGE	50 %	16 %
MINIMUM LOT WIDTH	100 FEET	200 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	24.72 FEET
MINIMUM BUILDING SETBACK	50 FEET	50 FEET
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MINIMUM REAR YARD	20 FEET	20 FEET

SITE DATA TABLE	
OWNER	KENNESAW FARMS INVESTMENT PARTNERS 1000 KENNESAW BOULEVARD GALLATIN, TN 37066
SITE LOCATION	1710 NASHVILLE PIKE
PARCEL ID	136 046 06 000
LEGAL REFERENCE	RB 3255, PG 713 R.O.S.C. TN
PLAT REFERENCE	LOT 4 KENNESAW FARMS, PH ONE COMM., PB 28, PG 109
ACREAGE	1.24 ±
CURRENT ZONE	PGC
EXISTING USE	VACANT
PROPOSED USE	MEDICAL SERVICES

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

LOT 4 KENNESAW FARMS
AMENDED PMDP / FMDP
1710 NASHVILLE PIKE
CITY OF GALLATIN, 4TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

ROGERS GROUP, INC.
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1148 WEST MAIN STREET
GALLATIN, TN 37066
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LOT 4 KENNESAW FARMS
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COVER SHEET
1710 NASHVILLE PIKE
CITY OF GALLATIN, 4TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

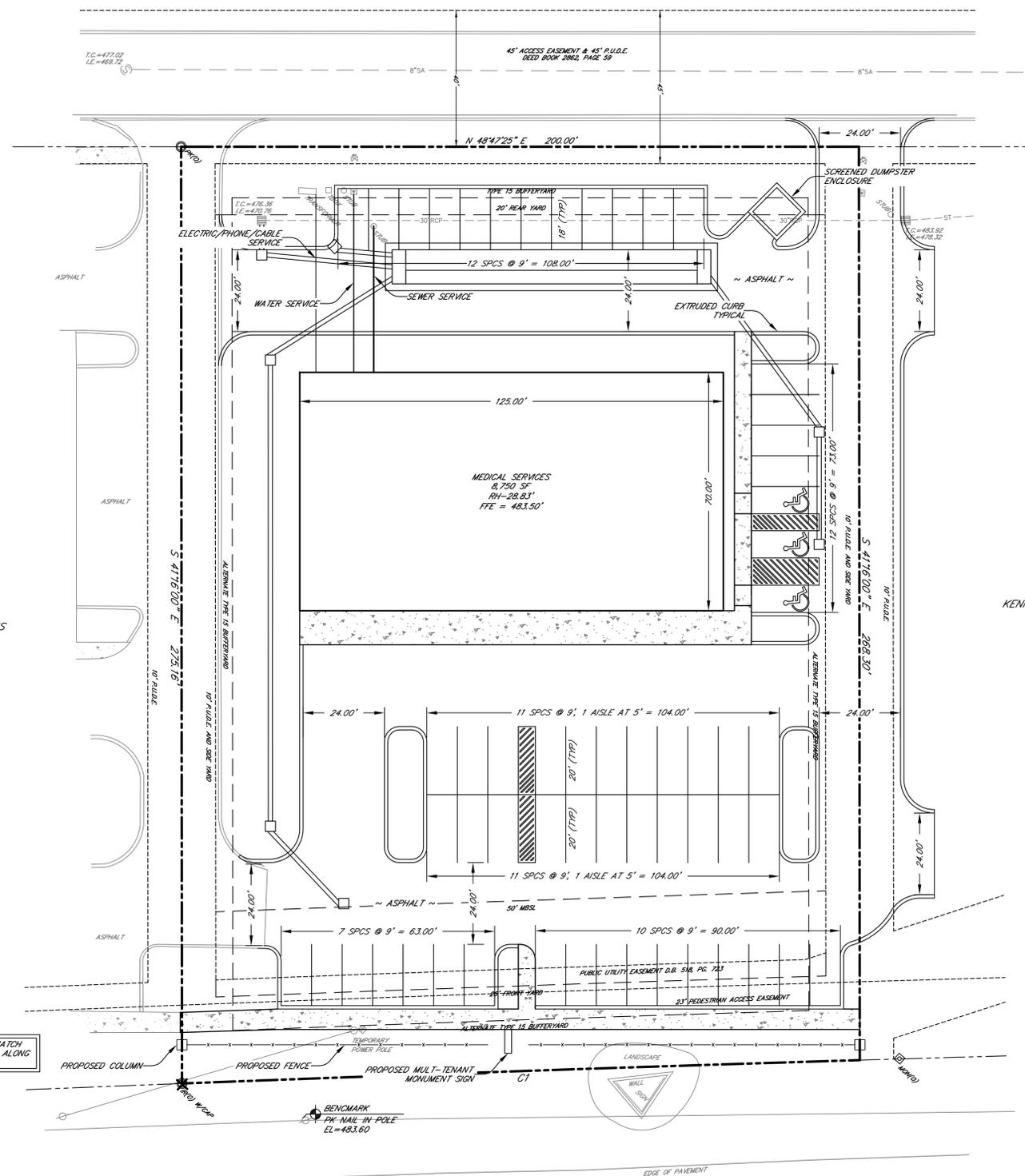


SHEET NO.
C 1.0

REVISIONS
REVISION 1: 10 NOV. 2016 PER PROJECT COMMENTS DATED 10-7-16
REVISION 2:

SHEET 1 OF 10
PROJECT # 16-037
DATE 28 SEPTEMBER 2016

SAINT BLAISE ROAD
MAP 136
PARCEL 45.00
KF LAND PARTNERS
RB. 3866 PG. 384
ZONED PCC



3
1720 NASHVILLE PIKE
MAP 136
PARCEL 46.07
KF PARTNERS
RB. 3912 PG. 583
LOT 3 KENNESAW FARMS
PHASE 1, COMMERCIAL
Pbk. 28 PG. 109
ZONED PGC

5
1700 NASHVILLE PIKE
MAP 136
PARCEL 46.05
KENNESAW FARMS INVESTMENT PARTNERS
RB. 3255 PG. 713
LOT 5 KENNESAW FARMS
PHASE 1 COMMERCIAL
Pbk. 28 PG. 109
ZONED PGC

FENCING AND COLUMNS TO MATCH EXISTING AT KENNESAW FARMS ALONG NASHVILLE PIKE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	208.11'	22982.31'	0°29'56"	N 48°48'32" E	208.11'

NASHVILLE PIKE (HIGHWAY 31E)
(72' PAVEMENT - 128' ROW)

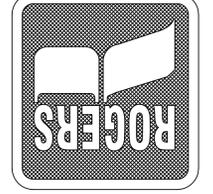
1711 NASHVILLE PIKE
MAP 136
PARCEL 29.04
FRANK AND DOROTHY GEE
DB. 475 PG. 764
ZONED MRO

1175 NASHVILLE PIKE
MAP 136
PARCEL 29.05
GREEN FARMS II, LP
RB. 3198 PG. 175
ZONED PNC

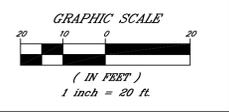
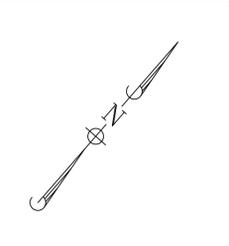
LEGEND

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

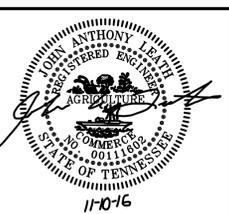
ROGERS GROUP, INC.
ENGINEERING SERVICES
114 WEST MAIN STREET
NASHVILLE, TN 37203
TEL: 615-230-7868 FAX: 615-230-7271
richard.jones@rogersgroupinc.com



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LOT 4 KENNESAW FARMS
AMENDED PMDP / FMDP
SITE LAYOUT
1710 NASHVILLE PIKE
CITY OF GALLATIN 4TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

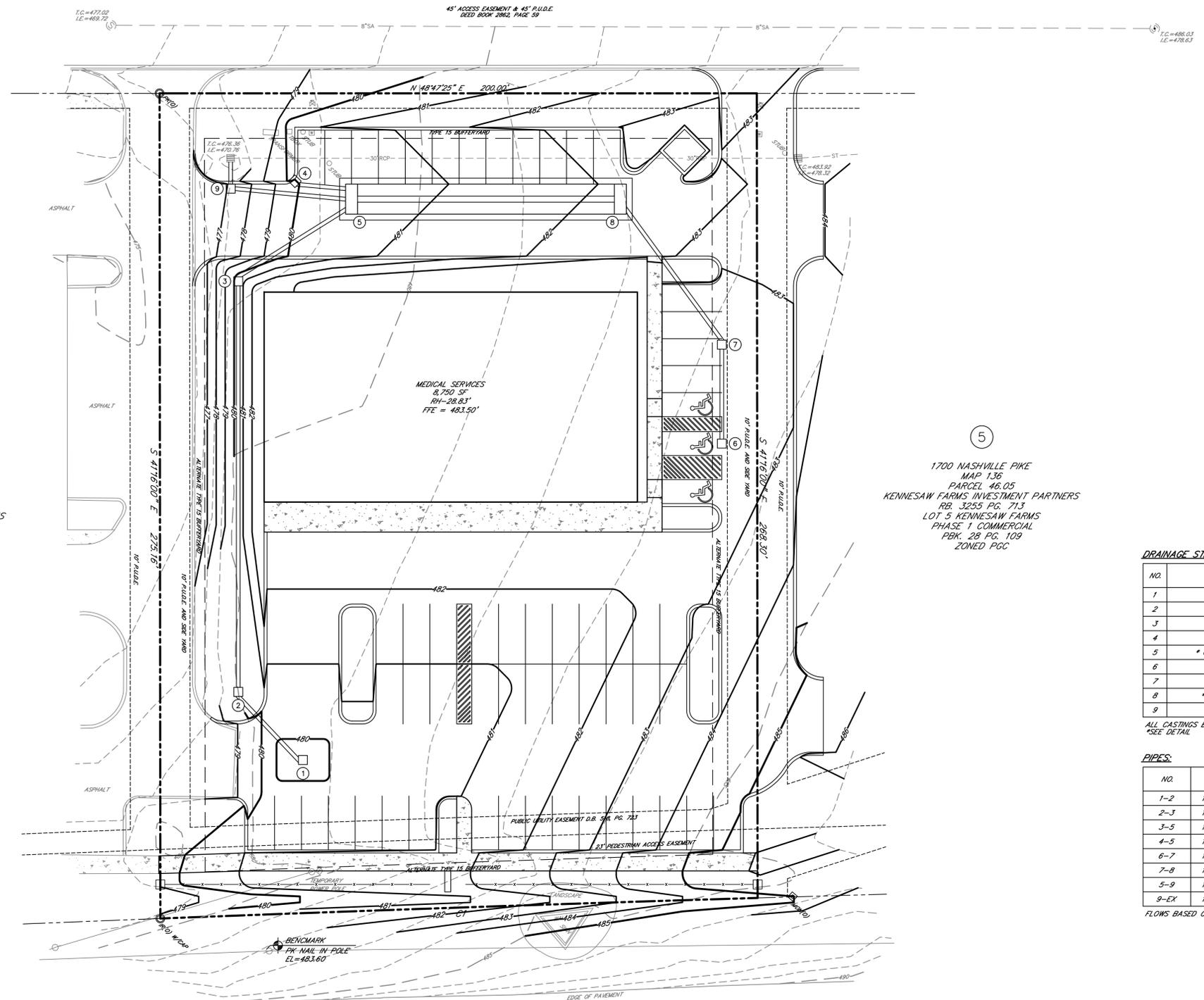


SHEET NO.
C 2.0

REVISIONS
REVISION 1: 10 NOV. 2016 PER PROJECT COMMENTS DATED 10-7-16
REVISION 2:

SHEET 2 OF 10
PROJECT # 16-037
DATE 28 SEPTEMBER 2016

SAINT BLAISE ROAD
MAP 136
PARCEL 45.00
KF LAND PARTNERS
RB. 3866 PG. 384
ZONED PCC



③
1720 NASHVILLE PIKE
MAP 136
PARCEL 46.07
KF PARTNERS
RB. 3912 PG. 583
LOT 3 KENNESAW FARMS
PHASE 1, COMMERCIAL
Pbk. 28 PG. 109
ZONED PGC

⑤
1700 NASHVILLE PIKE
MAP 136
PARCEL 46.05
KENNESAW FARMS INVESTMENT PARTNERS
RB. 3255 PG. 713
LOT 5 KENNESAW FARMS
PHASE 1 COMMERCIAL
Pbk. 28 PG. 109
ZONED PGC

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	208.11'	22982.31'	0.2936°	N 46°49'32" E	208.11'

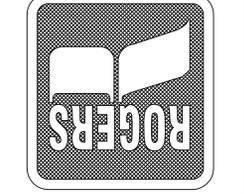
NASHVILLE PIKE (HIGHWAY 31E)
(72' PAVEMENT - 128' ROW)

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MAP 136
PARCEL 29.04
FRANK AND DOROTHY GEE
DB. 475 PG. 784
ZONED MRO

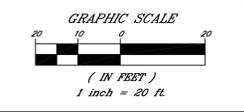
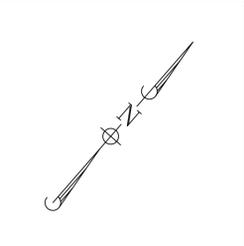
1175 NASHVILLE PIKE
MAP 136
PARCEL 29.05
GREEN FARMS II, LP
RB. 3199 PG. 175
ZONED PNC

- LEGEND**
- CONCRETE MONUMENT (OLD)
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DRAINAGE STRUCTURES:

NO.	TYPE	LOCATION	CASTING	ELEVATION	
				TOP CAST	℄
1	AREA DRAIN	PARKING LOT	4310	479.70	477.20
2	JUNCTION BOX	YARD	4310	480.00	476.90
3	JUNCTION BOX	YARD	4310	480.00	475.57
4	CURB INLET	PARKING LOT	3103	480.00	477.50
5	* OUTLET STRUCTURE	PARKING LOT	1150	-	471.20
6	AREA DRAIN	PARKING LOT	4310	482.39	479.89
7	AREA DRAIN	PARKING LOT	4310	482.39	479.59
8	* INLET STRUCTURE	PARKING LOT	1150	-	-
9	CURB INLET	DRIVE	3103	477.00	470.83

ALL CASTINGS BY JOHN BOUGHARD & SONS OR EQUAL
*SEE DETAIL

PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)
1-2	15" # CMP	30	1.00%	4.50
2-3	15" # CMP	133	1.00%	4.50
3-5	15" # CMP	42	1.00%	4.50
4-5	15" # CMP	16	1.00%	1.79
6-7	15" # CMP	30	1.00%	1.46
7-8	15" # CMP	54	1.00%	2.92
5-9	15" # CMP	37	1.00%	9.27
9-EX	15" # CMP	7	1.00%	9.27

FLows BASED ON THE 10-YR STORM EVENT UNLESS OTHERWISE NOTED

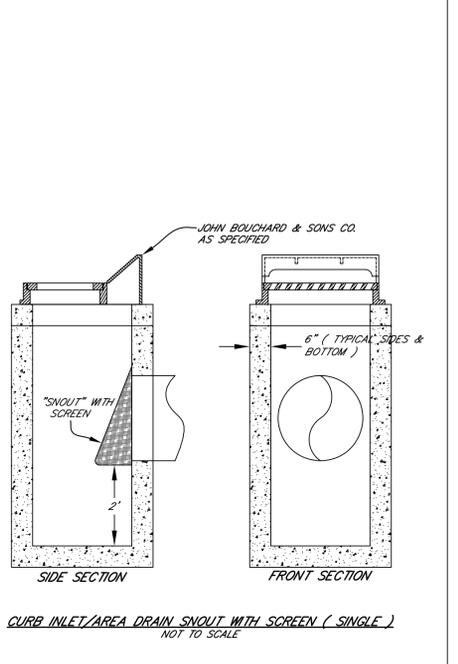
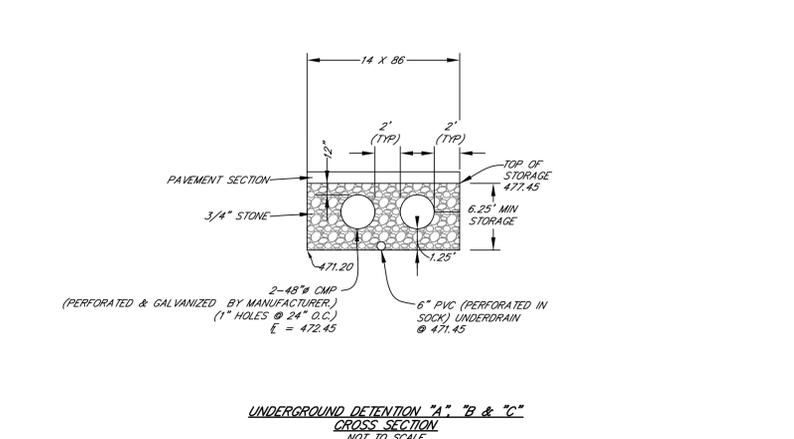
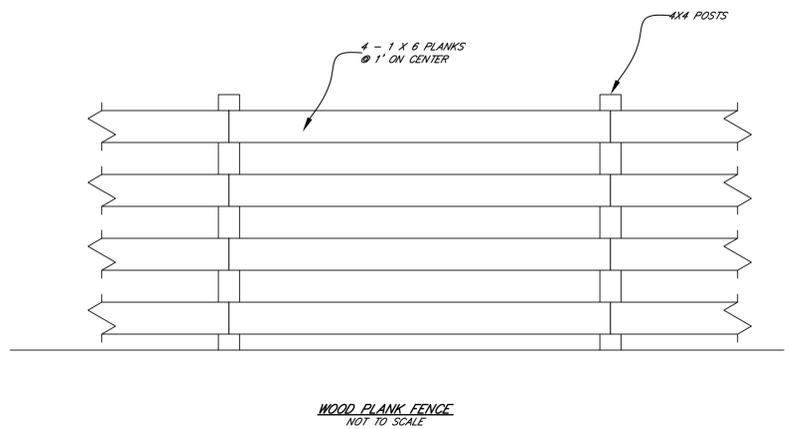
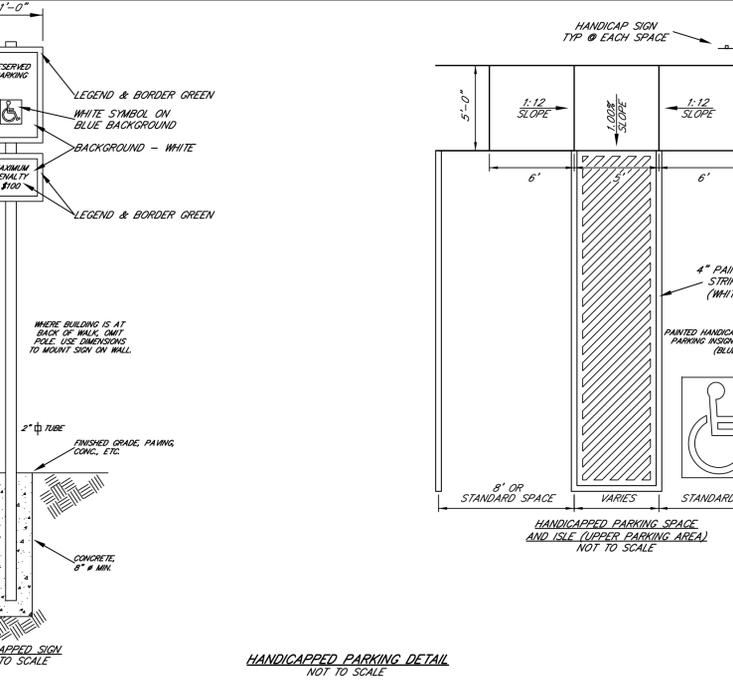
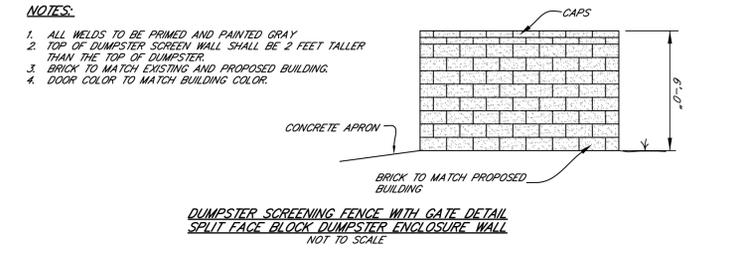
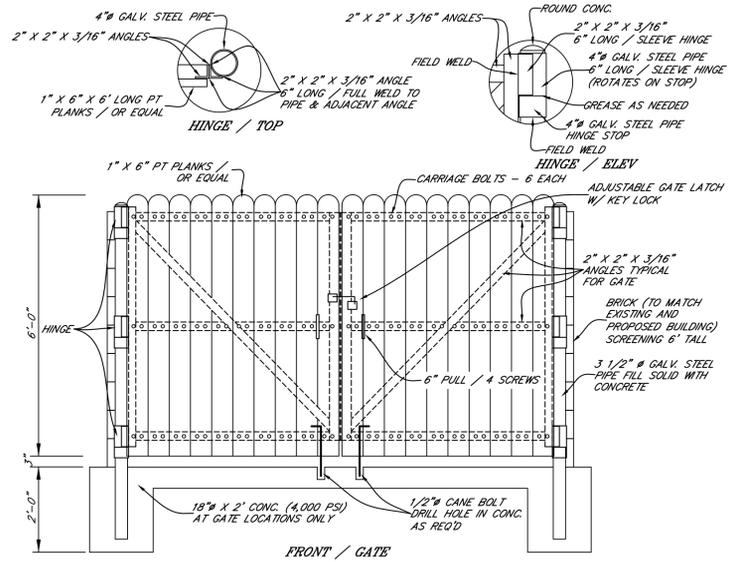
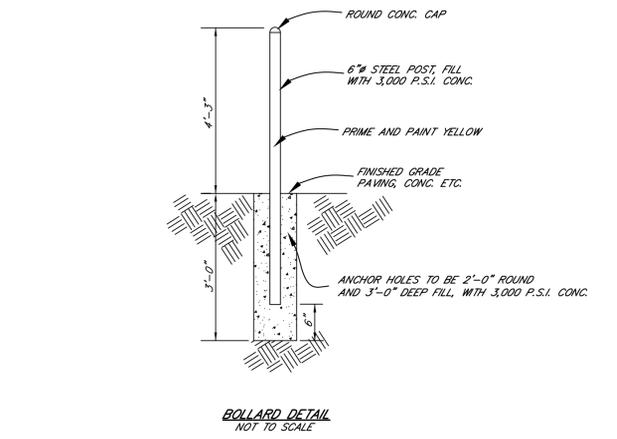
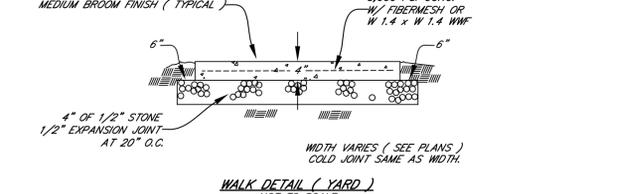
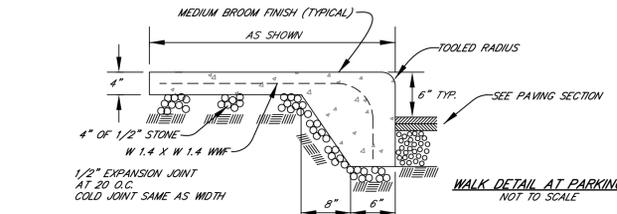
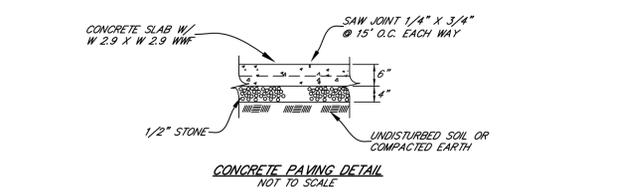
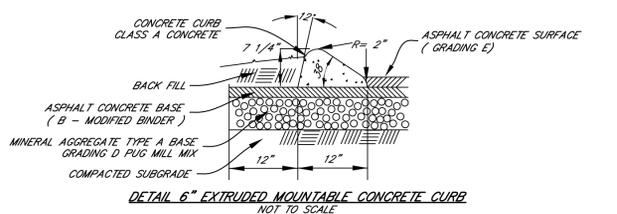
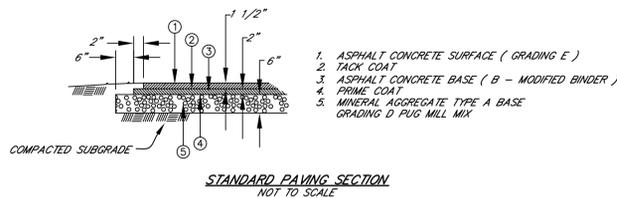
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SUMNER COUNTY, TENNESSEE



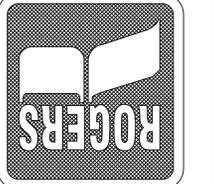
SHEET NO.
C 3.0

REVISIONS
REVISION 1: 10 NOV. 2016 PER PROJECT COMMENTS DATED 10-7-16
REVISION 2:

SHEET 3 OF 10
PROJECT # 16-037
DATE 28 SEPTEMBER 2016

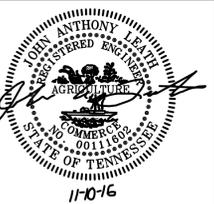


ROGERS GROUP, INC.
ENGINEERING SERVICES
1148 WEST MAIN STREET
MEMPHIS, TN 38103
TEL: 615-230-7271 FAX: 615-230-7271
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LOT 4 KENNESAW FARMS
AMENDED PADD / FMDP
SITE DETAILS
1710 NASHVILLE PIKE
CITY OF GALLATIN, 4TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 4.0

REVISIONS
REVISION 1: 10 NOV. 2016 PER PROJECT COMMENTS DATED 10-7-16
REVISION 2:

SHEET 4 OF 10
PROJECT # 16-037
DATE 28 SEPTEMBER 2016

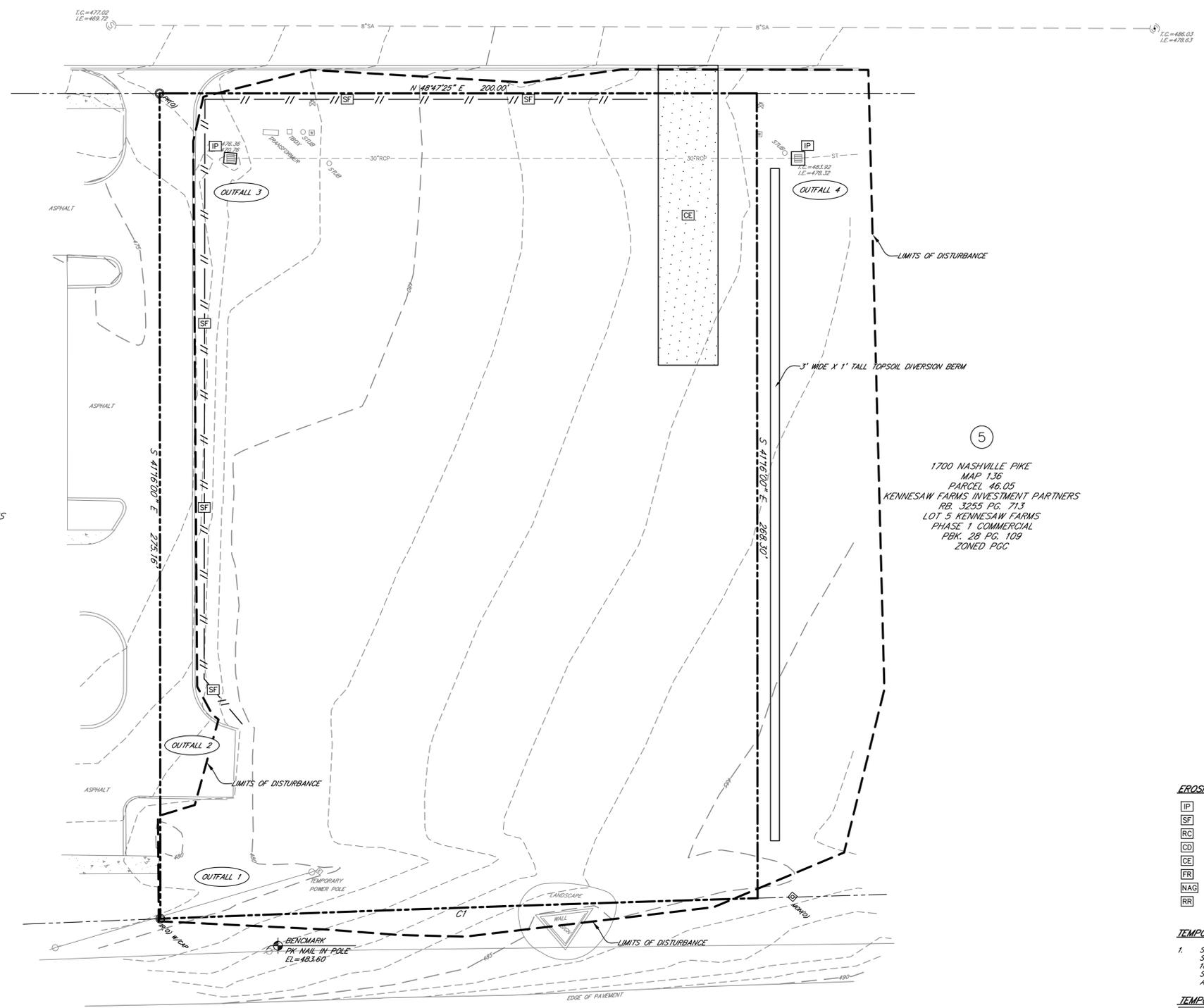
SAINT BLAISE ROAD
 MAP 136
 PARCEL 45.00
 KF LAND PARTNERS
 RB. 3866 PG. 384
 ZONED PCC

③
 1720 NASHVILLE PIKE
 MAP 136
 PARCEL 46.07
 KF PARTNERS
 RB. 3912 PG. 583
 LOT 3 KENNESAW FARMS
 PHASE 1, COMMERCIAL
 PBK. 28 PG. 109
 ZONED PGC

⑤
 1700 NASHVILLE PIKE
 MAP 136
 PARCEL 46.05
 KENNESAW FARMS INVESTMENT PARTNERS
 RB. 3255 PG. 713
 LOT 5 KENNESAW FARMS
 PHASE 1 COMMERCIAL
 PBK. 28 PG. 109
 ZONED PGC

1711 NASHVILLE PIKE
 MAP 136
 PARCEL 29.04
 FRANK AND DOROTHY GEE
 DB. 475 PG. 784
 ZONED MRO

1175 NASHVILLE PIKE
 MAP 136
 PARCEL 29.05
 GREEN FARMS II, LP
 RB. 3199 PG. 175
 ZONED PNC



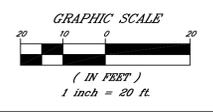
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	208.71'	22982.31'	0.2936°	N 48°49'32" E	208.71'

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

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EROSION CONTROL LEGEND:

- IP - INLET PROTECTION
- SF - SILT FENCE
- RC - ROCK CHECK
- CD - CHECK DAM
- CE - CONSTRUCTION EXIT
- FR - FILTER RING
- NAG - NORTH AMERICAN GREEN OR EQUAL
- RR - RIP RAP

TEMPORARY SEEDING NOTES:

- SEED AND STRAW REQUIRED AS FOLLOWS:
 STRAW: 75 LBS PER 1,000 SQ. FT.
 10-10-10 FERTILIZER: 200 LBS PER ACRE
 SEED: 100 LBS PER ACRE
 AGR LIME: 75 LBS PER 1,000 SQ. FT.

TEMPORARY COVER SEEDING MIXTURES:

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE KOREAN LESPEDEZA SUMMER OATS
MAY 1 TO JULY 15	SUDAN - SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE ITALIAN RYE

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	1.07	3.0%
2	0.34	3.0%
3	0.77	3.0%
4	1.18	3.0%

LOT 4 KENNESAW FARMS
 AMENDED PMDP / FMDP
 EROSION PLAN A
 1710 NASHVILLE PIKE
 CITY OF GALLATIN 4TH CIVIL DISTRICT
 SUMNER COUNTY, TENNESSEE



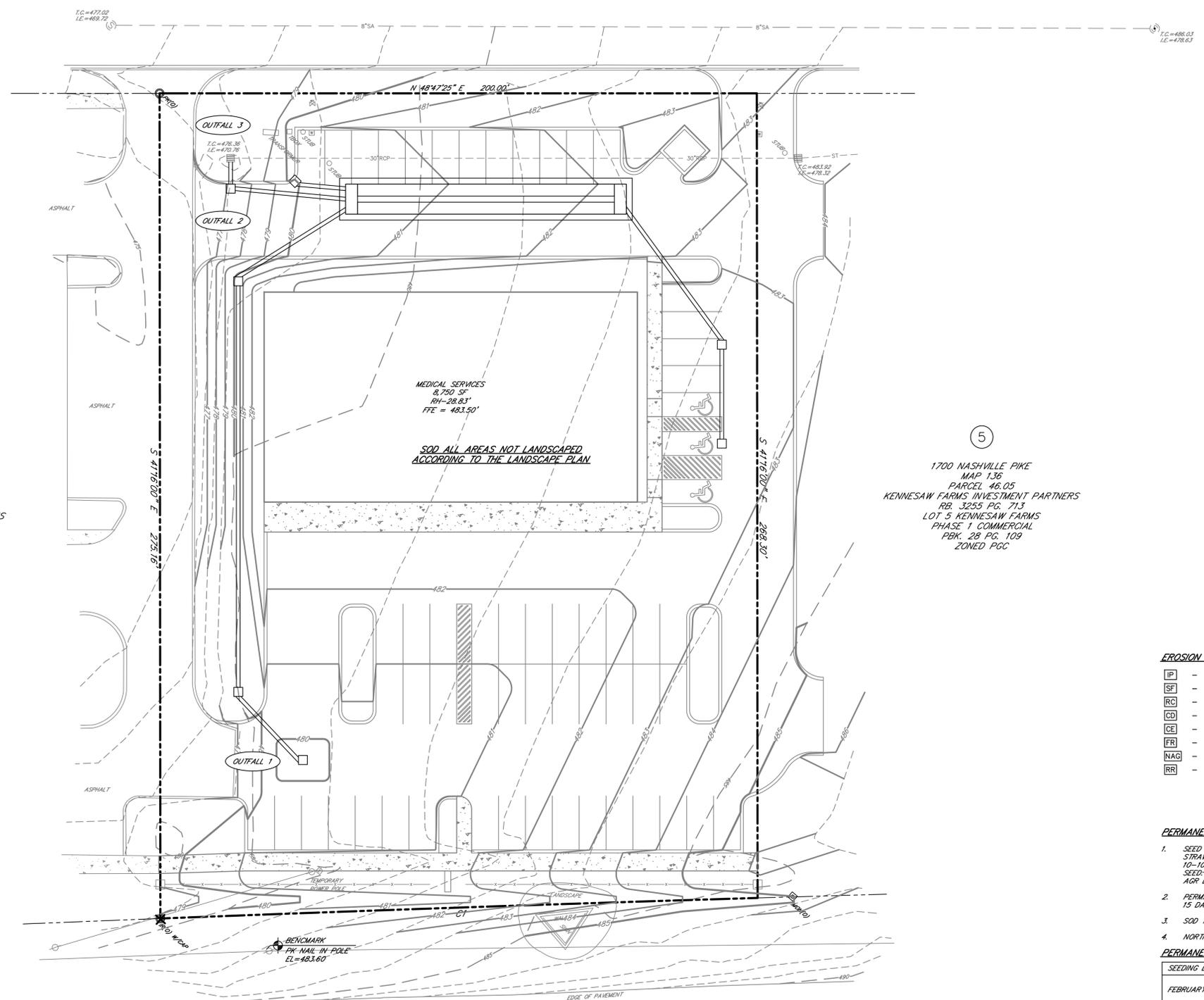
SHEET NO.
C 5.0

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1	10 NOV. 2016	PER PROJECT COMMENTS DATED 10-7-16
2		

SHEET 5 OF 10
 PROJECT # 16-037
 DATE 28 SEPTEMBER 2016

SAINT BLAISE ROAD
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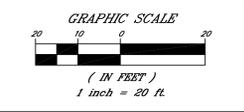
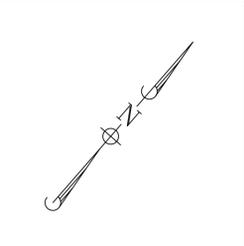
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NAG DESIGNATIONS:

- NAG A NAG S150 AS SHOWN STAPLE "B"

ALL DITCHES TO BE LINED WITH NAG S150 TEMPORARY MATTING IMMEDIATELY UPON FINAL GRADING UNLESS OTHERWISE NOTED.

ALL 3:1 AND GREATER SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING.

PERMANENT SEEDING NOTES:

- SEED AND STRAW REQUIRED AS FOLLOWS:
STRAW: 75 LBS PER 1,000 SQ. FT.
10-10-10 FERTILIZER: 200 LBS PER ACRE
SEED: 100 LBS PER ACRE
AGR. LIME: 75 LBS PER 1,000 SQ. FT.
- PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
- SOD TO BE KENTUCKY 31 TURF TYPE PESCUE.
- NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	0.64	2.0%
2	0.12	2.0%
2	0.40	2.0%

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31 KOREAN LESPEDEZA ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31 ENGLISH RYE KOREAN LESPEDEZA GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED) ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	ENGLISH RYE KENTUCKY 31 CROWN VETCH ENGLISH RYE

LOT 4 KENNESAW FARMS
AMENDED PMDP / FMDP
EROSION PLAN B
1710 NASHVILLE PIKE
CITY OF GALLATIN 4TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
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SHEET 6 OF 10

PROJECT # 16-037

DATE 28 SEPTEMBER 2016

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED AND IS A VACANT LOT. THIS SITE DRAINS SOUTH WEST APPROXIMATELY 750 LF TO AN UNNAMED TRIBUTARY OF OLD HICKORY LAKE THEN APPROXIMATELY 700 LF TO OLD HICKORY LAKE.

PROPOSED SITE CONDITIONS (NPDES PERMIT SECTION 3.5.1.a)

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 8,750 SF MEDICAL SERVICES FACILITY ON 1.24 ± ACRES WITH ALL REQUIRED APPURTENANCES.

303(g) SPECIAL REQUIREMENTS

THE RECEIVING WATERS ARE NOT ON THE 303(d) LISTING AS SEDIMENT IMPAIRED STREAM.

SPILLS AND NON-STORMWATER CONTINGENCIES

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400), AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, ROGERS ENGINEERING GROUP WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE AUTHORITY AT 625 RAPPAHANNOCK WIRE ROAD, GALLATIN, TN 37066.

DEVELOPMENT CONDITIONS

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, ROGERS GROUP, INC. WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

SWPPP NOTES

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. QUALITY ASSURANCE OF EPSC MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING PER NPDES PERMIT SECTION 3.1.2.
3. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
4. **EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.a)**
MMB2-MIMOSA SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED / MMB2 MIMOSA SILT LOAM 2 TO 5 PERCENT SLOPES, ERODED
HYDROLOGIC-GROUP C
THIS SOIL IS DEEP AND WELL DRAINED. IT HAS A LOAMY SURFACE AND A PLASTIC, CLAY SUBSOIL THAT IS SLOWLY PERMEABLE. THE SOIL HAS A SURFACE LAYER OF DARK YELLOWISH BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS YELLOWISH BROWN SILTY CLAY. BELOW THIS TO A DEPTH OF 50 INCHES THE SUBSOIL IS YELLOWISH BROWN CLAY THAT HAS BROWNISH AND GRAYSH MOTTLES IN THE LOWER PART. LIMESTONE BEDROCK IS TYPICALLY FOUND AT A DEPTH OF GREATER THAN 60 INCHES. PERMEABILITY IS SLOW, AND THE AVAILABLE WATER CAPACITY IS MODERATE. THE ROOT ZONE IS DEEP, BUT THE LOWER PART IS SOMEWHAT DIFFICULT TO PENETRATE BECAUSE OF THE VERY FIRM SUBSOIL. THIS SOIL IS POORLY SUITED TO CROPS, MODERATELY SUITED TO HAY AND WELL SUITED TO PASTURE WITH A MODERATE TO LOW YIELD POTENTIAL. THE SOIL IS HIGHLY ERODIBLE.
5. LIMITS OF DISTURBANCE = 1.47± AC (NPDES PERMIT SECTION 3.5.1.n)
6. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
7. A STABILIZED CONSTRUCTION ACCESS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.n.
8. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
9. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 3.5.3.3.
10. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
11. INADEQUATE OR DAMAGED EROSION CONTROL MEASURES WILL BE REPLACED, MODIFIED, OR REPAIRED WITHIN 7 DAYS OF THE INSPECTOR'S REPORTING.
12. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER WEEK AND INSPECTIONS ARE TO BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2. A RAINFALL GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND DURATION FOR EACH RAIN EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
13. EROSION PREVENTION AND SEDIMENT CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING AS SHOWN ON THESE PLANS AND CONTAINED IN THIS SWPPP.
14. A LAND DISTURBANCE PERMIT IS TO BE OBTAINED FROM THE CITY OF GALLATIN PRIOR TO GRADING.
15. TOPSOIL IS TO BE STRIPPED AND STORED. COMPACT SITE TOPSOIL PILES BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE.

SWPPP CONSTRUCTION SEQUENCING OF WORK (NPDES PERMIT SECTION 3.5.1.b)

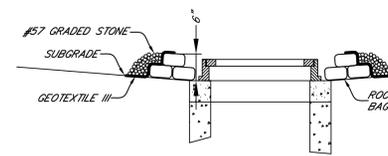
(ALTERNATE SEQUENCING MAY BE PROPOSED IF APPROVED BY THE CITY OF GALLATIN STORM WATER INSPECTOR.)

LIMITATION OF CONSTRUCTION DISTURBED AREA
FIELD STAKE CONSTRUCTION LIMITS BEFORE COMMENCING WORK IN ORDER TO VERIFY THE DISTURBED AREA LIMITS FOR THE CONTRACTOR.

1. INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT AND TEMPORARY SILT FENCE.
2. RELOCATE THE DITCH ALONG NASHVILLE PIKE ACCORDING TO THE GRADING PLAN TO DIVERT OFFSITE RUNOFF FROM THE CONSTRUCTION AREA. STABILIZE THE DITCH WITH SOD.
3. STRIP TOPSOIL FROM AREAS TO RECEIVE CUT AND FILL. COMPACT DAILY BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE. INSTALL SILT FENCE AT BASES OF TOPSOIL PILES AFTER STRIPPING PROCESS OR BEFORE A 50% CHANGE OF RAIN. TOPSOIL MAY NEED TO BE REMOVED FROM THE SITE.
4. MASS GRADE SITE AND TEMPORARY SEED & MULCH WITHIN 14 DAYS. WHEN INDIVIDUAL AREAS OF MASS GRADING ARE COMPLETED, TEMPORARY SEED & MULCH WITHIN 14 DAYS. ADD 4" OF BASE STONE TO FUTURE PAVED AREAS AS ALTERNATE TO TEMPORARY SEEDING THESE AREAS.
5. INSTALL THE REMAINING STORM DRAINS, WATER MAINS, SEWER MAINS, GAS, AND ALL OTHER UTILITIES WITH UTILITY SERVICES. INSTALL INLET AND OUTLET CONTROL MEASURES ON STORM STRUCTURES. CHECK DAMS AND ROCK CHECKS ARE TO BE INSTALLED IN THE DITCHES AS STORM DRAINS ARE COMPLETED. DITCHES ARE TO BE PERMANENTLY STABILIZED AS SOON AS DITCH GRADING IS COMPLETE IN ANY AREA.
6. INSTALL REMAINING BASE STONE AND BINDER WITH CURBING AND INSTALL SIDEWALKS.
7. FINISH GRADE BEHIND CURBS.
8. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND PERMANENT SEED).
9. REMOVE TEMPORARY MEASURES ONCE A GOOD STAND OF GRASS IS ESTABLISHED (75% OR ABOVE OF SURFACES COVERED WITH GRASS). SEED AND MATT ALL AREAS AND ANY REMAINING DISTURBED AREAS.

NOTES:

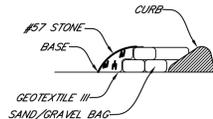
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



AREA DRAIN INLET PROTECTION
NOT TO SCALE

NOTES:

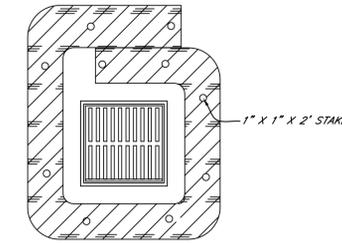
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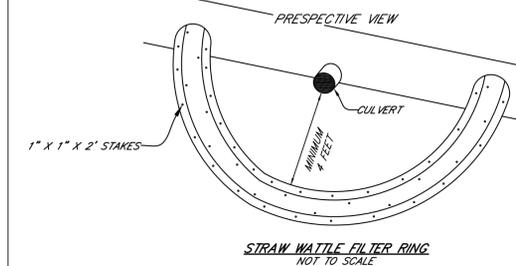
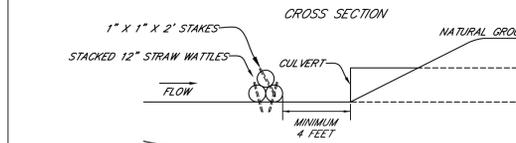
CURB CUT INLET PROTECTION
NOT TO SCALE

NOTES:

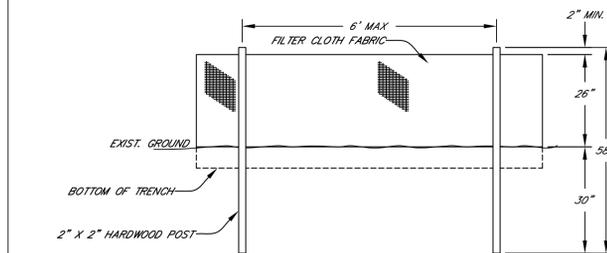
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STRAW WATTLE INLET PROTECTION
NOT TO SCALE



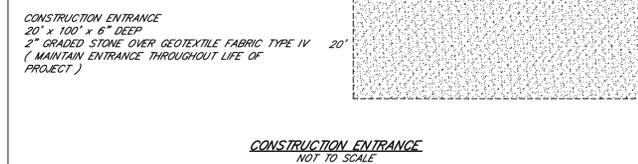
STRAW WATTLE FILTER RING
NOT TO SCALE



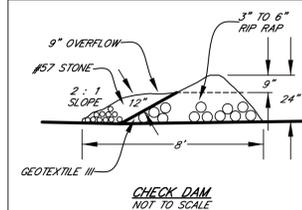
NOTE:

REFER TO STANDARD IDOT EROSION CONTROL DETAIL EC-STR-3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

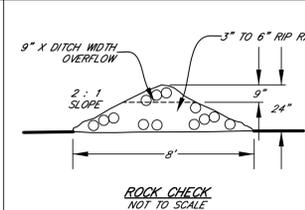
TEMPORARY SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE



CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

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IT'S THE LAW

LOT 4 KENNESAW FARMS
LANDSCAPE PLAN
COVER SHEET
1710 NASHVILLE PIKE
CITY OF GALLATIN 4TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
L 1.0

REVISIONS

SHEET 1 OF 9

PROJECT # 16-037
DATE 28 SEPTEMBER 2016

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

WHEN IRRIGATED THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND LANDESIGN.

PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS.

