



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

**Monday, October 27, 2014**  
**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 that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: September 22, 2014 Regular Meeting**
- **Public comments on Consent Agenda items**

**CONSENT AGENDA**

1. **GMRPC Resolution No. 2014-91** **PC0240-14**  
**SURETY RENEWALS**  
**CITY OF GALLATIN**

APPROVAL OF THE SUBMITTED SURETY RENEWALS FOR 2014.

3. **GMRPC Resolution No. 2014-93** **PC0342-14**  
**FOX, RONNIE - ADDITION**  
**ROGERS ENGINEERING GROUP**

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN (FMDP) FOR FINANCIAL PARTNERS GROUP, LLC BUILDING (RONNIE FOX) TO CONSTRUCT A 912.6 SQUARE FOOT ADDITION ON A .89 (+/-) ACRE LOT LOCATED AT 607 COMMONS DRIVE.

**REGULAR AGENDA**

2. **GMRPC Resolution No. 2014-92** **PC0358-14**  
**CUMBERLAND PLACE NORTH, SECTION 1**  
**JASON E. JARRETT**

DISCUSSION OF SUBDIVISION SURETY AND COMPLETION OF ROADWAY AND DRAINAGE INFRASTRUCTURE IN CUMBERLAND PLACE NORTH, SECTION 1.

4. **GMRPC Resolution No. 2014-87** **PC0345-14**  
**TWIN EAGLES PH. 10, 11A & 12A - REVISED LANDSCAPE BUFFERYARD PLAN**  
**ROGERS ENGINEERING GROUP**

OWNER AND APPLICANT REQUESTS APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 10, PHASE 11 AND PHASE 12 ON 27.03 (+/-) ACRES AND AMEND THE FINAL MASTER DEVELOPMENT PLAN FOR TWIN

EAGLES, PHASE 10, PHASE 11, SECTION A AND PHASE 12, SECTION A, TO REVISE THE LANDSCAPE REAR BUFFERYARD PLAN, LOCATED ON BEACON STREET.

5. **GMRPC Resolution No. 2014-94  
CARELLTON COMMERCIAL  
DEWEY-ESTES ENGINEERING**

**PC0346-14**

DEFERRED

6. **OTHER BUSINESS**
7. **MOVE TO ADJOURN**

MINUTES OF THE GALLATIN  
MUNICIPAL-REGIONAL PLANNING COMMISSION  
MEETING

September 22, 2014

MEMBERS PRESENT

Dick Dempsey, Chair  
James Robert Ramsey, Vice Chair  
Johnny Wilson, Secretary  
Vice Mayor John D. Alexander  
Dr. Richard Orgain  
Shirlene Campbell, Mayor's Designee  
John Puryear

STAFF PRESENT

Bill McCord, Director of Planning  
Kevin Chastine, Planner II  
Robert Kalisz, Planner II  
Denise Brown, Planner I  
Brad Simpson, Engineering Project Manager  
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Josh Cross, *Gallatin News Examiner*  
Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, September 22, 2014, 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.

Vice Mayor Alexander led the opening prayer and Chair Dempsey led the Pledge of Allegiance. Ms. Mudrak called the roll.

Approve Prior Minutes

Mr. Wilson motioned to approve the August 11, 2014 Planning Commission Work Session, August 28, 2014 Planning Commission Regular Meeting, and the September 8, 2014 Planning Commission Work Session minutes. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Public Comment on Consent Agenda Items

Chair Dempsey opened public comment on consent agenda items. Chair Dempsey asked if anyone in the audience requested to comment on any item on the consent agenda. No one came forward to speak. Chair Dempsey asked if any owner or applicant requested to remove any item from the consent agenda. No owner or applicant/representative requested to remove any item from the consent agenda. Chair Dempsey asked if any Planning Commission member requested to remove any item from the consent

agenda. No member requested to remove any item from the consent agenda; therefore, Chair Dempsey motioned to approve the consent agenda. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

### Consent Agenda

#### 1. GMRPC Resolution No. 2014-81 – PC0240-14 – Surety Renewals – City of Gallatin – Applicant requests approval of the following submitted surety renewals for 2014:

- Cottages at Last Plantation: PC File #8-7-03 site surety one (1) year renewal and extension for \$30,500.
- Kennesaw Farms, Phase 2; PC File #8-63-04 site surety one (1) year renewal and extension for \$37,400.
- Kennesaw Farms, Phases 3 & 4; PC File #8-38-05 site surety one (1) year renewal and extension for \$33,500.
- Kennesaw Farms Core Commercial; PC File #8-35-06 site surety one (1) year renewal and extension for \$212,850.
- Foxland Crossing, Phases 1 & 2; PC0011-12 site surety one (1) year renewal and extension for \$90,000.
- Green Farms, Phase 1, Section & Phase 1, Section 2; PC9990-12 site surety one (1) year renewal and extension for \$12,450.
- Ray Estates; PC0180-13 site surety one (1) year renewal and extension for \$18,000.
- Estates of Fairway Heights, Phase 2; PC9764-11 subdivision surety one (1) year renewal and extension for \$4,320.
- Foxland, Phase 9, Section 4A; PC0052-12 subdivision surety one (1) year renewal and extension for \$51,000.
- Kennesaw Farms, Phase 1 Commercial; PC File #1-11-10C subdivision surety one (1) year renewal and extension for \$33,000.
- Kennesaw Farms, Phase 1; PC File #1-44-04C subdivision surety one (1) year renewal and extension for \$357,000.
- Kennesaw Farms, Phase 2; PC File #1-33-05C subdivision surety one (1) year renewal and extension for \$301,000.
- Kennesaw Farms, Phase 3, Section1; PC File #1-11-06C subdivision surety one (1) year renewal and extension for \$106,000.
- Kennesaw Farms, Phase 3, Section 2; PC File #1-34-06C subdivision surety one (1) year renewal and extension for \$141,000.
- Kennesaw Farms, Phase 4, Section 1; PC File #1-18-06C subdivision surety one (1) year renewal and extension for \$63,000.
- Kennesaw Farms, Phase 4, Section 2A; PC File #1-2-10C subdivision surety one (1) year renewal and extension for \$104,000.
- Albion Downs/Albion Estates; PC File #1-13-03C subdivision surety one (1) year renewal and extension for \$87,000.
- Foxland Crossing Subdivision; PC0024-12 subdivision surety one (1) year renewal and extension for \$130,000.

- Ray Estates; PC0182-13 subdivision surety one (1) year renewal and extension for \$132,000.
- Martins Vineyard, Section 2; PC0169-13 maintenance surety one (1) year renewal and extension for \$32,000.
- Martins Vineyard, Sections 3 & 4; PC0170-13 maintenance surety one (1) year renewal and extension or \$45,000.

This item was approved by consent agenda.

2. GMRPC Resolution No. 2014-86 – PC0321-14 – Final Plat for Kennesaw Farms, Phase 5, Section 2 – Cherry Land Surveying, Inc. – Owner and applicant request approval of a Final Plat for Kennesaw, Phase 5, Section 2, a major subdivision, to create one (1) lot, and extend two (2) existing public rights-of-way on 11.027 (+/-) acres located north of Thorne Boulevard.

This item was approved by consent agenda with the following conditions:

1. Extend public rights-of-way for Thorne Boulevard to western property line.
2. Proposed Throne Boulevard and South McMahan intersection does not match approved FMDP submittal. Revise plat to match proposed construction plans.
3. Submit detailed water and sanitary sewer plans for installations for South McMahan Drive.

3. GMRPC Resolution No. 2014-82 – PC0324-14 – Minor Amendment to the Preliminary Master Development Plan and Approval of a Final Master Development Plan for Kennesaw Farms, Phase 1, Lot 7 – Retail Development – Perry Engineering, LLC – Applicant and owner request approval of a minor amendment to the Kennesaw Farms Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Phase 1, Lot 7 Retail Development to construct a 12,060 square foot multi-tenant building on 1.415 (+/-) acres, located at 1650 Nashville Pike.

This item was approved by consent agenda with the following conditions:

1. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
2. The alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.040.100.C.
3. Label the location of the landscape earth berm along Nashville Pike on the Amended PMDP/FMDP.
4. Correct the city limits in vicinity maps.
5. List the height of the proposed building (27 feet, 11 inches) in the site data table on Sheet C-0.1.
6. Correct the zoning label on sheet C-1.0 from “MW” to “MU”.
7. Correct the Type 15 Bufferyard to Alternative Type 15 Bufferyard on sheet C-2.1 for the east and west sides of the property (shared driveways).
8. Correct the Type 15 Bufferyard to Alternative Type 15 Bufferyard on sheet L-1.1 for the north and west sides of the property.
9. Revise the photometric plan in order to comply with the Gallatin G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference.

10. Provide the required cross access easements and the two (2) shared driveway connections for Lot 7.
11. Relocate the sidewalk along Nashville Pike to a minimum of ten (10) feet from edge of pavement or extend the curb and gutter along Nashville Pike.
12. Remove the proposed stormwater infrastructure from access easement and relocate within property boundary.
13. Provide a separate stormwater drainage calculations (detailing pre-construction and post-construction), and design details and performance specifications for all water quality features to be installed, signed and sealed by a professional engineer.
14. Provide a copy of a recorded Stormwater Maintenance Agreement for this site.
15. The owner/developer of the multi-tenant building shall submit a Master Signage Package, including details on the monument multi-tenant sign for the property, which shall comply with the sample renderings of the Kennesaw Farms Design Guidelines and well as G.Z.O., Section 13.07, Sign Regulations and obtain sign permits prior to the installation of any signage on site.
16. The final tenants of the building shall submit a Master Signage Package, including details on all the permanent signs on the property, which shall comply with the sample renderings for the Kennesaw Farms Design Guidelines as well as G.Z.O., Section 13.07, Sign Regulation and obtains sign permits prior to the installation of any signage on site.
17. Submit water and sanitary sewer service plans to the Gallatin Department of Public Utilities for review and approval.
18. Submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.
19. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department.

4. GMRPC Resolution No. 2014-77 – PC0328-14 – Final Master Development Plan for Miracle Ford Dealership – Bruce Rainey & Associates – Owner and applicant request approval of a Final Master Development Plan (PMDP) for the Miracle Ford Dealership to construct a 30,900 square foot building for vehicular, craft, and related equipment sales and rental on 10.95 (+/-) acres located at 1394 Nashville Pike.

This item was approved by consent agenda with the following conditions:

1. Planning Commission determined that the proposed alternative architectural elevations meet the requirements in Section 13.08.010D of the Gallatin Zoning Ordinance.
2. Planning Commission determined that the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Provide a detailed tree survey for the existing mature trees located along the north (GAP Warehouse side) property line.
4. Provide details of the screening for the mechanical units
5. Provide details on the proposed type of lighting fixtures to be installed in the parking/display area and on the building.
6. Provide a copy of recorded Stormwater Inspection and Maintenance Agreement prior to issuance of Land Disturbance Permit.

7. Provide sidewalk along southern access to property boundary and Nashville Pike (Highway 31E) right-of-way to allow future connection.
8. Provide signing and markings to control traffic flow at intersection. Allow vehicles inbound from Nashville Pike (highway 31E) to proceed without stopping.
9. Provide Drainage Calculations.
10. Provide Erosion Prevention and Sediment Control Plan.
11. Provide details and specify rip-rap apron at outlets A21 and F1 per TDOT EC-STR-21 "Permanent Rip-Rap Basin Energy Dissipater".
12. Provide details and specify energy dissipating headwalls at outlets A1 and F1.
13. Relocate interior pond outlet structure(s) to provide adequate detention and prevent pool bypass.
14. Provide slope stabilization at termination of frontage road on northern property line.
15. During construction, access to the site shall be provided for all emergency vehicles per Section 1410 of the International Fire Code: Access for Firefighting.
16. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval.
17. Provide a detailed sign package illustrating wall mounted signs, freestanding ground signs, directional, etc. for review and approval by the Planning Department. A sign permit shall be required prior to the construction of any signage on site.
18. Provide a site surety for site improvements per Article 15.00 Administration and Enforcement, Section 15.03.080 Surety Required of the Gallatin Zoning Ordinance, in the amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
19. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Final Master Development Plan to the Planning Department.

5. GMRPC Resolution No. 2014-80 – PC0336-14 – Revised Final Master Development plan for Foxland, Phase 7, Sections 2-4 – Dewey-Estes Engineering – Owner and applicant request approval of a minor amendment to the Foxland Preliminary Master Development Plan and approval of a revised Final Master Development Plan for Foxland Sections 2-4, containing 39 lots and four (4) open space tracts, on 12.66 (+/-) acres, located on Vinings Boulevard.

This item was approved by consent agenda with the following conditions:

1. The proposed changes are considered a minor amendment to the approved Preliminary Master Development Plan.
2. The alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval, and is approved as submitted.
3. The side yard exception is approved at five (5) feet as shown.
4. A site surety for the entry feature landscaping, in an amount to be determined by the applicant and approved by the Planning Department, shall be submitted prior to the recording of the Final Plat for Foxland, Phase 7, Section 4.
5. The applicant shall work with the Engineering Division to determine the appropriate number of chicanes and their optimal locations on Vinings Boulevard to the satisfaction of the City Engineer.

6. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan and Revised Final Master Development Plan to the Planning Department, if required by the Engineering Division, to show new locations of chicanes on Vinings Boulevard.

6. GMRPC Resolution No. 2014-79 – PC0337-14 – Preliminary Plat for Foxland Phase 7, Section 2 – Dewey-Estes Engineering – Owner and applicant request approval of a Preliminary Plat fo Foxland, Phase 7, Section 2, a major subdivision, to create 17 One-Family Detached Dwelling Lots, and Two (2) open space tracts on 5.59 (+/-) acres, located on Vinings Boulevard.

This item was approved by consent agenda with the following conditions:

1. Preliminary Plat is subject to approval of the minor amendment to Foxland PMDP/FMDP, Ph. 7, Sec. 2-4
2. Correct tax map and parcel numbers for adjoining property owners in Lori Lee Estates by adding the “group” letter.
3. Correct spelling of adjoining property owner(s) names on lots 117 and 118 of Lori Lee Estates.
4. Correct tax map and parcel number of Foxland, Phase. 7, section 3 by removing the “J” from the tax map number.
5. Revise setback note in Project Summary to state, Foxland, Ph. 7, Sec. 2-4.
6. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit copy of utility surety to the Planning Department, if required by White House Utility District, prior to the issuance of any building permits for Phase 7, Section 2.
7. The applicant shall provide fire separation/protection design for buildings which meet the adopted building code to the Gallatin Building Dept.
8. The Foxland, Phase 7, Section 2 Final Plat shall be recorded prior to the issuance of any building permits in Section 2.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

7. GMRPC Resolution No. 2014-84 – PC0338-14 – Preliminary Plat for Retreat at Fairvue – Phase 1, Section 2 – Dewey-Estes Engineering – Owner and applicant requests approval of a preliminary plat for the Retreat at Fairvue, Phase 1, Section 1, a major subdivision, to create 16 Multi-Family Family Lots and extend three (3) existing public rights-of-way, on 3.80 (+/-) acres, located on Chloe Drive east of Carnaby Drive and Chesham Drive.

This item was approved by consent agenda with the following conditions:

1. Label Commons Area Tracts and identify use, size, and maintenance responsibility, (i.e. parking along Winslow Court and Glennister Court).
2. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
3. Provide to Codes Department fire separation/protection design for buildings that meets currently adopted building code.

4. 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.

8. GMRPC Resolution No. 2014-85 – PC0339-14 – Preliminary Plat for Carellton – Phase 2-A – Dewey-Estes Engineering – Owner and applicant requests approval of a preliminary plat for Carellton Phase 2-A, to create 40 Single-Family Lots, two (2) public rights-of-way, extend two (2) existing public rights-of-way, and create two (2) open space tracts on 10.73 (+/-) acres, located north of Whitestone Lane.

This item was approved by consent agenda with the following conditions:

1. All stormwater facilities shall comply with the current stormwater ordinance standards.
2. Public Utility and Drainage Easements shown are variance from the Gallatin Subdivision Regulations.

9. GMRPC Resolution No. 2014-83 – PC0335-14 – Site Plan for GKN Hoeganaes Executive Office Building – Rogers Engineering Group – Owner and applicant requests approval of a site plan to construct a 20,575 square foot executive office building for GKN Hoeganaes Corporation containing 76.735 (+/-) acres, zoned Industrial General (IG), located at 1315 Airport Road.

Mr. Robert Kalisz, Planner II, presented the staff report and gave a brief history of GKN Hoeganaes prior approvals. The applicant is requesting approval of a site plan to construct an executive office building in the front of the property and a new parking area in front of the proposed office building. The existing parking lot located in front of the existing office building, would be removed and the new office building would be connected to the existing office building by a hallway.

Mr. Kalisz said previously the parking requirements were based on total employees on the largest shift of operation of one (1) space per employee. The site plan indicates 190 day shift employees, including office employees, and 70 night shift employees for a total of 260 employees. The site plan indicates 300 estimated total employees for future growth. Based on this calculation, 190 regular parking spaces are required and 302 total parking spaces, including nine (9) disabled permit parking spaces, are shown on the site plan.

Mr. Kalisz said staff recommends the Planning Commission approve Resolution 2014-83 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Brad Simpson, Engineering Project Manager, if there were any engineering concerns with the project. Mr. Simpson said there are no engineering concerns but the Engineering Department requests more detail on possible stormwater run-off issues related to the Geothermal drilling process. In addition Engineering will notify the owner/applicant that TDOT is widening Airport Road; however, TDOT has not indicated a need for additional right-of-way.

Mr. Andy Leath, with Rogers Engineering Group, representing the owner/applicant, said he is in agreement with all comments.

Dr. Orgain asked about the previous parking problem and the need to accommodate growth. Mr. Kalisz said staff is comfortable with the proposed parking.

