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

**Monday, July 08, 2013**

**Dr. J. Deotha Malone Council Chambers**

**5:00 PM**

**City Hall**

**REGULAR AGENDA**

**1. ALTERNATIVE BUILDING MATERIALS IN THE  
GALLATIN INDUSTRIAL PARK**

**JAMES FENTON, EXECUTIVE DIRECTOR ECONOMIC DEVELOPMENT AGENCY**

Discuss alternative building materials for use in the Gallatin Industrial Park.

[Alternative Building Materials](#)

**2. CARTER'S JUNCTION**

**PC0142-13**

**BRUCE RAINEY & ASSOCIATES**

Discuss proposed amendments to the Preliminary Master Development Plan for Carter's Junction located at 604 Long Hollow Pike.

[Carter's Junction Site Plan & Architecturals](#)

**3. RETAIL CENTER AND FOOD SERVICE**

**PERRY ENGINEERING, LLC**

Discuss proposed Preliminary Master Development Plan and rezoning request for property located on the corner of Nashville Pike and Lock 4 Road for the construction of a retail center and Food Service use.

[Retail Center & Food Service](#)

**4. SUMNER COUNTY FOOD BANK**

**DR. JAMES N. GILL, EXECUTIVE DIRECTOR**

Discuss proposed site plan for Sumner County Food Bank located at 1021 Woods Ferry Road.

[Sumner County Food Bank](#)

**5. CSX CHARTER RIGHT-OF-WAY**

**ENGINEERING DIVISION**

Discuss use of CSX charter right-of-way.

[Engineering Memorandum](#)

**6. GALLATIN ZONING ORDINANCE ARTICLE 14.00 ZONING  
TEXT AMENDMENT**

**PC0109-13**

**CITY OF GALLATIN**

Discuss proposed amendments to Article 14 of the G.Z.O. regarding non-conforming uses and structures.

[Article 14 of the G.Z.O.](#)

**7. LIGHTING STANDARDS IN OTHER COMMUNITIES  
CITY OF GALLATIN**

Discuss lighting standards in other communities

[Lighting Standards Comparison](#)

**8. OTHER BUSINESS**

- **MOVE TO ADJOURN**



July 2, 2013

City of Gallatin  
Planning Commission  
Work Session

RECEIVED  
JUL 02 2013

GALLATIN PLANNING  
& ZONING

Dear Planning Commission,

I had mentioned a while back that I wanted to begin a conversation with you regarding tilt-up construction. A large percentage of industrial buildings, and certainly the more attractive ones, are built using what is called tilt-up construction methods.

While certainly more involved than this explanation, this method of construction entails pouring the walls in a horizontal position on-site, then tilting the wall into place.

I have included eleven examples of tilt-up constructed buildings. You will notice the wide variety of finishes, colors and uses.

I would like the Planning Commission to consider allowing tilt-up construction in IR zoning, without having to obtain a variance. My reason for asking this is to help eliminate the thought in a prospect's mind that there could be an unnecessary delay in construction due to the necessary appeals process. I am not aware of there having been a delay because of this, but often perception is reality in the eyes of a prospect.

I look forward to speaking with you Monday night, July 8. If, beforehand, you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Fenton".

James Fenton  
Executive Director  
Gallatin Economic Development Agency

ITEM 1



INDUSTRIAL

DISTRIBUTION / LOGISTICS



**NASHVILLE, TENNESSEE**

This facility was constructed for Accredo Health Group, Inc., which provides specialized pharmacy and related services for patients with certain complex and chronic conditions.

- Building Area: 50,000 s.f.
- Structural System: Tilt-Up with conventional steel structure
- Roof: Mechanically fastened TPO
- Duration: 5 ½ Month Construction Schedule
- Contract Amount: \$2,526,626
- Owner Contact: Cam Sorenson (615) 833-8716

COMMERCIAL

INSTITUTIONAL



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**Southeast Venture LLC**

## Barrett Rifles

Crain Construction was on target with Barrett Rifles. The design/build expansion included 36,731 square feet of tilt-up and 10,000 square feet of metal building. Barrett manufactures the .50 caliber sniper rifle which offers support to our troops as well as our policing agencies.

Special features to the facility include a specialized 'safe' room for rifle storage, an engineering/optics design area, research and development area, a large conference room, training classroom, and a clearstory rotunda in the lobby. A unique security feature that was designed and constructed is an explosion proof vestibule entrance to the lobby.



*Saying we'll take care  
of you isn't enough.*  
**Doing it is what counts.**



## Genie

The Genie Group facility is a 47,081 SF centralized distribution center of electrical wiring products. The office consists of two (2) stories totaling 10,654 SF. Special features include an elevator, curved interior wall systems and stained concrete flooring throughout the office.

A Scott System of brick in-lay is an additional architectural feature to the tilt-up panels. This tilt-up panel construction project was completed in a six (6) month schedule.



**Crain Construction** • General Contractor  
2525 Winford Avenue • Nashville, Tennessee 37211  
(615) 244-1222 • fax (615) 254-5416 • [www.crainconstructioninc.com](http://www.crainconstructioninc.com)

Commercial • Hospitality • Industrial • Institutional  
Mixed Use • Retail • Telecommunications • Warehouse

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of you isn't enough.*  
**Doing it is what counts.**



## Carothers Park Office

Crain Construction built the Carothers Park Office which is the first tilt-up concrete office condo of its type to be completed in middle Tennessee. This 30,845 square foot, 3-story office features brick veneered concrete tilt panels, a common lobby area, and balconies on all four exterior elevations.



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**Doing it is what counts.**



## Fitness Systems

This 23,000 square foot facility provides office and warehouse/distribution space for Fitness Systems. The structure consists of conventional structural steel with tilt-up wall panels. Interior clear height is 19 feet with concrete floored mezzanine storage space above the office area. The roof system includes single-ply EPDM.



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## Gateway at Armory Oaks

The Gateway at Armory Oaks consisted of renovating an existing 93,000 square foot, tilt-up concrete wall structure into three separate tenant spaces with a common open air courtyard all within the footprint of the existing facility.

The Southeast Venture office space consists of 12,498 square feet. Cut outs were completed in the tilt panels for window placement. One front tilt panel was removed from the building to feature a full wall of glass within the kitchen/break area.

The Nashville School of Law's tenant space is 34,246 square feet. There are four classrooms, two mock courtrooms and a full administrative wing. The library serves practicing lawyers as well as the student body as a resource/research area.

This project won the Associated of Builders & Contractors Award of Excellence.





## **CRESCENT RESOURCES LLC**

In 2001 T. W. Frierson completed two facilities for Crescent Resources, Inc. in the first phase of a planned 14 building complex in LaVergne.

The buildings are 168,000 SF and 268,800 SF in size.



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T.W. Frierson Contractor, Inc.