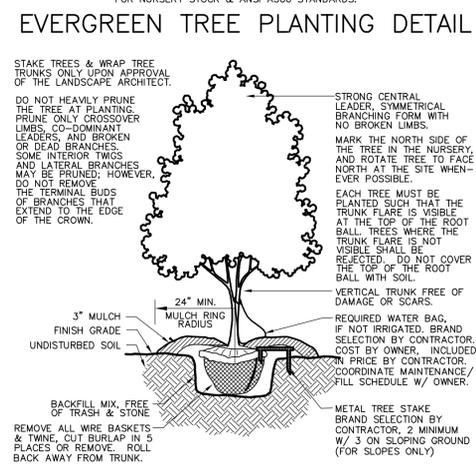
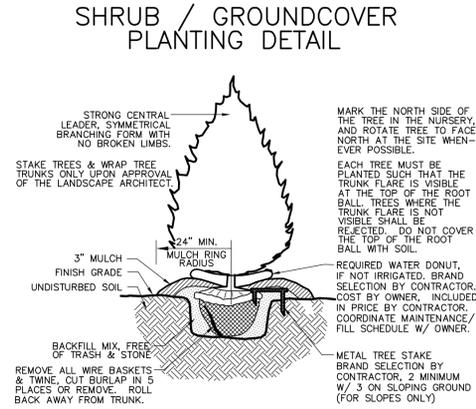
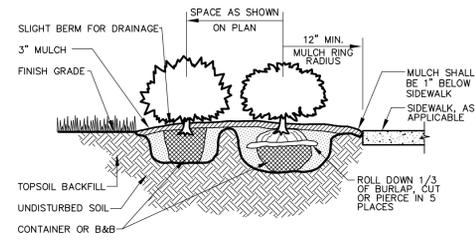
GYUING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

MATERIALS SCHEDULE

KEY QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES					
AA 8	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	7' Min.	4'-5'	2"	3' Clear Trunk Matched
PP 6	Parrotia persica 'Vanessa' / Persian Ironwood	10'-12'	4'-5'	2 1/2"	Matched
IF 3	Ilex x attenuata 'Fosteri' / Foster Holly	5' Min.	2'-3'	FTB	
LI 3	Liriodendron tulipifera / Tulip Poplar	12'-14'	5'-6'	2 1/2"	4' Clear Trunk
LT 3	Lagerstroemia indica 'Rubra' / Red Crape Myrtle	6' Min.	2'-3'	3 Cane, 1' each	Matched
NS 2	Nyssa sylvatica 'Red Rage' / Red Rage Black Gum	10'-12'	4'-5'	2"	Strong Leader
QP 4	Quercus palustris / Pin Oak	14'-16'	5'-6'	3"	4' Clear Trunk
SHRUBS					
BP 35	Berberis thunbergii 'Atropurpurea Nana' / Crimson Pygmy Barberry	15"-18"	12"-15"	F.T.B.	
DZ 16	Deutzia gracilis 'Nikko' / Dwarf Deutzia	15"-18"	12"-15"	F.T.B.	
IC 29	Ilex crenata 'Soft Touch' / Soft Holly	18"	15"-18"	F.T.B.	
IT 13	Itea virginica 'Henry's Garnet' / Virginia Sweetspire	12"	15"-18"	F.T.B.	
JA 26	Juniperus horizontalis 'Youngstown' / Andorra Juniper	18"-24"	18"-24"	F.T.B.	
RR 3	Rosa x 'Rocks' / Red Knockout Rose	18"-24"	18"-24"	F.T.B.	
SJ 9	Spiraea x 'Fire Light' / Fire Light Spirea	18"-24"	18"-24"	F.T.B.	
TD 18	Taxus x densiformis / Dense Yew	24" Min.	18"-24"	F.T.B.	
TO 18	Thuja occidentalis 'Degroot's Spire' / Upright Arborvitae	36" Min.	18"-24"	F.T.B.	
VR 3	Viburnum rhytidophyloides 'Allegheny' / Allegheny Viburnum	30" Min.	18"-24"	F.T.B.	
ORNAMENTAL GRASSES					
PA 100	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	Install in triangular pattern @ 18" O.C.			
TURF GRASSES					
SOD 12,000 sf	Fine Bladed Fescue Sod	Rebel II or Equal approved. Sod all lawn areas.			
GROUNDCOVERS					
AB 100 sf	Annual Bed	Style selection by Owner.			
MISCELLANEOUS					
	Shredded Hardwood Bark Mulch	Minimum 3" depth throughout.			
NOTES					
F.T.B. = Full To Bottom					
No substitutions without Landscape Architect approval.					



REQUIREMENTS

PERIMETER LANDSCAPING:

NASHVILLE PIKE (ARTERIAL BUFFER) (20' MIN.)

- 1 TREE PER 50 LF (185 LF) 4 TREES
- 2 UNDERSTORY TREE PER 50 LF 8 TREES
- 2" & 3" CALIPER TREES PROVIDED SATISFIED
- EVERGREEN SHRUB ROW PROVIDED SATISFIED

SAINT BLAISE ROAD (7' MIN.)

- 1 TREE PER 50 LF (175 LF) 3 TREES
- 3" CALIPER TREES PROVIDED SATISFIED
- NO SHRUB ROW PROVIDED

EAST & WEST PROPERTYLINE

JOINT ACCESS, NO PERIMETER LANDSCAPING REQUIRED

INTERIOR PARKING REQUIREMENTS

NEW PARKING LOT

- 6% REQUIRED (1,740 SF) 9% (2,600 SF)

PARKING ISLAND REQUIREMENTS

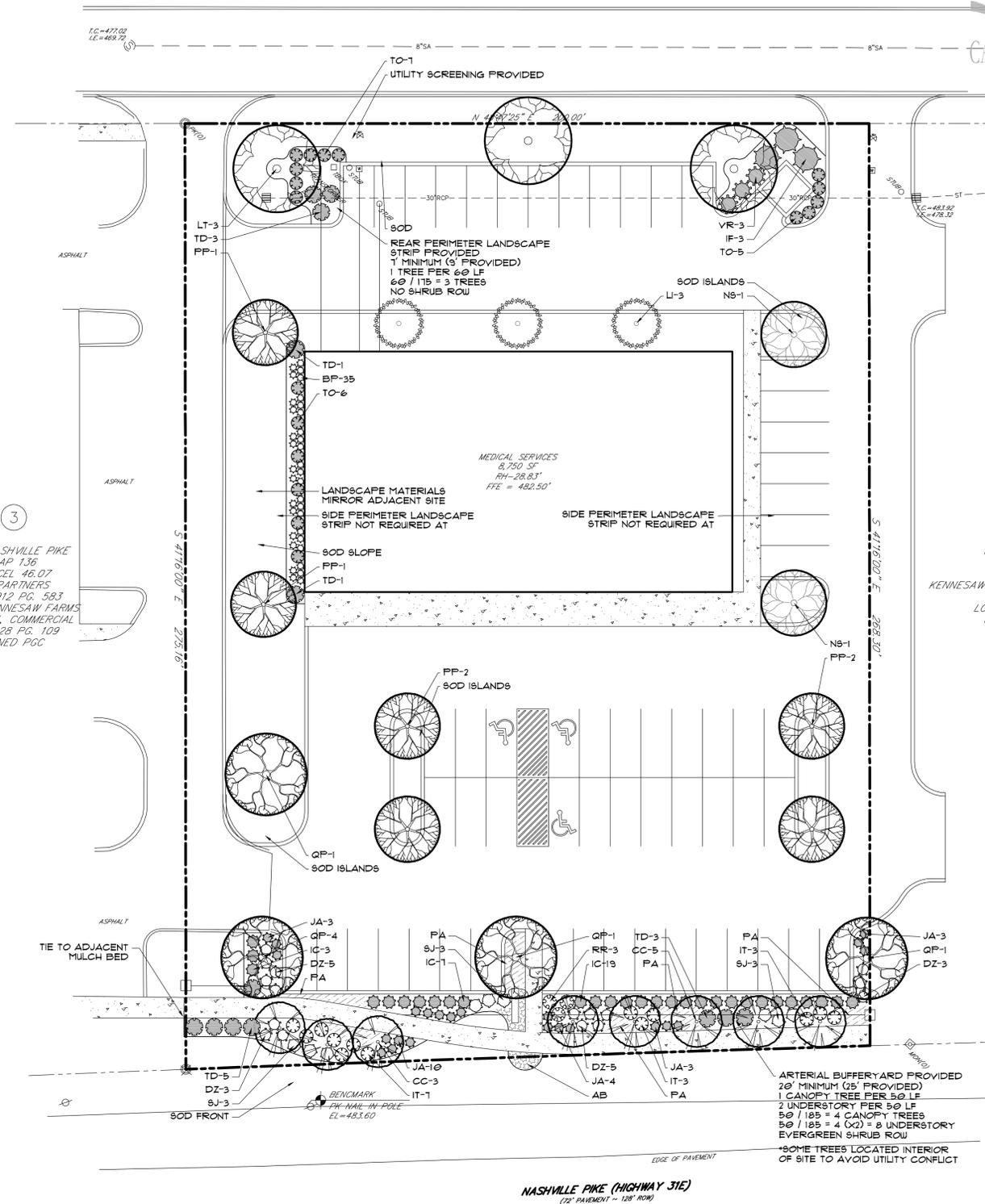
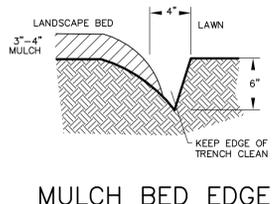
- 1 TREE PER 10 STALLS 10/58 = 6
- 2 1/2" CALIPER TREES PROVIDED SATISFIED

LANDSCAPE BUFFERYARDS

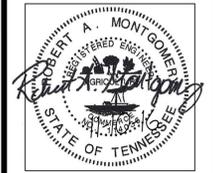
NONE REQUIRED

AUTOMATED IRRIGATION SYSTEM

DESIGN & PLAN BY OTHERS



Project No. **1647**
 Drawn by: _____
 Reviewed by: _____



M&A
Matchett and Associates Architects

113 East Main St.
 Gallatin, TN 37066
 615/451-1505

Office/ Retail Center

Kennesaw Farms

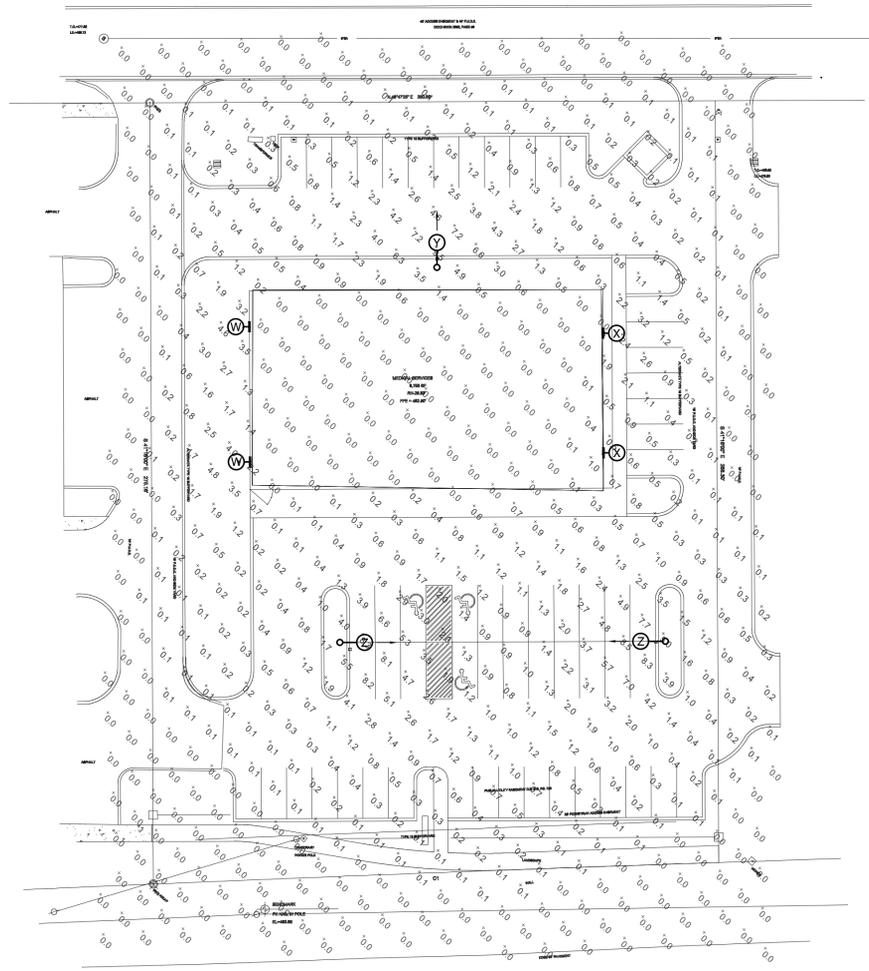
Gallatin, Tennessee

Site Lighting Photometric Plan and Schedules

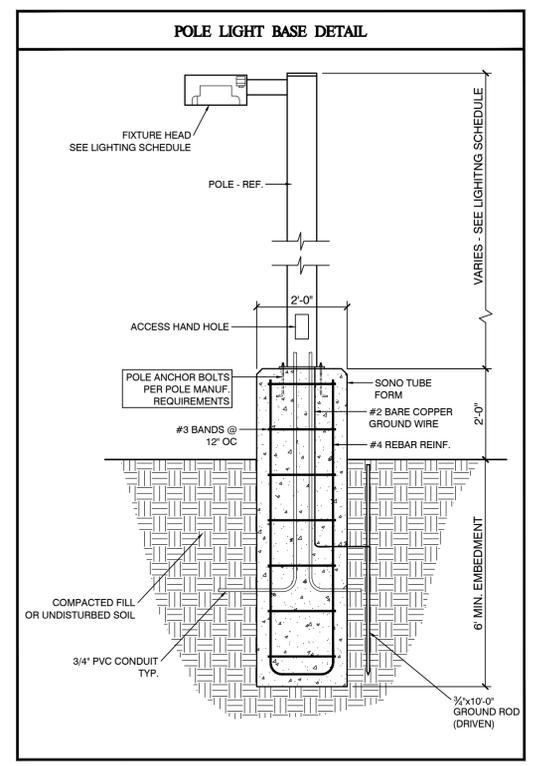
Date: 11-10-16
 Revisions:
 Date: Mark:

SL-1
 Sheet 1 of 1

LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	MANUFACTURER	DETAILS
W	LED WALL PACK, 4000 LUMENS, 3000K COLOR TEMP, TYPE 3 OPTICS, DARK BRONZE FINISH, 120V	43W LED INCL	HUBBELL LNC2-18LU-3K-3-1	MOUNT 10A.F.F.
X	LED WALL PACK, 4000 LUMENS, 3000K COLOR TEMP, TYPE 4 OPTICS, DARK BRONZE FINISH, 120V	43W LED INCL	HUBBELL LNC2-18LU-3K-4-1	MOUNT 10A.F.F.
Y	LED AREA LIGHT, TYPE 3 OPTICS, 16,000 LUMENS, 4000K COLOR TEMP, DARK BRONZE FINISH, 120V	181W LED INCL	HUBBELL ASL-24L-3	MOUNT ON 20' 4" SQUARE POLE 4 - TOTAL
Z	LED AREA LIGHT, FORWARD THROW OPTICS, 16,000 LUMENS, 4000K COLOR TEMP, DARK BRONZE FINISH, 120V	181W LED INCL	HUBBELL ASL-24L-4	MOUNT ON 20' 4" SQUARE POLE 2 - TOTAL



SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 1 : 30





Project No. **1647**
 Drawn by: _____
 Reviewed by: _____

**Charles
 Curtis
 Construction
 Inc.**
 Gallatin, TN

M&A
**Matchett
 and
 Associates**
 Architects

113 East Main St.
 Gallatin, TN 37066
 615/451-1505

**Office/
 Retail
 Center**
**Kennesaw
 Farms**

**Gallatin,
 Tennessee**

Date: _____
 Revisions: _____
 Date: _____ Mark: _____

Sheet _____ of _____

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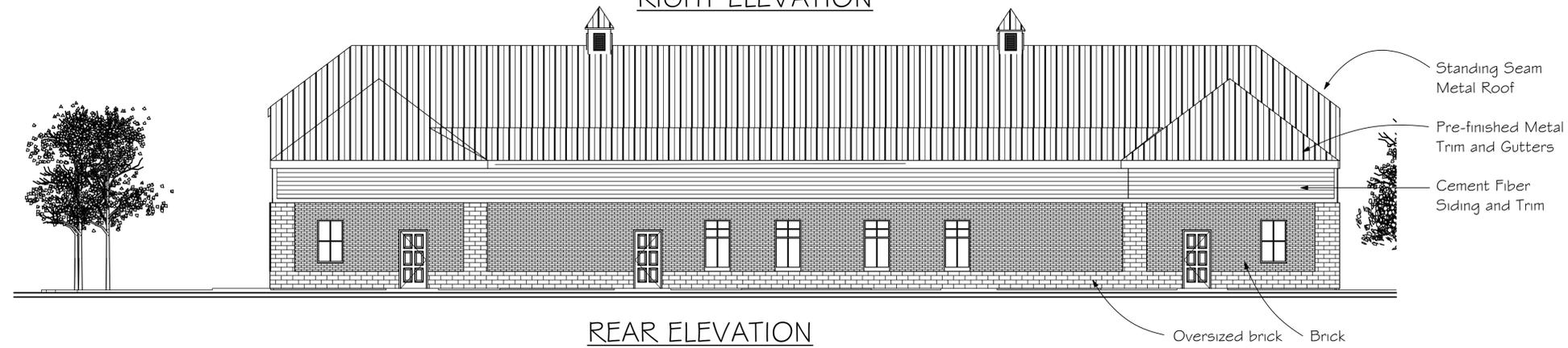
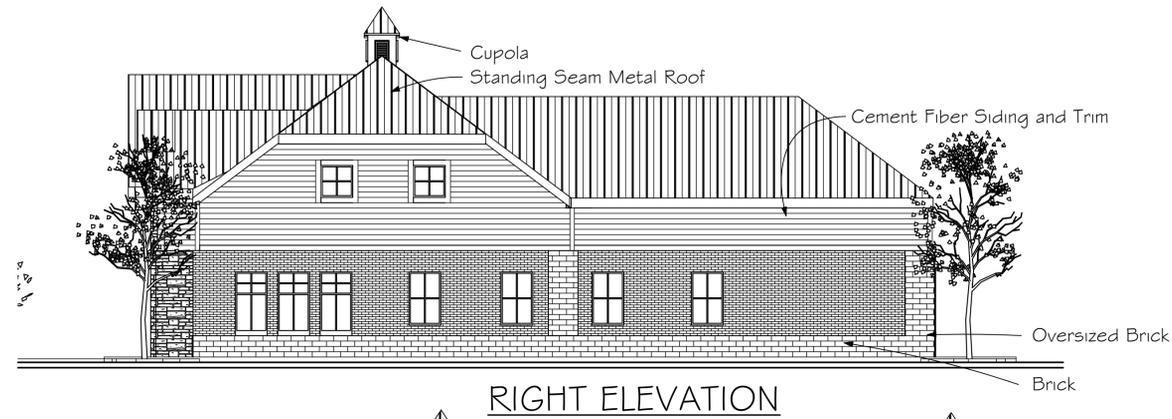
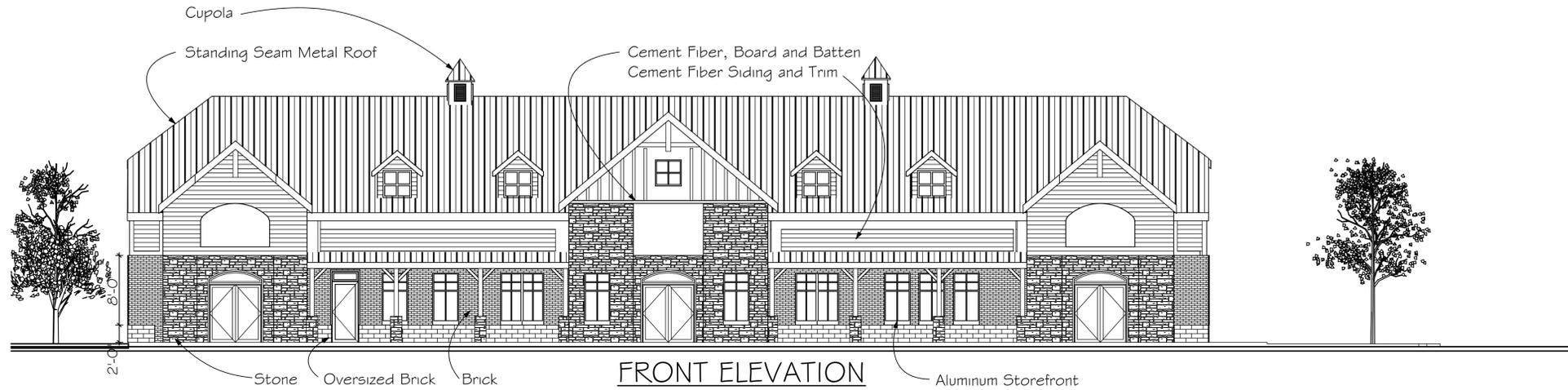
**Kennesaw
 Farms**

**Gallatin,
 Tennessee**

Exterior
 Elevations

Date: 11/17/2016
 Revisions:
 Date: _____ Mark: _____

PD-1
 Sheet of _____



Building Material Summary:

	Masonry	Fiber Cem Bd.	
Front	1610sf	311 sf	
Right	721 sf	483 sf	
Rear	1250sf	623 sf	
Left	721 sf	483 sf	
TOTAL	4302sf(70%)	1900sf(30%)	6202sf

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR KENNESAW FARMS, PHASE 4, SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE. (1-2776-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Cherry Land Surveying, Inc. at its regular meeting on November 21, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Emerging Walkable Community Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the R-8 Medium Density-Planned Residential Development (R8-PRD) zone district and the approved Amended Preliminary Master Development Plan and Final Master Development Phases 3 and 4, for Kennesaw Farms (PC8-38-05) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements.
3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

ITEM 4

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C consisting of a two (2) sheet plan, prepared by Cherry Land Surveying, Inc. of Nashville, TN, dated September 16, 2016 with a revision date of November 08, 2016, with the following conditions:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, ‘Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.’
3. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/2016

Dick Dempsey, Chairman

ITEM 4

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 4

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C
(1-2776-16B)

Located north of Kennesaw Boulevard and northwest of Lt. Gibson Circle

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR KENNESAW FARMS, PHASE 4, SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE.

OWNER: KF LAND PARTNERS
APPLICANT: CHERRY LAND SURVEYING, INC.
STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2016-134
STAFF CONTACT: SHARON BURTON
PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: The owner and applicant request approval of a Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C, a major subdivision, to create 25 One-Family Detached Dwelling lots, one (1) open space tract and dedicate five (5) public rights-of-way, on 7.302 (+/-) acres, located north of Kennesaw Boulevard and west of Lt. Gibson Circle. The property is currently zoned R-8 (PRD) Medium Density Residential Planned Residential Development (R-8 PRD). One-Family Detached Dwelling is a permitted use in the R-8 PRD zone district. (Attachment 4-1 and 4-2)

The Planning Department recommends approval of the Preliminary Plat with conditions.

CASE BACKGROUND:

Previous Approvals

The Planning Commission recommended approval of the rezoning from Residential-R20 and Agriculture(A) to Mixed Use (MU), Planned General Commercial (PGC), Residential-R8 Planned Residential Development (R8 PRD), Residential-R15 Planned Residential Development (R15 PRD), and Core Commercial (CC) and the Preliminary Master Development Plan for Kennesaw Farms, a mixed-use development, including commercial, office, and a variety of residential uses on approximately 313 acres, at the June 23, 2003 meeting (File #3-3-03). The rezoning request passed Second Reading at the August 5, 2003 Gallatin City Council meeting.

On July 25, 2005, the Planning Commission approved a Final Master Development Plan for Kennesaw Farms, Phases 3 and 4 (File 8-38-05) for single-family detached lots and roadways.

Final Master Development Plans and plats have been approved for various phases and sections of Kennesaw Farms Development including multiple phases of residential and commercial development.

DISCUSSION:

Proposed Development

The owner and applicant request approval of a Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C, a major subdivision, to create 25 One-Family Detached Dwelling lots, one (1) open space tract and dedicate five (5) public rights-of-way, on 7.302 (+/-) acres.

Natural Features

According to FEMA Panel No. 47165C0407G, dated April 17, 2012, no portion of this section of Kennesaw Farms is located within a flood hazard area.

Adjacent or Area Uses

The adjacent/surrounding areas to the east and south are part of Section 2A and Section 1 of the Kennesaw Farms residential development. Section 3 is to the west and is also a similar type of development. The property to the north is Phase 6, Section 1 and is zoned R15(PRD).

Access and Easements

There is no direct access to this development from Nashville Pike. Traffic will access this property from Kennesaw Boulevard and Lt. Gibson Circle.

A 275 foot wide T.V.A. easement and power line is located adjacent to the north border of the subdivision. The easement is within an area slated for development as Phase 6, Section 1.

Public Right of Way/Streets

The Preliminary Plat indicates five (5) public roadway segments. Paddock Park Circle will extend along the south boundary and through the northern portion of Section 2C and into future sections. The remaining roadway segments will extend from Paddock Park Circle, and Ambling Way roadway and 3 alleys. The roads will be accepted and maintained by the City of Gallatin once development is completed.

Lot Sizes and Layout

The lot sizes and layout shown on the Preliminary Plat are consistent with lot sizes and layouts approved with the Final Master Development Plan for Kennesaw Farms, Phases 3 and 4 (8-38-05). The lots range from the largest being 7,115 square feet and the smallest at 4,860 square feet. The preliminary plat also includes the one (1) open space tract.

Open Space and Bufferyard

The Preliminary Plat shows a large proposed open space tract. The open space is approximately 2.217 acres and is centered within this phase and surrounded by public roadways with sidewalks. The Kennesaw Farms Final Master Development Plan for Phases 3 and 4 and this Preliminary Plat indicate that the open spaces will be maintained by the Homeowners' Association.

No bufferyards are required in this section of Phase 4, but street trees are shown on the Master Plan for Kennesaw Farms (3-3-03).

Sureties

The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, to the Planning Department prior to recording of the Final Plat.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Plat. The applicant shall amend the Preliminary Plat as indicated below:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, 'Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.'

Engineering Division Comments

The Engineering Division reviewed the Preliminary Plat and had no comments.

Gallatin Public Utilities Department Comments

This development is served by the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Preliminary Plat and commented that detailed plans and specifications for water and sanitary sewer installations shall be submitted for review and approval. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards.

Other Departmental Comments

Other City Departments reviewed the Preliminary Plat and had no comments.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and*

Transportation Plan for the area, and in particular, the Emerging Walkable Community Character Area.

2. The Preliminary Plat is consistent with the purpose and intent of the R8 Medium Density-Planned Residential Development (R8-PRD) zone district and the approved Revised Preliminary Master Development Plan for Kennesaw Farms and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in the approved Revised Final Master Development Plan for Kennesaw Farms (File #8-38-05).
3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-134, a Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C consisting of a two (2) sheet plat, prepared by Cherry Land Surveying, Inc. of Nashville, TN, dated September 16, 2016 with a revision date of November 8, 2016, with the following conditions:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, 'Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.'
3. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS

Attachment 4-1 Location Map

Attachment 4-2 Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C (1-2776-16B)

I:\PlanningCommission\PC Items\2016\11-21-2016\Staff Reports\Item 4 Kennesaw Farms, Phase 4, Section 2C Preliminary Plat (PC 1-2776-16B) SB

Kennesaw Farms

Phase 4, Section 2C

Legend

 Lt Gibson Cir

ATTACHMENT 4

Lt Gibson Cir

Google Earth

© 2016 Google



1000 ft

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 25 RESIDENTIAL LOTS, 1 OPEN SPACE AND DEDICATE 5 ROADWAYS FROM TAX MAP 136, PARCEL 24.06.
- 2) THIS PROPERTY IS CURRENTLY ZONED "R-08(PRD)".
- 3) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 4) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 5) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407G" DATED: APRIL 17, 2012. FLOOD ZONE "X".
- 7) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD IN RECORD BOOK 2862, PAGE 35, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
- 8) COORDINATES AND BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM.
- 9) THIS PROPERTY IS PART OF PARCEL 24.06 OF SUMNER COUNTY TAX MAP 136.
- 10) ALL LOTS ARE CURRENTLY VACANT.
- 11) ALL YARD LINES, MINIMUM BUILDING SETBACK LINES AND BUFFER YARDS SHALL BE BASED ON THE APPROVED FMPD FOR KENNESAW FARMS PHASE 4 (PC FILE 8-2176-16).
- 12) OPEN SPACES ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS AND ARE TO BE OWNED AND MAINTAINED BY THE KENNESAW HOMEOWNERS ASSOCIATION.
- 13) THIS PROPERTY IS VACANT AND ALL PROPOSED LOTS PROPOSED USE IS: ONE-FAMILY DETACHED DWELLINGS.

PLAT REFERENCE

THIS PROPERTY IS PART OF TRACT "B" OF THE FINAL PLAT KENNESAW FARMS, PHASE ONE, AS OF RECORD IN PLAT BOOK 23, PAGE 194-201, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

DEED REFERENCE

DEED REFERENCE FOR THIS PROPERTY IS RECORD BOOK 3866, PAGE 384, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. OWNER OF RECORD BEING KF LAND PARTNERS

OWNER: KF LAND PARTNERS
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824-2500

WE HEREBY CERTIFY THAT THIS SURVEY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net



CURVE TABLE

Curve	Length	Radius	Chord	Direction	Delta
C1	23.56'	15.00'	21.21'	N41°27'39"W	90°00'00"
C2	23.56'	15.00'	21.21'	N48°32'21"E	90°00'00"
C3	36.11'	25.00'	33.05'	N45°04'48"W	82°45'43"
C4	39.89'	25.00'	35.79'	N42°01'00"E	91°25'52"
C5	23.94'	15.00'	21.48'	N42°01'00"E	91°25'52"
C6	21.67'	15.00'	19.83'	N45°04'48"W	82°45'43"
C7	23.56'	15.00'	21.21'	N48°32'21"E	90°00'00"
C8	23.56'	15.00'	21.21'	N41°27'39"W	90°00'00"
C9	23.56'	15.00'	21.21'	S41°27'39"E	90°00'00"
C10	23.56'	15.00'	21.21'	S48°32'21"W	90°00'00"
C11	42.43'	25.00'	37.52'	S44°55'12"W	97°14'17"
C12	38.65'	25.00'	34.91'	S47°59'00"E	88°34'08"
C13	39.89'	25.00'	35.79'	N42°01'00"E	91°25'52"
C14	23.19'	15.00'	20.95'	S47°59'00"E	88°34'08"
C15	25.46'	15.00'	22.51'	S44°55'12"W	97°14'17"
C16	36.11'	25.00'	33.05'	N45°04'48"W	82°45'43"

LINE TABLE

Line	Length	Bearings
L1	20.00'	S03°32'21"W
L2	105.00'	S03°32'21"W
L3	50.00'	S03°32'21"W
L4	50.00'	S02°16'04"E
L5	50.00'	N02°16'04"W
L6	50.26'	N02°17'19"W
L7	20.00'	N03°32'21"E

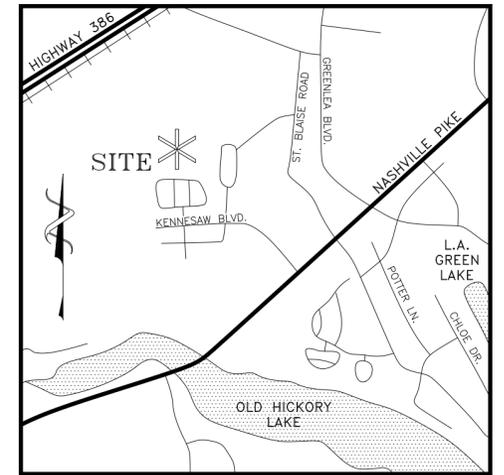
LEGEND

- WATER VALVE → ☒
- WATER METER → □
- FIRE HYDRANT → ♀
- CONCRETE MONUMENT OLD → □ CM(O)
- IRON ROD OLD → ○ IR(O)
- IRON ROD NEW → ●
- IRRIGATION CONTROL VALVE → ○ ICV
- TELEPHONE BOX → □ TB
- ELECTRIC BOX → □ EB
- TRANSFORMER → □ TF
- TRANSFORMER PAD → □ TFP
- SIGN POST → ○
- CATCH BASIN → ▒
- CURB INLET → ▒
- MANHOLE → ⊙
- LIGHT POLE → □x
- PROPERTY LINE → - - - - -
- EDGE OF CONC. → - - - - -
- CURB → - - - - -
- WATER LINE → — W — 6"
- SEWER LINE → — SA — 8"
- CULVERT → - - - - - 18" R.C.P. - - - - -

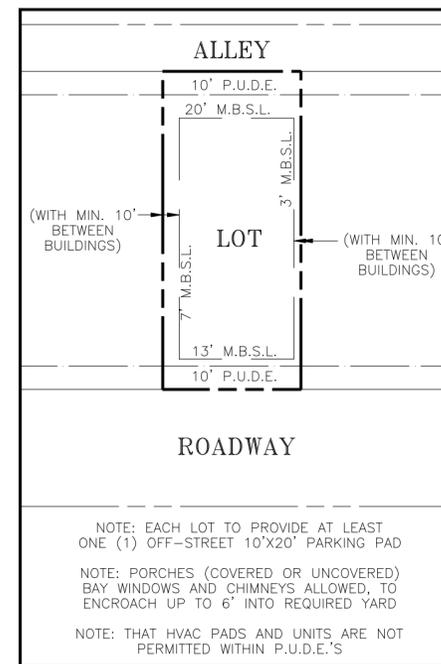
Certification

Approved by the Gallatin Municipal-Reginal Planning Commission, with such exceptions ro conditions as are inciated in the minutes of the Commission are _____.

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



VICINITY MAP NOT TO SCALE



TYPICAL LOT SIZE SINGLE FAMILY LOT

LOT AREAS

Lot	Sq. Ft.	Acres
141	6,347	0.146
142	4,860	0.112
143	4,860	0.112
144	4,860	0.112
145	4,860	0.112
146	6,480	0.149
147	7,020	0.161
148	6,480	0.149
149	6,480	0.149
150	4,860	0.112
151	4,860	0.112
152	4,860	0.112
153	4,860	0.112
154	7,115	0.163
155	7,674	0.176
156	6,085	0.140
157	6,491	0.149
158	4,868	0.112
159	4,868	0.112
160	6,491	0.149
161	6,491	0.149
162	6,085	0.149
163	4,868	0.112
164	4,868	0.112
165	6,560	0.151
Open Space	96,577	2.217
Paddock Park Circle	27,892	0.640
Ambling Way	24,368	0.559
Kennesaw Alley #2	12,103	0.278
Kennesaw Alley #9	2,893	0.066
Kennesaw Alley #11	10,072	0.231
Total Area	318,058	7.302

Preliminary Plat
Kennesaw Farms
Phase 4, Section 2C

Fourth Civil District
Gallatin, Sumner County, Tennessee
Sheet 1 of 2

Dated: August 15, 2016
Revised: as per comments Dated: November 08, 2016
14090p4s2c-plt-pre S1 CW

ITEM 5

GMRPC Resolution No. 2016-135

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR KENNESAW FARMS, PHASE 4, SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS, ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE. (1-2774-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Cherry Land Surveying, Inc. at its regular meeting on November 21, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-404 and §13-4-304 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Emerging Walkable Community Character Area.
2. The Final Plat is consistent with the purpose and intent of the R-8 Medium Density-Planned Residential Development (R8-PRD) zone district and the approved Amended Final Master Development Plan and Final Master Development Phases 3 and 4, for Kennesaw Farms (PC8-38-05) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements, and complies with the Preliminary Plat for Kennesaw Farms, Phase 4, Sec. 2C.
3. The Final Plat is consistent with T.C.A. Section 13-3-404 and Section 13-4-304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.

5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Final Plat for Kennesaw Farms, Phase 4, Section 2C consisting of a two (2) sheet plan, prepared by Cherry Land Surveying, Inc. of Nashville, TN, dated September 16, 2016 with a revision date of November 08, 2016, with the following conditions:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, ‘Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.’
3. A separate Stormwater Maintenance Agreement shall be signed and recorded for this section, and referenced on the plat, prior to the plat being recorded.
4. An as-built survey of the drainage and transportation infrastructure will be required at the time of final street acceptance.
5. Submit a subdivision surety, as required by Chapter 3, Section 3-101, Gallatin Subdivision Regulations prior to recording the Final Plat. Label the R.O.W. for the north section of Paddock Park Circle.
6. Sidewalks must be 5 ft.
7. Concrete monuments are required at all R.O.W. boundaries.
8. Please note this plat is requesting a variance of Section 2-106.2 of the Subdivision Regulations in regards to 20 ft. P.U.D.E. centered on the side lot lines. The Engineering Division has no issue with this request due to the nature of the lot grading.
9. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

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.

ITEM 5

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 5

PLANNING DEPARTMENT STAFF REPORT

Final Plat for Kennesaw Farms, Phase 4, Section 2C

(1-2774-16C)

Located north of Kennesaw Boulevard and northwest of Lt. Gibson Circle

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR KENNESAW FARMS, PHASE 4 SECTION 2C, A MAJOR SUBDIVISION, TO CREATE 25 ONE-FAMILY DETACHED DWELLING LOTS ONE (1) OPEN SPACE TRACT AND DEDICATE FIVE (5) PUBLIC RIGHTS-OF-WAY, ON 7.302 (+/-) ACRES, LOCATED NORTH OF KENNESAW BOULEVARD AND WEST OF LT. GIBSON CIRCLE.

OWNER: KF LAND PARTNERS

APPLICANT: CHERRY LAND SURVEYING, INC.

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2016-135

STAFF CONTACT: SHARON BURTON

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: The owner and applicant request approval of a Final Plat for Kennesaw Farms, Phase 4, Section 2C, a major subdivision, to create 25 One-Family Detached Dwelling lots, one (1) open space tract and dedicate five (5) public rights-of-way, on 7.302 (+/-) acres, located north of Kennesaw Boulevard and west of Lt. Gibson Circle. The property is currently zoned R-8 (PRD) Medium Density Residential Planned Residential Development (R-8 PRD). One-Family Detached Dwelling is a permitted use in the R-8 PRD zone district (Attachment 5-1 and 5-2)

The Planning Department recommends approval of the Final Plat with conditions.

CASE BACKGROUND:

Previous Approvals

The Planning Commission recommended approval of the rezoning from Residential-R20 and Agricultural Residential (A) to Mixed Use (MU), Planned General Commercial (PGC), Residential-R8 Planned Residential Development (R8 PRD), Residential-R15 Planned Residential Development (R15 PRD), and Core Commercial (CC) and the Final Master Development Plan for Kennesaw Farms, a mixed-use development, including commercial, office, and a variety of residential uses, on approximately 313 acres, at the June 23, 2003 meeting (File #3-3-03). The rezoning request passed Second Reading at the August 5, 2003 Gallatin City Council meeting.

On July 25, 2005, the Planning Commission approved a Final Master Development Plan for Kennesaw Farms, Phases 3 and 4 (File 8-38-05) for single-family detached lots and roadways.

Final Master Development Plans and plats have been approved for various phases and sections of Kennesaw Farms Development including multiple phases of residential and commercial development.

DISCUSSION:

Proposed Development

The owner and applicant request approval of a Final Plat for Kennesaw Farms, Phase 4, Section 2C, a major subdivision, to create 25 One-Family Detached Dwelling lots, one (1) open space tract and dedicate five (5) public rights-of-way, on 7.302 (+/-) acres.

Natural Features

According to FEMA Panel No. 47165C0407G, dated April 17, 2012, no portion of this section for Kennesaw Farms is located within a special flood hazard area.

Adjacent or Area Uses

The adjacent/surrounding areas to the east and south are part of Phase 4, Section 2A and Section 1 of the Kennesaw Farms residential development. Section 3 is proposed to the west and is also a similar type of development. The property to the north is proposed as Phase 6, Section 1 and is zoned R15(PRD).

Access and Easements

There is no direct access to this development from Nashville Pike. Traffic will access this property from Kennesaw Boulevard and Lt. Gibson Circle.

A 275 foot wide T.V.A. easement and power line is located adjacent to the north border of the subdivision. The easement is within an area slated for development as Phase 6, Section 1.

Public Right of Way/Streets

The Final Plat indicates five (5) public roadway segments. Paddock Park Circle will extend along the south boundary and through the northern portion of Section 2C and into future sections. The remaining roadway segments will extend from Paddock Park Circle, including Ambling Way and 3 alleys. The roads will be accepted and maintained by the City of Gallatin once development is completed.

Lot Sizes and Layout/Open Space and Bufferyard

The lot sizes and layout shown on the Final Plat are consistent with lot sizes and layouts approved with the Final Master Development Plan for Kennesaw Farms, Phases 3 and 4 (8-38-05) and the Preliminary Plat for Kennesaw Farms, Phase 4, Section 2C (1-2776-16B). The lots range from 7,115 square feet to 4,860 square feet. The Final Plat also includes a 2.217-acre open space tract surrounded by public roadways with sidewalks. The open space tract will be maintained by the Homeowners' Association.

No bufferyards are required in this section of Phase 4, but street trees are shown on the Master Plan for Kennesaw Farms (3-3-03). The street trees will also be maintained by the Homeowners' Association.

Sureties

The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Department, to the Planning Department prior to recording of the Final Plat, as required by Chapter 3, Section 3-101, Gallatin Subdivision Regulations.

Planning Department Comments

The Planning Department reviewed and commented on the Final Plat. The applicant shall amend the Final Plat as indicated below:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, 'Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.'
3. Submit a subdivision surety, as required by Chapter 3, Section 3-101, Gallatin Subdivision Regulations, prior to recording the Final Plat.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. The remaining Engineering comments are:

1. A separate Stormwater Maintenance Agreement shall be signed and recorded for this section and referenced on the plat prior to the plat being recorded.
2. An as-built survey of the drainage and transportation infrastructure will be required at the time of final street acceptance.
3. A subdivision surety, as determined by the Engineering Department, shall be submitted prior to recording the Final Plat.
4. Label the R.O.W. for the north section of Paddock Park Circle.
5. Sidewalks must be 5 ft.
6. Concrete monuments are required at all R.O.W. boundaries.
7. Please note this plat is requesting a variance of Section 2-106.2 of the Subdivision Regulations in regards to 20 ft. P.U.D.E. centered on the side lot lines. The Engineering Division has no issue with this request due to the nature of the lot grading.

Gallatin Public Utilities Department Comments

This development is served by the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Final Plat and commented that detailed plans and specifications for water and sanitary sewer installations shall be submitted for review and approval. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards.

Other Departmental Comments

Other City Departments reviewed the Final Plat and had no additional comments

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Emerging Walkable Community Character Area.
2. The Final Plat is consistent with the purpose and intent of the R8 Medium Density-Planned Residential Development (R8-PRD) zone district and the approved Revised Final Master Development Plan for Kennesaw Farms and the approved Revised Final Master Development Plan for Kennesaw Farms (File #8-38-05) and the Preliminary Plat for Kennesaw Farms Phase 4, Section 2C (1-2776-16B) complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established therein.
3. The Final Plat is consistent with T.C.A. Section 13-3-404 and Section 13-4-304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-135, a Final Plat for Kennesaw Farms, Phase 4, Section 2C consisting of a two (2) sheet plat, prepared by Cherry Land Surveying, Inc. of Nashville, TN, dated August 15, 2016 with a revision date of November 8, 2016, with the following conditions:

1. Correct Note 11, as it refers to the FMDP for Phase 6 (File #8-2176-16). The FMDP File number for Phase 4 is File #8-38-05.
2. Add a note to the plat to state, 'Kennesaw Farms H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.'
3. A separate Stormwater Maintenance Agreement shall be signed and recorded for this section and referenced on the plat prior to the plat being recorded.
4. A subdivision surety, as required by Chapter 3, Section 3-101, Gallatin Subdivision Regulations, shall be submitted prior to recording the Final Plat.
5. Submit three (3) corrected, folded copies of the Final Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS

Attachment 5-1 Location Map

Attachment 5-2 Final Plat for Kennesaw Farms, Phase 4, Section 2C (1-2774-16C)

I:\PlanningCommission\PC Items\2016\11-21-2016\Staff Reports\Item 5 Kennesaw Farms, Phase 4, Section 2C Final Plat (PC 1-2776-16C) SB

Kennesaw Farms

Phase 4, Section 2C

Legend

 Lt Gibson Cir

ATTACHMENT

Lt Gibson Cir

Google Earth

© 2016 Google



1000 ft

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 25 RESIDENTIAL LOTS, 1 OPEN SPACE AND DEDICATE 5 ROADWAYS FROM TAX MAP 136, PARCEL 24.06.
- 2) THIS PROPERTY IS CURRENTLY ZONED "R-08(PRD)".
- 3) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 4) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 5) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407G" DATED: APRIL 17, 2012. FLOOD ZONE "X".
- 7) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD IN RECORD BOOK 2862, PAGE 35, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
- 8) COORDINATES AND BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM.
- 9) THIS PROPERTY IS PART OF PARCEL 24.06 OF SUMNER COUNTY TAX MAP 136.
- 10) ALL LOTS ARE CURRENTLY VACANT.
- 11) ALL YARD LINES, MINIMUM BUILDING SETBACK LINES AND BUFFER YARDS SHALL BE BASED ON THE APPROVED FMPD FOR KENNESAW FARMS PHASE 4 (PC FILE 8-2176-16).
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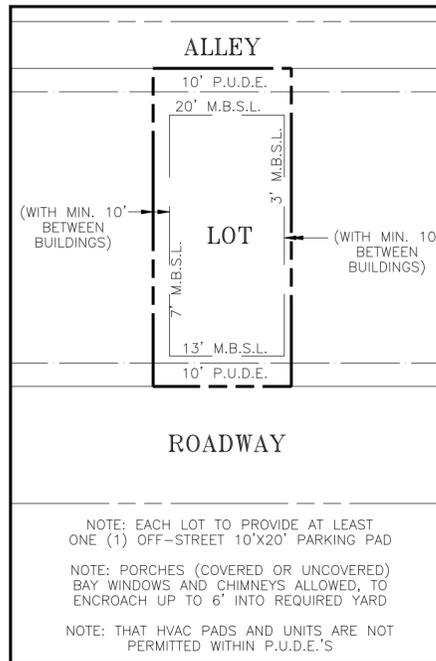
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OWNER: KF LAND PARTNERS
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GALLATIN, TENNESSEE 37066
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CURVE TABLE

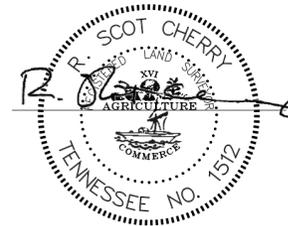
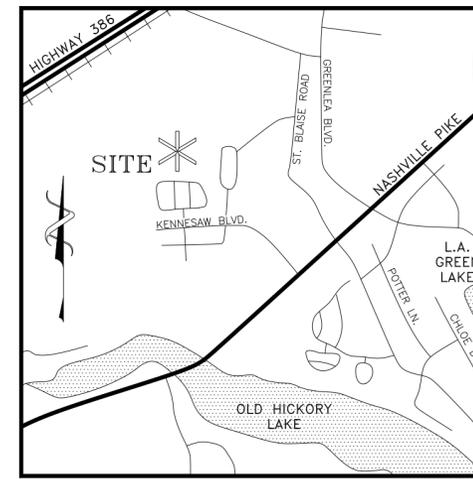
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C4	39.89'	25.00'	35.79'	N42°01'00"E	91°25'52"
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C8	23.56'	15.00'	21.21'	N41°27'39"W	90°00'00"
C9	23.56'	15.00'	21.21'	S41°27'39"E	90°00'00"
C10	23.56'	15.00'	21.21'	S48°32'21"W	90°00'00"
C11	42.43'	25.00'	37.52'	S44°55'12"W	97°14'17"
C12	38.65'	25.00'	34.91'	S47°59'00"E	88°34'08"
C13	39.89'	25.00'	35.79'	N42°01'00"E	91°25'52"
C14	23.19'	15.00'	20.95'	S47°59'00"E	88°34'08"
C15	25.46'	15.00'	22.51'	S44°55'12"W	97°14'17"
C16	36.11'	25.00'	33.05'	N45°04'48"W	82°45'43"



TYPICAL LOT SIZE SINGLE FAMILY LOT

LEGEND

- WATER VALVE → ☒
- WATER METER → ☒
- FIRE HYDRANT → ☒
- CONCRETE MONUMENT OLD → ☐ CM(O)
- IRON ROD OLD → ○ IR(O)
- IRON ROD NEW → ●
- IRRIGATION CONTROL VALVE → ○ ICV
- TELEPHONE BOX → ☐ TB
- ELECTRIC BOX → ☐ EB
- TRANSFORMER → ☐ TF
- TRANSFORMER PAD → ☐ TFP
- SIGN POST → ○
- CATCH BASIN → ☐
- CURB INLET → ☐
- MANHOLE → ⊙
- LIGHT POLE → ☐x
- PROPERTY LINE → - - - - -
- EDGE OF CONC. → - - - - -
- CURB → - - - - -
- WATER LINE → — w — 6"
- SEWER LINE → — SA — 8"
- CULVERT → - - - - - 18" R.C.P. - - - - -



LOT AREAS

Lot	Sq. Ft.	Acres
141	6,347	0.146
142	4,860	0.112
143	4,860	0.112
144	4,860	0.112
145	4,860	0.112
146	6,480	0.149
147	7,020	0.161
148	6,480	0.149
149	6,480	0.149
150	4,860	0.112
151	4,860	0.112
152	4,860	0.112
153	4,860	0.112
154	7,115	0.163
155	7,674	0.176
156	6,085	0.140
157	6,491	0.149
158	4,868	0.112
159	4,868	0.112
160	6,491	0.149
161	6,491	0.149
162	6,085	0.149
163	4,868	0.112
164	4,868	0.112
165	6,560	0.151
Open Space	96,577	2.217
Paddock Park Circle	27,892	0.640
Ambling Way	24,368	0.559
Kennesaw Alley #2	12,103	0.278
Kennesaw Alley #9	2,893	0.066
Kennesaw Alley #11	10,072	0.231
Total Area	318,058	7.302

LINE TABLE

Line	Length	Bearings
L1	20.00'	S03°32'21"W
L2	105.00'	S03°32'21"W
L3	50.00'	S03°32'21"W
L4	50.00'	S02°16'04"E
L5	50.00'	N02°16'04"W
L6	50.26'	N02°17'19"W
L7	20.00'	N03°32'21"E

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date _____ City Engineer _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations. I hereby certify that this is a Category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

Date _____ R. Scot Cherry, R.L.S. Tn. #1512

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Kennesaw Farms, Phase 4, Section 2C, have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Kennesaw Farms, Phase 4, Section 2C, have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date _____ Secretary, Planning Commission _____

Date _____ Chairman's Initials _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number _____, page _____, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

_____ KF Land Partners
Date _____ Owner - *Deed Book 3866, Page 384

It's _____ Signed _____

CERTIFICATE OF OPEN SPACE DEDICATION

KF Land Partners, in recording this plat, has designated certain area of land shown hereon as Open Space intended for use by the homeowners in Kennesaw Farms, for recreation and related activities. The above-described are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Kennesaw Farms as more fully provided in Declaration of Covenants and Restrictions, applicable to Kennesaw Farms, dated November 02, 2007 and recorded in Record Book 2862, Page 35, at the Register's Office for Sumner County, Tennessee.