Mr. Wilson motioned to approve Resolution 2014-83 with the following conditions:

1. Provide plan and/or details describing construction measures to be taken for handling water generated during well drilling for the Geothermal Field to prevent erosion and control sedimentation.
2. Submit a detailed sign package for the wall mounted signs for review and approval by the Planning Department. A sign permit shall be required prior to the construction of any signage on site.
3. Submit a site surety for site improvements per Article 15.00 *Administration and Enforcement*, Section 15.03.080, *Sureties Required*, of the Gallatin Zoning Ordinance in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
4. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

Chair Dempsey seconded the motion and the motion passed by unanimous vote.

#### 10. Other Business

There was no other business to discuss.

#### 11. Move to Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 5:30 P.M.

Respectfully submitted:

---

Marianne Mudrak, Board Secretary

Approve:

---

Dick Dempsey, Chair

---

Johnny Wilson, Secretary



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

**Monday, September 22, 2014**  
**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 that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- Call to Order
- Invocation
- Pledge of Allegiance
- Roll Call
- Approval of Prior Minutes: August 11, 2014 Work Session, August 25, 2014 Regular Meeting and September 8, 2014 Work Session
- Public comments on Consent Agenda items

**CONSENT AGENDA**

- |           |  |                  |
|-----------|--|------------------|
| <b>1.</b> | <b>GMRPC Resolution No. 2014-81</b><br><b>SURETY RENEWALS</b><br><b>CITY OF GALLATIN</b>   | <b>PC0240-14</b> |
|           | APPLICANT REQUESTS APPROVAL OF THE SUBMITTED SURETY RENEWALS FOR 2014.   |                  |
| <b>2.</b> | <b>GMRPC Resolution No. 2014-86</b><br><b>FINAL PLAT FOR KENNESAW FARMS, PHASE 5, SECTION 2</b><br><b>CHERRY LAND SURVEYING, INC.</b>  | <b>PC0321-14</b> |
|           | OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR KENNESAW, PHASE 5, SECTION 2, A MAJOR SUBDIVISION, TO CREATE ONE (1) LOT, AND EXTEND TWO (2) EXISTING PUBLIC RIGHTS-OF-WAY ON 11.027 (+/-) ACRES LOCATED NORTH OF THORNE BOULEVARD.   |                  |
| <b>3.</b> | <b>GMRPC Resolution No. 2014-82</b><br><b>MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN</b><br><b>AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR KENNESAW FARMS,</b><br><b>PHASE 1, LOT 7 - RETAIL DEVELOPMENT</b><br><b>PERRY ENGINEERING, LLC</b>  | <b>PC0324-14</b> |
|           | APPLICANT AND OWNER REQUEST APPROVAL OF A MINOR AMENDMENT TO THE KENNESAW FARMS PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KENNESAW FARMS PHASE 1, LOT 7 RETAIL DEVELOPMENT TO CONSTRUCT A 12,060 SQUARE FOOT MULTI-TENANT BUILDING ON 1.415 (+/-) ACRES, LOCATED AT 1650 NASHVILLE PIKE. |                  |
| <b>4.</b> | <b>GMRPC Resolution No. 2014-77</b><br><b>FINAL MASTER DEVELOPMENT PLAN FOR MIRACLE FORD DEALERSHIP</b><br><b>BRUCE RAINEY &amp; ASSOCIATES</b>  | <b>PC0328-14</b> |

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN (PMDP) FOR THE MIRACLE FORD DEALERSHIP TO CONSTRUCT A 30,900 SQUARE FOOT BUILDING FOR VEHICULAR, CRAFT, AND RELATED EQUIPMENT SALES AND RENTAL ON 10.95 (+/-) ACRES LOCATED AT 1394 NASHVILLE PIKE.

5. **GMRPC Resolution No. 2014-80** **PC0336-14**  
**REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2-4**  
**DEWEY-ESTES ENGINEERING**

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2-4, CONTAINING 39 LOTS AND FOUR (4) OPEN SPACE TRACTS, ON 12.66 (+/-) ACRES, LOCATED ON VININGS BOULEVARD.

6. **GMRPC Resolution No. 2014-79** **PC0337-14**  
**PRELIMINARY PLAT FOR FOXLAND PHASE 7, SECTION 2**  
**DEWEY-ESTES ENGINEERING**

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND, PHASE 7, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 17 ONE-FAMILY DETACHED DWELLING LOTS, AND TWO (2) OPEN SPACE TRACTS ON 5.59 (+/-) ACRES, LOCATED ON VININGS BLVD.

7. **GMRPC Resolution No. 2014-84** **PC0338-14**  
**PRELIMINARY PLAT FOR RETREAT AT FAIRVUE - PHASE 1, SECTION 2**  
**DEWEY-ESTES ENGINEERING**

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE PHASE 1, SECTION 1, A MAJOR SUBDIVISION, TO CREATE 16 MULTI-FAMILY FAMILY LOTS, AND EXTEND THREE (3) EXISTING PUBLIC RIGHTS-OF-WAY, ON 3.80 (+/-) ACRES, LOCATED ON CHLOE DRIVE EAST OF CARNABY DRIVE AND CHESHAM DRIVE.

8. **GMRPC Resolution No. 2014-85** **PC0339-14**  
**PRELIMINARY PLAT FOR CARELLTON - PHASE 2-A**  
**DEWEY-ESTES ENGINEERING**

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 2-A, TO CREATE 40 SINGLE-FAMILY LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, EXTEND TWO (2) EXISTING PUBLIC RIGHTS-OF-WAY, AND CREATE TWO (2) OPEN SPACE TRACTS ON 10.73 (+/-) ACRES, LOCATED NORTH OF WHITESTONE LANE.

#### REGULAR AGENDA

9. **GMRPC Resolution No. 2014-83** **PC0335-14**  
**SITE PLAN FOR GKN HOEGANAES EXECUTIVE OFFICE BUILDING**  
**ROGERS ENGINEERING GROUP**

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 20,575 SQUARE FOOT EXECUTIVE OFFICE BUILDING FOR GKN HOEGANAES CORPORATION CONTAINING 76.735 (+/-) ACRES, ZONED INDUSTRIAL GENERAL (IG), LOCATED AT 1315 AIRPORT ROAD.

10. **OTHER BUSINESS**  
11. **MOVE TO ADJOURN**

# ITEM 1

GMRPC Resolution No. 2014-91

**A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR NHC PLACE SUMNER, PH. 1 & 2; PC9910-11 (SITE) – FOXLAND, PH. 7, SEC. 2; PC0151-13 (LDP) – (PC0240-14)**

**WHEREAS**, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one (1) year renewal and extension of the performance sureties for NHC Place Sumner, Ph. 1 & 2; PC9910-11 (Site) and Foxland, Ph. 7, Sec. 2; PC0151-13 (LDP) submitted by the applicant, City of Gallatin, at its regular meeting on October 27, 2014; and;

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

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

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

1. It has been determined that the renewal and extension of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance sureties to the detriment of the general public.

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

- NHC Place Sumner, Ph. 1 & 2; PC9910-11 Site surety one (1) year renewal and extension for \$496,000.
- Foxland, Ph. 7, Sec. 2; PC0151-13 Land Disturbance Permit surety one (1) year renewal and extension for \$24,000.

**ITEM 1**

**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: 10/27/14

\_\_\_\_\_  
Dick Dempsey, Chairman

\_\_\_\_\_  
Johnny Wilson, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Susan High-McAuley  
City Attorney

# ITEM 3

GMRPC Resolution No. 2014-93

**A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN FOR PARTNERS GROUP, LLC (RONNIE FOX) TO CONSTRUCT A 912.6 SQUARE FOOT ADDITION ON A .89 (+/-) ACRE LOT LOCATED AT 607 COMMONS DRIVE (PC0342-14).**

**WHEREAS**, a Final Master Development Plan for Commons Lot -1K was approved on March 24, 1997 (PC File# 8-6-97) for a 2,946 square foot building at 607 Commons Drive; and

**WHEREAS**, the applicant has submitted an application for a Final Master Development Plan consistent with Section 12.02.030 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 Engineering Group, at its regular meeting on October 27, 2014; and

**WHEREAS**, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, in the Final Master Development Plan, 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. §13-3-104; §13-4-103; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Amended 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 Commercial Corridor Character Area Category.
2. The proposed amended Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office – Planned Unit Development (MRO-PUD) zone district and complies to the Final Master Development Plan for The Commons – Lot 1-K approved on March 24, 1997 with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said planned unit development.
3. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.

5. 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.
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 GMRPC Resolution 2014-93, an amendment to the Final Master Development Plan for a building addition at 607 Commons Drive, consisting of a two (2) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 14-038 and dated September 24, 2014, with a final revision date of October 7, 2014, with the following conditions:

1. Correct the property zoning within the Site Data Table to MRO-PUD (Multiple Residential and Office – Planned Unit Development)
2. Correct the property zoning on the adjacent property south of the project from C-4 to MRO-PUD.
3. Submit three (3) corrected and folded half-size copies, of the Final Master Development Plan 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: 10/27/14

---

Dick Dempsey, Chairman

---

Johnny Wilson, Secretary

APPROVED AS TO FORM:

---

Susan High-McAuley  
City Attorney

## ITEM 3



### PLANNING DEPARTMENT STAFF REPORT

Final Master Development Plan Amendment for Building Addition at  
607 Commons Drive  
(PC03342-14)  
607 Commons Drive  
Date: October 20, 2014

---

**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN (FMDP) FOR FINANCIAL PARTNERS GROUP, LLC BUILDING (RONNIE FOX) TO CONSTRUCT A 912.6 SQUARE FOOT ADDITION ON A .89 (+/-) ACRE LOT LOCATED AT 607 COMMONS DRIVE.

**OWNER:** RONNIE FOX  
**APPLICANT:** ROGERS ENGINEERING, INC. (RICHARD JONES, P.E.)  
**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS  
**STAFF CONTACT:** KEVIN CHASTINE  
**PLANNING COMMISSION DATE:** OCTOBER 27, 2014

---

**PROPERTY OVERVIEW:** The owner and applicant are requesting approval of an amendment to the Final Master Development Plan (FMDP) for Financial Partners Group, LLC Building, to construct a 912.6 square foot addition onto the existing 2,946 square foot building on a .89 (+/-) acre lot, located at 607 Commons Drive. (Attachment 3-1) The amended FMDP illustrates the site layout, parking and landscaping, grading, and architectural elevations. The project includes an addition to the rear of an existing office building which houses the applicant's business. The existing use is Financial, Consulting, and Administrative and will remain the same with this project. Financial, Consulting, and Administrative is a permitted use in the Multiple Residential and Office – Planned Unit Development (MRO-PUD) zone district. (Attachment 3-5)

#### CASE BACKGROUND:

##### *Previous Approvals and Project History*

At the March 24, 1997 meeting, the Planning Commission approved a site plan for a 2,946 square foot office building (PC File# 8-6-97) for a financial, consulting, and administrative use. The site plan was for the existing building and company located at 607 Commons Drive. The existing building at 607 Commons Drive is located on Lot 1-K of the Commons – P.U.D. Final Plat (PC File# 1-5-97C) (P.B. 16 Pg. 217). (Attachment 3-4)

At the April 26, 1999 meeting, the Planning Commission approved changes to the original site plan in regards to the sign location and plant material types (PC File# 8-19-99).

## DISCUSSION:

### ***Natural Features of the Site***

The natural topography of the lot slopes from the highest point of elevation (524') located at the northwest corner of the property, with a steady and even decline, towards the lowest point of elevation (507') located along the southeastern property boundary.

There are existing mature trees located along the perimeter of the northern, southern, and eastern property lines, which were installed as part of the original bufferyard plan. All but one (1) of these existing mature trees will remain along both the northern, southern, and eastern property lines. Two (2) cherry trees will be removed to accommodate the building addition. Based on FEMA FIRM Panel No. 47165C0314G, no portion of this property is located within a flood hazard area.

### ***Adjacent Development and Zoning***

The adjacent area to the north and west of 607 Commons Drive are established medical offices. To the east (across Hancock Street) is an existing mini-warehouse development. To the south is a vacant lot. All adjacent property is zoned Multiple Residential and Office – Planned Unit Development (MRO-PUD).

### ***Access***

There is one (1) existing share access point off of Commons Drive for this development and the adjacent medical office. No changes to the existing access or additional access points are proposed as part of this FMDP amendment.

### ***Buildings and Architectural Elevations***

The existing building at 607 Commons Drive is a one (1) story symmetrical building with a hipped roof with 100 percent red brick. The east elevation of the building has three (3) windows distributed symmetrically within the elevation. The proposed addition will be located off of the rear elevation, at the southeast corner of the building and will continue the 100 percent brick elevation and the window design and placement to match the existing building.

The architectural elevations for the building match the existing building; therefore the proposed architecture meets the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A. (Attachment 3-2)

### ***Bufferyard and Landscaping***

The original site plan for the existing office building (PC File# 8-6-97) shows bufferyards and landscaping that was installed and remains in place today. All of the existing bufferyard and landscaping material will remain as it exists, except that two (2) cherry trees will be removed to accommodate the addition.

The applicant is proposing to replicate the existing landscaping design along the eastern and southern edge of the proposed addition office building to match the existing landscaping. The proposed landscape plan consists of four (4) crape myrtle trees, two (2) holy bushes, and 14 flowering shrubs to match the existing landscape. Additionally, five (5) burning bush shrubs will be installed to screen the relocated mechanical equipment.

***Parking***

The financial, consulting, and administrative use requires one (1) space per 300 square feet of gross area. Based on this ratio, the 3,859 square foot building is required to provide 13 parking spaces with one (1) handicap accessible space. The amended FMDP indicates 22 existing parking spaces, which includes one (1) handicap accessible space. The applicant is not proposing any additional parking spaces. The total parking spaces exceeds the minimum number of required regular parking spaces, including handicap accessible parking requirements, for the use per G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

***Drainage and Retention***

There is an existing pond inlet located at the southeast corner of the property. The additional stormwater runoff will be channeled to this existing pond inlet. No additional stormwater infrastructure is required to be installed or existing systems upsized.

***Mechanical Equipment Screening***

The mechanical equipment is currently located along the rear elevation of the building and will be relocated to construct the addition. All mechanical equipment will be shielded from the view from Commons Drive and Hancock Street by the building addition and by the installation of five (5) burning bush shrubs.

***Photometric Plan and Lighting Fixtures***

The owner and applicant are not proposing any additional lighting beyond what is currently installed on the site.

***Signage***

The owner and applicant are not proposing additional signage beyond the signage currently approved for and installed on the site.

***Planning Department Comments***

The Planning Department reviewed and commented on the proposed amendment to the Final Master Development Plan. The applicant satisfactorily addressed the Planning Department comments; however the applicant shall amend the FMDP and provide documents as indicated below:

***Engineering Division Comments***

The Engineering Division reviewed and commented on the proposed amendment to the Final Master Development Plan. All of the Engineering Division comments have been satisfied.

***Other Departmental Comments***

The other City Departments reviewed and commended on the proposed amendment to the Final Master Development Plan. All of the Other Departmental comments have been satisfied.

**FINDINGS:**

1. The Amended 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 Commercial Corridor Character Area Category.
2. The proposed amended Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office – Planned Unit Development (MRO-PUD) zone district and complies to the Final Master Development Plan for The Commons – Lot 1-K approved on March 24, 1997 with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said planned unit development.
3. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. 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.
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 2014-93, approval of an amendment to the Final Master Development Plan for a building addition at 607 Commons Drive, consisting of a two (2) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 14-038 and dated September 24, 2014, with a final revision date of October 7, 2014, with the following conditions:

1. Correct the property zoning within the Site Data Table to MRP-PUD (Commercial)
2. Correct the property zoning on the adjacent property south of the project from C-4 to MRO-PUD.
3. Submit three (3) corrected and folded half-size copies, of the Final Master Development Plan 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 3-1**    **Location Map**
- Attachment 3-2**    **Architectural Photographs of Existing Building**
- Attachment 3-3**    **Copy of Commons – P.U.D. Final Plat**
- Attachment 3-4**    **Ronnie Fox – Addition FMDP**



