

ORDINANCE OF ANNEXATION BY THE CITY OF GALLATIN, TENNESSEE  
ANNEXATION OF PROPERTY LOCATED ON BIG STATION CAMP BOULEVARD,  
SOUTH OF LONG HOLLOW PIKE AND KEENELAND DRIVE – THUAN LAM AND  
NGUYEN HUE OWNER(S) – 1.35 (+/-) ACRES – S.B.E. TAX MAP #124J/B/PARCELS  
013.00, 014.00, AND 015.00

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

WHEREAS, the property owners of the affected area have petitioned the City of Gallatin for annexation and the City of Gallatin deems it necessary and reasonable to annex the territory described herein;

WHEREAS, the proper notice and public hearing will have been accomplished prior to final passage;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the territory described in the attached Exhibit A is hereby annexed and incorporated within the corporate boundaries of the City of Gallatin, Tennessee.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the territory described in the attached Exhibit A shall become part of City Council District 4.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect thirty (30) days after final passage, the public welfare requiring such.

PASSED FIRST READING: May 18, 2010.

PASSED SECOND READING: June 15, 2010

ATTEST:

  
\_\_\_\_\_  
CONNIE KITTRELL  
CITY RECORDER

  
\_\_\_\_\_  
MAYOR JO ANN GRAVES

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOE H. THOMPSON  
CITY ATTORNEY

6-1-10

Legal Description  
Lots 35, 36 & 37  
Newman Downs Phase 2

Property located on the east side of Big Station Camp Boulevard near the City of Gallatin, in the 8<sup>th</sup> Civil District of Sumner County, Tennessee. Being shown as Lots 35, 36 and 37 on the Final Plat of Newman Downs Phase 2 of record in Plat Book 26, Page 37, R.O.S.C., TN. Being described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 2, 2007 and known as Job No. 01-0137, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Big Station Camp Boulevard at the Northwest corner of the herein-described tract and the Southwest corner of Newman Downs Phase 1. Thence from said POINT OF BEGINNING, leaving Big Station Camp Boulevard with the southerly line of Phase 1, S 72°55'48" E – 199.98' to an iron pin set in the westerly line of the James M. Hendrix et ux property of record in Book 421, Page 375, R.O.S.C., TN. Thence with the line of Hendrix, S 17°04'20" W – 295.00' to an iron pin set; Thence leaving the line of Hendrix with the northerly line of Lot 38, N 72°55'48" W – 199.97' to an iron pin set in the easterly right-of-way of Big Station Camp Boulevard; Thence with said right-of-way, N 17°04'12" E – 295.00' to the POINT OF BEGINNING, containing 1.35 acres, more or less.

Being the same property conveyed to Thuan Lam and Nguyen Hue by deeds of record in Record Book 3086, Page 654, Record Book 3021, Page 625 and Record Book 3088, Page 784, R.O.S.C., TN.

RECEIVED  
JAN 27 2010

GALLATIN PLANNING  
& ZONING

EXHIBIT A

6-1-10

**ITEM 2**  
**2/22/10 GMRPC MEETING**

**Applicant requests approval of a Plan of Service and Annexation of property containing 1.35 (+/-) acres located at 378, 382, and 386 Big Station Camp Boulevard, south of Long Hollow Pike. (6-1-10)**

<b>Attachment</b>	<b>2-1</b>	<b>Annexation Exhibit</b>
<b>Attachment</b>	<b>2-2</b>	<b>Legal Description</b>
<b>Attachment</b>	<b>2-3</b>	<b>POS Ordinance 01002-16</b>
<b>Attachment</b>	<b>2-4</b>	<b>Annexation Ordinance 01002-15</b>

**ANALYSIS**

The applicant is requesting approval of a Plan of Service and Annexation of property containing 1.35 (+/-) acres located at 378, 382, and 386 Big Station Camp Boulevard, south of Long Hollow Pike. This property is currently located outside the Gallatin Planning Region; therefore, the City must annex this property in order to bring it into the Gallatin City limits. The subject property is located within the City of Gallatin's Urban Growth Boundary and is contiguous to the existing City limits.

The rezoning request for this property is the next item on the agenda. The Planning Commission is required to review the Plan of Service Ordinance and provide a recommendation to the Gallatin City Council. Please refer to Attachment 2-3 for a detailed description of the proposed Plan of Service for this property.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of the Plan of Service and Annexation request to the Gallatin City Council.

## STAFF REPORT

Printed: 16-Feb-2010

@ 10:15 am

File No:

6-1-10

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Meeting Date: 02/22/2010

Project: THUAN LAM-BIG STATION CAMP BLVD.

Applicant: BRUCE RAINEY &amp; ASSOCIATES

Requested Action: ANNEXATION

Purpose:

Applicant requests approval of a Plan of Service and Annexation of property containing 1.35 (+/-) acres located at 378, 382, and 386 Big Station Camp Boulevard, south of Long Hollow Pike.