_____ KF Land Partners
Date _____ Owner - *Deed Book 3866, Page 384

It's _____ Signed _____

Final Plat
Kennesaw Farms
Phase 4, Section 2C
Fourth Civil District
Gallatin, Sumner County, Tennessee
Sheet 1 of 2
Dated: August 15, 2016
Revised: as per comments Dated: November 08, 2016

THE FOLLOWING ITEM HAS BEEN
DEFERRED TO THE
DECEMBER 19, 2016
PLANNING COMMISSION MEETING
ITEM 6
TWICE DAILY FINAL PLAT
PC 1-2769-16C

ITEM 7

GMRPC Resolution No. 2016-136

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FOXLAND CROSSING PHASE 12-A, CONTAINING 16 ATTACHED DWELLING LOTS, 22 MULTI-FAMILY DWELLING LOTS, THREE (3) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS, ON A PORTION OF TAX MAP 136 PARCEL 27.05, TOTALING 10.11 (+/-) ACRES, LOCATED SOUTH OF FOXLAND BOULEVARD AND WEST OF DOUGLAS BEND ROAD (1-2751-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Land Solutions Company at its regular meeting on November 21, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Character Area.
2. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Final Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning and the Amended Preliminary Master Development Plan, Final Master Development Plan for Foxland Crossing Phase 12-A and the Preliminary Plat for Foxland Crossing Phase 12-A.
4. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

ITEM 7

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Foxland Crossing Phase 12-A, consisting of a 3 sheet plan, prepared by James Terry and Associates, Nashville, Tennessee, with Job No. 2016-651, dated October 24, 2016, and signed and sealed November 9, 2016, with the following conditions;

1. Provide a copy of the Restrictive Covenants prior to recording the Final Plat.
2. Submit an Offer of Irrevocable Dedication for Roadways prior to recording the Final Plat.
3. Provide a Subdivision Surety, along with payment for signage as required by Engineering, prior to recording the Final Plat.
4. Provide a Stormwater Maintenance Agreement, as required by Engineering, prior to recording the Final Plat.
5. Provide a copy of the deed for the property prior to recording the Final Plat.
6. An as-built survey of all public infrastructure will be required prior to final acceptance.
7. Remove the drainage lines and structures from the plat located behind Lots 31 through 38, on the north side of Lot 38, prior to recording the Final Plat.
8. Show ramps and crosswalks at all street corners, prior to recording the Final Plat.
9. Correctly identify the location of the 12” waterline extending from the box culvert on Foxland Blvd. within the public right-of-way.
10. Submit three (3) copies (Two 2 half-sized and one (1) full size) of a corrected and folded Final Plat.

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:

ITEM 7

DATED: 11/21/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY

CITY ATTORNEY



ITEM 7

PLANNING DEPARTMENT STAFF REPORT

Final Plat for Foxland Crossing Phase 12-A (1-2751-16C)
Located South of Foxland Boulevard and West of Douglas Bend
Road

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND CROSSING PHASE 12-A, A MAJOR SUBDIVISION, TO CREATE 16 ATTACHED DWELLING LOTS AND 22 MULTI-FAMILY DWELLING LOTS, THREE (3) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS, ON A PORTION OF TAX MAP 136 PARCEL 27.05, TOTALING 10.11 (+/-) ACRES, LOCATED SOUTH OF FOXLAND BOULEVARD AND WEST OF DOUGLAS BEND ROAD.

OWNER: GREEN TRAILS, LLC
APPLICANT: LAND SOLUTIONS COMPANY
STAFF RECOMMENDATION: APPROVAL OF GMRPC RESOLUTION 2016-136
STAFF CONTACT: SHARON BURTON
PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: The owner and applicant requests approval of a Final Plat for Foxland Crossing Phase 12-A, a major subdivision, to create 16 attached dwelling lots, 22 multi-family dwelling lots, three (3) rights-of-way, and three (3) open space tracts. The property is located on a portion of Tax Map 136 and Parcel 27.05, totaling 10.11 (+/-) acres, south of Foxland Boulevard and west of Douglas Bend Road. The property is currently zoned Mixed Use (MU). Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district. (Attachment 7-1)

The Planning Department recommends approval of Resolution 2016-136.

CASE BACKGROUND:

Previous Approvals

The original Preliminary Master Development Plan for Foxland at Fairvue was recommended for approval by the Planning Commission in November 2005 and approved by City Council in February 2006. As part of that original approval, no development plan or uses were proposed for Phases 11-16. However, as a condition of approval a separate Preliminary Master Development Plan shall be submitted for each phase.

On May 19, 2008, the Planning Commission recommended approval of a Preliminary Master Development Plan (File #3-12-08) for Phases 12 and 13 of the original Foxland at Fairvue PMDP. The PMDP included a 298-unit multi-family development (Phase 13) and 72 townhouses (Phase 12). On July 15, 2008, City Council approved the Preliminary Master Development Plan (Ordinance #OØ8Ø6-42).

On September 22, 2008, the Planning Commission approved a Final Master Development Plan (PC File# 8-39-08) for a 298 unit multi-family development (Waterstone) (Now known as Foxland Crossing Apartments).

On September 26, 2011, the Planning Commission approved an amended Preliminary Master Development Plan for Foxland Phases 11 through 16 (PC9872-11). The changes to the multi-family site (Phase 13) layout were approved as a minor amendment.

On June 25, 2012, the Planning Commission approved a Final Master Development Plan for Foxland Crossing apartments, a 300-unit multi-family development, formerly known as Waterstone.

On June 22, 2015, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Foxland Crossing Phase 12, and 14 through 16 (File# 3-705-15). On September 1, 2015, the City Council approved the Amended Preliminary Master Development Plan on second reading. (Ord. No. O1507-47) (Attachment 7-2)

On December 14, 2015, the Planning Commission approved a Final Master Development Plan for Foxland Crossing Phase 12-A (File 8-1317-15).

On March 28, 2016, the Planning Commission approved the Preliminary Plat for Foxland Crossing, Phase 12-A (File 1-1582-16B).

DISCUSSION:

Proposed Development

The Final Plat for Foxland Crossing Phase 12-A includes a total of 16 attached dwelling lots and 22 multi-family dwelling lots, three (3) rights-of-way, and three (3) open space tracts, on 10.11 (+/-) acres, located south of Foxland Boulevard and west of Douglas Bend Road. The property is currently zoned Mixed Use (MU). Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district. There is approximately 3.79 (+/-) acres of lots, 1.49 (+/-) acres of right-of-way, and 4.82 (+/-) acres of open space.

Natural Features

The natural topography for the vacant property begins at the highest point of elevation (498'), at the southwest property corner, near the edge of the TVA power lines, and steadily slopes to the lowest point (454') at the northeast corner near the unnamed stream and southern edge of the Foxland Boulevard right-of-way. An unnamed stream runs parallel to Douglas Bend Road, south of Foxland Boulevard, on the east side of the site. Based on FEMA FIRM Map 47165V0407G, dated April 12, 2012 no portion of Phase 12-A is located within a special flood hazard area.

Adjacent or Area Uses

To the north, across Foxland Boulevard, is Foxland Crossing Apartments zoned MU. To the south is a vacant 33.27 (+/-) acre parcel zoned MRO. To the east is Douglas Bend Road and the Foxland Golf Course driving range zoned MRO. To the west is the remaining vacant portion of Tax Map 136 Parcel 27.05, zoned MU.

Lot Layout

The Foxland Crossing Final Master Development Plan indicates two (2) different lot types for the development, including 28-foot wide and 36-foot wide townhouse lots. The lots are described by the width of the townhouse that can fit on the lot and not the lot width. The minimum lot widths and depths are as follows. The Villa lots (A), Lots 1 – 16 (Attached Dwellings) are a minimum of 42.50 feet wide and 115 feet deep with 20 foot front yards, 5 foot side yards, and 10 foot rear yards, located along Sullivan Street, which will be a public right-of-way. The Cottage Grove lots (B), Lots 17 – 38 (Multifamily Dwellings) are mostly either 28 feet or 33.5 feet wide and 125 feet deep with the same yard lines as the Villa lots and are located along Westburn Private Lane, which will be a private road. The lot types and total number of each lot type is provided in the table below.

Lot Type	Series-Description	No. Units	Minimum Lot Area
A	Villa – 42.5' Wide Townhome-Attached	16	4,887 sq ft
B	Cottage Grove – 33.5' Wide Townhome-Multi-family	22	3,500 - 5145 sq ft

The Zoning Ordinance indicates that the minimum lot area, in the MU zone district should be 6,000 sq.ft. Foxland Crossing Phase 12-A was granted several exceptions by the Planning Commission during the Master Plan stage of development. All 38 lots in Phase 12-A meet or exceed the minimum lot width and size requirements indicated on the FMDP. A Lot Area Table, containing all lot sizes, is provided on Sheet 1 of the Final Plat. (Attachment 7-3)

Rights-of-Way/Streets/Roads

Foxland Crossing Phase 12-A contains two (2) new rights-of-way, Sullivan Street and Westburn Private Lane, and an extension of Foxland Boulevard. There is a total of 1,577 linear feet of new roadways included within Phase 12-A. There are two (2) types of rights-of-way, one a 50 foot wide right-of-way with 22 feet pavement, one (1) foot and six (6) inch curb and gutters, five (5) foot grass strip and five (5) foot wide sidewalks on both sides of the road (Foxland Blvd. and Sullivan St.). The other section is a 30 foot wide private right-of-way with 18 feet of pavement with a one (1) foot ribbon curb, and five (5) foot wide sidewalks on both sides of the road (Westburn Private Lane). Foxland Boulevard will be extended from the current terminus with 26 foot wide pavement, one (1) foot and six (6) inch curb and gutter, a five (5) foot grass strip and five (5) foot wide sidewalks on the north side of the right-of-way. On the southside, the Final Plat includes an eight (8) foot wide sidewalk/multi-use path that serves as a Greenway extension through the Foxland Crossing development.

ROAD NAME	R.O.W. Width	Pavement Width	LENGTH
Foxland Blvd.	50 foot wide R.O.W.	26 feet	490 (+/-) l.f.
Sullivan Street	50 foot wide R.O.W.	22 feet	392 (+/-) l.f.
Westburn Lane	30 foot wide R.O.W.	18 feet*	695 (+/-) l.f.

* One (1) Foot Wide Ribbon Curb Per Side

Stormwater Detention

Stormwater detention is proposed within Open Space Tract 'A'. The detention area is located between the unnamed stream that bisects Open Space Tract 'A' and rear property lines of Lots 1 through 8. The detention area will serve all of Phase 12-A and discharge into the unnamed stream. All streets and Lots 17 through 38 will drain into the same detention area through stormwater infrastructure located within the Foxland Boulevard right-of-way and Open Space Tract 'B'. A stormwater maintenance agreement is required.

Open Space

The Mixed Use (MU) zoning district does not require a minimum percentage of open space; however, the plat includes three (3) open space tracts (A, B, and C). Open Space 'A' is located between Douglas Bend Road and the rear property lines of Lots 1 through 8. Open Space 'B' is located between Lots 9 through 16 and Lots 17 through 27 and along Foxland Boulevard. Open Space 'C' is located between the existing TVA easement and the rear of Lots 28 through 38 along Foxland Boulevard and along the southside of Westburn Private Lane. The three (3) open space tracts total 4.82 (+/-) acres. This equates to 47.6 percent open space for Phase 12-A. All open space areas will be owned and maintained by the Homeowners Association.

FOXLAND CROSSING - PHASE 12-A - OPEN SPACE TRACTS		
NAME	SIZE (SQ FT)	SIZE (ACRES)
Open Space Tract 'A'	145,926.0	3.35
Open Space Tract 'B'	20,037.6	.46
Open Space Tract 'C'	43,995.6	1.01
TOTAL	209,959.2	4.82

Floodplain and Floodway

According to FEMA F.I.R.M. Map 47156C0407G, dated April 17,2012, no part of this development lies within a special flood hazard area.

Parking

The parking required for any residential use is two (2) parking spaces per unit. The 38 lots require 76 parking spaces. 76 parking spaces will be provided within garages. Additional parking spaces will be provided within the driveway of each lot.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. Most of the Engineering comments have been satisfied, however some were requested by the applicant to be delayed and listed in the conditions of approval .

Other Departmental Comments

Other City Departments reviewed and commented on the Final Plat. All Other Departmental Comments have been satisfied.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area.
2. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
3. The Final Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan, Final Master Development Plan for Foxland Crossing Phase 12-A.
4. The Final Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-105, Gallatin Subdivision Regulations
5. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-136, Final Plat for Foxland Crossing Phase 12-A, consisting of a three (3) sheet plat, prepared by James Terry and Associates, of Nashville, Tennessee, with Job No. 2016-615, dated October 24, 2016, and signed and sealed November 9, 2016, with the following conditions:

1. Provide a copy of the Restrictive Covenants.
2. Submit an Offer of Irrevocable Dedication for Roadways.
3. Provide a Subdivision Surety, along with payment for signage as required by Engineering.
4. Provide a Stormwater Maintenance Agreement, as required by Engineering.
5. Provide a copy of the deed for the property prior to recording the Final Plat.
6. An as-built survey of all public infrastructure will be required prior to final acceptance.
7. Remove the drainage lines and structures from the plat located behind Lots 31 through 38, on the north side of Lot 38.
8. Show ramps and crosswalks at all street corners.
9. Correctly identify the location of the 12" waterline extending from the box culvert on Foxland Blvd. within the Public right-of-way.
10. Submit three (3) copies (Two half-sized and one (1) full size of the corrected and folded Final Plat.

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

ATTACHMENTS

Attachment 7-1 Location Map for Foxland Crossing Phase 12-A

**Attachment 7-2 Amended Preliminary Master Development Plan on second reading.
(Ord. No. O1507-47)**

Attachment 7-3 Final Plat for Foxland Crossing Ph. 12-A (PC File# 1-2751-16C)

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\FOXLAND CROSSING\PHASE 12-A\Foxland Crossing Ph 12-A – Final Plat – Staff Report (1-2751-16C)

ATTACHMENT 7-1

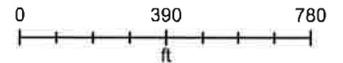
Foxland Crossing, Ph 12-A



SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 16, 2016



ATTACHMENT 7-2

AMENDED ORDINANCE NO. O1507-47

AN AMENDED ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND CROSSING PHASES 11 – 16, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to amend the Foxland Crossing Phases 11-16 Preliminary Master Development Plan on two (2) parcels totaling 55.68 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located west of Douglas Bend Road and south of Nashville Pike and is zoned Mixed Use (MU); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the amendment to the Foxland Crossing Phases 11-16 Preliminary Master Development Plan in GMRPC Resolution No. 2015-87; and

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

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

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

Section 1. The City Council of the City of Gallatin does hereby approve the Preliminary Master Development Plan as described in Exhibit 'A'; as amended at the October 6, 2015 City Council Meeting.

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

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

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

ATTACHMENT 7-2

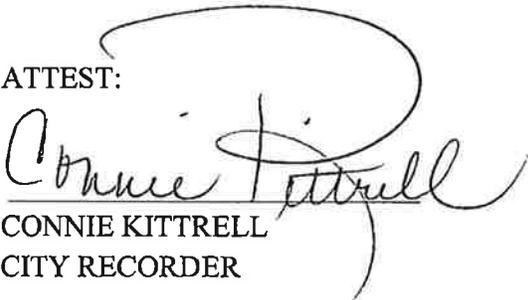
Section 5. This ordinance shall become effective immediately upon adoption.

PASSED FIRST READING: August 4, 2015.

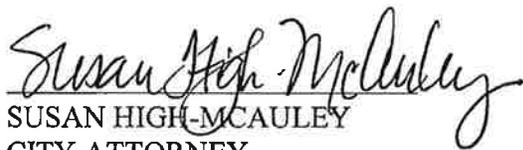
PASSED SECOND READING: October 6, 2015.


MAYOR PAIGE BROWN

ATTEST:


CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:


SUSAN HIGH-MCAULEY
CITY ATTORNEY

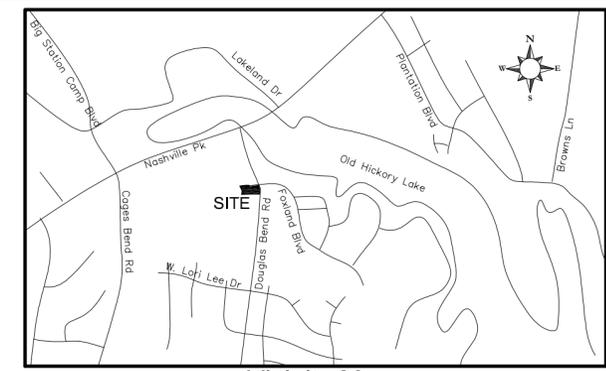
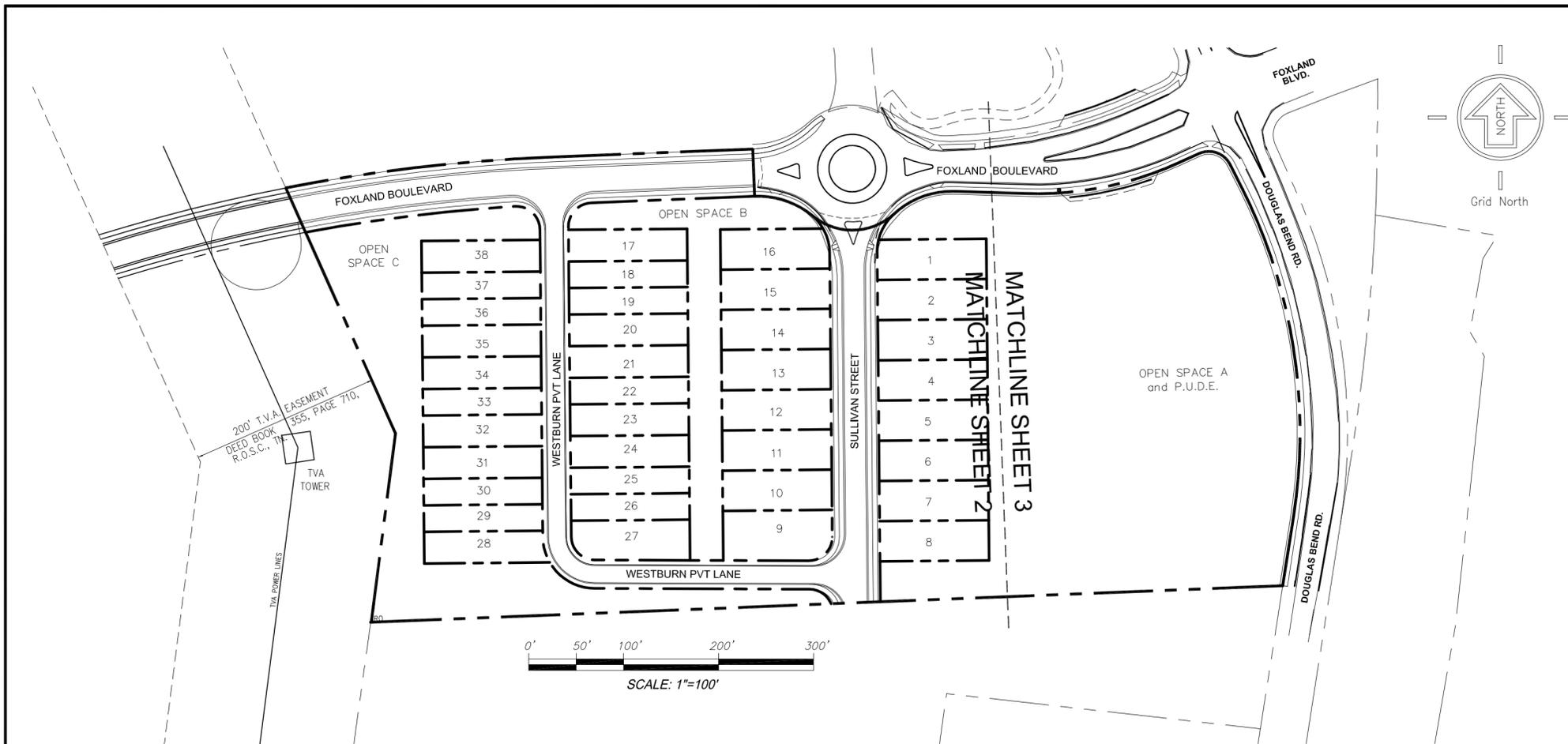
ATTACHMENT

7-2

EXHIBIT 'A'

The Amended Preliminary Master Development Plan for Foxland Crossing, Phases 11-16, consists of a four (4) sheet plan prepared by Dewey and Estes Engineering of Nashville, TN with Job No. 15015, dated 5-27-14 with final revision date of 7-7-15, with the following conditions of approval:

1. Label the required Type 10 Bufferyards adjacent to Foxland Boulevard.
2. Indicate a Type 10 alternative bufferyard along the property boundary underneath the TVA powerlines, which includes no large canopy trees, only shorter flowering trees.
3. Provide, in a table, curve data that matches the legal description.
4. Provide all yard lines, setbacks, and easements for the commercial outparcels.
5. Clarify if Road 'G' between the two (2) commercial outparcels will be public or private.
6. Clearly indicate phase lines.
7. Reserve the 30-ft right-of-way cross sections and street sections as private streets and indicate this on the plans.
8. Remove the perpendicular on-street parking if street remain public streets (Parallel spaces may be permitted on public streets). Perpendicular spaces are not recommended for private streets.
9. Provide a minimum 50-ft wide public right-of-way cross-section for "Road A".
10. Realign "Road G" to allow more direct and concise traffic flow from Nashville Pike, through the proposed development southward to Foxland Boulevard. The intersection of "Road G" and "Road A" shall have as minimal spacing as possible.
11. Indicate a greenway extension through the property consistent with Exhibit 4-12 of the Gallatin on the Move 2020 Plan and a
12. Provide a stormwater runoff analysis/calculations/report(s) for the proposed development must be submitted in conjunction with the FMDP and a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
13. Submit three (3) folded and corrected copies of the Amended Preliminary Master Development Plan after approval by City Council.

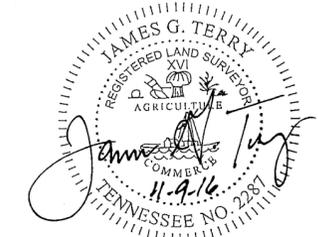


Vicinity Map
NTS

SITE BENCHMARK
BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF CLUB VIEW DRIVE, APPROX. 230' EAST OF FOXLAND BOULEVARD. NAVD 88 ELEVATION=489.88.

FLOOD NOTE
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0407G, DATED APRIL 17, 2012.

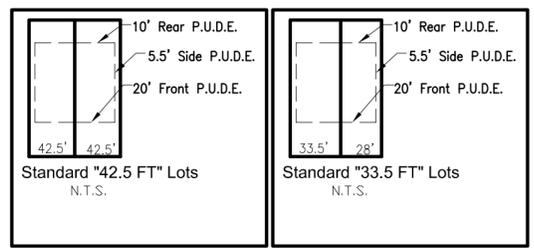
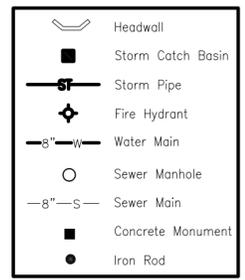
- GENERAL NOTES**
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 - THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
 - PARKING PROVIDED BY 2 CAR GARAGE/UNIT FOR A TOTAL OF 76 PARKING STALLS. DRIVEWAYS AR 16' WIDE BY 20' DEEP (TYP).
 - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
 - THE PROPERTY SHOWN HEREON CONTAINS 440,210 SQUARE FEET OR 10.11 ACRES OF LAND MORE OR LESS.
 - THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0407G DATED APRIL 17, 2012.
 - PROPERTY CORNERS SHOWN THUS - ● - ARE MARKED BY IRON RODS.
 - BEARINGS SHOWN ON THE SURVEY ARE REFERENCED TO STATE PLANE COORDINATES.
 - PROPERTY OWNER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN. 37204
PHONE: (615) 300-8496
 - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MU.
 - ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - EXISTING USE: VACANT
PROPOSED USE: ATTACHED DWELLING
 - NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
 - CONCRETE MONUMENTS TO BE ADDED AT ALL RIGHT OF WAY BOUNDARIES.
 - THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATEGORY I SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 - THE SUBJECT PROPERTY IS SHOWN AS PARCEL 27.05 ON TAX MAP 136.
 - WATER AND SANITARY SEWER PROVIDED BY WHUD (WHITE HOUSE UTILITY DISTRICT).



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	355.63	575.13	35°25'43"	183.71	N08°46'01"W		349.99
C2	38.35	25.00	87°53'30"	24.10	N70°35'25"W		34.70
C3	167.24	357.45	26°48'26"	85.18	N78°52'03"E		165.72
C4	69.12	90.00	44°00'18"	36.37	S69°16'08"W		67.44
C5	93.63	65.00	82°31'55"	57.04	N88°31'57"E		85.74
C6	66.14	90.00	42°06'21"	34.64	N71°15'16"W		64.66
C7	278.81	1825.00	8°45'12"	139.68	S83°19'02"W		278.54
C8	44.20	53.00	47°47'11"	23.48	S23°22'24"W		42.93
C9	38.49	25.00	88°12'54"	24.23	S43°35'15"W		34.80
C10	38.95	25.00	89°15'53"	24.68	S45°09'08"E		35.13
C11	39.59	25.00	90°44'07"	25.32	N44°50'52"E		35.58
C12	43.78	53.00	47°19'36"	23.22	N24°10'59"W		42.54
C13	29.36	25.00	67°17'33"	16.64	N56°08'18"W		27.70
C14	85.69	55.00	89°15'53"	54.30	S45°09'08"E		77.28
C15	40.61	25.00	93°04'11"	26.38	N47°03'17"W		36.29
C16	222.19	1805.00	7°03'11"	111.24	S82°53'02"W		222.05

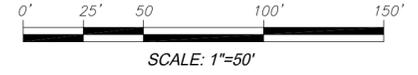
LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	4,881	0.11	20	4,187	0.10	OPEN SPACE A	145,869	3.35
2	4,888	0.11	21	4,187	0.10	OPEN SPACE B	20,018	0.46
3	4,888	0.11	22	3,500	0.08	OPEN SPACE C	44,110	1.01
4	4,888	0.11	23	4,188	0.10	R.O.W.	64,718	1.49
5	4,888	0.11	24	4,187	0.10			
6	4,888	0.11	25	3,500	0.08			
7	4,888	0.11	26	3,500	0.08			
8	4,887	0.11	27	5,145	0.12			
9	5,977	0.14	28	4,250	0.10			
10	4,887	0.11	29	3,500	0.08			
11	4,887	0.11	30	3,500	0.08			
12	4,887	0.11	31	4,188	0.10			
13	4,887	0.11	32	4,188	0.10			
14	4,887	0.11	33	3,500	0.08			
15	4,887	0.11	34	4,188	0.10			
16	4,830	0.11	35	4,188	0.10			
17	4,188	0.10	36	3,500	0.08			
18	3,500	0.08	37	3,500	0.08			
19	3,500	0.08	38	4,188	0.10			



Typical Lot Layouts
Current Use: Vacant
Proposed Use: Attached Dwelling

**FINAL PLAT
FOXLAND CROSSING
PHASE 12-A**

FOXLAND BOULAVARD AT DOUGLAS BEND ROAD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE



TOTAL AREA: 440,210 SQUARE FEET OR 10.11 ACRES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS
I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

CERTIFICATE OF COMMON AREAS DEDICATION
Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Crossing Phase 12-A, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Crossing Phase 12-A as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Crossing Phase 12-A, dated [] and recorded with this plat. Said recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

City Engineer _____ Date _____
Green Trails, LLC _____ Date _____
Rick Deckbar

OWNER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN. 37204
PHONE: (615) 300-8496

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 1200 lf from Douglas Bend Rd
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

CERTIFICATE OF OWNERSHIP
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3850, Page 106, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Green Trails, LLC _____ Date _____
Rick Deckbar

CERTIFICATE OF ACCURACY
I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the Specifications in these Regulations.

_____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Crossing Phase 12-A have been installed in accordance with current Local and State Government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Water System _____ Date _____
Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Crossing Phase 12-A have been installed in accordance with current Local and State Government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Water System _____ Date _____
Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.

_____ Date _____ Secretary, Planning Commission
_____ Date _____ Chairman's Initials

RECORD
RECORDED _____, 2015
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
211 DONELSON PIKE SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: OCTOBER 24, 2016
JOB NO. 2016-651

SHEET 1 OF 3

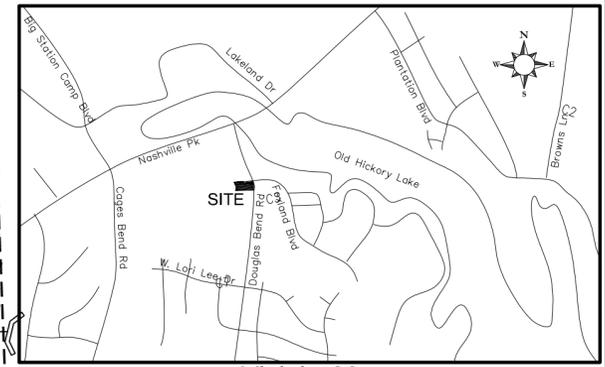
Zoned MU
 MAP 147, PARCEL 5
FOXLAND CROSSING, LLC
 DEED BOOK 3665, PAGE 357, R.O.S.C., TN.
 1391 FOXLAND BOULEVARD
 LOT 1, PLAT BOOK 27, PAGE 226, R.O.S.C., TN.

1

N 732746.73
 E 1816758.33

S87°41'42"W 215.56'

FOXLAND BOULEVARD
 (P.O.W. WIDTH VARIES)



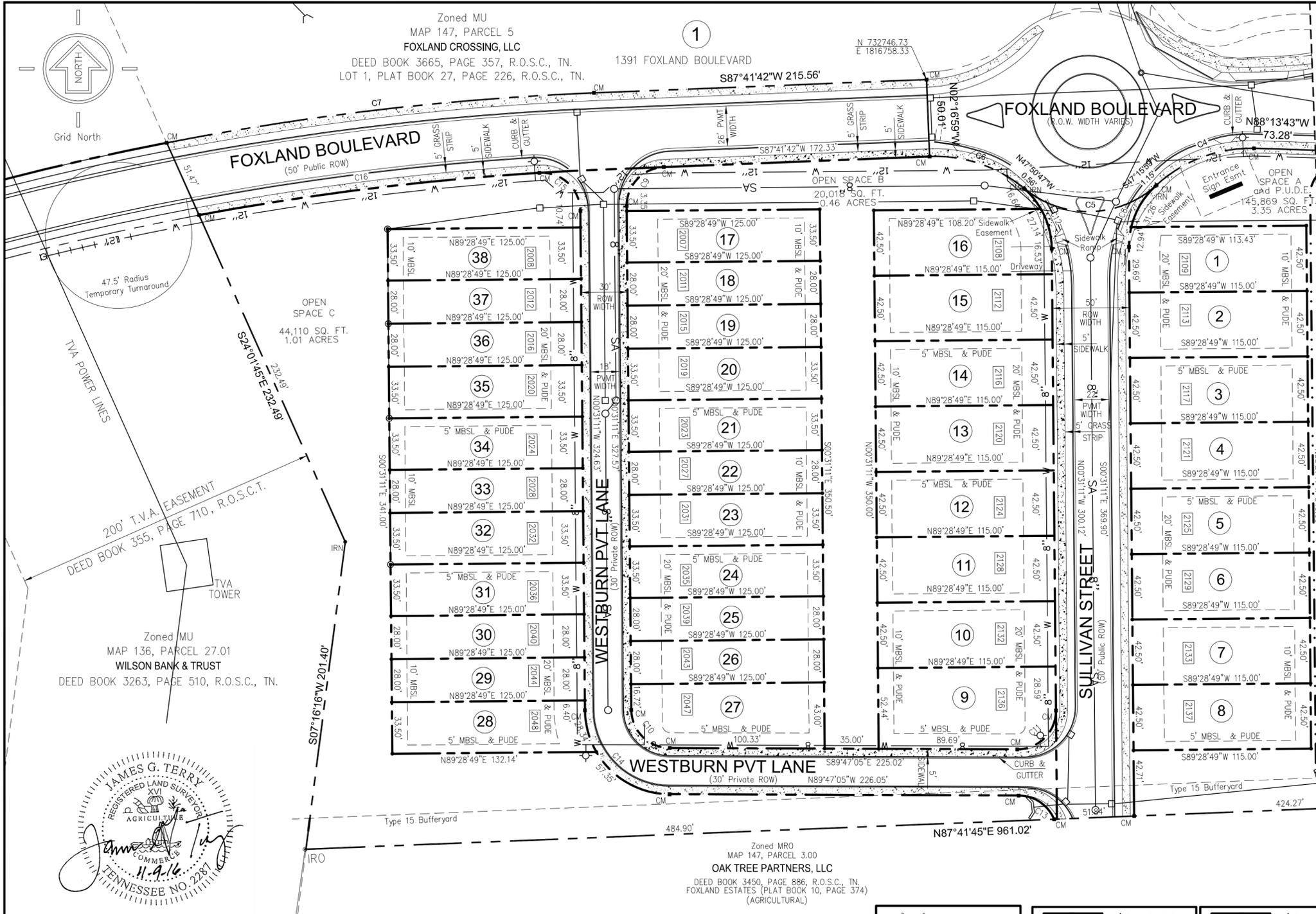
Vicinity Map
 NTS

SITE BENCHMARK
 BOLT ON FIRE HYDRANT LOCATED ON THE NORTH
 SIDE OF CLUB VIEW DRIVE. APPROX. 230' EAST
 OF FOXLAND BOULEVARD. NAVD 88 ELEVATION=489.88.

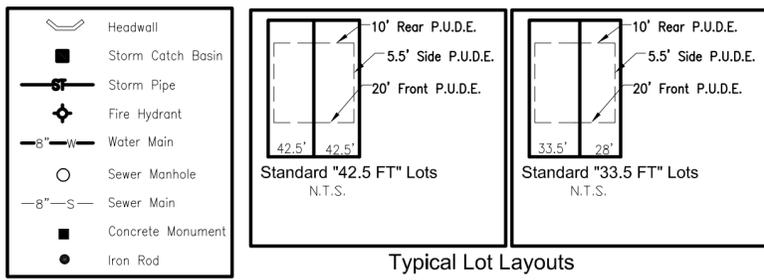
FLOOD NOTE
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD
 HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER
 47165C0407G, DATED APRIL 17, 2012.

GENERAL NOTES

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2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
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5. THE PROPERTY SHOWN HEREON CONTAINS 440,210 SQUARE FEET OR 10.11 ACRES OF LAND MORE OR LESS.
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7. PROPERTY CORNERS SHOWN THUS - ● - ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE REFERENCED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER:
 GREEN TRAILS, LLC
 CONTACT: RICK DECKBAR
 ADDRESS: 2925 BERRY HILL DRIVE
 NASHVILLE, TN. 37204
 PHONE: (615) 300-8496
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11. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
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16. THE SUBJECT PROPERTY IS SHOWN AS PARCEL 27.05 ON TAX MAP 136.
17. WATER AND SANITARY SEWER PROVIDED BY WHUD (WHITE HOUSE UTILITY DISTRICT).



Zoned MRO
 MAP 147, PARCEL 3.00
OAK TREE PARTNERS, LLC
 DEED BOOK 3450, PAGE 886, R.O.S.C., TN.
 FOXLAND ESTATES (PLAT BOOK 10, PAGE 374)
 (AGRICULTURAL)



Typical Lot Layouts
 Current Use: Vacant
 Proposed Use: Attached Dwelling

**FINAL PLAT
 FOXLAND CROSSING
 PHASE 12-A**

FOXLAND BOULAVARD AT DOUGLAS BEND ROAD
 4TH COUNCILMANIC DISTRICT
 SUMNER COUNTY, TENNESSEE



SCALE: 1"=50'

TOTAL AREA: 440,210 SQUARE FEET OR 10.11 ACRES

OWNER:
 GREEN TRAILS, LLC
 CONTACT: RICK DECKBAR
 ADDRESS: 2925 BERRY HILL DRIVE
 NASHVILLE, TN. 37204
 PHONE: (615) 300-8496

Property Location/Address:
 Located on the East Side of Foxland Blvd
 Approx. 1200 lf from Douglas Bend Rd
 Address (GIS): 0 Douglas Bend Rd
 Gallatin, TN 37066

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

City Engineer _____ Date _____

CERTIFICATE OF COMMON AREAS DEDICATION

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Green Trails, LLC _____ Date _____
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_____ Date _____

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I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Crossing Phase 12-A have been installed in accordance with current Local and State Government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Water System _____ Date _____
 Superintendent of Public Utilities

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_____ Date _____
 Secretary, Planning Commission

_____ Date _____
 Chairman's Initials

RECORD

RECORDED _____, 2015
 IN BOOK _____, PAGE _____
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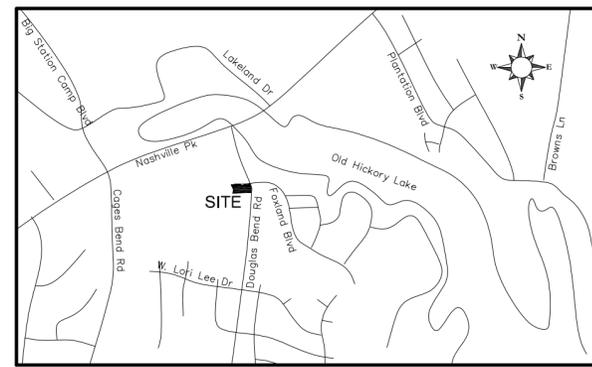
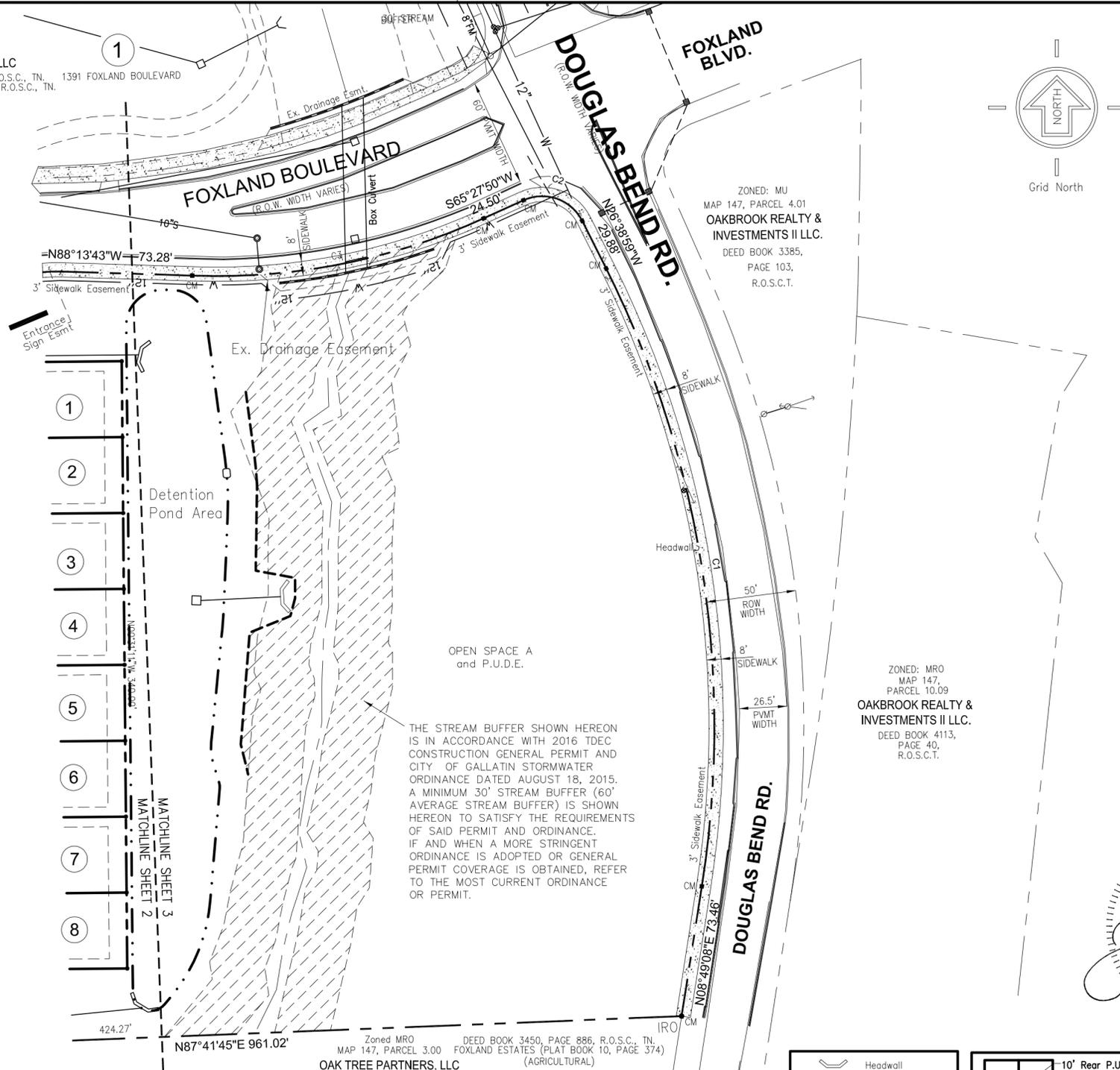
JAMES TERRY & ASSOCIATES
 211 DONELSON PIKE SUITE 6
 NASHVILLE, TENNESSEE 37214
 PHONE: (615) 490-6920

DATE: OCTOBER 24, 2016
 JOB NO. 2016-651

SHEET 2 OF 3



Zoned MU
MAP 147, PARCEL 5
FOXLAND CROSSING, LLC
DEED BOOK 3665, PAGE 357, R.O.S.C., TN. 1391 FOXLAND BOULEVARD
LOT 1, PLAT BOOK 27, PAGE 226, R.O.S.C., TN.



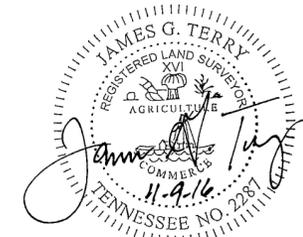
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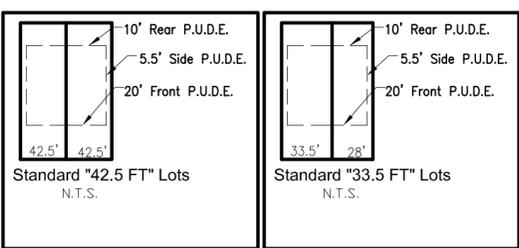
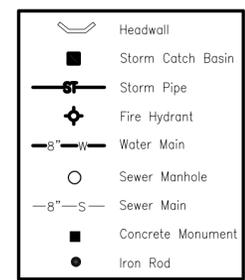
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CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
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 17. WATER AND SANITARY SEWER PROVIDED BY WHUD (WHITE HOUSE UTILITY DISTRICT).

ZONED: MRO
MAP 147, PARCEL 10.09
OAKBROOK REALTY & INVESTMENTS II LLC.
DEED BOOK 4113, PAGE 40, R.O.S.C.T.



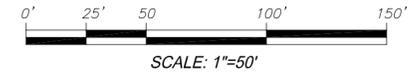
OPEN SPACE A and P.U.D.E.
THE STREAM BUFFER SHOWN HEREON IS IN ACCORDANCE WITH 2016 TDEC CONSTRUCTION GENERAL PERMIT AND CITY OF GALLATIN STORMWATER ORDINANCE DATED AUGUST 18, 2015. A MINIMUM 30' STREAM BUFFER (60' AVERAGE STREAM BUFFER) IS SHOWN HEREON TO SATISFY THE REQUIREMENTS OF SAID PERMIT AND ORDINANCE. IF AND WHEN A MORE STRINGENT ORDINANCE IS ADOPTED OR GENERAL PERMIT COVERAGE IS OBTAINED, REFER TO THE MOST CURRENT ORDINANCE OR PERMIT.



Typical Lot Layouts
Current Use: Vacant
Proposed Use: Attached Dwelling

**FINAL PLAT
FOXLAND CROSSING
PHASE 12-A**

FOXLAND BOULEVARD AT DOUGLAS BEND ROAD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE



TOTAL AREA: 440,210 SQUARE FEET OR 10.11 ACRES

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City Engineer _____ Date _____

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Green Trails, LLC _____ Date _____
Rick Deckbar _____

OWNER:
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CONTACT: RICK DECKBAR
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PHONE: (615) 300-8496
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Located on the South Side of Foxland Blvd and on the West Side of Douglas Bend Rd
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Gallatin, TN 37066

CERTIFICATE OF OWNERSHIP
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3850, Page 106, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.
Green Trails, LLC _____ Date _____
Rick Deckbar _____

CERTIFICATE OF ACCURACY
I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the Specifications in these Regulations.

Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat- Foxland Crossing Phase 12-A have been installed in accordance with current Local and State Government requirements or a sufficient surety or cash has been filed which will guarantee said installation.
Water System _____ Date _____
Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat- Foxland Crossing Phase 12-A have been installed in accordance with current Local and State Government requirements or a sufficient surety or cash has been filed which will guarantee said installation.
Water System _____ Date _____
Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.
Date _____ Secretary, Planning Commission _____
Date _____ Chairman's Initials _____

RECORD
RECORDED _____, 2015
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
JAMES TERRY & ASSOCIATES
211 DONELSON PIKE SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920
DATE: OCTOBER 24, 2016
JOB NO. 2016-651
SHEET 3 OF 3

ITEM 3

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 3, SECTION 1 TO ELIMINATE A PROPOSED SIDEWALK IN AN OPEN SPACE TRACT AS SEEN ON THE FAIRWAY FARMS, PHASE 3, SECTION 1B FINAL PLAT, ON 29.5 (+/-) ACRES, LOCATED AT WALPOLE DRIVE AND FANNIS CIRCLE. (PC 8-2785-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Fairway Farms, Phase 3, Section 1, submitted by the applicant, Fairway Farms Development Group, at its regular meeting on November 21, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area and plan objective to connect sidewalks with green space and recreation area.
2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Medium Density Residential-15 Planned Residential Development (R15 PRD) zone district, and the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements.
3. The proposed changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as described in Section 12.02.050 of the Gallatin Zoning Ordinance.