Prepared By: Kevin Chastine, AICP  
Prepared On: October 22, 2014

## Location Map

Ronnie Fox Addition - 607 Commons Drive  
PC0342-14



ATTACHMENT 3.2



RECEIVED  
OCT 07 2014  
GALLATIN PLANNING  
& ZONING

FRONT VIEW EXISTING BUILDING LOT 1 COMMONS DRIVE

RESUBMITTAL

PC0342-14

ATTACHMENT 3-2



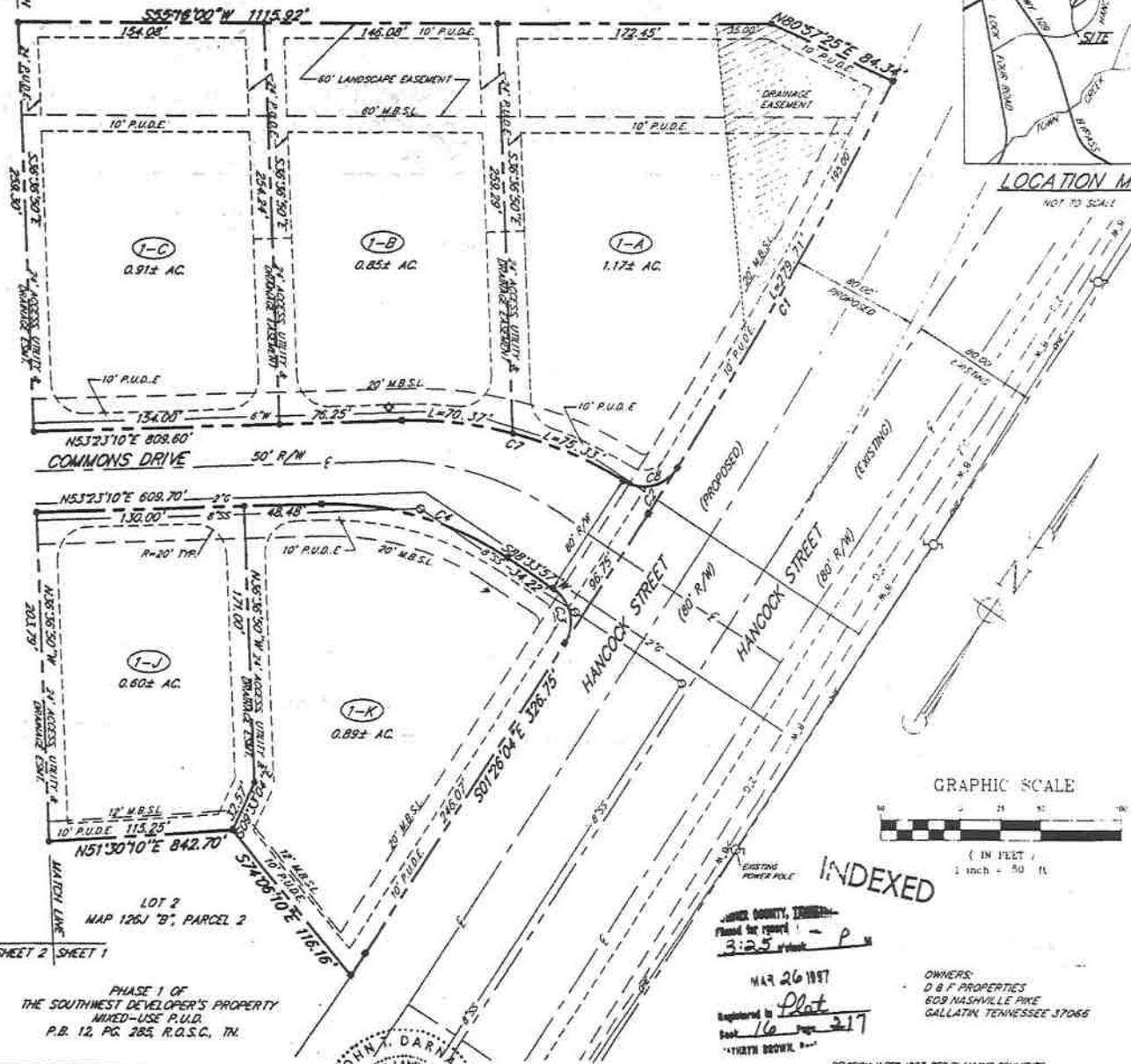
LEFT SIDE VIEW EXISTING BUILDING ADDITION TO CONTINUE LEFT WITH LANDSCAPE TYPICAL

ATTACHMENT 3-3

**SUBJECT'S NOTES**

1. THIS SURVEYOR HAS NOT FURNISHED WITH A TITLE SEARCH OF TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SURVEYED TO THIS SURVEY. THERE MAY BE OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
  2. DEED REFERENCE: R.A. 606, PG. 634, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE.
  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 1, ON TAX MAP 1266 "C".
  4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-391-1111 FOR UNDERGROUND UTILITY LOCATIONS.
  5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
  6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- THIS PROPERTY IS ZONED MRO PUD AS OF THE DATE OF THIS SURVEY
- REARINGS SHOWN ARE BASED ON P.B. 12, PG. 285, PHASE 1 OF THE SOUTHWEST DEVELOPER'S PROPERTY, MIXED-USE P.U.D.
7. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF CHAMBERS FOR LAND SURVEYORS, CHAPTER 0600-1, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
  8. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES LOT 1 ON PHASE 1 OF THE SOUTHWEST DEVELOPER'S PROPERTY, MIXED-USE P.U.D.
  9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47080 0007 B, EFFECTIVE DATE AUGUST 3, 1981, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.

260806



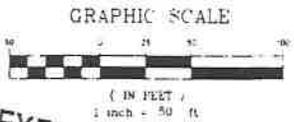
LOCATION MAP  
NOT TO SCALE

**LEGEND**

- PROPERTY OWNERSHIP BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- IRON ROD (1/4")
- IRON ROD (3/8")
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- STORM SEWER

**CURVE TABLE**

NUMBER	RADIUS	DELTA	APC	TANGENT	CHORD	
C1	3480.00	0777.19°	373.18	156.00	S 05°04'53" E	312.87
C2	3480.00	00°46'46"	33.46	16.73	S 07°48'37" E	33.46
C3	25.00	90°00'00"	38.27	25.00	N 48°26'04" W	35.36
C4	200.00	157°0'46"	122.80	63.40	S 20°54'33" W	120.88
C5	350.00	337°17'57"	145.71	74.88	N 20°47'58" E	143.63
C6	25.00	88°59'38"	38.83	24.38	N 42°18'50" E	35.04
C7	1,880.00	02°28'11"	180.7	8.04	S 07°11'58" E	16.07



INDEXED

SUMNER COUNTY, TENNESSEE  
Plat filed for record 3:25  
MAR 26 1997  
Registered in Plat Book 16 page 217  
NORTH BROWN

OWNERS:  
D B F PROPERTIES  
608 NASHVILLE PIKE  
GALLATIN, TENNESSEE 37066

SHEET 2 SHEET 1

PHASE 1 OF  
THE SOUTHWEST DEVELOPER'S PROPERTY  
MIXED-USE P.U.D.  
P.B. 12, PG. 285, R.O.S.C., TN

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**

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

WATER SYSTEM 3-18-97  
SEWER SYSTEM 3-18-97

*David L. Mason*  
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

*David L. Mason*  
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN D.B. 265, PG. 115, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE NEAREST BUILDING RESTRICTION LINES, AND THAT OFFERS OF PREVOICABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

3/11/97  
3/18/97  
3-17-97

*Ronnie C Fox*  
*Jack J. Mason*  
*David R. Mason*

OWNER

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY STIPULATED THEREIN. THE MEASUREMENTS, RECORDING, PLANNING COMMISSION REVIEW, AND THE MONUMENTS HAVE BEEN OR WILL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS IN THESE REGULATIONS.

9-27-96

*David L. Mason*  
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

**CERTIFICATE OF APPROVAL ON BONDING OF UTILITIES**

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT WILL BE PROVIDED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-19-1997

*David L. Mason*  
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

**G.E.D.S., Inc.**  
ENGINEERING - DESIGN - SURVEYING  
401 EAST MAIN STREET GALLATIN, TN 37066  
PH. (615) 452-5205 FAX (615) 280-7568

**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.

3-24-97

*David L. Mason*  
COUNTY PLANNING COMMISSION

REVISION: 11 FEB. 1997, PER PLANNING COMMENTS

**THE COMMONS - P.U.D.**  
FINAL PLAT  
HANCOCK STREET, CITY OF GALLATIN  
3RD. CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 13.356  
A.M.S. OF NEW ROAD = 1,222  
CHASER REDMAN BLDG. PARCEL NO. 1  
SCALE 1" = 50'  
SURVEYOR: G.E.D.S., INC.  
SUMNER COUNTY  
DATE: 9-27-96

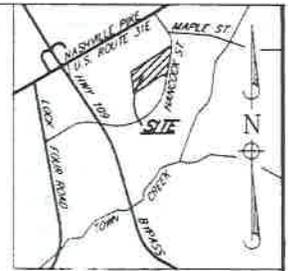
ATTACHMENT 3-3

**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD
C5	25.00	70°31'43"	30.77	17.68	5 18°07'18" W 28.87
C6	50.00	250°31'45"	218.63	70.71	N 71°52'42" W 81.65

MAP 126G 'C', PARCEL 1  
SUMMER CO. BO. OF EDUCATION  
D.B. 265, PG. 100, R.O.S.C., TN.

SHEET 2 SHEET 1



**LOCATION MAP**  
NOT TO SCALE

GRAPHIC SCALE

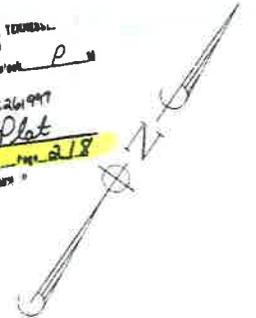


( IN FEET )  
1 inch = 50 ft

**INDEXED**

DADE COUNTY, TENNESSEE  
PLAT FOR RECORD  
3:25 PM P

MAR 26 1997  
INDEXED TO PLAT  
16 MAR 28 1997  
2ND EDITION

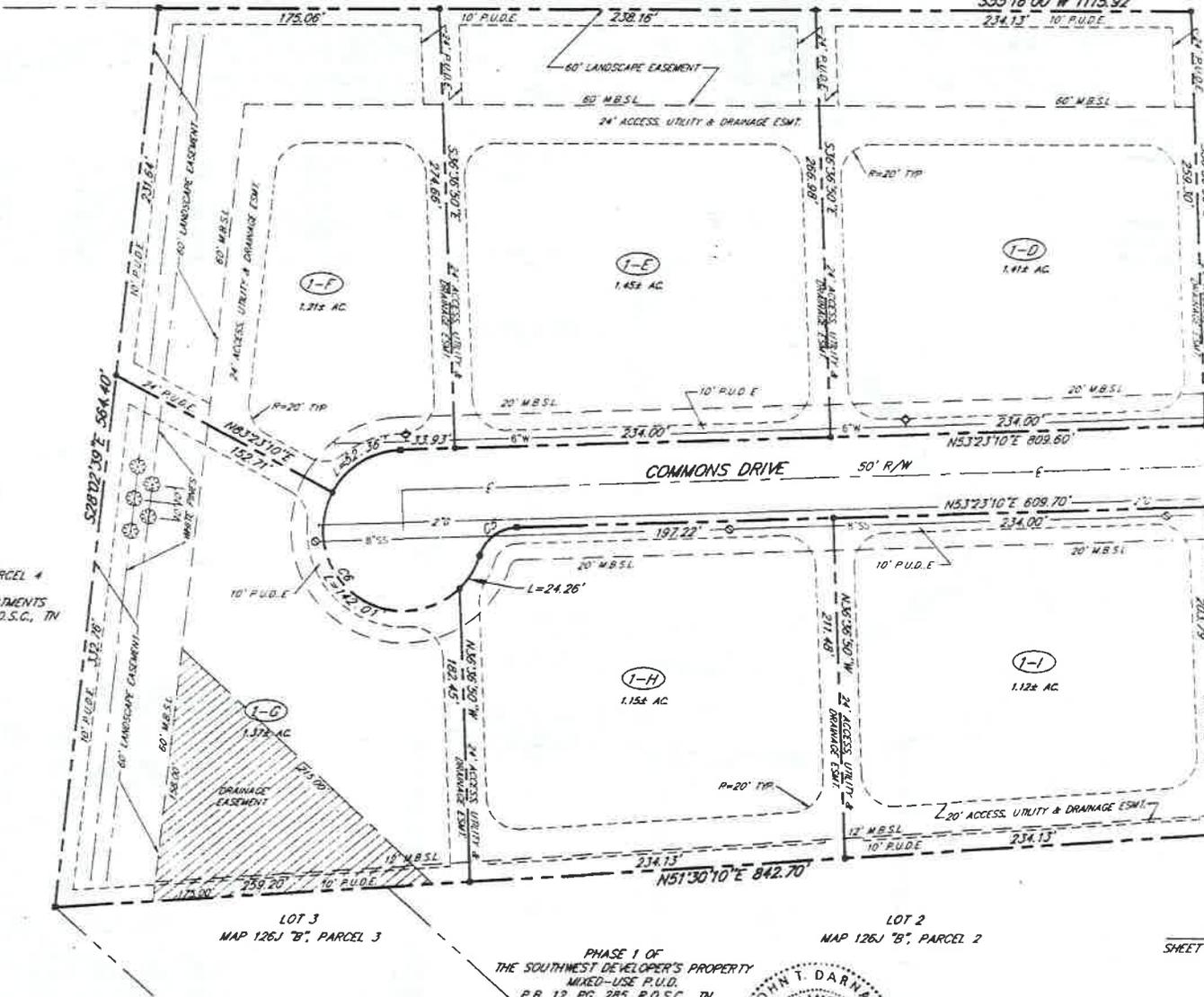


**LEGEND**

- PROPERTY OWNERSHIP BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- STORM SEWER

SEE NOTES SHEET 1 OF 2

OWNERS:  
D & F PROPERTIES  
609 NASHVILLE PIKE  
GALLATIN, TENNESSEE 37066



MAP 126J 'B', PARCEL 4  
LOT 1  
GREEN WOOD APARTMENTS  
P.B. 14, PG. 328, R.O.S.C., TN

LOT 3  
MAP 126J 'B', PARCEL 3

LOT 2  
MAP 126J 'B', PARCEL 2

PHASE 1 OF  
THE SOUTHWEST DEVELOPER'S PROPERTY  
MIXED-USE P.U.D.  
P.B. 12, PG. 285, R.O.S.C., TN.

SHEET 2 SHEET 1

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OF GUARANTEE HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 3-18 1997  
SEWER SYSTEM 3-18 1997

*Daniel H. Spence*  
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EMBODIED IN D.B. 358, PG. 413, R.O.S.C., AND THAT I (WE) HEREBY ADMIT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE APPLICABLE BUILDING RESTRICTION LINES AND SETBACKS OF APPLICABLE DEEDS FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

2/12/97  
2/12/97  
2-17-97  
*Ronnie C. Fox*  
*Jack X. Mann*  
*Doris R. Doud*

**CERTIFICATE OF ACCURACY**

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

4-27-96

DATE

**CERTIFICATE OF APPROVAL OF BONDING OF ROADS**

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS, OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-19-97

DATE

*John T. Darvall*  
SUPERINTENDENT OF PUBLIC WORKS



**G.E.D.S., Inc.**

ENGINEERING - DESIGN - SURVEYING  
407 EAST MAIN STREET GALLATIN, TN 37068  
PH. (615) 452-5205 FAX (615) 450-7988

**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.

3-24-97

DATE

*William J. Kelly*  
SECRETARY, PLANNING COMMISSION

REVISION 11 FEB. 1997, PER PLANNING COMMENTS

**THE COMMONS - P.U.D.**  
**FINAL PLAT**

HANCOCK STREET, CITY OF GALLATIN,  
3RD. CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 13.352	TOTAL LOTS = 11
ACRES OF NEW ROAD = 1.228	FEET OF NEW ROAD = 955#
OWNER REGIMAN BLDG. PROD., INC.	CIVIL DISTRICT, 3RD
SCALE: 1" = 50'	CITY OF GALLATIN
SURVEYOR: G.E.D.S., INC.	JOB # 133-95
SUMNER COUNTY	STATE OF TENNESSEE
DATE: 9-27-96	SHEET NO. 2 OF 2

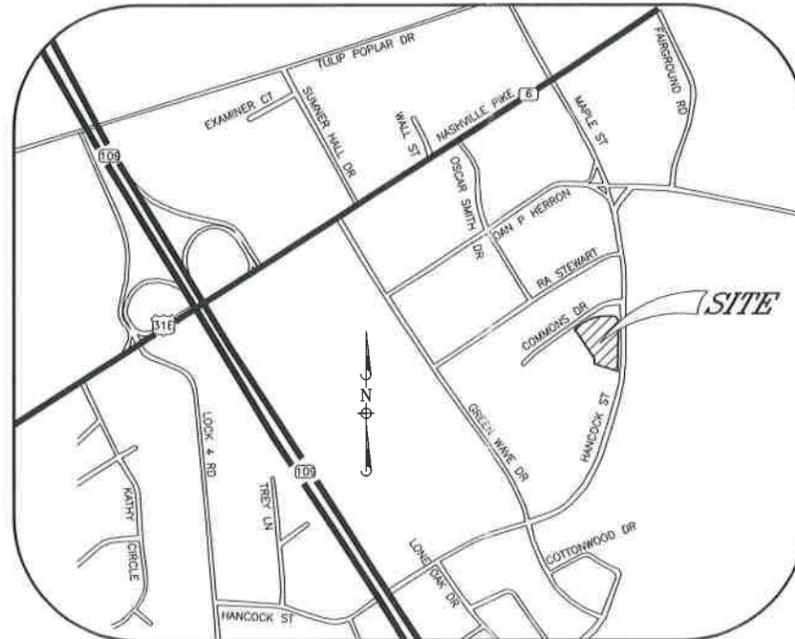
**GENERAL NOTES:**

- 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 UNDERSTANDING 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 REFERENCED 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, MARKS, 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 ACTS SHALL BE AT THE CONTRACTOR'S EXPENSE. 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 METEOROLOGICAL INFORMATION PROVIDED BY RICHARD D. GRAVES LAND SURVEYING, DRAWING DATED 6-26-2013.
- A TITLE SEARCH FOR 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 USING DIGITAL TERRAIN MODELING (DTM) - RADIAL TRIPANGULARITY WITH A TOPCON BESHIN ROBOTIC TOTAL STATION AND/OR 2. GPS WITH A TOPCON HIPER LITE + DUAL FREQUENCY RTK BASE AND ROVER. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS LISTED BELOW.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).
- A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47185G03146, EFFECTIVE DATE APRIL 17, 2013, SHOWS THE MAJORITY OF THIS PROPERTY TO BE 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.
- 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 TREATMENT: THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEMER USE REGULATIONS.
- SIGNAGE: NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
- PHOTOMETRIC PLAN: OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.B. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED FOR THIS BUILDING. SHOULD LIGHTING BE ADDED, FOOT-CANDELES AT PROPERTY LINE WILL BE MAX 0.5.
- TRASH COLLECTION: THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
- UTILITIES: HVAC UNIT LOCATIONS WILL BE TYPICAL FOR COMMERCIAL CONSTRUCTION. HVAC UNITS TO BE SCREENED FROM THE STREET VIEW AS SHOWN IN THESE PLANS.