TaxMap # 124J/B/013.00

Additional Parcels:

124J/B/014.00, 124J/B/015.00

Use Classification: COMMERCIAL

FINANCIAL, CONSULTING AND ADMINISTRATIVE

Existing Zoning: LDRP

Location: 378, 382, 386 BIG STATION CAMP BOULEVARD

Parcel Size: 1.35 (+/-) ACRES

Existing Use: VACANT

PUD: Yes

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Surrounding Land Use & Zoning:

North: C-2 PUD - COUNTY

South: LDRP - COUNTY

East: A

West: MU

**Departmental Comments & Other Special Information:**

**Dept of Public Utilities**

1/29/10:

1. Need to show existing 6" gas line on Big Station Camp Blvd.
2. Water/sewer service provided by White House Utility District.

**Planning Office**

**Planning Office**

Planning Division Project Manager: Katherine Schoch/Kevin Chastine

Review Date: 2/5/10

1. Add "Boundary Survey" to title.
2. Correct "MRO" to "MU" in site data table.
3. Applicant turn off landscaping layer in order to easily read information around boundary. Leave text information for bufferyard, yard, etc. Just don't want to see proposed trees and shrubs.
4. Verify Big Station Camp Blvd. Has 100' R.O.W. or what is the 100'?

Resubmittal documents must be turned in to the Planning Division by 4:30 PM on Thursday, 2/11/10. Resubmittals must include the following information in order to be considered a complete resubmittal:

\* 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 architectural drawings if needed).

\* Digital copies of plans and supporting information/correspondence pertaining to this project in the following formats:

- DGN or DWG file of subdivision plats, site plans, PMDP, and FMDP
- PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP
- PDF of all supporting documents and correspondence.
- Label file formats on CD

\* Detailed response letter addressing all departmental review comments.

\* RETURN CHECKPRINT & CHECKLIST

This project will be considered at the following City Council Meetings:

- Council Committee: 3/9/10 at 6 p.m. in Mayor's Conference Room
- 1st Reading at City Council: 3/16/10 at 6 p.m in Council Chambers

Ad run in Gallatin Newspaper for Public Hearing by Codes/Planning Division: Thursday, 3/18/10 (15 days before PH on Tuesday, 4/6/10).

Applicant to mail letters to adjoining property owners - 3/18/10 thru 3/19/10.

Submit affidavit for the zoning amendment surrounding property owner notice

- Public Hearing at City Council: April 6, 2010 - 6 p.m. Council Chambers
- 2nd Reading at City Council: April 20, 2010 - 6 p.m. Council Chambers

This schedule is subject to change.

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**CODES:**

1/28/10: Plans for building will be reviewed at later time.

**Engineering**

2-12-2010:

All Engineering concerns have been addressed.

1-29-2010:

1. Label Parcels 13.00, 14.00, and 15.00.

**Fire Dept**

2/4/10: this department has no comments at this time.

**Police Dept**

1/29/10: Reviewed: no comments

**Gallatin Dept of Electricity**

2/1/10: O.K.

**Sumner County, E-911**

1/29/10: No comments

**Analysis**

See separate staff analysis

**Recommendations**

See separate staff recommendation



*City of Gallatin, Tennessee*

*Codes/Planning Department*

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**Gallatin Municipal-Regional Planning Commission  
ACTION FORM**

DATE: February 26, 2010

TO: Mr. Bruce Rainey  
Bruce Rainey & Associates  
116 Maple Row Blvd.  
Hendersonville, TN 37075

FROM: Gallatin Codes/Planning Department

RE: February 22, 2010: Gallatin Municipal-Regional Planning Commission Meeting  
**Big Station Camp Blvd. – Thuan Lam: PC File #6-1-10**

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At the above referenced meeting, your request for approval to annex 378, 382 and 386 Big Station Camp Blvd. was:

- ☒ RECOMMENDED: Annexation request will be withdrawn if rezoning is not approved
- ☐ RECOMMENDED WITH CONDITIONS
- ☐ NOT RECOMMENDED
- ☐ DEFERRED

Approval contains the following requirements:

- ☒ CITY COUNCIL APPROVAL: If rezoning is approved this item will be considered at a future City of Gallatin Council meeting.

cc: Thuan Lam & Nguyen Hue  
Mayor Jo Ann Graves  
Mr. Joe H. Thompson, City Attorney  
PC File #6-1-10

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132 West Main Street      Gallatin, TN 37066-3244      (615) 451-5796      Fax (615) 452-0348



**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

MAY 11, 2010

**DEPARTMENT:    CODES/PLANNING**

**AGENDA # 6**

**SUBJECT:**  
Ordinance #O1002-16 adopting a Plan of Service, Ordinance #O1002-15 Annexation of 1.35 (+/-) acres of property and Ordinance #01002-17 Rezoning 1.35 (+/-) acres from Sumner County Low Density Residential Planned Unit Development (LDRP) zone district to Mixed Use (MU) zone district.

**SUMMARY:**  
Applicant requests approval of the POS, Annexation, and Rezoning of property located on Big Station Camp Boulevard, south of Long Hollow Pike and Keeneland Drive.

**RECOMMENDATION:**  
After discussion, forward to City Council.

**ATTACHMENT:**

<input type="checkbox"/> Resolution	<input type="checkbox"/> Correspondence	<input type="checkbox"/> Bid Tabulation
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Contract	<input checked="" type="checkbox"/> Other

Approved	<input checked="" type="checkbox"/>
Rejected	<input type="checkbox"/>
Deferred	<input type="checkbox"/>

**Notes:**

**EXHIBIT A**