ITEM 8

4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan will not create adverse effects upon adjoining property owners since existing and suffered pedestrian circulation facilities are available along the streets to provide viable alternate routes that serve area development.
6. 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 a Revised Final Master Development Plan for Fairway Farms, Phase 3, Section 1, consisting of a one (1) page exhibit, prepared by Bruce Rainey of Hendersonville, TN, submitted on October 25, 2016, with a final revision date of November 10, 2016, with the following condition:

1. The applicant shall complete, submit, and record a plat amendment to remove a portion of a sidewalk from Fairway Farms, Phase 3, Section 1B Final Plat.

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: 11/21/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 8

PLANNING DEPARTMENT STAFF REPORT

Amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Fairway Farms, Phase 3, Section 1 (8-2785-16)

Located at Walpole Drive and Fannis Circle

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 3, SECTION 1 TO ELIMINATE A PROPOSED SIDEWALK ADJACENT TO AN OPEN SPACE TRACT, LOCATED WITHIN THE WALPOLE DRIVE AND FANNIS CIRCLE RIGHTS-OF-WAY.

OWNER: FAIRWAY FARMS DEVELOPMENT GROUP

APPLICANT: FAIRWAY FARMS DEVELOPMENT GROUP (MIKE STANTON)

STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2016-133

STAFF CONTACT: JILLIAN OGDEN

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

PROPERTY OVERVIEW: Owner and applicant request approval of an amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Fairway Farms, Phase 3, Section 1 to not install a proposed sidewalk adjacent to Open Space-2 as shown on the Fairway Farms, Phase 3, Section 1B Final Plat, located within the Walpole Drive and Fannis Circle rights-of-way. (Attachment 8-1)

Staff recommends approval as a minor amendment.

CASE BACKGROUND:

Previous Approvals

On November 28, 2005, the Planning Commission approved a Revised Preliminary Master Development Plan for Fairway Farms, Phase 3, Section 1 (File# 3-26-04).

On August 28, 2006, the Planning Commission approved the Final Master Development Plan for Fairway Farms, Phase 3, Section 1 (File# 8-48-06) (Attachment 8-2). The Planning Commission also approved a Preliminary Plat for Fairway Farms, Phase 3, Section 1 (File# 1-37-06B) (Attachment 8-3).

On May 21, 2007, the Planning Commission approved a Final Plat for Fairway Farms, Phase 3, Section 1B (1-15-07C). The Final Plat was recorded on June 14, 2007 (P.B. 24, Pg. 245). The final plat indicated a sidewalk within the Fannis Circle and Walpole Drive rights-of-way adjacent to Open Space-2.

At the November 7, 2016 Work Session, the Planning Commission reviewed this proposal for a minor amendment to the Preliminary Master Development Plan and a revision to the Final Master Development Plan and had no comments or concerns.

DISCUSSION:

Sidewalk and Connectivity

The applicant and owner is requesting a change to the approved sidewalk plan for the PMDP/FMDP for Fairway Farms, Phase 3, Section 1. The change would eliminate the sidewalk adjacent to the open space area within the Walpole Drive and Fannis Circle rights-of-way in the Fairway Farms subdivision (Attachment 8-3). All other sidewalks shown on the FMDP would remain on the plan.

This open space serves as a large detention area for stormwater collection and run-off. Because the other side of the streets have a sidewalk, the applicant believes this sidewalk would be underused and is unnecessary to provide sidewalk connectivity plan for Fairway Farms. All of the surrounding sidewalks have been installed including on the opposite sides of Fannis Circle adjacent to lots 40-41 and 63-70, Walpole Drive adjacent to lots 55 and 56, and the adjacent open space tracts. No other changes are requested.

The Gallatin on the Move 2020 Plan includes a specific Land Use and Growth Management Objective related to sidewalks in the suburban setting. The objective states:

Connect roads and sidewalk designed for new suburban neighborhood developments to adjacent established neighborhoods to provide connectivity to greenspace, commercial and recreation areas.

Since sidewalks connect to the open space from area streets, the open space tract is well connected. If improvements are constructed in the open space tract, then a pedestrian access plan should be part of the identified improvements.

Objective 2 of the Mobility and Transportation Element states:

Develop a comprehensive pedestrian transportation system.

The existing area sidewalk provides sufficient access to existing development and the open space tract to meet the intent of this objective. The exclusion of a sidewalk in this block adjacent to the open space tract will not create gaps in the sidewalk system since existing sidewalks in the area provide sufficient pedestrian circulation opportunities.

The Zoning Code, Article 13, Section 13.09.030 requires all residential developments to provide sidewalks. If the request is approved to the Master plan, the zoning provision will be waived for a sidewalk in the area of the subdivision. Under Section 13.09.030.C.1 states:

Sidewalks are required to be constructed along all streets within or abutting a development and shall connect to sidewalks in adjoining developments.

And Section 13.09.030.C.5 states:

Upon the request of any owner of property to which this section applies, the Planning Commission may approve an alternative pedestrian walkway design which is not in strict compliance with the requirements of this Section, if the Commission finds that such an alternative meets the purpose and intent of the requirements of this Section. In making the determination the Commission may consider issues such as impeding road construction, significant trees, severe roadside conditions, or recommendations from approved traffic studies that could impact a proposal's conformance to these standards.

The request appears to meet the intent and purpose of this section since adequate alternative sidewalks are provided nearby. This alternative system complies with Section 13.09.040.

In addition, the subdivision regulations require sidewalks. If the zoning is amended, then the subdivision regulations should not conflict with zoning provisions. Chapter 4, Section 4-102.9 requires sidewalks in all residential areas. By amending the zoning to not require a sidewalk(s), this effectively grants a variance from the subdivision regulations. The alternate system is authorized under Section 4-102.904.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff recommends that the Planning Commission consider the proposed changes as not a substantial change and as a minor amendment to the approved Preliminary Master Development Plan and Final Master Development Plan for Fairway Farms, Phase 3, Section 1. There are no significant changes involved in this proposed development that contradict the original intentions of the Master Plan.

Planning Department Comments

The Planning Department reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed all of the Planning Department comments.

Engineering Division Comments

The Engineering Department reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed all of the Engineering Division comments.

FINDINGS:

1. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Established Character Area and plan objective to connect sidewalks with green space and recreation area.

2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Medium Density Residential-15 Planned Residential Development (R15 PRD) zone district, and the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements.
3. The proposed changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as described in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan will not create adverse effects upon adjoining property owners since existing and suffered pedestrian circulation facilities are available along the streets to provide viable alternate routes that serve area development.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-133, a minor amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Fairway Farms, Phase 3, Section 1, consisting of a one (1) page exhibit, prepared by Bruce Rainey of Hendersonville, TN, submitted on October 25, 2016, with a final revision date of November 10, 2016, with the following condition:

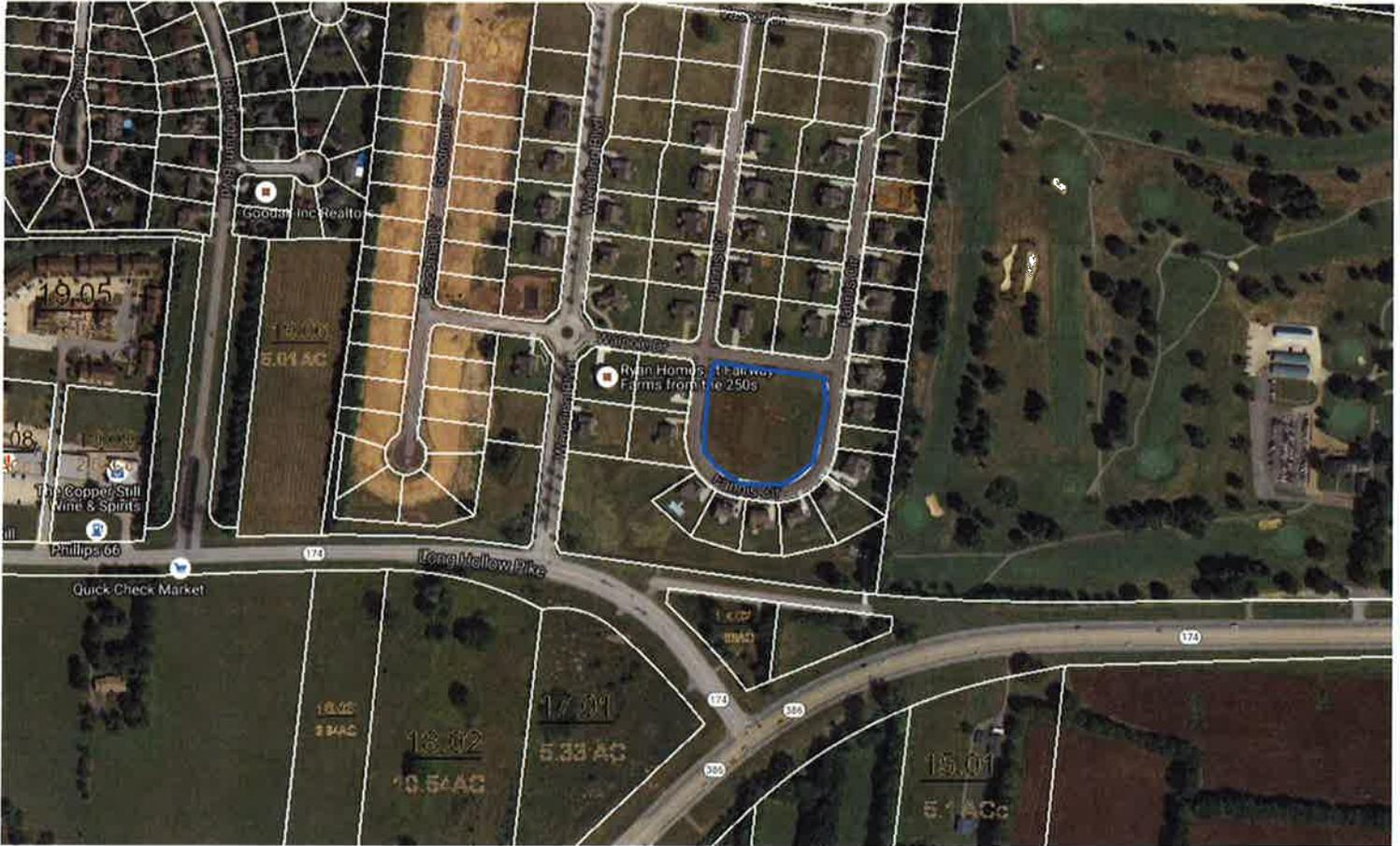
1. The applicant shall complete, submit, and record a plat amendment to remove a portion of sidewalk from Fairway Farms, Phase 3, Section 1B Final Plat.

ATTACHMENTS

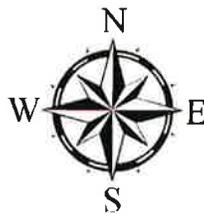
- | | |
|-----------------------|---|
| Attachment 8-1 | Location Map |
| Attachment 8-2 | Fairway Farms, Section 3, Phase 1 FMDP |
| Attachment 8-3 | Sidewalk Exhibit |

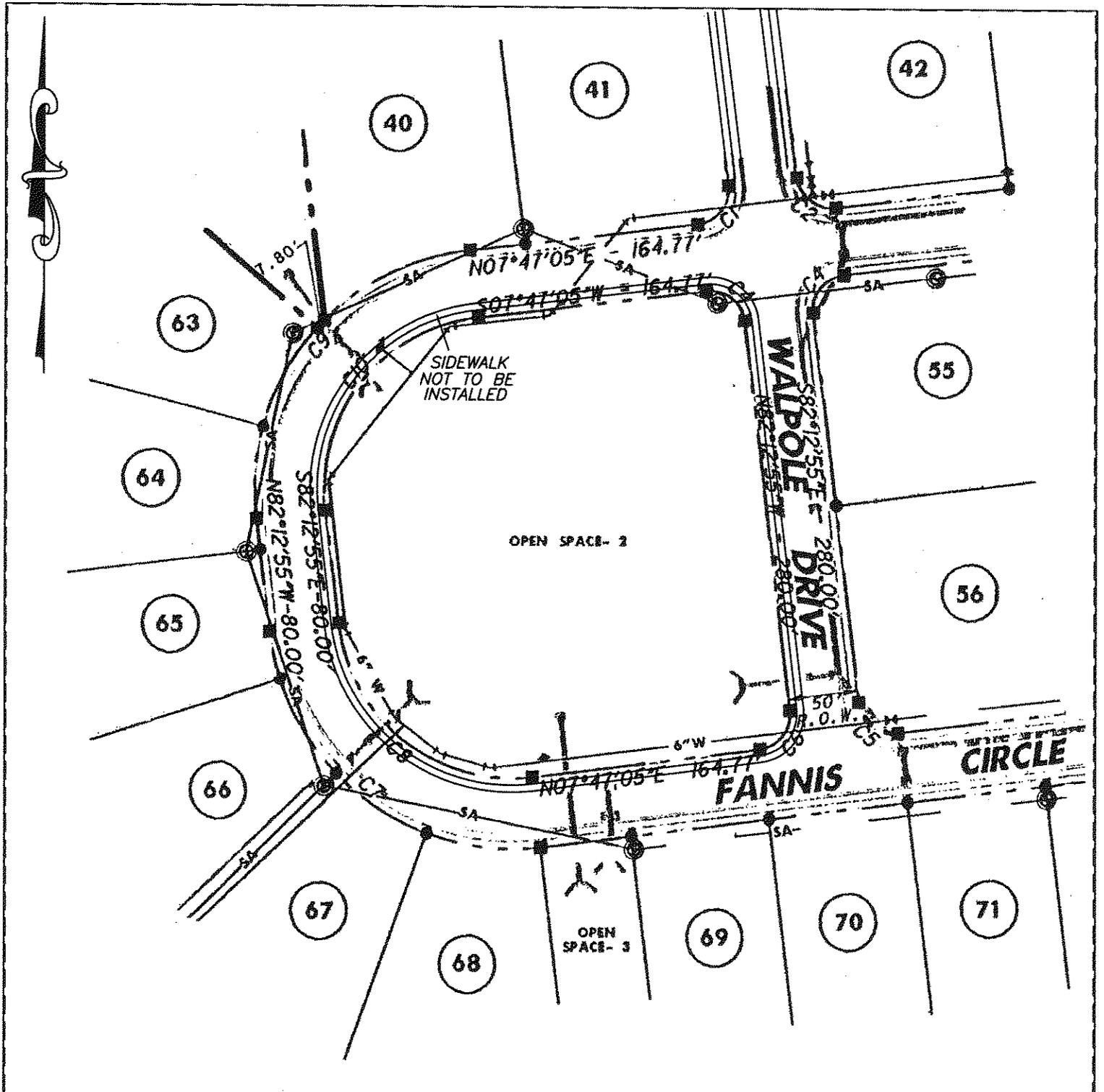
ATTACHMENT 8-1

FAIRWAY FARMS, PHASE 3, SECTION 1 AMENDED PMDP/REVISED FMDP 8-2785-16



Tax Map 125C/A/026.00
Zoned: Residential 15 (PRD)





NOTES :

1. PLAT IS BEING AMENDED TO ELIMINATE THE SIDEWALK ADJACENT TO THE COMMON OPEN SPACE 2 ON FANNIS CIRCLE AND WALPOLE DRIVE.

EXHIBIT "A"
 AMENDMENT TO PHASE 3 SECTION 1B
 OF
FAIRWAY FARMS
 OF RECORD IN P.B. 24, PG. 245, R.O.S.C., TN

DATE : OCTOBER 05, 2016 REV : 10/25/16

SCALE : 1" = 100'

PREPARED BY :



LAND DEVELOPMENT CONSULTANTS
 116 MAPLE ROW BLVD.
 HENDERSONVILLE, TN. 37075
 Phone 615-822-0012
 Fax 615-824-1487

ITEM 9

GMRPC Resolution No. 2016-125

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL A REQUEST TO REZONE A 1.73 (+/-) ACRE PARCEL (TAX MAP 126P, GROUP A, 021.00), FROM PLANNED NEIGHBORHOOD COMMERCIAL (PNC) DISTRICT TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) DISTRICT AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR HOLIDAY INN EXPRESS & SUITES, LOCATED AT 713 DAVIS DRIVE. (3-2603-16)

WHEREAS, the applicant submitted an application for a rezoning and Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning and Preliminary Master Development Plan submitted by the applicant, Davis Drive Group, LLC, at its regular meeting on November 21, 2016; and

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

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 Tenn. Code Annotated §13-7-413, §13-4-310, §13-7-201 and §13-7-202 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the ordinance.
3. The proposed rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Nashville Pike Office Corridor Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district and with the requested exceptions.
5. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and

ITEM 9

population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed rezoning request.
8. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02. The proposed Alternative Bufferyard Plan provides sufficient and equal or superior buffering between adjacent properties as provided elsewhere in the development and the proposed Alternative Architectural Plan and materials are clearly superior to a plan in strict compliance with this Section.
9. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to the City Council rezoning of a 1.73 (+/-) acre parcel (Tax Map 127P, Group A, Parcel 021.00), located at 713 Davis Drive, from Planned Neighborhood Commercial (PNC) District to Multiple Residential and Office (MRO) District and the Preliminary Master Development Plan for Holiday Inn Express & Suites, consisting of a four (4) sheet plan, prepared by LJA of Fargo, ND, with Project No. LJA #16170, received dated November 10, 2016, a five (5) sheet photometric plan, prepared by RAB Lighting of Northvale, NJ, with Case No. 00061208, dated October 5, 2016, and a two (2) sheet architecture plan, prepared by ICON Architectural Group, received dated November 10, 2016, with the following conditions:

1. Correct the height of the proposed monument sign to be a maximum of eight (8) in height.
2. Label pavement and right-of-way width for Davis Drive on sheet EX-03.
3. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

ITEM 9

NAY:

DATED: 11/21/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 9

PLANNING DEPARTMENT STAFF REPORT

Rezoning with Preliminary Master Development Plan for Holiday Inn Express & Suites (3-2603-16)

713 Davis Drive (located at the southwest corner of the intersection of Nashville Pike and Davis Drive)

Date: November 17, 2016

REQUEST: OWNER AND APPLICANT REQUESTS REZONING A 1.73 (+/-) ACRE LOT (TAX MAP 126P, GROUP A, PARCEL 021.00) FROM PLANNED NEIGHBORHOOD COMMERCIAL (PNC) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR HOLIDAY INN EXPRESS & SUITES, TO CONSTRUCT A FOUR (4) STORY, 85-UNIT HOTEL AT 713 DAVIS DRIVE.

OWNER: KATHERINE MOSS PAYNE ESTATE C/O JAMES PAYNE JR.

APPLICANT: DAVIS DRIVE GROUP, LLC (JEFFREY G. LAMONT)

STAFF RECOMMENDATION: RECOMMEND DENIAL OF RESOLUTION 2016-125

STAFF CONTACT: ROBERT J. KALISZ

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

CITY COUNCIL COMMITTEE DATE: DECEMBER 13, 2016

PROPERTY OVERVIEW: The owner and applicant requests rezoning a 1.73 (+/-) acre lot (Tax Map 126P, Group A, Parcel 021.00) from Planned Neighborhood Commercial (PNC) to Multiple Residential and Office (MRO) and approval of a Preliminary Master Development Plan for Holiday Inn Express & Suites, to construct a four (4) story, 85-unit hotel at 713 Davis Drive (located at the southwest corner of the intersection of Nashville Pike and Davis Drive). Transient Habitation use is a permitted use within the Multiple Residential and Office (MRO) zone district. (Attachment 9-1 and Attachment 9-2)

The owner and applicant request two (2) exceptions to the MRO zone district bulk regulations; an exception to exceed the Maximum Building Height of 35 feet to permit a 45-foot-tall building and to exceed the Maximum Floor Area Ratio (FAR) of 0.5 to permit a FAR of 0.73. In addition, the owner and applicant request an alternative to the landscaping plan to permit various reduced bufferyard widths and the amount of required landscaping materials in the bufferyards and an alternative architectural plan to permit exterior facade materials consisting of approximately 90 percent E.I.F.S. and 10 percent stone veneer.

The Planning Department recommends denial of Resolution 2016-125.

CASE BACKGROUND:

Previous History and Approvals

The property was originally part of the Woodlawn Estates No. 2 Subdivision (P.B. 1, Page 54, recorded September 7, 1948). In April of 1967, the owner re-subdivided a portion of Woodlawn Estates No. 2 by re-platting approximately eight (8) lots along Nashville Pike and three (3) other tracts by establishing Payne Estates (P.B. 5, Page 10, recorded April 27, 1967). This subdivision created 31 lots and three (3) public rights-of-way out of that portion of Woodlawn Estates No. 2.

In 1969, the property was zoned Low Density Residential and in 1979 this property was rezoned to R20 Low Density Residential (R20).

On September 23, 2002, the Planning Commission recommended approval to City Council to rezone four (4) parcels (Tax Map 126P, Group A, Parcels 021.00, 022.00, 023.00 and 024.00) from R20 Low Density Residential (R20) to Planned Neighborhood Commercial (PNC) and a Master Development Plan (3-9-02) for a two (2) story office building. On November 6, 2002, City Council approved on second reading the rezoning of Tax Map 126P, Group A, Parcels 021.00, 022.00, 023.00 and 024.00 from R20 Low Density Residential (R20) to Planned Neighborhood Commercial (PNC) and Master Development Plan (3-9-02). This included the subject parcel (Parcel 021.00).

The Master Development Plan expired and became void two (2) years after the date of Planning Commission approval per G.Z.O. section 12.02.040.

DISCUSSION:

Natural Features

The property is currently vacant. The natural topography of this property slopes from the highest point of elevation (504') located along the northern boundary of the project site adjacent to Nashville Pike sloping towards the lowest point of elevation (490') located at the southwest corner of the property, adjacent to the single family homes in the Payne Estates Subdivision. Based on FEMA FIRM Map 47165C0426G, dated April 17, 2012, no portion of the site is located within a special flood hazard area.

The rezoning is requested to apply a zoning district that allows for a hotel. The current PNC zoning does not permit a hotel use but the requested MRO zoning lists transient habitation (hotel) as a permitted use. The PNC and MRO zone requires a master development plan. The owner and applicant proposed plan includes a 85 room, four (4) story hotel 45 feet in height with 87 parking spaces, underground stormwater storage and bufferyards generally less in intensity than the required by the code. (Attachment 9-2)

Adjacent or Area Uses

The property to the north, across Nashville Pike includes two (2) parcels containing commercial activities (Walmart and Advance Financial), zoned Commercial General-Planned Unit Development (CG-PUD) and Multiple Residential and Office-Planned Unit Development (MRO-PUD) (restaurants, retail, transient habitation and multi-family residential) respectively; to the east are multi-tenant neighborhood commercial uses including several restaurants and to the west are single family residences in the Woodlawn Estates No. 2 Subdivision, both zoned Planned Neighborhood Commercial (PNC); and to the south are single family residences in the Payne Estates Subdivision, zoned R20 Low Density Residential (R20).

Gallatin on the Move 2020 General Development Plan

The Gallatin on the Move 2020 General Development Plan designates the property as part of the Nashville Pike Office Corridor Character Area (Attachment 9-3) and is part of the Nashville Pike Corridor – 2001 Plan (Attachment 9-4). The Multiple Residential and Office (MRO) zoning district is a consistent and recommended zone within this character area Nashville Pike Corridor Plan - 2001.

Nashville Pike Office Corridor Character Area

The Nashville Pike Office Corridor is established along the south side of Nashville Pike from the East Fork of Camp Creek to SR 109 and mostly consists of former residences, most of which have converted to office uses and neighborhood commercial uses mostly developed during the last ten (10) years. While predominantly office/professional and neighborhood commercial now, the area retains a residential feel and provides an attractive entry gateway into more mature areas of the City located east of SR-109 Bypass.

In addition, one of the intents is to protect mature tree canopy and to protect large front yards from excessive parking. This plan would remove all trees from the property and place parking over nearly all of the front yards. The corridor emphasizes placing parking in side and rear yards.

The intent of the Nashville Pike Office Corridor Character Area is: *To provide for pedestrian friendly areas with public spaces, relatively high intensity mix of businesses, retail and office, employment, education, hospitality and entertainment facilities in a residential setting, while preserving the residential character of this gateway to Gallatin. This provides opportunities for new centers that complement the existing centers within the area.*

The development strategies for the character area is: *To address design factors, including the size of new buildings, design parameters for parking and internal circulation, signage, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses.*

Nashville Pike Corridor Plan – SR-109 to East Camp Creek

The Nashville Pike Corridor Plan was prepared in response to increasing development pressures and the rapid growth along Nashville Pike. This area was further studied in the Nashville Pike Corridor – SR-109 to East Camp Creek – General Development Plan Amendment adopted in 2000 by the Planning Commission. As Gallatin grows, land use changes and redevelopment occurs. The City of Gallatin adopted proactive land use policies to address future development requests and balance this demand preserving and protecting stable and established neighborhoods.

The General Development and Transportation Plan Amendment-Nashville Pike Corridor includes a set of policies that guide future planning program initiatives, applying new technologies and land use ideas. The plan is not a static document; rather, it is designed to accommodate change.

Land use compatibility with adjacent and nearby properties is critical to the success of this area. The property located on the north side of Nashville Pike, directly across the street

from this area, contains many large scale, intensive commercial uses, including general retail, food service, and transient habitation. The General Development Plan Amendment recognizes this area as an emerging commercial node for the City of Gallatin. Amending the plan to allow mixed-use and neighborhood commercial land uses with appropriate zoning in this area is one method to balance the desire for zoning that is more intensive while protecting the surrounding neighborhood. Therefore, the Mixed Use (MU), Multiple Residential and Office (MRO), Office Residential (OR), and Planned Neighborhood Commercial (PNC) zoning districts are appropriate zones for this area south of Nashville Pike. However, not all of these zoning districts may be appropriate throughout the area.

The Nashville Pike Corridor Plan set guidelines for architectural standards by realizing the existing residential character of the Nashville Pike Corridor as one of the greatest assets of this area. This corridor serves as an impressive gateway into the heart of Gallatin. New development should be compatible in form with this character as well as with the character of the surrounding residential neighborhoods.

The Plan envisions that the area on the south side of Nashville Pike from State Route 109 to Peninsula Drive will redevelop through both the adaptive reuse of existing residential structures and new construction. New construction should be designed to be compatible with the surrounding residential areas.

The Plan establishes general architectural policies and standards which require that building forms should be tailored to be compatible with surrounding residential buildings with regard to massing, scale, proportion of openings, roof types and degree of detail. The use of bright colors is discouraged while earth tone colors are highly encouraged. In addition, it is recommended that the Architectural Character and Compatibility Standards in the Zoning Ordinance be strictly followed. The use of alternative materials should be closely scrutinized for compatibility with surrounding buildings. Prototypical designs should be adapted to reflect the character of Nashville Pike by the use of compatible materials and designs so that they blend in with the surrounding area. Facades should be treated in a manner that enhances interests and draws particular attention to facades that face streets and adjoining residential properties.

Access Management/Trip Generation

The plan includes two (2) driveways on the west side of Davis Drive. The primary access for the site is approximately 150 feet from Nashville Pike and aligns with the driveway of the existing commercial development to the east. The primary access will also provide connectivity, through the front parking area, to a proposed future cross access with the adjacent property to the west. The secondary access for this site is located approximately 320 feet south of the primary access. This secondary access will also connect via a cross access to the adjacent property to the west. The southerly driveway aligns with a driveway to single family homes on Davis Drive and does not align with the backage road behind the commercial properties to the east.

A traffic study will be submitted as part of the Final Master Development Plan, but trip generation information was provided with the PMDP. The trip generation estimates that the development will generate a total of 140-160 daily trips with 70-80 trips in the morning and 70-80 trips in the evening.

Due to the increase in traffic the owner and applicant proposes to make improvements to Davis Drive. The roadway will be widened to 24 feet of right-of-way with mountable curbs from Nashville Pike to the south property boundary. Six (6) foot wide sidewalks will be installed along Nashville Pike and Davis Drive. Slopes of the sidewalks will need to be modified near the roadway intersection.

Architectural Designs

The plan indicates a corporate design, 85 units, four (4) story, rectangular building, a total of 45 feet in height. This exceeds the maximum building height of 35 feet permitted in the MRO district (Attachment 9-2). Each floor will consist of approximately 13,660 square feet for a total of 54,640 square feet. The total square footage of the building results in a floor area ratio of 0.73 which exceeds the required maximum floor area ratio of 0.50. The plan includes architectural renderings and a photograph of the sample and color material board to be applied to the proposed building. The plans do not indicate a building with the required 70 percent masonry requirement (G.Z.O. Section 13.08.010.A). The percentage of materials per elevation is not provided.

The hotel is a modern contemporary design consisting of mainly E.I.F.S. material with a small percentage of stone veneer installed along the columns of the front entrance canopy and front and rear in the middle of the building. This provides a contrast to the remaining E.I.F.S. materials. The earth tone colors provide additional contrast to the building accentuating the stone veneer.

The plan indicates contours including and surrounding the site and indicates a proposed Finish Floor Elevation (F.F.E.) of 508.5 feet for the proposed building (refer to sheet EX-04). The contours indicate that Nashville Pike is approximately 8.5 feet above the proposed F.F.E. and the adjacent single family residential properties to the south are approximately 10.5 feet to 15.5 feet below the proposed F.F.E. The proposed building height (top of roof line) is 45 feet above the F.F.E. or 553.5'. By comparing the surrounding elevations to the top of the roof line (553.5'), Nashville Pike is approximately 36.5 feet below the top of the roof line and the adjacent property to the south is approximately 55.5 feet to 60.5 feet below the top of the roof line.

The owner and applicant request two (2) exceptions to the MRO zone district bulk regulations. This includes permitting a Maximum Building Height of 45 feet where the code (G.Z.O. Section 07.02.030.A.6) only permits a Maximum Building Height of 35 feet and the Maximum Floor Area Ratio of 0.73 where the code (G.Z.O. Section 07.02.030.A.7) only permits a Maximum Floor Area Ratio of 0.50.

Based on Gallatin Zoning Ordinance Section 12.02.020.F, the Planning Commission may grant exceptions to Bulk Regulations, *“in order to achieve a more desirable site development than would result if the requirements of this ordinance were strictly adhered to.”* The Planning Commission shall determine whether the requested exceptions meet the standards for granting exceptions in G.Z.O. Section 12.02.020.F. (Attachment 9-5)

Staff recommends the Planning Commission not approve the exceptions to exceed the Maximum Floor Area Ratio of 0.50 and Maximum Building Height of 35 feet.

The owner and applicant also requests an alternative to the architectural plan to permit the building to consist of approximately 90 percent E.I.F.S. and 10 percent stone veneer.

Based on the Gallatin Zoning Ordinance Section 13.08.010.D, the Planning Commission may approve an alternative plan *“which 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 requirements of this section and the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with this Section. In making the determination, the Commission may consider the materials, design, color, and other natural or man-made elements which could impact a proposal’s conformance to these standards.”* The Planning Commission shall determine whether the requested alternative bufferyards meet the standards for granting alternatives in G.Z.O. Section 13.08.010.D.

This architectural design is not compatible with the residential character of the area including with the character of the surrounding residential neighborhoods. Staff recommends the Planning Commission not approve the architectural plans as submitted.

Open Space/Bufferyards/Landscaping

The development proposed zoning is Multiple Residential and Office (MRO) and bordered to the north by Commercial General-Planned Unit Development (CG-PUD) and Multiple Residential and Office-Planned Unit Development (MRO-PUD) zoned property. To the east and west is bordered by Planned Neighborhood Commercial (PNC) zoned property and to the south by R20 Low Density Residential (R20) zoned property.

These adjacent zoning requires different bufferyard types.

The PMDP includes a conceptual landscaping plan (Sheet EX-03) indicating the location of the landscaping materials and bufferyards proposed adjacent to each zone district. The required bufferyard is provided in the table below.

BUFFERYARD REQUIREMENTS		
	REQUIRED	PROPOSED
MRO to CG (PUD) AND MRO (PUD) (north)	Type 15	Type 15 Alternative
MRO to PNC (east & west)	Type 15	Type 15 Alternative
MRO to R20 (south)	Type 40	Type 40 Alternative

The Type 15 Alternative Bufferyard along Nashville Pike provides majority of the required landscape material, excluding small deciduous or ornamental trees, within a width of five (5) feet to fifteen (15) feet. The Type 15 Alternative Bufferyard along Davis Drive does not provide the required landscape material, instead substituting small deciduous shrubs, within a width of only three and a half (3.5) feet. The Type 15 Alternative Bufferyard along the adjacent property to the west provides a majority of the required landscape material within the required fifteen (15) feet. The Type 40 Alternative Bufferyard along the adjacent property to the south provides 50 percent of the required landscape material, not including medium evergreen every 15 feet planted on a triangular staggered spacing, within a width of twenty (20) feet. The landscaping plan does indicate a brick wall opaque barrier matching the privacy wall adjacent to the Buffalo Wild Wings property.

The owner and applicant request an alternative to the landscaping plan to permit various bufferyard widths and types and the amount of required landscaping materials in the bufferyards.

Based on the Gallatin Zoning Ordinance Section 13.04.100.C, the Planning Commission may approve an alternative bufferyard plan *“which 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 requirements of this section and the alternative bufferyard plan is clearly superior to a plan that would be in strict compliance with this Section. In making the determination, the Commission may consider the topography, shape, size, or other natural features of the property; the suitability of any alternative screening or buffering proposals; and other similar factors.”* The Planning Commission shall determine whether the requested alternative bufferyards meet the standards for granting alternatives in G.Z.O. Section 13.04.100.C.

The slopes, in combination with the narrow buffers, will not be sufficient to support healthy vegetation that will mature. This does not provide “adequate buffers to ensure compatibility with adjacent uses” as identified in the Nashville Pike Office Corridor development strategy.

Staff recommends the Planning Commission not approve the alternative landscaping plan as submitted.

Parking

The Transient Habitation use requires one (1) parking space per unit. The proposed hotel includes 85 units, which requires 85 parking spaces with a minimum of four (4) handicapped parking spaces. The plan provides a total of 87 parking spaces, including four (4) handicapped parking spaces. Section 11.06.010 allows each parking facility to provide a maximum of thirty (30) percent of the required spaces for compact cars. The plan indicates a total of twelve (12) compact parking spaces to be located in the front parking area adjacent to the building which is fourteen (14) percent of the required parking spaces. The parking meets the off-street parking and loading regulations requirements of Section 11.01 of the G.Z.O. However, the development strategy of the Nashville Pike Office Corridor Character Area encourages the placement of the parking in side and rear yards to preserve landscaping in front yards.

Photometric Plan

The photometric plan indicates the location of and details of the proposed lighting fixtures. The lighting fixtures proposed for the parking area are a contemporary style (shoebox) design with LED lighting. There are eleven (11) pole lights with single lamps and one (1) pole light with one (1) double lamp. All proposed lighting is L.E.D. technology. No building lighting was indicated on the plan. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08. A Photometric Plan shall be provided as part of the Final Master Development Plan.

Signage

The owner and applicant provided conceptual elevations of the proposed signage for the Holiday Inn Express & Suites. The monument sign incorporates a contemporary style,

matching the design style of the hotel, with the corporate hotel name and logo (Sheet EX-03). The plan shows the monument sign to be ten (10) feet in height. The maximum height for all freestanding (monument) signs is eight (8) feet above grade level per G.Z.O. Section 13.07.065.B.1. If the Planning Commission intends to approve the plan, the owner and applicant shall correct the height of the proposed monument sign to be a maximum of eight (8) in height and ensure that all other signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07.

Gallatin Public Utilities Department Comments

This property is served by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures is installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Preliminary Master Development Plan and made no comments.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The Planning Department has numerous concerns about the plan. The scale and architecture of the building is not consistent with other buildings constructed in the Character Area and adjacent zoning districts. If approved this would establish a single lot/parcel with MRO zoning while all the other properties on the south side of Nashville Pike in the immediate area are zoned PNC. The use and plan fails to achieve most of the intent and development strategies for the Nashville Pike Office Corridor Character Area and includes too many exceptions from standards established even in the proposed zoning and performance standards, primarily landscaping and bufferyards without offering any trade-offs to offset the impacts of the requested exceptions. There are other more suitable properties available with appropriate zoning in the area that can accommodate this use. Based on the findings and conditions staff does not support the proposed rezoning and preliminary master development plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The majority of the Planning Department comments have been satisfied; however, the owner and applicant shall correct the PMDP and provide documents as indicated below:

1. Label pavement and right-of-way width for Davis Drive on sheet EX-03.
2. A TDEC Injection Well Permit is required for underground detention. Provide the Engineering Division a copy of this permit at the Final Master Development Plan stage.

Other Departmental Comments

Other City Departments reviewed the Preliminary Master Development Plan and had no comments except the Gallatin Electric Department stated if any of the existing utility facilities required relocation, it would be at the expense of the developer/owner.

FINDINGS:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010.B and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the plan.
3. The proposed rezoning and Preliminary Master Development Plan is not in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Nashville Pike Office Corridor Character Category and the Nashville Pike Corridor Plan - 2001.
4. The proposed Preliminary Master Development Plan is not consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district, but does not comply with the maximum floor area ratio and height regulations, except if exceptions are approved.
5. The property proposed for rezoning and the PMDP site has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning and the PMDP or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will create adverse effects upon adjoining property owners or any such adverse cannot effectively be mitigated by proposed bufferyards or barriers or other design and performance standard modifications.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed rezoning request and PMDP.
8. The Preliminary Master Development Plan submitted to the City does not comply with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.03, 13.04 and 13.05.
9. The proposed rezoning will not be compatible with surrounding environment and will not protect the public health, safety and welfare and will be injurious to other property or improvements in the area in which the property is located because the building is not in scale with other buildings in the corridor and landscaping/bufferyards and traffic circulation would create significant disruptions to immediately adjacent and other property owners.

RECOMMENDATION:

Staff recommends that the Planning Commission deny approval of Resolution 2016-125, rezoning of a 1.73 (+/-) acre lot (Tax Map 126P, Group A, Parcel 021.00) and not to approve the Preliminary Master Development Plan for Holiday Inn Express & Suites, consisting of a four (4) sheet plan, prepared by LJA of Fargo, ND, with Project No. LJA #16170, received dated November 10, 2016, a five (5) sheet photometric plan, prepared by RAB Lighting of Northvale, NJ, with Case No. 00061208, dated October 5, 2016, and a two

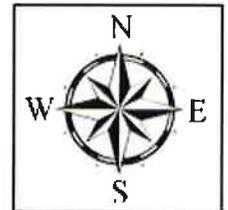
(2) sheet architecture plan, prepared by ICON Architectural Group, received dated November 10, 2016.

ATTACHMENTS:

- Attachment 9-1** **Location Map**
- Attachment 9-2** **PMDP for Holiday Inn Express & Suites, Boundary Survey and Legal Description, Photometric Plan, Architectural Renderings and Sample and Color Material Board (3-2603-16)**
- Attachment 9-3** **Gallatin on the Move 2020 Plan – Nashville Pike Office Corridor Character Area Information**
- Attachment 9-4** **General Development and Transportation Plan Amendment - Nashville Pike Corridor (SR 109 to east Camp Creek)**
- Attachment 9-5** **G.Z.O. Section 12.02.020.F**

HOLIDAY INN EXPRESS & SUITES

LOCATION MAP



713 DAVIS DRIVE
LOCATED AT THE INTERSECTION OF
NASHVILLE PIKE AND DAVIS DRIVE
TAX MAP AND PARCEL 126P/A/O21.00
ZONED PNC, PROPOSED ZONE MRO
PC # 3-2603-16

ATTACHMENT 9-1

NASHVILLE PIKE OFFICE CORRIDOR

General Description of Existing Development Patterns

The Nashville Pike Office Corridor is made up of former residences between Belvedere Drive and East Branch Creek, most of which have converted to office uses during the last 10 years. The City has required maintenance of the existing structures, for the most part, as well as protection of a majority of the mature trees that give this area its character. While predominantly office/professional now, the area retains a residential feel and provides an attractive entry gateway into the Village Green/Belvedere Drive Center and the more mature areas of the City located east of SR-109 Bypass. This area was further studied in the *Nashville Pike Corridor – SR-109 to East Camp Creek – General Development Plan Amendment* adopted in 2000 by the Planning Commission.

Location

Areas within this character area include the following:

- Parcels fronting US-31E/Nashville Pike on the north side of the road between Belvedere Drive and East Camp Creek and on the south side of the road between SR-109 Bypass and East Camp Creek

Intent

- Provide for office uses in a residential setting, while preserving the residential character of this gateway to Gallatin.
- Protect mature tree canopy
- Protect large front yards from excessive parking
- Provide connected system of local streets that limit the impact office uses might create on Nashville Pike (e.g. access roads, etc.)
- Provide for pedestrian friendly areas with public spaces, relatively high intensity mix of businesses, retail and office, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

NASHVILLE PIKE OFFICE CORRIDOR

Anticipated level of change:

- Low

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads (primarily access roads, rather than Nashville Pike)
- Regular-shaped, long blocks
- Roads characterized by open swale drainage, sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services

Greenspace

- Adjacent Preserve areas
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Office
- One-family Residential
- Public/Institutional

Appropriate Intensity

- 0.2 FAR

Applicable Zoning Districts

Existing Zoning Districts

- OR or GO

Proposed Zoning Districts

- Not applicable

Development Strategies

- Connect residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of new buildings, design parameters for parking and internal circulation, signage, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Encourage placement of parking in side and rear yards in order to maintain the residential character of front yards with trees and grassy areas

Implementation Measures

- ☞ Continue implementation of the recommendations of the Nashville Pike Corridor-SR-109 to East Camp Creek – General Development Plan Amendment



Residential structure converted to office use and located in the Nashville Pike Office Corridor character area



Aerial view of the Nashville Pike Office Corridor character area looking northeast

ATTACHMENT 9-4

ANALYSIS

Development has continued to occur along the Nashville Pike Corridor, and pressures for redevelopment of existing properties have increased in this area. With various mixed-use approvals for the Nashville Pike Corridor, the most recent being the Hunt Club development close to Cages Bend Road, requests for commercial development will continue to emerge in the study area. As Gallatin grows, land use changes and redevelopment will occur. However, the City of Gallatin has adopted a proactive approach to developing land use policies, and City leaders recognize the importance of a land use plan that can address future development requests. This plan does not necessitate immediate implementation. However, the purpose of the plan is to prepare the City for intensified development in the Corridor and to provide a guide for redevelopment. Preparation on the front-end allows the City of Gallatin and the public more input into the development of Nashville Pike. Furthermore, potential developers are acutely aware of the requirements and expectations for developing this property. Over the next five years, corridor plans should be prepared and implemented for all major corridors in Gallatin, including but not limited to, SR 109 and SR 386. The intent of these plans is to ensure the orderly growth and development of the corridors and to help maintain and enhance the beauty and uniqueness of Gallatin.

As previously stated, the Planning Commission has discussed the development of the Nashville Pike Corridor extensively over the past several months. The Planning Commission recognizes the development pressures that face this area and the desire for more intense uses and zoning. However, the proximity of a large residential area adjacent to the property that fronts on Nashville Pike warrants consideration. Therefore, a need exists to balance the redevelopment of the property located on Nashville Pike with the protection of the residences that border this area.

The General Development Plan recommends that amendments to the Plan be evaluated in terms of their impacts on the broader community and according to the following impact categories:

- Land use compatibility with adjacent and nearby properties.
- Transportation and traffic impacts.
- Sanitary sewer and water demands.
- Encroachment on the natural environment.
- Overall environmental impact on adjacent properties, including auditory/visual impacts, obnoxious odors, and impact on future land use patterns of area, storm water runoff, etc.
- Potential storm water runoff hazards.
- Impact on community facilities.
- Potential and implied responsibility of the City regarding the above elements and the anticipated public cost.

Evaluation of Community Impacts

Land use compatibility with adjacent and nearby properties

- SR 109 to Peninsula Drive - The property located on the north side of Nashville Pike, directly across the street from this area, contains many commercial uses, including general retail, food service, and transient habitation. This General Development Plan Amendment considers this an emerging commercial node for this area of Gallatin. Amending the plan to

ATTACHMENT 9-4

allow mixed-use and neighborhood commercial land uses and zoning in this area is an appropriate method to balance the desire for zoning that is more intensive and the protection of the surrounding neighborhood. Therefore, the Mixed Use (MU), MRO, Office Residential (OR), and Planned Neighborhood Commercial (PNC) zoning districts are appropriate zones for this area.

- Peninsula Drive to East Camp Creek – The property located on the north side of Nashville Pike is zoned Multiple Residential Office (MRO) and contains several residential properties that have been converted from residential uses to office uses. This area is part of an overall master development plan that calls for the remainder of the existing residential structures to be adapted to non-residential office type uses. In order to preserve the character of this area of Nashville Pike, the adaptive reuse of the existing residential structures is encouraged and the mixed-use designation should remain. Therefore, the MRO and OR zoning districts are appropriate zones for this area. Commercial uses are appropriate as permitted in the MRO and OR zones. However, conditional uses should be evaluated according to their potential impact on the surrounding neighborhood and the desired character of this area.

Transportation and traffic impacts

- The City of Gallatin realizes that amending the land use for this corridor could significantly affect the existing traffic levels on Nashville Pike. In addition, even with the extension of SR 386, the traffic flow problems along this corridor will not diminish. Although initial traffic counts may decrease, they will quickly return to peak volumes before SR 386 is completed. Therefore, the City of Gallatin hired RPM & Associates, a traffic-engineering firm, to perform an access management plan for this corridor. The access management plan will become necessary as portions of the study area convert to mixed-use and planned neighborhood commercial uses. The need to limit and control the location of the curb cuts, and manage the traffic flow in the study area, is essential to ensure that this area develops in an orderly manner. The access management portion of this plan amendment offers the necessary policies and recommendations to manage the transportation and traffic impacts of increased development along Nashville Pike.
- Refer to the access management exhibit for further information.

Sanitary sewer and water demands

- Mixed use and commercial land uses may affect the existing infrastructure. However, if any new water and sanitary sewer lines are considered necessary by the Public Utilities Department for the development of a particular site, the necessary improvements will become a condition of site plan approval. Furthermore, all infrastructure improvements are the responsibility of the individual developers/property owners.

Encroachment on the natural environment

- Mixed use and commercial land uses do not encroach on the environment any more than low-density residential land uses. Low-density residential land uses consume large amounts of land similar to large mixed use and commercial developments. Encroachment on the natural environment already occurred with the initial development of this property. Moreover, landscaping requirements are outlined in the recommendations of this amendment.

ATTACHMENT 9-4

Recommended Changes to the Zoning Ordinance

The Planning Commission discussed various changes to the Planned Neighborhood Commercial (PNC) and Planned General Commercial (PGC) zoning districts during the review of this amendment to the General Development Plan. It is recommended that both districts be revised to provide planned commercial zoning districts that are more flexible and user friendly than the existing planned commercial districts. The proposed revisions will make the planned commercial districts more attractive to potential developers and provide the City with additional land use and design control than conventional commercial zoning districts.

Architectural Standards

The existing residential character of the Nashville Pike Corridor is one of the greatest assets of this area. This corridor serves as an impressive gateway into the heart of Gallatin. New development should be compatible in form with this character as well as with the character of the surrounding residential neighborhoods.

Peninsula Drive to East Camp Creek

- The Plan envisions that the area from Peninsula Drive to East Camp Creek will develop through the adaptive reuse of the existing residential structures. The Plan supports the conversion of the existing residences into non-residential uses. This will permit the development of the property while maintaining the unique character of this area. The Plan does not support the demolition of the existing structures. However, any new construction in this area should be designed to match the established residential character.