**PLAN SHEET INDEX:**

DESCRIPTION  
COVER SHEET  
SITE PLAN

SHEET  
C 1.0  
C 2.0



**SITE PLAN FOR 912.60 SF  
BUILDING ADDITION TO  
607 COMMONS DRIVE  
SITE PLAN  
607 COMMONS DRIVE  
CITY OF GALLATIN, 3RD CIVIL DISTRICT,  
SUMNER COUNTY, TENNESSEE**

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 230 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MARC STALEOR (615) 452-5152	CABLE	COMCAST 940 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 (615) 244-5900

**ESTIMATED CONSTRUCTION SCHEDULE:**

BEGIN NOVEMBER 1, 2014  
END JANUARY 1, 2015

**STATEMENT OF FINANCIAL RESPONSIBILITY:**

RONNIE FOX WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

**PROJECT DESCRIPTION:**

THIS PROJECT PROPOSES THE ADDITION OF 912.60 SF OF OFFICE SPACE TO THE EXISTING OFFICE BUILDING.

**PARKING AND DRAINAGE NOTES:**

- DRAINAGE SYSTEM (P/P-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 NOTES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNH00000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
- ALL STRAPS, 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, AS SHOWN ON PLANS.
- ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:  
CLASS "B" (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.  
DRAINAGE PIPE BELOW PAVE AREAS TO BE:  
(1) CLASS "B" (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 "B" OR CLASS "C" WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.  
(2) OR HOPE (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 1" 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 OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
- NO TDEC MDC IS REQUIRED FOR THIS PROJECT.
- REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

**PLAN APPROVAL:**

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

ENGINEERING DEPARTMENT	DATE
CITY ENGINEER	DATE

TYPE	PARKING REQUIREMENTS			
	REQUIRED SPACES	EXISTING	PROPOSED	TOTAL
FINANCIAL SERVICES (1,059 SF)	(1 SP/300 SF) = 3,530	22	22	22*

\* 1 ACCESSIBLE SPACE REQUIRED AND PROVIDED

BUFFER YARD REQUIREMENTS			
	ORDINANCE	EXISTING	PROPOSED
MRO (PUD) TO MRO (PUD)	TYPE TO	ALTERNATE	EXISTING
MRO (PUD) TO MRO (PUD) (W/ LOCAL STREET)	12'	ALTERNATE	EXISTING
MRO (PUD) TO MRO (PUD) (W/ MAJOR ARTERIAL STREET)	15'	ALTERNATE	EXISTING

\* PER GALLATIN ZONING ORDINANCE SECTION 13.04.06.B.F

MRO (PUD) BULK AND AREA REGULATIONS			
	ORDINANCE	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	38,825 SF	38,825 SF
FRONT YARD (HANCOCK ST)	1/2' MIN (25 FT)	20 FT	20 FT
FRONT YARD (COMMONS DR)	1/2' MIN (25 FT)	20 FT	20 FT
REAR YARD	10 FT	10 FT	10 FT
REAR YARD	15 FT	12 FT	12 FT
MINIMUM BUILDING SETBACK (NON-RESIDENTIAL)			
ARTERIAL (HANCOCK ST)	50 FT	20 FT	15 FT
LOCAL (COMMONS DR)	30 FT	20 FT	15 FT
MAXIMUM BUILDING HEIGHT	35 FT	19 FT E.M.	19 FT E.M.
MAXIMUM FLOOR AREA RATIO	0.5	0.077	0.100

\* PER RECORDED PLAT: PLAT BOOK 16, PAGES 217-218.

SITE DATA TABLE	
OWNER / DEVELOPER	RONNIE FOX 180 WOODLAKE DR GALLATIN, TN 37066 615-452-8256
SITE LOCATION	607 COMMONS DRIVE
TAX MAP	1261 GROUP "C"
PARCEL	11.00, BB 692, PG 845 M.O.S.C.T.V.
ACREAGE	0.89 ±
CURRENT ZONE	MRO (COMMERCIAL)
REQUESTED ZONE	MRO (COMMERCIAL)
EXISTING USE	FINANCIAL, CONSULTING, AND ADMINISTRATIVE
PROPOSED USE	FINANCIAL, CONSULTING, AND ADMINISTRATIVE

**ROGERS ENGINEERING GROUP**  
1148 WEST MAIN STREET  
Gallatin, Tennessee 37066  
TEL: 615-290-7289 FAX: 615-290-7271  
richard.jones@rogersengr.com



IF YOU DIG IN TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-296-1987  
TENNESSEE: ONE CALL  
IT'S THE LAW

**SITE PLAN FOR 912.60 SF  
BUILDING ADDITION TO  
607 COMMONS DRIVE**  
SITE PLAN  
607 COMMONS DRIVE  
CITY OF GALLATIN, 3RD CIVIL DISTRICT  
SUMNER COUNTY, TENNESSEE

**ITEM 3**



SHEET NO.	C 1.0
REVISIONS	
REVISION 1: 10-7-14 PER GPC COMMENTS	DATED 10-3-14
PROJECT #	14-038
DATE	24 SEPTEMBER 2014

**RESUBMITTAL**

PC 0342-14

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	122.85'	120.88'	N 73°10'40" E	35°10'46"	83.40'
C2	25.00'	38.22'	35.36'	S 44°13'26" E	90°10'19"	25.00'

TAX MAP 126J  
GROUP "C"  
(1.00)  
RICHARD A LAWS  
BOOK 921, PAGE 424 R.O.S.C., TN  
ZONED MRO (PUD)

TAX MAP 126J  
GROUP "C"  
(2.00)  
SUSHI GUHA  
BOOK 1465, PAGE 884 R.O.S.C., TN  
ZONED MRO (PUD)

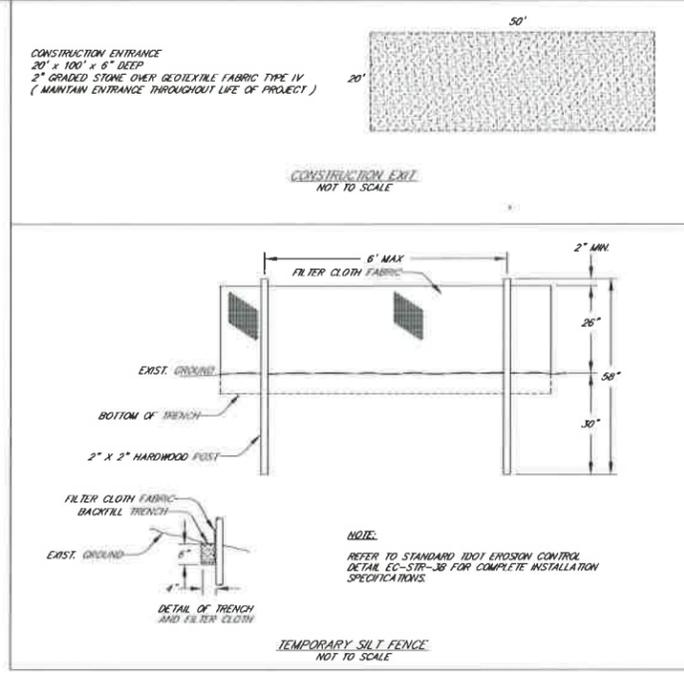
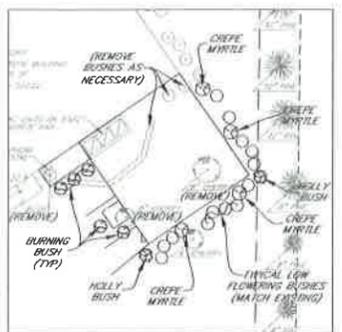
TAX MAP 126J  
GROUP "C"  
(3.00)  
RODNEY D RUNYON  
BOOK 1465, PAGE 872 R.O.S.C., TN  
ZONED MRO (PUD)

TAX MAP 126J  
GROUP "A"  
(14.00)  
MAPLE STREET PROPERTIES, LLC  
BOOK 3676, PAGE 55 R.O.S.C., TN  
ZONED MRO (PUD)

TAX MAP 126J  
GROUP "A"  
(15.00)  
MAPLE STREET PROPERTIES, LLC  
BOOK 3676, PAGE 55 R.O.S.C., TN  
ZONED MRO (PUD)

TAX MAP 126J  
GROUP "C"  
(10.00)  
ERIC & NICOLE SCHUH  
BOOK 2753, PAGE 3 R.O.S.C., TN  
ZONED MRO (PUD)

TAX MAP 126J  
GROUP B  
(2.00)  
AMERICAN LEGION  
C/O JOHN ALEXANDER  
BOOK 831, PAGE 279 R.O.S.C., TN  
ZONED C-4



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 PEDIESTAL
---	BUFFER	⊙	SANITARY SEWER MANHOLE
---	SETBACK / YARD	⊙	WATER METER
---	FLIDE	⊙	WATER VALVE
---	EXTRUDED CURB	⊙	BLOW OFF VALVE
---	SS - SANITARY SEWER LINE	⊙	AIR RELEASE ASSEMBLY
---	W - WATER LINE	⊙	FIRE HYDRANT
---	G - GAS LINE	⊙	GAS METER
---	ONE - OVERHEAD UTILITY LINE	⊙	GAS VALVE
---	UGT - UNDERGROUND UTILITY LINE	⊙	A/C PAD
---	FENCE		
---	TREE LINE		

**ITEM 3**

EROSION CONTROL LEGEND:  
 - SILT FENCE  
 - CONSTRUCTION ENTRANCE

MAT:  
 ALL DISTURBED AREAS TO BE COVERED WITH SC150 MATTING, STAPLE PATTERN "D".

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

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
MAY 1 TO JULY 15	KOREAN LESPEDEZA
MAY 1 TO JULY 15	SUMMER GRASS
MAY 1 TO JULY 15	SUDAN - BERGHOFF
MAY 1 TO JULY 15	STARR WHEAT
JULY 15 TO JANUARY 1	BALBUCA RYE
JULY 15 TO JANUARY 1	ITALIAN RYE

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

PERMANENT COVER SEEDING MIXTURES

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

**ROGERS ENGINEERING GROUP**  
 1148 WEST MAIN STREET  
 Gallatin, Tennessee 37080  
 TEL: 615-290-7299 FAX: 615-290-7271  
 richard.jones@rogersengr.com



IF YOU DO IN TENNESSEE  
 CALL US FIRST  
 1-800-351-1111  
 1-615-506-1107  
 TENNESSEE ONE CALL  
 IT'S THE LAW



GRAPHIC SCALE  
 1 inch = 20 ft

SITE PLAN FOR 912.60 SF  
 BUILDING ADDITION TO  
 607 COMMONS DRIVE  
 CITY OF GALLATIN, 3RD CIVIL DISTRICT  
 SUMNER COUNTY, TENNESSEE



SHEET NO.  
**C 2.0**

REVISIONS  
 PROJECT # 14-038  
 DATE 24 SEPTEMBER 2014

PC0342-14

# ITEM 2

GMRPC Resolution No. 2014-92

**A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FIVE AND A HALF (5 1/2) MONTH RENEWAL AND EXTENSION OF THE SUBDIVISION PERFORMANCE SURETY IN THE AMOUNT OF NINETY THOUSAND DOLLARS (\$90,000) FOR CUMBERLAND PLACE NORTH, SECTION 1; PC FILE #1-1-05C -- (PC0358-14)**

**WHEREAS**, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the five and a half (5 1/2) month renewal and extension of the performance surety in the amount of Ninety Thousand Dollars (\$90,000) for Cumberland Place North, Section 1, submitted by the applicant, City of Gallatin Engineering Division, at its regular meeting on October 27, 2014; and;

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

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

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

1. It has been determined that the five and a half (5 1/2) renewal and extension of the Ninety Thousand Dollar (\$90,000) performance surety will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare since the street improvements will be completed by the developer by the April 15, 2015 deadline or the subdivision surety shall be called and work completed by the City of Gallatin.
2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance surety to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a five and a half (5 1/2) month renewal and extension in the amount of Ninety Thousand Dollars (\$90,000) of the Cumberland Place North, Section 1 subdivision surety with the following conditions:

**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: 10/27/14

---

Dick Dempsey, Chairman

---

Johnny Wilson, Secretary

APPROVED AS TO FORM:

---

Susan High-McAuley  
City Attorney

**City of Gallatin  
Engineering Division  
Memorandum**

---

To : Gallatin Planning Commission  
From : Engineering Division  
Date : 10-22-2014  
Subject : Cumberland Place North Section 1 Surety Completion

---

As discussed at the Planning Commission Work Session 10-13-2014, the surety for completion of roadway and drainage infrastructure in Cumberland Place North Section 1 is up for a one year extension. The subdivision plat was recorded in October of 2006, and is 67% built out, making the infrastructure eligible for acceptance by the City. Several roadway and drainage deficiencies need correcting prior to acceptance. The Engineering Division has received several phone calls and letters from residents concerned about the timing of the completion of these improvements.

Based upon direction of the Planning Commission, the Engineering Division recommends a final completion date of April 15, 2015 (5 1/2 months) be set as the maximum extension allowed by the Planning Commission, for completion of the infrastructure.

GMRPC Resolution No. 2014-92 establishes an extension of the surety for a duration of 5 ½ months with a completion date of April 15, 2015, upon which time, if all drainage and roadway infrastructure is not completed, the surety will be called.

Pamela L. Whitaker, Register  
 Sumner County Tennessee  
 Rec #: 634463 Instrument #: 114575  
 Rec'd: 45.00  
 State: 0.00  
 Clerk: 0.00  
 Rec'd: 10/19/2006 at 12:30 PM  
 RPT: 2.00  
 Total: 47.00  
 Plat Book 23 Pgs 344-346

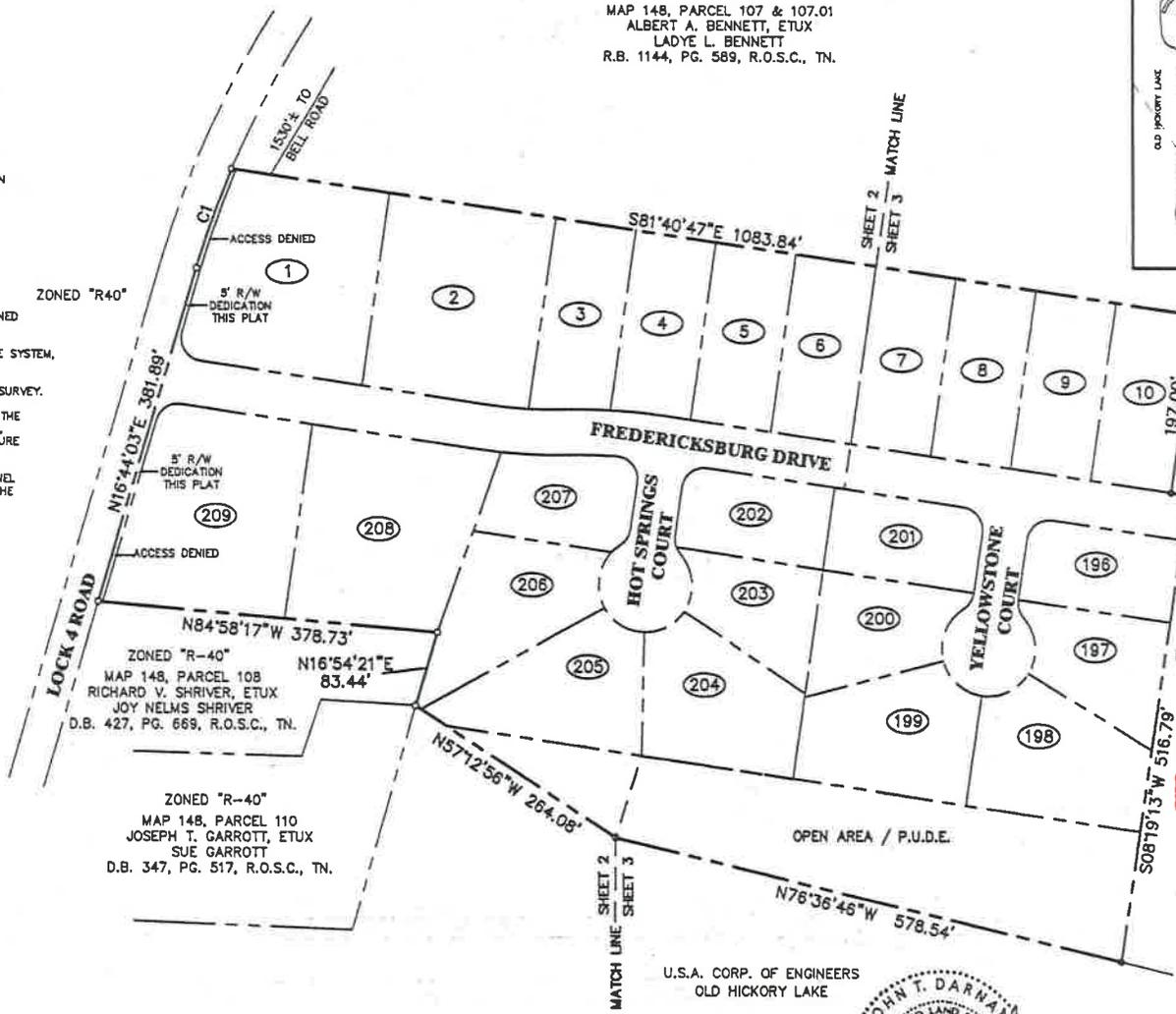
**SURVEYOR'S NOTES:**

- THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- DEED REFERENCE: JERRY W. JARRETT, ETUX R.B. 2084, PG. 682, R.O.S.C., TN.
- MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCELS 111 AND 111.01, ON TAX MAP 148.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
- ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
- SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
- THIS PROPERTY IS ZONED "R-20 P.R.D." AS OF THE DATE OF THIS SURVEY.
- THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C04280, SHOWS NONE OF THE PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN, DATED NOVEMBER 21, 2002, ZONE X.
- HOUSE SIZE RESTRICTIONS: (ENCLOSED LIVING AREA)  
 LOTS 1, 2, 208 AND 209 - MIN. 3,000 S.F.  
 LOTS 3 THRU 6, AND 202 THRU 207 - MIN. 2,400 S.F.  
 LOTS 7 THRU 10 AND 196 THRU 201 - MIN. 1,800 S.F.
- NO CONSTRUCTION ALLOWED IN REAR BUFFER.

