

Table of Contents

Agenda	2
STRATFORD PARK, PHASE 2, SECTION 1	
Stratford Park, Ph. 2, Section 1	4
FAIRWAY FARMS - PHASE 3, SECTION 1C	
Fairway Farms, Ph. 3, Sec. 1C	16
MINUTES	
May 20, 2013	26
CARTER'S JUNCTION - PHASE 1	
Carter's Junction - Ph. 1.	37
FAIRWAY FARMS - PHASE 2 & PHASE 3	
Fairway Farms, Ph. 2 and Ph. 3	56
OTHER BUSINESS	
Sureties and Renewals 6.1	63



Agenda
Gallatin Municipal-Regional Planning Commission Meeting

Monday, June 24, 2013

Dr. J. Deotha Malone Council Chambers

5:00 PM

City Hall

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

CONSENT AGENDA

- 2. GMRPC Resolution No. 2013-51** **PC0144-13**
STRATFORD PARK, PHASE 2, SECTION 1
BARGE WAGGONER SUMNER CANNON

Applicant requests approval of a final plat for Stratford Park, Phase 2, Section 1, a major subdivision containing 32 lots on 15.38 (+/-) acres. Property is located at Long Hollow Pike and Stratford Park Blvd.

[Stratford Park, Ph. 2, Section 1](#)

- 5. GMRPC Resolution No. 2013-52** **PC0143-13**
FAIRWAY FARMS - PHASE 3, SECTION 1C
BRUCE RAINEY & ASSOCIATES

Applicant requests approval of a preliminary plat for Fairway Farms, Phase 3, Section 1C, a major subdivision containing 27 lots on 13.26 (+/-) acres. Property is located north of Long Hollow Pike and west of Wendling Blvd.

[Fairway Farms, Ph. 3, Sec. 1C](#)

REGULAR AGENDA

- 1. APPROVE PRIOR MINUTES**

MINUTES
May 20, 2013

[May 20, 2013](#)

- 3. GMRPC Resolution No. 2013-50** **PC0142-13**
CARTER'S JUNCTION - PHASE 1
BRUCE RAINEY & ASSOCIATES

Applicant requests approval of a Preliminary Master Development Plan for Carter's Junction, a 9,662 square foot multi-tenant commercial building on 1.42(+/-) acres. Property is located at 604 Long Hollow Pike.

[Carter's Junction - Ph. 1](#)

**4. GMRPC Resolution No. 2013-54
FAIRWAY FARMS - PHASE 2 & PHASE 3
BRUCE RAINEY & ASSOCIATES**

PC0146-13

Applicant requests approval of a Final Master Development Plan for Fairway Farms, Phase 2 and Phase 3, a major subdivision containing 154 lots on 82.83 (+/-) acres. Property is located on Long Hollow Pike and Wendling Boulevard.

[Fairway Farms, Ph. 2 and Ph. 3](#)

**6.1. GMRPC Resolution No. 2013-53
OTHER BUSINESS
SURETY AND RENEWAL EXTENSIONS**

- Kennesaw Farms, Ph. 2; PC File #8-63-04 site surety one year renewal and extension for \$37,400.
- Cypress Gardens Subdivision; PC File #1-40-05C subdivision surety one year renewal and extension for \$36,000.
- Lenox Place, Ph. 13 & 14; PC File #2-10-09S utility surety one year renewal and extension for \$10,000.
- Fairvue Plantation, Ph. 19, Sec. 1 & Ph. 20; PC File 2-6-09S utility surety one year renewal and extension for \$24,000.

[Sureties and Renewals 6.1](#)

- **MOVE TO ADJOURN**

ITEM 2

GMRPC Resolution No. 2013-51

RESOLUTION APPROVING A FINAL PLAT FOR STRATFORD PARK, PHASE 2, SECTION 1, A MAJOR SUBDIVISION, CONTAINING 32 LOTS ON 15.38 (+/-) ACRES. PROPERTY IS LOCATED AT LONG HOLLOW PIKE AND STRATFORD PARK BOULEVARD – PC0144-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the major subdivision final plat submitted by the applicant, Barge Waggoner Sumner & Cannon, Inc., at its regular meeting on June 24, 2013; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the major subdivision final plat with the following conditions of approval:

1. The applicant shall submit a copy of the Restrictive Covenants prior to recording of final plat.
2. The applicant shall provide a copy of a signed and recorded Stormwater Inspection and Maintenance Agreement for the detention pond located in the

ITEM 2

“Common Open Space 1/Detention Area/Drainage Easement” servicing Phase 2 to the Engineering Division prior to the recording of the final plat.

3. The applicant shall provide a copy of a signed Developer Agreement for contribution to the TDOT GreenLea Boulevard Extension project to the Engineering Division, in the amount of \$25,500 for Phase 2 prior to the recording of the final plat.
4. The applicant shall be aware that the roadway widths and turns shall be able to support all fire equipment.
5. The applicant shall have the water/sanitary sewer installations accepted by the Gallatin Public Utilities Department prior to the recording of the final plat.
6. The applicant shall submit one (1) mylar and two (2) vellum copies of the final plat, including all original signatures, along with the recording fee to the Codes/Planning Department for recording.

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: 06/24/2013

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 2 6/24/13 GMRPC MEETING

Applicant requests approval of a final plat for Stratford Park, Phase 2, Section 1, a major subdivision containing 32 lots on 15.38 (+/-) acres. Property is located at Long Hollow Pike and Stratford Park Blvd. (PC0144-13)

Attachment 2-1 Final Plat

Attachment 2-2 Response Letter from Jennifer L. Speich P.E. dated June 13, 2013

ANALYSIS

Applicant requests approval of a final plat for Stratford Park, Phase 2, Section 1, a major subdivision containing 32 lots on 15.38 (+/-) acres. The property is located at Long Hollow Pike and Stratford Park Blvd and is currently zoned Multiple Residential and Office (MRO). One-Family Detached Dwelling, Multi-Family Dwelling, and Essential Services are permitted uses in the MRO zone district. No portion of this property is located in a flood hazard area.

The purpose of this final plat is to amend the four (4) lots for Phase 2, which consists of three (3) one-family detached dwelling lots and one (1) horizontal property regime lot for 63 multi-family dwelling units. The applicant plans to divide the one (1) horizontal property regime lot into 27 multi-family dwelling lots, one (1) community facility essential services lot, and one (1) vacant lot (Future Phase 2, Section 2 consisting of 36 multi-family dwelling lots).

Previous Approvals

The Planning Commission approved the original preliminary plat for Stratford Park (PC #1-14-06B) at the March 27, 2006 meeting.

The Planning Commission approved a revision to the preliminary plat for Stratford Park (PC #1-14-06B) showing a revised layout of the 42 condominium units in Phase 2 at the May 21, 2007 meeting.

The Planning Commission approved a minor subdivision final plat for Stratford Park, Phase 2 (PC #2-13-07) in order to construct three (3) one-family detached dwelling units and to create a horizontal property regime for 42 multi-family dwelling units on four (4) lots at July 23, 2007 meeting.

The Planning Commission approved a revised preliminary plat for Stratford Park (PC #1-23-08B) in order to add 21 additional multi-family units (total 63 multi-family units) to the one (1) lot in Phase 2 at the September 22, 2008 meeting.

The Planning Commission approved a revised final plat for Stratford Park, Phase 2 (PC #1-29-08C) in order to construct three (3) one-family detached dwelling units and 63 multi-family dwelling units on four (4) lots at the October 27, 2008 meeting.

The Planning Commission approved a revised preliminary plat for Stratford Park (PC0054-12) in order to create one (1) lot for the existing pool and pool house within Phase 2, and to create sections within Phases 3 and 4 at the December 10, 2012 meeting.

EXHIBIT A

The Planning Commission approved a revised preliminary plat for Stratford Park (PC0131-13) in order to create 63 multi-family dwelling lots and sections for Phase 2 at the May 20, 2013 meeting.

Lot Sizes and Layout

The lot sizes and layout for this final plat are consistent with lot sizes and layouts approved in the previous revised preliminary plat for Stratford Park (PC0131-13).

Engineering Division Comments

The applicant has satisfactorily addressed Engineering Division review comments.

Other Departmental Comments

The Gallatin Fire Department approved the turning movement (radius) for fire trucks on Saxony Way (private section) on October 23, 2008. The applicant shall be aware that the roadway widths and turns shall be able to support all fire equipment. The Gallatin Public Utilities Department stated that the final water/sanitary sewer installations have not been accepted. The applicant shall have the water/sanitary sewer installations accepted by the Gallatin Public Utilities Department prior to the recording of the final plat.

RECOMMENDATION

Staff recommends approval of the final plat with the following conditions:

1. The applicant shall submit a copy of the Restrictive Covenants prior to recording of final plat.
2. The applicant shall provide a copy of a signed and recorded Stormwater Inspection and Maintenance Agreement for the detention pond located in the "Common Open Space 1/Detention Area/Drainage Easement" servicing Phase 2 to the Engineering Division prior to the recording of the final plat.
3. The applicant shall provide a copy of a signed Developer Agreement for contribution to the TDOT GreenLea Boulevard Extension project to the Engineering Division, in the amount of \$25,500 for Phase 2 prior to the recording of the final plat.
4. The applicant shall be aware that the roadway widths and turns shall be able to support all fire equipment.
5. The applicant shall have the water/sanitary sewer installations accepted by the Gallatin Public Utilities Department prior to the recording of the final plat.
6. The applicant shall submit one (1) mylar and two (2) vellum copies of the final plat, including all original signatures, along with the recording fee to the Codes/Planning Department for recording.



KATHERINE SCHOCH, AICP
INTERIM ZONING ADMIN. / ASSIST. DIRECTOR
KATHERINE.SCHOCH@GALLATIN-TN.GOV

ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

Project Comments

EXHIBIT A

Meeting Date: 06/24/2013

RE: STRATFORD PARK, PHASE 2, SECTION 1, Final Plat

Reference #: PC0144-13

Department of Public Utilities

Review Date: 05/31/2013

Final water/sanitary sewer installations have not been accepted by Gallatin Public Utility.

Planning Department

Codes/Planning Department Project Manager: Robert Kalisz

Review Date: 06/04/2013

1. Add Essential Service to Community Facility in Development Summary.
2. Correct yard setbacks for Lot 31 on sheet 2. Yard setbacks were approved on the FMDP for the pool and pool house.
3. Add Off-Street Parking Space label on sheet 3.
4. Correct Notes #1 to read as follows 'The purpose of this plat is to amend the four (4) lots for Phase 2, which consists of three (3) one-family detached dwelling lots and a horizontal property regime for the one (1) remaining lot. To divide the one (1) horizontal property regime lot into twenty-seven (27) multi-family dwelling lots, one (1) community facility essential service lot, and one (1) vacant lot.'
5. The final plat does not include public right of way as shown on preliminary plat and recorded plat. What is status? Wording in void and vacate?
6. Provide copy of proposed restrictive covenants.
7. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
8. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
9. Submit a detailed response letter addressing all departmental review comments.
10. RETURN CHECKPRINT & CHECKLIST
11. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 6/13/2013.
12. Resubmittals must include the above information in order to be considered a complete resubmittal.



KATHERINE SCHOCH, AICP
INTERIM ZONING ADMIN. / ASSIST. DIRECTOR
KATHERINE.SCHOCH@GALLATIN-TN.GOV

ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

Codes Department

Review Date: 06/05/2013

No comments

EXHIBIT A

Engineering Division

6-17-2013 JZW Resubmittal:

1. Prior to recording of plat, provide copy of signed and recorded Stormwater Inspection and Maintenance Agreement for detention pond in "Common Open Space 1".
2. Prior to recording of plat, provide copy of signed Developer Agreement for Long Hollow Pike turn lane improvements.

Review Date: 6-7-2013 JZW:

1. Circle lot numbers to coincide with legend.
2. Prior to recording of plat, provide copy of signed and recorded Stormwater Inspection and Maintenance Agreement for detention pond in "Common Open Space 1".
3. Prior to recording of plat, provide copy of signed Developer Agreement for Long Hollow Pike turn lane improvements.
4. Remove note 8, it is no longer used.
5. Note 10 needs to be revised to specify only the parts of the previously recorded plat that are being revised. The previously recorded plat showed Public Right of Way being dedicated, and this plat does not. Call to discuss if there is any question regarding this.

Fire Department

Review Date: 06/10/2013

1. Roadway widths and turn shall be able to support all fire equipment.

Police Department

Review Date: 05/31/2013

Reviewed: No comment

Gallatin Department of Electricity

Review Date: 05/31/2013

Okay

Sumner County, E-911

Review Date: 05/31/2013

No comments

Industrial Pre-treatment Department

Review Date:

N/A

EXHIBIT A

June 13, 2013
File No. 32497-10

Ms. Katherine Schoch, AICP
Interim Zoning Admin./Assistant Director
City of Gallatin
132 W. Main Street, Room 201
Gallatin, Tennessee 37066

R E C E I V E D
JUN 13 2013

**RE: STRATFORD PARK , PHASE 2, SECTION 1
FINAL PLAT
REFERENCE NO: PC0144-13**

GALLATIN PLANNING
& ZONING

Dear Ms. Schoch:

On behalf of our client, Rob Horton of Stratford Park, we are resubmitting the above referenced project and have addressed the action items noted.

Department of Public Utilities
Review Date: 05/31/2013

Final water/sanitary sewer installations have not been accepted by Gallatin Public Utility.

Planning Department
Codes/Planning Department Project Manager: Robert Kalisz
Review Date: 06/04/13

1. Add Essential Service to Community Facility in Development Summary.
Essential Services added
2. Correct yard setback for Lot 31 on sheet 2. Yard setbacks were approved on the FMDP for the pool and pool house.
Setbacks corrected to match FMDP
3. Add Off-Street Parking Space label on sheet 3.
Off-Street Parking label added
4. Correct Notes #1 to read as follows "The purpose of this plat is to amend the four (4) lots for Phase 2, which consists of three (3) one-family detached dwelling lots and a horizontal

EXHIBIT A

St. Katherine Schoch
June 13, 2013
File No. 32497-10
Page 2

ATTACHMENT 2-2

property regime for the one (1) remaining lot. To divide the one (1) horizontal property regime lot into twenty-seven (27) multi-family dwelling lots, one (1) community facility essential service lot, and one (1) vacant lot.”

Note #1 corrected to read as above.

5. The final plat does not include public right of way as shown on preliminary plat and recorded plat. What is status? Working in void and vacate?
Dedicated right-of-way to remain as shown on recorded plat. This plat will void, vacate and supersede the recorded plat except for the right-of-way dedication as shown on said recorded plat.
6. Provide copy of proposed restrictive covenants.
Copy enclosed.
7. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size is original plans are greater than 18 x 24), and 16 architectural elevations if needed.
Sixteen (16) corrected, folded copies enclosed.
8. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or SWG file (MicroStation version “J” software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files for all supporting documents and correspondence. Label file formats on CD.
Digital files enclosed.
9. Submit a detailed response letter addressing all departmental review comments.
Enclosed.
10. Return Checkprint & Checklist.
Checkprint & checklist enclosed.
11. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 6/13/2013.
We understand.
12. Resubmittals must include the above information in order to be considered a complete resubmittal.
We understand.

Engineering Division
Review Date: 6-7-2013 JZW

RECEIVED
JUN 13 2013

GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC0144-13

Mr. Katherine Schoch
June 13, 2013
File No. 32497-10
Page 3

1. Circle lot numbers to coincide with legend.
All Lot numbers are now circled.
2. Prior to recording of plat, provide copy of signed and recorded Stormwater Inspection and Maintenance Agreement for detention on in "Common Open Space 1".
Developer will sign agreement when received.
3. Prior to recording of plat, provide copy of signed Developer Agreement for Long Hollow Pike turn lane improvements.
Developer will sign agreement when received
4. Review note 8, it is no longer used.
Note 8 has been removed.
5. Note 10 needs to be revised to specify only the parts of the previously recorded plat that are being revised. The previously recorded plat showed Public Right of Way being dedicated, and this plat does not. Call to discuss if there is any question regarding this.
This is now Note #9 and reads as follows:

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "STRATFORD PARK PHASE 2 REVISED, FINAL PLAT AND HORIZONTAL PROPERTY REGIME" OF RECORD IN PLAT BOOK 26, PAGES 197-199, R.O.S.C. EXCEPT FOR RIGHT-OF-WAY DEDICATIONS SHOWN ON SAID RECORDED PLAT.

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

Sincerely,



Jennifer Speich, PE, PMP
Project Manager

F:\32\32497\3249710\Admin\Correspondence\3249710_LT021_KSchoch_FinalPlatResponses.docx

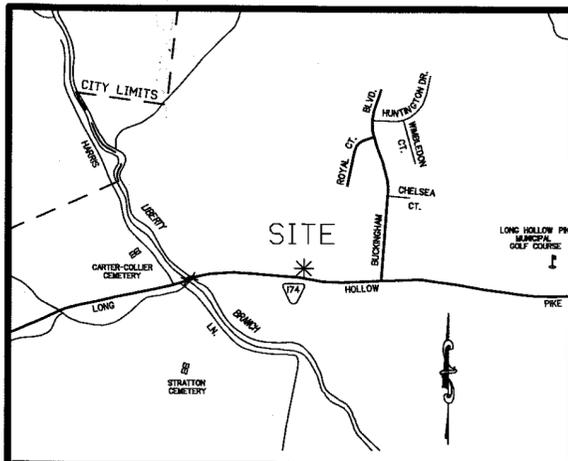
cc: Rob Horton, Stratford Park

RECEIVED
JUN 13 2013

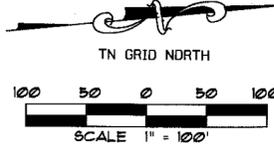
GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC 0144-13



VICINITY MAP (N.T.S.)



(MAP 125, PARCEL 19.02)

LAZY J. INVESTMENTS, LTD.
BOOK 1623, PG. 631, R.O.S.C.
ZONED: R20 (PUD)

DEVELOPMENT SUMMARY

- STRATFORD PARK PHASE 2, SECTION 1 FINAL PLAT
- OWNER: STRATFORD PARK, 147 MAPLE ROW BLVD., SUITE 100, HENDERSONVILLE, TN 37075
- NINTH CIVIL DISTRICT GALLATIN, TENNESSEE
- MAP 125B, PARCELS 1,2,3 & 4
- ZONED: MRO
- PLAT PREPARED ON MAY 29, 2013
- SCALE: 1" = 100' (SHEET 1)
SCALE: 1" = 50' (SHEETS 2 & 3)
- RESIDENTIAL SINGLE FAMILY DETACHED AND MULTI-FAMILY ATTACHED DWELLINGS AND COMMUNITY FACILITY ESSENTIAL SERVICE.
- SURVEYOR: BRAD T. THOMAS, R.L.S., BARGE, WAGGONER, SUMNER & CANNON, INC., 211 COMMERCE STREET, SUITE 600, NASHVILLE, TENNESSEE 37201, PH. (615) 252-4397, FAX (615) 256-9661

LEGEND:

- Property ownership boundary
- Yard Line
- P.U.D.E.
- Lot line
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Fire Hydrant
- Lot number
- Property map parcel number
- Pertains to property map
- Street Address

(MAP 125, PARCEL 19.02)

LAZY J. INVESTMENTS, LTD.
BOOK 1623, PG. 631, R.O.S.C.
ZONED: R20 (PUD)

NOTES:

- THE PURPOSE OF THIS PLAT IS TO AMEND THE FOUR (4) LOTS FOR PHASE 2, WHICH CONSISTS OF THREE (3) ONE-FAMILY DETACHED DWELLING LOTS AND A HORIZONTAL PROPERTY REGIME FOR THE ONE (1) REMAINING LOT. TO DIVIDE THE ONE (1) HORIZONTAL PROPERTY REGIME LOT INTO TWENTY-SEVEN (27) MULTI-FAMILY DWELLING LOTS, ONE (1) COMMUNITY FACILITY ESSENTIAL SERVICES LOT, AND ONE (1) VACANT LOT.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 470185 0295 G AND 470185 0313 G, DATED APRIL 17, 2012, (ZONE X).
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- MEDIANS AND COMMON AREAS MUST BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THIS PROPERTY'S EXISTING USE IS ONE-FAMILY DETACHED DWELLING, COMMUNITY ESSENTIAL SERVICES AND VACANT AND IS ZONED MRO.
- TEMPORARY TURNAROUND TO BE CONSTRUCTED WITH THIS PHASE AND BUILT IN ACCORDANCE WITH THE CITY OF GALLATIN DETAILS. TEMPORARY TURNAROUND TO REMAIN IN PLACE AND EXCESS ASPHALT REMOVED THE ROADWAY IS COMPLETE IN THE FUTURE DEVELOPMENT AREA.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "STRATFORD PARK PHASE 2 REVISED, FINAL PLAT AND HORIZONTAL PROPERTY REGIME" OF RECORD IN PLAT BOOK 26, PAGES 197-199, R.O.S.C. EXCEPT FOR RIGHT-OF-WAY DEDICATIONS SHOWN ON SAID RECORDED PLAT.