State Route 109 to Peninsula Drive

- The Plan envisions that the area from State Route 109 to Peninsula Drive will redevelop through both the adaptive reuse of existing residential structures and new construction. New construction should be designed to be compatible with the surrounding residential areas.

General Architectural Policies and Standards

- Building forms should be tailored to be compatible with surrounding residential buildings with regard to massing, scale, proportion of openings, roof types and degree of detail.
- The use of bright colors is discouraged. In addition, it is recommended that the Architectural Character and Compatibility Standards in the Zoning Ordinance be strictly followed. The use of alternative materials should be closely scrutinized for compatibility with surrounding buildings.
- Prototypical designs should be adapted to reflect the character of Nashville Pike by the use of compatible materials and designs so that they blend in with the surrounding area.
- Facades should be treated in a manner that enhances interests. Particular attention should be paid to facades that face streets and adjoining residential properties.
- Building service areas or loading areas shall not be visible from public streets or from adjacent residential areas; they should be located away from streets and/or adequately screened.

*Approved
Nov.
plan*

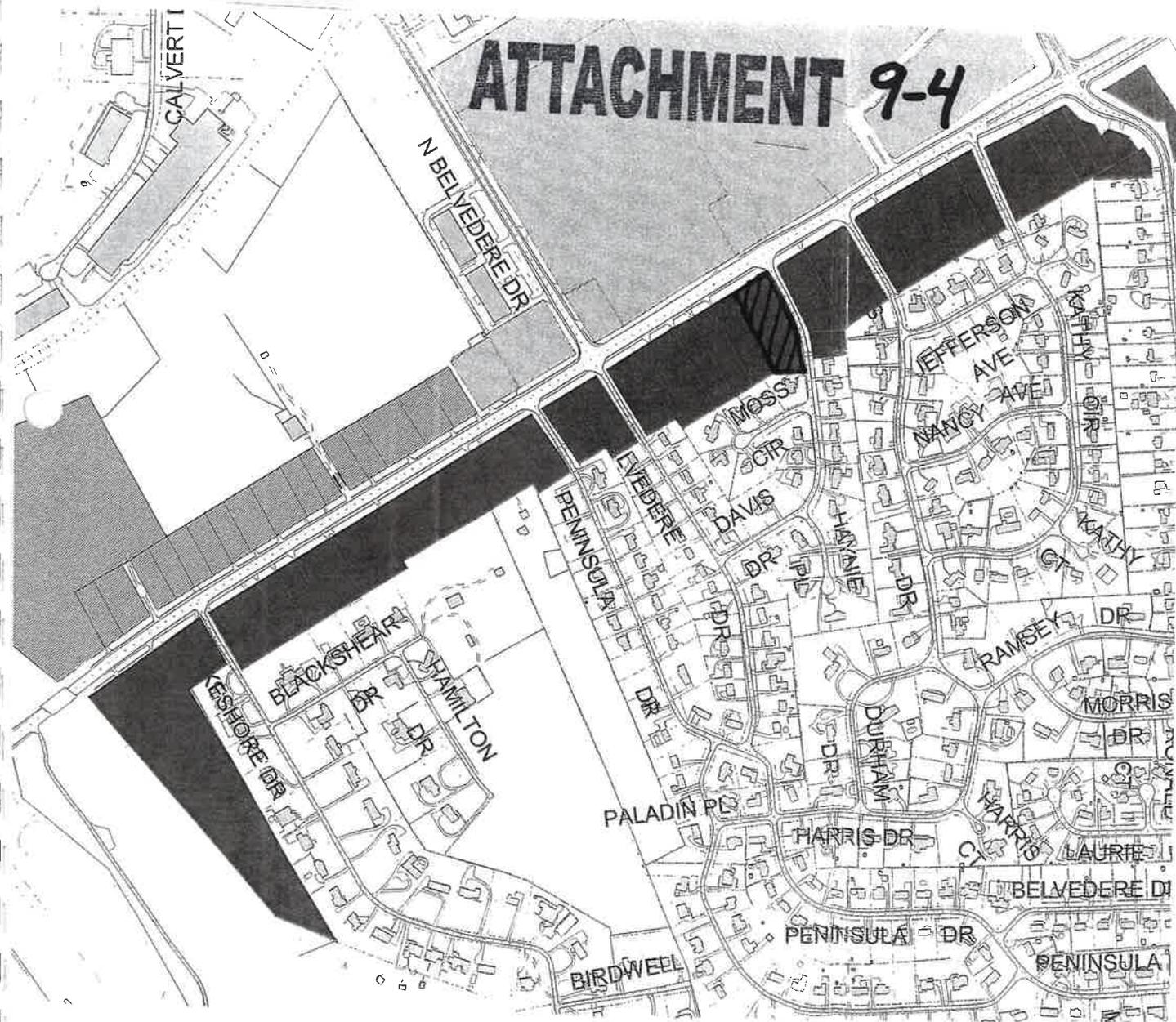
ATTACHMENT 9-4

Map 4 Recommended Zoning Districts

Nashville Pike Corridor General Development Plan Amendment

Recommended Zoning Districts

- 
 South side of Nashville Pike from SR 109 to Lock 4 Road.
 The recommended zoning district is MRO.
- 
 South side of Nashville Pike from Lock 4 Road to Peninsula Drive.
 The recommended zoning districts are PNC, MU, MRO and OR.
- 
 South side of Nashville Pike from Peninsula Drive to East Camp Creek.
 The recommended zoning districts are MRO and OR.
- 
 North side of Nashville Pike from SR 109 to unnamed right-of-way west of Belvedere Drive.
 The recommended zoning districts are PGC and MRO/CG PUD.
- 
 North side of Nashville Pike from unnamed right-of-way west of Belvedere Drive to East Camp Creek.
 The recommended zoning districts are MRO and OR.



ATTACHMENT 9-5

The Mayor and Aldermen's actions shall comply with Section 15.07 of this Ordinance and shall constitute the final action required of a proposal for preliminary approval. Whenever the Mayor and Aldermen approve the preliminary master development plan and supporting material, one copy shall be filed in the Office of the Zoning Administrator/City Planner and one copy shall be given to the Owner.

Upon receipt of the approved preliminary master development plan, the Owner may proceed with preparation of final master development plans and specifications for all or for any portion of the project. The final master development plan shall be reviewed and approved by the Planning Commission according to the provisions of Section 12.02.030. Upon approval by the Planning Commission, one copy shall be filed in the office of the Zoning Administrator/City Planner. No building permits shall be issued until the final master development plan of the proposed development, or portion thereof, is approved and filed with the Zoning Administrator/City Planner.

- B. Modification of Master Development Plan: The Planning Commission or the Mayor and Aldermen may require modification of a preliminary master development plan as a prerequisite for approval. Required modifications may be more restrictive than district and/or supplementary regulations and may include, but not be limited to, project phasing, provision for additional bufferyards, open space, landscaping and screening, installation of erosion control measures, improvement to access and circulation systems, rearrangement of structures or uses within the site, and location and character of signs, architectural design of the proposed development, and other modifications deemed necessary to ensure compatibility with the surrounding environment and to protect public health, safety, and welfare.
- C. Revisions to a Master Development Plan Approval: The Planning Commission may approve an application for modification of a previously-approved preliminary master development plan approval if it is determined that the revisions do not affect the findings relating to the criteria outlined in 12.02.050, leading to the original approval.
- D. New Applications Following Denial or Revocation: No application for approval of the same or substantially the same site may be filed within one (1) year of the date of denial of a preliminary master development plan review by the Mayor and Alderman. The Owner may petition the Mayor and Aldermen to grant a new review of the site if undue hardship or new facts concerning the site and/or application can be demonstrated.
- E. Approval to Run with the Land: A preliminary master development plan approval pursuant to these provisions shall run with the land and shall continue to be valid upon change of ownership of the site or structure that was the subject of the application.
- F. Master Development Plan – Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permits

ATTACHMENT 9-5

1. **Granting of Exceptions to Bulk Regulations:** An applicant requesting approval of a Preliminary Master Development Plan or Final Master Development Plan may request exceptions from the zoning district bulk regulations governing development area per dwelling unit, site area per unit, yards, minimum building setback, minimum lot size, minimum lot width, and maximum building height as may be necessary or desirable to achieve the objectives of the proposed planned development. Exceptions may be granted in accordance with the following provisions in order to achieve a more desirable site development than would result if the requirements of this ordinance were strictly adhered to:

- a. **Request for Granting of Exceptions:** Exceptions must be specifically requested in writing on the Planning Commission Application Form submitted for a planned development and must also be clearly noted on the Preliminary Master Development Plan and Final Master Development.
- b. **Granting of Exceptions – Preliminary Master Development Plan:** Exceptions to the zoning district bulk regulations governing development area per dwelling unit, site area per unit, yards, minimum building setback, minimum lot size, minimum lot width, and maximum building height may be granted as part of the approval of a Preliminary Master Development Plan and shall be based upon the recommendation of the Planning Commission, and determination by the Board of Mayor and Alderman, that the exceptions will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located. In approving exceptions, the Board of Mayor and Alderman may impose conditions which will secure substantially the objectives, standards, and requirements of this Ordinance.

Exceptions to the development area per dwelling unit or site area per unit requirement may be granted in order to permit greater development flexibility in order to permit the increased density or number of units permitted on individual zone lots when approved by the Board of Mayor and Alderman as a part of the approval of an overall Preliminary Master Development Plan. However, exceptions to bulk regulations for development area per dwelling unit or site area per unit shall not result in an increase in the total number of dwelling units or density permitted by district regulations for the overall development approved as part of a Preliminary Master Development Plan.

- c. **Granting of Exceptions – Final Master Development Plan:** The Planning Commission may grant exceptions to the zoning district bulk regulations governing yards, minimum building setback, minimum lot size, minimum lot width, and maximum building height may be granted as part of their approval of a Final Master Development Plan as may be necessary or desirable to achieve the objectives of the overall planned development. Exceptions may be

MRO NON-RESIDENTIAL BULK REGULATIONS

MINIMUM LOT AREA	20,000 SQ-FT.
CURRENT LOT AREA	75,205 SQ-FT. (EX. PARCEL 21)
MINIMUM FRONT YARD	ONE HALF OF MIN. BLDG SETBACK 25 FEET (NASHVILLE PIKE) 15 FEET (DAVIS DRIVE)
MINIMUM INTERIOR SIDE YARD	10 FEET
MINIMUM REAR YARD	20 FEET
MINIMUM BUILDING SETBACK LINE	
ARTERIAL (M.B.S.L.)	50 FEET (NASHVILLE PIKE)
LOCAL (M.B.S.L.)	30 FEET (DAVIS DRIVE)
MAXIMUM BUILDING HEIGHT	35 FEET
BUILDING HEIGHT PROVIDED	45 FEET
FIRST FLOOR AREA	13,660 SQ-FT.
GROSS FLOOR AREA (4-STORIES)	54,640 SQ-FT.
MAXIMUM FLOOR AREA RATIO	0.50
FLOOR AREA RATIO PROVIDED	0.73
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	1 SPACE PER UNIT - 85
ALLOWED COMPACTING PARKING	MAXIMUM 30% OF TOTAL SPACES
HANDICAPPED PARKING	76-100 TOTAL: 4 HDCP SPACES (INCLUDING 1 VAN)
TOTAL PARKING PROVIDED	87
STANDARD STALLS PROVIDED	71 (9' x 20' SIZED STALLS)
COMPACT PARKING PROVIDED	12 (8' x 16' SIZED STALLS @ 14% OF TOTAL SPACES)
HANDICAPPED PARKING	4 (INCLUDING 1 VAN ACCESSIBLE SPACE)

BUFFERYARD REQUIREMENTS

MINIMUM FRONT BUFFER YARD	TYPE 15 BUFFERYARD (NASHVILLE PIKE) TYPE 15 BUFFERYARD (DAVIS DRIVE)
MINIMUM INTERIOR SIDE BUFFER	TYPE 15 BUFFERYARD
MINIMUM REAR BUFFER	TYPE 40 BUFFERYARD
ZONE MRO ADJACENT TO PLATTED/DEVELOPED ZONE R-20 (ALONG REAR YARD)	"ALTERNATIVE" BUFFERYARD TYPE 40 (40 FEET) AN OPAQUE BARRIER SHALL BE INSTALLED WITHIN THE BUFFERYARD TO A MINIMUM HEIGHT OF TEN (10) FEET (ONE 1) MEDIUM EVERGREEN TREE (ULTIMATE HEIGHT 20-40 FEET) FOR EVERY FIFTEEN (15) FEET PLANTED ON TRIANGULAR STAGGERED SPACING ONE (1) SMALL DECIDUOUS OR ORNAMENTAL TREE FOR EVERY EIGHTY (80) LINEAR FEET ONE (1) LARGE DECIDUOUS TREE (ULTIMATE HEIGHT 50± FEET) FOR EVERY EIGHTY (80) LINEAR FEET MEASURE ALONG THE OPAQUE BARRIER THE LANDSCAPE MATERIALS SHALL BE PLANTED ON THE SIDE OF THE OPAQUE BARRIER WHICH ABUTS THE LESS INTENSE ZONING DISTRICT OR DEVELOPMENT.
ZONE MRO ADJACENT TO PLATTED/DEVELOPED ZONE PNC (ALONG NASHVILLE PIKE, DAVIS DRIVE, & ADJACENT PROPERTY LOCATED TO THE WEST.)	"ALTERNATIVE" BUFFERYARD TYPE 15 (15-FEET) ONE (1) LARGE DECIDUOUS TREE (ULTIMATE HEIGHT 50± FEET) FOR EVERY SIXTY (60) LINEAR FEET. TWO (2) SMALL DECIDUOUS OR ORNAMENTAL TREES (SPACED AT 30 FEET ON CENTER) FOR EVERY SIXTY (60) LINEAR FEET (PLANTED) BETWEEN THE LARGE DECIDUOUS TREES.

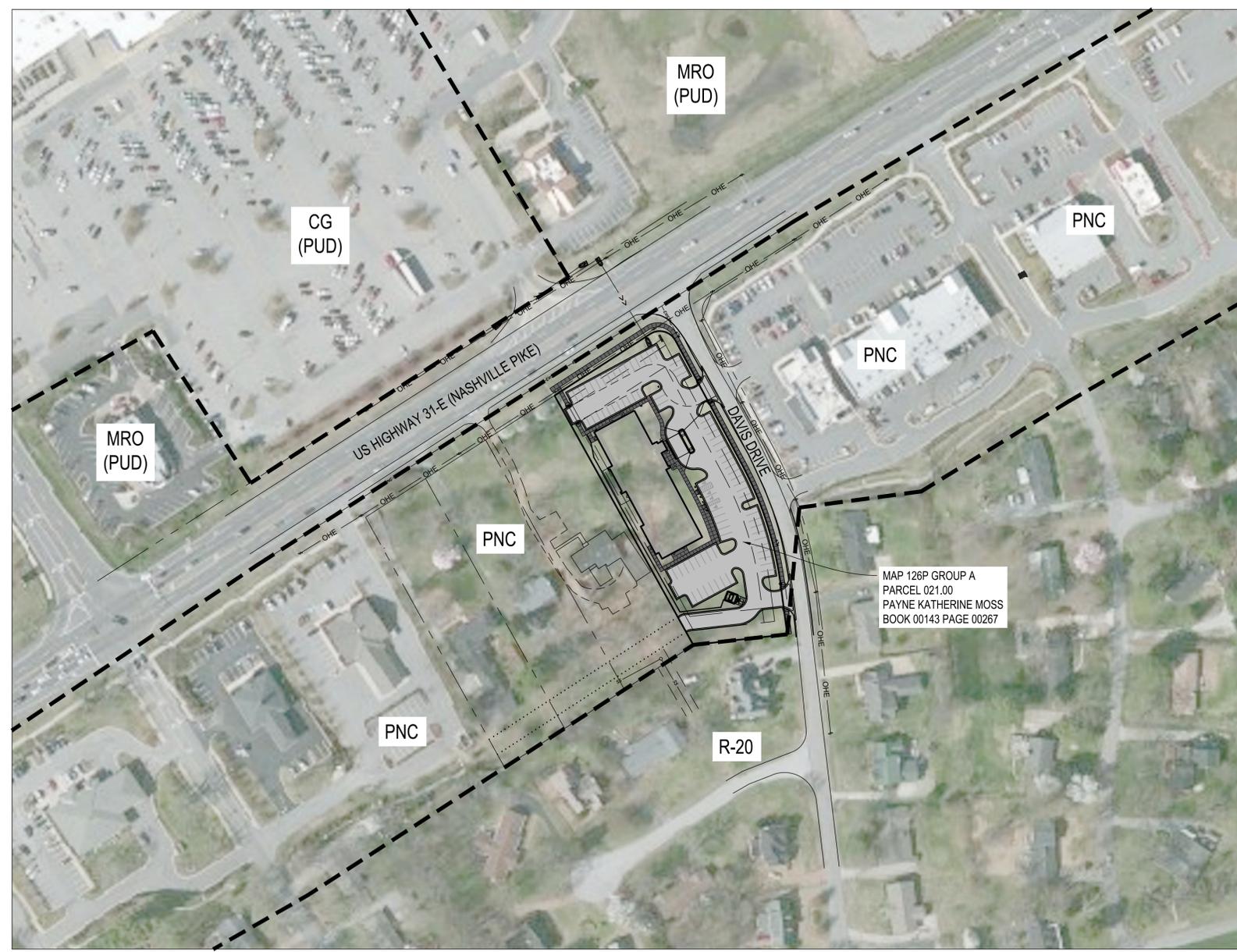
DESCRIPTION OF PROJECT:
Project is comprised of a four story, 85 unit Holiday Inn Express hotel within Gallatin, TN. the 1.73 acre site is located in the southwest quadrant of the intersection of Davis Drive and Nashville Pike. Improvements to the site will include the construction of, but is not limited to, off-street parking lot, sidewalks, water and sanitary sewer services, storm sewer collection system and underground stormwater detention chamber pond, landscaping, and site lighting.

PERFORMANCE STANDARDS NOTE:
All proposed development for this site shall conform to City of Gallatin performance standards as outlined in section 13.02 of the Zoning Ordinance.

HOLIDAY INN EXPRESS

85 UNIT, 4 STORY HOTEL

GALLATIN, TN



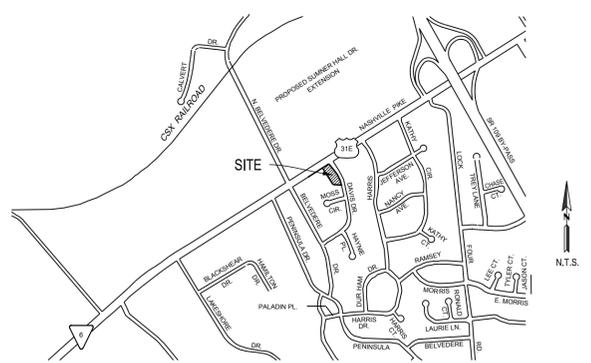
LEGAL DESCRIPTION:
Land in the Fourth Civil District of Sumner County, Tennessee and being Lot 31 on the plan of Payne Estates of record in Plat Book 5, page 10 R.O.S.C., Tn And being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated November 7, 2002 and known as Job No. 1600127 as follows:

Beginning at point on the southeasterly margin of US 31-E, said point being the northeast corner of the Andy Hendrickson property of record in Book 2877, page 439 R.O.S.C., Tn.; thence with the margin of the said US 31-E N53°47'21"E 59.21' to a point; thence with a turnout curve to the right having a radius of 5.00' and a long chord of 36.70', said chord having a bearing of S79°06'01"E, a distance along the curve of 41.21' to an iron pin set on the westerly margin of Davis Drive; thence with the margin of Davis Drive S31°52'10"E 197.71' to an

iron pin set; thence with a curve to the right having a radius of 485.00' and a long chord of 174.42', said chord having a bearing of S21°30'42"E a distance along the curve of 175.37' to an iron pin set; thence continuing with the same S11°09'07"E 71.31' to an existing iron pin; thence leaving the said Davis Drive and with Lot 30 of the said Payne Estates S79°58'30"W 132.46' to an existing corner post; thence leaving Lot 30 and with the line of the said Andy Hendrickson property N32°45'00"W 399.30' to the point of beginning containing 1.73 acres (75,205 sf) more or less.

Being part of the same property conveyed to PH Payne et ux Katherine Moss Payne by deed of record in Deed Book 143, page 267 Register's Office of Sumner County, Tennessee.

STATEMENT OF FINANCIAL RESPONSIBILITY:
The property owner/developer will be responsible for all financial matters.



LOCATION MAP:

SITE STATISTICS

PROPERTY OWNER:
Katherine Moss Payne
4390 Karls Gate Drive
Marietta, GA 30068-2117

DEVELOPER:
Lamont Companies
205 6th Ave SE, Suite 300
Aberdeen, SD 57401

ZONING:
Existing: PNC
Proposed: MRO (Multiple Residential and Office)

USE:
Existing: Vacant
Proposed: Transient Habitation

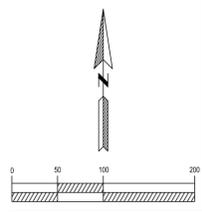
LOT SIZE:
Total Site Area:
1.73 Acres (75,205 SQ-FT)
Proposed Impervious Coverage:
1.28 Acres (55,802 SQ-FT) [74.0%]
Proposed Pervious Coverage:
0.44 Acres (19,403 SQ-FT) [25.8%]

SITE ADDRESS:
713 Davis Drive
Gallatin, TN 37066

TAX MAP:
126P Group A

PARCEL NUMBER:
021.00

FEMA FLOOD ZONE:
The subject property falls within "ZONE X" of the Sumner County Incorporated Areas determined to be outside the 500-year floodplain; according to FEAM Flood Insurance Rate Map 47165C0426G with an effective date of April 17, 2012.



MASTER PLAN EXHIBIT **EX-01**

HOLIDAY INN EXPRESS & SUITES
GALLATIN, TN

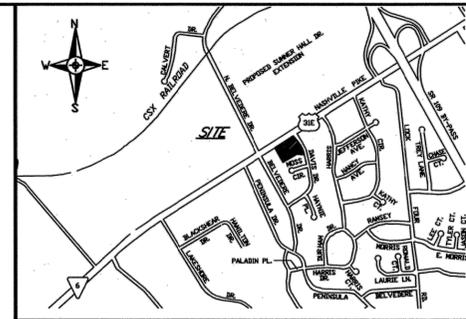
ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING

LJA

LJA # 151720

TOTAL AREA - 1.73 ACRES±

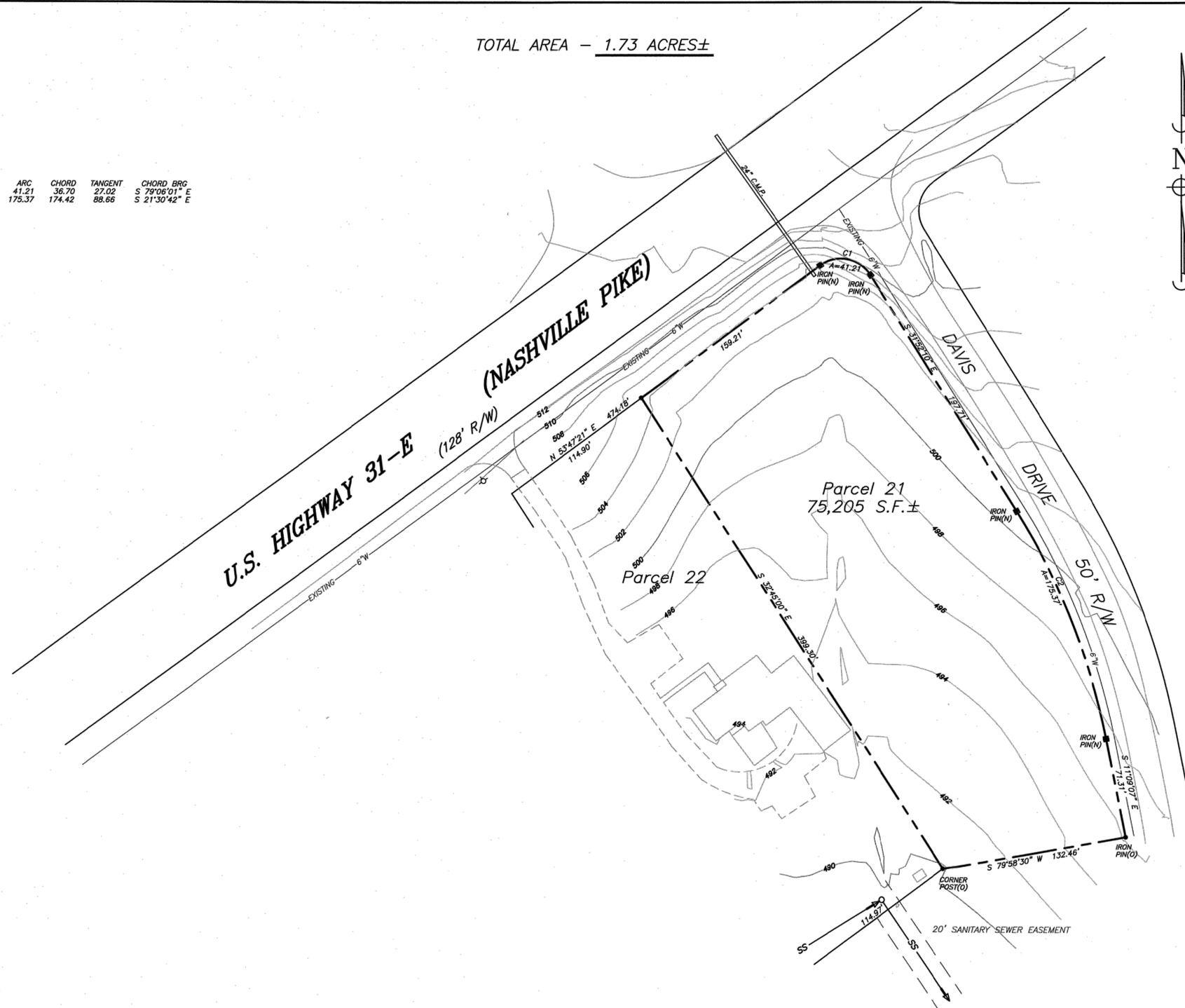
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	94°27'26"	25.00	41.21	36.70	27.02	S 79°05'01" E
C2	20°43'05"	485.00	175.37	174.42	88.66	S 21°30'42" E



LOCATION MAP

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: PARCEL 21.00 - KATHERINE MOSS PAYNE D.B. 143, PG. 267, R.O.S.C., TN.
3. 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 21.00, ON SUMNER COUNTY PROPERTY MAP 126-P, GROUP "A".
4. THIS PROPERTY IS ZONED PNC AS OF THE DATE OF THIS SURVEY.
5. BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT OF WOODLAWN ESTATES NO. 2 OF RECORD IN PLAT BOOK 1, PAGE 54, R.O.S.C., TN.
6. THIS DRAWING WAS TAKEN FROM ORIGINAL SURVEY IN 2002 AND HAS NOT BEEN FIELD UPDATED. THERE ARE NO APPARENT CHANGES IN PROPERTY SINCE 2002.



BOUNDARY SURVEY

PARCEL 21
 SUMNER COUNTY PROPERTY MAP 126-P
 LOCATED ON U.S. HIGHWAY 31-E (NASHVILLE PIKE)
 CITY OF GALLATIN, 3rd CIVIL DISTRICT
 SUMNER COUNTY, TENNESSEE

DATE : NOVEMBER 7, 2002 REV 09-19-2016

SCALE : 1" = 40'

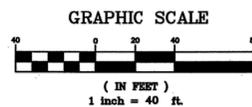
PREPARED BY :



LAND DEVELOPMENT CONSULTANTS
 116 MAPLE ROW BLVD.
 HENDERSVILLE, TN, 37075
 PHONE 615-822-0012
 FAX 615-824-1487

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS SHOWN HEREON.

SURVEYOR
 TENN. REG. NO. 77



JOB NO. 1600127
 JOB NO. 02-0065



EXISTING FEATURES	EX-02
HOLIDAY INN EXPRESS & SUITES GALLATIN, TN	
ARCHITECTURE ENGINEERING PLANNING LAND SURVEYING	
LJA	



NEW 10'-0" MONUMENT SIGN:

PARKING CALCULATIONS:
 REQUIRED: 1 SPACE PER HOTEL UNIT
 85 UNITS x 1 SPACE = 85 SPACES
 TOTAL PARKING PROVIDED = 87 SPACES
 - COMPACT PROVIDED = 12 SPACES (14% OF TOTAL)
 - HANDICAP PARKING = 4 (INCLUDING 1 VAN SPACE)

TRAFFIC VOLUMES ESTIMATE:
 PER 85 UNIT HOTEL
 - TOTAL DAILY TRAFFIC ESTIMATES = 140 - 160 COMMUTES
 - TOTAL MORNING TRAFFIC ESTIMATES = 70 - 80 COMMUTES
 - TOTAL EVENING TRAFFIC ESTIMATES = 70 - 80 COMMUTES



11-9-16

0 15 30 60

SITE PLAN EXHIBIT EX-03

HOLIDAY INN EXPRESS & SUITES
GALLATIN, TN

LJA
ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING

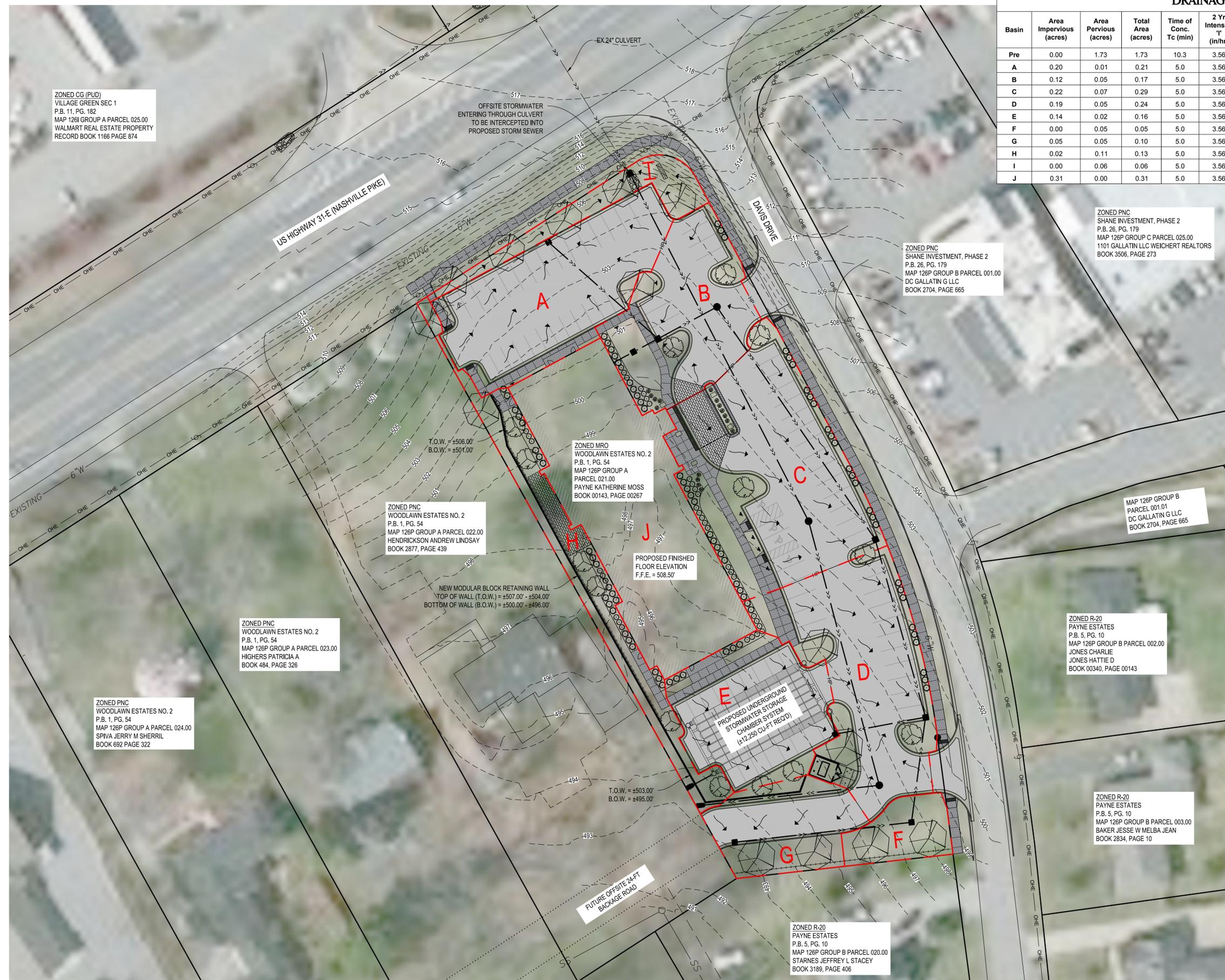
LJA # 15170

DRAINAGE SUMMARY TABLE

Basin	Area Impervious (acres)	Area Pervious (acres)	Total Area (acres)	Time of Conc. Tc (min)	2 Yr Intensity I ¹ (in/hr)	10 Yr Intensity I ¹ (in/hr)	100 Yr Intensity I ¹ (in/hr)	Weighted CN Average	2-Yr Peak Flow (cfs)	10-Yr Peak Flow (cfs)	100-Yr Peak Flow (cfs)	Storage Vol. Req'd (cubic-ft)
Pre	0.00	1.73	1.73	10.3	3.56	4.97	7.37	66	13.95	21.44	83.54	12,250
A	0.20	0.01	0.21	5.0	3.56	4.97	7.37	97	1.08	1.53	2.28	
B	0.12	0.05	0.17	5.0	3.56	4.97	7.37	87	0.68	1.04	1.66	
C	0.22	0.07	0.29	5.0	3.56	4.97	7.37	90	1.31	1.95	3.04	
D	0.19	0.05	0.24	5.0	3.56	4.97	7.37	93	1.14	1.65	2.51	
E	0.14	0.02	0.16	5.0	3.56	4.97	7.37	95	0.80	1.14	1.72	
F	0.00	0.05	0.05	5.0	3.56	4.97	7.37	74	0.11	0.21	0.38	
G	0.05	0.05	0.10	5.0	3.56	4.97	7.37	87	0.40	0.62	1.00	
H	0.02	0.11	0.13	5.0	3.56	4.97	7.37	68	0.22	0.46	0.91	
I	0.00	0.06	0.06	5.0	3.56	4.97	7.37	61	0.05	0.14	0.31	
J	0.31	0.00	0.31	5.0	3.56	4.97	7.37	98	1.63	2.29	3.40	

DRAINAGE LEGEND

- # BASIN NAME
- FLOW DIRECTIONAL ARROW
- - - SUB-BASIN BOUNDARY LINE



ZONED CG (PUD)
VILLAGE GREEN SEC 1
P.B. 11, PG. 162
MAP 126P GROUP A PARCEL 025.00
WALMART REAL ESTATE PROPERTY
RECORD BOOK 1166 PAGE 874

OFFSITE STORMWATER
ENTERING THROUGH CULVERT
TO BE INTERCEPTED INTO
PROPOSED STORM SEWER

ZONED PNC
SHANE INVESTMENT, PHASE 2
P.B. 26, PG. 179
MAP 126P GROUP B PARCEL 001.00
DC GALLATIN G LLC
BOOK 2704, PAGE 665

ZONED PNC
SHANE INVESTMENT, PHASE 2
P.B. 26, PG. 179
MAP 126P GROUP C PARCEL 025.00
1101 GALLATIN LLC WEICHERT REALTORS
BOOK 3506, PAGE 273

ZONED PNC
WOODLAWN ESTATES NO. 2
P.B. 1, PG. 54
MAP 126P GROUP A PARCEL 022.00
HENDRICKSON ANDREW LINDSAY
BOOK 2877, PAGE 439

ZONED MRO
WOODLAWN ESTATES NO. 2
P.B. 1, PG. 54
MAP 126P GROUP A
PARCEL 021.00
PAYNE KATHERINE MOSS
BOOK 00143, PAGE 00267

MAP 126P GROUP B
PARCEL 001.01
DC GALLATIN G LLC
BOOK 2704, PAGE 665

ZONED PNC
WOODLAWN ESTATES NO. 2
P.B. 1, PG. 54
MAP 126P GROUP A PARCEL 023.00
HIGHERS PATRICIA A
BOOK 484, PAGE 326

NEW MODULAR BLOCK RETAINING WALL
TOP OF WALL (T.O.W.) = +507.00' - +504.00'
BOTTOM OF WALL (B.O.W.) = +500.00' - +496.00'

ZONED R-20
PAYNE ESTATES
P.B. 5, PG. 10
MAP 126P GROUP B PARCEL 002.00
JONES CHARLIE
JONES HATTIE D
BOOK 00340, PAGE 00143

ZONED PNC
WOODLAWN ESTATES NO. 2
P.B. 1, PG. 54
MAP 126P GROUP A PARCEL 024.00
SPIVA JERRY M SHERRILL
BOOK 692 PAGE 322

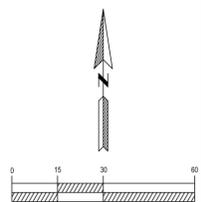
T.O.W. = +503.00'
B.O.W. = +495.00'

PROPOSED UNDERGROUND
STORMWATER STORAGE
CHAMBER SYSTEM
(412,250 CU-FT REQ'D)

ZONED R-20
PAYNE ESTATES
P.B. 5, PG. 10
MAP 126P GROUP B PARCEL 003.00
BAKER JESSE W MELBA JEAN
BOOK 2834, PAGE 10

ZONED R-20
PAYNE ESTATES
P.B. 5, PG. 10
MAP 126P GROUP B PARCEL 020.00
STARNES JEFFREY L STACEY
BOOK 3189, PAGE 406

FUTURE OFFSITE 24FT
BACKAGE ROAD



DRAINAGE PLAN EXHIBIT EX-04

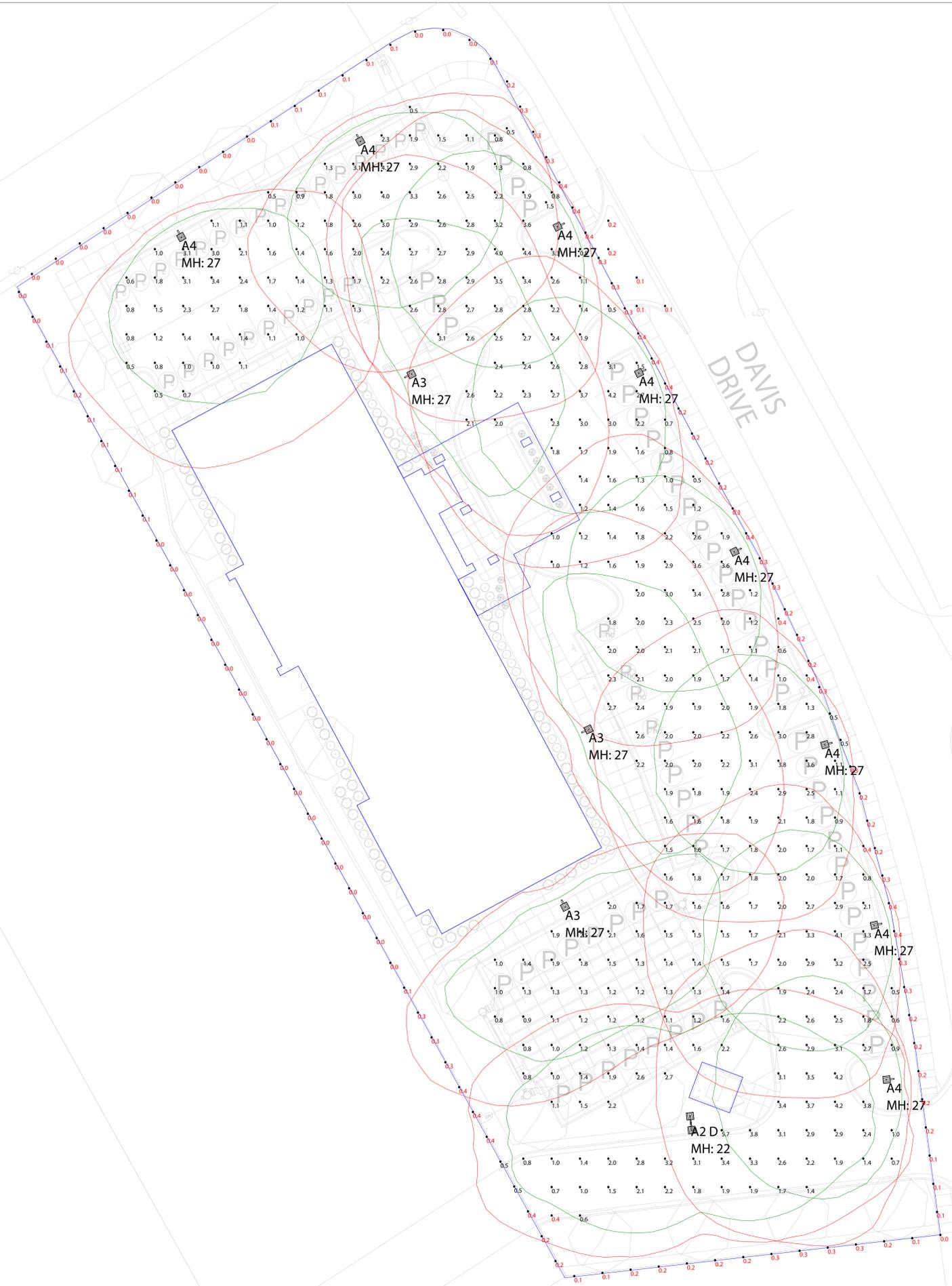
HOLIDAY INN EXPRESS & SUITES
GALLATIN, TN

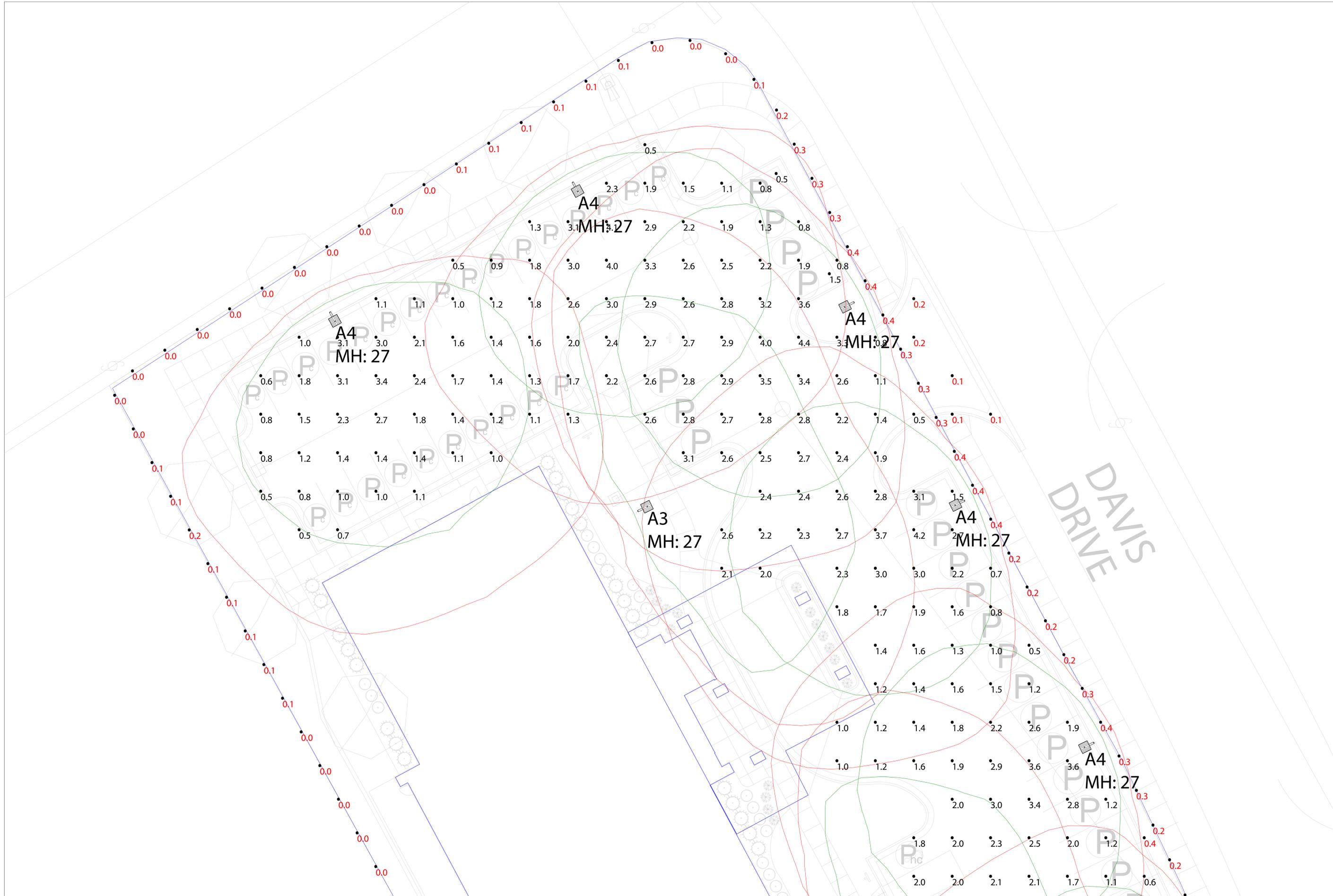
ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING

LJA

LJA # 15170

(NASHVILLE
PIKE)





Not to Scale

The Lighting Analysis, Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based on design parameters and information supplied by others. These design parameters and information have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB warrants that design parameters and other information be field verified to reduce variation. RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements. The Lighting Design is issued in whole or in part, as action documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

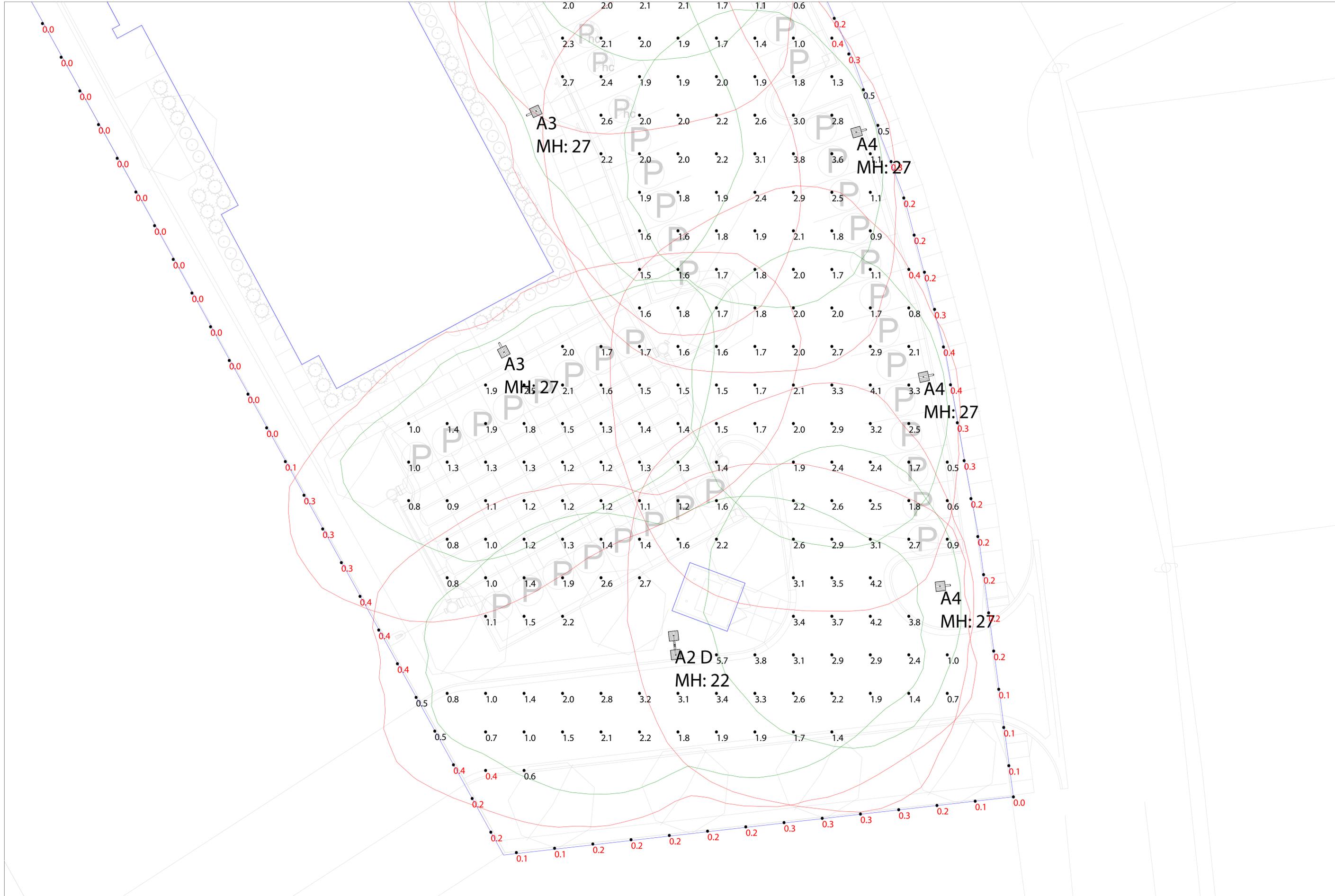
Scale: as noted	Date: 10/5/2016	Case # 00061208
Job Name: Gallatin Holiday Inn Express		Filename: Gallatin TN HIE Layout 00061208C.AGI
Lighting Layout Version A		Drawn By: Patrick Carbone