*A Tradition of Integrity, Quality and Partnership*

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COMMERCIAL

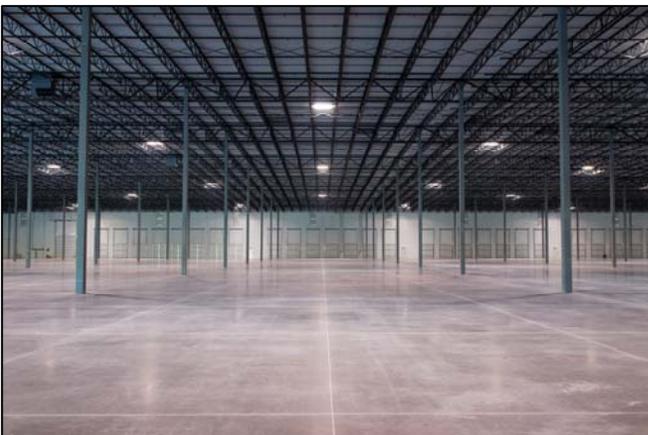
INSTITUTIONAL

**INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.**



**MT. JULIET, TENNESSEE**

Building Area: 556,000 Square Foot Shell Distribution Center  
Structural System: Structural Steel  
Exterior Skin: Concrete Tilt-Up  
Roof: TPO Roofing System  
Construction Duration: 11 Months  
Architect: MacGregor & Associates



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**Building Area:** 77,300 Square Feet  
**Structural System:** Butler Pre-engineered  
**Building Exterior Skin:** Tilt-up Concrete; Metal Wall Panels  
**Roofing System:** Butler CMR-24 Roof System

The construction of this new 77,300 square foot production facility was on a time constraint of four and a half months. Timing was critical for the client, who was relocating from Franklin, TN and needed the new facility quickly. The building consists of tilt-up concrete and metal wall panels, along with a Butler CMR-24 Roof system. The facility is cooled with two air rotation units.



## Numatics Actuator Mt. Pleasant, Tennessee



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**FRIERSON**

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## PERFECT EQUIPMENT, INC.

Size: 120,000 SF Facility  
 Owner: Perfect Equipment, Inc.  
 Architect: Davis Stokes Collaborative  
 Delivery Method: Pre-Qualified, Early Selection,  
 Cost Plus Fee with Negotiated  
 Guaranteed Maximum Price



The attractive exterior of the building is achieved with full height tilt-up concrete wall panels, using combination of reveals and recessed designs in the face of the panels. Panel heights reach 30 feet tall at the manufacturing area and are 19 feet tall at the offices. A 50-foot wide reinforced concrete apron is provided at both shipping and receiving dock doors, while two ramps access the large sectional overhead drive-in doors into the plant.

The 100,800 square foot conventional steel structure provides manufacturing space in bays that average 40 feet by 52 feet. With a metal roof deck height of 23 feet, interior spaces within this area are separated with full height concrete masonry walls. Exterior walls are 7-1/4" reinforced tilt-up concrete panels and the roof is a fully adhered EPDM system. A complete fire protection system is installed in the building and the manufacturing area is conditioned with equipment supplying 511 tons of cooling capacity. Chilled water, natural gas and compressed air piping systems are provided for the numerous pieces of process equipment used in the production of the wheel weights.

The 20,000 square foot office suite features the same exterior construction features as the larger manufacturing area. Windows in the tilt-up concrete wall panels are constructed using insulated aluminum frames and 1" blue tinted glass. A break room, two large conference rooms and a finished area for future office expansion make up most of the office suite, with a large reception area that features ceramic tile flooring.

Percentage of work self performed: 15%



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LAVERGNE, TENNESSEE

## POWER EQUIPMENT COMPANY

When this Nashville heavy equipment dealership outgrew its existing location, Frierson was chosen to design and construct a new facility. This new building houses a state-of-the-art shop, parts sales area, parts warehouse and offices for all sales and administration activities. Over 1 1/2 acres of 8" thick, steel fiber-reinforced concrete pavement was placed to provide parking for new and used equipment.

Building Area: 28,000 Square Feet

Structural System: Butler Pre-Engineered Building

Exterior Skin: Tilt-up Concrete/ Metal Wall Panels

Roof: Butler MR-24 Metal

Architect: Design Constructors, Inc.



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**DCi**

Design Constructors, Inc.



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## Royal Business Park A & B Nashville, Tennessee

INDUSTRIAL



This tilt-up concrete facility offers 80,000 S.F. of space with excellent access to airport and the interstate system. The proximity to the airport created concerns for noise that were taken care of by means of a multi-pane, frequency absorbing glazing system, and considerations of sound absorptive grading and landscaping configurations.

DISTRIBUTION / LOGISTICS



COMMERCIAL

The first of three buildings to be completed on a contiguous site for the Royal Business Partnership, this facility offers true flexibility in the Office / Warehouse market.

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SPARTA, TENNESSEE



TWF was very pleased to be selected as a partner with Taco Metals to construct their manufacturing facility in Sparta TN. Taco Metals is a leader in extruding plastics and aluminum fabrications for a wide variety of accessories for the boating industry. Based in Miami Florida, Taco engaged Frierson through our well known reputation as the Southeast's most prominent Butler builder. On behalf of all of our TWF family, we are proud to welcome Taco Metals to Middle TN and wish them the best of luck in their service oriented business. We look forward to maintaining our strong relationship as corporate partners and welcome the next opportunity that we have to work together.



- Building Area: 105,600 s.f. warehouse  
9,450 s.f. office area
- Roof: Butler MR-24 standing seam metal roof
- Structural System: Pre-engineered
- Exterior Skin: Butler metal wall panels , Tilt up concrete
- Duration: 11 Months
- Contract Amount: \$6,263,538
- Owner Contact: Bill Kusher (305) 652-8566

[www.twfrierson.com](http://www.twfrierson.com)  
[info@twfrierson.com](mailto:info@twfrierson.com)

## Wirtgen America, Inc.



This 78,000 square foot New Administrative Office, Maintenance Shop and Distribution Hub represent the continued growth of an international company that has substantial roots in Middle Tennessee.

Owner: Wirtgen America, Inc.

Project: New Administrative Office, Maintenance Shop and Distribution Hub

Work performed with TWF forces: 20%

Architect: David A. Bockian

Contract Value: \$7,200,000

Owner Contact: Stuart Murray (615) 501-0600



**NASHVILLE, TENNESSEE**



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**13.08 Architectural Character and Compatibility Standards**13.08.010 Basic Design Criteria

- A. Materials – To ensure a consistent and high quality design standard throughout the City, in all districts with the exception of A, R-40, R-20, R-15, R-10, R-8, and IG, stone and/or brick materials shall be used as the predominant (minimum 70%) exterior facade materials in all developments. Concrete block, split face block, other related concrete-masonry block materials, and/or manufactured/pre-cast panels are not considered stone or brick materials, but may be approved as an alternative material under Section 13.08.010.D.

In the A, R-40, R-20, R-15, R-10, R-8, districts, any use and building, other than single family detached residential units, shall use brick and/or stone materials as the predominant (minimum 65%) exterior facade materials. One-family detached dwelling units shall be exempt from this requirement unless otherwise specified in Section 13.08.010.E.

- B. Compatibility with Adjacent Buildings - In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. To this end, the following criteria are required:
1. Building forms shall be tailored to fit within the existing topography and site features as much as possible.
  2. While architectural styles may vary, buildings of a proposed development shall be compatible with surrounding buildings (within the site and with adjacent properties) with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.
  3. The use of materials and colors compatible with buildings adjacent to a site is required.
- C. Adapting Prototypical Designs to Particular Sites: National standard designs shall be adapted to reflect the specific site context within the City by careful siting, use of compatible materials, and landscaping of the site so that it blends with its surroundings.
- D. Alternative Plan Approval: Upon the request of any owner of property to which this Section applies, the Planning Commission may approve an alternative plan which is not in strict compliance with the requirements of this Section, if the Commission finds that such alternative plan meets the purpose and intent of the requirements of this section and the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance with this Section. In making the determination, the Commission may consider the materials, design, color, and other natural or man-made elements which could impact a proposal's conformance to these standards.

E. Residential Infill Development Design Standards: To ensure the conservation and protection of established housing and residential neighborhoods in the City of Gallatin, the Planning Commission may establish architectural character and compatibility standards as a prerequisite of approval of any sketch, preliminary, or final plat for residential developments containing one-family detached dwelling units that are determined by the Planning Commission to be classified as an infill development. For the purposes of this section, an infill development shall be defined as follows:

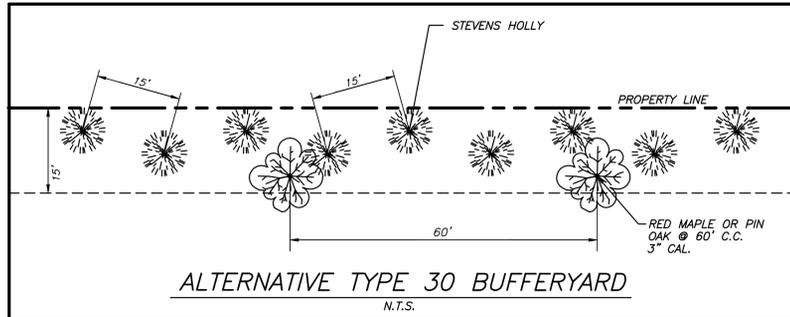
1. Any proposed residential development involving the resubdivision of an existing lot or lots of record, which are also a lot or lots in a subdivision recorded in the office of the County Register of Deeds, into a major subdivision containing five (5) or more lots as defined by the Gallatin Municipal-Regional Planning Commission.
2. Any proposed residential development that is located adjacent to, or across a local or collector street from, existing residential neighborhoods. For the purposes of this section, a residential neighborhood shall be deemed "existing" if it has been platted and recorded for a period of ten years or more and is more than sixty (60) percent built out.

Architectural character and compatibility standards established by the Planning Commission may more restrictive than district and/or supplementary regulations and may include, standards regulating building materials, size, scale, proportion of openings, roof types, and degree of architectural detail to which new buildings or structures shall be constructed in order to ensure that the new construction will be compatible with the established character of existing residential neighborhoods.

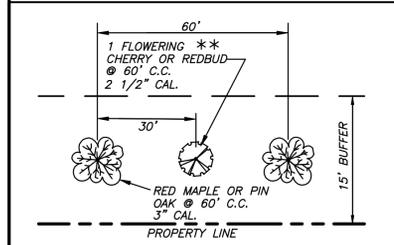
The establishment of architectural character and compatibility standards shall be based on a determination by the Planning Commission that a proposed development is classified as an infill development and it has been determined that establishment of such standards is necessary to promote and protect the health, safety, morals, general welfare and character of existing residential neighborhoods in the City of Gallatin. The decision of the Planning Commission to establish architectural character and compatibility standards may be appealed to the City Council upon the request of any owner of property to which this Section applies.

F. Screening - To ensure that roof mounted equipment is not visible from any public right-of-way the following criteria is required:

1. Roofs shall not be visually cluttered. All roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view, along all building elevations, with materials compatible with and well integrated into the overall design.
2. If no roof top equipment exists on a flat roof, a parapet may still be required to be installed on all elevations of the building.

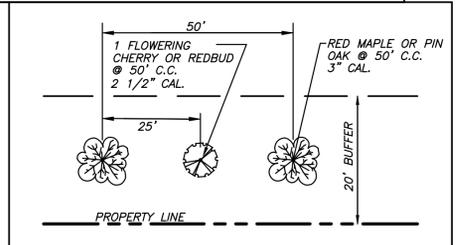


ALTERNATIVE TYPE 30 BUFFERYARD  
N.T.S.



ALTERNATIVE TYPE 15 BUFFERYARD  
N.T.S.

\*\* TWO FLOWERING CHERRY OR REDBUD TO BE PLANTED IN ALT. TYPE '15' BUFFERYARD ALONG RED RIVER ROAD



ALTERNATIVE TYPE 20 BUFFERYARD  
PER PNC REQUIREMENTS (N.T.S.)

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

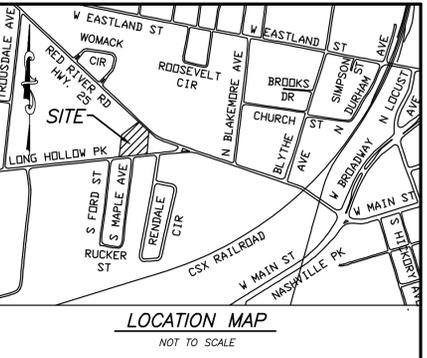
**SURVEYOR'S NOTES:**

- 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.

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'

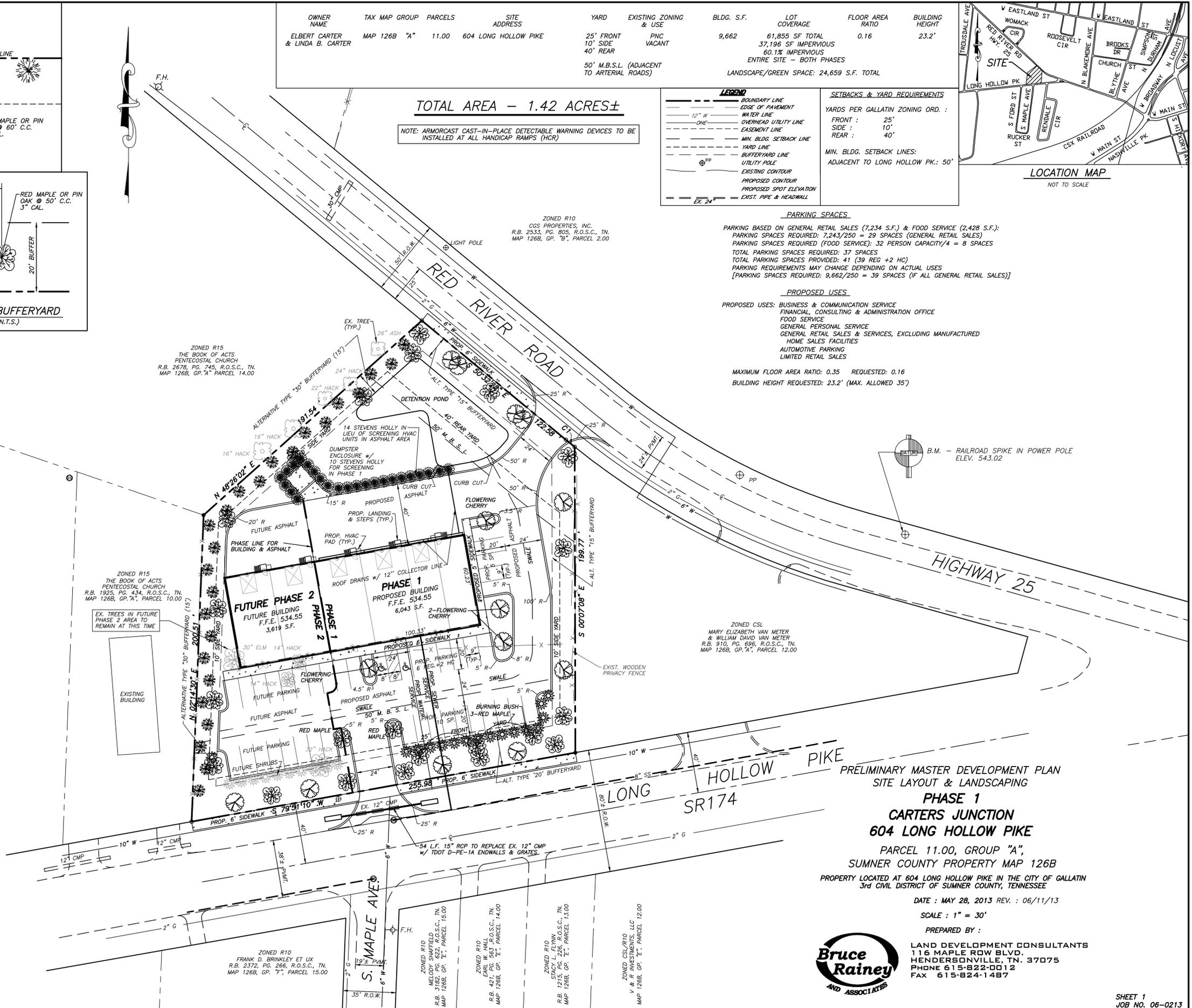
**TOTAL AREA - 1.42 ACRES±**  
NOTE: ARMORCAST CAST-IN-PLACE DETECTABLE WARNING DEVICES TO BE INSTALLED AT ALL HANDICAP RAMPS (HCR)

LEGEND	SETBACKS & YARD REQUIREMENTS
BOUNDARY LINE	YARDS PER GALLATIN ZONING ORD. :
EDGE OF PAVEMENT	FRONT : 25'
WATER LINE	SIDE : 10'
12" W OVERHEAD UTILITY LINE	REAR : 40'
OHE 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. 24" EXIST. 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')



PRELIMINARY MASTER DEVELOPMENT PLAN  
SITE LAYOUT & LANDSCAPING  
**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 REV. : 06/11/13  
SCALE : 1" = 30'  
PREPARED BY :  
LAND DEVELOPMENT CONSULTANTS  
116 MAPLE ROW BLVD.  
HENDERSONVILLE, TN. 37075  
PHONE 615-822-0012  
FAX 615-824-1487

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**

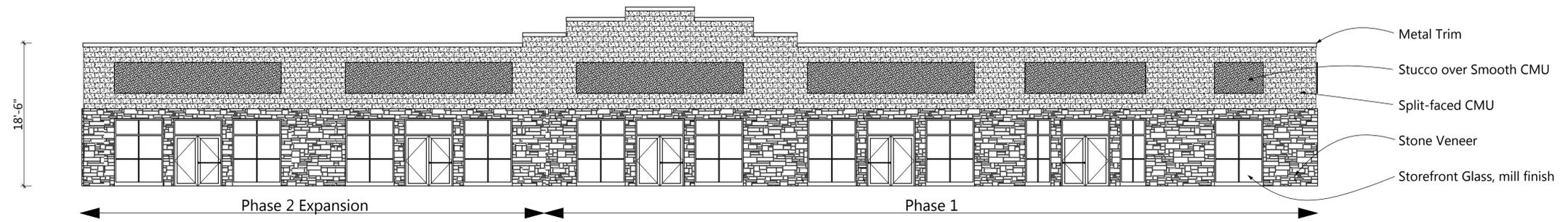
**604**  
**Long**  
**Hollow**  
**Pike**

**Gallatin,**  
**Tennessee**

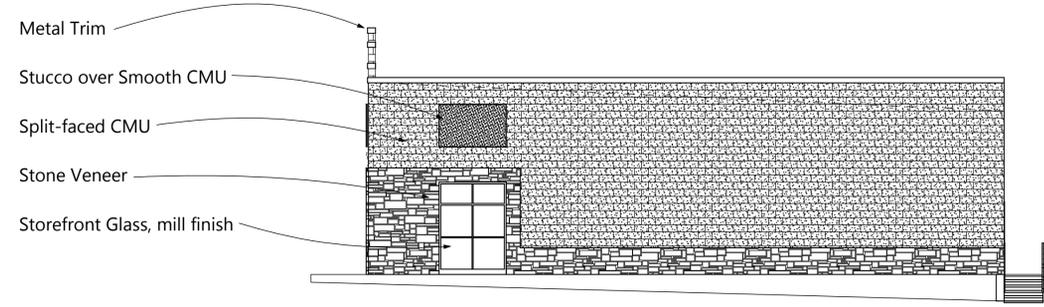
Exterior  
 Elevations

Date: 5/29/13  
 Revisions:  
 Date: \_\_\_\_\_ Mark: \_\_\_\_\_  
 7/2/13

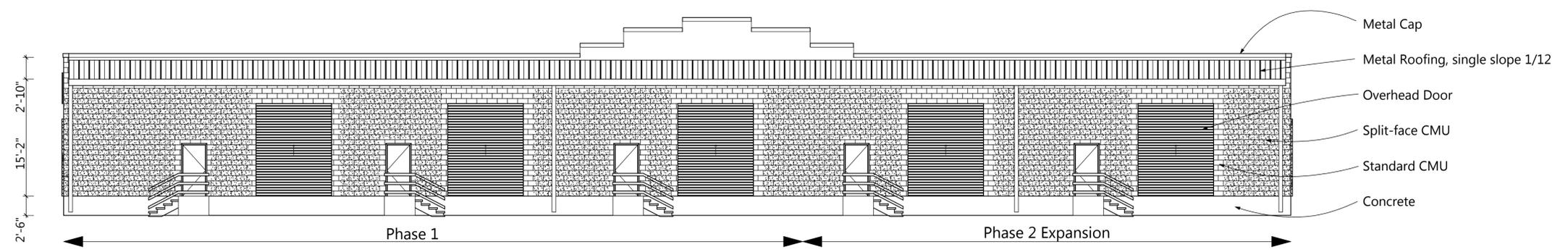
**PD-1**  
 Sheet of \_\_\_\_\_



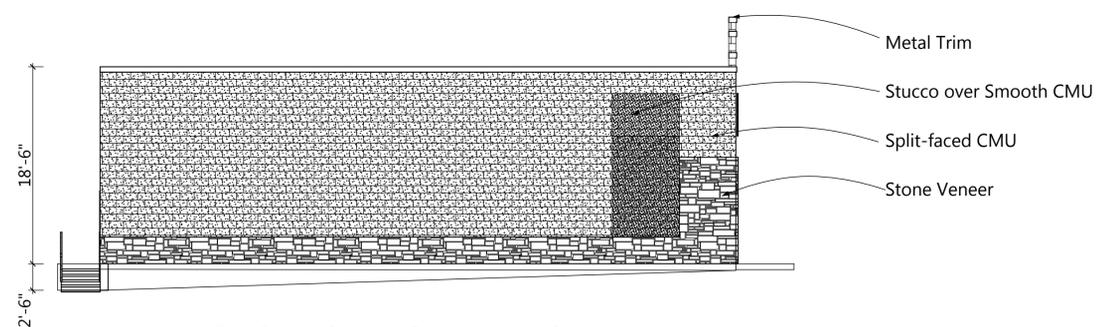
**Front Elevation** Scale: 1/8"=1'-0"



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



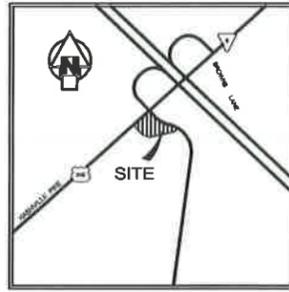
**Rear Elevation** Scale: 1/8"=1'-0"



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

**Material Quantities:**

Type	Front	Right	Rear	Left	Total %
Split-Face CMU	44%	77%	85%	75%	67%
Standard CMU	0	0	15%	0	4.6%
Stone	36%	20%	0	17%	19.4%
Stucco	20%	3%	0	8%	9%



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

1. ALL CONSTRUCTION OF THIS DEVELOPMENT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GALLATIN STANDARD SPECS AND DETAILS.
2. SIGN PACKAGE TO BE APPROVED WITH FINAL MASTER DEVELOPMENT PLAN.
3. ALL UTILITIES TO BE UNDERGROUND.
4. ROADWAYS AND CURBS SHALL CONFORM TO CITY OF GALLATIN STDS.
5. STREET LIGHTS TO BE PROVIDED BY DEVELOPER.
6. LOT DEVELOPMENT SHALL MEET OR EXCEED ZONING ORDINANCE ARCHITECTURAL AND LANDSCAPING STANDARDS.

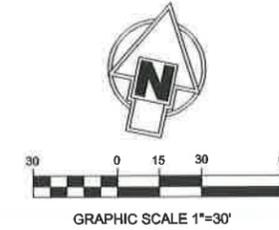
LANDSCAPE DATA:

15' BUFFER ALONG LOCK 4 ROAD:  
90% L.S. AREA  
ONE LARGE DECIDUOUS TREE PER 60' OF FRONTAGE (MIN. 2-1/2" CALIPER)  
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 60' OF FRONTAGE (MIN. 1-1/2" CAL.)  
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

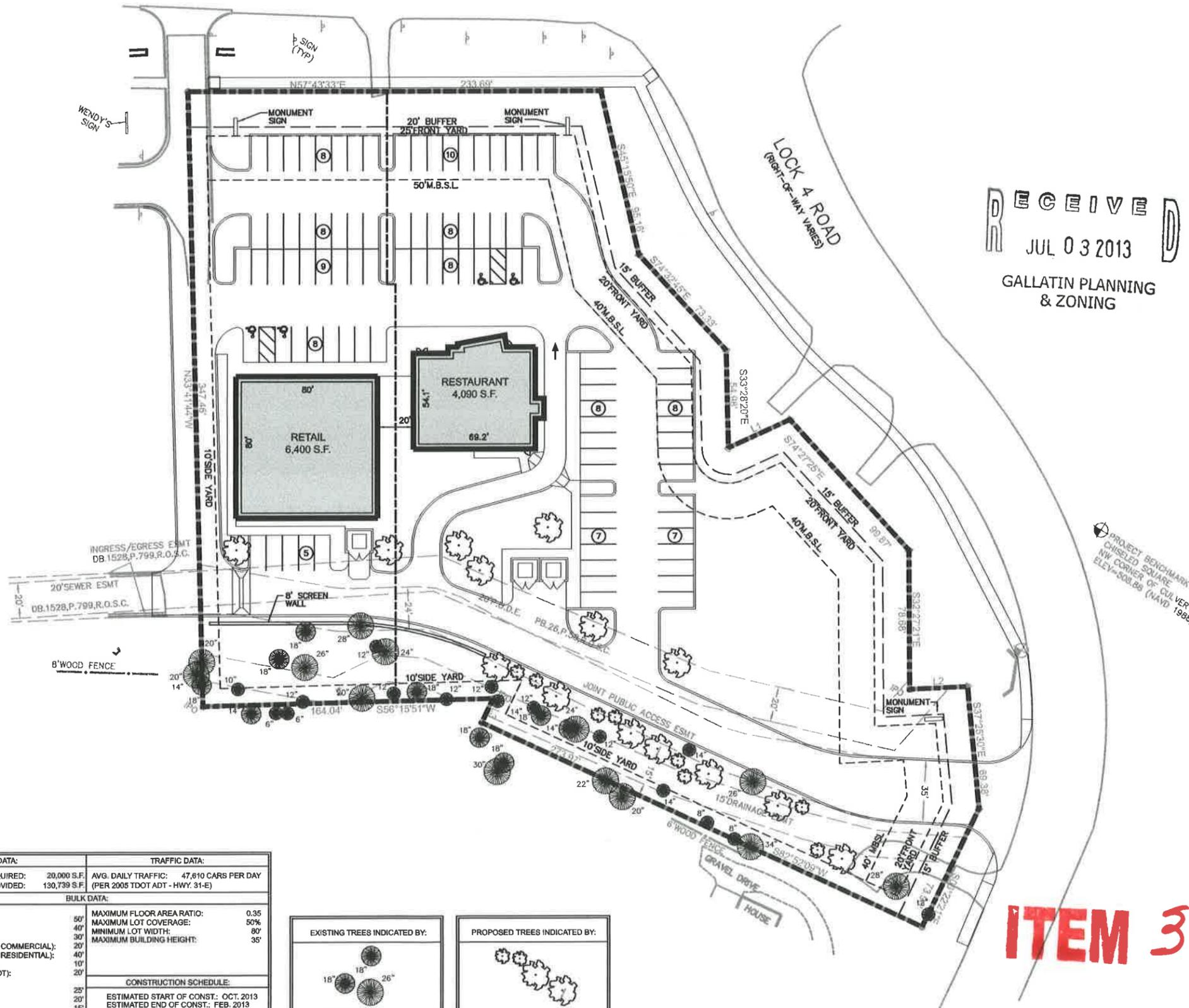
20' BUFFER ALONG NASHVILLE PIKE:  
90% L.S. AREA  
ONE LARGE DECIDUOUS TREE PER 60' OF FRONTAGE (MIN. 2-1/2" CALIPER)  
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 60' OF FRONTAGE (MIN. 1-1/2" CAL.)  
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

FUTURE LOT LINE SHOWN BETWEEN BUILDINGS TO INCLUDE RELIEF FROM SIDE YARD SETBACKS, BUFFERS BETWEEN BUILDINGS, AND OTHER YARDS OR EASEMENTS TO ALLOW FOR FUTURE SUBDIVISION.

NASHVILLE PIKE  
(RIGHT-OF-WAY VARIES)



TENNESSEE ONE CALL  
1 (800) 351-1111  
CALL BEFORE DIGGING  
IN THIS AREA



RECEIVED  
JUL 03 2013

GALLATIN PLANNING  
& ZONING

PROJECT BENCHMARK  
CHISELED SQUARE  
NW CORNER OF CUA VERT  
ELEV=308.88 (HAND 1988)

PRELIMINARY MASTER DEVELOPMENT PLAN  
RESTAURANT / RETAIL DEVELOPMENT  
LOCK 4 ROAD  
GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS:  
PROJ. NO.: 108-048

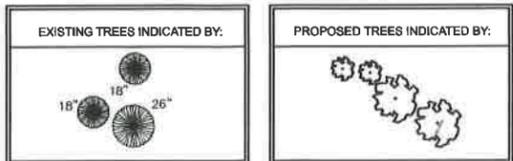
Preliminary Master Development Plan

PMDP

DATE: 07-02-13  
SUBM: PMDP SUBM

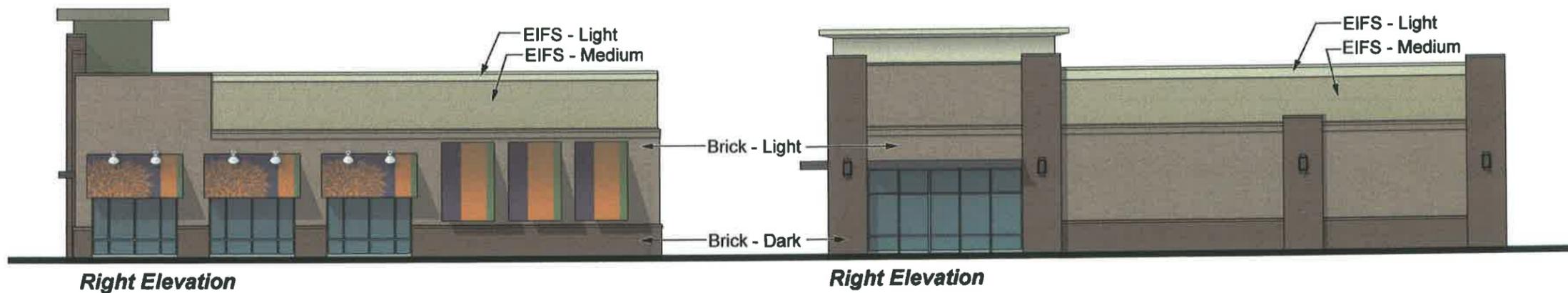
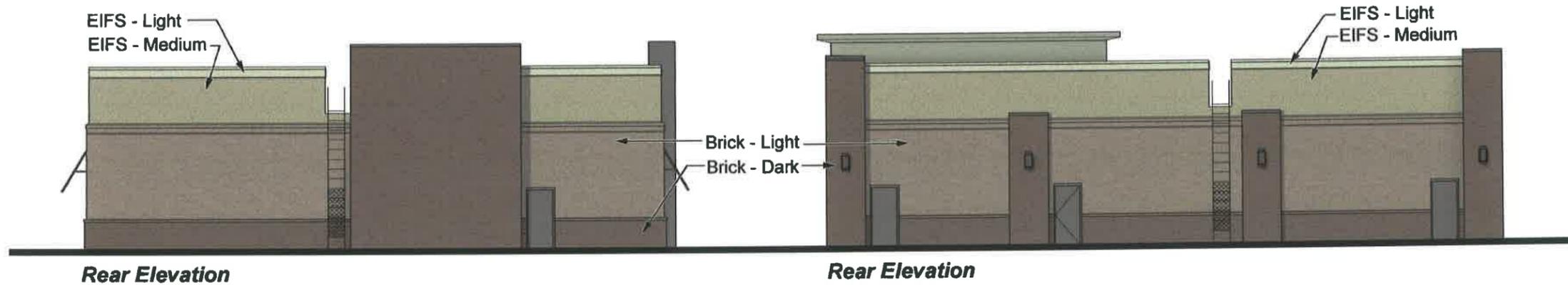
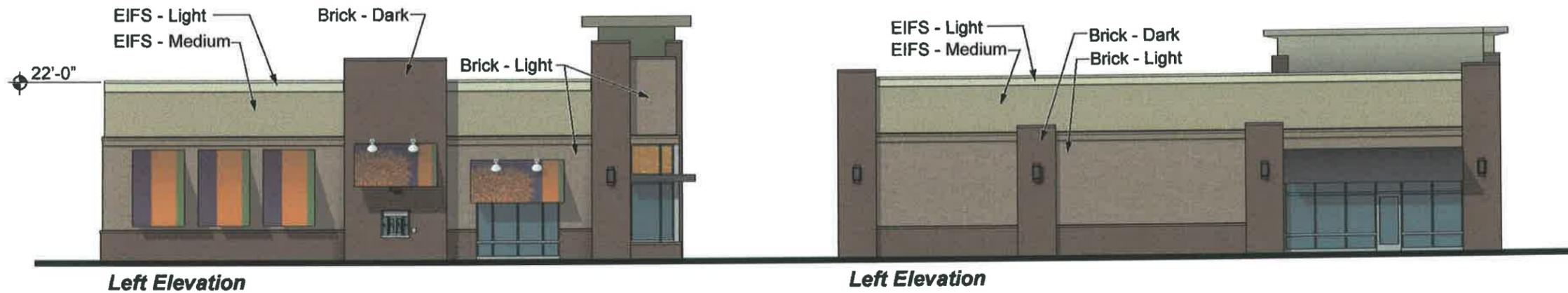
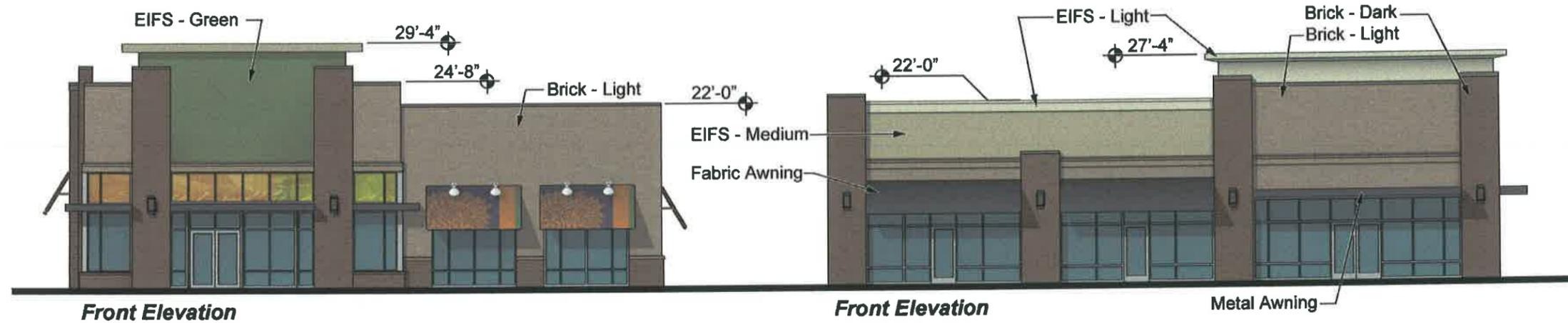
SITE DATA TABLE

GENERAL DATA:	LOT DATA:	TRAFFIC DATA:
SUBDIVISION / DEVELOPMENT: EXXON MOBIL SUBDIVISION	MINIMUM LOT SIZE REQUIRED: 20,000 S.F.	AVG. DAILY TRAFFIC: 47,610 CARS PER DAY
TAX MAP / PARCEL: MAP 1261, GROUP B, PARCEL 8.00	MINIMUM LOT SIZE PROVIDED: 130,739 S.F.	(PER 2005 TDOT ADT - HWY. 31-E)
EXISTING ZONING: MRO	BULK DATA:	
PROPOSED ZONING: PNC - PLANNED NEIGHBORHOOD COMM.	M.B.S.L.:	MAXIMUM FLOOR AREA RATIO: 0.35
PROPOSED USE: COMMERCIAL DEVELOPMENT	ARTERIAL: 50'	MAXIMUM LOT COVERAGE: 50%
AREA OF SITE: 3.00 ACRES	COLLECTOR: 40'	MINIMUM LOT WIDTH: 80'
APPLICANT: RANDY PERRY, P.E.	LOCAL: 30'	MAXIMUM BUILDING HEIGHT: 35'
DEVELOPER: STEVE RUDD	REAR YARD (ABUTTING COMMERCIAL): 20'	
PERRY ENGINEERING, LLC	REAR YARD (ABUTTING RESIDENTIAL): 40'	
100 NORTH MAIN STREET, SUITE F	SIDE YARD: 10'	
GOODLETTSVILLE, TENNESSEE 37072	SIDE YARD (CORNER LOT): 20'	
PHONE: (615) 855-2220	FRONT YARD: 25'	
FAX: (615) 855-2221	ARTERIAL: 25'	CONSTRUCTION SCHEDULE:
	COLLECTOR: 20'	ESTIMATED START OF CONST.: OCT. 2013
	LOCAL: 15'	ESTIMATED END OF CONST.: FEB. 2013



ITEM 3

# Hwy 31 East @ Lock Four Rd Gallatin, TN



RECEIVED  
JUL 03 2013  
GALLATIN  
& ZONING

**ITEM 3**



06/26/13



Sumner County Food Bank  
1021 Woodsferry Road  
Gallatin, TN. 37066

Applicant: Dr. James N. Gill, Executive Director  
Tax Map and Parcels: #126M/A/018.00 and #126/A/019.00

The applicant is requesting to convert the Estes Knight Tile & Marble Company (General Retail Sales & Service) into the Sumner County Food Bank (Community Facility-Essential Service) and use the vacant lot located next to the building as a parking area.

The Sumner County Food Bank building is located on parcel #126M/A/018.00 and the vacant lot is parcel #126M/A/019.00. The parcels are located in the Commercial Service (CS) zone district and Community Facility-Essential Service is a permitted use.

The applicant is requesting that the vacant lot be used for a parking area for the citizens to pick-up their food packages at the Sumner County Food Bank building. The parking area would only be used once a month (3<sup>rd</sup> Tuesday of every month) from 9:00 am to approximately 2:00 pm. The citizens would enter and exit the parking area off of Woodsferry Road. The applicant is suggesting providing a hard-surface dustless material (bituminous surface treatment-tar and chip) for the parking area.

The Engineering Division has some concerns about the vacant lot being installed with an impervious paving material. The way the vacant lot is situated, a lot of stormwater run-off migrates from surrounding areas and causes a buildup of storm water onto the vacant lot area and adjoining properties. The Engineering Division has been studying those areas and trying to reach a solution on how to resolve the buildup of storm water.

Staff has talked with Nick Tuttle about the vacant lot being an event type of parking and came to the conclusion that a pervious paving material would be more suitable. Many suggestions were made and it was felt that due to the circumstances, the parking area could be filled with a top layer of good soil, hydro-seed, or seed and straw with some type of plastic matting material to prevent erosion and promote growth at the entrances and exits along with key locations throughout the parking area. This suggestion would not resolve the entire buildup of storm water in the areas, but would lessen the amount of storm water being released from the site.

Staff has suggested if Planning Commission approves of this type of solution, that this project could become a pilot program for grassy pervious material for event/overflow parking. The details of the pilot program would still need to be worked out but staff would monitor and gather information from the site and report back to the Planning Commission. The applicant has stated that they would be willing to work with this pilot program.

Definition: A bituminous surface treatment is a method of pavement construction that involves several applications of asphalt binder material and mineral aggregate on a prepared surface. Bituminous surface treatments are used for surfacing roads and streets, parking areas, open storage areas, and airfield shoulders and overruns.







# ITEM 5

The Engineering Division will hand out  
Information at the meeting

**ARTICLE 14.00  
PROVISIONS GOVERNING NON-CONFORMING USES  
AND NON-COMPLYING BUILDINGS OR OTHER STRUCTURES**

**14.01 Statement of Purpose**

The districts established in this Ordinance (as set forth in district regulations in Articles 4.00 through 10.00) are designed to guide the future use of land within the corporate limits and planning region of the City of Gallatin, Tennessee, by encouraging the development of desirable residential, commercial, and industrial areas with appropriate groupings of compatible and related uses, thereby promoting and protecting the public health, safety, and general welfare of the community.

In order to protect the health, safety and general welfare of the community, land uses or structures which existed legally upon the commencement of the land use or the construction of the structure, but no longer conform to all the applicable provisions of this Ordinance, shall be restricted by the provisions of this Article to the fullest extent permitted by Tennessee law, including but not limited to the provisions of T.C.A. § 13-7-208, as amended.

Non-conforming uses and structures shall be subject to the following limitations and controls in order to protect and preserve the full use and enjoyment of nearby properties. While legally non-conforming uses are generally permitted to continue by this Article, further investment in such uses may be limited so as to encourage a relocation of the use to an appropriately zoned area.

The following provisions apply to legally non-conforming uses of land, non-conforming improvements to the land, pre-existing lots or parcels of substandard size, and non-conforming signs. These provisions shall be applied in a manner consistent with Tennessee Code Annotated § 13-7-208, as amended.

14.01.010 Conflicts with State or Federal Law

The provisions and requirements of this Article shall be interpreted as necessary by the Zoning Administrator to maintain consistency with applicable State or Federal law.

**14.02 Non-Conforming Commercial, Industrial and Business Establishments/Uses**

14.02.010 Applicability

For any manner of non-conformity, whether by (1) use, (2) structure, or (3) combination of non-conforming use and non-conforming structure, the following provisions shall apply:

14.02.020 General Provisions

A. Continuation of Non-conforming Uses

Any non-conforming use which existed lawfully at the time of enactment of this Ordinance and which remains non-conforming under the provisions contained herein or any use which shall become non-conforming upon enactment of this Ordinance, or any subsequent amendments thereto, may be continued subject to the provisions of this Article.

B. Change of Non-conforming Uses

For the purpose of this Section, a change in use is a change to another use either under the same activity type or any other activity type or major class of activity type or major class of activity; however, a change in occupancy or ownership shall not, by itself, constitute a change of use.

A non-conforming use may be changed to any conforming use, and the applicable bulk regulations and accessory off-street parking requirements shall apply to such change of use or to alterations made in order to accommodate such conforming use.

Whenever an owner changes or permits a change from a non-conforming use to a conforming use, such use cannot thereafter be changed back to a non-conforming use.

C. Discontinuance of Non-conforming Industrial, Commercial or Business Establishment Uses

When a non-conforming industrial, commercial or business use of land or a non-conforming use of part or all of a structure is discontinued or abandoned for a period of thirty (30) months, as specified by Tennessee Code Annotated § 13-7-208, as amended, such use shall not thereafter be re-established or resumed. Any subsequent use or occupancy of such land or structure shall comply with the regulations of the zoning district in which such land or structure is located.

D. Repair and Maintenance of Non-conforming Uses and Structures

Nothing in this Section shall prevent the routine maintenance, strengthening or restoring to a safe condition of any part of any non-conforming building or structure declared unsafe by proper authority.

E. Expansion of Non-conforming Uses and Structures

Subject to the provisions of Tennessee Code Annotated § 13-7-208, as amended, non-conforming industrial, commercial, or business establishment uses may be expanded and additional facilities may be constructed which involve an actual continuation and expansion of the non-conforming use, provided there is a reasonable amount of space on the property so as to avoid nuisances to adjacent landowners.

F. Destroy Present Facilities and Reconstruct New Facilities

Subject to the provisions of Tennessee Code Annotated § 13-7-208, as amended, non-conforming industrial, commercial, or business establishments uses may destroy present facilities and reconstruct new facilities necessary to the conduct of the business, provided there is a reasonable amount of space on the property so as to avoid nuisances to adjacent landowners. Any structure rebuilt on the site must conform to the provisions of the existing zoning regulations as to setbacks, height, bulk, or requirements as to the physical location of a structure upon the site.

**14.03 Non-Conforming Residential Uses**

14.03.010 Applicability

For any manner of non-conformity, whether by (1) use, (2) structure, or (3) combination of non-conforming use and non-conforming structure, the following provisions shall apply:

14.03.020 General Provisions

A. Continuation of Non-conforming Uses

Any non-conforming residential use which existed lawfully at the time of enactment of this Ordinance and which remains non-conforming under the provisions contained herein or any use which shall become non-conforming upon enactment of this Ordinance, or any subsequent amendments thereto, may be continued subject to the provisions of this Article.

B. Change of Non-conforming Uses

For the purpose of this Section, a change in use is a change to another use either under the same activity type or any other activity type or major class of activity type or major class of activity; however, a change in occupancy or ownership shall not, by itself, constitute a change of use.

Unless otherwise provided for in this Article, a non-conforming residential use may be changed to any conforming use, and the applicable bulk regulations shall apply to such change of use or to alterations made in order to accommodate such conforming use.

Whenever an owner changes or permits a change from a non-conforming residential use to a conforming use, such use cannot thereafter be changed back to a non-conforming use.

C. Discontinuance of Residential Use

Any non-conforming residential use legally established upon the enactment of this Ordinance, or any subsequent amendments thereto, may be continued unless they are discontinued for a period of one (1) year.

D. Repair and Maintenance of Non-conforming Residential Uses and Structures

Nothing in this Section shall prevent the routine maintenance, strengthening or restoring to a safe condition of any part of any non-conforming residential building or structure declared unsafe by proper authority.

E. Expansion of Non-conforming Residential Structures

Unless otherwise provided for in this Article, a non-conforming residential building or structure may be altered, expanded or converted to another permitted use, provided that the alteration, expansion or conversion does not create an increase in the degree of non-conformity.

14.03.030 Non-conforming Residential Uses and Buildings in Commercial Zone Districts

A. Continuation Permitted

Any non-conforming residential use legally established on or before July 8, 1998 that is located in any commercial zone district may be continued unless it is discontinued for a period of one (1) year. Such use may be expanded and its buildings structurally altered or replaced provided that the expansion, alteration or replacement complies with the yard requirements of the residential zone district which most closely matches the lot size containing the non-conforming use as determined by the Zoning Administrator and all applicable development standards in this Ordinance.

B. Change in Residential Use

Changes of use from a non-conforming Single-wide Mobile Home residential use to a non-conforming One-Family Detached Dwelling residential use may be made provided that the change of use complies with the yard requirements of the residential zone district which most closely matches the lot size containing the non-conforming use as determined by the Zoning Administrator and all applicable development standards in this Ordinance.

**14.04 Non-Conforming Multifamily Residential Establishments**

Non-conforming multifamily residential establishments shall be allowed to reconstruct new facilities necessary to the conduct of such multifamily residential establishment in the event of damage, whether partial or complete, by involuntary fire or wind damage or other natural disaster in accordance with the provisions of Tennessee Code Annotated § 13-7-208, as amended.

## **14.05 Non-Conforming On-Premises Signs**

### 14.05.010 Applicability

The following provisions shall apply to legally permitted on-premises signs that were in compliance with all applicable regulations in effect at the time of installation, but were made non-conforming by the adoption of this Ordinance, or subsequent amendments hereto. For the purpose of this Article, a non-conforming on-premises sign or sign structure means any existing permanent on-premises sign or sign structure which does not conform to the provisions of this Ordinance, but was lawfully erected under the sign regulations in effect at the time it was erected. For the purposes of regulating non-conforming signs, the definitions contained in Section 13.07 shall apply.

### 14.05.020 General Provisions

The utilization of a non-conforming on-premises sign or sign structure may continue subject to the conditions and requirements noted below. When the use of a property changes [including but not limited to the redevelopment of the site or a change in the use of the business(es)], the signs on that property must be brought into compliance with the provisions of this Ordinance.

With the exception of minor repairs and maintenance, which shall include and not be limited to printing, painting, re-facing or refinishing the surface of the existing sign face or sign structure so as to maintain the appearance, no substantial improvements to a non-conforming sign or sign structure shall be allowed. Any structural or other substantial improvement to a non-conforming sign shall be deemed an abandonment of the non-conforming status and shall result in the reclassification of such sign as an illegal sign.

## **14.06 Non-Conforming Billboards**

Non-conforming Billboards may be continued and permitted to expand in accordance with the provisions of Tennessee Code Annotated § 13-7-208, as amended.

## **14.07 Non-Conforming Uses, Buildings Or Structures Located In Special Flood Hazard Areas**

The provisions of Article 10.00 shall apply to the continuation, expansion or reconstruction of any non-conforming uses, buildings or structures located within a special flood hazard area.

Lighting Standards - Comparison of Surrounding Communities						
	Gallatin	Hendersonville	Lebanon	Goodletsville	Columbia	Franklin
<b>Maximum Permitted Light Levels at Property Line (foot candles)</b>						
Residential	0.5	1	0.5	0.5	0.2	1 at property line and R.O.W
Commerical	0.75	1	0.5	0.5	0.5	1 at property line/ 2 at R.O.W.
Industrial	1	1	not specified	0.5	not specified	1 at property line/ 2 at R.O.W.

Maximum Permitted Light Levels - Internally (foot candles)		
Residential	n/a	10 - Attached Residential Only
Commerical	n/a	10
Industrial	n/a	10

Minimum Permitted Light Levels - Internally (foot candles)		
Residential	n/a	.2 - Attached Residential Only
Commerical	n/a	0.2
Industrial	n/a	0.2

Notes						
		Site or parking lighting may not cast light beyond property boundaries.	Apartment Complex must meet 'Illumination Engineering Society of North America' standards.	Shielded to keep substantially all light on site.	The light source shall be completely concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from any street right-of-way or adjacent property.	No standards for single family detached.
						<b>ITEM 7</b>