(MAP 114J, PARCEL 25)

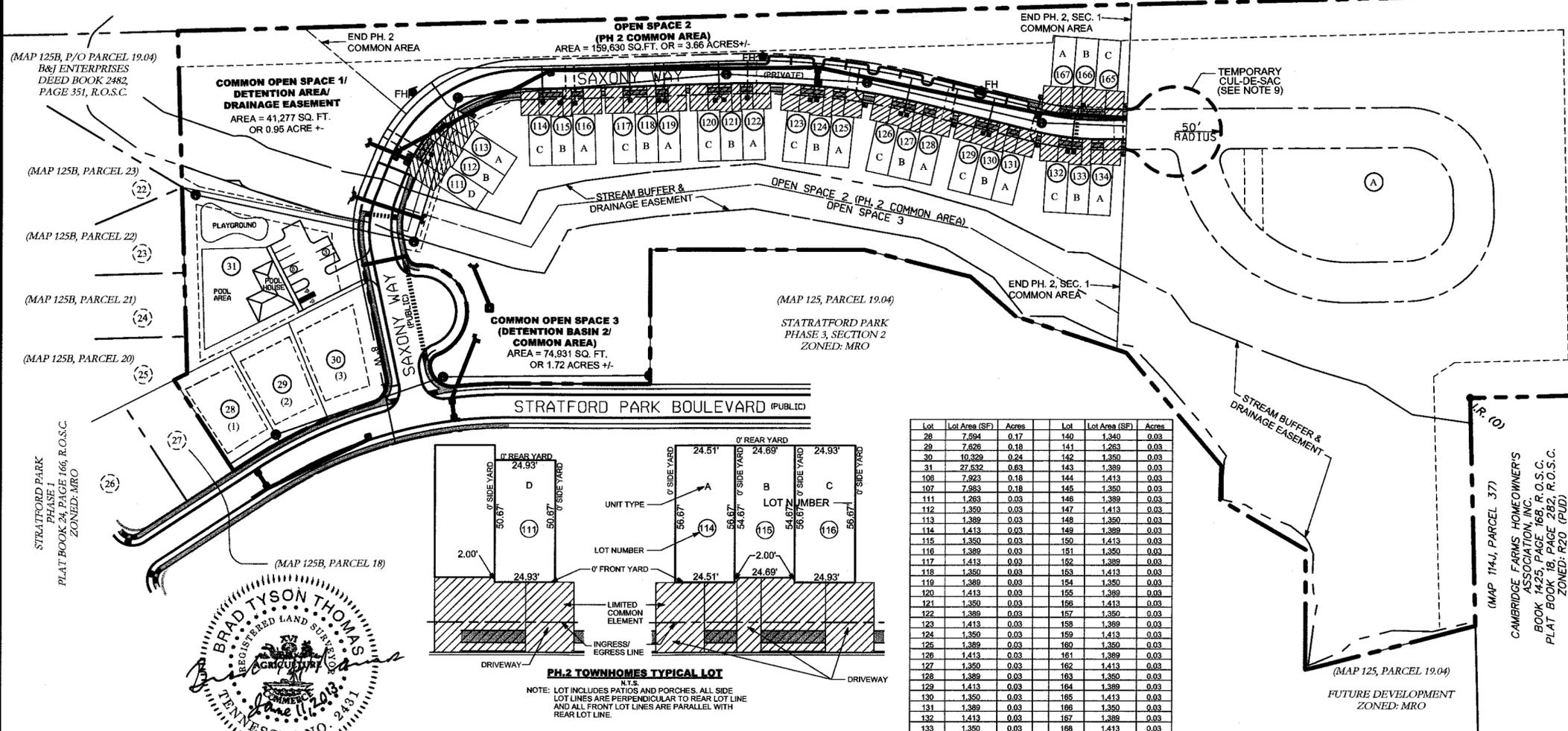
CAMBRIDGE FARMS HOMEOWNER'S ASSOCIATION, INC.
BOOK 2850, PAGE 27, R.O.S.C.
ZONED: R20 (PUD)

(MAP 114J, PARCEL 24)

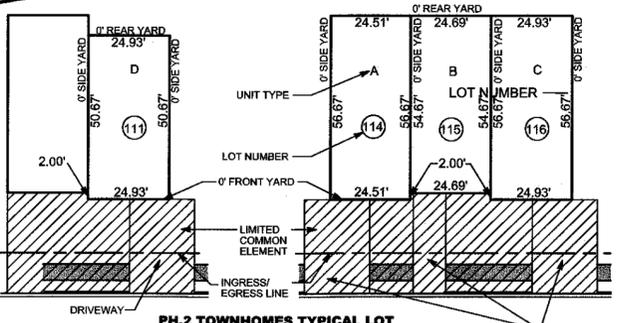
THOMAS E. BUFORD, AND JENNIFER L. WOODARD
BOOK 1546, PAGE 470, R.O.S.C.
ZONED: R20 (PUD)

(MAP 114J, PARCEL 25)

JAMES N. HOLCOMBE, JR. & ELIZABETH A. HOLCOMBE
BOOK 3220, PAGE 804, R.O.S.C.
PLAT BOOK 20, PAGE 30, R.O.S.C.
ZONED: R20 (PUD)



Lot	Lot Area (SF)	Acres	Lot	Lot Area (SF)	Acres
28	7,694	0.17	140	1,340	0.03
29	7,626	0.18	141	1,263	0.03
30	10,329	0.24	142	1,350	0.03
31	27,632	0.63	143	1,389	0.03
108	7,623	0.18	144	1,413	0.03
107	7,393	0.18	145	1,389	0.03
111	1,283	0.03	146	1,389	0.03
112	1,350	0.03	147	1,413	0.03
113	1,389	0.03	148	1,350	0.03
114	1,413	0.03	149	1,389	0.03
115	1,350	0.03	150	1,413	0.03
116	1,389	0.03	151	1,350	0.03
117	1,413	0.03	152	1,389	0.03
118	1,350	0.03	153	1,413	0.03
119	1,389	0.03	154	1,350	0.03
120	1,413	0.03	155	1,389	0.03
121	1,350	0.03	156	1,413	0.03
122	1,389	0.03	157	1,350	0.03
123	1,413	0.03	158	1,389	0.03
124	1,350	0.03	159	1,413	0.03
125	1,389	0.03	160	1,350	0.03
126	1,413	0.03	161	1,389	0.03
127	1,350	0.03	162	1,413	0.03
128	1,389	0.03	163	1,350	0.03
129	1,413	0.03	164	1,389	0.03
130	1,350	0.03	165	1,413	0.03
131	1,389	0.03	166	1,350	0.03
132	1,413	0.03	167	1,389	0.03
133	1,350	0.03	168	1,413	0.03
134	1,389	0.03	169	1,350	0.03
135	1,413	0.03	170	1,389	0.03
136	1,350	0.03	171	1,413	0.03
137	1,389	0.03	172	1,350	0.03
138	1,413	0.03	173	1,389	0.03
139	1,350	0.03	A	303,726	6.97



PH 2 TOWNHOMES TYPICAL LOT

NOTE: LOT INCLUDES PATIOS AND PORCHES. ALL SIDE LOT LINES ARE PERPENDICULAR TO REAR LOT LINE AND ALL FRONT LOT LINES ARE PARALLEL WITH REAR LOT LINE.



OWNER
STRATFORD PARK,
A TN GENERAL PARTNERSHIP
147 MAPLE ROW BLVD., SUITE 100
HENDERSONVILLE, TN 37075
CONTACT: ROB HORTON
PHONE: (615) 826-5785

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LOTS 28 & 29
OLE SOUTH PROPERTIES, INC.
R.B. 3542, PG. 593, R.O.S.C.

LOT 30
AUSTIN C. & WHITNEY L. RION
R.B. 3700 PG. 827, R.O.S.C.

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

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TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

DATE _____ AUSTIN C. RION

DATE _____ WHITNEY L. RION

DATE _____ OWNER - STRATFORD PARK

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

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DATE _____ CHAIRMAN'S INITIALS, PLANNING COMMISSION

DATE: JUNE 11, 2013 SHEET 1 OF 3

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DATE: June 11, 2013 REGISTERED LAND SURVEYOR NUMBER 2431

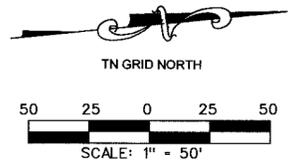
AREA TABLE

LOT AREA= 394017 SQ. FT. OR 9.05 ACRES +/-
OPEN SPACE AREA= 275,838 SQ. FT. OR 6.33 ACRES +/-
TOTAL AREA= 669,854 SQ. FT. OR 15.38 ACRES +/-

(MAP 125, PARCEL 19.02)
 LAZY J. INVESTMENTS, LTD.
 BOOK 1623, PG. 631, R.O.S.C.
 ZONED: R20 (PUD)

N03°57'02"E

OPEN SPACE 2
 (PH 2 COMMON AREA)
 AREA = 159,630 SQ.FT. OR = 3.66 ACRES+/-



LEGEND:

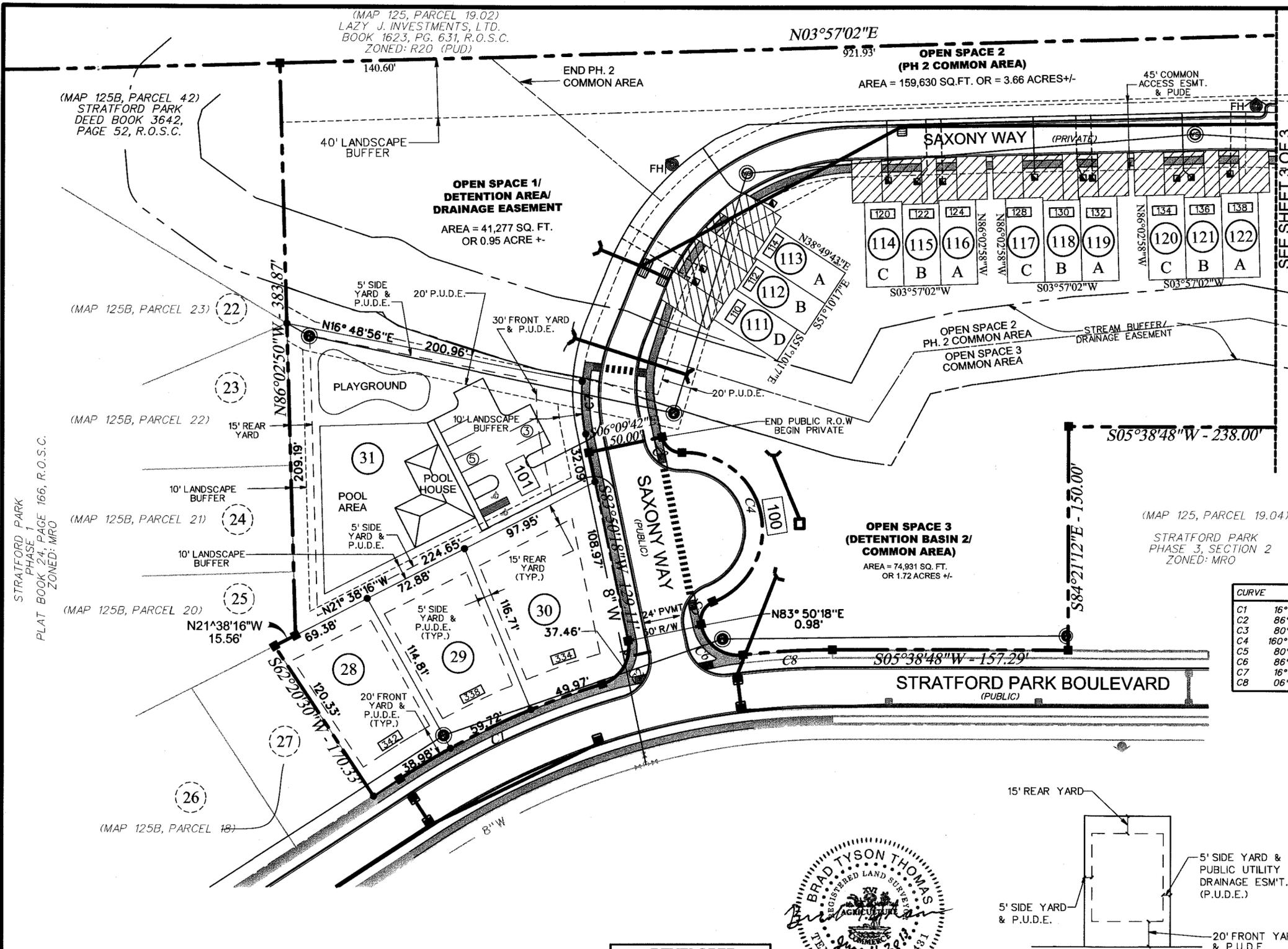
- Property ownership boundary
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- P.U.D.E.
- Lot line
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Fire Hydrant
- Lot number
- Property map parcel number
- Pertains to property map
- Street Address

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C1	16° 13' 35"	525.00	74.84	148.68	N 19° 32' 42" W	148.19
C2	86° 00' 00"	24.96	23.27	37.46	N 53° 09' 42" W	34.04
C3	80° 15' 29"	13.00	10.96	18.21	N 43° 42' 33" E	16.76
C4	160° 30' 59"	52.00	302.88	145.68	N 83° 50' 18" E	102.50
C5	80° 15' 29"	13.00	10.96	18.21	S 56° 01' 57" E	16.76
C6	86° 00' 00"	24.96	23.27	37.46	N 40° 50' 15" E	34.04
C7	16° 49' 45"	122.50	18.12	35.98	S 87° 44' 50" E	35.85
C8	06° 32' 23"	525.00	29.99	59.92	N 02° 22' 37" E	59.89

**STRATFORD PARK
 PHASE 2 SECTION 1
 FINAL PLAT**
 (FORMERLY STRATFORD PARK
 PHASE 2 REVISED FINAL PLAT
 AND HORIZONTAL PROPERTY REGIME
 PB 26, PG. 197 R.O.S.C.)
**NINTH CIVIL DISTRICT
 SUMNER COUNTY
 GALLATIN, TENNESSEE**
**MAP 125B, PARCELS 1,2,3 & 4
 SAXONY WAY &
 STRATFORD PARK BLVD.**
ZONED MRO

DATE: JUNE 11, 2013 SHEET 2 OF 3



STRATFORD PARK
 PHASE 1
 PLAT BOOK 24, PAGE 166, R.O.S.C.
 ZONED: MFO

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
 211 Commerce Street, Suite 600 Nashville, Tennessee 37201
 PHONE (615) 254-1500 FAX (615) 255-6572

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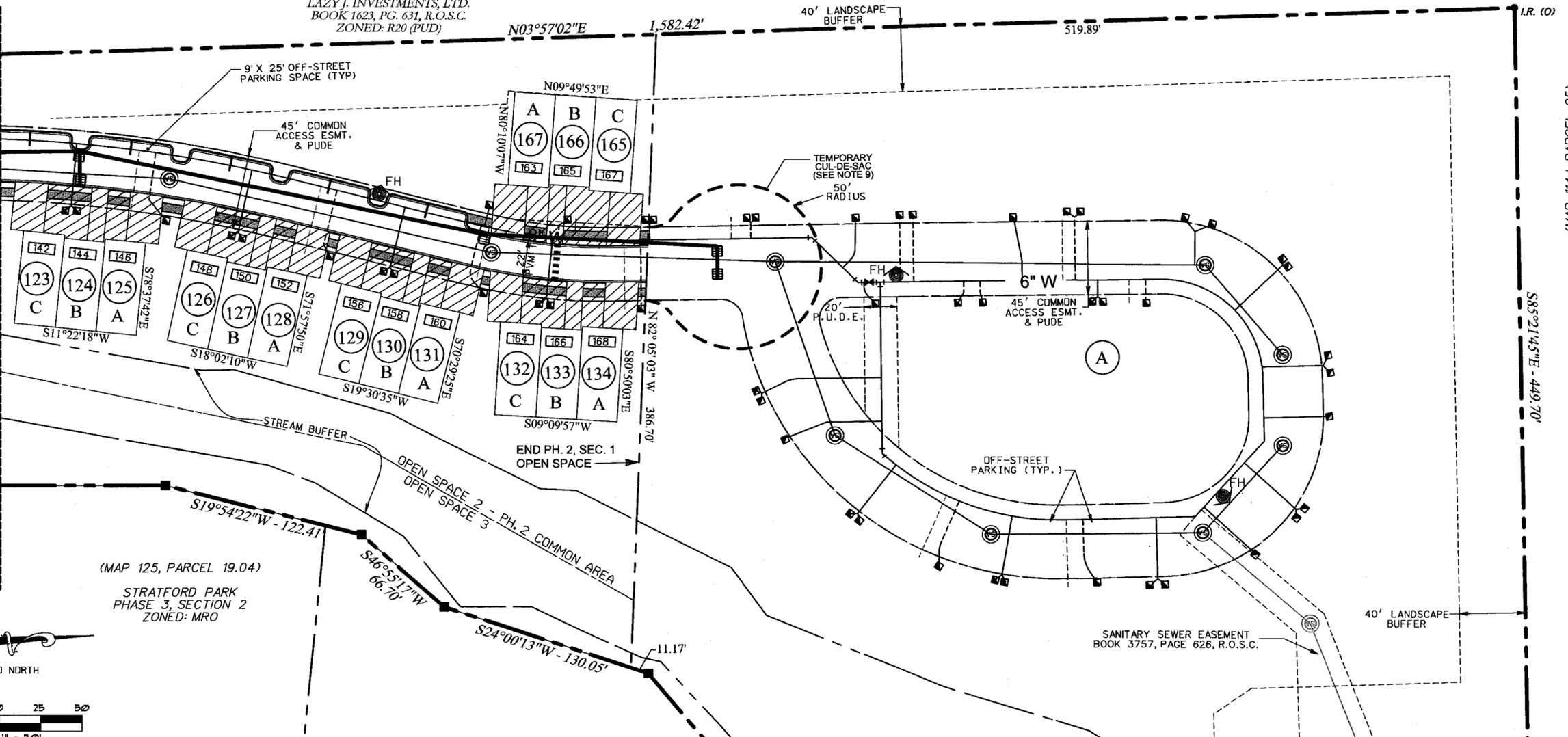
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BARGE WAGGONER SUMNER & CANNON, INC.
 June 11, 2013 DATE
 Registered Land Surveyor Number 2431

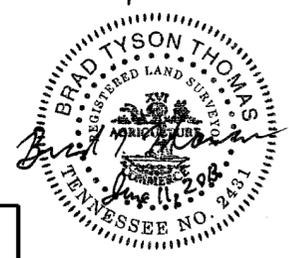
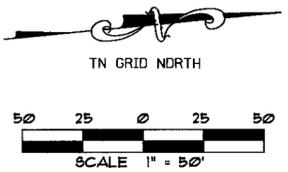
(MAP 125, PARCEL 19.02)
 LAZY J. INVESTMENTS, LTD.
 BOOK 1623, PG. 631, R.O.S.C.
 ZONED: R20 (PUD)

SEE SHEET 2 OF 3



(MAP 125, PARCEL 19.04)
 STRATFORD PARK
 PHASE 3, SECTION 2
 ZONED: MRO

(MAP 125, PARCEL 19.04)
 FUTURE DEVELOPMENT
 ZONED: MRO



OWNER/DEVELOPER
 STRATFORD PARK
 A TN GENERAL PARTNERSHIP
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LOT 30
 AUSTIN C. & WHITNEY L. RION
 R.B. 3700 PG. 827, R.O.S.C.

LEGEND:

Property ownership boundary	---
Yard Line	---
P.U.D.E.	---
Lot line	---
Existing monuments	○
Iron Pin (O)	○
Iron Pin (N)	○
Proposed Sanitary Sewer	—S—
Proposed Water Line	—W—
Fire Hydrant	⊕
Lot number	Ⓜ
Property map parcel number	Ⓜ
Pertains to property map	Ⓜ
Street Address	Ⓜ

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STRATFORD PARK PHASE 2 SECTION 1 FINAL PLAT
 (FORMERLY STRATFORD PARK PHASE 2 REVISED FINAL PLAT AND HORIZONTAL PROPERTY REGIME PB 26, PG. 197 R.O.S.C.)