Prepared For:
 ROUZER GROUP
 7003 West Lake Street
 Suite 300, St
 Louis Park, MN 55426

Job Name:
 Gallatin Holiday Inn Express
 Lighting Layout
 Version A

RAB
 LIGHTING
 170 Ludlow Avenue, Northville, MI 48167
 888.722.1000 • RABWEB.COM

Filename: Z:\Job Files\Rouzer Group\Windsor Sales\Aurbon 106707\Gallatin TN HIE\Working Files\AGI\Gallatin TN HIE Layout 00061208C.AGI



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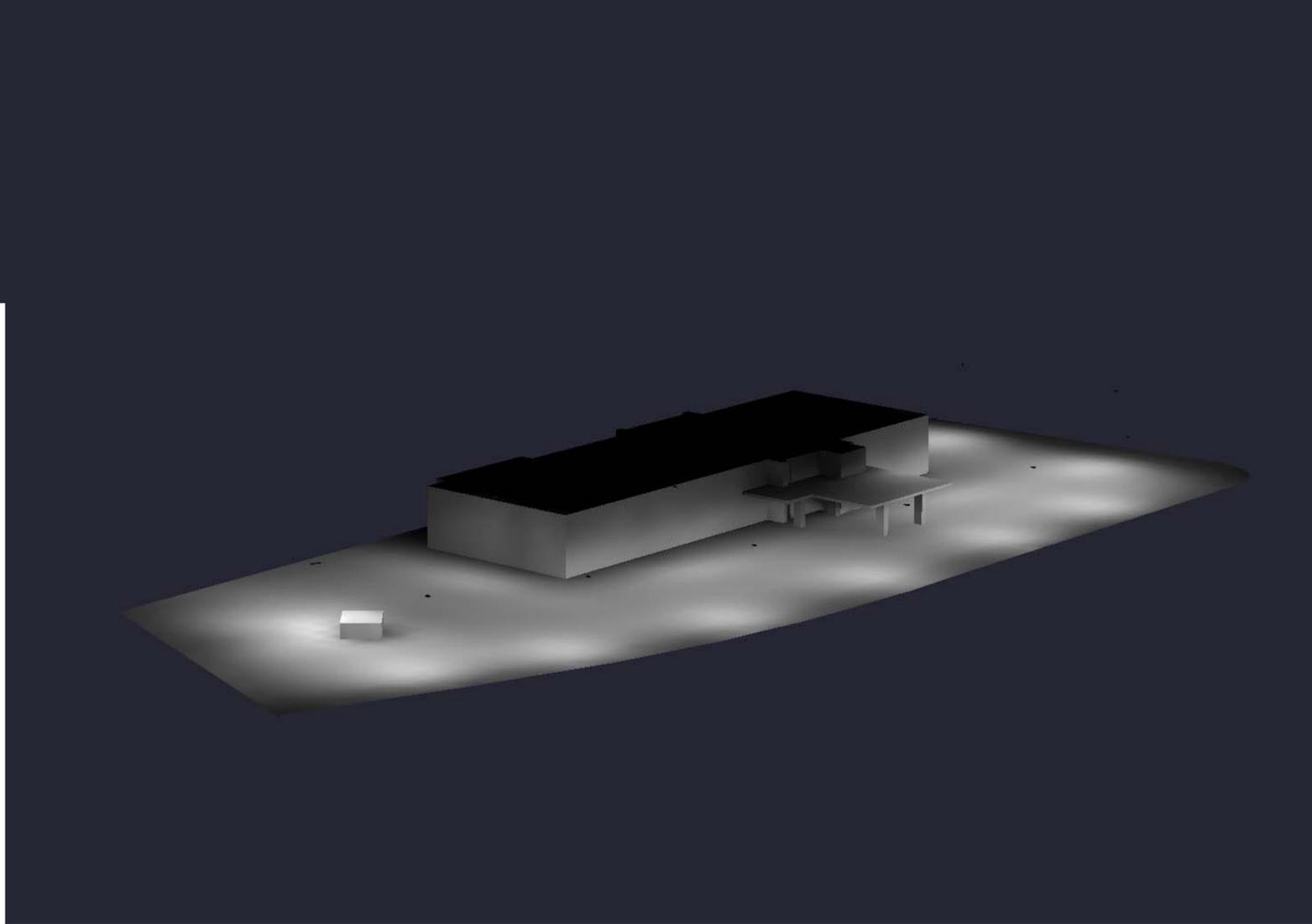
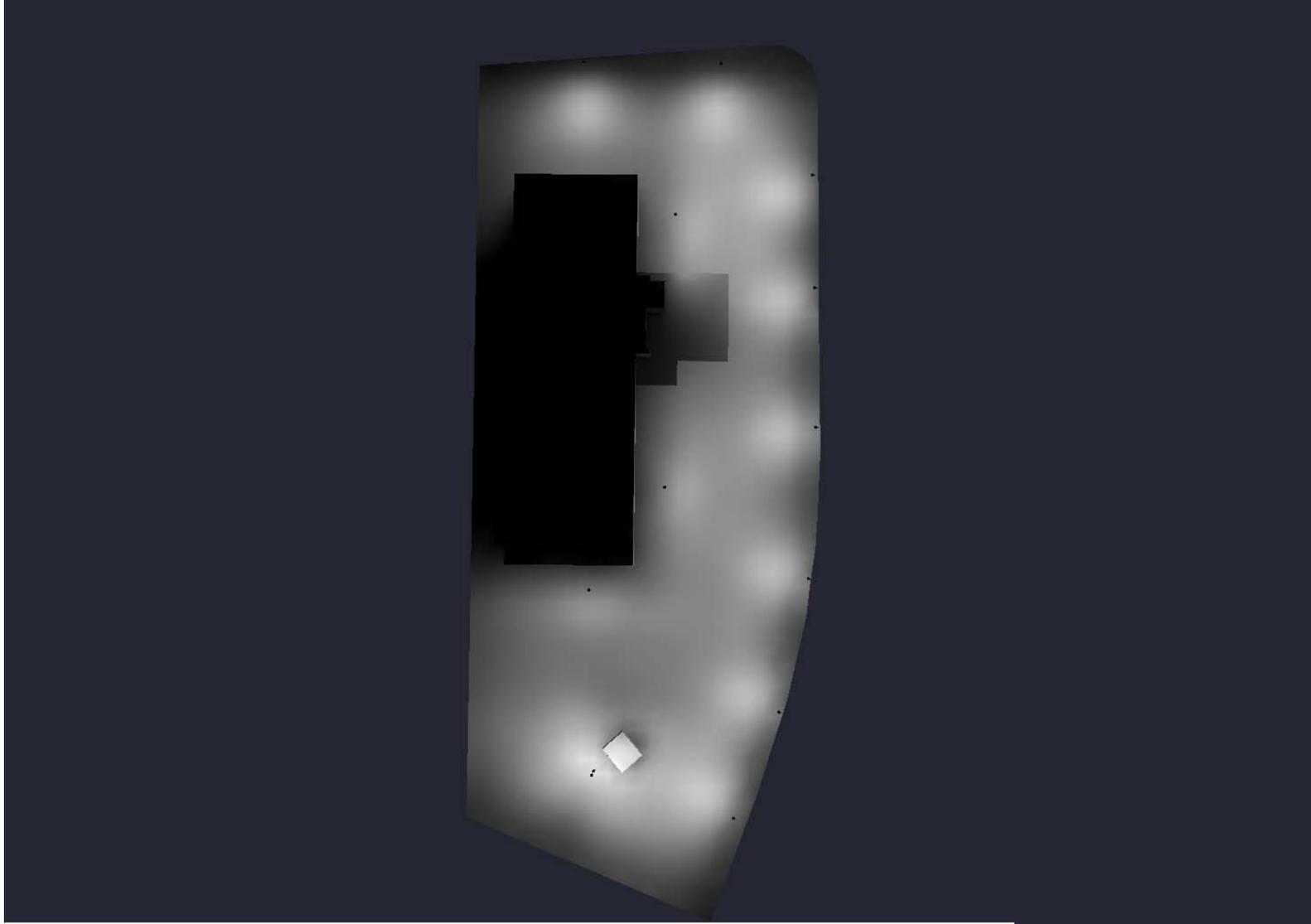
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Filename: Z:\Job Files\Rouzer Group\Windsor Sales\Auburn 106707\Gallatin TN HIE\Working Files\AGI\Gallatin TN HIE Layout 00061208C.AGI



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CASE # 00061208

Filename: Gallatin TN HIE Layout 00061208C.AGI

Drawn By: Patrick Carbone

Filename: Z:\Job Files\Rouzer Group\Windsor Sales\Auburn 106707\Gallatin TN HIE\Working Files\AGI\Gallatin TN HIE Layout 00061208C.AGI

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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Property Line	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.	Readings taken at 0'-0"
Pavement	Illuminance	Fc	2.02	4.4	0.5	4.04	8.80	Readings taken from grade level calc grid

Luminaire Schedule											
Symbol	Qty	Tag	Label	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	3	A3	ALED3T78	6911	6911	1.000	78.4	78.4	235.2	ALED3T78 - Cool - ITL79605.IES	B1-U0-G2
	8	A4	ALED4T78	7564	7564	1.000	79.1	79.1	632.8	ALED4T78 - Cool - ITL79611.IES	B1-U0-G2
	1	A2 D	ALED2T78 2 @ 180	7716	15432	1.000	79.3	158.6	158.6	ALED2T78 - Cool - ITL79599.IES	B1-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
10	A4	212.371	390.01	27	206.565	0
11	A4	328.461	89.916	27	186.384	0
12	A2 D	259.591	73.382	22	276.34	0
12	A2 D	259.315	75.866	22	96.34	0
13	A4	79.666	386.314	27	298.827	0
15	A3	215.077	150.696	27	297.461	0
16	A4	306.683	207.726	27	195.869	0
17	A4	274.799	275.64	27	206.246	0
18	A4	241.128	338.51	27	206.565	0
20	A4	324.152	144.242	27	192.467	0
21	A3	223.41	213.176	27	24.4	0
22	A3	160.914	338.152	27	26.236	0
23	A4	142.838	420.045	27	298.827	0
Total Quantity: 13						



ALED3T78



ALED4T78

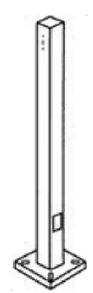


ALED2T78 2 @ 180

NOTE: POLES RECOMMENDED TO BE INSTALLED ON 2' CONCRETE BASE (PROVIDED BY OTHERS)



PS4-11-20D2



PS4-11-25D2

NOTES:
 * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

The Lighting Analysis report Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of system performance. These design parameters and information supplied by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation. RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements. The Lighting Design is issued in whole or in part, as addendum documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
 Date: 10/5/2016
 Case # 00061208
 Filename: Gallatin TN HIE Layout 00061208C.AGI
 Drawn By: Patrick Carbone

Job Name:
 Gallatin Holiday Inn Express
 Lighting Layout
 Version A

Prepared For:
 ROUZER GROUP
 7003 West Lake Street
 Suite 300, St
 Louis Park, MN 55426

RAB
 LIGHTING
 170 Ludlow Avenue, Northvale, NJ 07647
 888 722-1000 • RABWEB.COM

Filename: Z:\Job Files\Rouzer Group\Windsor Sales\Auburn 106707\Gallatin TN HIE\Working Files\AGI\Gallatin TN HIE Layout 00061208C.AGI



Specification grade area lights available with IES Type II distribution. For use in parking lots, roadways, pathways and general area lighting. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

A2

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.66A
208V:	0.41A
240V:	0.35A
277V:	0.30A
Input Watts:	79W
Efficiency:	98%

LED Info

Watts:	78W
Color Temp:	5100K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	7,716
Efficacy:	97 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000179P

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.0% at 120V, 12.3% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED2T78/D10, ALED2T78/BL, ALED2T78/PCS, ALED2T78/PCS2, or ALED2T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

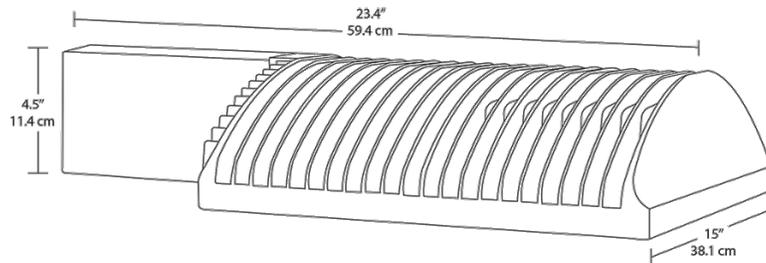
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	277V	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K (Warm)	W = White	/480 = 480V	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	N = 4000K	RG = Gray		/PCS = 120V Swivel		
		150 =		(Neutral)			/PCS2 = 277V Swivel		
		150W					/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V Twistlock		
		105W							
		78 = 78W							



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 30.4 lbs

Project:

Type:

A3

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.66A
 208V: 0.41A
 240V: 0.35A
 277V: 0.30A
 Input Watts: 78W
 Efficiency: 99%

LED Info

Watts: 78W
 Color Temp: 5100K
 Color Accuracy: 67 CRI
 L70 Lifespan: 100000
 Lumens: 6,911
 Efficacy: 88 LPW

Technical Specifications

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.3% at 120V, 13.3% at 277V

Surge Protection:

4kV

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Listings

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

UL Listing:

Suitable for wet locations as a downlight.

Technical Specifications (continued)

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179S

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

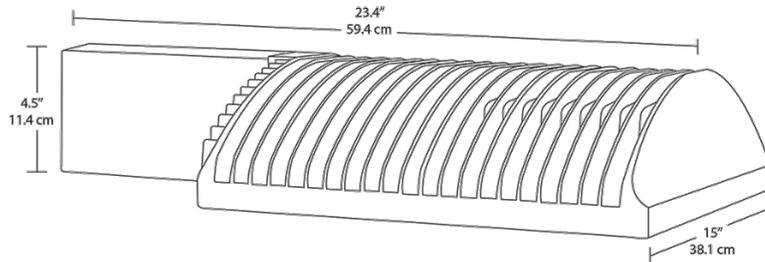
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	277V	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K (Warm)	W = White	/480 = 480V	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	N = 4000K	RG = Gray		/PCS = 120V Swivel		
		150 =		(Neutral)			/PCS2 = 277V Swivel		
		150W					/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V Twistlock		
		105W							
		78 = 78W							



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 31.0 lbs

Project:	Type: A4
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	5100K
208V:	0.41A	Color Accuracy:	67 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	7,564
Input Watts:	79W	Efficacy:	96 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170X

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED4T78/D10, ALED4T78/BL, ALED4T78/PCS, ALED4T78/PCS2, or ALED4T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

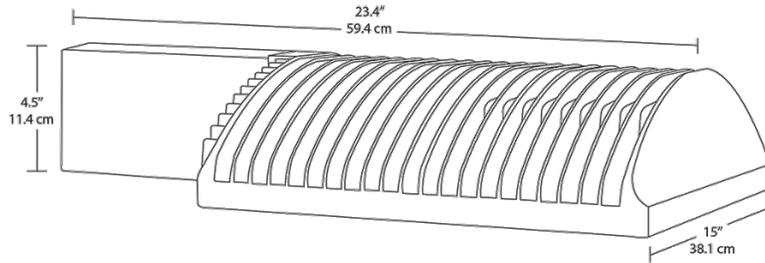
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions

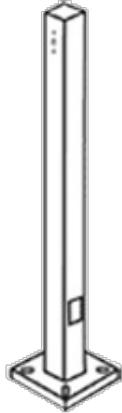


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	277V	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K (Warm)	W = White	/480 = 480V	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	N = 4000K	RG = Gray		/PCS = 120V Swivel		
		150 =		(Neutral)			/PCS2 = 277V Swivel		
		150W					/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V Twistlock		
		105W							
		78 = 78W							



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

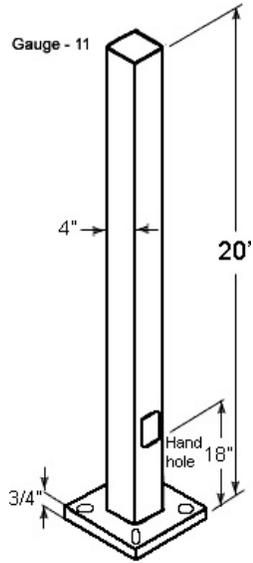
- 70MPH 8.3 ft_/240 lb
- 80MPH 5.6 ft_/165 lb
- 90MPH 3.6 ft_/110 lb
- 100MPH 2.2 ft_/75 lb
- 110MPH 1.0 ft_/45 lb
- 120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Dimensions

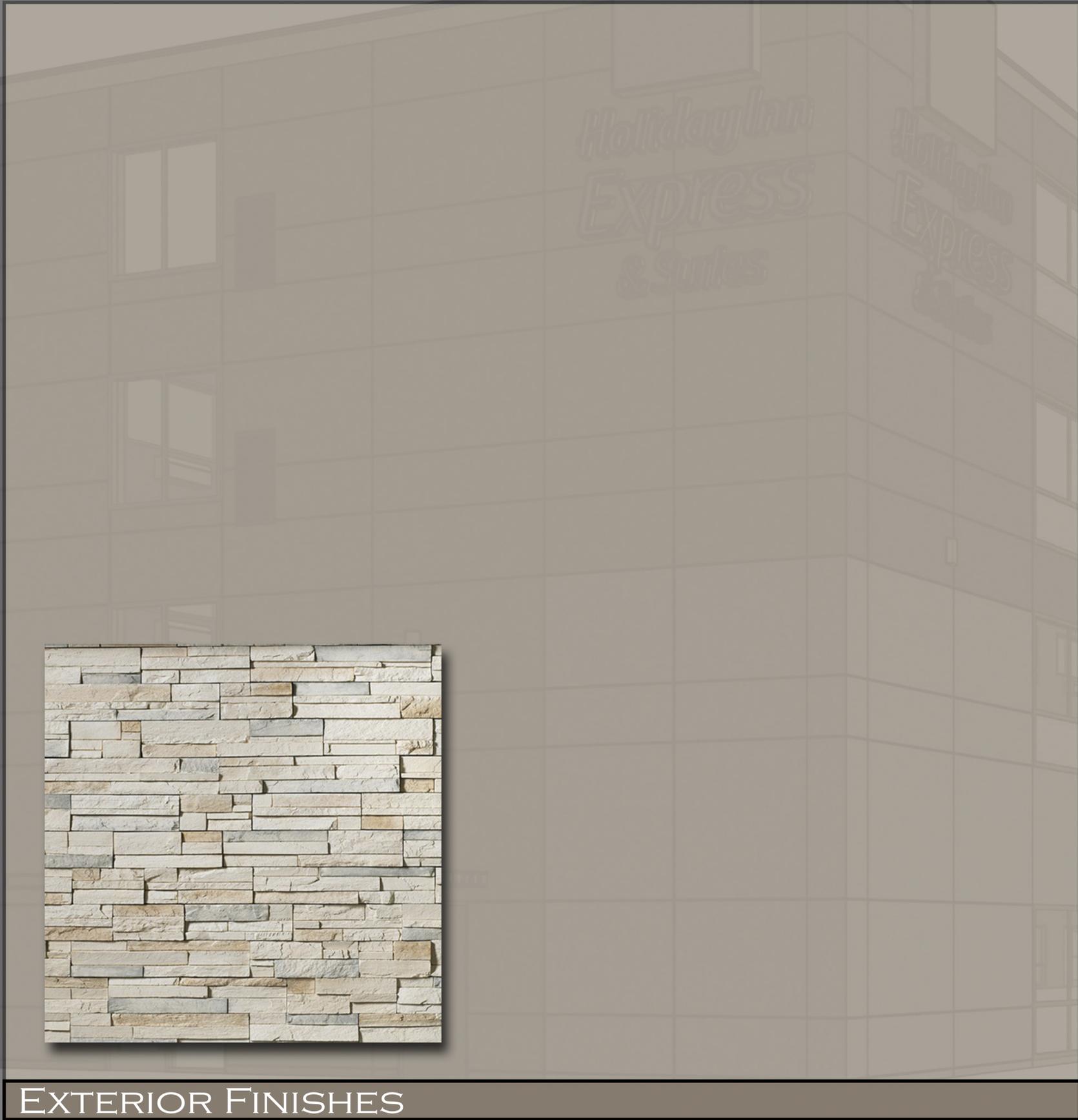


Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application




Holiday Inn
Express
& Suites



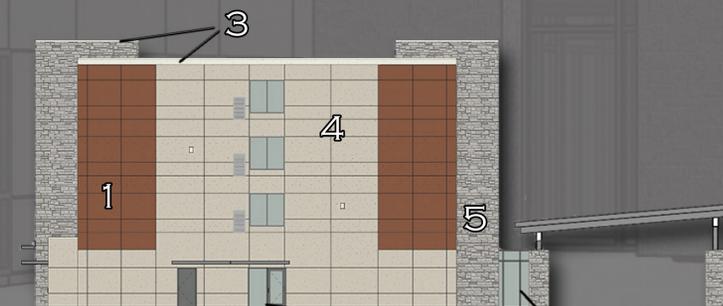
NORTH



SOUTH



EAST



WEST

- 1. EIFS
- ROOKWOOD TERRA COTTA
- 2. EIFS
- VIRTUAL TAUPE
- 3. EIFS
- ALABASTER
- 4. EIFS
- ACCESSIBLE BEIGE
- 5. STONE
- LEDGESTONE
SOUTHWEST BLEND
- 6. WINDOWS/STOREFRONT
/DOORS
- CLEAR ANNOXIDIZED
ALUMINUM



EXTERIOR FINISHES

ITEM 10

GMRPC Resolution No. 2016-130

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL OF ANNEXATION RESOLUTION AND PLAN OF SERVICE RESOLUTION TO THE GALLATIN CITY COUNCIL. (6-2782-16)

WHEREAS, the owner of property of the affected area submitted a petition to annex 20.00 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin city limits and located outside the City of Gallatin Planning Region; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the annexation petition submitted by the applicant, Rogers Group, Inc., at its regular meeting on November 21, 2016; and

WHEREAS, The GMRPC, acting as the Planning Agency for the municipality, made study of and a report on a Plan of Service for 20.00 (+/-) acres proposed for annexation to the Gallatin City Council as authorized under Title 6, § 6-51-107, Tenn. Code Annotated; and

WHEREAS, Tennessee Code Annotated, Title 6, Chapter 6, § 6-51-102 requires a Plan of Service be adopted upon annexation of territory into the City, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, and evidence and testimony presented during a public 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 Tenn. Code Annotated, Title 6, Chapter 51, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, Title 13, Chapter 4, § 13-3-104, § 13-3-301 and § 13-4-103

1. The City of Gallatin Municipal-Regional Planning Commission deems it necessary and reasonable to annex the territory described herein.
2. The proposed Plan of Service is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
3. The City is not in default on any existing as adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))
4. The annexation and plan of service will not create an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission as authorized by T.C.A. Title 6, § 6-51-102(b) and § 6-51-107 hereby recommends approval of the Annexation Resolution (Exhibit ‘A’) and the Plan of Service Resolution (Exhibit ‘B’) to the Gallatin City Council., with the following conditions:

1. The City will initiate efforts and coordinate with Sumner County to amend the Planning Region Boundary to include the property within the Planning Region.

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: 11/21/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

Exhibit A – Draft Annexation Resolution
Exhibit B – Draft Plan of Service Resolution



ITEM 10

PLANNING DEPARTMENT STAFF REPORT

**Twin Eagles – Phase 14 - Annexation and Plan of Service (6-2782-16)
Located West of SR 109 By-Pass and North of Red River Road (SR 25)
Date: November 21, 2016**

PUBLIC COMMENT

REQUEST: THE OWNER/APPLICANT IS REQUESTING THE PLANNING COMMISSION APPROVE AND RECOMMEND TO THE GALLATIN CITY COUNCIL A RESOLUTION TO ANNEX AND A RESOLUTION TO ADOPT A PLAN OF SERVICE FOR TAX MAP 114 PARCEL 19.01, CONSISTING OF 20.00 (+/-) ACRES, LOCATED WEST OF SR 109 BY-PASS AND NORTH OF RED RIVER ROAD (SR 25).

OWNER: RANDY JONES
APPLICANT: ROGERS GROUP, INC. (ANDY LEATH, P.E.)
STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016-130
STAFF CONTACT: KEVIN CHASTINE, AICP
PLANNING COMMISSION DATE: NOVEMBER 21, 2016
CITY COUNCIL DATE: DECEMBER 13, 2016

PROPERTY OVERVIEW:

The owner/applicant is requesting the Planning Commission to approve and recommend to the Gallatin City Council a resolution to annex and a resolution to adopt a Plan of Service for Tax Map 114, Parcel 19.01, consisting of 20.00 (+/-) acres, located west of S.R. 109 by-pass and north of Red River Road (SR 25). This property is located is contiguous to the existing City limits (Attachment 10-1).

A Plan of Service is required by state statute (T.C.A. §6-51-102(b)) to accompany an annexation request. The Planning Commission is required to review the Plan of Service Resolution and provide a recommendation to the Gallatin City Council as required by T.C.A. Title 6, Chapter 6, §6-51-102(b)(4). Please refer to Attachment 10-3 for a detailed description of the proposed Plan of Service for this property.

The Planning Department recommends approval of GMRPC Resolution 2016-130.

Existing Development/Site

Tax Map 114, Parcel 19.01 contains 20.00 (+/-) acres and is located within the Gallatin Planning Region. The parcel has not been platted and is vacant. No utilities are located on the parcel, but water and sewer lines are located within Twin Eagles Phase 6 and Phase 10, located to the east of the proposed area of annexation.

Proposed Development

The property is contiguous to the existing City Limit boundary on the south and east sides and outside of the Gallatin Planning Region and is zoned Residential-1 Agricultural by Sumner County. The property to the east is zoned MU-Mixed Use and developed as Twin Eagles Phase 6 (Plat Book 24 Page 232) and Phase 10 (Plat Book 26 Page 194) and contains single family homes. The property to the north is zoned Sumner County, Residential – 1 Agricultural and contains a single family home. The property to the west is zoned Sumner County, Residential -1 Agricultural and contains a single family home. The property to the south is zoned MU-Mixed Use and developed as Twin Eagles Phase 4 (Plat Book 23 Page 226) with single family homes.

The subject property is identified as Suburban Neighborhood Emerging Community Character Area on the Gallatin on the Move 2020 Plan Community Character Map. A complete description of the Suburban Neighborhood Emerging Character is provided in Attachment 10-2. In addition to the annexation and plan of service, the owner is requesting rezoning from A – Agricultural Residential district to the MU-Mixed Use district. This request is considered under item 11 of this agenda.

Property Description

The property requested for annexation is rectangular in shape and is currently vacant. The property is accessed by a long driveway that connects to Douglas Lane, which is west of the property. The natural topography for the existing vacant land slopes from the highest point of elevation (577') located along the northern boundary (at proposed Lot 2), with a steady descending slope towards the lowest point of elevation (531') located at the southeast corner of the proposed Phase 14. No portion of this development is located within a special flood hazard area. (Attachment 10-3)

Plan of Services

With each annexation state statute (T.C.A. Sec. 6-51-102 (b)) requires that a Plan of Services be developed to ensure that the properties can be adequately serviced by municipal facilities and services. The Plan of Services for Tax Map 114 Parcel 19.01 is included as Exhibit 'B' of the draft resolution for a Plan of Services provided herein (see Attachment 10-4). In addition, several City departments provided comments on the proposed annexation and plan of services which are described below.

Gallatin Public Utilities

During the initial review of the Annexation and Rezoning request the Gallatin Public Utilities (GPU) stated, "*Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.*" Gallatin Public Utilities (Sewer, water, and gas) currently services the existing phases of Twin Eagles, to the south and east, and will serve the proposed expansion of Phase 14 with the area of annexation. The detailed plans for utilities will be reviewed at a later date. Conceptual utility plans will be reviewed at the zoning/master development plan stage.

Engineering Division Comments

The Engineering Division reviewed and commented on the proposed annexation. All Engineering Division comments have been satisfied.

Other Departmental Comments

Other City Departments, including Police, Fire, Building Codes, and Public Utilities reviewed and commented on the proposed annexation. All Other Department comments have been satisfied.

FINDINGS:

1. The owner of property of the affected area submitted a petition to annex 20.00 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located outside of the City of Gallatin Planning Region.
2. A public hearing will be held following public notice process as prescribed by resolution and §6-51-102, T.C.A
3. The City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein.
4. The Gallatin Municipal-Regional Planning Commission shall review and make a recommendation on the proposed annexation and Plan of Service to the affected area.
5. The City Council of the City of Gallatin will consider the annexation and Plan of Services for the annexation area as described in draft Resolution (Exhibit ‘A’).

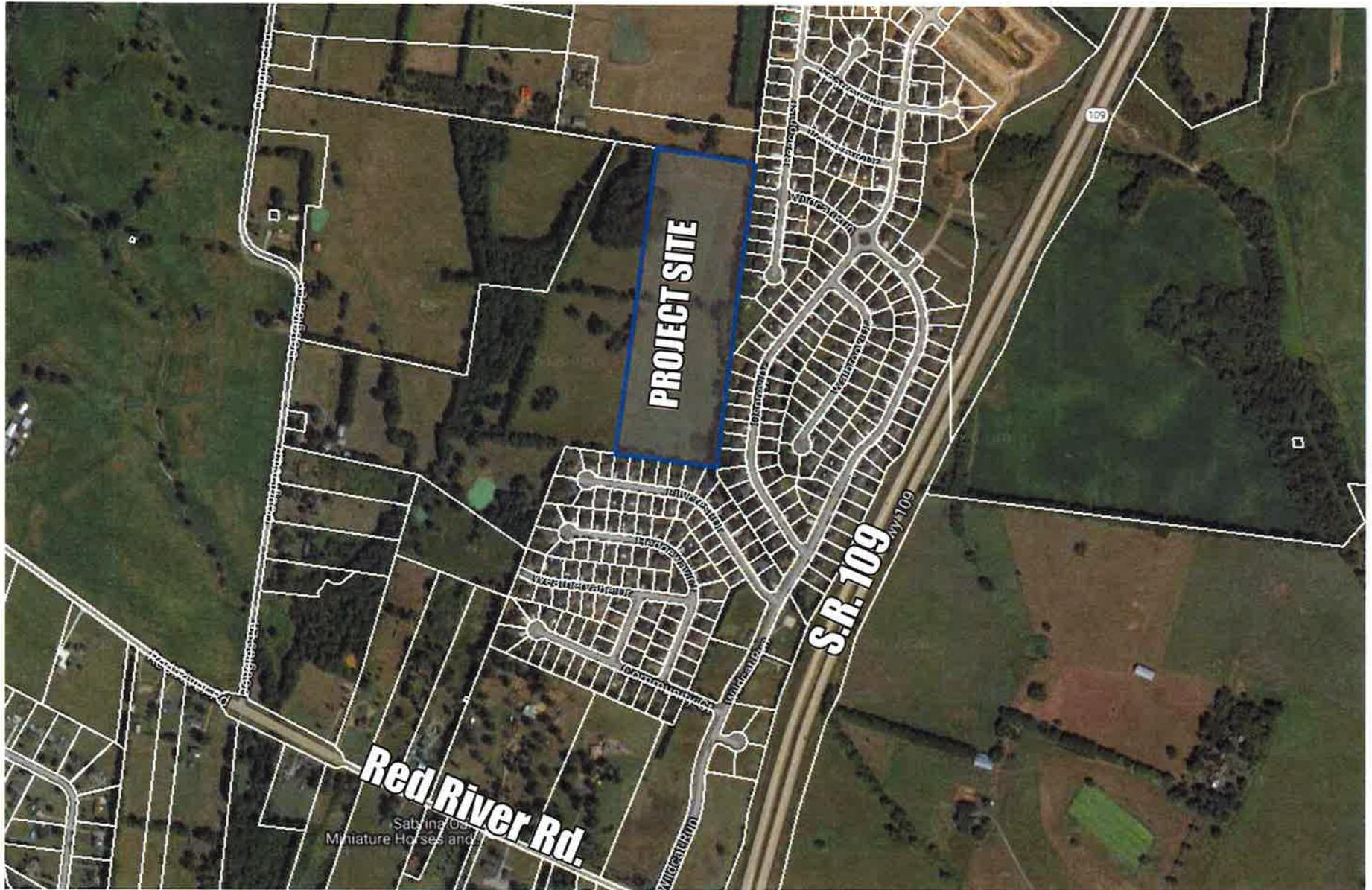
RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-130, recommending approval of the proposed Annexation Resolution (Attachment 10-4) and Plan of Service Resolution (Attachment 10-3), with the follow condition:

1. The City will initiate efforts and coordinate with Sumner County to amend the Planning Region Boundary to include the property within the Planning Region.

ATTACHMENTS

Attachment 10 – 1	Annexation Location Map
Attachment 10 – 2	Suburban Neighborhood Emerging Character Area Information
Attachment 10 – 3	Draft - Plan of Service Resolution
Attachment 10 – 4	Draft - Annexation Resolution
Attachment 10 – 5	T.C.A. Sec. 6-51-104



ATTACHMENT 10-1

Prepared By: Kevin Chastine, AICP
Prepared On: November 14, 2016

Location Map
Twin Eagles - Phase I4
Annexation
6-2782-16



SUBURBAN NEIGHBORHOOD EMERGING**General Description of Existing Development Patterns**

Suburban Neighborhood Emerging areas are where pressure for conventional suburban residential subdivision development and associated commercial development along arterials and major roads is greatest. These areas are expected to accommodate a vast majority of the City's projected residential growth.

Location

Areas within this character area include the following:

- Undeveloped and rapidly-developing areas of West Gallatin north of Long Hollow Pike including Cottonwood/Upper Station Camp area, Twin Eagles
- Developing areas of East Gallatin along Hartsville Pike, Broadway
- Undeveloped areas of Southeast Gallatin near Drivers Lane and Coles Ferry Road
- West Gallatin undeveloped and developing portions of the Douglass Bend area

Intent

The development pattern should seek to:

- Provide for development of conventional suburban low-to-medium residential densities with scattered civic buildings, and varied street patterns (curvilinear), but limited the use of cul-de-sacs.
- Allow for master-planned development that blends residential development with schools, parks and recreation, linked in a compact pattern that encourages walking and minimizes the need for short auto trips
- Provide street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected systems of streets within new subdivisions and connect to existing subdivisions
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees

EMERGING SUBURBANAnticipated level of change:

- High

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by curb, gutter with sidewalk

Infrastructure

- Public water and sewer available (or planned)
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single family residential
- Small and large-scale apartments and townhomes
- Public/Institutional

Appropriate Residential Net Density

- 1-3 units per acre

Applicable Zoning Districts*Existing Zoning Districts*

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

Proposed Zoning Districts

- No proposed new districts

- Allow for connection to a network of greenways/trails wherever possible
- Accommodate a variety of housing choices

Development Strategies

- Connect new development to Suburban Neighborhood areas where possible in order to provide residents and visitors with more choices for moving through the neighborhoods
- Require multiple stub out streets to allow for future connectivity when adjacent properties develop, and post signage to state the future intention of the City to connect

Implementation Measures

- ☞ Update street connectivity requirements/exception criteria
- ☞ Add tree protection requirements



Suburban Neighborhood Emerging areas will include pedestrian friendly one-family uses



Attached housing provides housing choice and is encouraged in Suburban Neighborhood Emerging areas

ATTACHMENT 10-3

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF ONE (1) PARCEL (TAX MAP 114, PARCELS 19.01), CONSISTING OF 20.00 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gallatin received a petition by a property owner for the annexation of 20.00 (+/-) acres contiguous to the City; and

WHEREAS, the area proposed for annexation to the City of Gallatin is substantially contiguous to the corporate limits to the City and within the City's Planning Region, as required by law; and

WHEREAS, Tennessee Code Annotated, § 6-51-102(b) as amended requires that a Plan of Service be adopted by the governing body of a City prior to the passage of an annexation resolution; and,

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to T.C.A. § 6-51-102(b)(4), § 6-51-107, §13-3-104, § 13-3-301, and § 13-4-103, has reviewed and recommended approval of this Plan of Service, as contained in this Resolution, in GMRPC Resolution 2016-105.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102(b), Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in Exhibit 'A', the Plan of Services described in Exhibit 'B':

SECTION 2. This Resolution shall be effective upon adoption, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTACHMENT 10-3

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Twin Eagles – Phase 14- Annexation Legal Description
Exhibit 'B' – Twin Eagles – Phase 14 - Plan of Services

EXHIBIT 'A'

Legal Description – A Portion of Tax Map Parcel 114//019.01, 20.00 (+/-) Acres

BEGINNING on a wooden corner post found (being found 0.25 feet from a half-inch iron pipe found) in the west line of Lot 330 of the Twin Eagles Subdivision - Phase Ten (P .B. 27 P. 298 of 297-298) near the southeast corner of Cynthia D. Barham (R.B. 1323 P. 747 and R. B. 3813 P. 100), being the northeast corner of the herein described tract; thence running with the west line of Lot 330 of the Twin Eagles Subdivision - Phase Ten (P.B. 27 P. 298 of 297-298) and Lots 241-247 plus an open space of the Twin Eagles Subdivision - Phase Eight (P .B. 26 P. 195 of 194- 196) and Lots 135-129 of the Twin Eagles Subdivision – Phase Six (P.B. 24 P. 232-234) running also with the present City Limits of Gallatin, Tennessee South 07 degrees 50 minutes 39 seconds West 1,634.07 feet (passing through a half-inch iron rebar found at 31.41 feet at the corner of Phases Ten and Eight and passing through a half-inch iron re-bar found at 120.00 feet at the northwest end of an extension of Wildcat Run – an Undeveloped Dedicated Subdivision Road - and passing through a half-inch iron re-bar found at 170.00 feet at the southwest end of the afore-referenced dedicated road) to a wooden corner post found at the westernmost southwest corner of Lot 129 of the Twin Eagles Subdivision - Phase Six (P.B 24 P. 232-234) in the north line of Lot 100 of the Twin Eagles Subdivision – Phase Four (P.B. 23 P. 226-229), said wooden post being further located 0.54 feet from a half-inch iron re-bar found; thence running with the north lines of Lots 100-94 of the Twin Eagles Subdivision - Phase Four (P.B. 23 P. 226-229) and continuing with the present City Limits of Gallatin, Tennessee North 81 degrees 46 minutes 23 seconds West 532.10 feet to a half-inch iron re-bar set in the north line of Lot 94 of the Twin Eagles Subdivision - Phase Four (P.B. 23 P. 226-229) at a new corner of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510), said half-inch iron re-bar set being further located 6.56 feet from a half-inch iron re-bar found at the common corner of Lots 94 and 93 of the afore-referenced subdivision); thence leaving the present City Limits of Gallatin, Tennessee, severing the lands of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510) along a new line as follows: North 07 degrees 50 minutes 39 seconds East 1,641.20 feet to a half-inch iron re-bar in the south line of Cynthia D. Barham (R.B. 1323 P. 747 and R.B. 3813 P. 1 (0) at a new corner of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510); thence running and cornering with the south line of Cynthia D. Barham (R.B. 1323 P. 747 and R.B. 3813 P. 100) for the next two calls: South 80 degrees 49 minutes 57 seconds East 54.18 feet to a half-inch iron pipe found; thence South 81 degrees 01 minute 30 seconds East 478.02 feet to the beginning, containing 20.00 acres, more or less.

EXHIBIT 'B'
PLAN OF SERVICE FOR TAX MAP 114, PARCEL 19.01
(6-2782-16) pursuant to Tenn. Code Annotated § 6-51-102(b)

A. Water

Water service is currently not provided to this vacant property. Water service extensions will be provided by Gallatin Public Utilities (GPU) and constructed by the developer upon development of the property. A six (6) inch GPU water line is located at the northwest corner of Lot 242 (Tax Map 114D Group A Parcel 009.00) in Twin Eagles Phase 8 (P.B. 26 Pg. 194), which is adjacent to the property.

Gallatin Public Utilities indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.

B. Sanitary Sewer

Sanitary sewer service is currently not provided to the vacant property. Sanitary sewer service will be provided by Gallatin Public Utilities (GPU) and constructed by the developer. A sanitary sewer line is located along the southern property boundary of Lot 130 (Tax Map 114E Group E Parcel 29.00) within Twin Eagles Phase 6 (P.B. 24 Pg. 232). Additionally, there is a sanitary sewer line and manhole located at the southwest corner of Lot 241 (Tax Map 114D Group A Parcel 008.00) within Twin Eagles Phase 8 (P.B. 26 Pg. 194). Both of these sanitary sewer lines can be extended to serve the property.

Gallatin Public Utilities indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.
- The developer of the properties is responsible for extending municipal sewage lines to the property upon or prior to development.

C. Street Construction and Maintenance

The developer is proposing three (3) 50 foot wide rights-of-way with streets providing 24 feet pavement widths. The three (3) rights-of-way will serve 76 single family lots. The new roadways will be constructed by the developer. Once accepted by the City, the streets will be maintained by the City of Gallatin.

D. Solid Waste and Refuse Collection

Upon annexation, the City of Gallatin will begin collecting solid waste in the annexation area based on the provisions set forth in the Gallatin Municipal Code.

ATTACHMENT 10-3

E. Planning and Zoning Services

Upon annexation, the planning and zoning services of the City of Gallatin will be provided in the annexation area. In addition, the City will initiate efforts and coordinate with Sumner County to amend the Planning Region Boundary to include the property within the Planning Region.

F. Building Inspections and Code Enforcement Services

Upon annexation, building and code inspection services will be provided by the City of Gallatin.

G. Fire Protection

The Gallatin Fire Department will provide fire protection after the effective date of the annexation. Upon development of the properties, the developer will provide fire hydrants in the annexation area pursuant to NFPA Life Safety Standards as determined by the City's Senior Fire Inspector. After completion of construction and acceptance by the City, the City will maintain the fire hydrants and water distribution system.

Fire Station # 3 is located approximately 1.7 miles to the east of the property.

H. Police Protection

After the effective date of the annexation, police patrol, response to calls, and other routine police services will be provided by the Gallatin Police Department with existing personnel. The police department is now serving adjacent properties.

I. Animal Control

The Public Works Department provides animal control services and enforces the City's animal control ordinances. After the effective date of the annexation, these services will be available in the annexation area.

J. Recreational Facilities and Programs

After the effective date of the annexation, the benefit and use of all recreational facilities and programs provided by the Leisure Services Department will be available to residents of the properties at the City's rates. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.

K. Street Lighting and Electric Service

Upon completion of street construction and acceptance by the City, street lighting will be extended into the annexed area. In accordance with existing City policy, the extension of City electric facilities, as provided in T.C.A. Section 6-51-112, will provide electrical service to the annexation area.

Gallatin Department of Electricity indicated that:

- The Gallatin Department of Electricity will serve the annexed area upon redevelopment of the property.

ATTACHMENT 10-3

L. Gas

The Gallatin Public Utilities Department provides natural gas services to residential, business, and industrial customers in the City of Gallatin and outside the City's corporate limits. An existing two (2) inch gas line is located parallel to Wildcat Run adjacent to this property. The Public Utilities Department may authorize the extension of natural gas service from this existing line into the annexation area upon development of the properties. Upon extension of gas lines by Gallatin Public Utilities, the City will oversee and monitor such lines.

M. School System

The City provided written notice to the Sumner County School System of the proposed annexation and proposed plan of development prior to the public hearing on the annexation resolution as required by Tenn. Code Annotated, Section 6-51-102(b)(2).

ATTACHMENT 10-4

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING ONE (1) PARCEL (TAX MAP 114 PARCEL 19.01), COMPRISING APPROXIMATELY 20.00 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED PARCEL TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property of the affected area described in Exhibit A has submitted a petition to annex 20.00 (+/-) acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Region; and

WHEREAS, a public hearing was held following public notice as prescribed by Tenn. Code Ann. § 6-51-102; and

WHEREAS, the City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has by a majority vote recommended approval of the proposed annexation and Plan of Service to the affected area; and

WHEREAS, the City Council of the City of Gallatin has approved a Plan of Service for the annexation area as described in Resolution No..

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

Section 1. The City Council of the City of Gallatin does hereby annex the following property as described in Exhibit 'A' and indicated on the map in Exhibit 'B';

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's boundaries and the Official Zoning Atlas to show the classification for the area as hereby being annexed into the City as shown on Exhibit 'A' and Exhibit 'B' attached hereto.

Section 3. The territory described in Exhibit 'A' and depicted in Exhibit 'B' shall become part of City Council District 3.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

ATTACHMENT 10-4

Section 5. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. This resolution shall take effect after final passage, the public welfare requiring such, per Tenn. Code Ann. § 6-51-104.

IT IS SO ORDERED.

PRESENT AND VOTING.

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of annexation territory

Exhibit 'B' – Map of the annexation territory

ATTACHMENT 10-4

EXHIBIT 'A'

Legal Description – A Portion of Tax Map Parcel 114//019.01, 20.00 (+/-) Acres

BEGINNING on a wooden corner post found (being found 0.25 feet from a half-inch iron pipe found) in the west line of Lot 330 of the Twin Eagles Subdivision - Phase Ten (P .B. 27 P. 298 of 297-298) near the southeast comer of Cynthia D. Barham (R.B. 1323 P. 747 and R. B. 3813 P. 100), being the northeast comer of the herein described tract; thence running with the west line of Lot 330 of the Twin Eagles Subdivision - Phase Ten (P.B. 27 P. 298 of 297-298) and Lots 241-247 plus an open space of the Twin Eagles Subdivision - Phase Eight (P .B. 26 P. 195 of 194- 196) and Lots 135-129 of the Twin Eagles Subdivision – Phase Six (P.B. 24 P. 232-234) running also with the present City Limits of Gallatin, Tennessee South 07 degrees 50 minutes 39 seconds West 1,634.07 feet (passing through a half-inch iron rebar found at 31.41 feet at the comer of Phases Ten and Eight and passing through a half-inch iron re-bar found at 120.00 feet at the northwest end of an extension of Wildcat Run – an Undeveloped Dedicated Subdivision Road - and passing through a half-inch iron re-bar found at 170.00 feet at the southwest end of the afore-referenced dedicated road) to a wooden comer post found at the westernmost southwest comer of Lot 129 of the Twin Eagles Subdivision - Phase Six (P.B 24 P. 232-234) in the north line of Lot 100 of the Twin Eagles Subdivision – Phase Four (P.B. 23 P. 226-229), said wooden post being further located 0.54 feet from a half-inch iron re-bar found; thence running with the north lines of Lots 100-94 of the Twin Eagles Subdivision - Phase Four (P.B. 23 P. 226-229) and continuing with the present City Limits of Gallatin, Tennessee North 81 degrees 46 minutes 23 seconds West 532.10 feet to a half-inch iron re-bar set in the north line of Lot 94 of the Twin Eagles Subdivision - Phase Four (P.B. 23 P. 226-229) at a new comer of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510), said half-inch iron re-bar set being further located 6.56 feet from a half-inch iron re-bar found at the common comer of Lots 94 and 93 of the afore-referenced subdivision); thence leaving the present City Limits of Gallatin, Tennessee, severing the lands of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510) along a new line as follows: North 07 degrees 50 minutes 39 seconds East 1,641.20 feet to a half-inch iron re-bar in the south line of Cynthia D. Barham (R.B. 1323 P. 747 and R.B. 3813 P. 1 (0) at a new comer of Thelma J. Schiavone and the Estate of James K. Bradley (Deed Reference: D.B. 167 P. 510); thence running and cornering with the south line of Cynthia D. Barham (R.B. 1323 P. 747 and R.B. 3813 P. 100) for the next two calls: South 80 degrees 49 minutes 57 seconds East 54.18 feet to a half-inch iron pipe found; thence South 81 degrees 01 minute 30 seconds East 478.02 feet to the beginning, containing 20.00 acres, more or less.