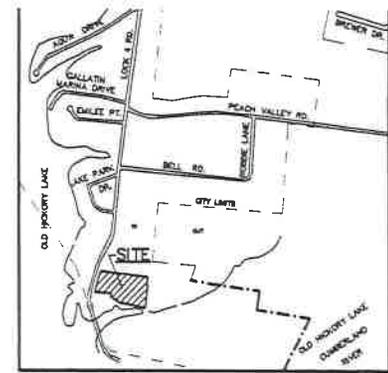
**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- PUBLIC UTILITY & DRAINAGE ESMT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT
- STORM SEWER

ZONED "R40"



ZONED "R40"  
 MAP 148, PARCEL 107 & 107.01  
 ALBERT A. BENNETT, ETUX  
 LADYE L. BENNETT  
 R.B. 1144, PG. 589, R.O.S.C., TN.



**LOCATION MAP**  
NOT TO SCALE

MAP 148, PARCEL 111.00  
 JERRY W. JARRETT, ETUX  
 DEBORAH M. JARRETT  
 R.B. 2084, PG. 682, R.O.S.C., TN.  
 (REMAINDER TRACT)  
 FUTURE DEVELOPMENT

**ITEM 2**

**GRAPHIC SCALE**



( IN FEET ) ENTERED  
 1 Inch = 100 ft. John C. Isbell  
 PROPERTY ASSESSOR

1/8 2006

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1074.82	117.21	06°15'00"	N19°51'33"E	117.15'

**CERTIFICATION OF COMMON AREAS DEDICATION**  
 JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE 11 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH AND IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.  
 DATE: 10-16-06  
 JERRY W. JARRETT, ETUX  
 DEBORAH M. JARRETT

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION ONE" 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.  
 WATER SYSTEM 10/09/2006  
 SEWER SYSTEM 10/09/2006

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2084, PG. 682, R.O.S.C., TN, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.  
 DATE: 11/30/06  
 JERRY W. JARRETT  
 DEBORAH M. JARRETT

**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 ON THE SPECIFICATIONS IN THESE REGULATIONS.  
 DATE: 6-30-06  
 REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL OR 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 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: 10/12/06  
 CITY ENGINEER

U.S.A. CORP. OF ENGINEERS  
 OLD HICKORY LAKE



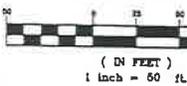
**Darnall & Associates, LLC**  
 LAND SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN  
 106 Joslin Avenue Gallatin, Tennessee 37066  
 Ph: 615-206-6942 Fax: 615-206-6943 darnallandassoc@comcast.net

**PC0358-14**

REVISED: MARCH 7, 2005 - PER PLANNING COMMENTS  
 REVISED: FEBRUARY 9, 2005 - PER PLANNING COMMENTS

CUMBERLAND PLACE NORTH, SECTION ONE	
FINAL PLAT	
LOCK 4 ROAD, CITY OF GALLATIN,	
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE	
TOTAL ACRES = 15.991±	TOTAL LOTS = 24
ACRES OF NEW ROAD = 1.994±	FEET OF NEW ROAD = 1,446±
OWNER: JERRY W. JARRETT, ETUX	CIVIL DISTRICT: 3RD
SCALE: 1"=100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #04-009
SUMNER COUNTY	STATE OF TENNESSEE
DATE: JANUARY 26, 2005	SHEET NO. 1 OF 3

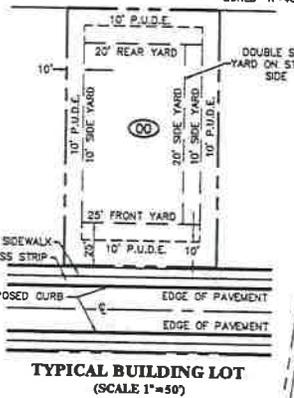
**GRAPHIC SCALE**



ZONED "R-40"  
 MAP 148, PARCEL 107 & 107.01  
 ALBERT A. BENNETT, ETUX  
 LADYE L. BENNETT  
 R.B. 1144, PG. 589, R.O.S.C., TN.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C01	06°15'00"	1074.52	117.21	N 19°11'31"	117.19
C02	06°15'00"	1069.52	117.86	N 19°53'39"	117.93
C03	06°15'00"	1064.52	118.51	S 20°35'47"	118.58
C04	06°15'00"	1059.52	119.16	S 21°17'55"	119.23
C05	06°15'00"	1054.52	119.81	S 21°59'59"	119.88
C06	06°15'00"	1049.52	120.46	S 22°42'03"	120.53
C07	06°15'00"	1044.52	121.11	S 23°24'07"	121.18
C08	06°15'00"	1039.52	121.76	S 24°06'11"	121.83
C09	06°15'00"	1034.52	122.41	S 24°48'15"	122.48
C10	06°15'00"	1029.52	123.06	S 25°30'19"	123.13
C11	06°15'00"	1024.52	123.71	S 26°12'23"	123.78
C12	06°15'00"	1019.52	124.36	S 26°54'27"	124.43
C13	06°15'00"	1014.52	125.01	S 27°36'31"	125.08
C14	06°15'00"	1009.52	125.66	S 28°18'35"	125.73
C15	06°15'00"	1004.52	126.31	S 29°00'39"	126.38
C16	06°15'00"	1000.00	127.00	S 29°42'43"	127.07
C17	06°15'00"	1000.00	127.00	S 30°24'47"	127.07
C18	06°15'00"	1000.00	127.00	S 31°06'51"	127.07
C19	06°15'00"	1000.00	127.00	S 31°48'55"	127.07
C20	06°15'00"	1000.00	127.00	S 32°30'59"	127.07
C21	06°15'00"	1000.00	127.00	S 33°13'03"	127.07
C22	06°15'00"	1000.00	127.00	S 33°55'07"	127.07
C23	06°15'00"	1000.00	127.00	S 34°37'11"	127.07
C24	06°15'00"	1000.00	127.00	S 35°19'15"	127.07
C25	06°15'00"	1000.00	127.00	S 36°01'19"	127.07
C26	06°15'00"	1000.00	127.00	S 36°43'23"	127.07
C27	06°15'00"	1000.00	127.00	S 37°25'27"	127.07
C28	06°15'00"	1000.00	127.00	S 38°07'31"	127.07
C29	06°15'00"	1000.00	127.00	S 38°49'35"	127.07
C30	06°15'00"	1000.00	127.00	S 39°31'39"	127.07
C31	06°15'00"	1000.00	127.00	S 40°13'43"	127.07
C32	06°15'00"	1000.00	127.00	S 40°55'47"	127.07
C33	06°15'00"	1000.00	127.00	S 41°37'51"	127.07
C34	06°15'00"	1000.00	127.00	S 42°19'55"	127.07
C35	06°15'00"	1000.00	127.00	S 43°01'59"	127.07
C36	06°15'00"	1000.00	127.00	S 43°44'03"	127.07
C37	06°15'00"	1000.00	127.00	S 44°26'07"	127.07
C38	06°15'00"	1000.00	127.00	S 45°08'11"	127.07
C39	06°15'00"	1000.00	127.00	S 45°50'15"	127.07
C40	06°15'00"	1000.00	127.00	S 46°32'19"	127.07
C41	06°15'00"	1000.00	127.00	S 47°14'23"	127.07
C42	06°15'00"	1000.00	127.00	S 47°56'27"	127.07
C43	06°15'00"	1000.00	127.00	S 48°38'31"	127.07
C44	06°15'00"	1000.00	127.00	S 49°20'35"	127.07
C45	06°15'00"	1000.00	127.00	S 50°02'39"	127.07
C46	06°15'00"	1000.00	127.00	S 50°44'43"	127.07
C47	06°15'00"	1000.00	127.00	S 51°26'47"	127.07
C48	06°15'00"	1000.00	127.00	S 52°08'51"	127.07
C49	06°15'00"	1000.00	127.00	S 52°50'55"	127.07
C50	06°15'00"	1000.00	127.00	S 53°32'59"	127.07
C51	06°15'00"	1000.00	127.00	S 54°15'03"	127.07
C52	06°15'00"	1000.00	127.00	S 54°57'07"	127.07
C53	06°15'00"	1000.00	127.00	S 55°39'11"	127.07
C54	06°15'00"	1000.00	127.00	S 56°21'15"	127.07
C55	06°15'00"	1000.00	127.00	S 57°03'19"	127.07
C56	06°15'00"	1000.00	127.00	S 57°45'23"	127.07
C57	06°15'00"	1000.00	127.00	S 58°27'27"	127.07
C58	06°15'00"	1000.00	127.00	S 59°09'31"	127.07
C59	06°15'00"	1000.00	127.00	S 59°51'35"	127.07
C60	06°15'00"	1000.00	127.00	S 60°33'39"	127.07
C61	06°15'00"	1000.00	127.00	S 61°15'43"	127.07
C62	06°15'00"	1000.00	127.00	S 61°57'47"	127.07
C63	06°15'00"	1000.00	127.00	S 62°39'51"	127.07
C64	06°15'00"	1000.00	127.00	S 63°21'55"	127.07
C65	06°15'00"	1000.00	127.00	S 64°03'59"	127.07
C66	06°15'00"	1000.00	127.00	S 64°46'03"	127.07
C67	06°15'00"	1000.00	127.00	S 65°28'07"	127.07
C68	06°15'00"	1000.00	127.00	S 66°10'11"	127.07
C69	06°15'00"	1000.00	127.00	S 66°52'15"	127.07
C70	06°15'00"	1000.00	127.00	S 67°34'19"	127.07
C71	06°15'00"	1000.00	127.00	S 68°16'23"	127.07
C72	06°15'00"	1000.00	127.00	S 68°58'27"	127.07
C73	06°15'00"	1000.00	127.00	S 69°40'31"	127.07
C74	06°15'00"	1000.00	127.00	S 70°22'35"	127.07
C75	06°15'00"	1000.00	127.00	S 71°04'39"	127.07
C76	06°15'00"	1000.00	127.00	S 71°46'43"	127.07
C77	06°15'00"	1000.00	127.00	S 72°28'47"	127.07
C78	06°15'00"	1000.00	127.00	S 73°10'51"	127.07
C79	06°15'00"	1000.00	127.00	S 73°52'55"	127.07
C80	06°15'00"	1000.00	127.00	S 74°34'59"	127.07
C81	06°15'00"	1000.00	127.00	S 75°17'03"	127.07
C82	06°15'00"	1000.00	127.00	S 75°59'07"	127.07
C83	06°15'00"	1000.00	127.00	S 76°41'11"	127.07
C84	06°15'00"	1000.00	127.00	S 77°23'15"	127.07
C85	06°15'00"	1000.00	127.00	S 78°05'19"	127.07
C86	06°15'00"	1000.00	127.00	S 78°47'23"	127.07
C87	06°15'00"	1000.00	127.00	S 79°29'27"	127.07
C88	06°15'00"	1000.00	127.00	S 80°11'31"	127.07
C89	06°15'00"	1000.00	127.00	S 80°53'35"	127.07
C90	06°15'00"	1000.00	127.00	S 81°35'39"	127.07
C91	06°15'00"	1000.00	127.00	S 82°17'43"	127.07
C92	06°15'00"	1000.00	127.00	S 82°59'47"	127.07
C93	06°15'00"	1000.00	127.00	S 83°41'51"	127.07
C94	06°15'00"	1000.00	127.00	S 84°23'55"	127.07
C95	06°15'00"	1000.00	127.00	S 85°05'59"	127.07
C96	06°15'00"	1000.00	127.00	S 85°48'03"	127.07
C97	06°15'00"	1000.00	127.00	S 86°30'07"	127.07
C98	06°15'00"	1000.00	127.00	S 87°12'11"	127.07
C99	06°15'00"	1000.00	127.00	S 87°54'15"	127.07
C100	06°15'00"	1000.00	127.00	S 88°36'19"	127.07



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

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- PUBLIC UTILITY & DRAINAGE EASMT (P.U.D.E.)
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT
- STORM SEWER

**CERTIFICATION OF COMMON AREAS DEDICATION**  
 JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE IV OF THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED 10/16/06 AND RECORDED WITH THIS PLAT, SAID ARTICLE IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.  
 DATE: 10-16-06  
 JERRY W. JARRETT  
 DEBORAH M. JARRETT  
 10/16/06

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION ONE" 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.  
 WATER SYSTEM: 10/09/2006  
 SEWER SYSTEM: 10/09/2006  
 SUPERVISOR OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENJOINED IN R.B. 2084, PG. 682, R.O.S.C., TN, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.  
 DATE: 10/30/06  
 DATE: 10/30/06

**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: 6-10-06  
 REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL OR 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 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: 10/12/06  
 DATE: 10-17-06  
 CITY ENGINEER

**Darnall & Associates, LLC**  
 LAND SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN  
 100 Joelin Avenue Gallatin, Tennessee 37069  
 Ph 615-205-8942 Fax 615-205-6243 darnallandassociates@comcast.net

**CUMBERLAND PLACE NORTH, SECTION ONE**  
**FINAL PLAT**  
**LOCK 4 ROAD, CITY OF GALLATIN,**  
**3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE**

TOTAL ACRES = 15.991±  
 ACRES OF NEW ROAD = 1.994±  
 OWNER: JERRY W. JARRETT, ETUX  
 SCALE: 1"=50'  
 SURVEYOR: DARNALL & ASSOC.  
 SUMNER COUNTY  
 DATE: JANUARY 26, 2008

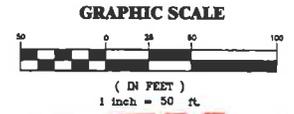
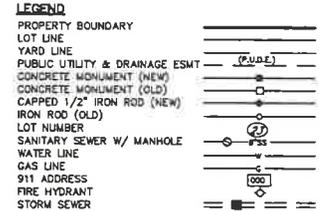
TOTAL LOTS = 24  
 FEET OF NEW ROAD = 1,446±  
 CIVIL DISTRICT: 3RD  
 CITY OF GALLATIN  
 JOB #04-009  
 STATE OF TENNESSEE  
 SHEET NO. 2 OF 3

**ITEM 2 PC0358-N**

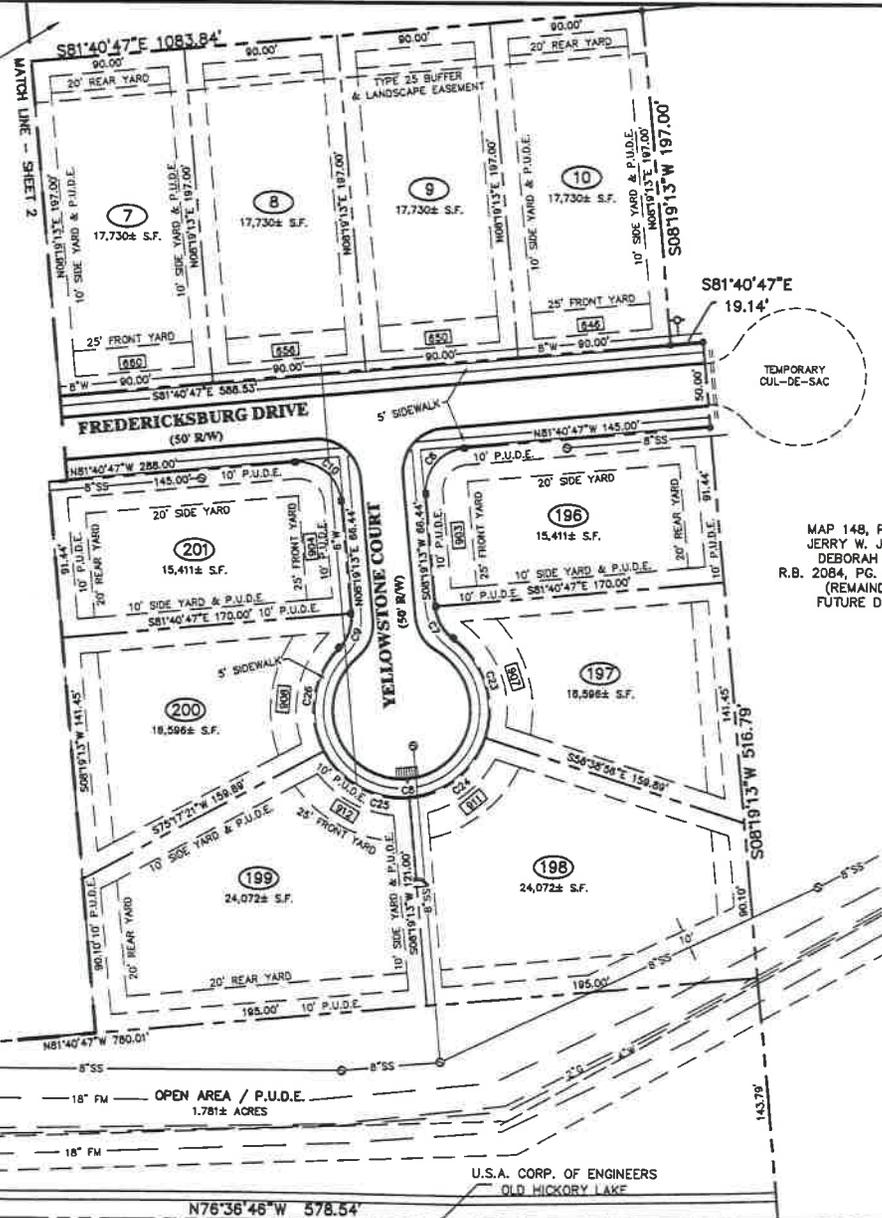
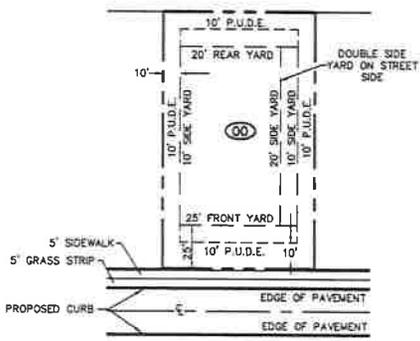
ZONED "R-40"  
 MAP 148, PARCEL 107 & 107.01  
 ALBERT A. BENNETT, ETUX  
 LADYE L. BENNETT  
 R.B. 1144, PG. 589, R.O.S.C., TN.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C01	08°15'00"	1074.37	117.21	N 18°21'33" E	117.15
C02	08°19'13"	1068.52	117.68	N 18°23'30" E	117.62
C03	08°22'50"	1062.67	118.14	N 18°25'27" E	118.08
C04	10°04'21"	500.00	86.80	N 86°43'28" W	86.75
C05	10°08'21"	800.00	108.40	S 86°43'28" W	108.33
C06	08°00'00"	25.00	25.00	N 87°00'00" E	25.00
C07	48°30'28"	25.00	25.00	N 87°00'00" E	25.00
C08	219°00'33"	52.00	283.33	N 81°40'47" W	67.53
C09	48°30'28"	25.00	25.00	S 33°04'28" W	20.94
C10	87°00'00"	25.00	25.00	N 87°00'00" E	25.00
C11	87°00'00"	25.00	25.00	N 87°00'00" E	25.00
C12	48°30'28"	25.00	25.00	N 87°00'00" E	25.00
C13	278°00'33"	52.00	283.33	N 18°24'27" W	20.94
C14	48°30'28"	25.00	25.00	S 33°04'28" W	20.94
C15	84°51'32"	25.00	41.36	S 33°04'28" W	36.83
C16	05°13'48"	350.00	50.21	S 89°09'14" E	50.19
C17	19°23'21"	800.00	108.65	N 86°43'58" W	108.53
C18	81°38'10"	25.00	35.80	N 57°21'50" E	32.87
C19	02°18'17"	500.00	50.87	N 84°19'58" W	50.80
C20	04°47'09"	580.00	48.61	N 84°20'09" W	48.52
C21	04°17'25"	800.00	48.94	N 84°20'24" W	48.83
C22	02°47'52"	800.00	60.72	S 84°54'44" E	60.69
C23	72°32'18"	25.00	85.83	S 04°50'09" E	81.59
C24	66°38'09"	32.00	60.78	N 04°50'09" E	57.30
C25	66°38'09"	52.00	60.78	N 48°11'43" W	57.30
C26	72°32'18"	25.00	85.83	N 31°33'07" E	81.59
C27	28°44'47"	25.00	13.89	N 06°28'44" W	13.89
C28	18°43'40"	25.00	8.81	N 31°17'24" W	8.77
C29	74°48'23"	25.00	67.81	S 04°46'37" E	63.18
C30	57°41'10"	25.00	82.50	S 67°28'44" W	80.17
C31	58°24'30"	25.00	82.50	N 58°24'30" E	81.33
C32	72°08'19"	25.00	85.47	N 07°17'58" E	81.23
C33	14°27'31"	25.00	13.17	N 50°40'53" E	13.09
C34	07°27'11"	25.00	70.82	N 80°20'28" E	70.00
C35	02°36'00"	800.00	27.58	N 82°54'47" W	27.37



MAP 148, PARCEL 111.00  
 JERRY W. JARRETT, ETUX  
 DEBORAH M. JARRETT  
 R.B. 2084, PG. 662, R.O.S.C., TN.  
 (REMAINDER TRACT)  
 FUTURE DEVELOPMENT



Pamela L. Mottaker, Register  
 No. 8, 6548  
 43 00  
 0 00  
 0 00  
 47 00

**CERTIFICATION OF COMMON AREAS DEDICATION**  
 JERRY W. JARRETT, ETUX IN RECORDING THIS PLAN HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE 10 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED [ ] AND RECORDED WITH THIS PLAT. SAID ARTICLE [ ] IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE: 10-16-06  
 DATE: 10-16-06

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION ONE" 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.

WATER SYSTEM 10-28-06  
 SEWER SYSTEM 10-08-06

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2084, PG. 662, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LIMIT, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE: 6/30/06  
 DATE: 6/30/06

**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 ON THE PLAN, IN ACCORDANCE WITH THESE REGULATIONS.

DATE: 6-30-06  
 REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL OR 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 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: 10/17/06  
 CITY ENGINEER

**Darnall & Associates, LLC**  
 LAND SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN

100 Joelin Avenue Gallatin, Tennessee 37065  
 Ph: 615-206-8942 Fax: 615-206-8943 darnall@dnass.com

**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.

SCALE: 1"=50'  
 SURVEYOR: DARNALL & ASSOC.  
 SUMNER COUNTY  
 DATE: JANUARY 26, 2005

**CUMBERLAND PLACE NORTH, SECTION ONE**  
**FINAL PLAT**  
 LOCK 4 ROAD, CITY OF GALLATIN,  
 3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 15.991±  
 ACRES OF NEW ROAD = 1.994±  
 OWNER: JERRY W. JARRETT, ETUX  
 SCALE: 1"=50'  
 SURVEYOR: DARNALL & ASSOC.  
 SUMNER COUNTY  
 DATE: JANUARY 26, 2005

TOTAL LOTS = 24  
 FEET OF NEW ROAD = 1,448±  
 CIVIL DISTRICT: 3RD  
 CITY OF GALLATIN  
 JOB #04-009  
 STATE OF TENNESSEE  
 SHEET NO. 3 OF 3

**ITEM 2**



SEE NOTES SHEET 1 OF 3

PCO 358-14

# ITEM 4

GMRPC Resolution No. 2014-87

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 10, PHASE 11 AND PHASE 12 ON 27.03 (+/-) ACRES AND APPROVING AN AMENDED FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 10, PHASE 11, SECTION A AND PHASE 12, SECTION A, BY REVISING THE LANDSCAPE BUFFERYARD PLAN, LOCATED ON BEACON STREET. (PC0345-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Amended Final Master Development Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on October 27, 2014; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA §13-7-201, §13-7-202, §13-7-203 and G.Z.O. §12.02.020 and §12.02.030:

1. The Amended Preliminary Master Development Plan and Amended 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 Character Area Category, Suburban Neighborhood Established.
2. The proposed Amended Preliminary Master Development Plan and Amended 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 conditions.
3. The proposed changes shown in the Amended Preliminary Master Development Plan and Amended Final Master Development Plan do not constitute a major amendment to the approved PMDP or the FMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance and does constitute a significant change to the approved PMDP or FMDP for Twin Eagles, Phases 10, 11, and 12.

# ITEM 4

4. The Amended Preliminary Master Development Plan and Amended Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
5. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
6. It has been determined that the Amended Preliminary Master Development Plan and Amended 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. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the minor amendment to the Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11, and Phase 12 and approves an amendment to the Final Master Development Plan for the Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A, consisting of a two (2) sheet plan, prepared by Rogers Engineering Group of Gallatin TN, with project No. 07-016 dated October 8, 2009, with a revised date of October 16, 2014 and project No. 07-017/07-018 dated April 15, 2014, with a revised date of October 16, 2014, with the following conditions:

1. Coordinate with staff in regards with the removal of any existing mature trees or existing undergrowth vegetation and prior to the construction of any homes on lots in these phases determine the correct amount of landscaping to be installed.
2. Install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases in lieu of submitting a site surety.
3. Correct the title to Amended Preliminary Master Development Plan and Amended Final Master Development Plan.
4. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the Amended Preliminary Master Development Plan and Amended Final Master Development Plan 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

# ITEM 4

AYE:

NAY:

DATED: 10/27/2014

---

Dick Dempsey, Chairman

---

Johnny Wilson, Secretary

APPROVED AS TO FORM:

---

SUSAN HIGH-MCAULEY  
CITY ATTORNEY

# EXHIBIT A

## ITEM 4



### PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11 and Phase 12 and Amended Final Master Development Plan for Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A

(PC0345-14)

Located on Beacon Street

Date: October 22, 2014

---

**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 10, PHASE 11 AND PHASE 12 ON 27.03 (+/-) ACRES AND AMEND THE FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 10, PHASE 11, SECTION A AND PHASE 12, SECTION A, TO REVISE THE LANDSCAPE REAR BUFFERYARD PLAN, LOCATED ON BEACON STREET.

**OWNER:** RANDY JONES

**APPLICANT:** ROGERS ENGINEERING GROUP

**STAFF RECOMMENDATION:** RECOMMEND APPROVAL AS A MINOR AMENDMENT TO THE PMDP/FMDP

**STAFF CONTACT:** ROBERT J. KALISZ

**PLANNING COMMISSION DATE:** OCTOBER 27, 2014

---

**PROPERTY OVERVIEW:** The owner and applicant is requesting approval to amend the Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11 and Phase 12 on 27.03 (+/-) acres and amend the Final Master Development Plan for Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A, to revise the Landscape Rear Bufferyard Plan for properties located on Beacon Street. The property is currently zoned Mixed Used (MU). One-Family Detached Dwellings are a permitted use in the (MU) zoned district. (Attachment 4-1) *(The owner and applicant is requesting approval as a Minor Amendment to the PMDP and FMDP per Section 12.02.050 of the Gallatin Zoning Ordinance and an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance.)*

#### CASE BACKGROUND:

##### ***Previous Approvals***

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

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

On August 24, 2009, the Planning Commission approved the Final Master Development Plan for Twin Eagles, Phase 10 (PC File #8-18-09) containing 35 lots on 11.69 (+/-) acres.

On August 22, 2011, the Planning Commission approved the Final Plat for Twin Eagles, Phase 10 (PC9845) containing 35 lots on 11.69 (+/-) acres which was recorded on April 17, 2014 at the Sumner County Register of Deeds Office (P.B. 27, Pgs. 297-298).

On February 24, 2014, the Planning Commission approved the amended Preliminary Master Development Plan for Twin Eagles, Phase 11 and Phase 12 on 25.41 (+/-) acres and a Final Master Development Plan for Twin Eagles, Phase 11, Section A and Phase 12, Section A (PC0251-14) containing 52 lots on 15.34 (+/-) acres.

Also, on February 24, 2014, the Planning Commission approved the Preliminary Plat for Twin Eagles, Phase 11, Section A (PC0249-14) containing 29 lots on 8.49 (+/-) acres and the Preliminary Plat for Twin Eagles, Phase 12, Section A (PC0250-14) containing 23 lots on 6.85 (+/-) acres.

At the October 13, 2014 Planning Commission Work Session, the Planning Commission made recommendations that any if existing undergrowth vegetation is removed in the rear bufferyard that the owner and applicant work with planning staff to determine the amount of evergreen trees or equal type buffer trees to provide the sufficient amount of screening. And that the owner and applicant provide a letter with signatures from the property owners located in Phase 10 allowing the owner and applicant to amend the PMDP/FMDP for Phase 10 to revise the Landscape Rear Bufferyard Plan.

#### **DISCUSSION:**

##### ***Major or Minor Amendment***

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved PMDP and FMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP in detail and found no changes that would constitute a major amendment. Planning Commission should determine if the proposed improvements to the Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11 and Phase 12 for the revised Landscape Rear Bufferyard Plan should be considered as a minor amendment to the approved Preliminary Master Development Plan for Twin Eagles, Phases 6-12.

##### ***Natural Features***

The natural topography for the existing vacant farmland slopes from the highest point of elevation located along the west boundary, with a steady and even decline, towards the

lowest point of elevation located along the east boundary. The slope located along the northern boundary continues at a steeper rate into the adjacent property to the northeast. There are existing mature trees located in the portion of the north and west boundary with existing vegetation continuing along the north and west boundaries. No portion of this development for Twin Eagles is located within a flood hazard area.

**Adjacent or Area Uses**

The adjacent surrounding area to the north and west of this portion of the Twin Eagles development is wide open agricultural farm land with single family homes located sparingly throughout the landscape. The parcel of property located to the north is part of the Tennessee Land Trust program which is recorded as a Conservation Easement (R.B. 2672, Pgs. 445-469) which limits the use of the property as agricultural land.

**Proposed Development**

The owner and applicant is proposing a modified rear bufferyard landscape plan by using the existing mature trees to maintain the natural resource and preserving the healthy existing mature trees within a required bufferyard in keeping with the intent of the Gallatin Zoning Ordinance (G.Z.O.) Section 13.04.100. (Attachment 4-2)

**Open Space and Bufferyard**

The Amended Preliminary Master Development Plan and Amended Final Master Development Plan show no additional open space tracts.

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

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

The applicant has submitted a revised detailed landscaping and bufferyard plan, which includes alternatives to the requirements of the Gallatin Zoning Ordinance and the approved PMDP/FMDP. The revised detailed landscaping and bufferyard plan also shows the previous approved Alternative Type 50 Bufferyard details for those portions of the development.

A Type 50 Bufferyard is required per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. An Alternative Type 50 Bufferyard is proposed on the rear of lots 330 thru 338 in Phase 10, lots 339 thru 347 in Phase 11, Section A, and lots 348 thru 360 in Phase 12, Section A. The boundary bufferyards includes an existing tree line and existing undergrowth vegetation. A tree survey was submitted as part of the alternative bufferyard plan.

Where sufficient existing mature deciduous trees are located in the bufferyards, evergreen trees or equal type buffer trees are to be utilized at the discretion of Planning Staff in areas where existing undergrowth vegetation is removed to the extent the remaining trees and natural growth do not equal or exceed an opaque barrier created by the evergreen plantings. The evergreen plantings will consist of six (6) foot tall medium evergreen trees or equal type buffer trees planted on a straight row pattern 15 feet apart. In areas where existing mature deciduous trees are not located in the bufferyards or are thinly spaced, one (1) large deciduous tree (minimum 2 1/2 inch caliper) shall be planted every 80 feet along with one (1) ornamental tree (minimum 2 1/2 inch caliper) shall be planted equal distance (40 feet) between the large deciduous trees in addition to the medium evergreen trees planted on a triangular pattern spaced ten (10) feet apart. In addition to the bufferyard, the 30 foot deep buffer zone shall consist of well-maintained grass. Please refer to the Alternate Type 50 Buffer (30') and Type 50 Buffer (30') details on sheets PD-3 and PD-4 of PD-12.

A proposed drainage conveyance along the rear of lots 330 thru 342 and lots 346 thru 354 are located in the required bufferyard. Per Gallatin Zoning Ordinance Section 13.04.050.A when a required drainage, utility, or other easement is partially or wholly within a required bufferyard, the developer shall design the buffer to minimize plantings within the required easement. The applicant has shown the Alternative Type 50 Bufferyard to minimize the plantings in the bufferyard along the rear of lots 330 thru 342 and lots 346 thru 354 to be located on the back of the proposed drainage as shown on the insets on the plan sheets. This portion of property abuts to the Conservation Easement on the adjacent property to the north and private property owners to the west. (Attachment 4-2)

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the bufferyards through a 30 foot wide landscape easement located along the rear of lots 330 thru 360, adjacent to adjoining agricultural zoned properties, to allow access for installation and maintenance of the bufferyards.

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

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

### **Site Surety**

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. However, Staff recommends that the owner and applicant install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases in lieu of submitting a site surety.

### **Planning Department Comments**

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

1. Correct the title to Amended Preliminary Master Development Plan and Amended Final Master Development Plan.
2. Coordinate with staff in regards with the removal of any existing mature trees or existing undergrowth vegetation and prior to the construction of any homes on lots in these phases determine the correct amount of landscaping to be installed.
3. Install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases in lieu of submitting a site surety.

#### ***Engineering Division Comments***

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and Amended Final Master Development Plan. The applicant satisfactorily addressed Engineering Division comments.

#### ***Other Departmental Comments***

Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan and Amended Final Master Development Plan. The applicant satisfactorily addressed the Other Departmental Comments.

#### **FINDINGS:**

1. The Amended Preliminary Master Development Plan and Amended 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 Character Area Category, Suburban Neighborhood Established.
2. The proposed Amended Preliminary Master Development Plan and Amended 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 conditions.
3. The proposed changes shown in the Amended Preliminary Master Development Plan and Amended Final Master Development Plan do not constitute a major amendment to the approved PMDP or the FMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance and does constitute a significant change to the approved PMDP or FMDP for Twin Eagles, Phases 10, 11, and 12.
4. The Amended Preliminary Master Development Plan and Amended Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

5. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
6. It has been determined that the Amended Preliminary Master Development Plan and Amended 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. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve Resolution 2014-87, a minor amendment to the Preliminary Master Development Plan for Twin Eagles, Phase 10, Phase 11, and Phase 12 and approves and amendment to the Final Master Development Plan for the Twin Eagles, Phase 10, Phase 11, Section A and Phase 12, Section A, consisting of a two (2) sheet plan, prepared by Rogers Engineering Group of Gallatin TN, with project No. 07-016 dated October 8, 2009, with a revised date of October 16, 2014 and project No. 07-017/07-018 dated April 15, 2014, with a revised date of October 16, 2014, with the following conditions:

1. Coordinate with staff in regards with the removal of any existing mature trees or existing undergrowth vegetation and prior to the construction of any homes on lots in these phases determine the correct amount of landscaping to be installed.
2. Install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases in lieu of submitting a site surety.
3. Correct the title to Amended Preliminary Master Development Plan and Amended Final Master Development Plan.
4. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the Amended Preliminary Master Development Plan and Final Master Development Plan 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**

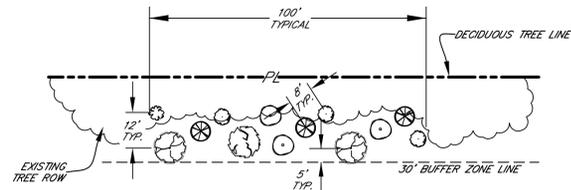
**Attachment 4-2 Amended PMDP for Twin Eagles, Phase 10, Phase 11 and Phase 12  
and Amended FMDP for Twin Eagles, Phase 10, Phase 11, Section A  
and Phase 12, Section A**

TWIN EAGLES, PHASE 10, PHASE 11, AND PHASE 12  
LOCATION MAP

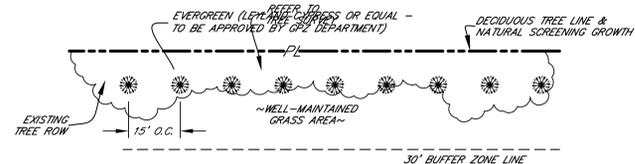


BEACON STREET AND OSPREY DRIVE  
TAX MAP #113//002.04  
ZONED MU  
PC0345-14

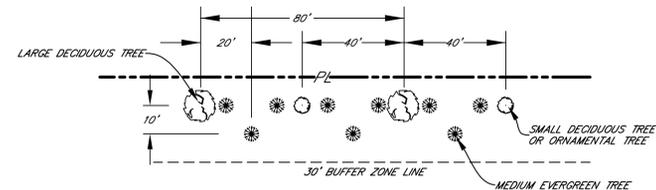
ATTACHMENT 4-1



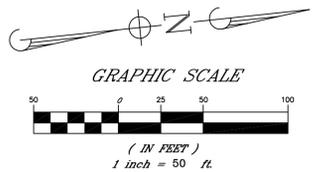
ALTERNATE TYPE 50 BUFFER (30')  
(AS APPROVED PER PG FILE# 8-18-09)  
NOT TO SCALE



REQUESTED ALTERNATE TYPE 50 BUFFER (30')  
NOT TO SCALE



TYPE 50 BUFFER (30')  
NOT TO SCALE



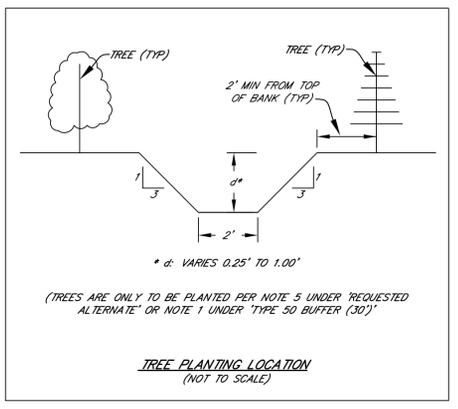
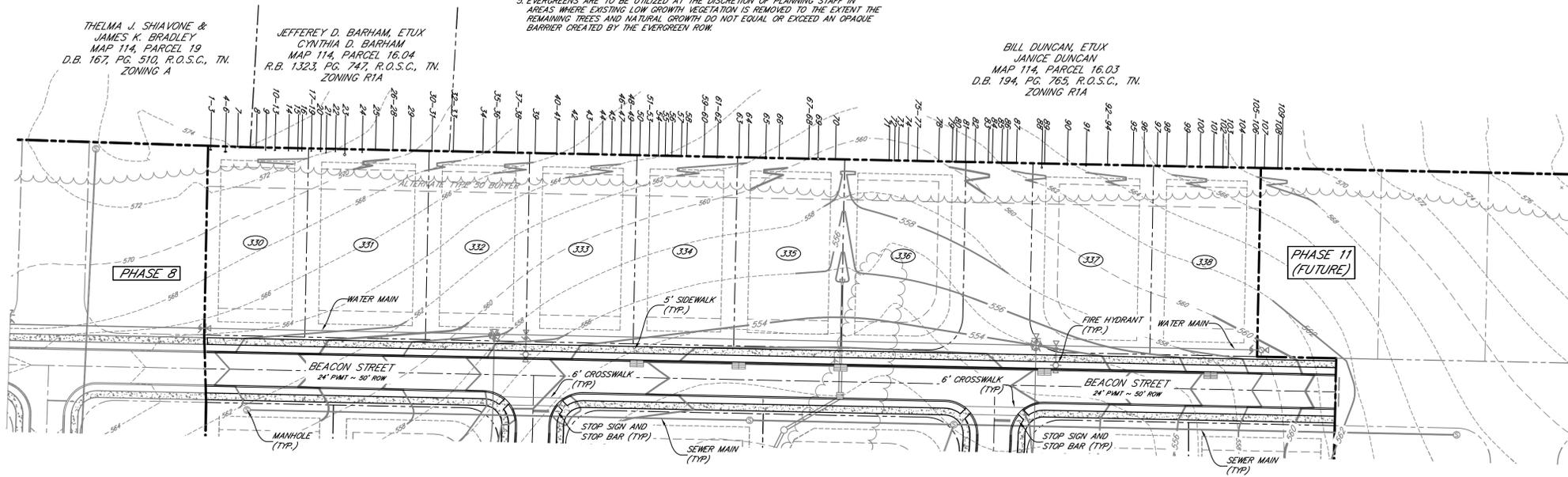
SIZE	KEY	SPECIES	QTY
1 1/2" CAL.	(Symbol)	OKAME CHERRY	1
1 1/2" CAL.	(Symbol)	REDBUD	2
6"	(Symbol)	STEVENS HOLLY	3
4"	(Symbol)	LEATHERLEAF VIBURNUM	3
3"	(Symbol)	NEEDLE POINT HOLLY	3
3"	(Symbol)	FORSYTHIA	1

**NOTES:**

- EXISTING MATURE TREES TO REMAIN FOREVER TO BE USED AS TYPE 50 BUFFER.
- IF ANY PORTION (SMALL OR LARGE) OF EXISTING MATURE TREES ARE DAMAGED OR REMOVED BY HUMANS OR NATURAL CAUSES, THEN THAT PORTION OF BUFFERYARD SHALL BE REPLACED WITH THE LANDSCAPE MATERIALS AS SHOWN IN TYPE 50 BUFFERYARD (30') DETAIL.
- THE 30' BUFFER ZONE SHALL CONSIST OF A WELL-MAINTAINED GRASS AREA.
- THE 30' BUFFER ZONE IS TO BE UTILIZED AS AN EASEMENT TO ALLOW THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION TO ACCESS THE SITE TO INSTALL OR MAINTAIN THE LANDSCAPING.
- EVERGREENS ARE TO BE UTILIZED AT THE DISCRETION OF PLANNING STAFF IN AREAS WHERE EXISTING LOW GROWTH VEGETATION IS REMOVED TO THE EXTENT THE REMAINING TREES AND NATURAL GROWTH DO NOT EQUAL OR EXCEED AN OPAQUE BARRIER CREATED BY THE EVERGREEN ROW.

**NOTE:**

- THIS BUFFERYARD IS TO BE USED AS REPLACEMENT PER NOTE 2 UNDER THE REQUESTED ALTERNATE.



TREE NUMBER	TYPE OF TREE	DIAMETER (IN)	CALIPER (IN)	TREE TO TREE (FT)	PROPERTY LINE TO TREE	FENCELINE TO TREE (FT)
1	HACKBERRY	8	25	2	2	3
2	HACKBERRY	8	25	0	2	3
3	HACKBERRY	8	25	0	2	3
4	HACKBERRY	10	31	11	13	4
5	HACKBERRY	10	31	0	13	4
6	HACKBERRY	10	31	0	13	4
7	HACKBERRY	12	38	9	22	0
8	HACKBERRY	6	19	14	36	0
9	HACKBERRY	6	19	7	43	2
10	HACKBERRY	4	13	7	50	2
11	HACKBERRY	4	13	0	50	2
12	HACKBERRY	4	13	0	50	2
13	HACKBERRY	6	19	0	50	2
14	HACKBERRY	6	19	10	60	2
15	HACKBERRY	8	25	7	67	2
16	HACKBERRY	6	19	3	70	2
17	HACKBERRY	4	13	7	77	2
18	HACKBERRY	4	13	0	77	2
19	HACKBERRY	4	13	0	77	2
20	HACKBERRY	7	22	7	84	2
21	HACKBERRY	8	25	4	88	3
22	HACKBERRY	6	19	7	95	2
23	OSAGE	20	63	7	102	4
24	HACKBERRY	8	25	13	115	2
25	HACKBERRY	12	38	10	125	0
26	HACKBERRY	8	25	13	138	0
27	HACKBERRY	8	25	0	138	0
28	HACKBERRY	8	25	0	138	0
29	HACKBERRY	10	31	13	151	0
30	HACKBERRY	8	25	16	167	0
31	HACKBERRY	8	25	0	167	0
32	HACKBERRY	10	31	16	183	0
33	HACKBERRY	10	31	0	183	0
34	HACKBERRY	14	44	22	205	0
35	HACKBERRY	8	25	10	215	0
36	HACKBERRY	8	25	0	215	0

TREE NUMBER	TYPE OF TREE	DIAMETER (IN)	CALIPER (IN)	TREE TO TREE (FT)	PROPERTY LINE TO TREE	FENCELINE TO TREE (FT)
37	HACKBERRY	10	31	16	231	0
38	HACKBERRY	10	31	0	231	0
39	HACKBERRY	12	38	13	244	0
40	HACKBERRY	8	25	16	260	0
41	HACKBERRY	16	50	0	260	0
42	HACKBERRY	10	31	13	273	0
43	HACKBERRY	8	25	11	284	0
44	HACKBERRY	10	31	10	294	0
45	HACKBERRY	12	38	7	301	0
46	HACKBERRY	8	25	7	308	0
47	HACKBERRY	12	38	0	308	0
48	HACKBERRY	12	38	7	315	0
49	HACKBERRY	12	38	0	315	0
50	HACKBERRY	8	25	7	322	0 (FENCELINE)
51	HACKBERRY	6	19	7	329	0
52	HACKBERRY	6	19	0	329	0
53	HACKBERRY	8	25	0	329	0
54	HACKBERRY	12	38	7	336	0
55	HACKBERRY	8	25	5	341	0
56	HACKBERRY	16	50	5	346	0
57	HACKBERRY	10	31	7	353	0
58	HACKBERRY	14	44	4	357	0
59	HACKBERRY	8	25	13	370	0
60	HACKBERRY	8	25	0	370	0
61	HACKBERRY	12	38	10	380	0
62	HACKBERRY	12	38	0	380	0
63	HACKBERRY	12	38	16	396	0
64	HACKBERRY	10	31	7	403	0
65	HACKBERRY	24	75	13	416	0
66	MULBERRY	8	25	10	426	0
67	HACKBERRY	10	31	22	448	0
68	HACKBERRY	10	31	0	448	0
69	HACKBERRY	24	75	7	455	0
70	HACKBERRY	8	25	13	468	0
71	HACKBERRY	12	38	40	508	0
72	HACKBERRY	12	38	4	512	0

TREE NUMBER	TYPE OF TREE	DIAMETER (IN)	CALIPER (IN)	TREE TO TREE (FT)	PROPERTY LINE TO TREE	FENCELINE TO TREE (FT)
73	HACKBERRY	8	25	3	515	0
74	HACKBERRY	10	31	7	522	0
75	HACKBERRY	6	19	7	529	0
76	HACKBERRY	6	19	0	529	0
77	HACKBERRY	6	19	0	529	0
78	HACKBERRY	14	44	16	545	0
79	HACKBERRY	12	38	10	555	0
80	HACKBERRY	10	31	3	558	0
81	HACKBERRY	14	44	7	565	0
82	HACKBERRY	10	31	7	572	0
83	HACKBERRY	8	25	10	582	0
84	HACKBERRY	10	31	3	585	0
85	HACKBERRY	14	44	7	592	0
86	HACKBERRY	14	44	4	596	0
87	HACKBERRY	8	25	7	603	0
88	HACKBERRY	14	44	19	622	2
89	HACKBERRY	14	44	2	624	0
90	HACKBERRY	4	13	17	641	1
91	HACKBERRY	10	31	14	655	1
92	HACKBERRY	8	25	16	671	0
93	HACKBERRY	8	25	0	671	0
94	HACKBERRY	8	25	0	671	0
95	HACKBERRY	10	31	19	690	0
96	HACKBERRY	20	63	8	698	0
97	HACKBERRY	6	19	10	708	0
98	HACKBERRY	16	50	7	715	0
99	HACKBERRY	4	13	15	730	0
100	HACKBERRY	10	31	10	740	0
101	HACKBERRY	8	25	7	750	0
102	HACKBERRY	18	57	10	757	0
103	HACKBERRY	10	31	4	761	0
104	HACKBERRY	8	25	10	771	0
105	HACKBERRY	6	19	10	781	0
106	HACKBERRY	6	19	0	781	0
107	HACKBERRY	14	44	7	788	0
108	HACKBERRY	8	25	10	798	0
109	HACKBERRY	10	31	3	801	0

- LANDSCAPE NOTES:**
- TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
  - LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.
  - THE CANOPIES FOR TREES LISTED IN THE TREE CHART ARE APPROXIMATELY 36" IN DIAMETER FOR TREES 24" IN DIAMETER AND LARGER, APPROXIMATELY 24" IN DIAMETER FOR TREES 10" TO 24" IN DIAMETER, AND APPROXIMATELY 12" IN DIAMETER FOR TREES SMALLER THAN 10" IN DIAMETER.
  - THE PURPOSE OF THIS REQUEST IS TO USE THE EXISTING MATURE TREES AS PROVIDED (REFER TO TREE SURVEY) TO FEATURE AND MAINTAIN THE NATURAL RESOURCE AS PROVIDED AND IN KEEPING WITH THE INTENT OF THE GALLATIN ZONING ORDINANCE SECTION 13.04 AND THE PRESERVATION OF HEALTHY EXISTING TREE VEGETATION WITHIN A REQUIRED BUFFERYARD PER G.Z.O. SECTION 13.04.100.
  - THE OWNER/DEVELOPER WILL BE RESPONSIBLE TO MAINTAIN THE BUFFERYARD PER G.Z.O. SECTION 13.04.120 OR UNTIL A HOMEOWNERS ASSOCIATION IS FORMED UPON WHICH THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE TO MAINTAIN THE BUFFERYARD PER G.Z.O. SECTION 13.04.120.
  - PROPOSED DITCH GRADING TO PROTECT EXISTING TREES AS SHOWN ON PLANS AND PROPOSED TREES ARE TO BE PLANTED OUTSIDE OF PROPOSED DITCH (MAJORITY OF LANDSCAPE REPLACEMENT TO BE LOCATED ON PROPERTY BOUNDARY SIDE OF DITCH) SO AS TO NOT INTERFERE WITH CAPACITY AND FUNCTION.

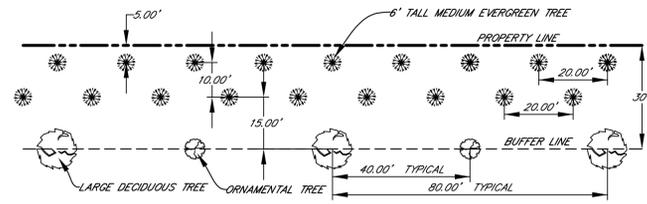
**OWNER/DEVELOPER:**  
RANDY JONES ETUX BARBARA  
604 LILYCREST DRIVE  
GALLATIN, TN 37066  
ZONING MU  
TOTAL AC 11.69 ±

**TWIN EAGLES SUBDIVISION PHASE 10**  
FINAL MASTER DEVELOPMENT PLAN  
LANDSCAPE PLAN  
BEACON STREET  
CITY OF GALLATIN, 9TH CIVIL DISTRICT  
SUMNER COUNTY, TENNESSEE

DATE: 8 OCTOBER 2009 JOB #07-016 SHEET PD-3 OF PD-12  
TWIN EAGLES SUBDIVISION (PHASE 10)  
REVISION 4: 16 OCTOBER 2014 PER GPC COMMENTS DATED 10-10-14 DATE: 8 OCTOBER 2009  
REVISION 3: 16 OCTOBER 2014 PER GPC COMMENTS DATED 10-10-14 DATE: 8 OCTOBER 2009  
REVISION 2: 24 SEPTEMBER 2014 FOR LANDSCAPE BUFFER REVISION SHEET PD-3 OF PD-12  
REVISION 2: 20 JULY 2011 COMPLIANCE WITH NEW COP

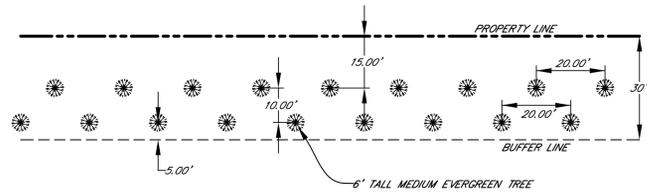


**ROGERS ENGINEERING GROUP**  
312 DURHAM AVENUE NORTH, SUITE A  
Gallatin, Tennessee 37066  
TEL: 615-230-7269 FAX: 615-230-7271  
richard.jones@rogersgroupinc.com



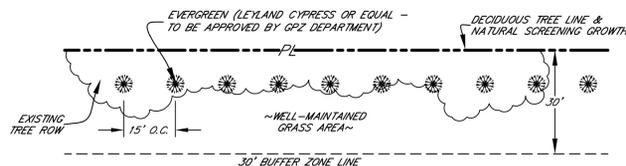
THIS ALTERNATE IS TO BE USED WHEN SUFFICIENT DECIDUOUS VEGETATION IS NOT EXISTING

**ALTERNATE TYPE 50 BUFFER**  
(AS APPROVED PER PC FILE # 0251-14)  
NOT TO SCALE



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

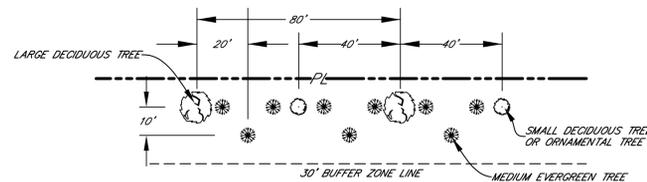
**ALTERNATE TYPE 50 BUFFER**  
(AS APPROVED PER PC FILE # 0251-14)  
NOT TO SCALE



**REQUESTED ALTERNATE TYPE 50 BUFFER (30')**  
UTILIZING EXISTING TREES AND TREE LINE GROWTH  
NOT TO SCALE

**NOTES:**

- EXISTING MATURE TREES TO REMAIN FOREVER TO BE USED AS TYPE 50 BUFFERARY.
- IF ANY PORTION (SMALL OR LARGE) OF EXISTING MATURE TREES ARE DAMAGED OR REMOVED BY HUMANS OR NATURAL CAUSES, THEN THAT PORTION OF BUFFERARY SHALL BE REPLACED WITH THE LANDSCAPE MATERIALS AS SHOWN IN TYPE 50 BUFFERARY (30') DETAIL.
- THE 30' BUFFER ZONE SHALL CONSIST OF A WELL-MAINTAINED GRASS AREA.
- THE 30' BUFFER ZONE IS TO BE UTILIZED AS AN EASEMENT TO ALLOW THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION TO ACCESS THE SITE TO INSTALL OR MAINTAIN THE LANDSCAPING.
- EVERGREENS ARE TO BE UTILIZED AT THE DISCRETION OF PLANNING STAFF IN AREAS WHERE EXISTING LOW GROWTH VEGETATION IS REMOVED TO THE EXTENT THE REMAINING TREES AND NATURAL GROWTH DO NOT EQUAL OR EXCEED AN OPAQUE BARRIER CREATED BY THE EVERGREEN ROW.



**TYPE 50 BUFFER (30')**  
NOT TO SCALE

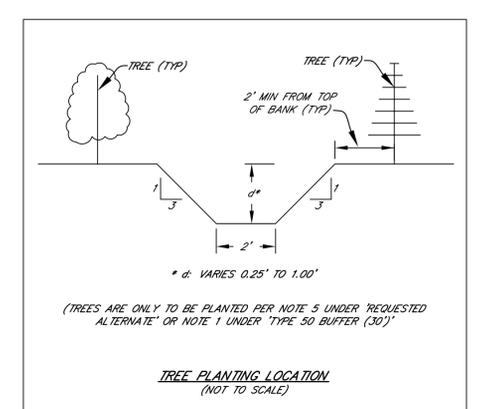
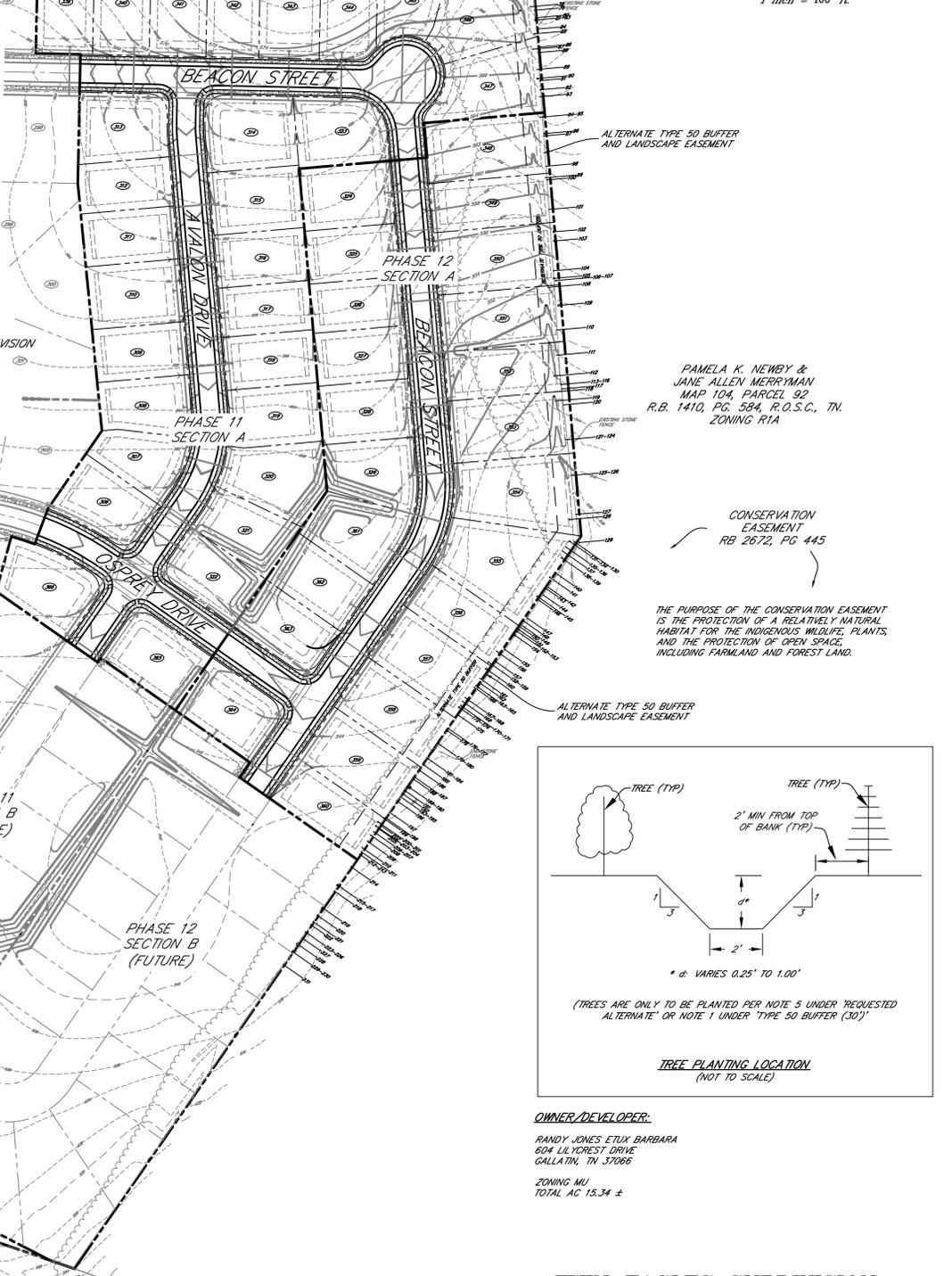
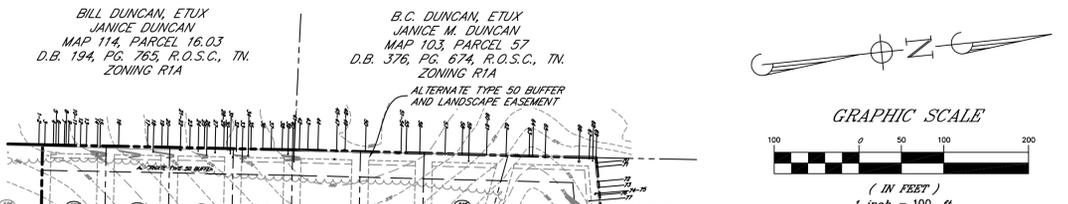
**NOTES:**

- THIS BUFFERARY IS TO BE USED AS REPLACEMENT PER NOTE 2 UNDER THE REQUESTED ALTERNATE.
- PROPOSED DITCH GRADING IS TO PROTECT EXISTING TREES AS SHOWN ON PLANS AND ANY FUTURE TREES REQUIRED AS REPLACEMENT TREES ARE TO BE PLANTED OUTSIDE OF PROPOSED DITCH SO AS TO NOT INTERFERE WITH DITCH CAPACITY AND FUNCTION.

TREE NUMBER	TYPE OF TREE	DIAMETER (IN)
121	HACKBERRY	5
122	HACKBERRY	5
123	HACKBERRY	5
124	HACKBERRY	5
125	HACKBERRY	4
126	HACKBERRY	4
127	CEDAR	10
128	HACKBERRY	18
129	CEDAR	12
130	HACKBERRY	10
131	HACKBERRY	8
132	HACKBERRY	8
133	HACKBERRY	8
134	HACKBERRY	8
135	HACKBERRY	8
136	HACKBERRY	8
137	HACKBERRY	6
138	HACKBERRY	10
139	HACKBERRY	10
140	HACKBERRY	8
141	HACKBERRY	18
142	ELM	10
143	HACKBERRY	10
144	HACKBERRY	4
145	HACKBERRY	12
146	HACKBERRY	14
147	HACKBERRY	6
148	HACKBERRY	5
149	HACKBERRY	4
150	HACKBERRY	10
151	HACKBERRY	24
152	HACKBERRY	10
153	HACKBERRY	10
154	ELM	24
155	HACKBERRY	14
156	HACKBERRY	10
157	HACKBERRY	24
158	HACKBERRY	10
159	HACKBERRY	10
160	ELM	30
161	HACKBERRY	4
162	HACKBERRY	4
163	HACKBERRY	24
164	HACKBERRY	4
165	HACKBERRY	4
166	HACKBERRY	12
167	HACKBERRY	4
168	HACKBERRY	4
169	HACKBERRY	8
170	HACKBERRY	16
171	HACKBERRY	6
172	HACKBERRY	12
173	HACKBERRY	12
174	HACKBERRY	6
175	ELM	4
176	HACKBERRY	12
177	HACKBERRY	12
178	HACKBERRY	30
179	HACKBERRY	8
180	HACKBERRY	14
181	HACKBERRY	24
182	HACKBERRY	8
183	HACKBERRY	8
184	HACKBERRY	8
185	ELM	8
186	HACKBERRY	12
187	HACKBERRY	18
188	HACKBERRY	12
189	OAK	24
190	OAK	24
191	HACKBERRY	18
192	HACKBERRY	12
193	ELM	8
194	ELM	8
195	ELM	4
196	ELM	16
197	HACKBERRY	8
198	HACKBERRY	16
199	HACKBERRY	10
200	HACKBERRY	8
201	HACKBERRY	8
202	HACKBERRY	8
203	HACKBERRY	10
204	HACKBERRY	10
205	HACKBERRY	12
206	HACKBERRY	6
207	HACKBERRY	6
208	HACKBERRY	12
209	HACKBERRY	8
210	HACKBERRY	8
211	HACKBERRY	14
212	HACKBERRY	6
213	HACKBERRY	6
214	HACKBERRY	12
215	HACKBERRY	16
216	HACKBERRY	16
217	HACKBERRY	16
218	HACKBERRY	12
219	HACKBERRY	36
220	HACKBERRY	24
221	HACKBERRY	16
222	HACKBERRY	24
223	HACKBERRY	8
224	HACKBERRY	8
225	HACKBERRY	8
226	HACKBERRY	8
227	HACKBERRY	8
228	HACKBERRY	48
229	HACKBERRY	16
230	HACKBERRY	16
231	HACKBERRY	24

TREE NUMBER	TYPE OF TREE	DIAMETER (IN)
1	HACKBERRY	6
2	HACKBERRY	6
3	HACKBERRY	14
4	HACKBERRY	8
5	HACKBERRY	10
6	HACKBERRY	9
7	CHERRY	12
8	HACKBERRY	14
9	HACKBERRY	10
10	HACKBERRY	6
11	HACKBERRY	6
12	HACKBERRY	10
13	HACKBERRY	10
14	HACKBERRY	8
15	HACKBERRY	12
16	HACKBERRY	10
17	HACKBERRY	6
18	HACKBERRY	12
19	HACKBERRY	8
20	HACKBERRY	6
21	HICKORY	14
22	HICKORY	14
23	HACKBERRY	10
24	HACKBERRY	8
25	HACKBERRY	8
26	HACKBERRY	10
27	OSAGE	16
28	HACKBERRY	8
29	HACKBERRY	8
30	HACKBERRY	8
31	HACKBERRY	10
32	MULBERRY	6
33	CHERRY	10
34	HACKBERRY	24
35	HACKBERRY	8
36	HACKBERRY	8
37	MULBERRY	8
38	HACKBERRY	8
39	HACKBERRY	16
40	HACKBERRY	8
41	OSAGE	8
42	HACKBERRY	5
43	HACKBERRY	5
44	HACKBERRY	24
45	OSAGE	18
46	OSAGE	18
47	OSAGE	18
48	HACKBERRY	24
49	HACKBERRY	12
50	HACKBERRY	3
51	ELM	6
52	ELM	6
53	ELM	6
54	ELM	6
55	HACKBERRY	30
56	WILD CHERRY	6
57	HACKBERRY	30
58	CEDAR	4
59	HICKORY	14
60	HACKBERRY	4

TREE NUMBER	TYPE OF TREE	DIAMETER (IN)
61	CEDAR	8
62	HACKBERRY	18
63	HACKBERRY	18
64	HACKBERRY	18
65	HACKBERRY	24
66	HACKBERRY	30
67	ELM	18
68	HACKBERRY	10
69	HACKBERRY	12
70	HACKBERRY	12
71	ELM	24
72	HACKBERRY	14
73	HACKBERRY	5
74	OAK	18
75	OAK	18
76	HACKBERRY	9
77	HACKBERRY	12
78	HACKBERRY	18
79	SHAG BARK HICKORY	4
80	HACKBERRY	16
81	HACKBERRY	12
82	HACKBERRY	12
83	HACKBERRY	12
84	HACKBERRY	10
85	HACKBERRY	14
86	ELM	16
87	OAK	12
88	HACKBERRY	8
89	ELM	5
90	OAK	24
91	HACKBERRY	14
92	HACKBERRY	10
93	ELM	4
94	HACKBERRY	12
95	HACKBERRY	16
96	HACKBERRY	10
97	HACKBERRY	8
98	WALNUT	10
99	HACKBERRY	8
100	HACKBERRY	10
101	HACKBERRY	8
102	CEDAR	24
103	CEDAR	24
104	HACKBERRY	8
105	HACKBERRY	24
106	HACKBERRY	12
107	HACKBERRY	12
108	ELM	8
109	CEDAR	30
110	HACKBERRY	4
111	HACKBERRY	4
112	ELM	12
113	HACKBERRY	8
114	HACKBERRY	8
115	HACKBERRY	8
116	HACKBERRY	8
117	HACKBERRY	8
118	ELM	8
119	HACKBERRY	10
120	HACKBERRY	10



**OWNER/DEVELOPER:**  
RANDY JONES ETUX BARBARA  
804 LINDSEY DRIVE  
GALLATIN, TN 37066  
ZONING MU  
TOTAL AC 15.34 ±

**TWIN EAGLES SUBDIVISION  
PHASE 11 SEC. A & PHASE 12 SEC. A  
FINAL MASTER DEVELOPMENT PLAN  
LANDSCAPE PLAN  
OSPREY DRIVE  
CITY OF GALLATIN, 9TH CIVIL DISTRICT  
SUMNER COUNTY, TENNESSEE**

DATE: 15 APRIL 2014 JOB #07-017 / #07-018 SHEET PD-4 OF PD-12



**ROGERS ENGINEERING GROUP**  
114B WEST MAIN STREET  
Gallatin, Tennessee 37066  
Tel.: 615-230-7269 FAX: 615-230-7271  
richard.jones@rogersgroupinc.com

REVISION 4: 16 OCTOBER 2014 PER GPC COMMENTS DATED 10-10-14 DATE: 15 APRIL 2014  
REVISION 3: 16 OCTOBER 2014 PER GPC COMMENTS DATED 10-11-14 JOB #07-017-018-019  
REVISION 2: 24 SEPTEMBER 2014 FOR LANDSCAPE BUFFER REVISION SHEET PD-4 OF PD-12  
REVISION 1: 2 JUNE 2014 PER ENGINEERING COMMENTS DATED 5-22-14

# ITEM 5



## ITEM 5 PLANNING DEPARTMENT STAFF REPORT Preliminary Master Development Plan and Rezoning for Carellton Commercial (PC0346-14) Located North of Long Hollow Pike and West of Carellton Drive Date: October 21, 2014

---

**REQUEST:** OWNER AND APPLICANT REQUESTS REZONING FROM RESIDENTIAL 8 – PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) TO PLANNED GENERAL COMMERCIAL (PGC) WITH A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON COMMERCIAL, CONSISTING OF A PROPOSED 7,800 SQUARE FOOT COMMERCIAL BUILDING, 1.03 (+/-) ACRE PORTION OF OPEN SPACE 'A' OF THE CARELLON SUBDIVISION PRELIMINARY MASTER DEVELOPMENT PLAN, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE.

**OWNER:** NORTHERN PROPERTY, LLC (GARY PALMER)  
**APPLICANT:** DEWEY/ESTES ENGINEERING (MICHAEL DEWEY)  
**STAFF RECOMMENDATION:** RECOMMEND DEFERRAL TO DECEMBER 8<sup>TH</sup> PLANNING COMMISSION  
**STAFF CONTACT:** KEVIN CHASTINE  
**PLANNING COMMISSION DATE:** DECEMBER 8, 2014

---

**PROPERTY OVERVIEW:** The owner and applicant is requesting to rezone 1.03 (+/-) acre portion of Open Space 'A' of Phase 1-A of the Carellton Subdivision (Part of Tax Map 124G, Group A and Parcel 1.01) from Residential-8 Planned Residential Development (R8-PRD) zone district to Planned General Commercial (PGC) zone district with a Preliminary Master Development Plan for Carellton Commercial, consisting of a 7,800 square foot commercial building, located north of Long Hollow Pike and West of Carellton Drive.

\* *The applicant has requested to defer this item until the Monday December 8<sup>th</sup> Planning Commission in order for the Preliminary Master Development Plan and the Character Area Change request to be on the same agenda.*