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE
 MAP 125, P/O PARCEL 19.04
 100 SAXONY WAY & STRATFORD PARK BLVD.
 ZONED MRO

DATE: JUNE 11, 2013 SHEET 3 OF 3

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BARGE WAGGONER SUMNER & CANNON, INC.
 June 11, 2013
 DATE REGISTERED LAND SURVEYOR NUMBER 2431

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
 ENGINEERS ARCHITECTS PLANNERS
 LANDSCAPE ARCHITECTS AND SURVEYORS

21 Commerce Street, Suite 600 Nashville, Tennessee 37201
 PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 32497.02 FILE: 3249702phase2_3.dgn DWG BY: CADD

RESOLUTION APPROVING PRELIMINARY PLAT FOR FAIRWAY FARMS, PHASE 3, SECTION 1C. PROPERTY CONTAINS 154 LOTS ON 82.83 (+/-) ACRES AND IS LOCATED NORTH OF LONG HOLLOW PIKE (SR-174) AND WEST OF WENDLING BOULEVARD – PC0143-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on June 24, 2013; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Fairway Farms, Phase 3, Section 1C with the following conditions:

1. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
2. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Preliminary Plat and Construction Plans for Fairway Farms, Phase 3, Section 1C.

3. The applicant shall submit a subdivision surety, in an amount to be determined by the Gallatin Engineering Division, to the Codes/Planning Department prior to recording of the final plat for Fairway Farms, Phase 3, Section 1C.
4. The applicant shall submit a utility surety, in an amount to be determined by Public Utilities Department, to the Codes/Planning Department prior to the recording of the final plats for Fairway Farms, Phase 3, Section 1C.
5. The applicant shall submit three (3) corrected, folded copies of the Preliminary Plat to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 06/24/2013

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 5
6/24/13 GMRPC MEETING

Applicant requests approval of a preliminary plat for Fairway Farms, Phase 3, Section 1C, a major subdivision containing 27 lots on 13.26 (+/-) acres. Property is located north of Long Hollow Pike and west of Wendling Blvd. (PC0143-13)

Attachment 5-1 Preliminary Plat

ANALYSIS

The applicant is requesting approval of a preliminary plat for Fairway Farms, Phase 3, Section 1C. The property contains 27 lots on 13.26 (+/-) acres and is located north of Long Hollow Pike (SR-174) and west of Wendling Boulevard. The property is currently zoned R15 Planned Residential Development (R15 PRD) and One-Family Detached Dwellings are a permitted use in the R15 PRD zone district. This portion of the property is not located in a special flood hazard area.

Previous Approvals

Rezoning and Approval of Preliminary Master Development Plan

- City Council originally approved the Preliminary Master Development Plan (PMDP) for Fairway Farms and rezoned the property from Agricultural (A) to Residential-R15 Planned Residential Development (R15 PRD) on January 4, 2005.

Revised Preliminary Master Development Plan

- The Planning Commission approved a minor amendment to the PMDP on November 28, 2005 to remove the alleys that were originally planned to serve the lots in Area A located in the front of the development.

Final Master Development Plans, Preliminary and Final Plats

- Various Final Master Development Plans, Preliminary Plats and Final Plats have been approved by the Planning Commission for Phase 1, Sections 1 to 4 and Phase 3, Section 1.

Major Amendment to Preliminary Master Development Plan, Phases 2 and 3

- City Council approved a major amendment to the PMDP for Fairways to amend the phase lines, lot layout, open space, design standards and increase the overall density and number of units in the development on May 21, 2013 with the following conditions of approval:
 1. The Planning Commission approve the conceptual architectural elevations and photographs as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
 2. The Planning Commission approve the conceptual landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
 3. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
 4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
 5. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).

Final Master Development Plan

The Final Master Development Plan (FMDP) for Phases 2 and 3 was considered as Item 4 on this agenda. The proposed Preliminary Plat is consistent with the FMDP.

Engineering Division Comments

The Engineering Division commented on the resubmittal documents that the applicant needs to show on the Preliminary Plat the storm sewer lines connecting the proposed catch basins and their outlet structure, especially at the north end of Goodman Drive on Sheet 3. The Engineering Division must approve the construction plans for Phase 3, Section 1C prior to the final plat being considered by the Planning Commission.

Public Utilities/Industrial Pre-Treatment

The Public Utilities Department commented that the detailed plans and specifications for water and sewer improvements shall be submitted to the Department for review and approval.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Preliminary Plat for Fairway Farms Phase 3, Section 1C with the following conditions of approval:

1. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
2. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Preliminary Plat and Construction Plans for Fairway Farms, Phase 3, Section 1C.
3. The applicant shall submit a subdivision surety, in an amount to be determined by the Gallatin Engineering Division, to the Codes/Planning Department prior to recording of the final plat for Fairway Farms, Phase 3, Section 1C.
4. The applicant shall submit a utility surety, in an amount to be determined by Public Utilities Department, to the Codes/Planning Department prior to the recording of the final plats for Fairway Farms, Phase 3, Section 1C.
5. The applicant shall submit three (3) corrected, folded copies of the Preliminary Plat to the Codes/Planning Department.



KATHERINE SCHOCH, AICP
INTERIM ZONING ADMIN. / ASSIST. DIRECTOR
KATHERINE.SCHOCH@GALLATIN-TN.GOV

ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

EXHIBIT A

Project Comments

Meeting Date: 06/24/2013

RE: FAIRWAY FARMS - PHASE 3, SECTION 1C, Preliminary Plat

Reference #: PC0143-13

Department of Public Utilities

Review Date: 05/31/2013

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

Planning Department

Codes/Planning Department Project Manager: Jim Svoboda

Review Date: 6/7/13

- 1. Final Master Development Plan must be submitted and approved by the Planning Commission before the Preliminary Plat can be approved. Requires applicant to submit FMDP application, review fee, final architectural and landscaping plans and information addressing Engineering Divisions PMDP comments. Also, show on FMDP how Phase 2 and 3 will be developed into Sections and show on plans.
- 2. Should subdivision sign located in open space be located in a sign easement?
- 3. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
- 4. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
- 5. Submit a detailed response letter addressing all departmental review comments.
- 6. RETURN CHECKPRINT & CHECKLIST
- 7. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 6/13/2013.
- 8. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 06/07/2013

No comments



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ADDAM MCCORMICK, AICP
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EXHIBIT A

Engineering Division

Engineering Division Comments regarding Preliminary Plat for Fairway Farms Phase 3 Section 1C (PC0143-13)

6/18/13 Resubmittal

Stormwater Comments:

- 1.) No increase in stormwater runoff will be permitted west of development.
- 2.) Show storm sewer lines connecting proposed catch basins and their outlet structures. Esp North end of Goodman Drive (Sheet 3)
- 3.) Extend stormwater outlet pipes to the extent of proposed lot lines. (Preventing any concentrated discharge onto proposed lots)

Review Date: 06/05/2013

Engineering Division Comments regarding Preliminary Plat for Fairway Farms Phase 3 Section 1C (PC0143-13) 6/4/13 - BDS

General Comments:

- 1.) Construction Plans must be submitted before Preliminary Plat will receive approval.

Transportation/Access Comments:

- 1.) Proposed cross-section must match existing.

Stormwater Comments:

- 1.) No increase in stormwater runoff will be permitted west of development. Submit Stormwater computations and detention plans and details (if needed).
- 2.) Show storm sewer lines connecting proposed catch basins. (Sheet 3)
- 3.) Extend stormwater outlet pipes to the extent of proposed lot lines. (Preventing any concentrated discharge onto proposed lots)

Fire Department

Review Date: 06/10/2013

- 1. Turn around shall be able to support all fire equipment.

Police Department

Review Date: 05/31/2013

Reviewed: No comments

Gallatin Department of Electricity

Review Date: 05/31/2013

Okay

Sumner County, E-911



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ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

Review Date: 06/06/2013

Lot 55 - 585 Goodman Drive

Lot 56 - 589

Lot 57 - 593

Lot 58 - 597

Lot 59 - 601

Lot 60 - 605

Lot 61 - 609

Lot 62 - 613

Lot 63 - 617

EXHIBIT A

Lot 64 - 621

Lot 65 - 625

Lot 66 - 629

Lot 67 - 633

Lot 68 - 637

Lot 69 - 636

Lot 70 - 632

Lot 71 - 628

Lot 72 - 624

Lot 73 - 620

Lot 74 - 616

Lot 75 - 612

Lot 76 - 608

Lot 77 - 604

Lot 78 - 600

Lot 79 - 596

Lot 80 - 592

Lot 81 - 588 Goodman Drive

Industrial Pre-treatment Department

Review Date:

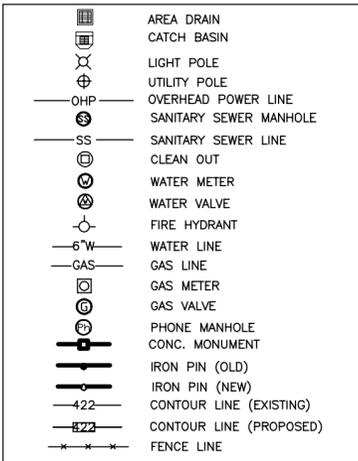
N/A

PLAT CONTAINS - 13.26 ACRES

NUMBER	DIRECTION	DISTANCE
L1	S 6°29'35" W	44.50'
L2	S 82°12'54" E	32.72'
L3	S 7°47'02" W	50.00'
L4	S 81°50'01" E	33.94'

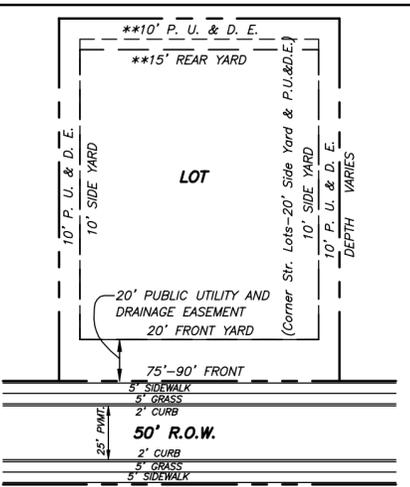
NUMBER	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD DIRECTION
C1	87°17'18"	35.00	53.32	48.31	33.38	S 50°07'49" W
C2	88°41'31"	25.00	39.84	35.76	25.58	S 52°08'49" W
C3	88°41'31"	25.00	38.70	34.95	24.44	S 37°51'11" E
C4	41°24'35"	50.00	36.14	35.36	18.90	S 14°12'43" E
C5	262°20'49"	50.00	229.35	75.00	56.69	N 83°30'25" W
C6	41°24'35"	50.00	36.14	35.36	18.90	N 27°11'52" E

LEGEND



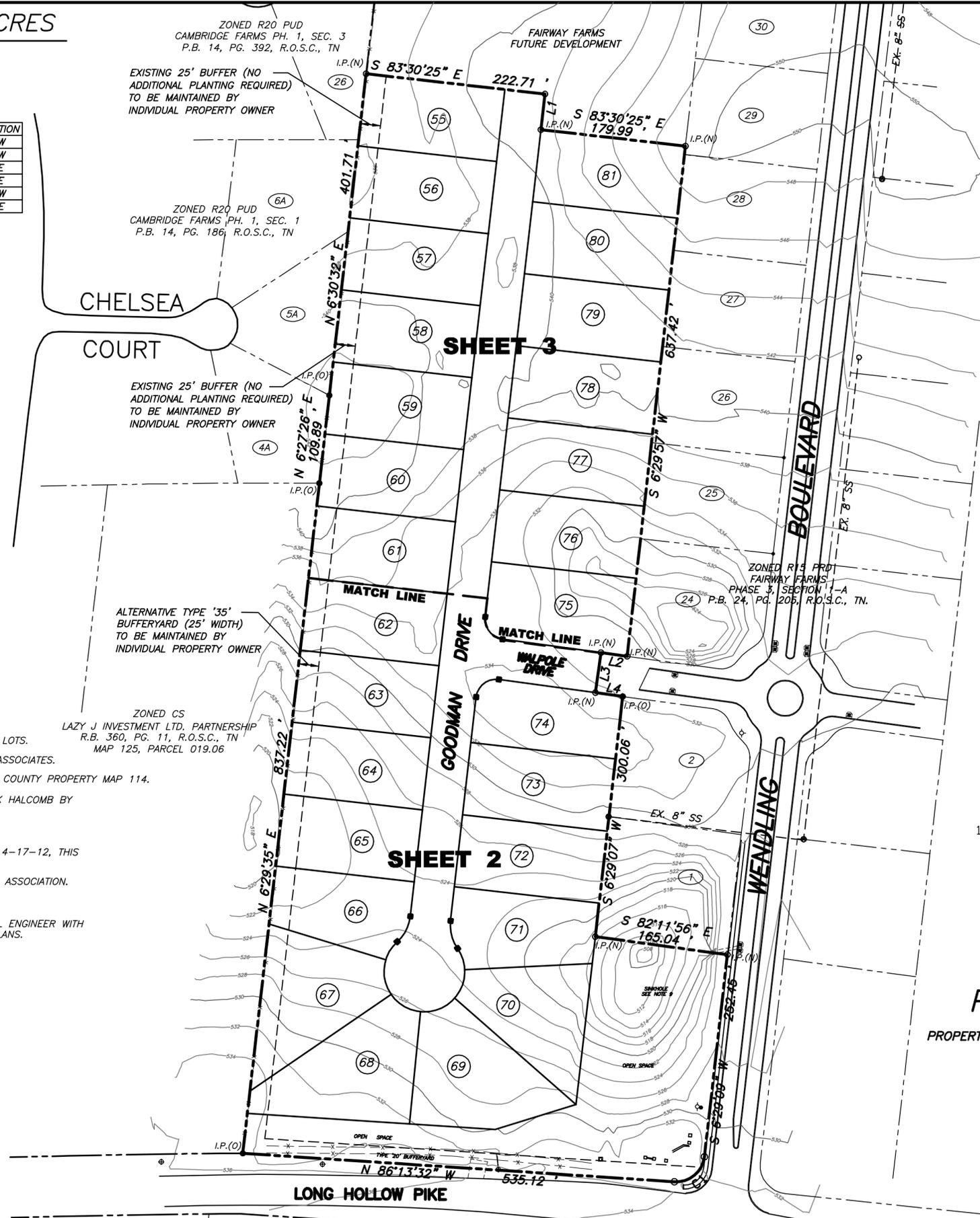
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 NEW BUILDING LOTS.
2. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
3. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RICK HALCOMB BY DEED OF RECORD IN R.B. 3552, PG. 581, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. EXISTING AND PROPOSED USE : SINGLE FAMILY RESIDENTIAL
9. SINKHOLE/INJECTION WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.
10. [905] DENOTES STREET ADDRESS.



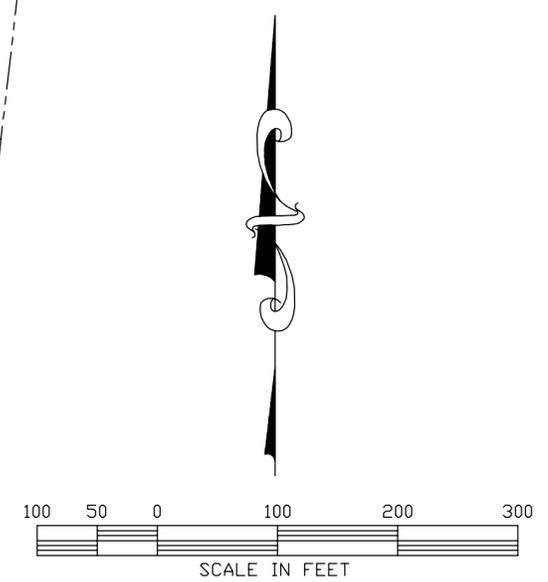
TYPICAL LOT CONFIGURATION
12,000 - 15,000 S.F.

** UNLESS NOTED OTHERWISE



LOCATION MAP

NOT TO SCALE



PRELIMINARY PLAT
OF
FAIRWAY FARMS
PHASE 3 - SECTION 1C

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 29, 2013 REV. : 06/13/13

SCALE : 1" = 100'

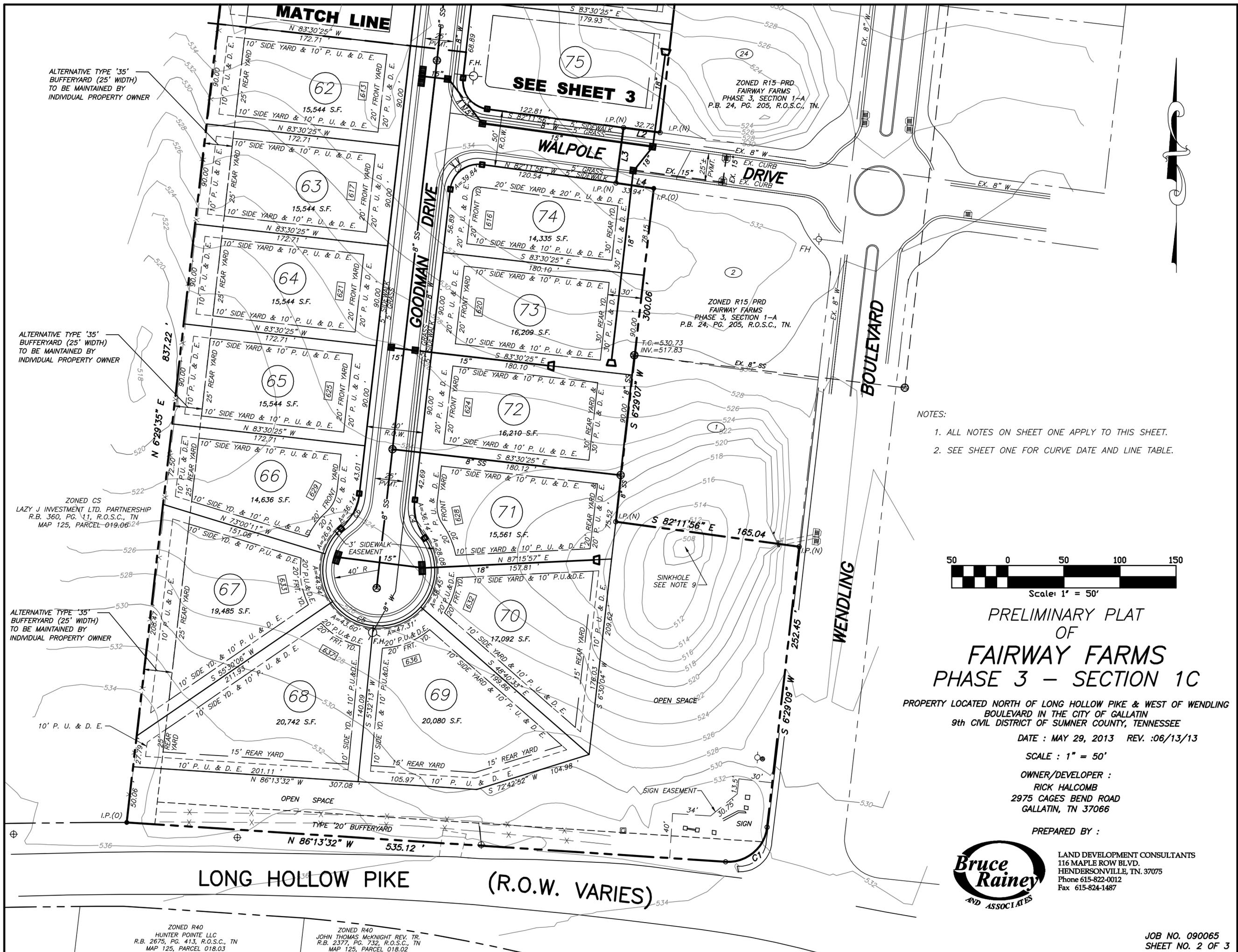
OWNER/DEVELOPER :
RICK HALCOMB
2975 CAGES BEND ROAD
GALLATIN, TN 37066

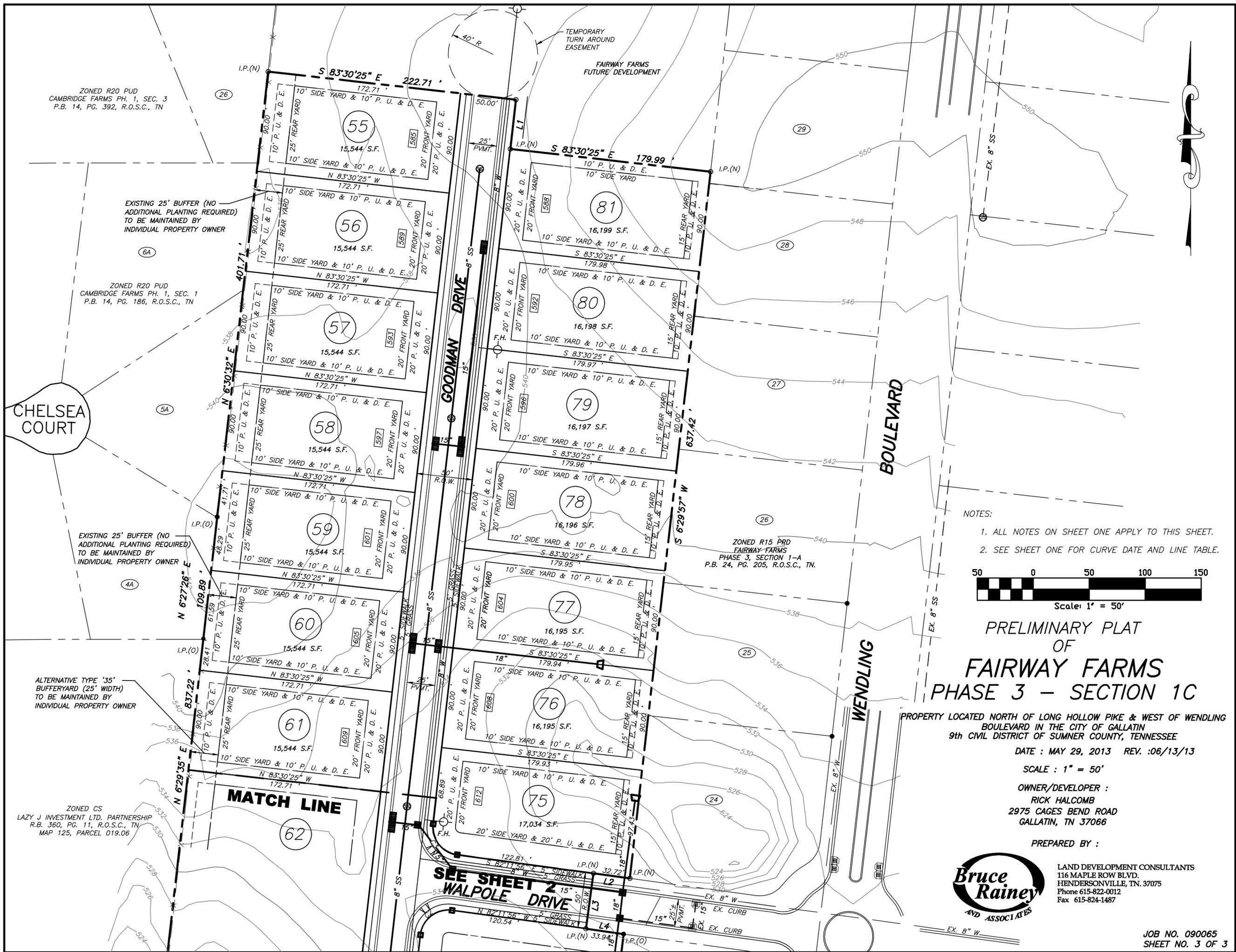
PREPARED BY :