ATTACHMENT 10-4

EXHIBIT 'B' [Map of Annexation Area]



Prepared By: Kevin Chastine, AICP
Prepared On: November 14, 2016

Location Map
Twin Eagles - Phase I4
Annexation
6-2782-16



Tenn. Code Ann. § 6-51-104

TENNESSEE CODE ANNOTATED
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*** Current through the 2016 Regular Session and the 2nd Extraordinary Session of the

Title 6 Cities And Towns
Municipal Government Generally
Chapter 51 Change of Municipal Boundaries
Part 1 Annexation

Tenn. Code Ann. § 6-51-104 (2016)

6-51-104. Resolution for annexation by referendum -- Notice.

(a) A municipality, when petitioned by interested persons, or upon its own initiative, by resolution, may propose extension of its corporate limits by the annexation of any property being used primarily for agricultural purposes. Notwithstanding this part or any other law to the contrary, property being used primarily for agricultural purposes shall not require a referendum to effectuate annexation of any property, with written consent of the property owner or owners, shall not require a referendum.

(b) (1) (A) A copy of the resolution, describing the territory proposed for annexation, shall be promptly sent by the municipality to the last known address list of the territory proposed for annexation and in a like number of public places in the municipality proposing such annexation, and by publishing notice of the resolution in the territory and municipality. The resolution shall also include a plan of services for the area proposed for annexation. The plan of services shall comply with the resolution. Upon adoption of the plan of services, the municipality shall cause a copy of the resolution to be forwarded to the county mayor in whose county the territory is located.

(B) A person or persons with personal knowledge of the mailing of the resolutions to each property owner of record pursuant to subdivision (b)(1)(A) may sue to enforce this subdivision (b)(1). Failure of a property owner to receive a notice that was mailed pursuant to subdivision (b)(1)(A) shall not be grounds to challenge the resolution.

(2) After receiving the notice from the municipality as provided in subdivision (b)(1), the county mayor shall notify the appropriate departments within the county of the proposed annexation.

(c) A resolution proposing annexation by written consent of the property owner or owners shall become effective only upon adoption of such resolution by the municipality.

(d) (1) A municipality may by resolution propose annexation of territory that does not adjoin the boundary of the main part of the municipality, without extending the municipality's urban growth boundary and is either:

(A) To be used for industrial or commercial purpose or future residential development; or

(B) Owned by one (1) or more governmental entities.

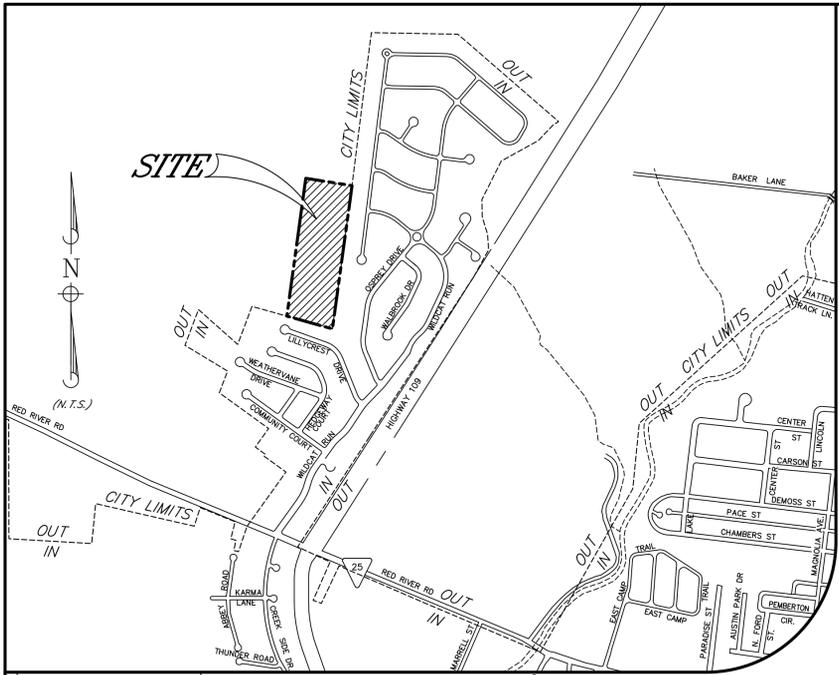
(2) A resolution under this subsection (d) shall be ratified only with the written consent of the property owner or owners.

(3) For purposes of this subsection (d), the boundary of the main part of the municipality is defined as the corporate limits of the territory containing its town or village, as defined in § 6-51-113, annexed except as provided in this subsection (d).

(4) The resolution shall include the plan of services adopted under § 6-51-102. The plan shall be prepared by the municipality in cooperation with the county in accordance with § 6-51-113 to provide emergency services for any interceding properties and to maintain roads and bridges comprising the primary route to the area thus annexed.

(5) This subsection (d) shall only apply in any county having a population according to the most recent decennial census that is greater than forty-four and one hundred thousand.

HISTORY: Acts 1955, ch. 113, § 3; T.C.A., § 6-311; Acts 2005, ch. 411, §§ 5, 8; 2011, ch. 495, § 1; 2014, ch. 707, § 4; 2015, ch. 512, §§ 3, 11, 16.



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

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

PROJECT DESCRIPTION:
 THIS PROJECT IS TO DEVELOP APPROXIMATELY 20.0 ± ACRES OF PROPERTY ADJACENT TO THE TWIN EAGLES SUBDIVISION. IT IS TO BE ANNEXED AND REZONED TO BECOME A PART OF TWIN EAGLES SUBDIVISION. IT IS BEING PROPOSED TO ADD 70 SINGLE-FAMILY RESIDENTIAL LOTS WITH THIS PROJECT.

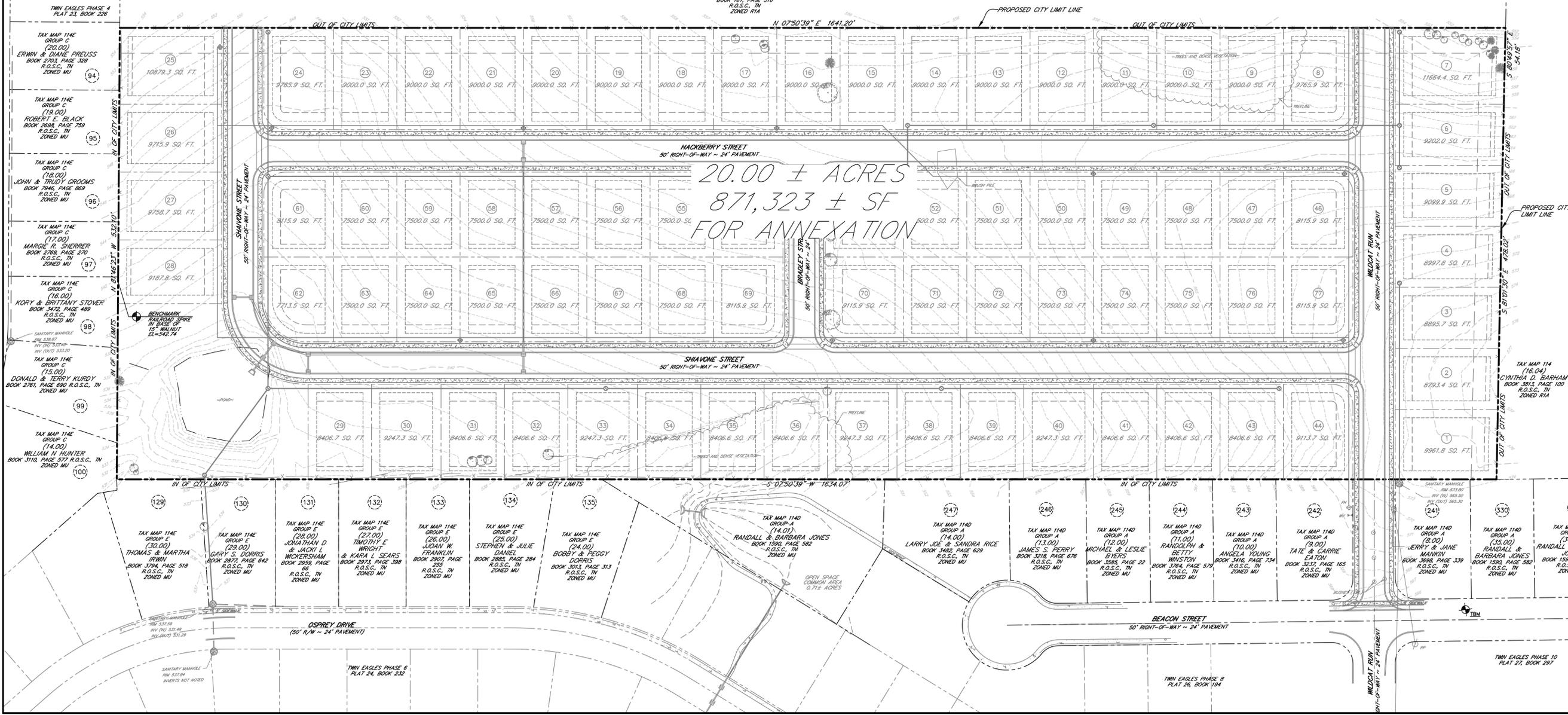
MU BULK AND AREA REGULATIONS

	ORDINANCE	PROVIDED
MINIMUM SITE SIZE	5 AC	20.0 ± AC
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	15 FEET
SITE AREA PER UNIT	3,000 SF	11,463 SF
MAXIMUM BUILDING HEIGHT	35 FEET	< 30 FEET

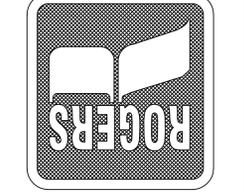
SITE DATA TABLE

OWNER / DEVELOPER	RANDY JONES ETUX BARBARA 604 LILYCREST DRIVE GALLATIN, TN 37066
SITE LOCATION	WILDCAT RUN
TAX MAP	114
PARCEL	019.01
LEGAL REFERENCE	1B-3992, PG 142, R.O.S.C., TN
ACREAGE	20.00 ±
CURRENT ZONE	A
REQUESTED ZONE	MU
EXISTING USE	VACANT AGRICULTURAL
PROPOSED USE	SINGLE-FAMILY DETACHED

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



ROGERS GROUP, INC.
 ENGINEERING SERVICES
 114 WEST MAIN STREET
 GALLATIN, TN 37066
 TEL: 615-230-7271
 FAX: 615-230-7271
 richard.jones@rogersgroupinc.com



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 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW



TWIN EAGLES SUBDIVISION
PHASE 14
 ANNEXATION
 SITE PLAN
 WILDCAT RUN
 SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEWIS
 REGISTERED ENGINEER
 AGRICULTURE
 STATE OF TENNESSEE
 LICENSE NO. 11-076

SHEET NO. C 1.0

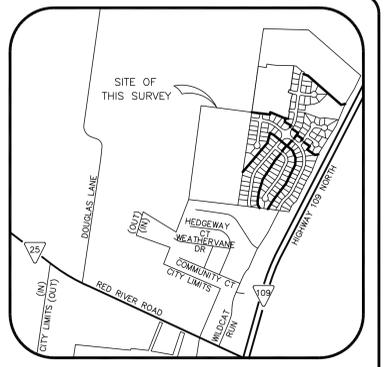
REVISIONS

REVISION 1:	10 NOVEMBER 2016 PER PROJECT COMMENTS DATED 11-4-16
REVISION 2:	

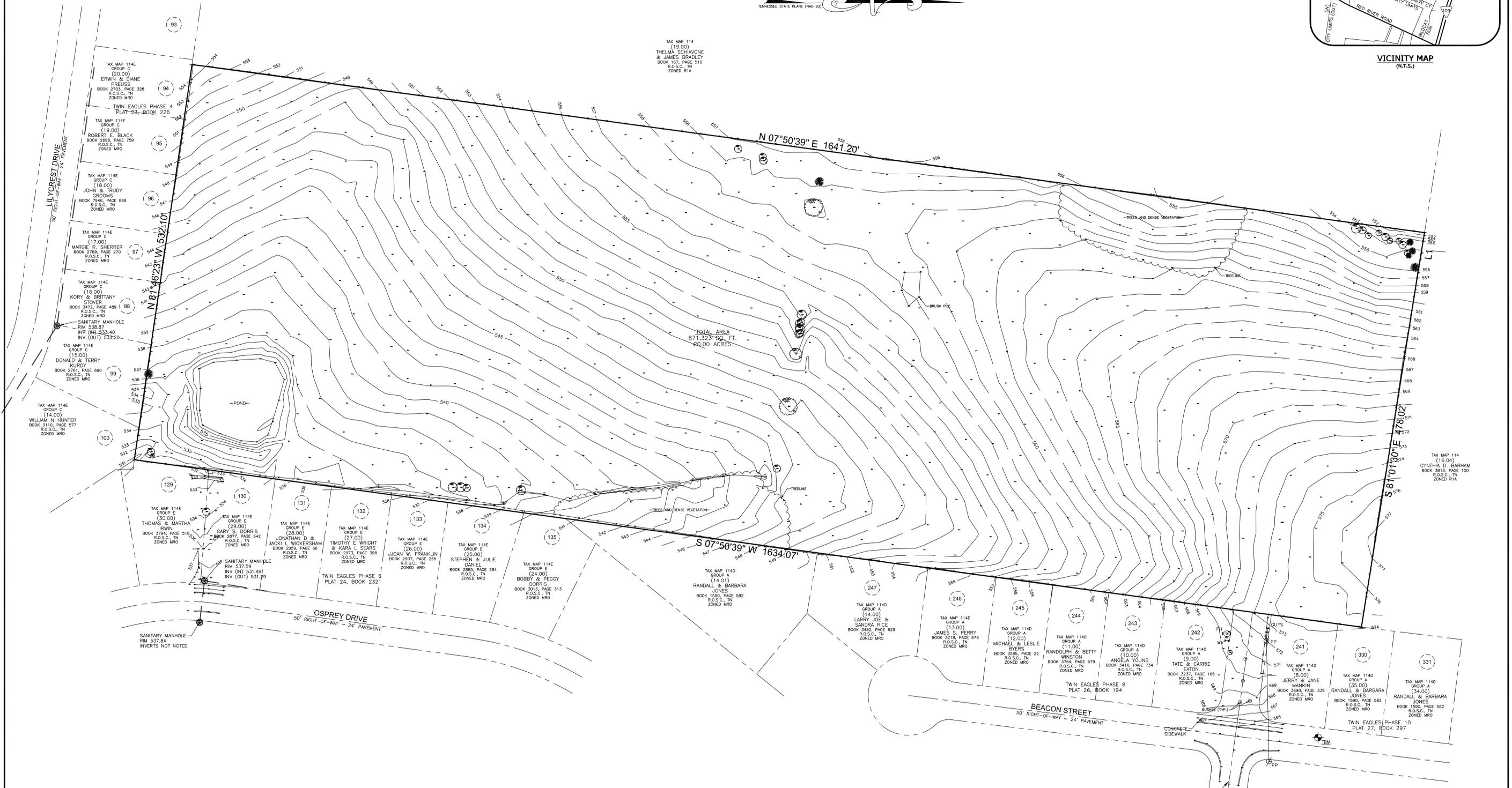
SHEET 1 OF 1

PROJECT #	14-042
DATE	24 OCTOBER 2016

- LEGEND**
- FOUND PIN OR PIPE (P)
 - SET IRON PIN (P)
 - FOUND MONUMENT (M)
 - SET MONUMENT (M)
 - ELECTRIC JUNCTION BOX
 - ⊠ CABLE PEDESTAL
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ BENCHMARK
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ FLOWERING TREE
 - ⊙ SHRUB / BUSH
 - ⊙ TELEPHONE MANHOLE
 - ⊙ PHONE PEDESTAL
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ CATCH BASIN OR GROUND INLET
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ FENCE
 - ⊙ GUARDRAIL
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ POST INDICATOR VALVE
 - ⊙ MONITORING WELL
 - ⊙ GEOTECHNICAL TEST PIT



TAX MAP 114
(19.00)
THELMA SCHIAVONE
& JAMES BRADLEY
BOOK 167, PAGE 510
R.O.S.C., TN
ZONED R1A



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°49'57\"/>	

UTILITY OWNERS

WATER AND SEWER
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

CABLE
COMCAST
840 SOUTH WESTLAND AVENUE
GALLATIN, TN 37066
(615) 244-5900

GAS
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

ELECTRIC
GALLATIN DEPARTMENT OF ELECTRICITY
135 JONES STREET
GALLATIN, TN 37066
(615) 452-5152

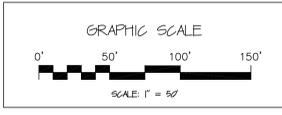
TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288

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SOURCE OF VERTICAL DATUM

BM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR OPS RAPID STATIC SURVEY SESSION DATED 10/30/14.

IBM
PKI NAIL SET IN THE ASPHALT ALONG THE WESTERLY CURB LINE
OF BEACON STREET.
ELEVATION 563.07' (NAVD 88)



SURVEYED BY:
BLUE RIDGE SURVEYING, INC.
140 WEST MAIN STREET, P.O. BOX 8076, GALLATIN, TENNESSEE
OFFICE (615) 461-4770 CELL (615) 461-4440
BLUESURVEYSURVEYS@YAHOO.COM

BOUNDARY LINE AND TOPOGRAPHIC SURVEY
OF
RANDALL AND BARBARA JONES PROPERTY
0 WILDCAT RUN, 9TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
PREPARED FOR
ROGERS ENGINEERING GROUP, INC.
114B WEST MAIN STREET
GALLATIN, TENNESSEE 37066
DATE OF SURVEY: OCTOBER 30, 2014
DATE OF DRAWING: NOVEMBER 5, 2014

ITEM 11

GMRPC Resolution No. 2016-131

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL A REQUEST TO ESTABLISH A MU – MIXED USE ZONING DISTRICT ON A 20.00 (+/-) ACRE PARCEL (TAX MAP 114, PARCEL 19.01), AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES – PHASE 14, LOCATED WEST OF SR 109 BYPASS AND NORTH OF RED RIVER ROAD (SR 25). (3-2783-16)

WHEREAS, the applicant submitted an application to establish City zoning on a 20.00 (+/-) acre parcel and to obtain approval of a Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the zoning and the Preliminary Master Development Plan submitted by the applicant, Rogers Group, Inc., at its regular meeting on November 21, 2016; and

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

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 Tenn. Code Annotated §13-7-413, §13-4-310, §13-7-201 and §13-7-202 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the City zoning and a Preliminary Master Development Plan approval.
2. An Preliminary Master Development Plan was submitted with the zoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the ordinance.
3. The proposed zoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.
5. The property proposed for zoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed zoning request and PMDP.
8. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02 and the proposed Alternative Bufferyard Plan provides sufficient and equal or superior buffering between adjacent properties similar to bufferyards as provided elsewhere in the development.
9. The proposed zoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to the City Council establishing MU – Mixed Use Zoning District zoning on a 20.00 (+/-) acre parcel (Tax Map 114, Parcel 19.01), located west of SR 109 Bypass and north of Red River Road (SR 25) and the Preliminary Master Development Plan for Twin Eagles – Phase 14, consisting of a three (3) sheet plan, prepared by Rogers Group, Inc. of Gallatin, TN, with Project No. 14-042, dated October 24, 2016 with a final revision date of November 4, 2016, and a one (1) sheet Boundary Survey, prepared by Blue Ridge Surveying of Gallatin, TN, dated November 5, 2014, with the following conditions:

1. Staff recommends that the Planning Commission approve the conceptual architectural elevations included as Attachment 11-3, with the understanding that the final architectural elevations will be submitted with the Final Master Development Plan for Twin Eagles, Phase 14.
2. The Planning Commission shall make a decision on whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

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: 11/21/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 11

PLANNING DEPARTMENT STAFF REPORT

Zoning with Preliminary Master Development Plan for Twin Eagles Subdivision - Phase 14 - (PC File# 3-2783-16)

Located West of State Route 109 and North of Red River Road (State Route 25)

Date: November 21, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL TO ESTABLISH CITY ZONING ON A 20.00 (+/-) ACRE PARCEL (TAX MAP 114 AND PARCEL 19.01) TO MU – MIXED USE DISTRICT WITH A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TWIN EAGLES SUBDIVISION, PHASE 14, LOCATED WEST OF STATE ROUTE 109 AND NORTH OF RED RIVER ROAD (S.R. 25).

OWNER: RANDY JONES

APPLICANT: ROGERS GROUP, INC. (ANDY LEATH, P.E.)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016-131

STAFF CONTACT: KEVIN CHASTINE

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

CITY COUNCIL COMMITTEE DATE: JANUARY 10, 2017

PROPERTY OVERVIEW: The owner and applicant request approval to establish City MU-Mixed Use zoning on a 20.00 (+/-) acre parcel (Tax Map 114 and Parcel 19.01) with a Preliminary Master Development Plan for Twin Eagles, Phase 14, located west of State Route 109 and north of Red River Road (S.R. 25). The Dwelling, One-Family Detached use is permitted within the MU – Mixed Use zone district. (Attachment 11-1 and 11-4)

The Planning Department recommends approval of PC Resolution 2016-131.

CASE BACKGROUND:

Previous Approvals

On May 19, 2003, the Planning Commission recommended approval of the Plan of Service and Annexation (File #6-1-03 and File #6-2-03) of the adjacent 60.4 (+/-) acre property to the Gallatin City Council. On September 16, 2003, the City Council passed, on Second Reading, the Plan of Service and Annexation for the existing Twin Eagles Subdivision property.

On July 28, 2003, the Planning Commission recommended approval to rezone the 60.4 (+/-) acre adjacent property with a Preliminary Master Development Plan for Eagles Landing, Sections 1-9 (i.e. Twin Eagles, Phases 1-5) (File #3-2-03) (Attachment 11-2) on 60.4 (+/-) acres to Gallatin City Council. On September 16, 2003, the City Council approved the rezoning from Agricultural (A) to Mixed Use (MU).

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (577') located along the northern boundary (at proposed Lot 2), with a steady descending slope towards the lowest point of elevation (531') located at the southeast corner of the proposed Phase 14. No portion of this development is located within a special flood hazard area.

Adjacent or Area Uses

The adjacent surrounding areas to the north and west are located within unincorporated Sumner County and are zoned Sumner County R1-A.

Both of the parcels contain single family homes. The adjacent area to the east is developed as the Twin Eagles Subdivision Phase 6 (P.B. 24 Pg. 232), Phase 8 (P.B. 26 Pg. 194), and Phase 10 (P.B. 27 Pg. 297) of the Twin Eagles development containing single family homes, the adjacent area to the south is developed as the Twin Eagles subdivision Phase 4 (P.B. 23 Pg. 226) with single family homes and are zoned Mixed Use.

DISCUSSION:

Proposed Development

The owner and applicant request approval to establish the City MU-Mixed Use zone district 20.00(+/-) acre parcel (Tax Map 114 and Parcel 19.01) with a Preliminary Master Development Plan for Twin Eagles, Phase 14, located west of State Route 109 and north of Red River Road (S.R.25). The owner proposes to develop 76 Dwelling, One-Family Detached units on the property.

The subdivision will include three (3) new public rights-of-way and the extension of one (1) existing public right-of-way and a common area tract for detention.

Gallatin on the Move 2020 General Development and Transportation Plan

The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as a Suburban Neighborhood Emerging, which are typically areas where pressure for conventional suburban residential subdivision development and associated commercial development along arterials and major roads is greatest. These areas provide for development of conventional suburban low-to-medium residential densities and varied street patterns (curvilinear), but limited the use of cul-de-sacs. The Preliminary Master Development Plan for Twin Eagles, Phase 14 meets the characteristics of the Suburban Neighborhood Established.

Although the Mixed Use (MU) zone district is not listed as an Applicable Zoning District of the Suburban Neighborhood Emerging Community Character Area, the project uses associated with the PMDP meets the intent and strategies identified with the Suburban Neighborhood Emerging Character Area. Additionally, the previous phases of the Twin Eagles development are zoned Mixed Use. The PMDP meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan*.

Zoning

The owner and applicant requests approval to establish City MU – Mixed Use zoning on a 20.00 (+/-) acre parcel (Tax Map 114, Parcel 19.01). The requested Mixed Use zone district matches the previous phases of the Twin Eagles development.

The owner and applicant also requested annexation of the 20.00 (+/-) acre parcel. The annexation request (File# 6-2782-16) is Item 10 on the November 21, 2016 Planning Commission agenda.

Lot Layout

The MU – Mixed Use zoning requires a minimum lot size of 6,000 square feet. All proposed lots exceed the required minimum lot size, with the smallest lots being 7,500 square feet and the largest lot being 11,664 square feet (Lot 7). The lot sizes and layout are consistent with lot sizes and layouts in the Preliminary and Final Master Development Plans for the previous phases of the Twin Eagles development.

Access Management

The PMDP proposes three (3) new public rights-of-way – Shiavone Street, Hackberry Street and Bradley Street and the extension of Wild Cat Run from Phase 8, located to the east. The public rights-of-way will provide access to the 76 single family dwelling units and will include two (2) stubbed street connections to the adjacent property to the west. The right-of-way widths and pavement widths for each roadway is provided in the table below.

Twin Eagles – Phase 14 – Rights-of-Way			
Name	R.O.W. Width	Pavement Width	Public or Private
Wildcat Run	50 feet	24 feet	Public
Shiavone Street	50 feet	24 feet	Public
Hackberry Street	50 feet	24 feet	Public
Bradley Street	50 feet	24 feet	Public

Architectural Designs

The architectural designs proposed with the Preliminary Master Development Plan for Twin Eagles, Phase 14, are consistent with previous phases of Twin Eagles which feature one story brick homes with architectural shingles.

Staff recommends the Planning Commission approve the conceptual architectural elevations, with the understanding final architectural elevations will be submitted and reviewed as part of the Final Master Development Plan. (Attachment 11-3)

Signage

Note 20 (Sheet C1.0) of the PMDP states that no signage is proposed for Phase 14. If signage is proposed in the future, a sign package and application shall be submitted to the Planning Department for review.

Open Space/Bufferyards

Twin Eagles Phase 14 requires a Type 50 Bufferyard along the northern boundary and the western boundary. The remaining portions of Twin Eagles Phase 14 borders other phases of the Twin Eagles development and does not require a bufferyard. The owner and applicant are requesting approval of an Alternative Bufferyard Plan for the northern and

westerly bufferyards as indicated in the table below, per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

REQUIRED/PROPOSED BUFFERYARDS		
ADJACENT ZONING	REQUIRED BUFFERYARD	PROPOSED ALT. BUFFERYARD
A – Agricultural (West Boundary)	Type 50	Type 30
A – Agricultural (North Boundary)	Type 50	Type 30

The proposed Alternative Type 50 (Type 30) bufferyards along both the northern and western boundary is comprised of a large deciduous tree planted every 80 feet with a small deciduous or ornamental trees planted in between and with a double row of six (6) foot tall medium evergreens planted 10 feet on center located closest to the property boundary. The intent of this alternative bufferyard is to create an opaque barrier through vegetation.

Staff recommends that the Planning Commission recommend approval of the Alternative Bufferyard Plan. These Alternative Bufferyards were approved within previous phases. Final landscaping plans shall be approved at the Final Master Development Plan stage.

Parking

The Dwelling, One-Family Detached use requires two (2) parking spaces per dwelling unit. The 76 dwelling units require a total of 152 parking spaces. The Preliminary Master Development Plan provides at least two (2) parking spaces per unit.

Photometric Plan and Lighting Fixtures

The Preliminary Master Development Plan for Twin Eagles, Phase 14, does not indicate any proposed street lighting fixtures at this time. Any proposed street lighting fixtures shall comply with the City of Gallatin Electric Department regulations and standards.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments.

FINDINGS:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the City zoning and a Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the zoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the ordinance.

3. The proposed zoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.
5. The property proposed for zoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed zoning request and PMDP.
8. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02 and the proposed Alternative Bufferyard Plan provides sufficient and equal or superior buffering between adjacent properties similar to bufferyards as provided elsewhere in the development.
9. The proposed zoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-131, establishing MU - Mixed Use zoning on a 20.00 (+/-) acre parcel (Tax Map 114, Parcel 19.01) with a Preliminary Master Development Plan for Twin Eagles, Phase 14, consisting of a three (3) sheet plan, prepared by Rogers Group, Inc. of Gallatin, TN, with Project No. 14-042, dated October 24, 2016 with a final revision date of November 4, 2016, and a one (1) sheet Boundary Survey, prepared by Blue Ridge Surveying of Gallatin, TN, dated November 5, 2014, with the following conditions:

1. Staff recommends that the Planning Commission approve the conceptual architectural elevations included as Attachment 11-3, with the understanding that the final architectural elevations will be submitted with the Final Master Development Plan for Twin Eagles, Phase 14.
2. The Planning Commission shall make a decision on whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

ATTACHMENTS

Attachment 11 – 1	Location Map of Twin Eagles – Phase 14
Attachment 11 – 2	Eagles Landing – PMDP –File# 3-2-03
Attachment 11 – 3	Twin Eagles, Phase 14 – Architectural Elevations
Attachment 11 – 4	PMDP – Twin Eagles, Phase 14



Prepared By: Kevin Chastine, AICP
Prepared On: November 14, 2016

Location Map
Twin Eagles - Phase 14
Rezoning and PMDP
3-2783-16



FRONT AND REAR ELEVATIONS

FOR

**TWIN EAGLES SUBDIVISION
PHASES 14
WILDCAT RUN
GALLATIN, TENNESSEE**

PREPARED FOR:

**RANDY JONES CONSTRUCTION
604 LILYCREST DRIVE
GALLATIN, TN 37066**

PREPARED BY:



NOV 10 2016

**ROGERS GROUP, INC.
114 B WEST MAIN STREET
GALLATIN, TENNESSEE 37066**

RESUBMITTAL

3-2783-16

ATTACHMENT 11-3

McKinzie

Front



Rear

NOV 10 2016



3-2783-16

ATTACHMENT 11-3

Dover

Front



Rear



NOV 1 0 2016

3-2783-16

ATTACHMENT 11-3

Ashley

Front



NOV 10 2016

Rear



3-2783-16

ATTACHMENT 11-3

Christie

Front



Rear

NOV 10 2016



3-2783-16

Front

Callaway



Rear

NOV 10 2016



3-2783-16

GENERAL NOTES:

- THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
- ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
- LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY L. STEVEN BRIDGES, JR. LAND SURVEYING AND CONSULTING.
- A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- THIS SURVEY IS IN COMPLIANCE WITH STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0800-1. THIS SURVEY IS CLASSIFIED AS A: URBAN AND SUBDIVISION (CATEGORY I)
- ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C03130, EFFECTIVE DATE APRIL 17, 2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- PERFORMANCE STANDARD COMPLIANCE. ALL CONSTRUCTION OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
- ADDITIONAL DESIGN STANDARDS. THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.
- UTILITY CROSS CONNECTION. THESE FACILITIES SHALL COMPLY WITH ALL APPLICABLE CROSS CONNECTION AND SEWER USE REGULATIONS.
- SIGNAGE. NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT.
- TRASH DISPOSAL. THIS PROJECT WILL UTILIZE THE CITY OF GALLATIN TRASH WASTE DISPOSAL SERVICES.
- REFER TO THE UTILITY PLAN NOTES FOR ADDITIONAL INFORMATION RELATING TO THIS PROJECT.

ARCHITECTURAL PLANS:

SCHEMATIC ARCHITECTURAL PLANS AND ELEVATIONS ARE APPROVED AS REQUIRED BY ARTICLE 13.00 OF THE ZONING ORDINANCE. HOME ELEVATIONS ARE TYPICAL AS APPROVED ON TWIN EAGLES SUBDIVISION PHASES 1-12.

TRAFFIC VOLUME ESTIMATES:

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
78' x 10' = 780 TRIP / DAY
LANE WIDTH = 12'
OFF STREET PARKING 2 SP / DWELLING

ESTIMATED BEGINNING OF CONSTRUCTION:

MARCH 2017

ESTIMATED COMPLETION OF CONSTRUCTION:

MARCH 2022

TEMPORARY BENCH MARK:

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

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
PAVING & DRAINAGE DETAILS	C 3.0

STATEMENT OF FINANCIAL RESPONSIBILITY:

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

OWNERSHIP AND MAINTENANCE PROVISIONS:

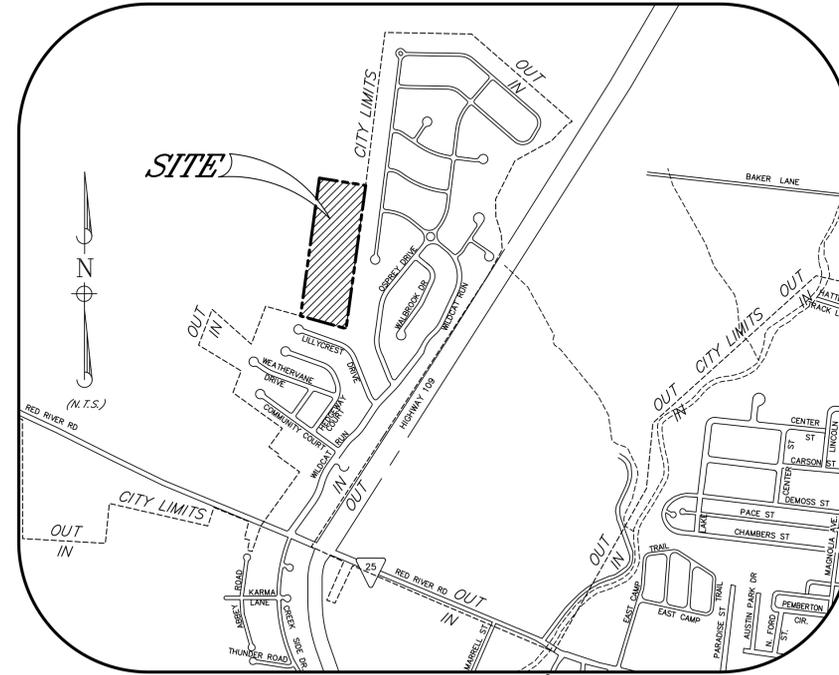
RANDY JONES WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND RANDY JONES WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF TWIN EAGLES SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS LOTS ARE SOLD. AT THIS TIME UPON APPROVAL OF 75% OF HOMEOWNERS, A HOMEOWNERS ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATIONS. FEES MAY BE ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION THAT DIFFER FROM THE INITIAL FEE THAT IS HEREBY SET AT \$15.00 PER MONTH PER LOT FOR THE MAINTENANCE OF OPEN SPACE. THIS FEE IS PAYABLE AT LOT CLOSING FOR THE 1ST YEAR'S MAINTENANCE.

PROJECT DESCRIPTION:

THIS PROJECT IS TO DEVELOP APPROXIMATELY 20.0 ± ACRES OF PROPERTY ADJACENT TO THE TWIN EAGLES SUBDIVISION. IT IS TO BE ANNEXED AND REZONED TO BECOME A PART OF TWIN EAGLES SUBDIVISION. IT IS BEING PROPOSED TO ADD 78 SINGLE FAMILY RESIDENTIAL LOTS WITH THIS PROJECT.

PAVING AND DRAINAGE NOTES:

- DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
- DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
- EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL IMPROVEMENTS PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TN100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NOTES PERMIT NUMBER AND NOC TO CITY OF GALLATIN ENGINEERING DIVISION WHEN RECEIVED.
- ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- COMPACTON REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTON. COMPACTON REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTON.
- PROJECT BENCHMARK, SEE DESCRIPTION THIS SHEET.
- ALL DRAINAGE PIPE BELOW ROADWAYS TO BE CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG. DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL. (2) OR HOPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
- ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
- THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
- CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
- REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.



TWIN EAGLES SUBDIVISION PHASE 14
PRELIMINARY MASTER DEVELOPMENT PLAN
WILDCAT RUN
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

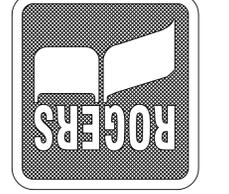
BUFFER YARD REQUIREMENTS		
MU TO R1A	ORDINANCE	PROPOSED
	TYPE 50	ALTERNATE TYPE 30

MU BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM SITE SIZE	5 AC	20.0 ± AC
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	15 FEET
SITE AREA PER UNIT	3,000 SF	11,463 SF
MAXIMUM BUILDING HEIGHT	35 FEET	< 30 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	RANDY JONES ETUX BARBARA 604 LILYCREST DRIVE GALLATIN, TN 37066
SITE LOCATION	WILDCAT RUN
TAX MAP	114
PARCEL	018.01
LEGAL REFERENCE	RB 3992, PG 142, R.O.S.G., TN
ACREAGE	20.00 ±
CURRENT ZONE	A
REQUESTED ZONE	MU
EXISTING USE	VACANT AGRICULTURAL
PROPOSED USE	SINGLE-FAMILY DETACHED

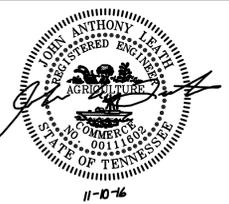
UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	A1&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

ROGERS GROUP, INC.
ENGINEERING SERVICES
114 B WEST MAIN STREET
GALLATIN, TN 37066
TEL: 615-230-7271
FAX: 615-230-7271
richard.jones@rogersgroupinc.com



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

TWIN EAGLES SUBDIVISION PHASE 14
PRELIMINARY MASTER DEVELOPMENT PLAN
COVER SHEET
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 1.0

REVISIONS

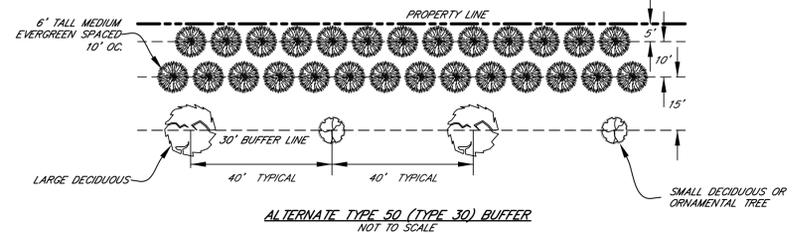
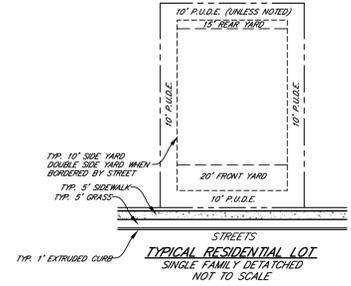
REVISION 1: 10 NOVEMBER 2016 PER PROJECT COMMENTS DATED 11-4-16

REVISION 2:

SHEET 1 OF 3

PROJECT # 14-042

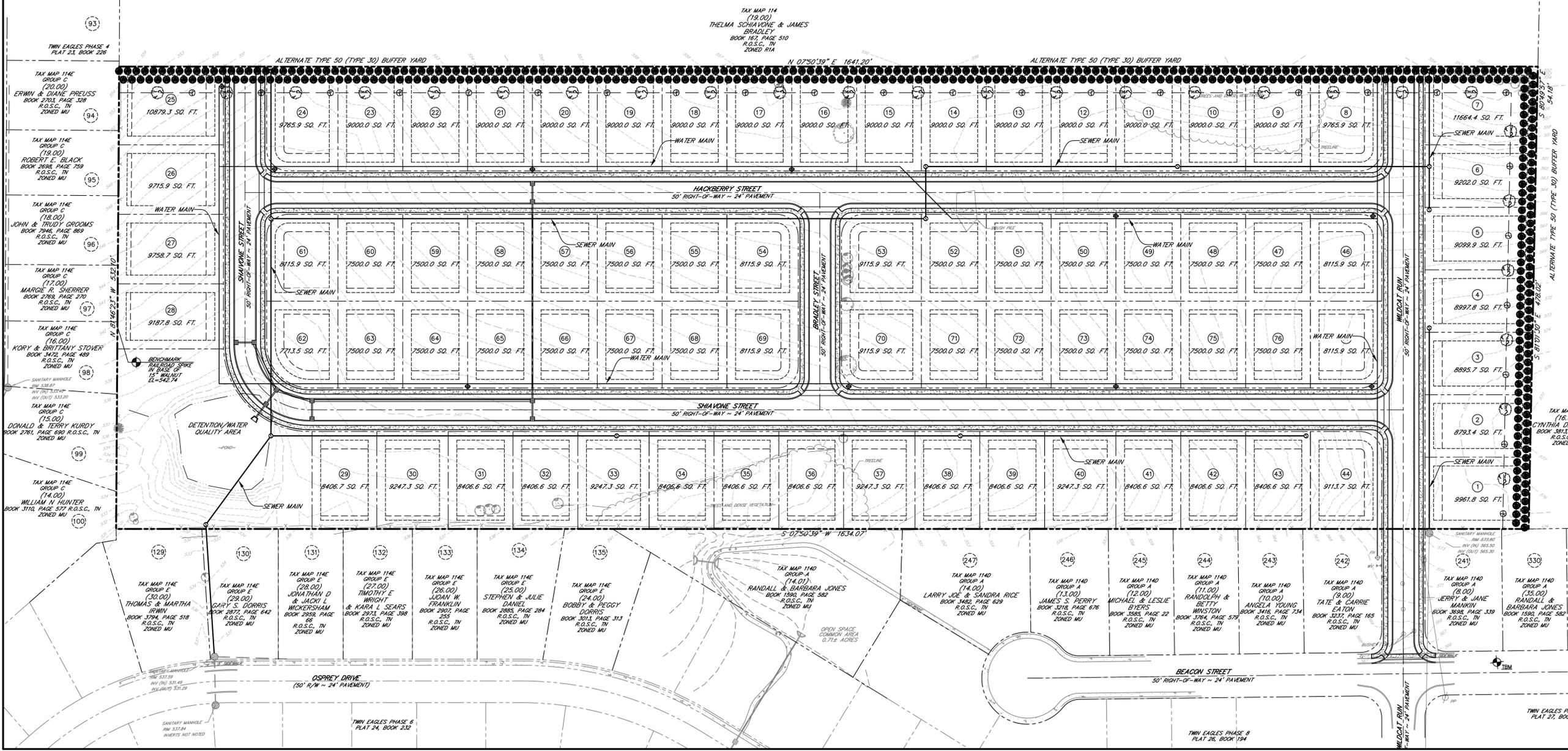
DATE 24 OCTOBER 2016

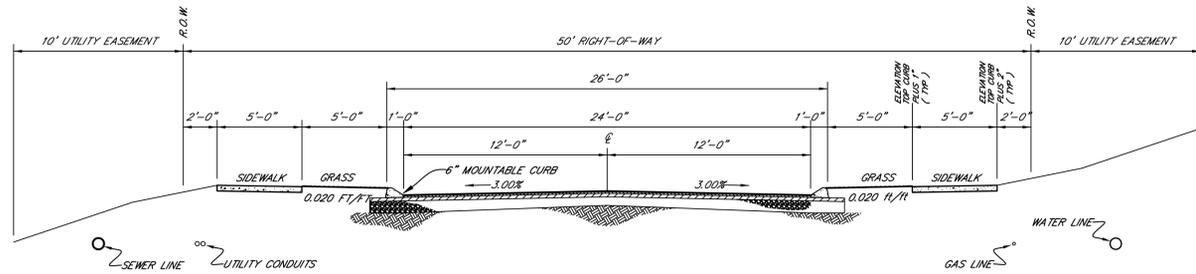


- NOTES:**
1. ALL SIDEWALKS OUTSIDE OF THE RIGHT OF WAY TO BE CONTAINED WITHIN A SIDEWALK EASEMENT.
 2. CORNER LOTS SHALL ONLY ACCESS MINOR ROADS.
 3. EXISTING VEGETATION IS TO REMAIN AS MUCH AS REASONABLY POSSIBLE AND STILL ALLOW FOR NECESSARY CONSTRUCTION.
 4. THIS PROJECT FALLS UNDER THE LATEST STORMWATER ORDINANCE OF THE CITY OF GALLATIN REQUIRING THE FIRST 1.1 INCH OF RAINFALL TO BE MANAGED WITH NO DISCHARGE TO SURFACE WATERS WITHIN 72 HOURS.
 5. A GEOTECHNICAL REPORT SHALL BE PROVIDED FOR THE PORTION OF THE ROADWAY BUILT IN THE EXISTING FARM POND.
 6. DRAINAGE IMPROVEMENTS BEHIND LOTS 131 THRU 135 WILL BE KEPT WITHIN THE EXISTING DRAINAGE EASEMENTS OR ADDITIONAL EASEMENTS OBTAINED IF NECESSARY.

LEGEND

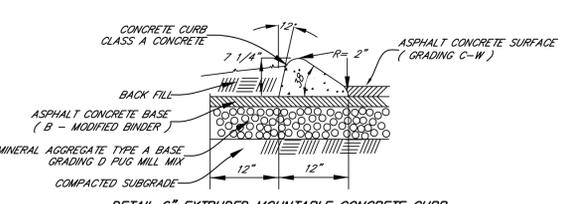
□	CONCRETE MONUMENT (OLD)	○	UTILITY POLE
■	CONCRETE MONUMENT (NEW)	○	UTILITY POLE W/ LIGHT
○	IRON ROD (OLD)	→	GUY ANCHOR
●	IRON ROD (NEW)	⊠	TELEPHONE MANHOLE
⊕	BENCHMARK	⊠	ELECTRIC JUNCTION BOX
---	BOUNDARY LINE	⊠	CABLE PEDESTAL
---	BUFFER	⊠	SANITARY SEWER MANHOLE
---	SETBACK / YARD	⊠	WATER METER
---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



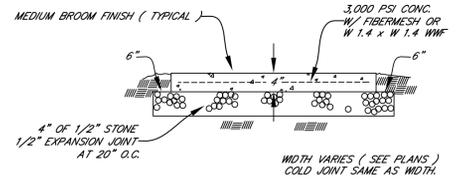


TYPICAL STREET CROSS SECTION
30' R/W - 24' PAVEMENT
NOT TO SCALE

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



DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



WALK DETAIL (YARD)
NOT TO SCALE

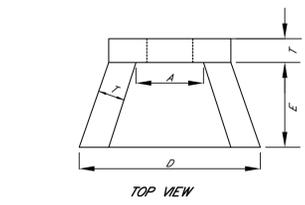


TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"x60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

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

CONCRETE HEADWALL
(OUTLET & INLET)
NOT TO SCALE

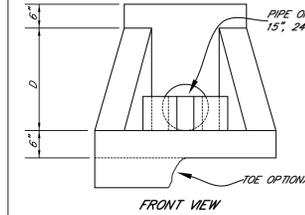
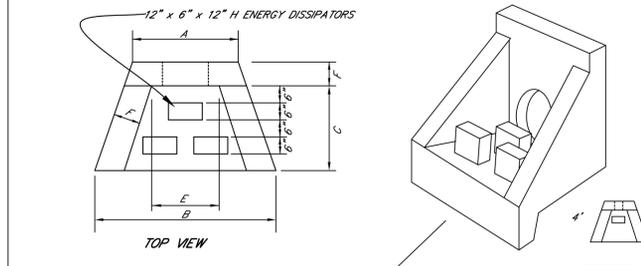
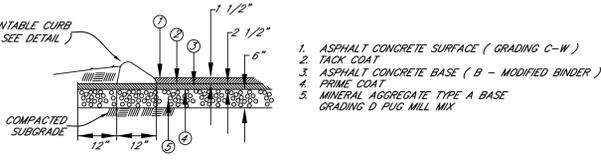


TABLE OF DIMENSIONS

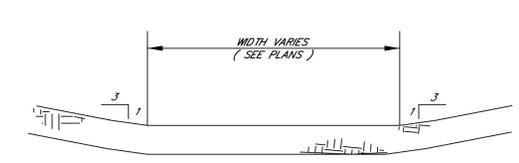
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPG.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

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

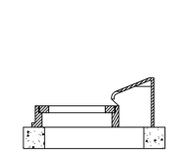
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE



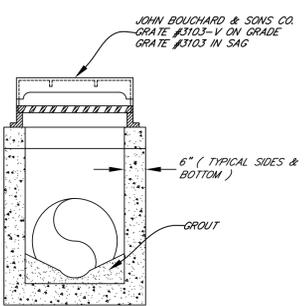
PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



TRAPEZOIDAL DITCH
NOT TO SCALE

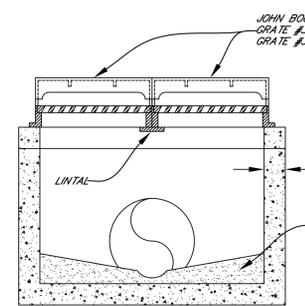


SIDE SECTION



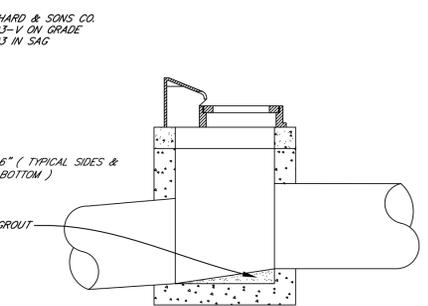
FRONT SECTION

CURB INLET (SINGLE)
NOT TO SCALE

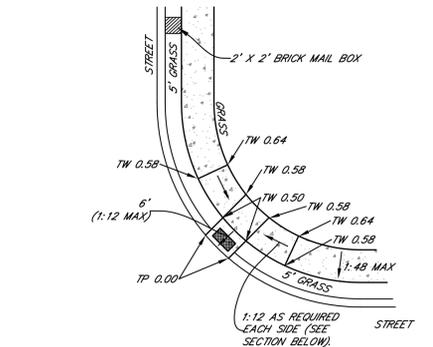


FRONT SECTION

CURB INLET (DOUBLE)
NOT TO SCALE



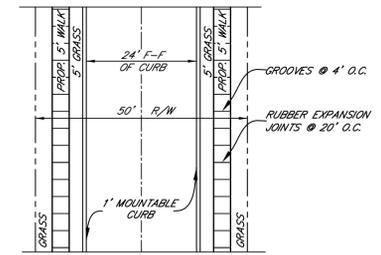
SIDE SECTION



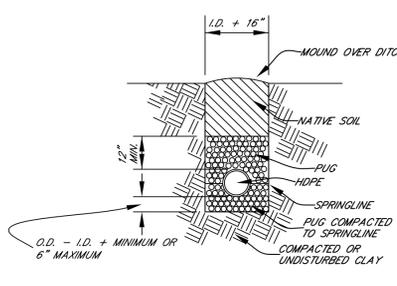
ACCESS RAMP AT WALK / PEDESTRIAN CROSSING
NOT TO SCALE

- NOTES:
- ALL SIDEWALKS TO BE RAMPED FOR ON-OFF I.A.W. ADA4 GUIDELINES, MAXIMUM RAMP SLOPE IS 1:12 WITH A MINIMUM RISE OF 6".
 - ADD 24" X 48" HANDICAPPED DETECTABLE WARNING SURFACE TO RAMP.

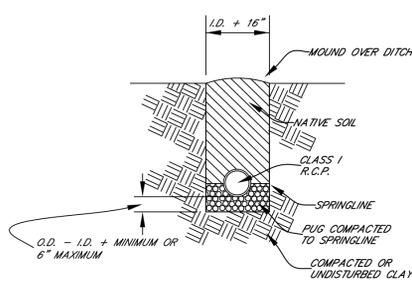
WALKS AND PEDESTRIAN CROSSING LAYOUT
NOT TO SCALE



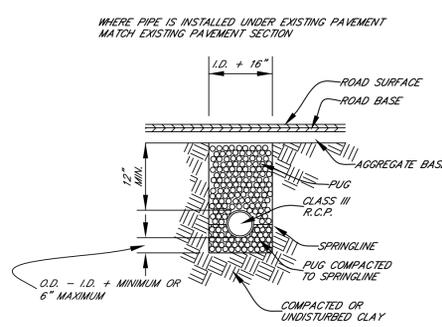
PLAN WALK DETAIL WITH STREET
NOT TO SCALE



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

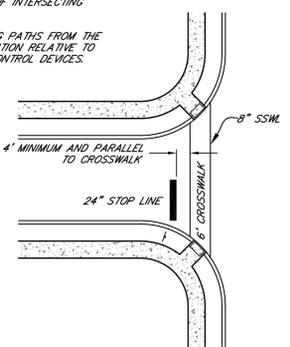


R.C.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL UNDER EXISTING PAVEMENT SECTION
NOT TO SCALE

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



STOP LINE PLACEMENT
NOT TO SCALE

ROGERS GROUP, INC.
ENGINEERING SERVICES
114 B WEST MAIN STREET
GALLATIN, TENNESSEE 37046
TEL: 615-230-7271
FAX: 615-230-7271
richard.jones@rogersgroupinc.com



TWIN EAGLES SUBDIVISION PHASE 14
PRELIMINARY MASTER DEVELOPMENT PLAN
PAVING & DRAINAGE DETAILS
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 3.0

REVISIONS

NO.	DESCRIPTION

SHEET 3 OF 3
PROJECT # 14-042
DATE 24 OCTOBER 2016

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A REQUEST TO REZONE TWO LOTS AND A PORTION OF A PARCEL (TAX MAP 125M, GROUP A, PARCELS 001.00, 001.01, & 001.02) , TOTALLING 20.5 (+/-) ACRES, FROM COMMERCIAL SERVICES DISTRICT AND COMMERCIAL GENERAL DISTRICT TO MU – MIXED USE DISTRICT AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PRESTON PARK, TO CONSTRUCT 140 DWELLING UNITS (76 TOWNHOMES AND 64 STACKED FLATS), FIVE (5) COMMERCIAL OUTPARCELS, AND SIX (6) RIGHTS OF WAY, AND THREE (3) OPEN SPACE TRACT LOCATED SOUTH OF TULIP POPLAR DRIVE, EAST OF N MARTIN VINEYARD WAY, AND NORTH OF NASHVILLE PIKE. (3-2745-16)

WHEREAS, the applicant submitted an application for a rezoning and Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning and Preliminary Master Development Plan submitted by the applicant, Land Solutions Company, LLC, at its regular meeting on November 21, 2016; and

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

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 Tenn. Code Annotated §13-7-413, §13-4-310, §13-7-201 and §13-7-202 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the plan.
3. The proposed rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Regional Activity Center Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and

ITEM 12

minimum building setback line requirements established in said zone district with minor corrections, except for building heights, some bulk regulations, and lot dimensions where the applicant has requested exceptions.

5. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed rezoning request.
8. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
9. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2.

Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to City Council of the rezoning of two (2) lots and one (1) parcel (Tax Map 125M, Group A, Parcels 001.00, 001.01, & 001.02) totaling 20.5 (+/-) acres, from Commercial Services and Commercial General to MU-Mixed Use and the Preliminary Master Development Plan for Preston Park, consisting of a five (5) sheet plan, prepared by Land Solutions Company, LLC, of Nashville, TN, dated October 24, 2016 with a final revision date of November 10, 2016, with the following conditions:

1. Replat the property to comply with the approved zoning and Master Development Plan.
2. Add a 20' wide PUDE along Tulip Poplar Drive.
3. Add exception request to height requirement for stacked flats to Preliminary Master Development Plan.
4. Clarify/label all bufferyards, setbacks, and all rights-of-way on site plan.
5. Submit a legal description that matches that submitted boundary survey prior to this case being heard by City Council.
6. Verify and correct adjacent property owner information.
7. Clarify and verify density information on Master Development Plan. State overall density information for residential portion of development on plan.
8. Move/adjust any overlapping text on the PMDP.
9. Detailed water and sanitary sewer plans and specifications shall be submitted to the Public Utilities Department for review and approval.
10. Label public and private roads. Engineering recommends the alleys and backage road be private, and recommends allowing access to the backage road for the

ITEM 12

existing properties to the south. The engineering division recommends the roads being private because the proposed roads do not meet the subdivision regulations for streets in city R.O.W.

11. Contact Sumner County E911 to get an approved road name for the new city street.
12. Show connection of the proposed road to Nashville Pike and the connection of Tulip Poplar Drive to Belvedere Drive. The approximately 330ft section of Tulip Poplar that connects to Belvedere Drive is a part of the re-subdivision of the Home Depot property.
13. All driveway throat lengths that connect to public R.O.W. must meet the Gallatin on the Move 2020 General Development and Transportation Plan requirements for geometric design of driveway access. For roads classified as local or collector, the throat length must be 40ft.
14. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/21/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 12

PLANNING DEPARTMENT STAFF REPORT

Rezoning with Preliminary Master Development Plan for Preston Park
(PC File# 3-2745-16)

Located South of Tulip Poplar Drive, East of N Martin Vineyard Way,
and North of Nashville Pike

Date: November 21, 2016

Public Comment

REQUEST: OWNERS AND APPLICANT REQUESTS REZONING TWO (2) LOTS AND A PORTION OF A PARCEL TOTALING 20.5 (+/-) ACRES (TAX MAP 125M, GROUP A, PARCELS 001.00, 001.01, & 001.02) FROM COMMERCIAL SERVICES DISTRICT AND COMMERCIAL GENERAL DISTRICT TO MU – MIXED USE DISTRICT AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR PRESTON PARK, TO CONSTRUCT 140 DWELLING UNITS (76 TOWNHOMES AND 64 STACKED FLATS) FIVE (5) COMMERCIAL OUTPARCELS, SIX (6) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS LOCATED SOUTH OF TULIP POPLAR DRIVE, EAST OF N MARTIN VINEYARD WAY, AND NORTH OF NASHVILLE PIKE.

OWNERS: HOME DEPOT U.S.A., INC.
HORNE DEVELOPMENT, LP
IBP 2, LLC

APPLICANT: LAND SOLUTIONS COMPANY, LLC (LYNN EALEY)

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF RESOLUTION 2016-132

STAFF CONTACT: JILLIAN OGDEN

PLANNING COMMISSION DATE: NOVEMBER 21, 2016

CITY COUNCIL COMMITTEE DATE: DECEMBER 13, 2016

PROPERTY OVERVIEW: The owners and applicant request rezoning two (2) lots and a portion of a parcel totaling 20.5 (+/-) acres (Tax Map 125M, Group A, Parcels 001.00, 001.01, & 001.02) from Commercial Services District and Commercial General District to the MU-Mixed Use District and approval of a Preliminary Master Development Plan for Preston Park, to construct 140 dwelling units (76 townhomes and 64 stacked flats), five (5) commercial outparcels, six (6) rights-of-way, and three (3) open space tracts located South of Tulip Poplar Drive, East of N Martin Vineyard Way, and North of Nashville Pike. The Dwelling, Multi-Family use is permitted within the MU – Mixed Use zone district. (Attachment 12-1)

CASE BACKGROUND:

Previous Approvals

On March 22, 2004, the Planning Commission approved a Site Plan for the construction of a Home Depot (8-6-04).

On June 28, 2004, the Planning Commission approved a Preliminary Plat (1-6-04B) and a Final Plat for Home Depot Subdivision. The plat was recorded on August 26, 2004 in P.B. 21, Page 383 (1-7-04C) (Attachment 12-5). The site was prepared to be used for a Home Depot that was previously approved.

Natural Features

The natural topography of the properties slopes downward from a high point in the middle of the site (518') toward the lowest point of elevation (488') near the intersection of Tulip Poplar Drive and N. Martin Vineyard Way. A large fill area in the southeast corner of the property marks the highest point of the property (522'). Based on FEMA FIRM Map 47165C0426G & 47165C0313G, no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses

To the south are a multiple of commercial businesses in former residential buildings, zoned MRO. To the east is a commercial strip center, the Shops at Village Green, Section 1, zoned MRO (PUD) and CG-Commercial General. To the west is Baker's Crossing, zoned MU. The Planning Commission recently approved a Final Master Development Plan for a Hotel/Restaurant/Conference Center on this property (8-2285-16). To the north is the remainder of Tax Map 125M, Group A, Parcel 001.00, and Baker's Crossing Lot 7, zoned CG and CS. The Planning Commission recently approved an office building with a Financial, Consulting, and Administrative use on Lot 7 (PC0115-13).

DISCUSSION:

Proposed Development

The owner and applicant request to rezone two (2) lots and a portion of a parcel totaling 20.5 (+/-) acres (Tax Map 125M, Group A, Parcels 001.00, 001.01, & 001.02) from Commercial Services District and Commercial General District to the MU-Mixed Use District and approval of a Preliminary Master Development Plan for Preston Park, to construct 140 dwelling units (76 townhomes and 64 stacked flats), five (5) commercial outparcels, six (6) rights-of-way, and three (3) open space tracts located South of Tulip Poplar Drive, East of N Martin Vineyard Way, and North of Nashville Pike.

The applicant intends to develop a mixed-use attached townhouse, multi-family residential and commercial development on this property. Dwelling, Multi-Family and Commercial uses are permitted within the MU – Mixed Use zone district. (Attachment 12-2)

The Preston Park development is comprised of two (2) platted lots and a portion of an unplatted tract, totaling 20.5 (+/-) acres. The parcel (portion of Tax Map 125M, Group A, Parcel 001.00) is currently split zoned CG-Commercial General and CS-Commercial Services - totaling 3.315 (+/-) acres. Lot 1 of Home Depot Subdivision (Tax Map 125M, Group A, Parcel 001.01) is currently zoned CS-Commercial Services and is 13.87 (+/-) acres. Lot 3 of Home Depot Subdivision (Tax Map 125M, Group A, Parcel 001.02) is currently zoned CS-Commercial Services and is 3.275 (+/-) acres.

The applicant is requesting several exceptions with the PMDP. Exceptions requested for this development are shown in the table below.

REQUESTED EXCEPTIONS		
REGULATION	REQUIRED	PROPOSED
Minimum Lot Area (Townhomes)	6000 SF	2530 SF
Minimum Site Area (Townhomes)	3000 SF	2530 SF
Minimum Lot Width (Townhomes)	60 Feet	22 Feet
Minimum Side Yard (Townhomes)	10 Feet	5 Feet
Maximum Building Height (Flats)	35 Feet	45 Feet

Requesting a change to the minimum lot area regulation also requires a change to the minimum site area for the townhomes. While the townhomes are attached, they will also each be on their own lot following the completion of the platting process.

However, the overall density of the residential portion of the development will not exceed the allowed 3,000 square feet per unit requirement. Section 12.02.020.F.b prohibits an overall density of greater than 3,000 square feet per unit. This limits residential density to 220 units. The applicant is only requesting 140 total units. Maximum permitted density excludes the commercial lots but includes the common open space and rights-of-way.

Gallatin on the Move 2020 General Development Plan

The Gallatin on the Move 2020 General Development Plan designates these parcels as part of the Regional Activity Center Character Area. The MU-Mixed Use zoning district is listed as an applicable zoning district for this Character Area. The Character Area includes a variety of housing types and densities as well as retail and office uses. Therefore, the proposed 140 unit residential development with five (5) commercial outparcels is consistent with the Regional Activity Center Character Area designation.

Access Management

The Preston Park PMDP includes five (5) new public rights-of-way and one (1) existing but undedicated right-of-way (N. Martin Vineyard Way). The right-of-way widths and pavement widths are provided in the table below.

Preston Park – Rights-of-Way		
R.O.W. Width	Pavement Width	Quantity
60 feet (N. Martin Vineyard Way)	27 feet	1
50 feet	24 feet	2
22 feet	20 feet	3

The Preston Park development will have three (3) main access points from N. Martin Vineyard Way, Tulip Poplar Drive, and Nashville Pike. The connection to Nashville Pike is a private road, is not currently a through street, and only services Verizon Wireless. This proposed street will extend through the development between the commercial outparcels and the residential areas and connect to Tulip Poplar Drive.

N. Martin Vineyard Way, which is a private street in the area of this development, has been substantially constructed and currently includes two constructed dead end streets extending into current Lot 3. One street will be retained and extended while the other will be removed. An additional stub street will be constructed from N. Martin Vineyard Way along

the south boundary of the development adjacent to the MRO zoned properties to the south. The applicant indicates on the plan that N. Martin Vineyard Way will be dedicated to the city.

The 22-foot wide alley rights-of-way will provide interconnectivity between the residential areas of the development.

The Engineering Division recommends that the alleys and backage roads be private and recommends allowing access to the backage road for the existing properties to the south. The Engineering Division recommends the roads be private because the proposed roads do not meet the subdivision regulations for streets in city right-of-way.

Architectural Designs

The Preliminary Master Development Plan includes three (3) sample elevation for the townhomes and three (3) sample elevation for the stacked flats. (Attachments 12-3 & 12-4)

Townhomes

The townhomes include three (3) conceptual example architectural elevations. The attached townhomes will have the front entry into the house on one façade with the garages on the opposite façade. The homes have a mixture of side gable and cross gable roofs with various roof dormers. The building materials are a mixture of stone, brick, siding, and stucco.

The proposed attached townhomes require an exception to the Gallatin Zoning Ordinance. The applicant requests a 5' side yard, a 22' minimum lot width, and a 2530 square foot lot and site area exception for this portion of the development.

Staff recommends the Planning Commission approve the architectural elevations as submitted provided overall density remain at one unit per 3,000 square feet or less. The final architectural elevations will be approved as part of the Final Master Development Plan.

Stacked Flats

The stacked flats include three (3) conceptual example architectural elevations. The flats will be bought by owners as condos and not rented. The residences include a mixture of side gable and hipped roofs, with smaller projecting gable roofs located above the entrances or projecting bay of the home. The building materials are a mixture of siding and brick. Other architectural details include board and batten siding, roof dormers, and balconies.

The applicant is requesting an exception to the permitted 35-foot maximum building height for the stacked flats. The height of these four buildings will be approximately 45 feet tall. Planning Commission recently approved the Final Master Development Plan for Baker's Crossing, which included a four-story hotel, approximately 51 feet tall, along N. Martin Vineyard Way. This hotel will be across the street from the stacked flats.

Staff recommends the Planning Commission approve the architectural elevations as submitted provided overall density remain at one unit per 3,000 square feet or less. The final architectural elevations will be approved as part of the Final Master Development Plan.

Signage

The applicant indicates that signage will be submitted at a later date. The owner and applicant shall submit details of all permanent signs in compliance with G.Z.O. Section 13.07.065.F, *Master Signage Plan* to the Planning Department for review and approval. Sign permits shall be obtained prior to the installation of any signage on site.

Open Space/Bufferyards

The Preston Park PMDP indicates the required bufferyards surrounding the development with one alternative bufferyard requested. The table below lists the specific requirements and alternatives.

REQUIRED/PROPOSED BUFFERYARDS		
ADJACENT ZONING	REQUIRED BUFFERYARD	PROVIDED BUFFERYARD
CG (to north and east)	Type 30	Type 30 Type 30 Alternative (Townhomes fronting Tulip Poplar)
CS (to north and south)	Type 25	Type 25
MRO (to south and east)	Type 15	Type 15
MU (to west)	Type 10	Type 10

The bufferyards along Tulip Poplar Drive will incorporate Tulip Poplar trees as shown on the Preliminary Master Development Plan.

A final landscape plan will be approved with the Final Master Development Plan.

There are also three Open Space areas throughout the development. Portions of these areas will be used for bio-retention and detention ponds. Open space tracts shall be owned and maintained by the homeowners or property owners associations.

Parking

The Dwelling, Multi-Family uses requires two (2) parking spaces per dwelling unit. The 140 dwelling units require a total of 280 parking spaces. The driveways and garages for the townhomes provide those required 152 parking spaces. The proposed parking lots includes 133 spaces, the required parking for the stacked flats.

Planning Department Comments

The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments, except those listed as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments, except those listed as conditions of approval.

FINDINGS:

1. The owner and applicant submitted a completed application with required attachments to the City requesting the zoning change and Preliminary Master Development Plan approval.
2. A Preliminary Master Development Plan was submitted with the rezoning application as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and complies with the twelve (12) standards required of the plan.
3. The proposed rezoning and Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Regional Activity Center Character Area.
4. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections, except for building heights, some bulk regulations, and lot dimensions where the applicant has requested exceptions.
5. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.
6. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. The Gallatin Regional-Municipal Planning Commission received public comment and reviewed and recommended to the City Council action on the proposed rezoning request.
8. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
9. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.
10. The legal purposes for which zoning regulations exist have not been contravened.
11. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-132.

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

ATTACHMENTS

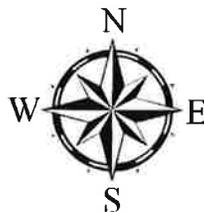
Attachment 12 – 1	Location Map of Preston Park
Attachment 12 – 2	Preliminary Master Development Plan – Preston Park
Attachment 12 – 3	Architectural Renderings of Townhomes
Attachment 12 – 4	Architectural Renderings of Stacked Flats
Attachment 12 – 5	Home Depot Subdivision Final Plat (P.B. 21, Pg. 383)

ATTACHMENT 12-1

PRESTON PARK REZONING AND PMDP 3-2745-16



Tax Map 125M/A/001.00, 001.01, 001.02
**Current Zoning: Commercial Services & Commercial
General**
Proposed Zoning: Mixed Use



ATTACHMENT 12-3

OCT 24 2016



3-2745-16

ATTACHMENT 12-3

OCT 24 2016



3-2743-16

ATTACHMENT 12-3

OCT 24 2016



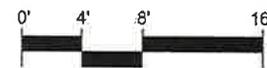
3-2745-16

ATTACHMENT 12-4

NOV 10 2016



Preston Park Concept Architecture



SEPT. 30, 2016

906 STUDIO
ARCHITECTS
906studio.com

3-2745-16

ATTACHMENT 12-4

NOV 10 2016



Preston Park Concept Architecture



SEPT. 30, 2016

906 STUDIO
ARCHITECTS
906studio.com

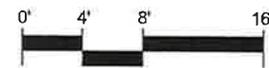
3-2745-11

ATTACHMENT 12-4

NOV 10 2016



Preston Park Concept Architecture

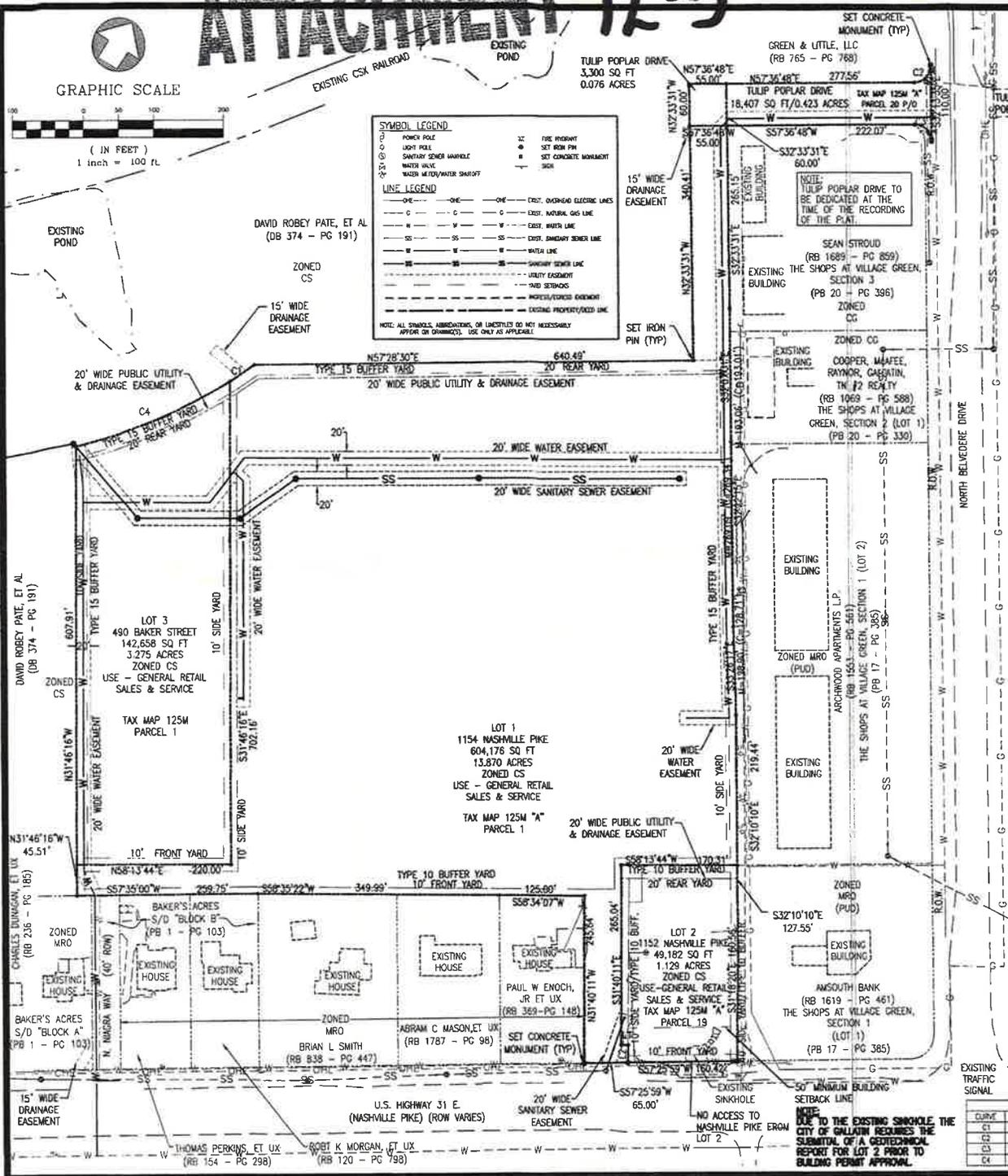


SEPT. 30, 2016

906 STUDIO
ARCHITECTS
906studio.com

3-2745-16

ATTACHMENT 12-5



CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: SECRETARY, PLANNING COMMISSION

DATE: CHAIRMAN'S INITIALS

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER _____ PAGE _____ & BOOK NUMBER _____ PAGE _____ COUNTY REGISTRAR'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

Home Depot Development, L.P., BY: *Scott C. Hooley*, OWNER
DATE: *11/17/04*

CERTIFICATE OF APPROVAL OF BONDING OF ROADS

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

DATE: CITY ENGINEER

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

DATE: SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE: SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF ACCURACY

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

DATE: *11/17/04*
William Hooley
REGISTERED SURVEYOR
TENNESSEE NO. 914

A BLANKET CROSS ACCESS EASEMENT WILL BE PROVIDED FOR THE BENEFIT OF LOTS 1, 2 & 3 AS OUTLINED IN THE AREA.

SPECIAL FLOOD HAZARD STATEMENT

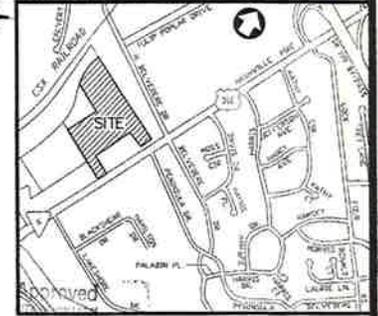
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY APPARENTLY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN PER FEMA/FIRM MAP NUMBER 47165C04280, EFFECTIVE DATE OF NOVEMBER 21, 2002. (100 YEAR FLOOD ELEVATION = 456.0 - 457.0)

ANNOTATED LINE TABLE

CURVE	ARC/S	LENGTH	ANGLES	CHORD	BEARING	SELA
C1	792.50'	43.64'	21.87°	43.65'	N24°44'20" E	3702.13'
C2	792.50'	240.26'	121.06'	239.24'	N35°02'14" E	1722.13'
C3	23.00'	38.20'	74.87°	38.31'	N17°41'30" E	69.50'
C4	23.00'	38.24'	75.07°	38.41'	N17°14'22" E	90.96'

ANNOTATED CURVE TABLE

CURVE	ARC/S	LENGTH	ANGLES	CHORD	BEARING	SELA
C1	792.50'	43.64'	21.87°	43.65'	N24°44'20" E	3702.13'
C2	792.50'	240.26'	121.06'	239.24'	N35°02'14" E	1722.13'
C3	23.00'	38.20'	74.87°	38.31'	N17°41'30" E	69.50'
C4	23.00'	38.24'	75.07°	38.41'	N17°14'22" E	90.96'



PLANNING OFFICE
DATE: *11/17/04*

FINAL PLAT
HOME DEPOT SUBDIVISION
GALLATIN, TN

REVISD: 08/13/04

DATE: MAY 21, 2004
3 LOTS

18,773 ACRES
OWNER & DEVELOPER: GALLATIN PLANNING & ZONING
HOME PROPERTIES, INC.
412 N. CEDAR BLUFF ROAD, SUITE 205
KNOXVILLE, TN 37923

DEVELOPER: HOME DEPOT U.S.A., INC.
877 FRANKLIN ROAD, SUITE 205
MARIETTA, GA 30067

ENGINEER: **Pickering Firm** Incorporated

Planning - Architecture
Engineering - Management
1750 Madison Avenue
Memphis TN 38104
901-728-0910
FAX 901-277-0411

3-2745-16

PRELIMINARY MASTER DEVELOPMENT PLAN

for

PRESTON PARK

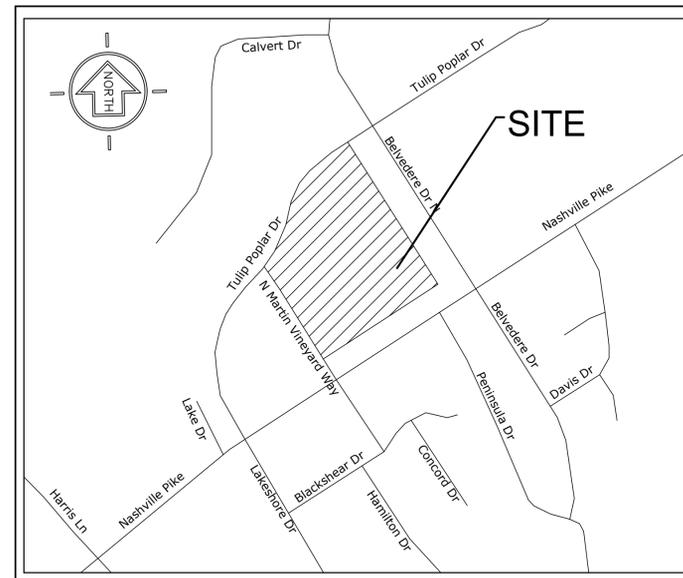
TAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND 1.02
GALLATIN, SUMNER COUNTY, TENNESSEE

Sheet Schedule

C0.0	Cover Sheet
C1.0	Existing Conditions
C2.0	Site & Landscape Plan
C3.0	Grading and Drainage Plan
C4.0	Utility Plan

Project Notes

- The purpose of this plan is to request Mixed Use (MU) zoning for the property and create 5 outparcels, 76 townhomes and 64 flats.
- 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.
- This property is not located in a floodplain as shown on FEMA Map 47165C0426G & 47165C0313G dated April 17, 2012.
- All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
- Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
- Individual water and/or sanitary sewer service lines are required for each lot.
- Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
- All areas designated as Open Space will be owned and maintained by the Homeowners' Association.
- 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.
- The owner/developer of this property is responsible for all financial matters.
- A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits.
- Trash Removal for single family lots on this property shall be handled by individual roll-away city totes. The 64-unit flats will be serviced by a dumpster pad.
- Estimated Completion for this project is 2 years.
- Maintenance of all common areas will be provided by HOA.
- Estimates of traffic volumes and movements to and from the completed project and along the boundary streets shall be provided at Final Master Development Plan.
- A Pro-Rata share of signalized improvements will be required at both intersections (Tulip Poplar at Nashville Pike and Tulip Poplar at North Belvedere Drive) for this development. The amount of the Pro-Rata share will be based on lot acreage compared to the whole development acreage.



Vicinity Map
N.T.S.

SITE DATA:

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located Approx. 100 ft North of Intersection of
Nashville Pike & N Niagra Way, Gallatin, TN 37066

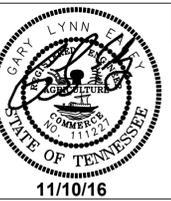
Property Owner: 125 M/A/1.00
IBP-2 LLC
Address: 2500 East Point Pkwy
Louisville, KY 40233

Property Owner: 125 M/A/1.01
Home Depot USA, Inc
2455 Paces Ferry Rd C-20
Atlanta, GA 30339-4024

Property Owner: 125 M/A/1.02
Home Development LP
412 N. Cedar Bluff Rd #205
Knoxville, TN 37923

Future Owner/Developer:
Sand Creek LLC
C/O Land Solutions Company, LLC
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204

Engineer/Applicant: Land Solutions Company, LLC
Contact: Lynn Ealey, PE
Address: 2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 969-9202



11/10/16



PRELIMINARY MASTER DEVELOPMENT PLAN
FOR
PRESTON PARK
TAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND 1.02
GALLATIN, SUMNER COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: NOVEMBER 10, 2016

- A NONE
- B NONE
- C NONE
- D NONE

COVER SHEET

C0.0



Know what's below.
Call before you dig.



11/10/16



2925 Berry Hill Drive, Nashville, TN 37204

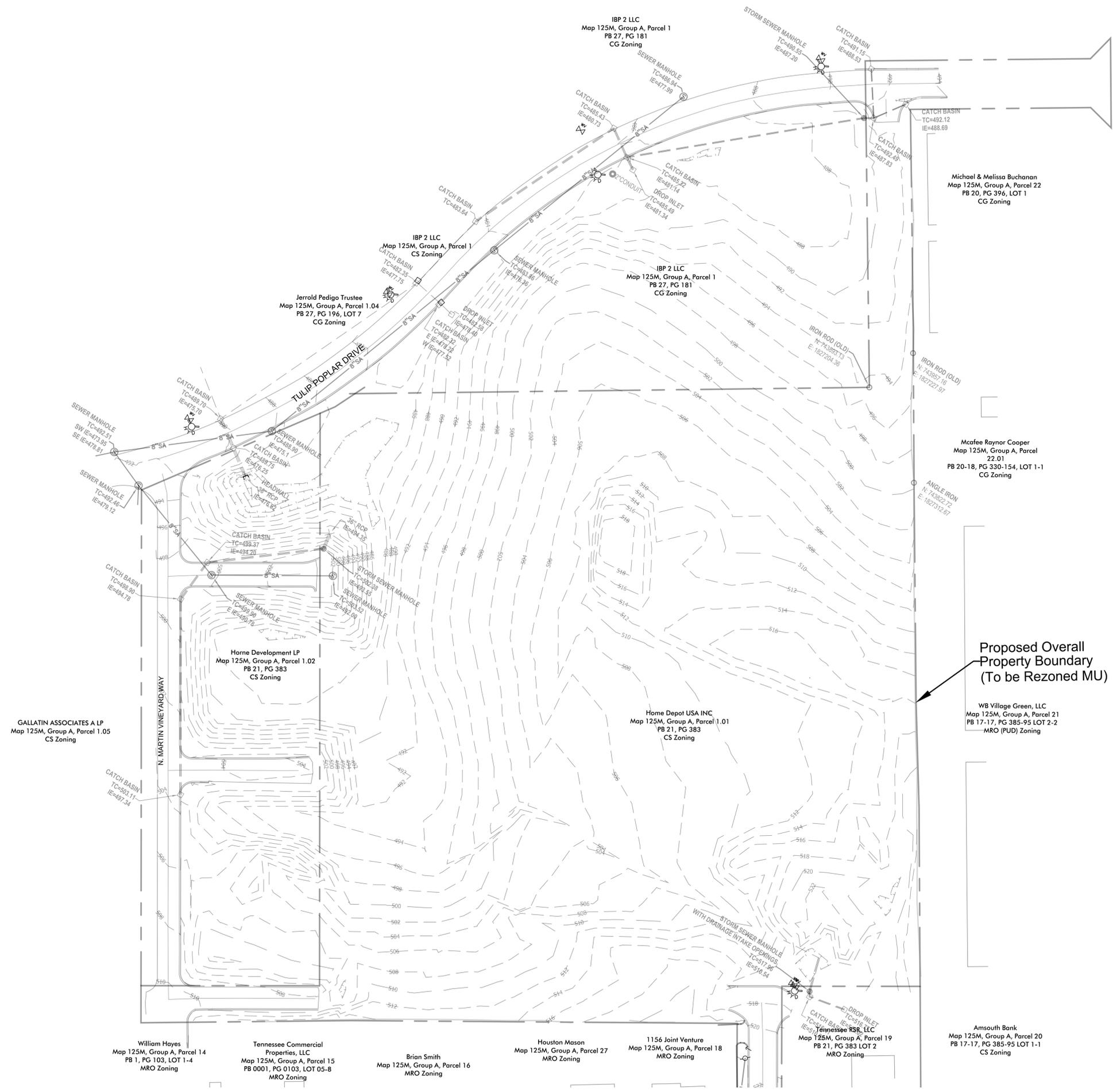
PRELIMINARY MASTER DEVELOPMENT PLAN FOR PRESTON PARK TAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND 1.02 GALLATIN, SUMNER COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES - PLAN DATE: NOVEMBER 10, 2016

- A NONE
- B NONE
- C NONE
- D NONE

EXISTING CONDITIONS PLAN

C1.0



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

GRAPHIC SCALE - 1 inch = 60 ft.



PRELIMINARY MASTER DEVELOPMENT PLAN
FOR
PRESTON PARK
TAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND 1.02
GALLATIN, SUMNER COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE NOVEMBER 10, 2016

- 1 NONE
- 2 NONE
- 3 NONE
- 4 NONE

SITE & LANDSCAPE PLAN
C2.0

Lot Area Table		
Lot #	Sq. Ft.	Acre
1	50,043.8	1.15
2	46,197.4	1.06
3	44,709.2	1.03
4	45,705.8	1.05
5	43,624.7	1.00
6	4517.1	0.10
7	2530	0.06
8	2530	0.06
9	3105	0.07
10	3105	0.07
11	2530	0.06
12	2530	0.06
13	3105	0.07
14	3105	0.07
15	2530	0.06
16	3105	0.07
17	3105	0.07
18	2530	0.06
19	4158.4	0.10
20	4931.1	0.11
21	2530	0.06
22	2530	0.06
23	3105	0.07
24	3105	0.07
25	2530	0.06
26	2530	0.06
27	3105	0.07
28	4206.9	0.10
29	2530	0.06
30	3106.2	0.07
31	3106.7	0.07
32	2531.9	0.06
33	3107.8	0.07
34	3108.3	0.07
35	2533.1	0.06
36	2533.5	0.06
37	3109.7	0.07
38	3110.3	0.07
39	2534.7	0.06
40	2535	0.06
41	4496.4	0.10
42	4192.2	0.10
43	2534.5	0.06
44	2534.2	0.06
45	3109.6	0.07
46	3104.7	0.07
47	2530	0.06
48	2530.2	0.06
49	3105.6	0.07
50	3105.9	0.07
51	2530.9	0.06
52	2530.9	0.06
53	3106	0.07
54	3105.8	0.07
55	2530.5	0.06
56	2530.4	0.06
57	3105.3	0.07
58	3105.1	0.07
59	2529.9	0.06
60	2529.8	0.06
61	3105	0.07
62	3105	0.07
63	2530	0.06
64	2530	0.06
65	3105	0.07
66	3105	0.07
67	2530	0.06
68	2530	0.06
69	4206.7	0.10
70	4171.3	0.10
71	2467.4	0.06
72	2426.9	0.06
73	2922.9	0.07
74	2863.8	0.07
75	2302.7	0.05
76	2290.7	0.05
77	2816.4	0.06
78	2847.4	0.07
79	2361.8	0.05
80	2415.1	0.06
81	3060.7	0.07

Open Space Area Table		
OS #	Sq. Ft.	Acre
1	35,373.4	0.81
2	91,997.5	2.11
3	28,823	0.66

Site Information

Tax Map 125M, Group A, Part of Parcel 1.00, & 1.01 & 1.02

Existing Zoning - CS & CG
Proposed Zoning - MU
Total Site Area - 20.5 Acres

Current Use: Vacant
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcels)
Plan Preparation Date: October 24, 2016

Lot Breakdown:

Commercial Outparcels - 5
Single Family (22' Townhomes) - 76
Multi-Family (Flats) - 1 Lot (64 Units)

Residential Lots Area (Townhomes) - 5.77 Acres
Residential Lots Area (Flats) - 1.77 Acres
Commercial Lots Area - 5.29 Acres
Open Space Area - 3.58 Acres
ROW Area - 4.09 Acres
Total Acreage - 20.5 Ac

Parking Required:

76 Townhomes (2/Unit) - 152 Spaces
64 Flats (2/Unit) - 128 Spaces

Parking Provided:

Townhomes - 1 Car Garage & Driveway
Flats - 133 Spaces

Total Residential Units - 140

Total Acreage W/O Commercial - 15.21 AC
Residential Density - 9.2 Un/Ac
% Open Space - 17.5%
Min. Lot Area (Townhomes)* - 2530 SF
Min. Lot Width - 22'*
Min. Site Area (Townhomes)* - 2530 SF
* Requested Exception

Residential Setbacks:

20' Front Yard
15' Rear Yard
5' Side Yard

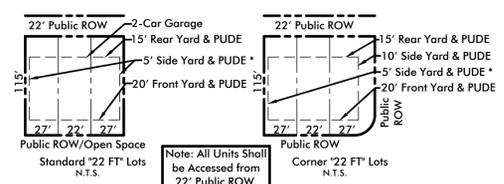
Commercial Setbacks:

20' Front Yard
20' Rear Yard
10' Side Yard

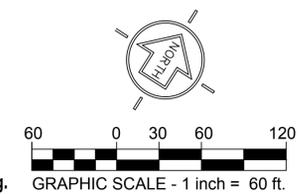
30' M.B.S.L. for Commercial

Building Height:

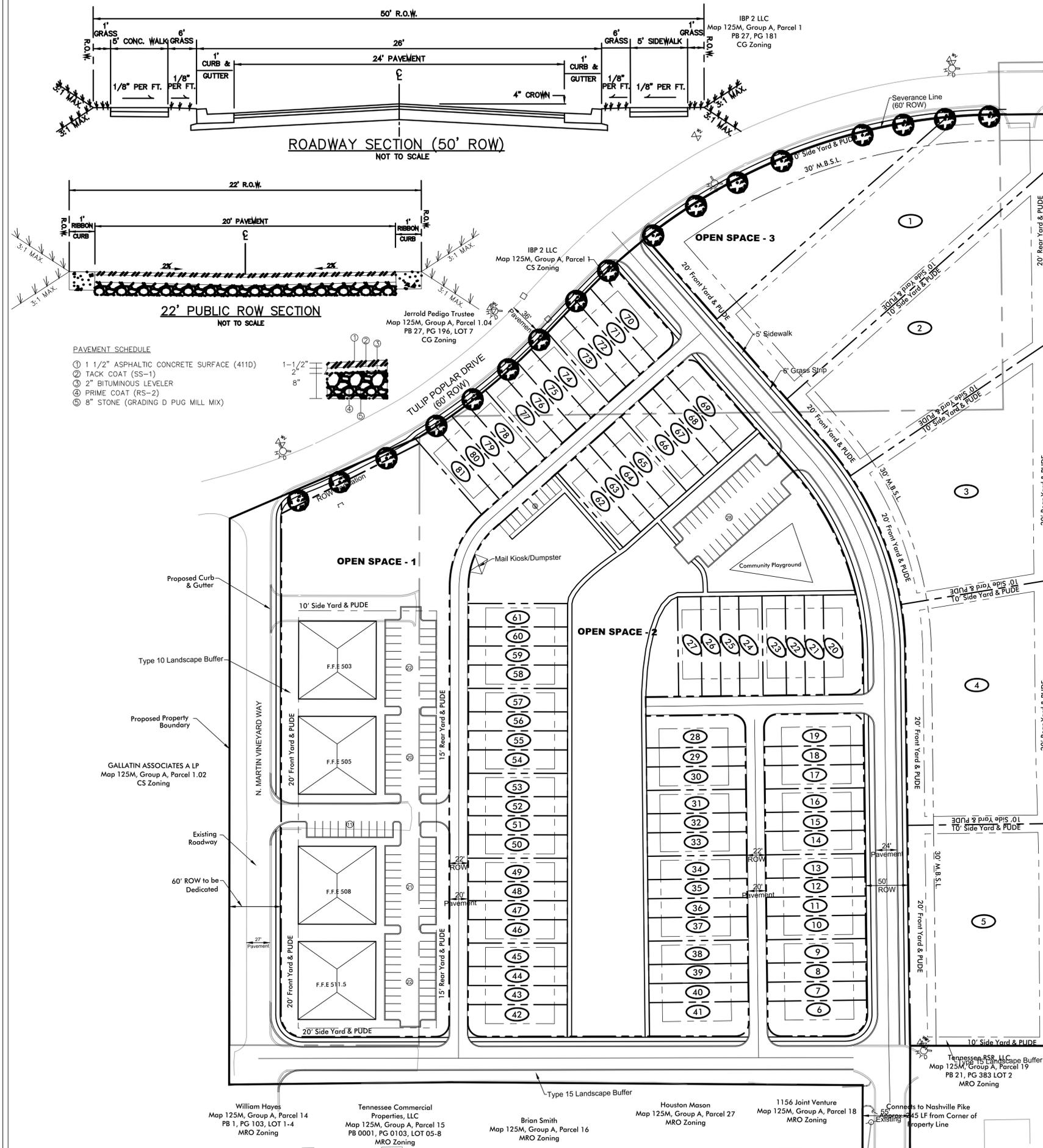
Residential - 35' Max
Commercial - 35' (May be increased by 1 foot for each additional foot provided for all setbacks.)



Typical Lot Layout (22' Wide Townhomes)



811
Know what's below.
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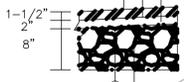


ROADWAY SECTION (50' ROW)
NOT TO SCALE

22' PUBLIC ROW SECTION
NOT TO SCALE

PAVEMENT SCHEDULE

- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
- ② TACK COAT (SS-1)
- ③ 2" BITUMINOUS LEVELER
- ④ PRIME COAT (RS-2)
- ⑤ 8" STONE (GRADING D PUG MILL MIX)



GALLATIN ASSOCIATES A LP
Map 125M, Group A, Parcel 1.02
CS Zoning

William Hayes
Map 125M, Group A, Parcel 14
PB 1, PG 103, LOT 1-4
MRO Zoning

Tennessee Commercial Properties, LLC
Map 125M, Group A, Parcel 15
PB 0001, PG 0103, LOT 05-8
MRO Zoning

Brian Smith
Map 125M, Group A, Parcel 16
MRO Zoning

Houston Mason
Map 125M, Group A, Parcel 27
MRO Zoning

1156 Joint Venture
Map 125M, Group A, Parcel 18
MRO Zoning

Tennessee RSR, LLC
Map 125M, Group A, Parcel 19
PB 21, PG 383 LOT 2
MRO Zoning

Amsouth Bank
Map 125M, Group A, Parcel 20
PB 17-17, PG 385-95 LOT 1-1
CS Zoning

Macfee Raynor Cooper
Map 125M, Group A, Parcel 22.01
PB 20-18, PG 330-154, LOT 1-1
CG Zoning

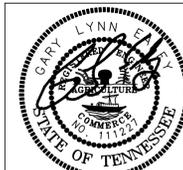
WB Village Green, LLC
Map 125M, Group A, Parcel 21
PB 17-17, PG 385-95 LOT 2-2
MRO (PUD) Zoning

Michael & Melissa Buchanan
Map 125M, Group A, Parcel 22
PB 20, PG 396, LOT 1
CG Zoning

IBP 2 LLC
Map 125M, Group A, Parcel 1
CS Zoning

IBP 2 LLC
Map 125M, Group A, Parcel 1
PB 27, PG 181
CG Zoning

Jerrold Pedigo Trustee
Map 125M, Group A, Parcel 1.04
PB 27, PG 196, LOT 7
CG Zoning



11/10/16



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TAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND 1.02 GALLATIN, SUMNER COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES - PLAN DATE: NOVEMBER 10, 2016

- A NONE
- B NONE
- C NONE
- D NONE

GRADING AND DRAINAGE PLAN C3.0