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

JOB NO. 090065
SHEET NO. 1 OF 3





ZONED R20 PUD
CAMBRIDGE FARMS PH. 1, SEC. 3
P.B. 14, PG. 392, R.O.S.C., TN

EXISTING 25' BUFFER (NO
ADDITIONAL PLANTING REQUIRED)
TO BE MAINTAINED BY
INDIVIDUAL PROPERTY OWNER

ZONED R20 PUD
CAMBRIDGE FARMS PH. 1, SEC. 1
P.B. 14, PG. 186, R.O.S.C., TN

CHELSEA COURT

EXISTING 25' BUFFER (NO
ADDITIONAL PLANTING REQUIRED)
TO BE MAINTAINED BY
INDIVIDUAL PROPERTY OWNER

ALTERNATIVE TYPE '35'
BUFFERYARD (25' WIDTH)
TO BE MAINTAINED BY
INDIVIDUAL PROPERTY OWNER

ZONED CS
LAZY J INVESTMENT LTD. PARTNERSHIP
R.B. 360, PG. 11, R.O.S.C., TN
MAP 125, PARCEL 019.06

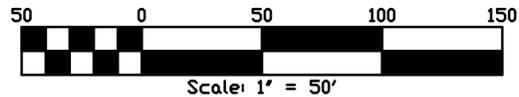
TEMPORARY
TURN AROUND
EASEMENT

FAIRWAY FARMS
FUTURE DEVELOPMENT

ZONED R15 PRD
FAIRWAY FARMS
PHASE 3, SECTION 1-A
P.B. 24, PG. 205, R.O.S.C., TN.

NOTES:

1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
2. SEE SHEET ONE FOR CURVE DATE AND LINE TABLE.



PRELIMINARY PLAT
OF
FAIRWAY FARMS
PHASE 3 - SECTION 1C

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDING
BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 29, 2013 REV. :06/13/13

SCALE : 1" = 50'

OWNER/DEVELOPER :
RICK HALCOMB
2975 CAGES BEND ROAD
GALLATIN, TN 37066

PREPARED BY :



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

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
MEETING

May 20, 2013

MEMBERS PRESENT

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

STAFF PRESENT

Katherine Schoch, Interim Director Codes/Planning
Jim Svoboda, Community Development Coord.
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Knight, Planner I
Zach Wilkinson, Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Dr. Rick Orgain

OTHERS

Applicants
Josh Cross, *The News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, May 20, 2013, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Dempsey asked if any representative in the audience requested to remove any item from the Consent Agenda. No one in the audience requested to remove any item from the Consent Agenda. Chair Dempsey asked if any member of the Planning Commission requested to remove any item from the Consent Agenda. No member of the Planning Commission requested to remove any item from the Consent Agenda.

Chair Dempsey motioned to approve the Consent Agenda. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 1
Approve Prior Minutes

Mr. Wilson motioned to approve the minutes from the April 22, 2013 Gallatin Municipal-Regional Planning Commission meeting. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 2

GMRPC Resolution No. 2013-49 – PC0133-13 – Stratford Park – Barge Waggoner Sumner Cannon – Applicant requests approval to amend the Preliminary Master Development Plan and revise the Final Master Development Plan for Stratford Park, in order to create 63 multi-family lots and one (1) lot for the pool and pool house in Phase 2. Property contains 48.10 (+/-) acres and is located at Long Hollow Pike and Stratford Park Boulevard.

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

1. The Planning Commission approved the exceptions to the bulk regulations.
2. The applicant shall label 'Zero (0) Feet Front Yard' in Phase 2 Townhomes Typical Lot detail.
3. The applicant shall provide a recorded Stormwater Inspection and Maintenance Agreement for Detention Basin #3 servicing Phase 2 to the Engineering Division prior to the recording of the final plat for Phase 2.
4. The applicant shall provide a development agreement for contribution to the TDOT GreenLea Boulevard Extension Project to the Engineering Division, in the amount of \$25,000 for Phase 2 and \$10,200 for Phase 4, prior to the recording of the final plats.
5. The applicant shall submit a digital file of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan prior to the recording of the final plat.
6. The applicant shall submit three (3) corrected, folded copies of the Amended Preliminary Master Development Plan and Final Master Development Plan to the Codes/Planning Department prior to submitting the final plat for Planning Commission approval. Please submit one (1) full size plan and two (2) half size plans to the codes/Planning Department.

Item 3

GMRPC Resolution No. 2013-43 – PC131-39 – Stratford Park – Barge Waggoner Sumner Cannon – Applicant requests approval of a revised major subdivision preliminary plat for Stratford Park, in order to create 63 multi-family dwelling lots and sections for Phase 2. Property contains 48.10 (+/-) acres and is located at Long Hollow Pike and Stratford Park Boulevard.

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

1. The applicant shall label 'Zero (0) Feet Front Yard' in Phase 2 Townhomes Typical Lot detail.
2. The applicant shall provide a recorded Stormwater Inspection and Maintenance Agreement for Detention Basin #3 servicing Phase 2 to the Engineering Division prior to the recording of the final plat for Phase 2.
3. The applicant shall provide a development agreement for contribution to the TDOT GreenLea Boulevard Extension Project to the Engineering Division, in the amount of \$25,500 for Phase 2, and \$10,200 for Phase 4, prior to the recording of the final plats.
4. The applicant shall submit three (3) corrected, folded copies of the revised preliminary plat to the Codes/Planning Department prior to submitting the final plat for Planning Commission approval. Please submit one (1) full size plan and two (2) half size plans to the Codes/Planning Department.
5. The zero (0) fee side Public Utility and Drainage Easement (P.U.D.E.) is a variance from the Gallatin Subdivision Regulations and would have to be granted at the final plat stage.

Item 4

GMRPC Resolution No. 2013-44 - PC0131-13 – Twin Eagles, Phase 9 – Rogers Engineering Group – Applicant requests approval of an amended Preliminary Master Development Plan and a revised Final Master Development Plan for Twin Eagles, Phase 9, a major subdivision, in order to divide Phase 9 into two (2) sections, Section A containing 23 lots and Section B (future development). Property contains 14.83 (+/-) acres and is located on Osprey Drive.

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

1. The applicant shall provide a record of a Stormwater Inspection and Maintenance Agreement prior to recording of plat for Twin Eagles Phase 9, Section A.
2. The applicant shall submit a site surety in the amount of \$8,250 to the Codes/Planning Department prior to any issuance of building permits for Twin Eagles Phase 9, Section A.
3. The applicant shall submit a site surety in the amount of \$11,700 to the Codes/Planning Department prior to any issuance of building permits for Twin Eagles Phase 9, Section B.

Item 5

GMRPC Resolution 2013-29 – PC0129-13 – Twin Eagles, Phase 9, Section A – Blue Ridge Surveying – Applicant requests approval of a final plat for Twin Eagles, Phase 9, Section A, a major subdivision, on order to move a lot line and create Section A which contains 23 lots on 18.90 (+/-) acres. Property is located on Osprey Drive and Brices Court.

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

1. The applicant shall submit a site performance surety for \$8,250 to the Codes/Planning Department prior to the issuance of building permits.
2. The applicant shall provide a subdivision surety for \$408,000 prior to recording of the Final Plat.
3. The applicant shall provide a signage check for \$1,023 prior to recording of the Final Plat.
4. The applicant shall provide a signed and recorded copy of the Stormwater Maintenance Agreement to the Codes/Planning Department.
5. The applicant shall correct the line on Sheet 3 that is shown south of lot 282. This can be addressed on mylars.
6. The applicant shall understand that as of this date, the water and sanitary sewer installations have not been accepted by GPU.
7. The applicant shall ensure that all turn-arounds shall be designed to permit fire equipment to turn around.
8. The applicant shall submit one (1) mylar and two (2) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the codes/Planning Department for recording.

Item 6

GMRPC Resolution No. 2013-40 – PC0115-13 – Baker’s Crossing – Lot 7 – Huddleston-Steele Engineering, Inc. – Applicant requests approval of a site plan in order to build a 5,244 square foot office building on property containing 1.50 (+/-) acres located at 1441 Tulip Poplar Drive.

Ms. Katherine Schoch, Interim Director Codes/Planning, presented the staff report and stated the applicant is requesting approval of a site plan in order to build a 5,244 square foot office building. Ms. Schoch said the property is currently zoned Commercial General (GC) and Financial, Consulting, and Administrative is a permitted use in the Commercial General (CG) zone district.

Ms. Schoch said the proposed building is a one-story rectangular building with a side gable roof, which is covered in architectural shingles. Ms. Schoch said the building is 100 percent brick and the four elevations are asymmetrical in design and are sheathed in two contrasting brick colors; light brown and reddish brown. Ms. Schoch said Staff recommends adding windows to break up the long expanse of brick.

Ms. Schoch said the applicant is requesting approval of an alternative Type-15 Bufferyard across the front. Ms. Schoch said the alternative bufferyard would take into account the Tulip Poplar trees which were previously required by the Planning Commission to be planted for the entire length of the roadway.

Ms. Schoch said Staff recommends approval of the site plan with the conditions listed in the staff report.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if he had any engineering concerns with the request. Mr. Tuttle said he did not have any engineering concerns with the request.

Mr. Gerald Huddleston, with Huddleston-Steel Engineering, represented the applicant and asked if the applicant could work with Staff on the windows.

Chair Dempsey requested that the windows be the same size and suggested architectural features to decorate the gable to help the vision of the building.

Mr. Puryear asked how the City would address the multi-model issue and the hope that rail transportation would be coming in the future. Mr. Zach Wilkinson, Project Manager, said that is a concern; however, a charter right-of-way is different than a traditional right-of-way. Mr. Wilkinson said there is room on the property to relocate the detention area.

Mr. Puryear asked if a detention area could be located in a State right-of-way. Mr. Wilkinson said the State generally does not allow a detention area on State property.

Chair Dempsey asked Staff for a report at a future work session on charter right-of-way.

Mr. Ramsey motioned to approve the site plan with the following conditions:

1. Planning Commission approved the alternative bufferyard and landscaping plan as submitted.
2. The applicant shall consider adding two (2) additional windows to the east elevation so that it would mirror the west elevation in order to not have a blank wall adjacent to Tulip Poplar Drive.

3. The applicant shall submit lighting details and a photometric plan that meets the photometric standards found within Section 13.02.080 and TABLE 13-04 of the Gallatin Zoning Ordinance.
4. The applicant shall submit a sign detail(s) for any and all proposed signage for review and approval of a sign permit prior to the installation of the sign.
5. The applicant shall provide a signed and recorded Stormwater Inspections and Maintenance agreement.
6. The applicant shall provide a copy of the TDEC NOC permit.
7. The applicant shall provide a pond outlet protection detail and /or specification.
8. The applicant shall provide the size and gradation of rip-rap at outlet of swale. If rip-rap is only to be provided at bottom of pond revised trapezoidal section to match contours of pond.
9. The applicant shall provide a grate for top of outlet structure. Correct outlet structure detail's elevations to match those in drainage calculations.
10. The applicant shall provide a detail for the "grass channel"
11. The applicant shall understand the proposed facilities shall comply with all applicable cross-connection control regulations.
12. The applicant shall submit a site surety in an amount to be determined by the applicant, and approved by the Codes/Planning Department, prior to the issuance of a building permit.
13. The applicant shall submit three (3) corrected and folded copies of the site plan to the Codes/Planning Department prior to issuances of a building permit.

Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 7

GMRPC Resolution No. 2013-41 – PC0132-13 – Gallatin High School Classroom Expansion – Civil Site Design Group – Applicant requests approval of a site plan for Gallatin High School in order to build two additions, totaling 43,276 square feet, to the existing building. Property contains 42.82 (+/-) acres and is located at 700 Dan P. Herron Drive.

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

1. Planning Commission approved the architectural elevations as submitted.
2. Planning Commission approved the landscaping plan as submitted.
3. The applicant shall show and label the location and the appropriate screening for both mechanical units in order to be in compliance with the requirements of the Gallatin Zoning Ordinance.
4. The applicant shall understand if they decide to install additional lighting in the future a photometric plan that meets the standards found within Section 13.02.080 and TABLE 13-04 of the Gallatin Zoning Ordinance will be required.
5. The applicant shall submit three (3) corrected and folded copies of the site plan to the Codes/Planning Department prior to the issuances of a building permit.

Item 8

GMRPC Resolution No. 2013-24 – PC0109-13 – Text Amendment GZO Article 14.00 Provisions Governing Non-Conforming Uses and Non-Complying Buildings or Other Structures – City of Gallatin – Public Comment – The City of Gallatin requests approval to amend the Gallatin Zoning Ordinance, Article 14.00, Provisions governing Non-conforming Uses and Non-complying buildings or Other Structures

Mr. Jim Svoboda, Community Development Coordinator, said this is a draft of the text amendment for non-conforming uses. Mr. Svoboda said Staff met with the City Attorney and several changes were made.

Mr. Ramsey motioned to defer this item to the next Planning Commission work session. Mr. Wilson seconded the motion and the motion passed by unanimous vote. Mr. Svoboda said there is still a lot of research to be done by Staff.

Item 9

GMRPC Resolution 2013-45 – PC0134-13 – Retreat at Fairvue, Phase 1, Section 1 – Amended/Revised – Dewey-Estes Engineering – Applicant requests approval to amend the Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and revise the Final Master Development Plan for the Retreat at Fairvue in order to divide Phase 1 into two sections; Phase 1, Section 1 containing 20 Multi-Family Dwelling lots on 4.73 (+/-) acres and Phase 1, Section 2, containing 16 Multi-Family Dwelling lots on 3.80 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

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

1. The major subdivision plat for this property shall be recorded prior to the issuance of any building permits.
2. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
3. A site surety, in an amount to be determined by the applicant and approved by the Codes/Planning Department, shall be submitted prior to the issuance of any building permits.
4. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
5. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
6. Once a decision is made on the barrier, three (3) copies of the as-built drawings shall be submitted to the Codes/Planning Department for review and approval.
7. The applicant shall submit documentation of approval for street names from Sumner County E911 prior to recording of the final plat for The Retreat, Phase 1, Section 1.

Item 10

GMRPC Resolution No. 2013-46 – PC0135-13 – Retreat at Fairvue, Phase 1, Section 1, Dewey-Estes Engineering – Applicant requests approval of a Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 1, a major subdivision containing 20 Multi-Family Dwellings on property containing 4.73 (+/-) acres located at the intersection of Noah Lane and Chole Drive.

This item was approved by consent agenda.

Item 11.1
Other Business
GMRPC Resolution No. 2013-48 - Surety Renewals and Extensions

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

- Cambridge Condos: PC#8-30-03, site surety one-year renewal and extension for \$17,950
- Panda Express; PC9983-12, site surety one-year renewal and extension for \$120,000
- The Reserve, Ph. 1, Sec. 1; PC9906-11, subdivision surety one-year renewal and extension for \$110,000
- Cumberland Place North, Ph. 1, Sec 4; PC #-132-07C, subdivision surety one-year renewal and extension for \$27,000
- Greensboro Village, Ph. 6, Sec. 1; PC #1-50-06C, subdivision surety on-year renewal and extension for \$52,000
- Foxland, Ph. 9, Sec. 2 (WHUD Sewer); PC0028-12, utility surety one-year renewal and extension for \$55,000
- Foxland, Ph. 9, Sec. 2 (WHUD Water); PC0028-12, utility surety one-year renewal and extension for \$85,000
- Foxland, Ph. 7, Sec. 1 (WHUD Sewer); PC0029-12, utility surety one-year renewal and extension for \$130,000
- Foxland, Ph. 7, Sec 1 (WHUD Water); PC0029-12, utility surety one-year renewal and extension for \$53,000
- Foxland, Ph. 7, Sec. 1; PC0029-12, land disturbance permit surety one-year renewal and extension for \$22,000

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

Item 11.2

GMRPC Resolution No. 2013-42 – PC0137-13 – Whippoorwill – Loney Hutchins – Applicant is requesting an alternative Plan Approval under Gallatin Zoning Ordinance Section 13.07.110.H, to alter an existing legal non-conforming sign in order to add Whippoorwill signage. The property is located at 118 North Water Avenue.

Ms. Denise Knight, Planner I, presented the staff report and stated the applicant is requesting an Alternative Sign Plan approval. Ms. Knight said the existing sign remained when the business opened at the request of the

community. Ms. Knight said the existing sign originally belonged to the Swaney-Swift Drugstore, would remain, since it is considered a historical sign. Ms. Knight said the new Whippoorwill sign would be attached to the bottom of the sign, replacing the "Open" sign. Ms. Knight said this would help Whippoorwill customers find the facility.

Mayor Graves motioned to approve the sign with the following conditions:

1. The applicant shall submit a sign permit to the Codes/Planning Department for review and approval prior to the installation of any signage.
2. The support and anchors of the existing sign shall be evaluated by a registered engineer in order to determine if they can safely support the additional signage and meet the wind load requirements. The applicant shall submit a copy of the engineer's report to the Codes/Planning Department prior to the approval of the sign permit.

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

Item 12
Adjourn

There being no further business, 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 Meeting

Monday, May 20, 2013

5:00 PM

Dr. J. Deotha Malone Council Chambers

City Hall

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

CONSENT AGENDA

2. **GMRPC Resolution No. 2013-49** **PC0139-13**
STRATFORD PARK
BARGE WAGGONER SUMNER CANNON

Applicant requests approval to amend the Preliminary Master Development Plan and revise the Final Master Development Plan for Stratford Park, in order to create 63 multi-family lots and one (1) lot for the pool and pool house in Phase 2. Property contains 48.10 (+/-) acres and is located at Long Hollow Pike and Stratford Park Blvd.

[Stratford Park PMDP](#)

3. **GMRPC Resolution No. 2013-43** **PC0131-13**
STRATFORD PARK
BARGE WAGGONER SUMNER CANNON

Applicant requests approval of a revised major subdivision preliminary plat for Stratford Park, in order to create 63 multi-family dwelling lots and sections for Phase 2. Property contains 48.10 (+/-) acres and is located at Long Hollow Pike and Stratford Park Blvd.

[Stratford Park](#)

4. **GMRPC Resolution No. 2013-44** **PC0133-13**
TWIN EAGLES, PHASE 9
ROGERS ENGINEERING GROUP

Applicant requests approval of an amended Preliminary Master Development Plan and a revised Final Master Development Plan for Twin Eagles, Phase 9, a major subdivision, in order to divide Phase 9 into two (2) sections, Section A containing 23 lots and Section B (future development). Property contains 14.83 (+/-) acres and is located on Osprey Drive.

[Twin Eagles Phase 9](#)

EXHIBIT A

5. **GMRPC Resolution No. 2013-39** **PC0129-13**
TWIN EAGLES, PHASE 9, SECTION A
BLUE RIDGE SURVEYING

Applicant requests approval of a final plat for Twin Eagles, Phase 9, Section A, a major subdivision, in order to move a lot line and create Section A which contains 23 lots on 18.90 (+/-) acres. Property is located on Osprey Drive and Brices Court.

[Twin Eagles Ph. 9, Sec. A](#)

7. **GMRPC Resolution No. 2013-41** **PC0132-13**
GALLATIN HIGH SCHOOL CLASSROOM EXPANSION
CIVIL SITE DESIGN GROUP

Applicant requests approval of a site plan for Gallatin High School in order build two (2) additions, totaling 43,276 square feet, to the existing building. Property contains 42.82 (+/-) acres and is located at 700 Dan P. Herron Drive.

[Gallatin High School](#)

9. **GMRPC Resolution No. 2013-45** **PC0134-13**
RETREAT AT FAIRVUE, PH. 1, SEC. 1 - AMENDED/REVISED
DEWEY-ESTES ENGINEERING

Applicant requests approval to amend the Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and revise the Final Master Development Plan for The Retreat at Fairvue in order to divide Phase 1 into two (2) sections; Phase 1, Section 1 containing 20 Multi-Family Dwelling lots on 4.73 (+/-) acres and Phase 1, Section 2, containing 16 Multi-Family Dwelling lots on 3.80 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

[Retreat at Fairvue Ph. 1, Sec. 1](#)

10. **GMRPC Resolution No. 2013-46** **PC0135-13**
RETREAT AT FAIRVUE, PH. 1, SEC. 1
DEWEY-ESTES ENGINEERING

Applicant requests approval of a Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 1, a major subdivision containing 20 Multi-Family Dwellings on property containing 4.73 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

[Retreat at Fairvue Ph. 1, Sec. 1](#)

REGULAR AGENDA

1. **APPROVE PRIOR MINUTES**
Minutes

[April 22, 2013](#)

6. **GMRPC Resolution No.2013-40** **PC0115-13**
BAKER'S CROSSING - LOT 7
HUDDLESTON-STEELE ENGINEERING, INC.

Applicant requests approval of a site plan in order to build a 5,244 square foot office building on property containing 1.50 (+/-) acres located at 1441 Tulip Poplar Drive.

[Baker's Crossing Lot 7](#)

EXHIBIT A

8. **GMRPC Resolution No.2013-24**

PC0109-13

**ZONING TEXT AMENDMENT GZO ARTICLE 14.00 PROVISIONS GOVERNING NON-CONFORMING USES AND NON-COMPLYING BUILDINGS OR OTHER STRUCTURES
CITY OF GALLATIN**

"Public Comment"

The City of Gallatin requests approval to amend the Gallatin Zoning Ordinance, Article 14.00, Provisions Governing Non-conforming Uses and Non-complying Buildings or Other Structures.

[Text Amendt. Non-Conforming Uses & Non-Complying Bldgs.](#)

11.1. **GMRPC Resolution No.2013-48**

OTHER BUSINESS

SURETY RENEWALS AND EXTENSIONS

- Cambridge Condos; PC #8-30-03, site surety one-year renewal and extension for \$17,950
- Panda Express; PC9983-12, site surety one-year renewal and extension for \$120,000
- The Reserve, Ph. 1, Sec. 1; PC9906-11, subdivision surety one year renewal and extension for \$110,000
- Cumberland Place North, Ph. 1, Sec. 4; PC #1-32-07C, subdivision surety one year renewal and extension for \$27,000
- Greensboro Village, Ph. 6, Sec. 1; PC #1-50-06C, subdivision surety one year renewal and extension for \$52,000 (15%)
- Foxland, Ph. 9, Sec. 2 (WHUD Sewer); PC0028-12, utility surety one year renewal and extension for \$55,000
- Foxland, Ph. 9, Sec. 2 (WHUD Water); PC0028-12, utility surety one year renewal and extension for \$85,000
- Foxland, Ph. 7, Sec. 1 (WHUD Sewer); PC0029-12, utility surety one year renewal and extension for \$130,000
- Foxland, Ph. 7, Sec. 1 (WHUD Water); PC0029-12, utility surety one year renewal and extension for \$53,000
- Foxland, Ph. 7, Sec. 1; PC0029-12, land disturbance permit surety one year renewal and extension for \$22,000

[Sureties and Renewals 11.1](#)

11.2. **GMRPC Resolution No.2013-42**

PC0137-13

**WHIPPOORWILL
LONEY HUTCHINS**

The applicant is requesting an Alternative Plan Approval under Gallatin Zoning Ordinance Section 13.07.110.H, to alter an existing legal non-conforming sign in order to add Whippoorwill signage. The property is located at 118 North Water Avenue.

[Whippoorwill Signage](#)

- **MOVE TO ADJOURN**

ITEM 3

GMRPC Resolution No. 2013-50

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O1306-38 TO THE GALLATIN CITY COUNCIL – APPROVING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARTER’S JUNCTION – PROPERTIES ZONED PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT (PNC) – ELBERT CARTER AND LINDA B. CARTER - OWNER(S) – 1.42 (+/-) ACRES, S.B.E. TAX MAP #126B/A/011.00; PROPERTY LOCATED AT 604 LONG HOLLOW PIKE – PC0142-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Bruce Rainey & Associates, at its regular meeting on June 24, 2013; and

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

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

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

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

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

1. Planning Commission shall consider the proposed alternative architectural plan and make a determination if it meets the requirements for an alternative plan approval as permitted in Section 13.08.010.D.
2. The applicant shall understand that if the Planning Commission does not approve the proposed alternative architectural plans, as submitted, the architectural elevations

shall be updated to meet the requirements of Section 13.08.010 of the Gallatin Zoning Ordinance.

3. Planning Commission shall make a decision on whether or not the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance (GZO) or if the applicant shall meet the bufferyard requirements of the GZO.
4. The applicant shall remove the note stating there is an existing wooden fence along the eastern property boundary.
5. Also, the applicant shall show one (1) additional large deciduous tree within the middle of the proposed Alternative Type 15 Bufferyard along the eastern property boundary in order to meet the bufferyard requirements.
6. The applicant shall provide the 50 required shrubs for this development site as required by Section 08.05.050.B.
7. The applicant shall provide a detailed sign package as part of the Final Master Development Plan.
8. The applicant shall submit all signage to the Codes/Planning Department for approval and issuance of a sign permit prior to the installation of any signage.
9. The applicant shall provide a copy of TDOT entrance Permit.
10. The applicant shall add a drainage pipe at/under the entrance onto Red River Road. (Provide sizing computations)
11. The applicant shall provide a detailed grading of ditch along Long Hollow Pike and Red River Road. Show details of sidewalk grading.
12. The applicant shall provide the complete Stormwater computations, including pond sizing and structures. These shall be stamped by an engineer as part of the Final Master Development Plan submittal.
13. The applicant shall show the proposed grading of the detention pond on the Final Master Development Plan submittal and this shall be stamped by engineer.
14. The applicant shall show the existing drainage outlet structures of the adjacent property where the outflow drains towards the proposed development.
15. The applicant shall understand all fire hydrants shall be shown and if a fire hydrant is not within code, one (1) shall be installed.
16. The applicant shall submit thirteen (13) corrected and folded copies of the Preliminary Master Development Plan to the Codes/Planning Department, prior to this item proceeding to City Council.

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: 6/24/13

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 3 6/24/13 GMRPC MEETING

PUBLIC COMMENT

Applicant requests approval of a Preliminary Master Development Plan for Carter's Junction, a 9,662 square foot multi-tenant commercial building on 1.42(+/-) acres. Property is located at 604 Long Hollow Pike. (PC0142-13)

Attachment 3-1 Preliminary Master Development Plan
Attachment 3-2 City Council Ordinance No. O1306-38
Attachment 3-3 Response Letter from J. Bruce Rainey dated June 13, 2013

ANALYSIS

The applicant is requesting approval of a Preliminary Master Development Plan for Carter's Junction, a 9,662 square foot multi-tenant commercial building. The property contains 1.42(+/-) acres and is located at 604 Long Hollow Pike. Currently, the property is zoned Planned Neighborhood Commercial (PNC) and is vacant. No portion of this property is located within a flood hazard area.

Previous Approvals

A Preliminary Master Development Plan (PC File# 3-29-08) for the rezoning of this property from Commercial Services Limited (CSL) to Planned Neighborhood Commercial (PNC) was recommended for approval by the Planning Commission at the May 18, 2009 Planning Commission meeting. The Preliminary Master Development Plan was approved on second reading at the July 7, 2009 City Council meeting. The Gallatin Zoning Ordinance, Section 12.02.040, states that the approval of a PMDP becomes void after two (2) years, unless a Final Master Development Plan (FMDP) has been approved for the project. Since no FMDP has been approved under the original Carter's Junction PMDP, and it has been more than two (2) years, the original PMDP approval is no longer valid.

Proposed Uses

The applicant is proposing a multi-tenant commercial building totaling 9,662 square feet. The building will contain a maximum of five (5) storefronts. The applicant is proposing Business and Communication Service, Financial, Administrative and Consulting, Food Service, General Personal Services, General Retail Sales and Services, Automotive Parking, and Limited Retail Sales as potential uses for this project. All of these proposed uses are permitted uses within the Planned Neighborhood Commercial (PNC) zone district.

Architectural Elevations

The proposed building will contain 9,662 square feet and is proposed to be a multi-tenant commercial building. The building is proposed to be built in two (2) phases. The first phase will contain 6,043 square feet and is expected to be built within 12 months of Planning Commission approval. The second phase of the building will contain 3,619 square feet and will be constructed as the market determines.

The front elevation (Long Hollow Pike) is asymmetrical in design and consists of a total of six (6) bays. The four (4) bays to the right of the elevation constitute Phase 1 of the development and the two (2) bays to the left constitute Phase 2 of the development. The building stands 18 feet six (6) inches tall. The front elevation consists of 59 percent split-face block, 21 percent stone and 20 percent stucco. The base of the elevation is stacked stone, which extends up the wall two and a half feet where it then extends further up the wall to encircle the double door entrance, which is flanked by large fixed pane display windows. Above each of the entrances and display windows is a rectangular panel of smooth CMU block covered in stucco.

The rear elevation (Red River Road) is symmetrical in its design and consists of five (5) roll-up overhead doors and five (5) rear entrance doors. The rear elevation is 100 percent smooth-faced standard CMU block. The three (3) overhead doors to the left of the elevation is part of Phase 1 of the project, while the two (2) overhead doors to the right of the elevation are part of Phase 2 of the building.

The left (church) and right elevations (gas station) are identical in design once the full building is built out. The elevations are asymmetrical in design with one six (6) pane fixed display window near the front of the elevation. The side elevations are 80 percent split-face block, 17 percent stone and three (3) percent stucco. Identical to the front elevation, the stacked stone is along the base of the elevations and rises to encircle the display window. Also similar to the front elevation a stucco square panel is located directly above the display window.

Due to the fact that Phase 2 of the building will be market driven, the left elevation of the building will not match the right elevation until complete build out. The temporary left elevation consists of the stacked stone along the base of the wall while the remainder of the elevation will be cement fiber panels covered in stucco and painted to match the split-faced block of the other elevations. This left elevation was changed in response to comments made by the Planning Commission at the June 10 Work Session, however the applicant did not make any other changes to the proposed architecture as mentioned by the Planning Commission

The proposed architectural elevations do not meet the 70 percent masonry requirement found in 13.08.010 Basic Design Criteria of the Gallatin Zoning Ordinance. Section 13.08.010.D provides the applicant with an opportunity to request an alternative building design, which is what this applicant is doing. The Planning Commission shall consider the proposed alternative architectural plan and make a determination if it meets the requirements for an alternative plan approval as permitted in Section 13.08.010.D. The applicant shall understand that if the Planning Commission does not approve the proposed alternative architectural plans the architectural elevations shall be updated to meet the requirements of Section 13.08.010 of the Gallatin Zoning Ordinance.

Parking

The applicant indicated that 7,234 square feet of the primary structure will be utilized as General Retail Sales and Service and 2,428 square feet will be used for Food Service. General Retail Sales and Services requires one (1) parking space for every 250 square feet, and Food Service requires one (1) parking space for every four (4) person seating capacity. As proposed, the development is required to provide 37 parking spaces. The project provides a total of 41 parking spaces, which exceeds the required parking spaces by four (4) parking spaces. The 41 total spaces are broken down as 39 regular spaces, and two (2) handicapped spaces.

Landscaping and Bufferyards

Type 15, 20, and 30 bufferyards are required on this site. The applicant has shown the required Type 15 bufferyard along the northeast property boundary. The Type 15 and Type 20 bufferyard along the east and southern property boundaries are shown as alternative bufferyards. On the west and northwest property boundary the applicant is requesting a Type 30 alternative bufferyard.

The Alternative Type 15 bufferyard along the eastern property boundary shows the required trees close to each right-of-way, but there are no trees installed in the middle portion of the bufferyard. The plan indicates there is an existing wooden fence in this area, but the fence no longer exists. Therefore, the applicant shall remove the note stating there is an existing wooden fence along the eastern property boundary. Also, the applicant shall show one (1) additional large deciduous tree within the middle of the proposed Alternative Type 15 Bufferyard along the eastern property boundary in order to meet the bufferyard requirements. The Alternative Type 20 bufferyard along Long Hollow Pike meets all requirements except there is only one (1) ornamental tree ever 50 feet instead of two (2) ornamental trees. The evergreen shrubs for the parking lot screening are also included along Long Hollow Pike.

The Alternative Type 30 bufferyard is showing the required landscaping material, but the applicant is requesting a reduction in width from 30 feet down to 15 feet. Also, the applicant is requesting that the opaque barrier not be installed. This alternative bufferyard request is stemming from a request of the adjacent church who is concerned the opaque barrier or increased evergreen screening will block the view of their church.

The applicant has also met and/or exceeded all interior parking landscape requirements and parking lot screening requirements. Due to the HVAC units being located directly behind the building and surrounded by asphalt, the applicant has shown 14 Stevens Hollies planted along the curbing that parallels the rear elevation of the building in order to screen the HVAC units from view from Red River Road. Also, the applicant has shown 10 Stevens Hollies planted around the dumpster enclosure. All of these Stevens Hollies are noted to be planted in Phase 1 of the project.

The PNC zone district has additional landscaping requirements, which are in Section 08.05.050.B of the Gallatin Zoning Ordinance. This project meets some of these requirements, but has not provided the required 50 shrubs for every acre of site size. The applicant shall provide the 50 required shrubs for this development site as required by Section 08.05.050.B.

Planning Commission shall make a decision on whether or not the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance (GZO) or if the applicant shall meet the bufferyard requirements of the GZO.

Signage

The applicant has not provided a preliminary signage package and has noted on the plan that if signage is added in the future they must submit a sign package for approval. The applicant shall provide a detailed sign package as part of the Final Master Development Plan. The applicant shall submit all signage to the Codes/Planning Department for approval and issuance of a sign permit prior to the installation of any signage.

Photometric Plan

The applicant has submitted a photometric plan that meets and/or exceeds all illumination standards in Section 13.02.080 and Table 13-04 of the Gallatin Zoning Ordinance.

Engineering Division Comments

The applicant has satisfactorily completed all Engineering comments except the following:

1. The applicant shall provide a copy of TDOT entrance Permit.
2. The applicant shall add a drainage pipe at/under the entrance onto Red River Road. (Provide sizing computations)
3. The applicant shall provide a detailed grading of ditch along Long Hollow Pike and Red River Road. Show details of sidewalk grading.
4. The applicant shall provide the complete Stormwater computations, including pond sizing and structures. These shall be stamped by an engineer as part of the Final Master Development Plan submittal.
5. The applicant shall show the proposed grading of the detention pond on the Final Master Development Plan submittal and this shall be stamped by engineer.
6. The applicant shall show the existing drainage outlet structures of the adjacent property where the outflow drains towards the proposed development.

Departmental Comments

The applicant has satisfactorily completed all other departmental comments except the following:

1. The applicant shall understand all fire hydrants shall be shown and if a fire hydrant is not within code, one (1) shall be installed.

RECOMMENDATION

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

1. Planning Commission shall consider the proposed alternative architectural plan and make a determination if it meets the requirements for an alternative plan approval as permitted in Section 13.08.010.D.
2. The applicant shall understand that if the Planning Commission does not approve the proposed alternative architectural plans, as submitted, the architectural elevations shall be updated to meet the requirements of Section 13.08.010 of the Gallatin Zoning Ordinance.
3. Planning Commission shall make a decision on whether or not the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance (GZO) or if the applicant shall meet the bufferyard requirements of the GZO.
4. The applicant shall remove the note stating there is an existing wooden fence along the eastern property boundary.
5. Also, the applicant shall show one (1) additional large deciduous tree within the middle of the proposed Alternative Type 15 Bufferyard along the eastern property boundary in order to meet the bufferyard requirements.
6. The applicant shall provide the 50 required shrubs for this development site as required by Section 08.05.050.B.

7. The applicant shall provide a detailed sign package as part of the Final Master Development Plan.
8. The applicant shall submit all signage to the Codes/Planning Department for approval and issuance of a sign permit prior to the installation of any signage.
9. The applicant shall provide a copy of TDOT entrance Permit.
10. The applicant shall add a drainage pipe at/under the entrance onto Red River Road. (Provide sizing computations)
11. The applicant shall provide a detailed grading of ditch along Long Hollow Pike and Red River Road. Show details of sidewalk grading.
12. The applicant shall provide the complete Stormwater computations, including pond sizing and structures. These shall be stamped by an engineer as part of the Final Master Development Plan submittal.
13. The applicant shall show the proposed grading of the detention pond on the Final Master Development Plan submittal and this shall be stamped by engineer.
14. The applicant shall show the existing drainage outlet structures of the adjacent property where the outflow drains towards the proposed development.
15. The applicant shall understand all fire hydrants shall be shown and if a fire hydrant is not within code, one (1) shall be installed.
16. The applicant shall submit thirteen (13) corrected and folded copies of the Preliminary Master Development Plan to the Codes/Planning Department, prior to this item proceeding to City Council.



KATHERINE SCHOCH, AICP
INTERIM ZONING ADMIN. / ASSIST. DIRECTOR
KATHERINE.SCHOCH@GALLATIN-TN.GOV

ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

Meeting Date: 06/24/2013

RE: CARTER'S JUNCTION - PHASE 1, Preliminary Master Development Plan

Reference #: PC0142-13

Department of Public Utilities

Review Date: 05/31/2013

No problem with water, sanitary sewer or natural gas utilities.

Planning Department

Codes/Planning Department Project Manager: Kevin Chastine

Review Date: 5/03/2013

1. Per Gallatin Zoning Ordinance 12.02.040, the PMDP for Carters Junction is no longer valid because it has been longer than two (2) years since its approval. **Therefore this must be a PMDP and it shall go to City Council.**
2. Correct title to 'Preliminary Master Development Plan'.
3. In Site Data Table correct Existing Zoning to 'PNC'.
4. Remove 'Proposed Zoning' from the Site Data Table.
5. Verify property owner at southeast corner of Long Hollow and Maple Street.
6. Provide a Photometric Plan and Specifications for lighting equipment.
7. PNC District requires HVAC Screening.
8. Although an Alternative Bufferyard, Staff requests the addition of the required second ornamental tree along Red River Road due to the location of the detention pond and rear elevation of the building.
9. Update Alternative Type 15 Bufferyard detail to show second ornamental tree.
10. Proposed architecture does not meet the masonry requirements of the Gallatin Zoning Ordinance, therefore Staff cannot approve or recommend it for approval. The applicant shall request an alternative architecture approval from the Planning Commission.
11. The applicant shall understand a Final Master Development Plan for Phase 1 can be submitted after the approval of this new PMDP by Gallatin City Council.
12. This project will be discussed at the 6/10/13 PC Work Session. Plan and architecture shall be presented at that time.
13. Show and label locations of proposed signs, if any. (A full signage plan shall be submitted as part of the FMDP - to be included in the resubmittals.)
14. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), **and 16 architectural elevations.**
15. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and

CITY OF GALLATIN



CODES/PLANNING DEPARTMENT

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ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

16. Submit a detailed response letter addressing all departmental review comments.

17. RETURN CHECKPRINT & CHECKLIST

18. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 6/13/2013.

19. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date: 06/07/2013

No comments

Engineering Division

Engineering Division Comments regarding (RESUBMITTED as PMDP) for Carters Junction Phase 1 (PC0142-13)

6/18/13

Transportation/Access Comments:

- 1.) Provide copy of TDOT entrance Permit.
- 2.) Add drainage pipe at/under entrance onto Red River Road. (Provide sizing computations)
- 3.) Provide detailed grading of ditch along Long Hollow Pike and Red River Road. Show details of sidewalk grading.
- 4.) Move sidewalk along Red River Road further from roadway to allow for Stormwater conveyance. Create dedicated easement for sidewalk.

Stormwater Comments:

- 1.) Provide complete Stormwater computations. Including pond sizing and structures. MUST be stamped by engineer for FMDP submittal
- 2.) For FMDP submittal, show Proposed grading of Detention Pond. MUST be stamped by engineer.
- 3.) Show existing drainage outlet structures of adjacent property where outflow drains towards proposed development.

Engineering Division Comments regarding Final Master Development Plan for Carters Junction Phase 1 (PC0142-13) Recommend deferral if FMDP due to incomplete submittal. 6/5/13 - BDS

General Comments:

- 1.) Plans submitted are deficient for consideration as FMDP.
- 2.) Clean-up/Revise plan: remove excess line work, show all necessary dimensions and details.

Transportation/Access Comments:

- 1.) Provide copy of TDOT entrance Permit

CITY OF GALLATIN



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ADDAM MCCORMICK, AICP
INTERIM BUILDING OFFICIAL

- 2.) Replace existing CMP at Long Hollow Pike Entrance with concrete or plastic pipe. (And headwalls if required by TDOT.)
- 3.) Provide detailed grading of ditch along Long Hollow Pike and Red River Road. Show details of sidewalk.
- 4.) Change "S. Maple St" to "S. Maple Ave"

Stormwater Comments:

- 1.) Sheet 1 Note 17: change "on a regular basis" to "at least twice per week at least 72 hours apart. A rain gauge is to be maintained on site and checked at every inspection. The rainfall and time for each event is to be recorded by the inspector and made available with SWPPP inspection records."
- 2.) Provide complete Stormwater computations. Including pond sizing and structures. MUST be stamped by engineer
- 3.) Show Proposed grading of Detention Pond. MUST be stamped by engineer.
- 4.) Sheet 3 Note 1: change "on a regular basis" to "at least twice per week at least 72 hours apart. A rain gauge is to be maintained on site and checked at every inspection. The rainfall and time for each event is to be recorded by the inspector and made available with SWPPP inspection records."
- 5.) Sheet 3 Erosion and Sediment Control 3: Change "more than 21 days" to "14 days; 7 for all slopes 3:1 or greater"
- 6.) Additional comments will be provided after Grading and Drainage Plans stamped by engineer provided

Fire Department

Review Date: 06/10/2013

1. All fire hydrants shall be shown. If fire hydrant is not within code, one shall be installed.

Police Department

Review Date: 05/31/2013

Concerns with location of entrance/exit on Red River Rd.

Gallatin Department of Electricity

Review Date: 05/31/2013

Okay

Sumner County, E-911

Review Date:

N/A

Industrial Pre-treatment Department

Review Date: 06/03/2013

1. Proposed facility shall comply with all applicable cross-connection control and sewer use regulations.

ORDINANCE CONCURRING AND APPROVING THE CARTER’S JUNCTION PRELIMINARY MASTER DEVELOPMENT PLAN IN ORDER TO ESTABLISH THE PHASE LINES, SITE LAYOUT, AND ARCHITECTURE FOR CARTER’S JUNCTION – CURRENT ZONING OF THE AREA IS PLANNED NEIGHBORHOOD COMMERCIAL (PNC) – PROPERTY CONSISTS OF 1.42 (+/-) ACRES –ELBERT AND LINDA B. CARTER – OWNER(S) – S.B.E. TAX MAP 126B/A/011.00 – LOCATED AT 604 LONG HOLLOW PIKE

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this Preliminary Master Development Plan; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the Preliminary Master Development Plan in GMRPC Resolution No. 2013-50, attached hereto as Exhibit A; and

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

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

1. The Gallatin City Council hereby concurs with recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A, and imposes those recommendations as conditions to this Preliminary Master Development Plan; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Preliminary Master Development for Carter’s Junction, is hereby approved.

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

EXHIBIT A

ATTACHMENT 3-3

June 13 ,2013

Carter Junction

Response to Staff comments

Items 1-5 acknowledged

Item 6 Architect will provide

Item 7 The HVAC is in concrete or asphalt we have added additional screening along the drive area in lieu of.

Item 8 & 9 shown on revised plan

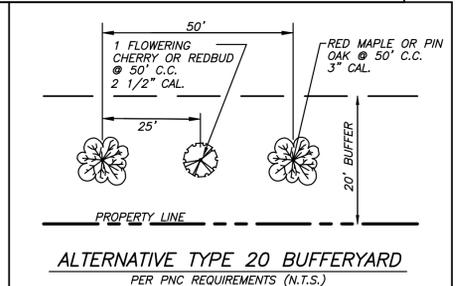
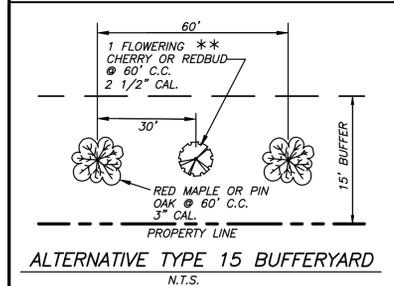
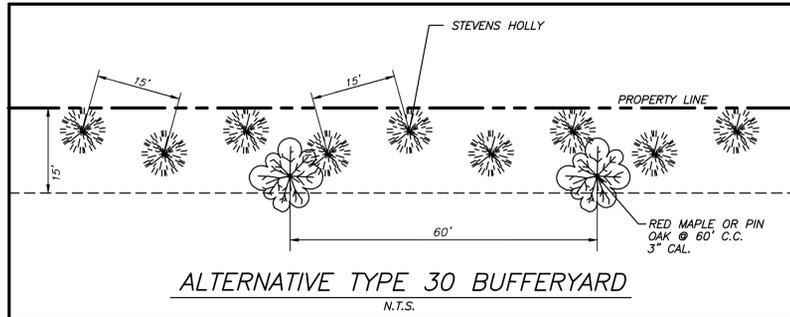
Item 10. Architectural plans will be modified to show a masonry wall in lieu of a temporary metal wall on church side of property.

Remaining items acknowledged

RECEIVED
JUN 13 2013

GALLATIN PLANNING
& ZONING

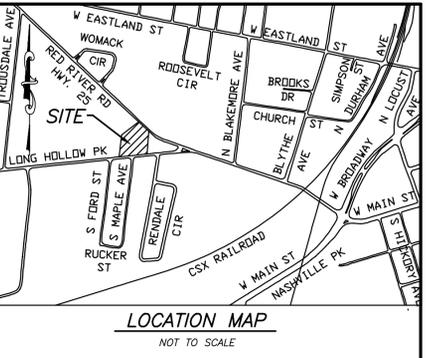
RESUBMITTAL



OWNER NAME	TAX MAP GROUP	PARCELS	SITE ADDRESS	YARD	EXISTING ZONING & USE	BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
ELBERT CARTER & LINDA B. CARTER	MAP 126B "A"	11.00	604 LONG HOLLOW PIKE	25' FRONT 10' SIDE 40' REAR	PNC VACANT	9,662	61,855 SF TOTAL 37,196 SF IMPERVIOUS 60.1% IMPERVIOUS ENTIRE SITE - BOTH PHASES	0.16	23.2'
						LANDSCAPE/GREEN SPACE: 24,659 S.F. TOTAL			

TOTAL AREA - 1.42 ACRES±
NOTE: ARMORCAST CAST-IN-PLACE DETECTABLE WARNING DEVICES TO BE INSTALLED AT ALL HANDICAP RAMPS (HCR)

LEGEND		SETBACKS & YARD REQUIREMENTS	
---	BOUNDARY LINE	YARDS PER GALLATIN ZONING ORD. :	
---	EDGE OF PAVEMENT	FRONT :	25'
---	WATER LINE	SIDE :	10'
---	OVERHEAD UTILITY LINE	REAR :	40'
---	EASEMENT LINE	MIN. BLDG. SETBACK LINES:	
---	MIN. BLDG. SETBACK LINE	ADJACENT TO LONG HOLLOW PK.: 50'	
---	YARD LINE		
---	BUFFERYARD LINE		
⊕	UTILITY POLE		
---	EXISTING CONTOUR		
---	PROPOSED CONTOUR		
---	PROPOSED SPOT ELEVATION		
---	EX. PIPE & HEADWALL		

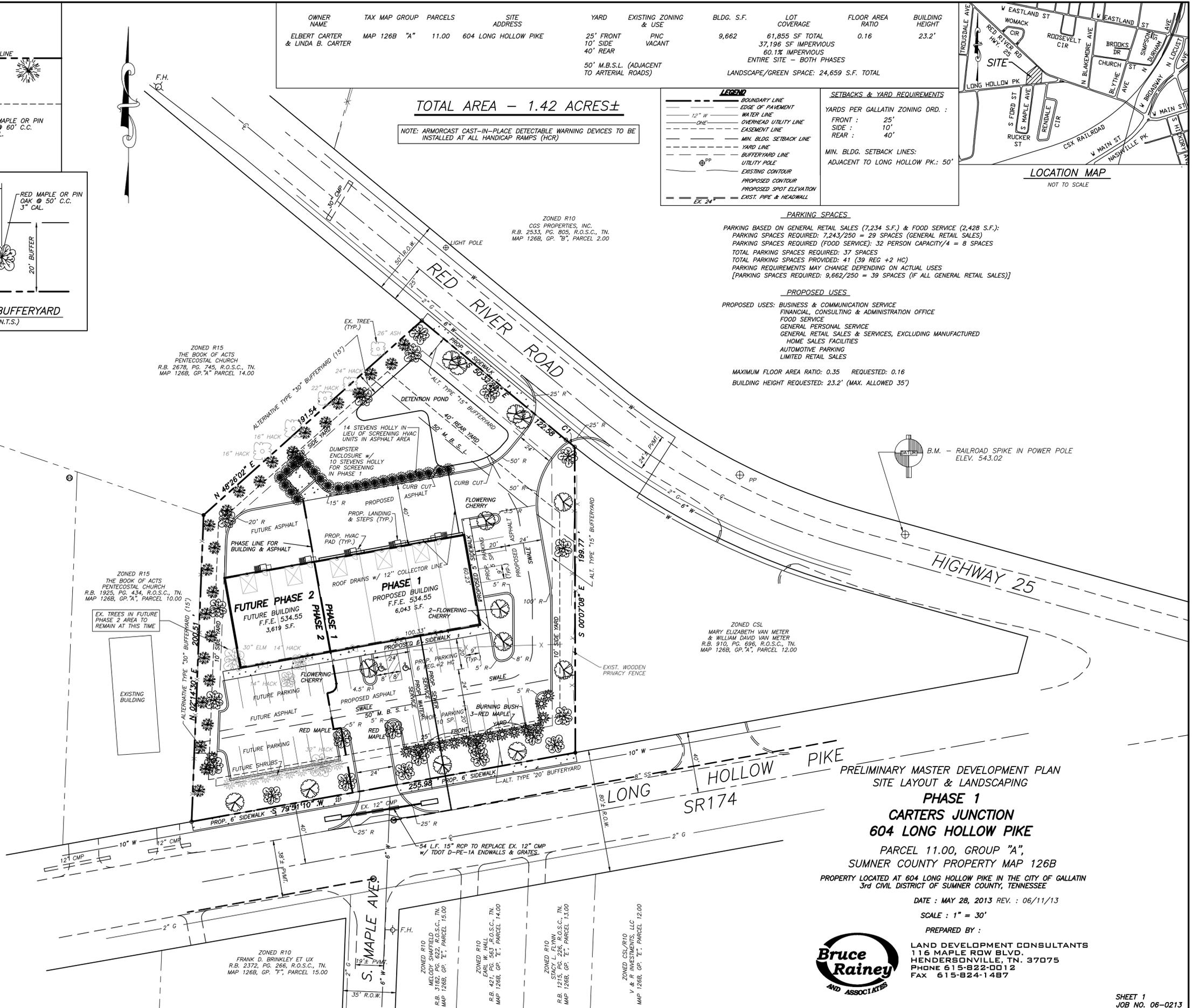


PARKING SPACES
PARKING BASED ON GENERAL RETAIL SALES (7,234 S.F.) & FOOD SERVICE (2,428 S.F.):
PARKING SPACES REQUIRED: 7,243/250 = 29 SPACES (GENERAL RETAIL SALES)
PARKING SPACES REQUIRED (FOOD SERVICE): 32 PERSON CAPACITY/4 = 8 SPACES
TOTAL PARKING SPACES REQUIRED: 37 SPACES
TOTAL PARKING SPACES PROVIDED: 41 (39 REG +2 HC)
PARKING REQUIREMENTS MAY CHANGE DEPENDING ON ACTUAL USES
[PARKING SPACES REQUIRED: 9,662/250 = 39 SPACES (IF ALL GENERAL RETAIL SALES)]

PROPOSED USES
PROPOSED USES: BUSINESS & COMMUNICATION SERVICE
FINANCIAL, CONSULTING & ADMINISTRATION OFFICE
FOOD SERVICE
GENERAL PERSONAL SERVICE
GENERAL RETAIL SALES & SERVICES, EXCLUDING MANUFACTURED
HOME SALES FACILITIES
AUTOMOTIVE PARKING
LIMITED RETAIL SALES
MAXIMUM FLOOR AREA RATIO: 0.35 REQUESTED: 0.16
BUILDING HEIGHT REQUESTED: 23.2' (MAX. ALLOWED 35')

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	00°51'02"		500.00	7.42	7.42	3.71	S 50°57'53" E

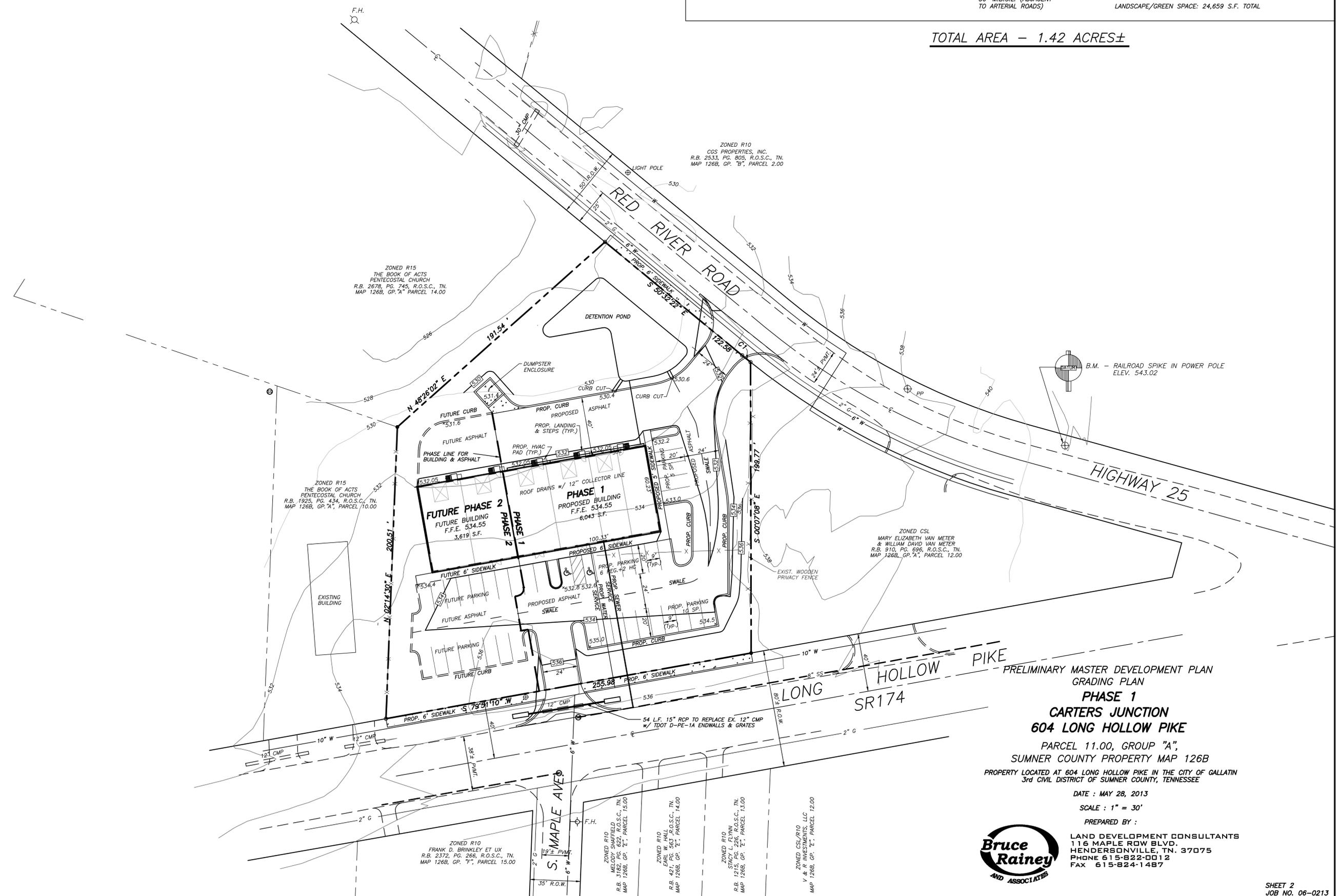
- SURVEYOR'S NOTES:**
- THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 - DEED REFERENCE: ELBERT CARTER ET UX R.B. 2630, PG. 247, 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 PLAN IS PARCEL 11.00 ON SUMNER COUNTY PROPERTY MAP 126B, GROUP "A"
 - 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 DARE DIG FOR UNDERGROUND UTILITY LOCATIONS.
 - SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED FOR THIS SURVEY.
 - THIS PROPERTY IS ZONED PNC AND IS VACANT AS OF THE DATE OF THIS SUBMITTAL.
 - BEARINGS SHOWN ARE BASED ON THE RECORDED DEED OF RECORD IN R.B. 160, PG. 247, R.O.S.C., TN.
 - TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM FIELD RUN TOPO BY BRUCE RAINEY & ASSOCIATES. CONTOURS SHOWN AT 2' INTERVALS.
 - PROPOSED LANDSCAPING AND BUFFERS AS SHOWN.
 - NO SIGNAGE IS PROPOSED AT THIS TIME. IF SIGNAGE IS ADDED IN THE FUTURE, A SIGN PACKAGE MUST BE SUBMITTED FOR APPROVAL AND A SIGN PERMIT MUST BE OBTAINED.
 - PROPOSED BUILDINGS TO CONTAIN 9,662 S.F.
 - THE OWNER/DEVELOPER (ELBERT CARTER) WILL BE RESPONSIBLE FOR ALL FINANCIAL RESPONSIBILITIES ON THIS PROJECT.
 - ARCHITECTURAL BUILDING ELEVATIONS TO BE APPROVED BY PLANNING COMMISSION.
 - ACCORDING TO FIRM COMMUNITY PANEL 4716SC0314G DATED 04/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "X".
 - WE ANTICIPATE BUILDOUT OF PHASE 1 WITHIN 12 MONTHS AFTER APPROVAL BY PLANNING COMMISSION.
 - ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.
 - EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED AT LEAST TWICE A WEEK AND AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
 - ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
 - PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
 - STORM DRAINAGE DESIGN CALCULATIONS & STORM WATER DETENTION WILL BE DESIGNED WITH SUBMITTAL OF FMDP/SITE PLAN.



Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

OWNER NAME	TAX MAP GROUP	PARCELS	SITE ADDRESS	YARD	EXISTING ZONING & USE	BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
ELBERT CARTER & LINDA B. CARTER	MAP 126B "A"	11.00	604 LONG HOLLOW PIKE	25' FRONT 10' SIDE 40' REAR	PNC VACANT	9,662	61,855 SF TOTAL 37,196 SF IMPERVIOUS 60.1% IMPERVIOUS	0.16	23.2'
						ENTIRE SITE - BOTH PHASES			
50' M.B.S.L. (ADJACENT TO ARTERIAL ROADS)						LANDSCAPE/GREEN SPACE: 24,659 S.F. TOTAL			

TOTAL AREA - 1.42 ACRES±



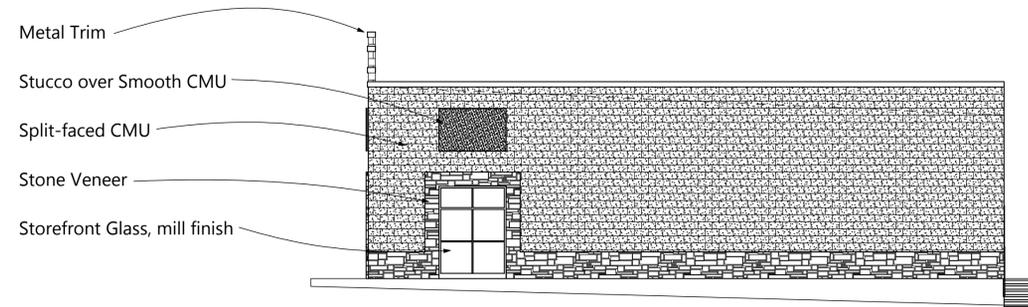
**PRELIMINARY MASTER DEVELOPMENT PLAN
GRADING PLAN
PHASE 1
CARTERS JUNCTION
604 LONG HOLLOW PIKE**
PARCEL 11.00, GROUP "A",
SUMNER COUNTY PROPERTY MAP 126B
PROPERTY LOCATED AT 604 LONG HOLLOW PIKE IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 28, 2013
SCALE : 1" = 30'
PREPARED BY :
Bruce Rainey
AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

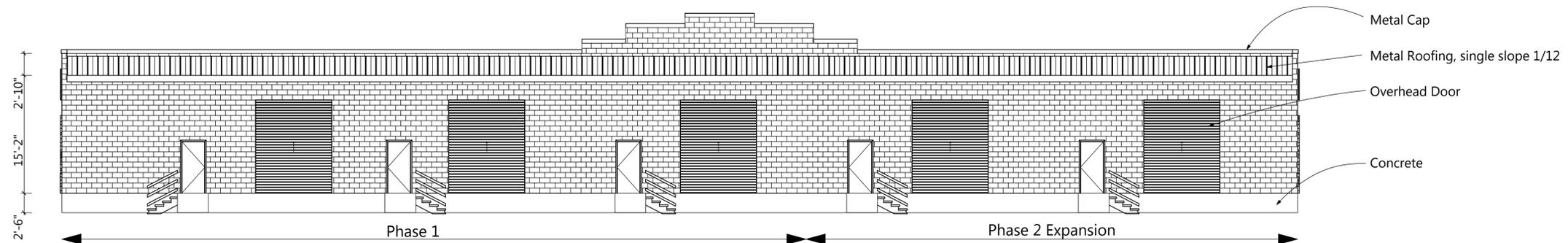




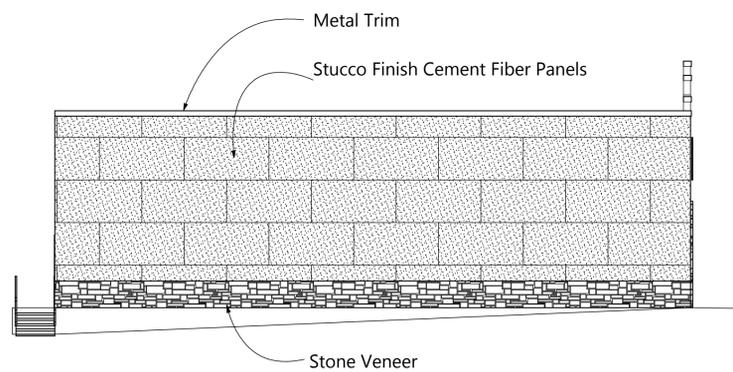
Front Elevation Scale: 1/8"=1'-0"



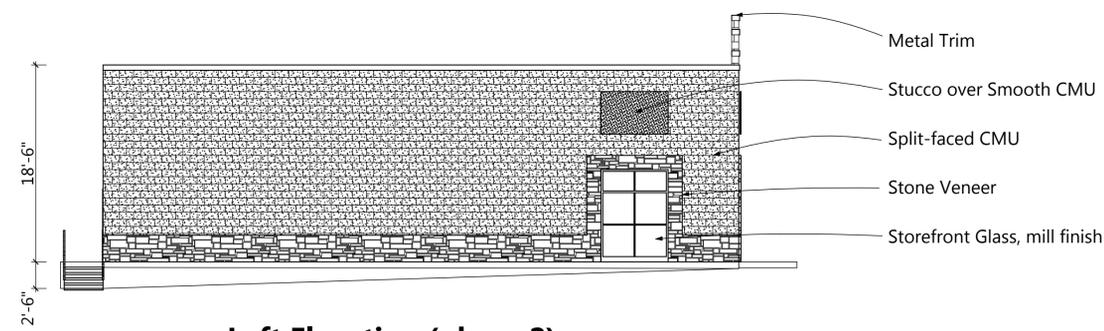
Right Elevation Scale: 1/8"=1'-0"



Rear Elevation Scale: 1/8"=1'-0"



Left Elevation (phase 1) Scale: 1/8"=1'-0"



Left Elevation (phase 2) Scale: 1/8"=1'-0"

Material Quantities:

Type	Front	Right	Rear	Left	Total %
Split-Face CMU	59%	80%	0	80%	53.5%
Standard CMU	0	0	100%	0	27.5%
Stone	21%	17%	0	17%	10.25%
Stucco	20%	3%	0	3%	8.75%

Project No. 1313
 Drawn by: _____
 Reviewed by: _____



M&A
 Matchett
 and
 Associates
 Architects

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

Carter's
 Junction

604
 Long
 Hollow
 Pike

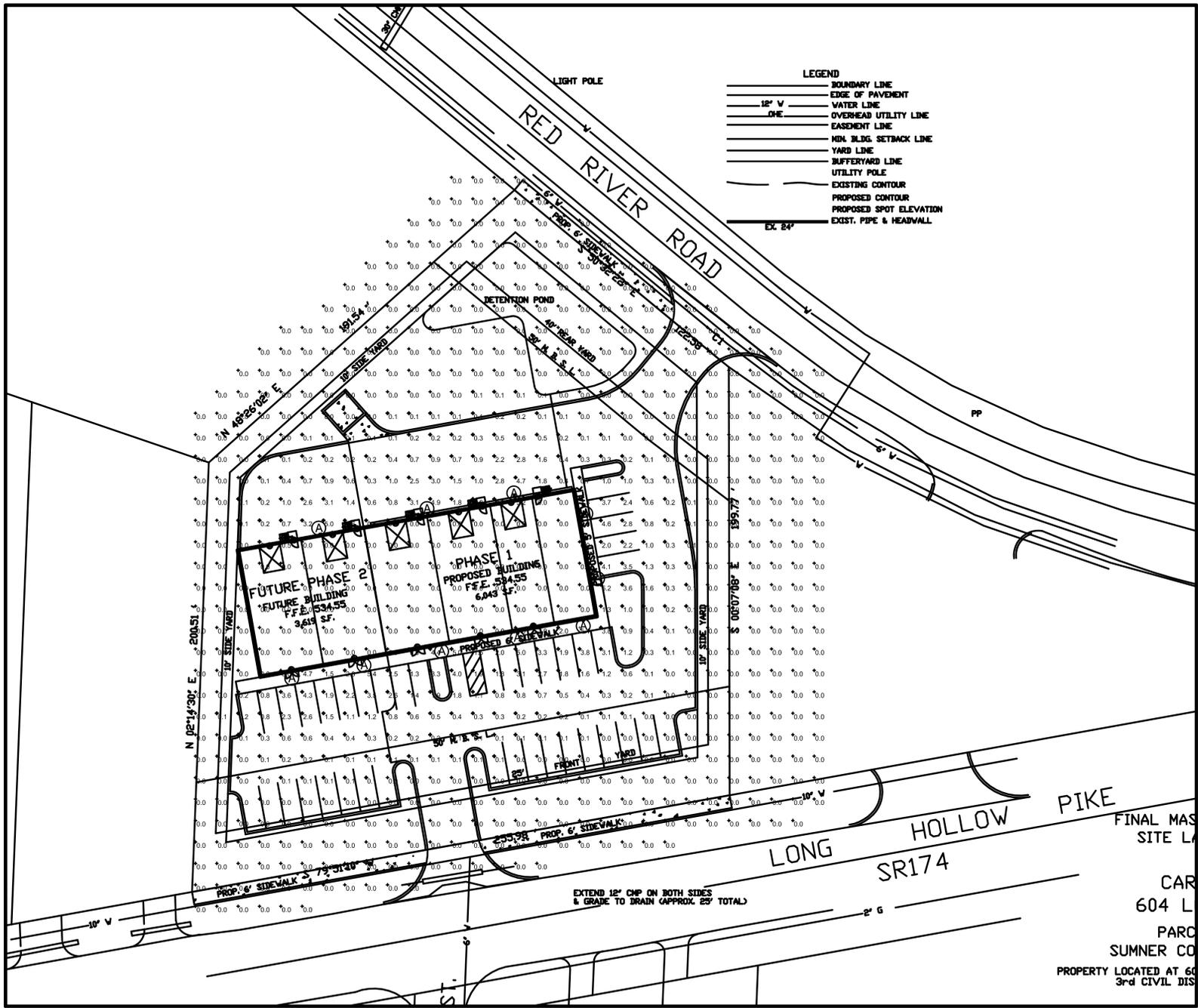
Gallatin,
 Tennessee



Date: _____
 Revisions:
 Date: _____ Mark: _____

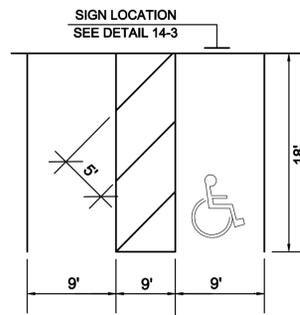
Sheet _____ of _____

SITE LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	MANUFACTURER	DETAILS
A	METAL HALIDE WALL PACK, DARK BRONZE FINISH, FULL CUTOFF WET LOCATION RATED, 120V	1-100W MH	LITHONIA TWAC 100M MVOLT	MOUNT 14" A.F.F.



SITE PHOTOMETRIC PLAN PLAN
 SCALE: 1" = 30'





HANDICAP PARKING LAYOUT

ADA NOTES:

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISION OF THE ADA-ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, ISSUED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIER COMPLIANCE BOARD.

DETECTABLE WARNING SHALL COMPLY WITH THE NEW ADA REGULATIONS-SECTION 4.29. DETECTABLE WARNING COLOR SHALL BE YELLOW.

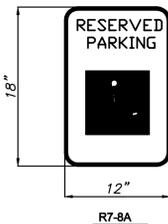


HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY OR UNDER THE SIGN.

HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK DOES NOT PASS BY OR UNDER THE SIGN.

FOR THIS APPLICATION THE SIGN MAY BE MOUNTED ON A POST, THE BUILDING FACE, A COLUMN OR ANY OTHER FIXED MOUNTING SURFACE.

SIGN MOUNTING HEIGHTS

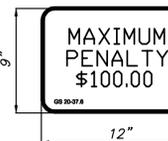


TYPE R7-8 OR R7-8A SIGN APPROVED FOR USE UNDER G.S.20-37.6

LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

BEGINNING JANUARY 1, 1979 ALL ACCESSIBLE PARKING SPACES (INCLUDING THOSE SPACES EXISTING PRIOR TO JULY 1, 1979)

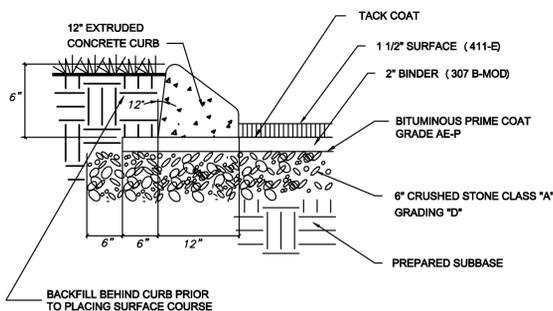
SHALL BE REQUIRED BY GENERAL STATUTE TO BE IDENTIFIED BY AN R7- OR R7-8A SIGN.



R7-8D PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL RT-8 OR R7-8A PARKING SIGNS ERECTED AFTER DECEMBER 31, 1990.

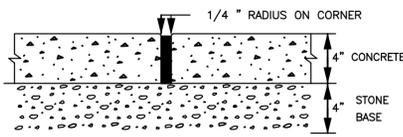
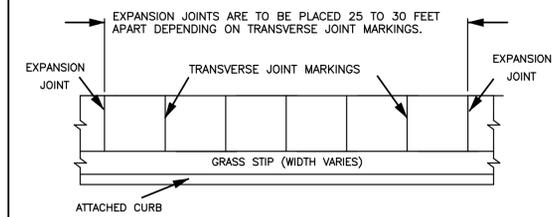
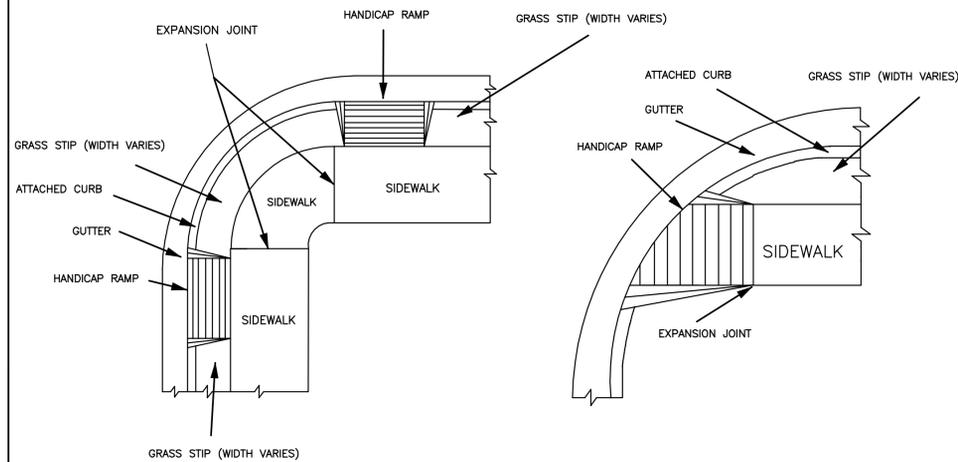
SITE HANDICAP DETAILS

N.T.S.



TYP. PAVING & MOUNTABLE CURB DETAIL

LIGHT DUTY PAVING
N.T.S.



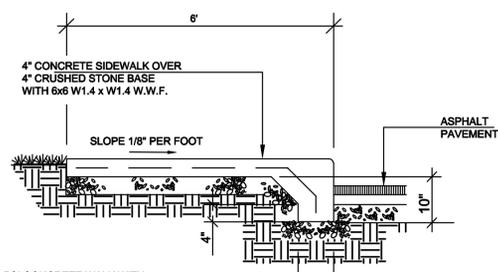
DETAIL OF EXPANSION JOINT

GENERAL NOTES

- WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
- CONCRETE JOINT MATERIAL TO BE HALF INCH AND/OR ONE INCH PREMOLDED FIBER.
- EXPANSION JOINTS ARE TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESSES MAY DEVELOP.
- ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
- HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
- ALL SIDEWALK WIDTHS ARE TO INCLUDE SIX INCH WIDTH OF PROPOSED TOP OF CURB, SIDEWALK SHALL CONSIST OF SIX INCH FOR TOP OF CURB WIDTH PLUS 5' OF ACTUAL SIDEWALK WIDTH.
- TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORMS BLOCKS AS NEARLY TO SQUARE AS POSSIBLE.

SIDEWALK WITH GRASS STRIP

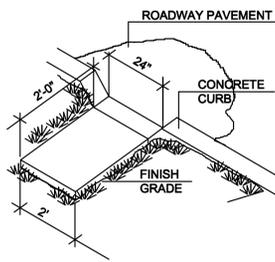
SCALE: NTS



3500 PSI CONCRETE WALK WITH TURNED DOWN CURB, 1\"/>

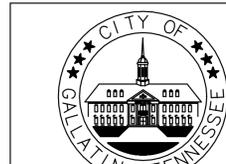
CONCRETE WALK W/TURNDOWN

N.T.S.



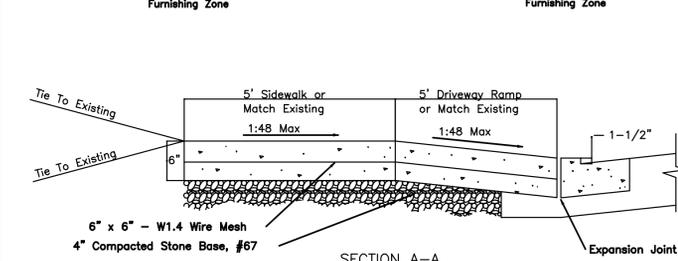
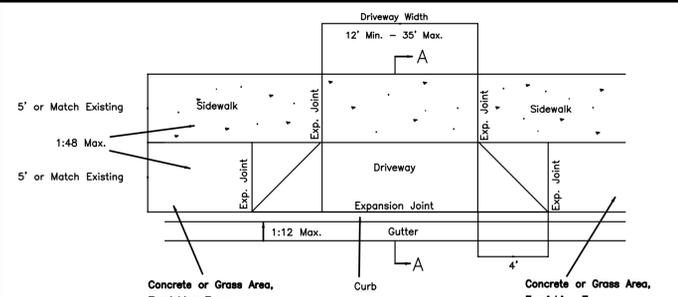
CURB DRAINAGE DETAIL

N.T.S.



ENGINEERING DIVISION
(615) 452-5400

DWG. # COG-PV-008



CURB TAPER FOR DRIVEWAY RAMP

NOTE: use 3500 psi concrete with wire mesh or use 3500 psi fibermesh concrete

RESIDENTIAL CONCRETE DRIVEWAY RAMP WITH GRASS STRIP

SCALE: NTS

ENGINEERING DIVISION
(615) 452-5400

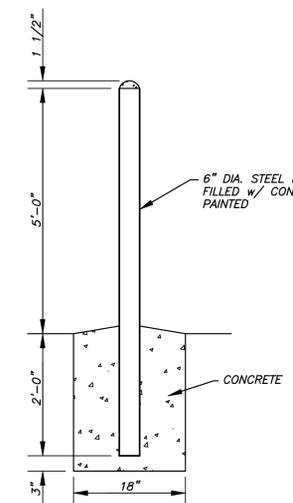
DWG. # COG-PV-006

NOTES:

- EROSION CONTROL DEVICES WILL BE INSPECTED AND MAINTAINED AT LEAST TWICE A WEEK AND AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED GAUGE IS ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
- EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING.

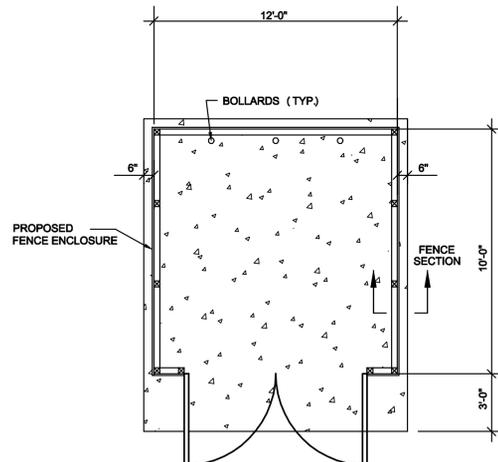
Erosion and Sediment Control Notes

- All sediment and erosion control measures, such as silt fence, silt ponds or inlet sediment barriers shall conform to the storm water permitting requirements of the Tennessee Department of Environment and Conservation and the "Tennessee Erosion and Sediment Control Handbook," as a minimum.
- Erosion control to be inspected and approved prior to all other work being started.
- The time of exposure of unprotected soils shall be kept to a maximum of 14 days and 7 days for all slopes greater than 3:1. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition; section TS for areas to be stabilized that do not require permanent stabilization such as building footprints, parking lots, etc.
- Keep dust within tolerable limits by sprinkling or other acceptable means. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook section PAM.
- No other work will be initiated on the project until the erosion. Sediment control measures shown on the plans and details are properly in place.
- Silt fence shown thus (******) are to be used as temporary sediment barriers. Silt fence shall be installed as per section SF of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook; latest edition.
- If, at any time during the construction phase of this project, the erosion/sediment control measures installed fail to function properly, need maintenance or repair, or need new replacement of any kind, the contractor will effect such actions as are needed to correct the situation at no additional cost to the owner. All measures are to be inspected after each rain event. Any measures needing replacement will be corrected within 5 days of the rain event.
- Disturbed areas are to be graded to drain as indicated on the plan to sediment barriers during and upon completion of construction.
- All stripped or cut/filled areas requiring permanent vegetation are to have a minimum of 6-inch depth topsoil cover. Areas dressed with topsoil will receive 12 pounds per 1000 square feet of 6-12-12 fertilizer, refer to section PS of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition to determine seed type and seeding dates along with seedbed preparation and plant selection and straw mulch of 75% coverage (approximately 125 pounds per 1000 square feet) except as otherwise shown on plan. Areas shall be watered to not cause runoff.
- All stockpiled soil should be stabilized using temporary vegetation. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition, section TS.
- Upon stabilization of the site with a good (acceptable) stand of grass and/or ground cover, the erosion/sediment control installations will be removed and the area disturbed will be seeded and mulched with the same treatment as other new grassed areas of the project.
- A stone access ramp is to be constructed at the site entrance with a minimum width of 20 feet and a minimum length of 100 feet. The ramp is to be based with 6 inches of ASTM D 448, size No. 1 stone, and maintained throughout construction.
- Prior to the issuance of a grading permit, all erosion and sediment control measurements indicated on the plans and any additional measure requested by the City shall be installed.
- Buffer zones and trees specified for preservation should be clearly indicated on the grading and demolition plans. Buffer zones and trees specified for preservation must be protected through the use of tree protection barriers to the drip line of said trees. These barriers should consist of orange grid fabric staked at the border and/or drip line of preserved buffer zone and/or trees to restrict construction activity and access within the protected areas and/or tree's drip line. A tree protection detail must also be provided.



BOLLARD DETAIL

N.T.S.



DUMPSTER ENCLOSURE PLAN

N.T.S.

STANDARD DETAILS - 1 CARTERS JUNCTION PHASE 1

DATE: 5-29-13
REV.: 6-11-13
REV.:
REV.:
SCALE: N.T.S.



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

SHEET
3
OF SHEETS
JOB NO. 060213

RESOLUTION APPROVING FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2 AND PHASE 3. PROPERTY CONTAINS 154 LOTS ON 82.83 (+/-) ACRES AND IS LOCATED NORTH OF LONG HOLLOW PIKE (SR-174) AND WEST OF WENDLING BOULEVARD – PC0146-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Master Development Plan submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on June 24, 2013; and

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan for Fairway Farms, Phases 2 and 3 with the following conditions:

1. The Planning Commission approve the architectural elevations and photographs as submitted.
2. The Planning Commission approve the landscaping plan as submitted.
3. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.

4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
5. The applicant shall submit three (3) corrected, folded copies of the Final Master Development Plan to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 06/24/2013

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

ITEM 4 6/24/13 GMRPC MEETING

Applicant requests approval of a Final Master Development Plan for Fairway Farms, Phase 2 and Phase 3, a major subdivision containing 154 lots on 82.83 (+/-) acres. Property is located on Long Hollow Pike and Wendling Boulevard. (PC0146-13)

Attachment 4-1 Final Master Development Plan
Attachment 4-2 Fairway Farms Architectural Exhibit, Rev. 6/13/13

ANALYSIS

The applicant is requesting approval of a Final Master Development Plan (FMDP) for Fairway Farms, Phase 2 and Phase 3. The property contains 154 lots on 82.83 (+/-) acres and is located north of Long Hollow Pike (SR-174) and west of Wendling Boulevard. The property is currently zoned R15 Planned Residential Development (R15 PRD) and One-Family Detached Dwellings are a permitted use in the R15 PRD zone district. A portion of the property is located in a special flood hazard area, Zone AE.

Previous Approvals

Rezoning and Approval of Preliminary Master Development Plan

- City Council originally approved the Preliminary Master Development Plan (PMDP) for Fairway Farms and rezoned the property from Agricultural (A) to Residential-R15 Planned Residential Development (R15 PRD) on January 4, 2005.

Revised Preliminary Master Development Plan

- The Planning Commission approved a minor amendment to the PMDP on November 28, 2005 to remove the alleys that were originally planned to serve the lots in Area A located in the front of the development.

Final Master Development Plans, Preliminary and Final Plats

- Various Final Master Development Plans, Preliminary Plats and Final Plats have been approved by the Planning Commission for Phase 1, Sections 1 to 4 and Phase 3, Section 1.

Major Amendment to Preliminary Master Development Plan, Phases 2 and 3

- City Council approved a major amendment to the PMDP for Fairway Farms to amend the phase lines, lot layout, open space, design standards and increase the overall density and number of units in the development on May 21, 2013 with the following conditions of approval:
 1. The Planning Commission approve the conceptual architectural elevations and photographs as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
 2. The Planning Commission approve the conceptual landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
 3. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
 4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
 5. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).

Final Master Development Plan

The Final Master Development Plan submitted is consistent with the recently approved Amended PMDP. The applicant will be required to submit detailed construction plans for each individual section for approval by the Engineering Division prior to the approval of Final Plats by the Planning Commission. The preliminary plat for Phase 3, Section 1C is the next item on the Planning Commission's agenda.

Architectural Elevations and Photographs

The applicant submitted the architectural elevations and photographs that were approved as part of the approval of the Amended PMDP along with five (5) additional Village Home styles that meet the minimum square footage requirements specified on the PMDP. The applicant has included the architectural requirements as part of the General Design Notes on the FMDP.

The Village units shall have a minimum house size of 1,800 square feet for ranch style houses and 2,000 square feet for a two story houses. The Manor Homes shall have a minimum ground floor footprint of 2,000 square feet and if a second floor is constructed it shall be a minimum of 500 square feet. The 18,000, 15,000 and 12,000 square foot lots shall be 4-side, 80 percent brick, stone or stucco exteriors and the 9,000 square foot lots shall be 4-sided, 75 percent brick or stone exteriors.

Engineering Division Comments

The Engineering Division had the following comments during the initial review of the FMDP and will need to be addressed by the applicant:

- Storm Water Comment: Label Floodway as Stream Buffer as well. Be aware that no disturbance will be allowed within stream buffer.
- Transportation Comments: Show traffic calming measures.

Public Utilities/Industrial Pre-Treatment

The Public Utilities Department commented that the detailed plans and specifications for water and sewer improvements shall be submitted to the Department for review and approval.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Final Master Development Plan for Fairway Farms, Phases 2 and 3 with the following conditions of approval:

1. The Planning Commission approve the architectural elevations and photographs as submitted.
2. The Planning Commission approve the landscaping plan as submitted.
3. The applicant shall submit detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
5. The applicant shall submit three (3) corrected, folded copies of the Final Master Development Plan to the Codes/Planning Department.



Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Project Comments

Meeting Date: 06/24/2013

RE: FAIRWAY FARMS - PHASE 2 & PHASE 3, Final Master Development Plan

Reference #: PC0146-13

Department of Public Utilities

Review Date: 06/14/2013

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

Planning Department

Review Date: 6/17/2013:

Codes/Planning Project Manager: Jim Svoboda

Reviewed: no comments

Codes Department

Review Date: 06/17/2013

No comments

Engineering Division

Review Date: 06/18/2013

Engineering Division Comments regarding Final Master Development Plan for Fairway Farms Phase 2 & 3 (PC0146-13) BDS Resubmittal:

Stormwater Comments:

- 1.) Label Floodway as Stream Buffer as well. Be Aware; no disturbance will be allowed within stream buffer.

Transportation Comments:

- 2.) Show traffic calming measures.

Fire Department

Review Date: 06/19/2013

No comments received as of this date.

Police Department

Review Date: 06/17/2013

Reviewed: no comments



EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Gallatin Department of Electricity

Review Date: 06/14/2013

O.K.

Sumner County, E-911

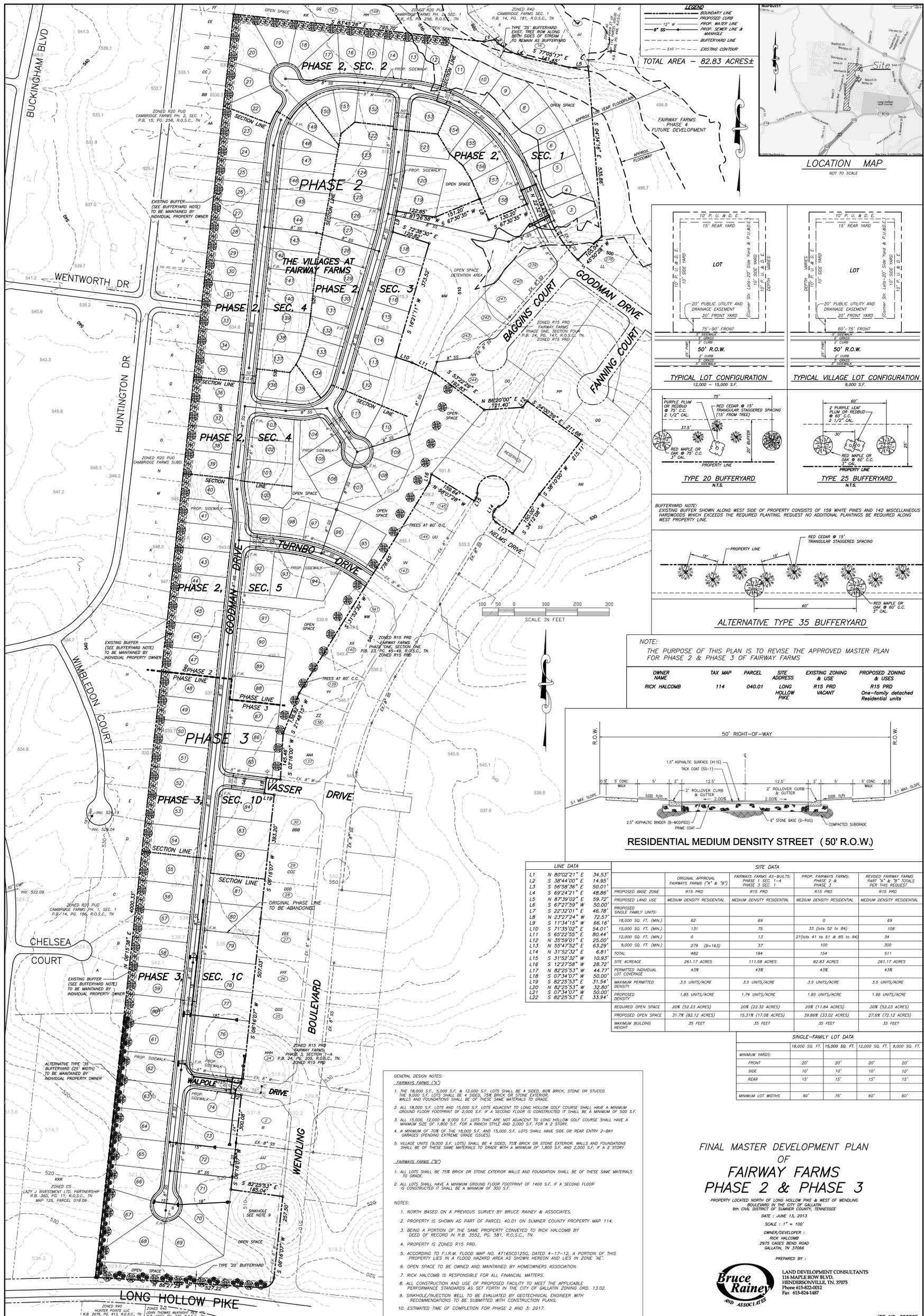
Review Date:

N/A

Industrial Pre-treatment Department

Review Date: 06/12/2013

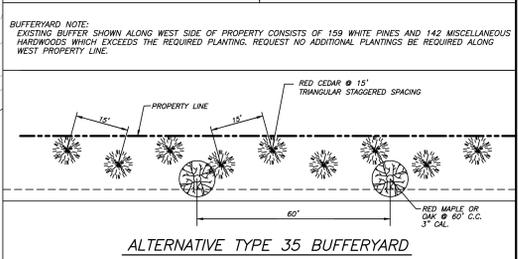
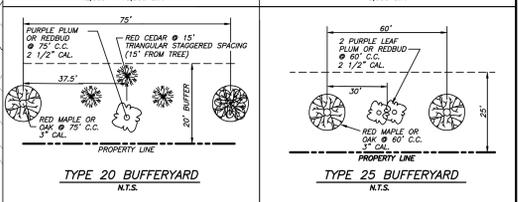
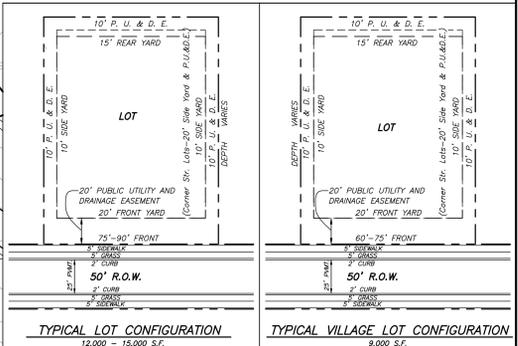
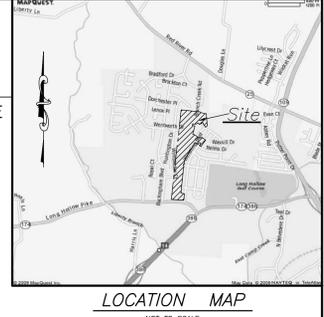
1. Detailed water and sanitary sewer plans and specifications shall be submitted to this department for review and approval.



LEGEND

- BOUNDARY LINE
- PROPOSED CURB
- PROPOSED WATER LINE
- PROPOSED SEWER LINE & MANHOLE
- 8" SS
- 12" W
- 20' BUFFER
- EXISTING CONTOUR

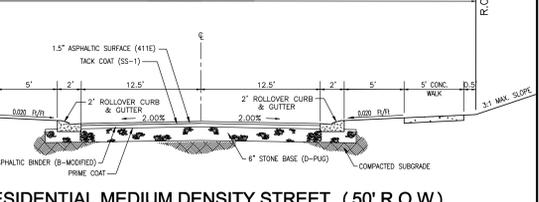
TOTAL AREA - 82.83 ACRES±



NOTE:
EXISTING BUFFER SHOWN WEST SIDE OF PROPERTY CONSISTS OF 150 WHITE PINES AND 140 MISCELLANEOUS HARDWOODS WHICH EXCEEDS THE REQUIRED PLANTING. REQUEST NO ADDITIONAL PLANTINGS BE REQUIRED ALONG WEST PROPERTY LINE.

NOTE:
THE PURPOSE OF THIS PLAN IS TO REVISE THE APPROVED MASTER PLAN FOR PHASE 2 & PHASE 3 OF FAIRWAY FARMS

OWNER	TAX MAP	PARCEL	SITE ADDRESS	EXISTING ZONING	PROPOSED ZONING & USES
RICK HALCOMB	114	040.01	LONG HOLLOW PIKE	R15 PRD VACANT	R15 PRD One-family detached Residential units



LINE DATA

L1	N 80°02'21" E	34.53'
L2	S 38°44'00" E	14.95'
L3	S 56°58'36" E	50.01'
L4	S 69°24'21" E	48.86'
L5	N 67°39'02" E	59.72'
L6	S 67°27'59" W	50.00'
L7	S 22°32'01" E	46.78'
L8	N 23°27'24" W	72.57'
L9	S 11°34'15" W	68.16'
L10	S 71°35'02" E	54.01'
L11	S 65°22'35" E	80.44'
L12	N 30°59'01" E	25.00'
L13	N 55°47'52" E	63.29'
L14	N 31°52'32" E	6.81'
L15	S 31°52'32" W	10.33'
L16	S 12°27'08" W	28.72'
L17	N 62°25'53" W	44.77'
L18	S 07°34'07" W	50.00'
L19	S 82°25'53" E	31.54'
L20	N 82°25'53" W	32.80'
L21	S 07°34'07" W	50.00'
L22	S 82°25'53" E	33.94'

SITE DATA

	ORIGINAL APPROVAL FAIRWAYS FARMS ("A" & "B")	FAIRWAYS FARMS AS-BUILT: PHASE 1 SEC. 1-4 & PHASE 3 SEC. 1	PROP. FAIRWAYS FARMS: PHASE 2 & PHASE 3	REVISED FAIRWAYS FARMS: PHASE 2 & PHASE 3 PER THIS REQUEST
PROPOSED BASE ZONE	R15 PRD	R15 PRD	R15 PRD	R15 PRD
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
PROPOSED SINGLE FAMILY UNITS:				
18,000 SQ. FT. (MIN.)	62	69	0	69
15,000 SQ. FT. (MIN.)	131	75	33 (lots 52 to 84)	108
12,000 SQ. FT. (MIN.)	0	13	21 (lots 41 to 51 & 85 to 94)	34
9,000 SQ. FT. (MIN.)	279 (B=16.3)	37	100	300
TOTAL	482	194	154	511
SITE ACREAGE	261.17 ACRES	111.58 ACRES	82.83 ACRES	261.17 ACRES
PERMITTED INDIVIDUAL LOT COVERAGE	43%	43%	43%	43%
MAXIMUM PERMITTED DENSITY	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE
PROPOSED DENSITY	1.85 UNITS/ACRE	1.74 UNITS/ACRE	1.85 UNITS/ACRE	1.86 UNITS/ACRE
REQUIRED OPEN SPACE	20% (52.23 ACRES)	20% (22.32 ACRES)	20% (11.84 ACRES)	20% (52.23 ACRES)
PROPOSED OPEN SPACE	31.7% (82.12 ACRES)	15.31% (17.08 ACRES)	39.86% (33.02 ACRES)	27.6% (72.12 ACRES)
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET

SINGLE-FAMILY LOT DATA

MINIMUM YARDS:	18,000 SQ. FT.	15,000 SQ. FT.	12,000 SQ. FT.	9,000 SQ. FT.
FRONT	20'	20'	20'	20'
SIDE	10'	10'	10'	10'
REAR	15'	15'	15'	15'
MINIMUM LOT WIDTHS	90'	75'	60'	60'

GENERAL DESIGN NOTES:

FAIRWAYS FARMS ("A")

- THE 18,000 S.F., 5,000 S.F. & 12,000 S.F. LOTS SHALL BE 4 SIDED, 80% BRICK, STONE OR STUCCO. THE 9,000 S.F. LOTS SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE.
- ALL 18,000 S.F. LOTS AND 15,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 500 S.F.
- ALL 15,000, 12,000 & 9,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM SIZE OF 1,800 S.F. FOR A RANCH STYLE AND 2,000 S.F. FOR A 2 STORY.
- A MINIMUM OF 70% OF THE 18,000 S.F. AND 15,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGES (ENDING EXTENDING GRADE ISSUES).
- VILLAGE UNITS (9,000 S.F. LOTS) SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE WITH A MINIMUM OF 1,800 S.F. AND 2,000 S.F. IF A 2 STORY.

FAIRWAYS FARMS ("B")

- ALL LOTS SHALL BE 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
- ALL LOTS SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1,400 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.

NOTES:

- NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
- PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
- BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RICK HALCOMB BY DEED OF RECORD IN R.B. 3552, PG. 381, R.O.S.C., TN.
- PROPERTY IS ZONED R15 PRD.
- ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREON AND LIES IN ZONE "AE".
- OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- RICK HALCOMB IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
- ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
- SINKHOLE/INJECTION WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.
- ESTIMATED TIME OF COMPLETION FOR PHASE 2 AND 3: 2017.

FINAL MASTER DEVELOPMENT PLAN OF FAIRWAY FARMS PHASE 2 & PHASE 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDING BOULEVARD IN THE CITY OF GALLATIN, 9th CIV. DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: JUNE 13, 2013

SCALE: 1" = 100'

OWNER/DEVELOPER: RICK HALCOMB

2975 CAGES BEND ROAD GALLATIN, TN 37066

PREPARED BY:



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

RESOLUTION APPROVING OTHER BUSINESS ITEM #6.1 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR KENNESAW FARMS, PH. 2; PC FILE #8-63-04 – CYPRESS GARDENS SUBDIVISION; PC FILE #1-40-05C – LENOX PLACE, PH. 13 & 14; PC FILE #2-10-09S – FAIRVUE PLANTATION, PH. 19, SEC. 1 & PH. 20; PC FILE #2-6-09S

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Kennesaw Farms, Ph. 2; PC File #8-63-04 – Cypress Gardens Subdivision; PC File #1-40-05C– Lenox Place, Ph. 13 & 14; PC File #2-10-09S – Fairvue Plantation, Ph. 19, Sec. 1 & Ph. 20; PC File #2-6-09S submitted by the applicant, City of Gallatin, under Other Business at its regular meeting on June 24, 2013; and;

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

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

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

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

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

- Kennesaw Farms, Ph. 2; PC File #8-63-04 site surety one year renewal and extension for \$37,400.
- Cypress Gardens Subdivision; PC File #1-40-05C subdivision surety one year renewal and extension for \$36,000.

- Lenox Place, Ph. 13 & 14; PC File #2-10-09S utility surety one year renewal and extension for \$10,000.
- Fairvue Plantation, Ph. 19, Sec. 1 & Ph. 20; PC File #2-6-09S utility surety one year renewal and extension for \$24,000.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 6/24/13

Dick Dempsey, Chair

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY