

1. Agenda

Documents:

[CMPC_20200708 AGENDA \(PDF\).PDF](#)

2. Meeting Materials

Documents:

[CMPC_20200708AGENDAPACKET \(PDF\).PDF](#)



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: July 8, 2020 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, July 8th 2020 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

Welcome of Visitors.....Chairman

- 1. Review of Bonds and/or Letters of Credit.**
- 2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 3. Request from Martin Engineering to annex with a plan of services 57 acres off Nashville Highway and Green Mills Road being Tax Map 51 Parcel 32.00 with a Master Plan and zoning of RM-1 Planned Unit Development.**
- 4. Request from A-1 Home Builders to annex with a plan of services 68 acres off Tom Sharp Road being Tax Map 74 Parcel 42.00 with a zoning of RS-10.**
- 5. Request from Chapdelaine and Associates for Preliminary Plat approval of Hatton Haven Subdivision off South Glade Street.**
- 6. Request from Dan Crunk for Final Plat approval of Homestead at Carters Station Section 4 Phase 3 off Goodtown Trace with a surety in the amount of \$160,000.**
- 7. Request from Martin Engineering for Final Plat approval of Summerdale Subdivision Phase 2 off Precast Drive with a surety in the amount of \$105,000.**
- 8. Request from Zach McKinney for Final Plat approval at 100 Morningside Lane.**

- 9. Request from Allen O’Leary for Final Plat approval at 2677 Pulaski Highway.**
- 10. Request from Wilson and Associates for Final Plat approval of Polk Place Phase 1 off Theta Pike.**
- 11. Request from T-Square Engineering for Preliminary Plat approval of The Highlands Subdivision off Monsanto Road.**
- 12. Request from WES Engineers to rezone property 107 East 14th Street being Tax Map 100L Group F Parcel 10.00 from IG to R-6.**

***Anyone requesting accommodations due to disabilities should contact
Connie Etzkin at 931-560-1570 prior to the meeting.***



City of Columbia

Municipal Planning Commission

July 8, 2020

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DEVELOPMENT SERVICES

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City of Columbia
MUNICIPAL PLANNING COMMISSION
June 10, 2020

PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT

CALL TO ORDER:

Chairman Charlie Goatz called the June Planning Commission Public Hearing for the City of Columbia to order at 4:00 p.m. The hearing was held in Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Charlie Goatz
Mr. Randy McBroom
Mr. Ray Pace
Councilman Ken Wiles

Absent was: Dr. Rose McClain
Mayor Chaz Molder
Mr. Ray Pace

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Development Services Director
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate
Mr. Tim Tisher, City Attorney
Mr. Douglas Toney, Staff Engineer

AGENDA ITEM #1

Public hearing for a Comprehensive Plan Amendment to Tax Map 42 Parcel 24.04 off Carters Creek Station Road approximately 4 acres from Suburban Neighborhood to Suburban Corridor.

DISCUSSION:

Mr. Keltner gave the Commission his review. The request is to modify the Comprehensive Plan to the City of Columbia. This area is within an area of change. The goal of this request is to attach this property with a larger piece of property. The discussion now would be for the comprehensive plan amendment. The project will come up later on the agenda for details on that.

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ADJOURNMENT OF THE PUBLIC HEARING

No one came forward.

Mr. McBroom made the motion to adjourn at 4:02. Mr. Hutto seconded the motion. Motion passed with a vote of four to zero.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Charlie Goatz called the June Planning Commission meeting for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Wesley Bryant
Mr. Charlie Goatz
Mr. Randy McBroom
Councilman Ken Wiles

Absent was: Dr. Rose McClain
Mayor Chaz Molder
Mr. Ray Pace

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Development Services Director
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate
Mr. Tim Tisher, City Attorney
Mr. Douglas Toney, Staff Engineer

APPROVAL OF MINUTES:

The May minutes were presented for approval. Mr. Goatz made the motion to approve the minutes as amended, with Mr. McBroom seconding the motion. Motion to approve the minutes passed with a vote of four to zero.

REVIEW OF BONDS:

Mr. Glenn Harper stated all letters of credit are in order or in the process of being updated.

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OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

Director Paul Keltner stated there were a few items at City Council last month. The first consideration on Hampshire Pike was approved, the second and final reading for the PUD Master Plan on Baker Road was approved, the removal by the applicant which was the second reading for the James Campbell North, the second consideration on Sunset Avenue was approved for final reading, and the Industrial Park at Oakland Parkway was approve for final reading.

AGENDA ITEM #3

Case #20-0078

Request from Martin Engineering to annex with a plan of services 57 acres off Nashville Highway and Green Mills Road being Tax Map 51 Parcel 32.0 with a Master Plan and zoning of RM-1 Planned Unit Development.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Zoning Ordinance 3.19.6 and 3.18.7 were included in the packet. Staff would like to have more clarity on some of the items raised in the Technical Comments. In particular some of the renderings, some of the HOA areas, and private roads versus public roads the Planning Commission have been bringing up some lately.

Discussion:

Mr. Gary Martin was present for questions. Discussion included renderings, their details were hard to understand, products, materials, elevations, HoA, landscaping, lot lines, stub roads, road design change from private to public, parking, and townhomes. Mr. Keltner explain that townhomes parking ratio is basically one and a half cars for every unit. Bedrooms come into play for apartments, but for townhomes it is one point five per unit. For townhomes there are two stipulations that are a little bit special the setback will need to be at least twenty-two feet where a vehicle could park without blocking the sidewalk, and also garages have been a concern in the past couple of years. Even if garages meet a certain size dimension, only thirty percent of those can count toward overall parking. Further discussion included combine the parking, road stubbing, public road changes the design a little bit, the right of way goes all the way to the property, easement, change of the design, landscape conflicts, pedestrian space on the side walk, lack of floor plans, readjustment of the lot sizes, seeing the backs of house, on Nashville Highway, public versus private roads, and sewer service. Mr. Goatz asked Mr. Keltner to explain what will change if the road becomes public. Mr. Keltner stated that the road way design itself stays the same as far as the width, and how it is constructed. In this plan, there is home street

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parking that pulls out into the street in multiple roads that wouldn't work on a public street. There would be a right of way accessed at that time which then actually affects the setbacks for these homes. Mr. Tim Tisher explained that Council raised the issues on streets that are going through property. He stated that he doesn't think that they would have as much consummation over in here as they would on Gretsah's drive, but a possible through street they certainly wouldn't want that to be a private street. Nathan Codbolter, with Dres Homes, stated that consumers wants people to drive up to their house and walk in their front door without having to walk around. He stated that he doesn't see how you will turn all of these around. Take away the back yards, and they will have to walk around. Further discussion included that rerouting the roads to go in front of the houses will increase cost, front of the units facing Nashville Highway, visibility, one story product, two story, loss of units, sewer options, approvals, and annexation. Mr. Keltner explained the scenario of a previous project and sewer, he stated that scenario is not a good idea for the city as a whole based upon the maintenance it will take and the number of pumps it will take to actually sewer the property once it is already annexed. The city needs some general idea about where it is going, and if the easement has been acquired. Mr. Martin stated that in comments by Utility, Donnie Boshers approves of our plan to do a pump station. Mr. Keltner stated that he did not see anything about a pump station. Mr. Martin stated that in his last statement it says that Wastewater approves this request. Further discussion included PUD, construction plans, Donnie Boshers approval or non-approval. Mr. Tisher, City Attorney, asked Mr. Martin if he got agreements to acquire those sewer easements, Mr. Martin stated we are in the process of getting them. Mr. Tisher stated that then you are annexed and the city has to provide services at their own expense, and the expense of the other tax payers. Mr. Tisher stated that it is not fair to the other tax payers to provide that service. Further discussion included review of discussion, agreements for the easement, redesign of the master plan for private to public street needing clarity in floor plans, stub out, no easement, other option, buying property behind Drumright, and annexation. City Attorney, Mr. Tisher stated that annexation is going to be a critical factor because when it is annexed into the city, then the city has to provide a Plan of Services. Mr. Tisher stated that's right he (Wastewater Director) has no problem with the concept and Mr. Martin would pay the cost, but if you are unable to get those easements then one, you may decide you don't want to do the development, and then you come back with a de-annexation, or something of that nature and it gets into a precarious situation, or worst case scenario from the city's standpoint then the city would have to do something to provide wastewater services at the expense of the taxpayers. Further discussion was inclusive of purchasing property, land contract, houses facing the road, backs of homes, landscaping, balance the dirt, grading plan, side elevation, slope, house cross section, and land purchase agreement. Motion to defer was made by Mr. Goatz, to defer with the adjustment of issues, needing a redesign plan for private to public street, addressing the land purchase contract, sewer, grading plans, house

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cross section, and a more detail plan. Mr. Hutto seconded the motion. The motion to defer passed four to zero.

AGENDA ITEM #4

Case #20-0089

Request from Mid-South Companies to annex with a plan of services 3.9 acres being Tax Map 42 Parcel 24.04 with a zoning of RM-2 Planned Unit Development with a Comprehensive Plan amendment from Suburban Neighborhood to Suburban Corridor. Additionally, a request for recommendation of rezoning from CRS to RM-2 with a Preliminary Planned Unit Development Master Plan for the adjoining 13 acres being Tax Map 42 Parcel 27.00 off Old Highway 31.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff recommend review of technical comments and review concurrence of Zoning Ordinance Articles 3.19.6 and 3.18.7 should this go forward.

Discussion:

Discussion included Old Highway 31, curvature in it, straightening it out making it more of an intersection, looking at the median, making it a left in only to that road, it's unprotected in a very dangerous situation, promoting people usage of the light, Arden Village, and the ultimate goal is for this development to have two different signal lights, connector roads. It also included façade, site detail, annexation, rezoning of the entire site, residential use, comprehensive plan change, one unit showing on Tax Map 42 Parcel 24.04 being building eleven.

Mr. Thomas Peck, 2759 Carters Creek Station Road, stated that Neapolis area is the main gateway into Columbia.

He discussed First impressions are critical, growth of Columbia, long history, certified mail over the years, not being able to get past City Council, 1979 land auction, John B. Chapel, preexisting private deed restrictions, rules written into the deed, binding document, Mr. Pantall present today, was at that auction, against private deed restriction being altered, power of a private deed restriction, heirs located, residential purposes only, exceptions, no exceptions for apartments, any disputes need to be handled privately, voting, different developer, unable to find the developer, research, legally document issues, multiple law suits, Mr. Peck passed out pictures in reference to tracts being maintained by owners. Mr. Peck stated that he presented some legal documentations, he feels he presented a good case, and in the past the City Council has seen it our way, he encouraged Planning Commission to see things from their side and represent them in this area.

Mr. Joe Haddocks, Civil Engineer, stated that they have spent quite a bit of time developing this plan in conjunction with receiving staff comments, and agree with everything staff has stated. We tried to develop the plan, previous plans have taken a road up Carter's Creek Station Road, and that has been eliminated. They are trying to consolidate the development to the interior of the property. The developer in question here, the amenity package that he has provided on this site

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is about a eight thousand square feet Clubhouse with pool and outdoor seating and really high end apartments. On the application I usually have the property owner and the developer sign the application. The address that Mr. Peck went to is the current property owner in Franklin. To address the flood hazard concerns FEMA does have map flood plans in Arden Village, but it is to the West. This property questioned is at the top of that basin. We are not asking for any variances to the stormwater, we will meet all the regs as the project comes through, detention, and water quality. There is no FEMA flood plain on this parcel.

Mr. Perry Sorensen, 2422 Soule Drive, stated looking at the right of way, deep and wide, he has concerns on how they are going to run the sanitary sewer lines to tap into the sewer, how will they restore and make it whole. He and his wife are musicians, and have concerns on noise. How will that affect the right to enjoy personal space, and what's the recourse.

Mr. Haddock, Engineer, stated they do not want to disturb the creek any more than anyone else, typically the process is a pit is on one side, fifty to sixty feet, and you also build a smaller pit behind the bank on the other side, set a machine down there and you bore underneath. The only disturbance is on one side or the other and it goes right under the creek. That would be state permitted, City permitted, at the pit is where you end up with the manholes, no disturbance in your stream beds.

Mr. Patrick Carter, Attorney, 809 South Main Street, stated that he is the Attorney for Spring Hill, and they deal with deed restrictions all the time. In this case they are not trying to override deed restrictions. Mr. Carter passed out the deed restriction. and an opinion letter that he had written.

Mr. Peck is correct it is very, very, clear the Supreme Court has ruled on this very issue. Mr. Tisher asked if this was a Maury County case, he stated yes, it is. He stated that Mr. Peck was incorrect in another way to the last application in this property was not rejected by City Council, it was pulled from Planning Commission the developer decided to pursue a different project. So that had nothing to do with this restriction.

Mr. James Moore, 2424 Hobbit Lane, stated retention ponds concerns us. There is a pond near this location that has not been maintained. His concern is the city should have a means to have all retention ponds maintained. There was one retention pond that failed and there was flooding on public property. There must also be a means to ensure all ponds that are built have structural integrity. Mr. Harper stated that all storm water facilities has a recording easement on them that allow the city to perform maintenance on them. There is a maintenance agreement.

Ms. Elizabeth Delk Kelley, stated that she is concerned about the access road. Mr. Steve Brown, Developer, Jackson, Mississippi supported the project. He stated that he cares about the needs, studied it, and there is a need.

Mr. Jim Pantall, 2781 Carter Creek Station, stated that he has lived in this area thirty-five years. He has seen Arden Village developed and built on drainage ditch. And if you put a drainage pond in there when you get a lot of rain these people will end up with flood insurance. The houses will get flooded out. The

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water has to go somewhere. The drainage pond there in Arden Village has trees, and I don't think anyone has ever cleaned them up. There is no maintaining program. Mr. Haddocks stated that they will follow city ordinances.

Mr. Goatz asked Mr. Tisher for clarification in reference to Mr. Peck's concerns, and the under writing deed restriction.

Mr. Tisher stated the city did not enforce private deed restrictions.

Further discussion included TDOT.

Mr. Skinner, 2751 Carter's Creek Station, stated that he lives on the back side. His concern is the drainage. Mr. Harper and Mr. Haddox stated that the drainage will be through a drainage pond. Mr. Haddox stated that they plan to meet City Ordinance. Mr. Goatz stated that the Commission is voting on the annexation and zoning RM-2 to the Master Plan, Comp Plan Amendment. Mr. Keltner stated that this is a recommendation, which will move to the City Council. Further discussion included right out, median, merge go south, how to get to the light until this is done, the northern light is in place, and still a stopping condition. Mr. Harper stated that the intersection is being realigned. Mr. Goatz made the motion to approve in review of section 3.19.6 and 3.18.7 as attached, and Mr. Mc Broom seconded the motion. Motion passed four to zero.

AGENDA ITEM #5

Case #20-0094

Request from Charles Hodge for driveway access exception at 313 North Hardin Drive.

Staff Recommendation:

Mr. Harper gave the details of the staff report. This item does meet the guidelines. The driveway does have to be paved, the entire driveway. No gravel is allowed.

Discussion:

Mr. Charles Hodge was present to answer questions. Discussion included culvert, additional work, drainage, pipe, reshape the end to meet the requirement of the city piece, concrete, and a head wall. Motion to approve was made by Mr. McBroom, and seconded by Mr. Hutto. Motion passed four to zero.

AGENDA ITEM #6

Case #20-0097

Request from Montrae Osborne for Preliminary and Final Plat approval for properties located at 308 East 9th Street and 1008 Bridge Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

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Discussion:

Mr. Osborne was present to answer questions. Discussion included high density, townhome apartments, zoned RM-1, and setbacks. Mr. Goatz made the motion to approve, with Mr. McBroom seconding motion. Motion passed four to zero. Further discussion included Mr. Osborne inquiring about setbacks for combined driveways, and East Ninth Street retainer wall there, setbacks for a collector road, being a thirty- five feet set standard, and driveway can be as close as five feet, house plans footprint, lot 1 is sixty feet deep, and shared driveway coming off bridge street. Mr. Keltner stated that staff and body is planning for one hundred years from now, and future widening possibilities.

AGENDA ITEM #7

Case #20-0098

Request from Zach McKinney for Preliminary Plat approval for property located at 100 Morningside Lane.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds request compliant with the Sub Regs.

Discussion:

Discussion included storm water, trees, rural, sewer, right of way, city owned, egress, shared drive, lot four, lot two access, one side lot, development, banding, and addressing. Councilman Wiles moved to approve with Mr. Hutto seconding. Motion passed four to zero.

OTHER BUSINESS:

No business to discuss.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Mr. Goatz seconding the motion. Motion passed four to zero. Meeting adjourned at 6:10 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

JULY 1, 2020

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivision, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	05.30.2018	FP, TCI, CCS, LLC	Homestead Carters's Creek Station Sec.1 / Phase1C	\$ 211,000.00	6/22/2017	\$211,000.00
3	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
4	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	\$ 25,000.00	7/6/2005	\$100,000.00
5	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
6	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
7	04.16.2019	FP, TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
8	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
9	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
10	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 103,000.00	6/5/2019	\$103,000.00
13	07.31.2020	Haury & Smith Contractors, Inc.	The Highlands of Bear Creek - Phase 1 (roads/drainage)	\$ 25,000.00	4/5/2012	\$250,184.00
14	08.29.2020	D.R. Horton, Inc.	Highland Bear Creek , Phase 2, Section 1	\$ 8,200.00	9/12/2017	\$82,000.00
15	09.05.2020	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
16	09.09.2020	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 21,000.00	6/22/2017	\$121,000.00
17	09.11.2020	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
18	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
19	09.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1A (roads and drainage)	\$ 90,000.00		\$90,000.00
20	11.18.2020	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
21	11.19.2020	FP, TCI, CCS, LLC	Homestead@Carter's Creek Station - Sections 2.3 & 5.1	\$ 190,000.00	12/19/2019	\$190,000.00
22	11.20.2020	D.R.Horton, Inc.	The Highlands of Bear Creek - Phase 2, Section 2	\$ 25,900.00	11/17/2017	\$259,000.00
23	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
24	12.20.2020	FP, TCI, CCS, LLC	Homestead @ Carter's Creek Station, Phase1, Sec. 2	\$ 141,000.00	2/1/2018	\$141,000.00
25	01.17.2021	Charles Raines Construction, LLC	Honey Farms, Phase 2, Sections 3,4,5 & 6 (roads & drain)	\$ 150,000.00	1/25 & 6/27/18	\$231,000.00
26	01.17.2021	J.D.Eatherly & Charles Raines	Honey Farms Subdivision, Phase 2, Section 7	\$ 70,000.00	10/17/2018	\$70,000.00
27	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
28	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 96,000.00	8/7/2019	\$96,000.00
29	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
30	01.24.2021	FP, TCI, CCS, LLC	Homestead Carter's Creek Station, Sec.2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00
31	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
32	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
33	04.20.2021	Riverstone Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	\$ 75,500.00		\$75,500.00
34	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
35	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00		\$13,900.00
36	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00		\$188,000.00
37	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$106,000.00	6/26/2018	\$106,000.00
38	05.20.2021	Arden Village, LLC	Arden Village - Section 2, Phase 2	\$ 16,500.00	6/13/2017	\$165,000.00
39	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	\$ 75,500.00		\$75,500.00
40	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1 A	\$ 134,000.00	6/29/2018	\$134,000.00
41	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
42	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
43	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	\$ 105,000.00		\$105,000.00
44	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
45	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	\$ 160,000.00		\$160,000.00

Case Number:

20-0078

Request:

Request from Martin Engineering to annex with a plan of services 57 acres off Nashville Highway and Green Mills Road being Tax Map 51 Parcel 32.00 with a Master Plan and zoning of RM-1 Planned Unit Development.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0078

PUBLIC HEARING DATE

August 13, 2020

APPLICANT/PROPERTY OWNER

Martin Engineering and Surveying

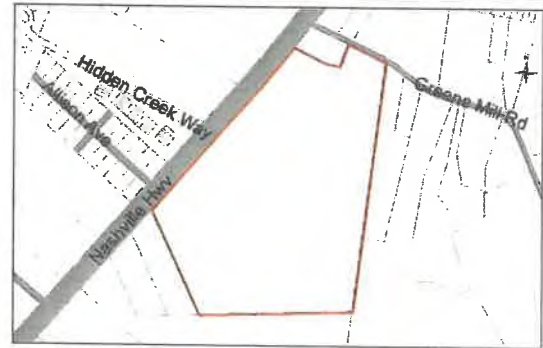
PROPERTY ADDRESS/LOCATION

Nashville Highway Map 51 Parcel 32

SUMMARY OF REQUEST:

This is a proposal to annex and zone approximately 60 acres at the corner of Nashville Highway and Greens Mill Road. The subdivision would contain 145 townhome units and 145 single family homes. The single family will be a combination of 41' and 50' wide lots with reduced setbacks and the townhomes at 20' wide. As shown on the Master Plan the property has a center amenities area, landscape buffers, and a collector road network for future expansion.

Traffic improvements along Nashville Highway will occur with this development being multiple turn lanes and a traffic signal.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
County	Vacant	Residential	Mixed Residential uses	58 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. The future land use characterized for the subject property allows for a PUD as described above.

PROPERTY HISTORY:

The property is currently agriculture but has been discussed several times with staff on multiple proposals.



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The site is within the Corridor district which allows for multiple zones including higher density developments such as this. A mixture of housing types and connected streets are a direct goal of Connect Columbia Comprehensive Plan. The proposed project fundamentally has complied with portions of the zoning ordinance and comprehensive plan. But, staff would like to have clarity on several items raised from the technical comments not addressed currently with this proposal. In particular complete housing renderings, HOA and lot owner conflict along Nashville Highway, parking on Gretsche Drive, utility and landscape conflicts, and pedestrian clearance along collector roads.

Any approval should be subject to the review concurrence of ordinance 3.19.6 and 3.18.7 as attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

OTHER (DESCRIBE):

Zoning Ordinance

3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is Suburban Corridor and an area of change which does support the RM-1 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

- A. The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding properties are primarily developed as residential uses or vacant land. The proposed plan will establish a transitional pattern within the area and thus be compatible.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The parcel exceeds the minimum lot area required as stated in Zoning Ordinance 3638.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

The Comprehensive Plan designates the subject property as Suburban Corridor. The request would be in agreement with such district.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

The use would be between the state highway and low density residential thus establishing zoning best practices of transitional development patterns to limit effects within the area.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

The proposal is supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an amendment to the City's Zoning Districts within this area.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

No reports from any facilities that the rezoning cannot be serviced.



TECHNICAL MEETING
Tuesday, May 26, 2020

ITEM NO.

20-0078

DESCRIPTION: Request from Martin Engineering for annexation with a Plan of Services approval of Tax Map 51 Parcel 32 off of Nashville Hwy. along with PUD Master Plan approval and rezoning to RM-1 for 145 townhomes and 145 s/f homes.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. No comments provided.

Columbia Power

4. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Engineering

8. Subject to construction plans and TIS.
9. Coordinate with Homestead Phase 5.2 and 6.1 for installation of signal and integration of signal into a 4 leg layout at Hidden Creek Way and Nashville Hwy.

Fire

10. No comments.

Wastewater

11. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time. The Wastewater Department approves this request.

Planning

12. Home renderings material type list needed for all buildings and all sides with floor plan.
13. Update lot details: 128-134; 78-113 as adjusted for dedicated buffer
14. Setbacks off Nashville Highway and Greens Mill Road should be 40'.
15. Water and storm infrastructure will be in the way along Gammon Blvd. for landscape features.
16. Relocate Ludwig Street mail kiosk to Gibraltar Place.
17. Townhomes south on Gretsche Drive - recommend combining on street parking onto small parking lots

18. Roads functioning as collector streets, the sidewalks should have more clearance from the road (4ft.)
19. Recommend lot 69 have the same property line as lots 76-77 to bring open space down to Ludwig.

Columbia Water

20. 12" DI Main on West side of Nashville Highway - 4" PVC Main on North side of Greens Mill Road.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION *DRUMRIGHT* PROPERTY +/-57 ACRES, *BEING* TAX MAP 51 PARCEL 32.00

A. Water

1. Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal and Columbia Power & Water Systems. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the residents and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at 2372 Nashville Hwy in Columbia, Tennessee. This location is approximately 1.2 miles from Columbia Fire Station #5 located at 2633 Nashville Hwy, 4.8 miles from Fire Station #3 located at 705 Tom Sharp Rd, 7.5 miles from Fire Station #1 located at 1000 South Garden Street in Columbia, Tennessee. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed for all future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned RM1-PUD (High Density Residential Districts) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street repair, snow removal and drainage maintenance.
2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Sanitation will provide weekly garbage collection on Friday of each week. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis.

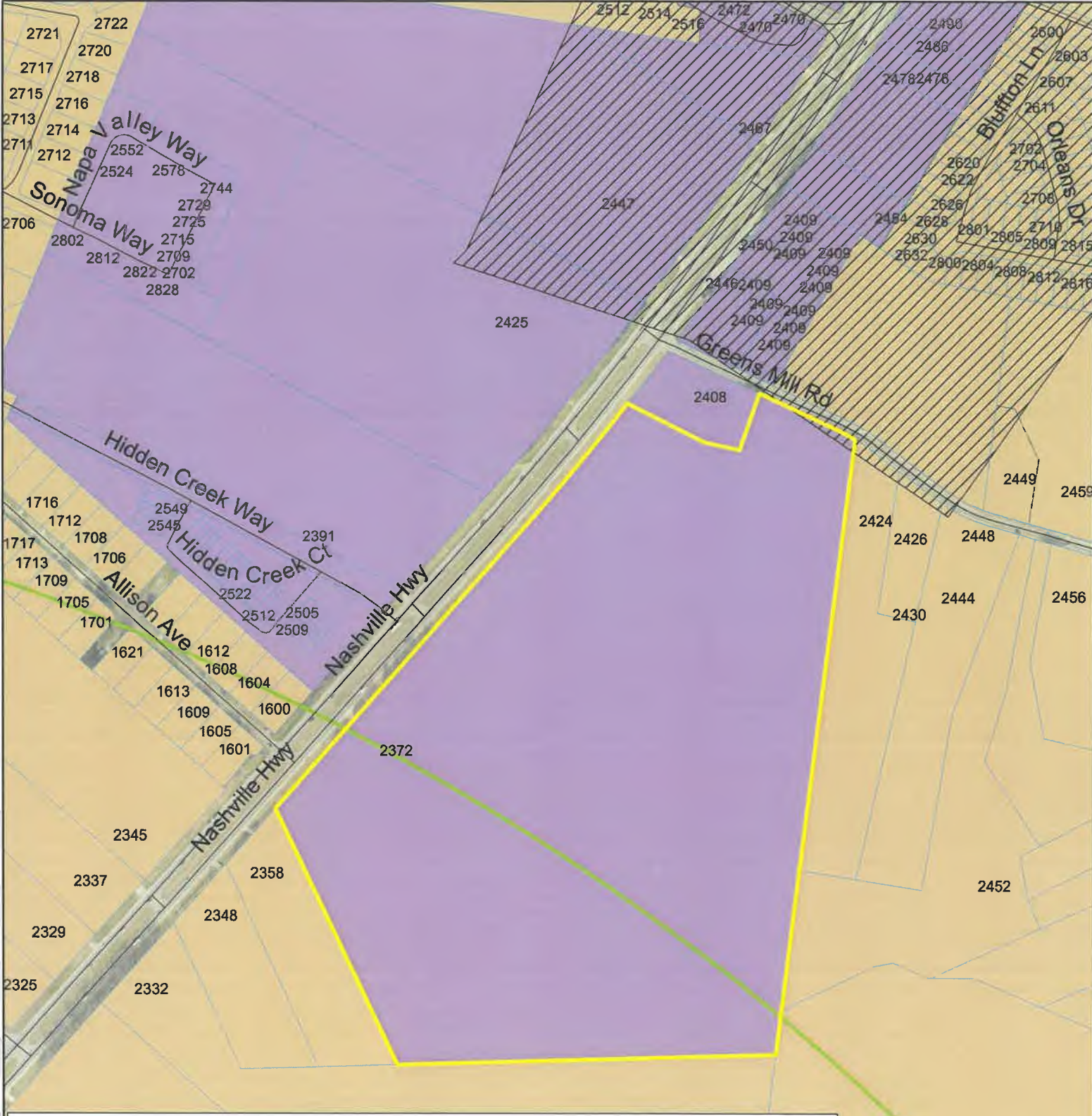
I. Power

Columbia Power System has an existing power line near the proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.

Case #20-0078
Tax Map 51 Parcel 32
Nashville Hwy.



Connect Columbia Land Use Designations

- Safety Projects-Intersections
- ▨ Special Areas
- ▭ ColumbiaTN_Future_Park_Facility_Areas
- ▬ ColumbiaTN_Proposed_Greenway_Routes

Columbia_FLU_exported

Future_LU

- Center
- Employment District
- Interstate
- Rural Countryside

- Suburban Corridor
- Suburban Neighborhood
- Urban Corridor
- Urban Neighborhood





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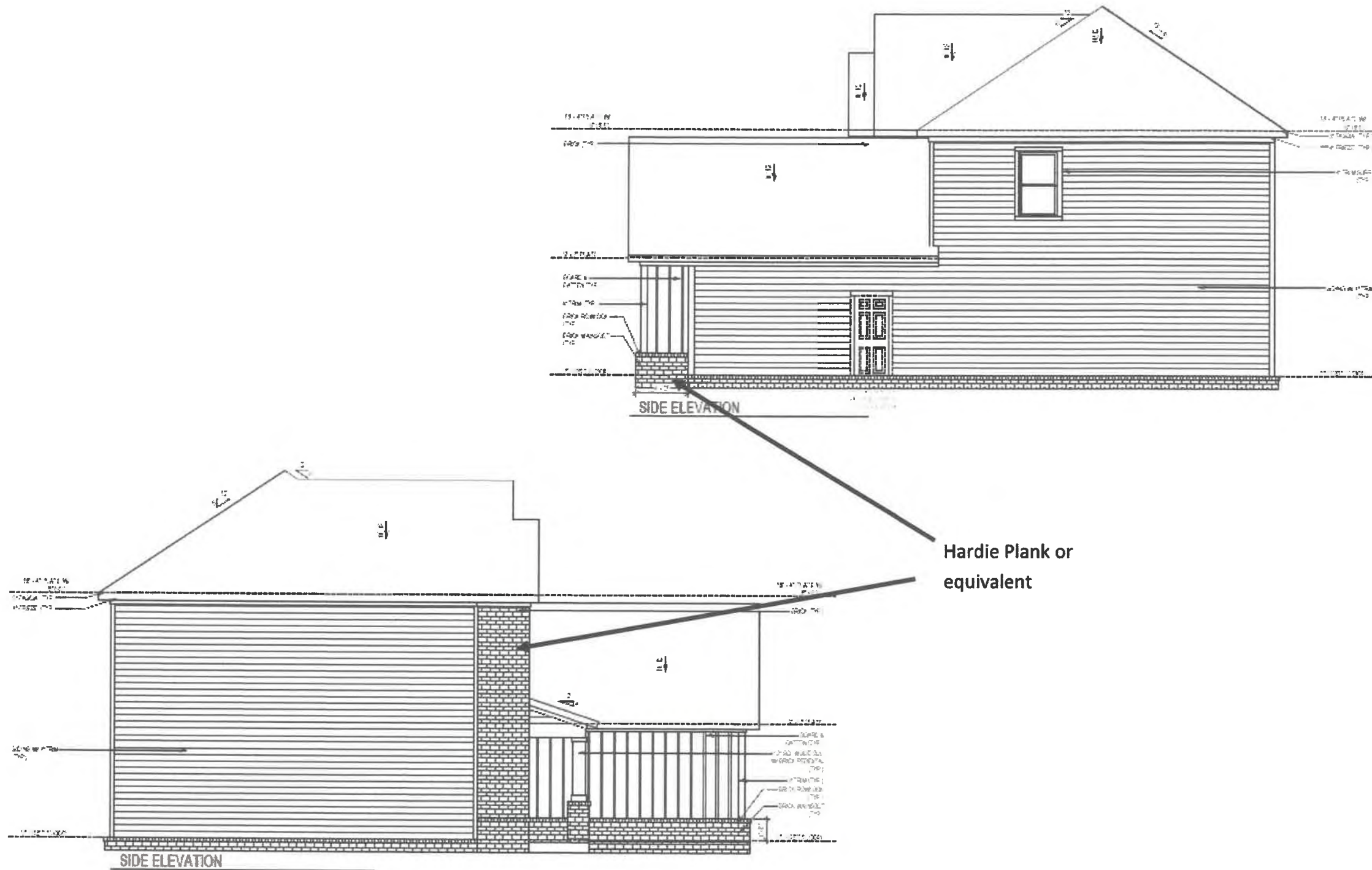
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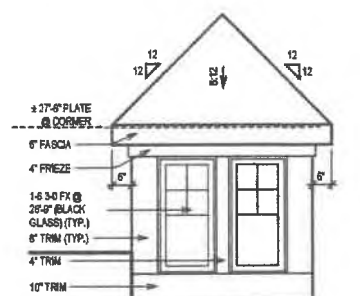
40' Elevation Sample



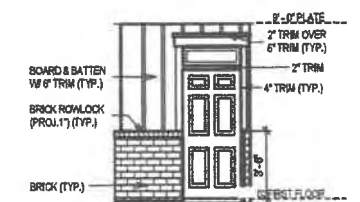
40' Elevation Sample



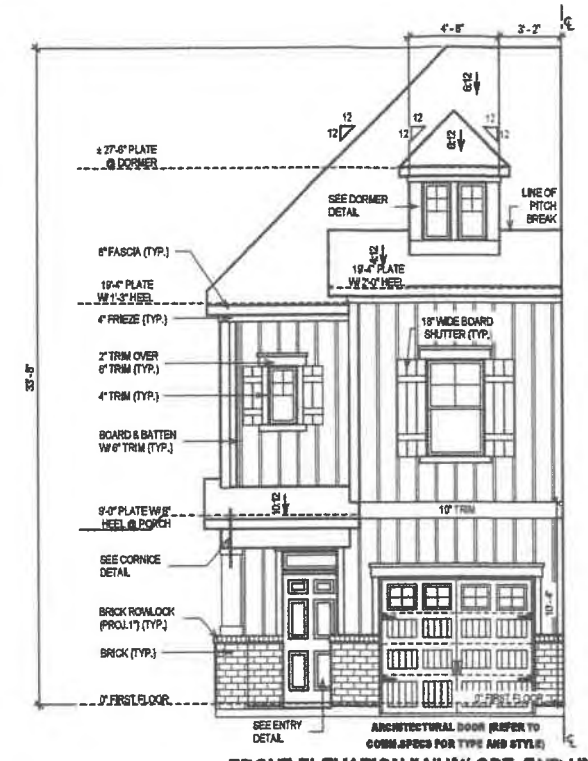




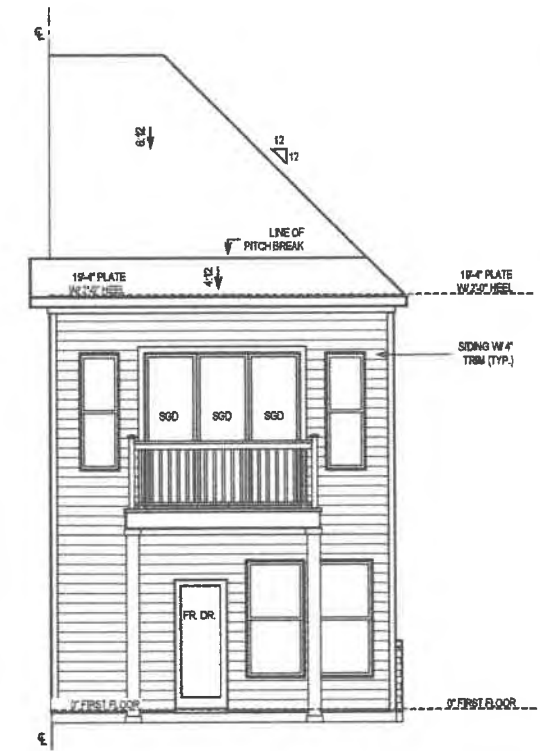
DORMER DETAIL W/ OPT. END UNIT
SCALE: 1/4" = 1'-0"



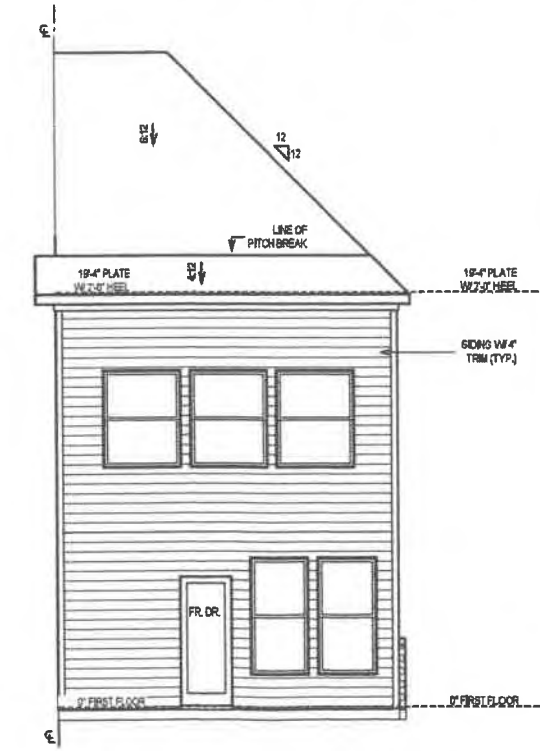
ENTRY DETAIL
SCALE: 1/8" = 1'-0"



FRONT ELEVATION "A" W/ OPT. END UNIT



REAR ELEVATION W/ OPT. END UNIT W/ OPT. BALCONY



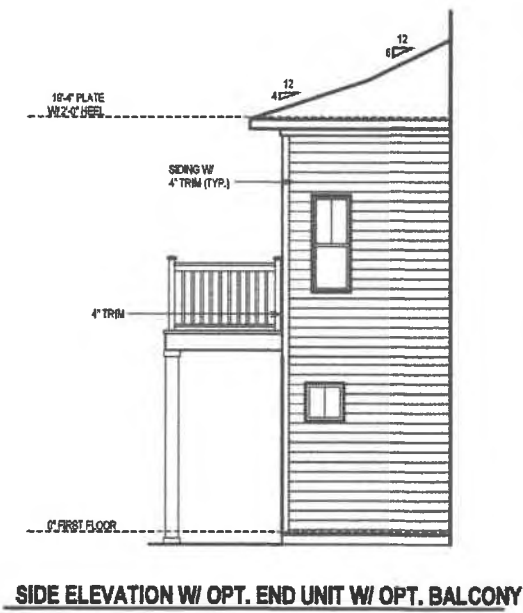
REAR ELEVATION W/ OPT. END UNIT

© Weekley Homes L.P. 2017
The measurements, elevations, and other specifications shown on this document are guidelines for construction and are not to be used as a representation of what the completed structure will look like.

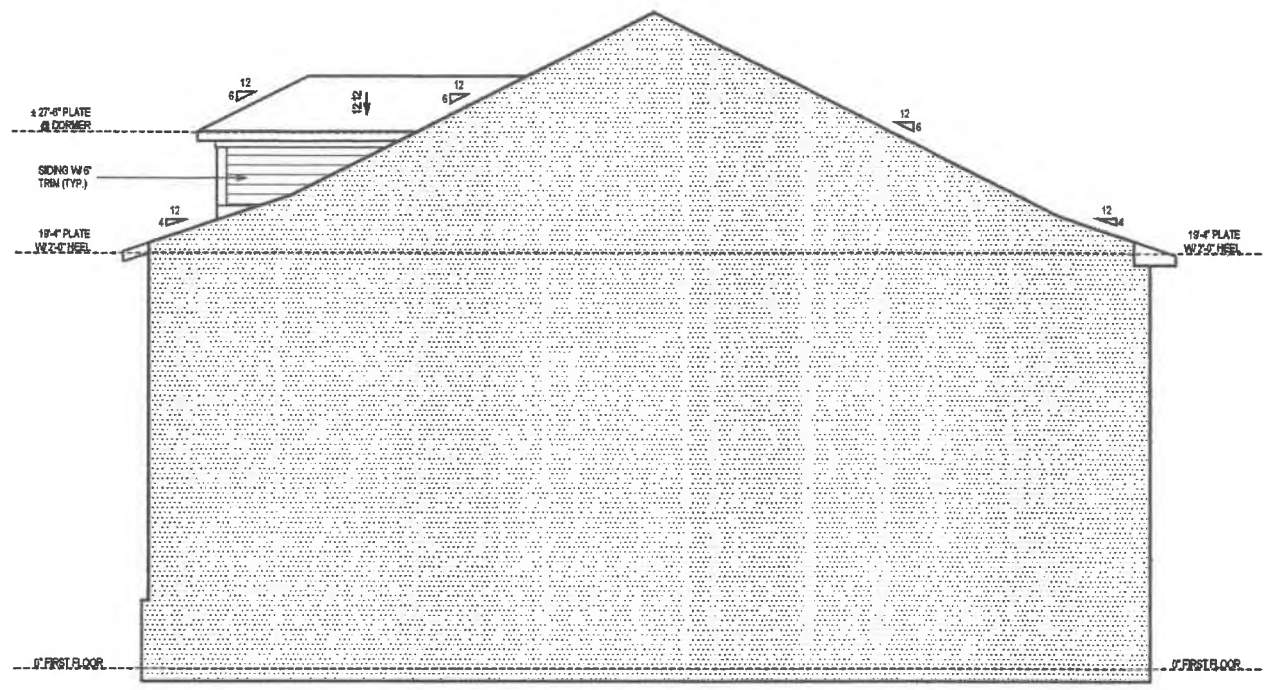
David Weekley Homes
GSJ/CAMC/SM4
Scale: 1/8" = 1'-0"
Date: 3/03/2017 Rev: 09/27/17 EB

Proj No:	Lot:
Job No:	Block:
	Sect:

NORTH
3078-A
ELV-3
VANDIVER
RALEIGH



SIDE ELEVATION W/ OPT. END UNIT W/ OPT. BALCONY



SIDE ELEVATION W/ OPT. END UNIT



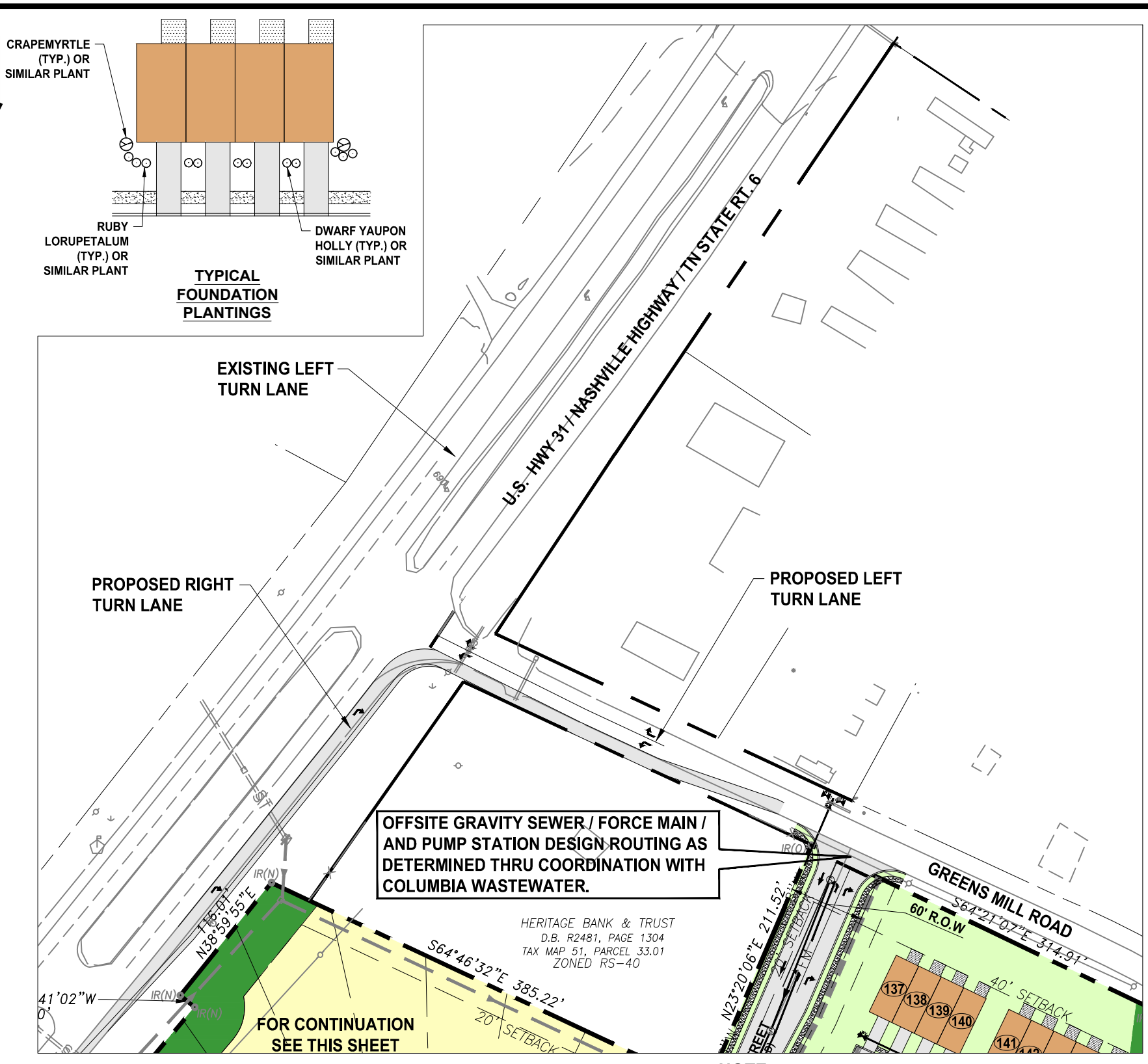
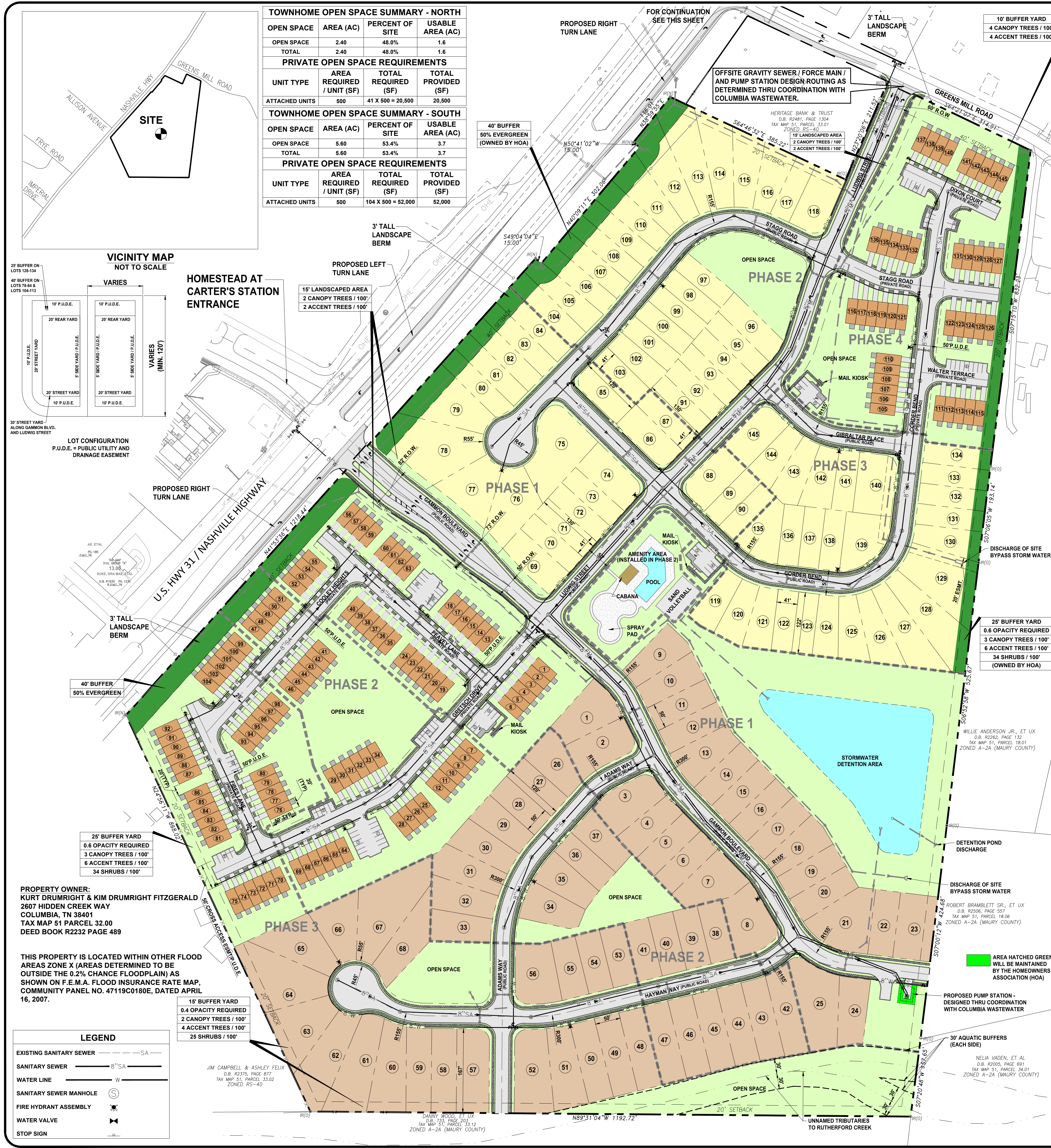
SIDE ELEVATION W/ OPT. END UNIT

© Weekly Homes LP, 2017
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the materials used in the construction of the structure will be as a representation of what the completed structure will look like.

David Weekly Homes
GSJCAWC/SM4
Scale: 1/8"=1'-0"
Date: 3/03/2017
Rev: 09/27/17 EB

Proj. No.:	Lot:	Block:	Sect:
Job No.:			

NORTH
3078-A
ELV-4
VANDIVER
RALEIGH



TOWNHOME DENSITY - SOUTH			TOWNHOME DENSITY - NORTH		
UNITS	ACRES	UNITS/AC.	UNITS	ACRES	UNITS/AC.
104	10.85	9.59	41	5.00	8.20

TOWNHOME PARKING SUMMARY - NORTH					
TYPE UNIT	# UNITS	TOTAL BR'S	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
20'X29' - 3BR (1 CAR GARAGE)	41	123	41(0)	41	
TOTAL	41	123	41(0)	41(41)	21
TOTAL PARKING PROVIDED = 41 + 41 + 21 = 103					
TOTAL PARKING REQUIRED = 123/2 X 1.5 = 93					
TOTAL PARKING ALLOWED BY REGS. = 0 + 41 + 21 = 62					

TOWNHOME PARKING SUMMARY - SOUTH					
TYPE UNIT	# UNITS	TOTAL BR'S	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
20'X29' - 3BR (1 CAR GARAGE)	104	312	104(0)	104	
TOTAL	104	312	104(0)	104(104)	51
TOTAL PARKING PROVIDED = 104 + 104 + 51 = 259					
TOTAL PARKING REQUIRED = 312/2 X 1.5 = 234					
TOTAL PARKING ALLOWED BY REGS. = 0 + 104 + 51 = 155					

DEVELOPMENT SCHEDULE						
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	NUMBER OF 50' SINGLE-FAMILY LOTS	LOTS	NUMBER OF 41' SINGLE-FAMILY LOTS	COMPLETION DATE
PHASE 1	36	1-6, 13-24, 35-40 & 52-63	25	1-25	22	APRIL 2021
PHASE 2	33	7-12, 25-34, 41-51 & 64-69	22	26-47	28	APRIL 2022
PHASE 3	35	70-104	21	48-68	27	APRIL 2023
PHASE 4	41	105-145				APRIL 2024
TOTAL	145		68		77	

PURPOSE OF SUBMITTAL - TO REZONE TO RM-1 PUD AND OBTAIN MASTER PLAN APPROVAL FOR 145-TOWNHOME UNITS AND 145 SINGLE-FAMILY RESIDENTIAL LOTS ON THE PROPERTY, PARCEL 32.00 IN TAX MAP 51.

PROJECT DESCRIPTION: DEVELOP 145-TOWNHOME UNITS AND 145 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 58.14 ACRES OF LAND.

PUD MASTER PLAN DRUMRIGHT PROPERTY

COLUMBIA, TENNESSEE
MAURY COUNTY
JUNE 1, 2020



MARTIN ENGINEERING & SURVEYING, LLC
5226 Main Street, Suite C-3
Spring Hill, TN 37174
615.812.2147
gary@martinengr.com

50' WIDE LOTS		41' WIDE LOTS		41' WIDE LOTS	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	9,408	69	9,396	108	6,560
2	9,154	70	5,330	109	6,560
3	9,383	71	5,330	110	7,271
4	6,873	72	5,330	111	8,890
5	6,500	73	5,330	112	10,837
6	6,500	74	8,250	113	12,883
7	9,364	75	14,710	114	9,607
8	10,237	76	11,541	115	7,629
9	7,750	77	12,023	116	6,787
10	7,017	78	20,062	117	5,126
11	6,500	79	13,164	118	8,363
12	6,500	80	6,542	119	6,071
13	8,258	81	6,759	120	6,165
14	6,500	82	6,837	121	5,904
15	6,500	83	6,914	122	5,002
16	6,500	84	6,992	123	5,002
17	6,500	85	6,586	124	5,508
18	7,588	86	7,146	125	6,349
19	6,500	87	6,330	126	7,438
20	6,823	88	7,786	127	9,880
21	11,039	89	4,920	128	12,958
22	6,500	90	4,920	129	15,022
23	9,745	91	5,330	130	6,646
24	7,335	92	5,400	131	5,405
25	13,099	93	5,509	132	5,502
26	7,814	94	6,698	133	5,509
27	6,000	95	5,787	134	5,517
28	6,000	96	7,021	135	7,375
29	6,669	97	4,920	136	4,920
30	7,365	98	4,920	137	4,920
31	8,265	99	4,920	138	5,038
32	7,434	100	4,920	139	8,514
33	6,803	101	4,941	140	9,048
34	7,360	102	5,453	141	5,065
35	7,175	103	4,920	142	6,531
36	6,000	104	7,069	143	6,671
37	6,675	105	7,540	144	6,061
38	6,000	106	6,560	145	7,816
39	6,000	107	6,560		
40	6,000				
41	6,000				
42	8,750				
43	8,151				
44	8,006				
45	8,000				
46	8,000				
47	8,000				
48	8,000				
49	8,025				
50	8,025				
51	9,927				
52	11,067				
53	6,000				
54	6,000				
55	6,335				
56	9,750				
57	10,721				
58	8,306				
59	8,393				
60	11,037				
61	12,996				
62	12,288				
63	11,468				
64	14,866				
65	10,768				
66	8,824				
67	17,338				
68	9,796				

Case Number:

20-0101

Request:

Request from A-1 Home Builders to annex with a plan of services 68 acres off Tom Sharp Road being Tax Map 74 Parcel 42.00 with a zoning of RS-10.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0101

APPLICANT/PROPERTY OWNER

A-1 Home Builders/ Bobby Harmon

PROPERTY ADDRESS/LOCATION

Tom Sharp Road, Map 74, 42.00

PUBLIC HEARING DATE

N/A

SUMMARY OF REQUEST: Zoning Amendment/ Annexation and Plan of Services.

This request is for the **Annexation & RS-10 Zoning** of a 68.08 +/- acre tract located on the east side of Tom Sharp Road just north of the existing Highlands at Bear Creek Subdivision. As submitted in attached concept plan for development, the petitioner is requesting an RS-10 zoning designation for 93 single-family residential building lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land	RS 10 & RS 6 PUD & Vacant Land/Single-Family Residential	93 single-family residential building lots/ 10,125 SF (typical size)	68.08 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

May 13th, 2020, Request for annexation and plan of services with an RS-10 PUD master plan; Deferred by Planning Commission.

May 18th, 2020, Request withdrawn by applicant.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 zoning. As highlighted, 93 single-family residential building lots are being proposed with a typical lot size of 10,125 SF (75 W X 135) conforming to the standards of the requested RS-10 zoning. As displayed in the concept plan, the property has a variety of topographic variations that lend to 36.61 acres being dedicated to undeveloped open space. The dedication of open space is highlighted as a recommendation in the Comprehensive Plan in preserving natural features within the rural countryside future land use. The Commission shall note that the subject property is not within an area of change with changes in the development pattern to rarely occur for this location. Furthermore, the Comprehensive Plan recommends development that has supporting infrastructure.

Tom Sharp Road is a narrow one lane corridor beyond the Tom Sharp Road & Foxdale Drive intersection at the Highlands at Bear Creek Subdivision. The concept plan shows connectivity into the residential development with one access point at Tom Sharp road. A stub out has been provided showing future connectivity to the property at the east of the subject property.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
- Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
- Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is rural countryside which does support single-family residential development with the preservation of open space thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

- A. The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding property is single-family residential (Highlands at Bear Creek) and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The subject property exceeds the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

The Comprehensive Plan designates the subject property as Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

The use would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map to fulfill that demand.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

No reports from any facilities that the zoning request cannot be serviced.



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.

20-0101

DESCRIPTION:

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on Annexation/Zoning

Columbia Water

2. Existing 8" Value at Foxdale Drive Install 8" PVC (C-900) to Job Site.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Building

5. No comments.

Police

6. No comments provided.

Wastewater

7. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.

Planning

8. No comments

Public Works

9. No comments.

Columbia Power

10. Columbia Power System has an existing power line near your proposed development. Upon annexation into City of Columbia, we are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Atmos Energy

11. No comments provided.

Fire

12. No comments for annexation.

ATTACHMENTS: Concept

PLAN OF SERVICES

FOR ANNEXATION

859 TOM SHARP ROAD PROPERTY

+/-68 ACRES,

BEING

TAX MAP 74 PARCEL 42.00

A. Water

1. Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal and Columbia Power & Water Systems. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the residents and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at 859 Tom Sharp Road in Columbia, Tennessee. This location is approximately 0.5 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 5.3 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 8.5 miles from Fire Station #5 located at 2633 Nashville Hwy in Columbia, Tennessee. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed for all future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned RS-10 (Low Density Residential Districts) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street repair, snow removal and drainage maintenance.
2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

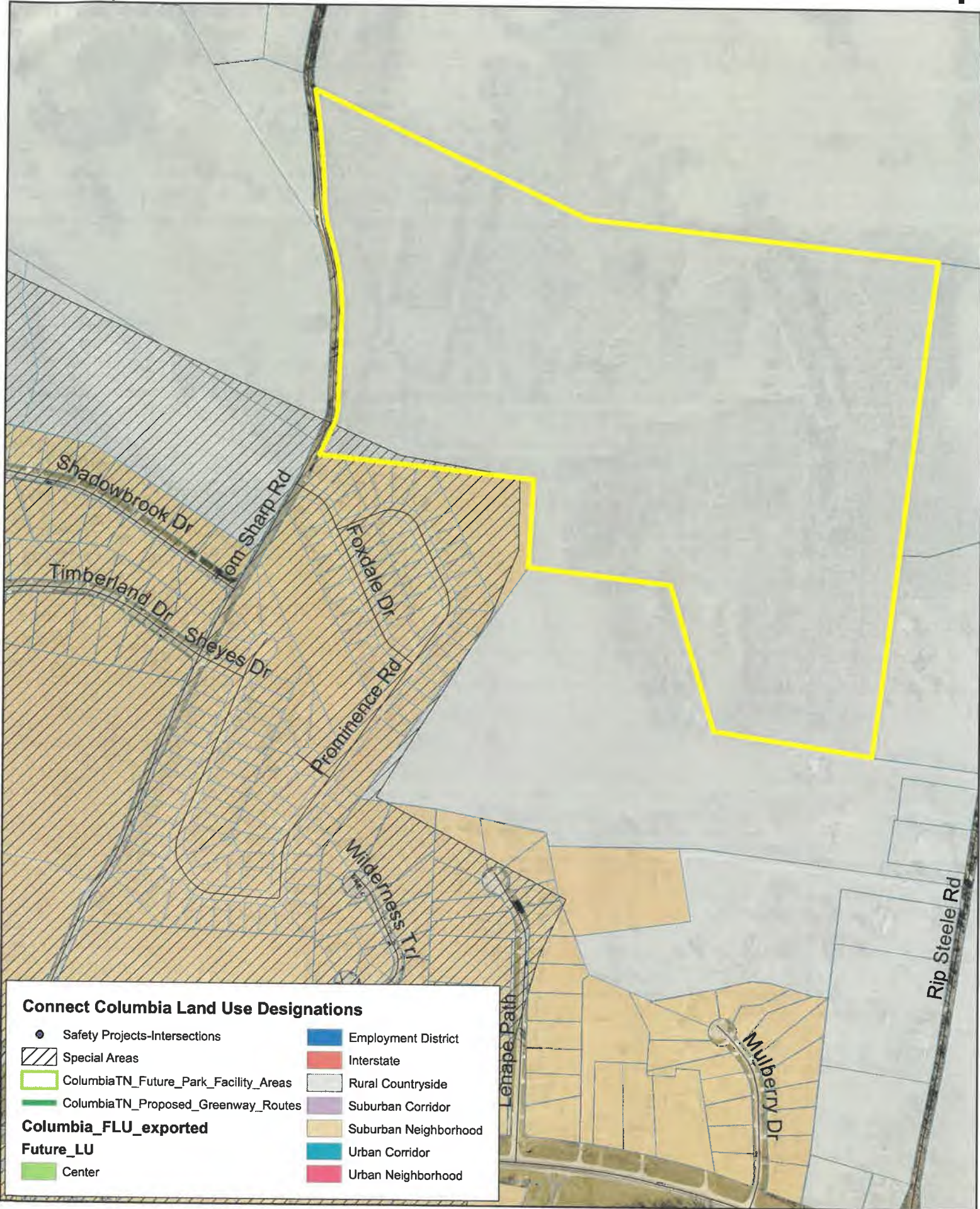
Sanitation will provide weekly garbage collection on Friday of each week. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis.

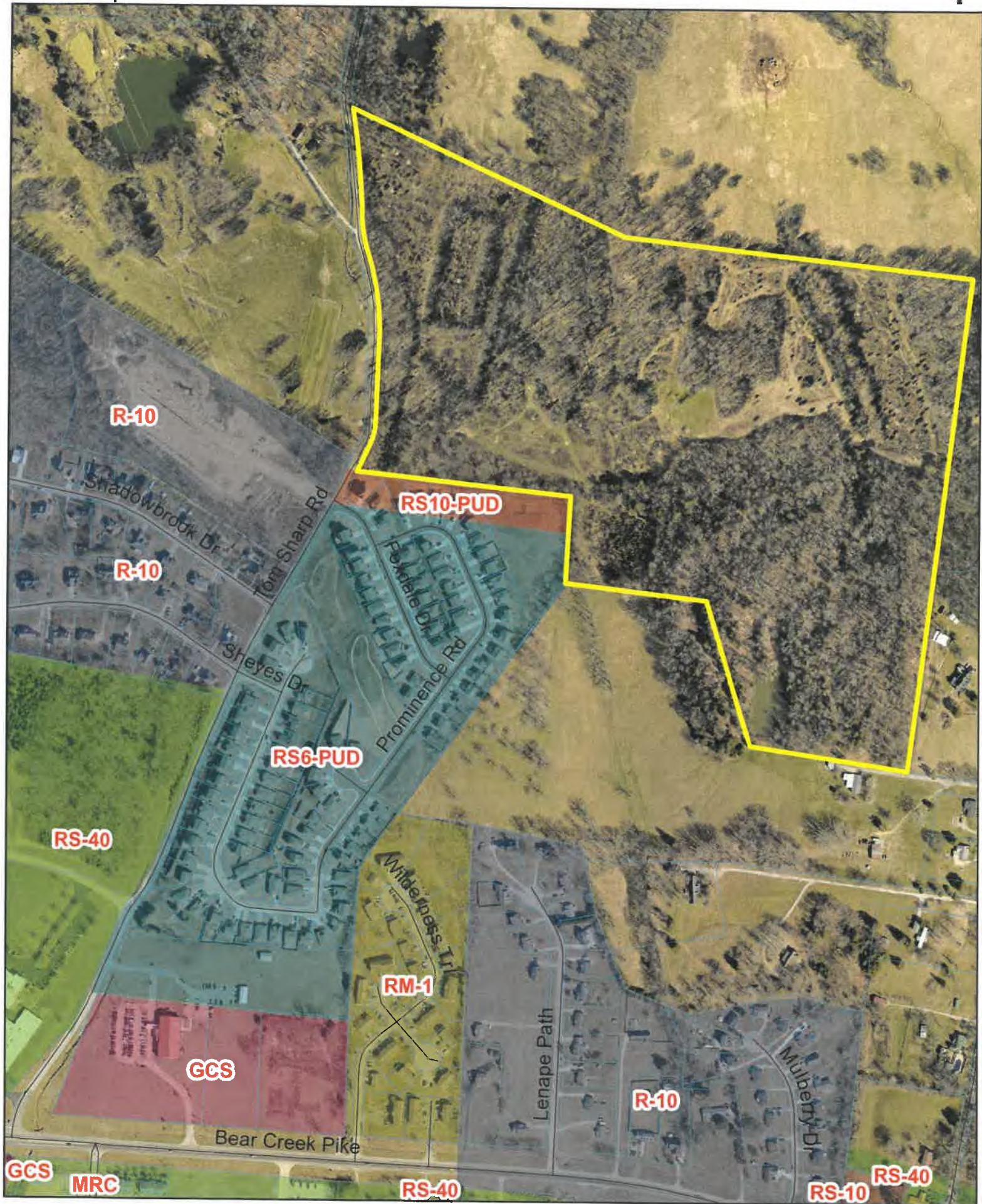
I. Power

Columbia Power System has an existing power line near the proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.





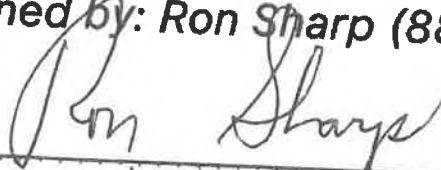
Attn: Columbia Municipal Planning Commission. **Date:** 06/29/2020
From: Ron Sharp (881 Tom Sharp Rd., Columbia) Note: this is a dead end road.

Subject: Against a proposal to build 90 new homes in a sub-division next to my property.

*** I have 127 acres of farmland next to proposal to build this new subdivision on Tom Sharp Rd. We raise Black Angus cattle. We try to keep fencing up to keep cattle on my property. Most of this fencing is in the woods and deers run rampant. Plus, cows do get out due to storms and deer knocking down fencing.*

I met Brandon Robertson (Owner of A1 Home Builders) this past week. He showed me the nearest house would be only 30 feet from my fence. This does not seem like a good idea and would not work. In fact, any house within 30 feet would not seem to work. I will be 77 in September of this year. I do not need the stress of going to get cows and bring back on my property from people living very close to my fences. In conclusion, I have been here at this location 47 years. The commission consideration in this matter very much appreciated.

Signed by: Ron Sharp (881 Tom Sharp Rd.)



Date: 6/29/20

CONCEPTUAL SITE PLAN
Columbia, TN

LAND USE DATA:
ZONING REQUEST:
TOTAL LAND AREA:
TOTAL ROW AREA:
TOTAL RESIDENTIAL AREA:
PROPOSED NUMBER OF LOTS:
PROPOSED DENSITY: 93 LOTS/62.73 ACRES=

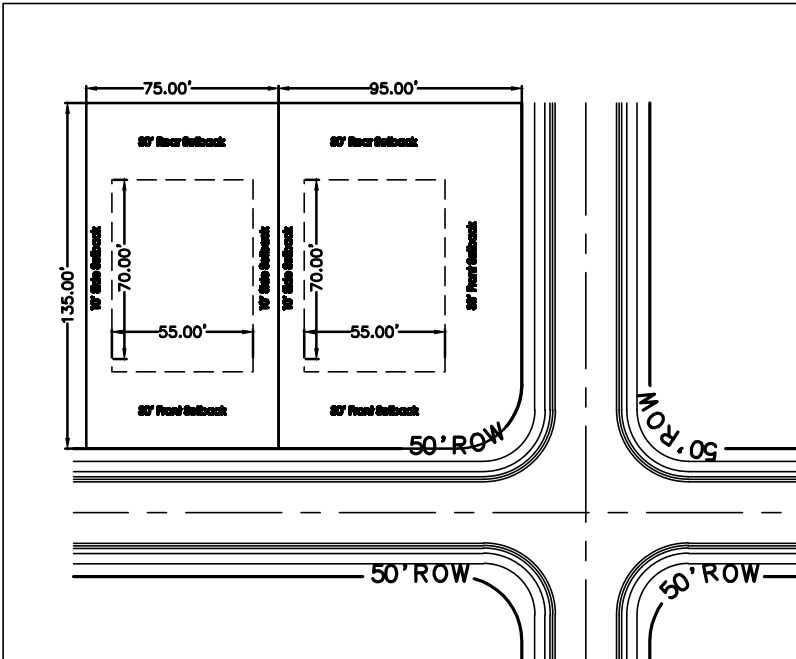
RS-10
±68.08 ACRES
±5.35 ACRES
±62.73 ACRES
93 LOTS
±1.48 LOTS/ACRE

MINIMUM LOT SIZE:
TYPICAL LOT SIZE:
MINIMUM LOT WIDTH AT FRONT SETBACK:

10,000 SF
10,125 SF. (75' W X 135' D)
75 FEET

NO DEDICATED OPEN SPACE REQUIRED
PROPOSED OPEN SPACE:
USABLE OPEN SPACE
STORMWATER

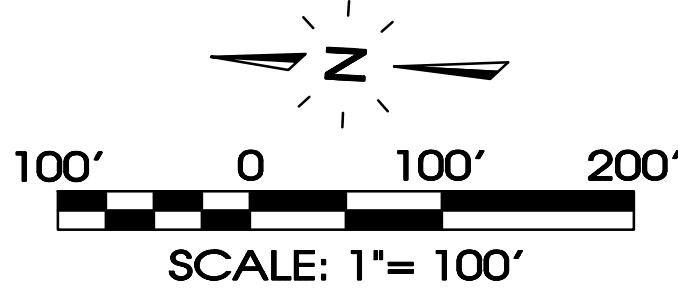
±38.61 ACRES (56.71%)
±36.07 ACRES (52.98%)
±2.54 ACRES (3.73%)



Minor Road Setback Diagram



Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 x	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE			
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		-601-	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		8"SS	
EXISTING WATER		W W	
PROPOSED WATER		8"W	



PRELIMINARY

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
830 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

Tom Sharpe Rd Property

REVIEW SHEET

(Not Intersecting)

Master Plan

1 of 19

Case Number:

20-0107

Request:

Request from Chapdelaine and Associates
for Preliminary Plat approval of Hatton
Haven Subdivision off South Glade Street.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0107

APPLICANT/PROPERTY OWNER

Chapdelaine & Associates/ J.B. Real Estate Co

PUBLIC HEARING DATE

July 8th, 2020

PROPERTY ADDRESS/LOCATION

S Glade Street/ Tax Map 99I Parcel 48.01

SUMMARY OF REQUEST: **PRELIMINARY PLAT (Hatton Haven Subdivision)**

This request is for a **Preliminary Plat Approval** of a 2.60-acre property located on the east side of Glade Street just north of the Cemetery Ave and S Glade Street Split. The intent of this request is to subdivide the property into 12 lots with 10 lots for residential dwellings with 2 additional lots serving as detention and green space including a common space/mail kiosk area. All proposed lots conform to the R-6 zoning standards (*Single-Family Residential*) that require a minimum 6,000 SF single family building lot with a 75' lot width. An additional street right-of-way is being proposed that will terminate into a cul-de-sac.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6, Single Family Residential	Vacant Land	I-G & R-6/ Single Family Residential/ Cemetery	Ten Single-Family Dwellings	2.60 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

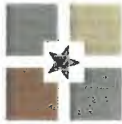
Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings.

PROPERTY HISTORY:

This property contains no past history of development proposals.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this preliminary plat request to be compatible with the standards of the zoning ordinance and subdivision regulations specifically, lots fronting an existing public street with proposed new street right-of-way (*Sky Hatton Drive*) and meeting the lot dimensional standards of the existing R-6 zoning district.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.
20-0107

DESCRIPTION: Request from Chapdelaine & Associates for preliminary plat approval of 12 lot subdivision located at Tax Map 99I Group B Parcel 48.01 off S. Glade Street.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Label structure in lot 2 as existing.
2. Show proposed storm drainage with direction of flow. How will stormwater get to detention facility.
3. Label street as public or private.

Building

4. No comments.

Police

5. No comments provided.

Columbia Water

6. Existing 8" CI main on South Glade Street.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Wastewater

9. Wastewater approves this request.

Planning

10. No Comments

Columbia Power

11. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Public Works

12. No comments.

Fire

13. No comment.

Atmos Energy

14. No comments provided.

ATTACHMENTS: Preliminary Plat



GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT SUBDIVISION.
- 2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
- 3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- 4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- 5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
- 6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
- 7.) PROPERTY ZONED R-6
- 8.) SETBACKS ARE FRONT=20'/30'; SIDE =7'/ 15' TOTAL; REAR=20'
- 9.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
- 10.) POWER & WATER SERVED BY CPWS COLUMBIA POWER & WATER SYSTEMS.
- 11.) SEWER IS SERVED BY COLUMBIA WASTEWATER DEPARTMENT.
- 12.) LOTS 3 AND 11 DRIVEWAY ACCESS OFF SKY HATTON DRIVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1095.90'	23.38'	23.38'	N 08°18'24" E	1°13'21"
C2	25.00'	37.64'	34.18'	N 50°49'24" E	86°15'21"
C3	412.88'	61.74'	61.68'	N 89°40'03" E	8°34'01"
C4	25.00'	21.03'	20.41'	S 70°31'16" E	48°11'23"
C5	50.00'	241.19'	66.67'	N 04°36'57" W	276°22'46"
C6	25.00'	21.03'	20.41'	S 61°17'21" W	48°11'23"
C7	362.88'	54.26'	54.21'	S 89°40'03" W	8°34'01"
C8	25.00'	39.72'	35.67'	N 40°32'05" W	91°01'42"
C9	1627.64'	61.90'	61.90'	N 06°04'09" E	2°10'45"

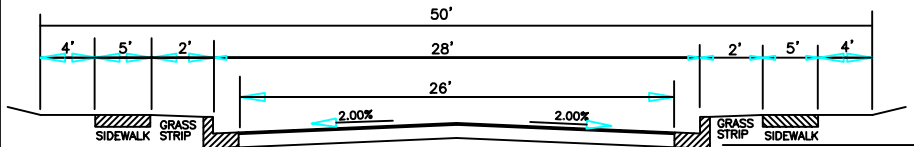
LINE BEARING	DISTANCE
L1 N 08°55'04" E	38.39'
L2 S 86°02'56" E	96.11'
L3 N 86°02'56" W	93.06'
L4 N 04°58'47" E	44.84'
L5 N 07°09'32" E	27.82'

PROPOSED HOUSE
(TYPICAL)

CITY OF COLUMBIA RESIDENTIAL LOCAL STREET
MINIMUM REQUIREMENTS

1. 1 1/2" ASPHALTIC CONCRETE SURFACE (GRADING E) ITEM NO. 411-01.11
2. TACK COAT (RS-2) ITEM NO. 403-01
3. 2" ASPHALTIC CONCRETE BASE (GRADING B) ITEM NO. 307-01.06
4. PRIME COAT (AE-P) ITEM NO. 402-01
5. 8" STONE (GRADING D PUG MILL MIX) NO. 303-01
6. APPROVED COMPACTED SUBGRADE

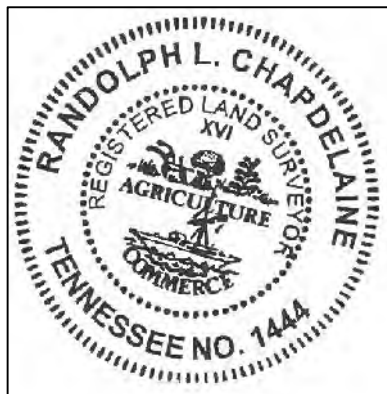
TYPICAL STREET SECTION
NOT TO SCALE



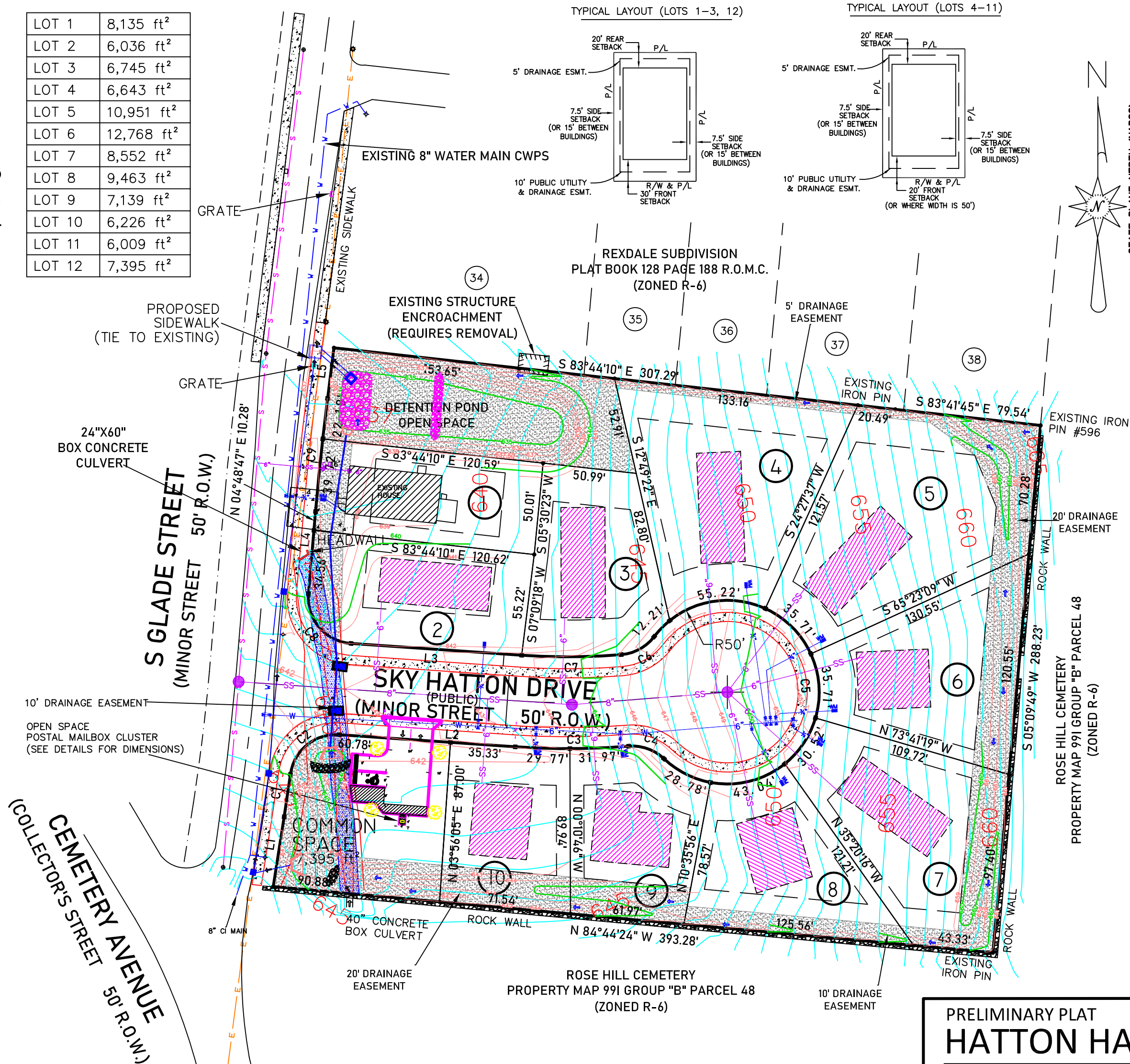
I hereby certify that this a category IV survey and that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) REAL TIME KINEMATIC & BASE TOPCON HYPER V
 - (b) POSITIONAL ACCURACY 0.05 FEET
 - (c) DATE OF SURVEY DECEMBER 5, 2019
 - (d) DATUM/EPOCH NAD83 (2011) EPOCH
 - (e) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
 - (f) GEOID MODEL: GEOID 12B
 - (g) COMBINED GRID FACTOR: 0.99992910
- THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE P.L.S. #1444 DATE



LOT 1	8,135 ft²
LOT 2	6,036 ft²
LOT 3	6,745 ft²
LOT 4	6,643 ft²
LOT 5	10,951 ft²
LOT 6	12,768 ft²
LOT 7	8,552 ft²
LOT 8	9,463 ft²
LOT 9	7,139 ft²
LOT 10	6,226 ft²
LOT 11	6,009 ft²
LOT 12	7,395 ft²



LEGEND

- = UNDERGROUND ELECTRIC LINE
- = ELECTRIC LINE
- = FENCE
- = WATER LINE
- = PROPOSED WATER TAP & METER
- = WELL
- = UTILITY POLE
- = TICK MARKS GRID STAKES SET
- = IRON PIN SET UNLESS NOTED
- = FIRE HYDRANT
- = ROCK WALL
- = PROPOSED SANITARY MANHOLE & LINE

UTILITY OWNERS

WATER
COLUMBIA POWER & WATER
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

ELECTRIC
COLUMBIA POWER & WATER
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

SEWER
COLUMBIA WASTEWATER SYSTEM
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-4833

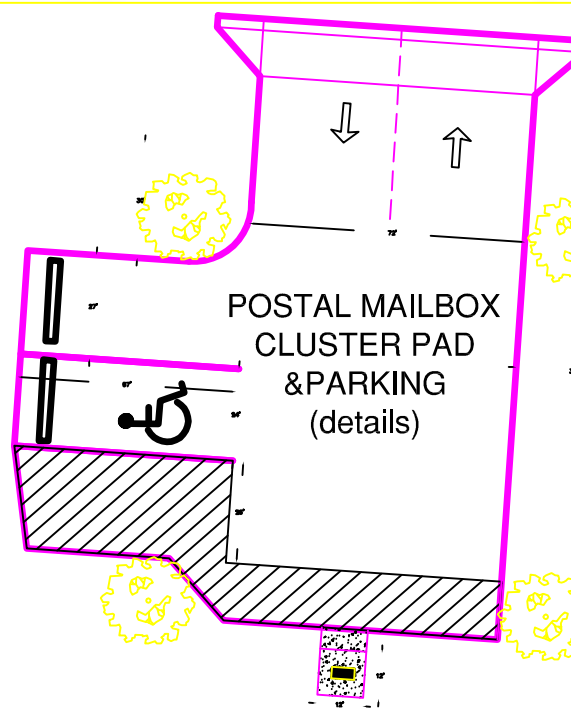
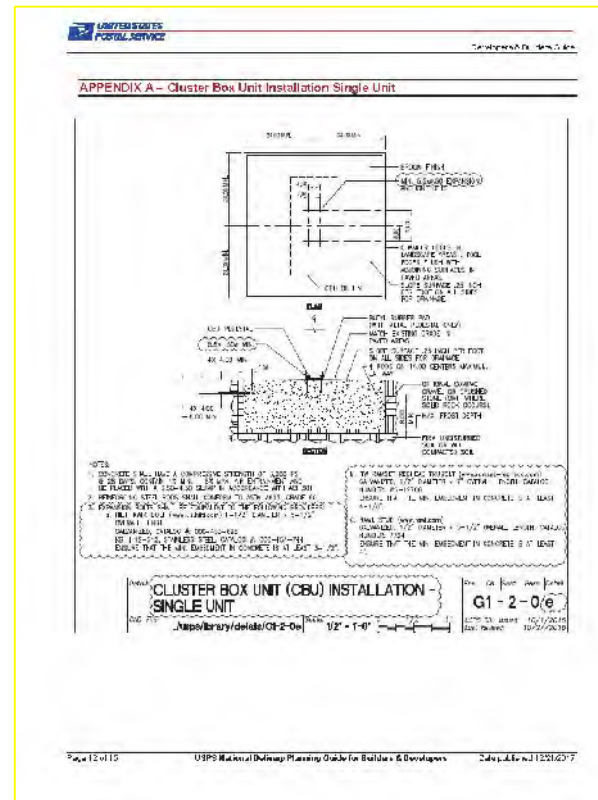
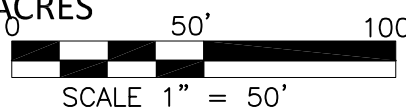
GAS
ATMOS ENERGY CORP.
810 NASHVILLE HWY
COLUMBIA, TN 38401
(931) 388-9136

TELEPHONE
BELLSOUTH
1-888-757-6500

IF YOU DIG TENNESSEE...
CALL US FIRST!
811
TENNESSEE ONE CALL
IT'S THE LAW

PRELIMINARY PLAT
HATTON HAVEN SUBDIVISION

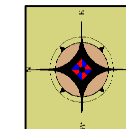
OWNER: J&B REAL ESTATE COMPANY, LLC.
OWNER'S ADDRESS: 2220 W O SMITH DRIVE,
LAWRENCEBURG, TN 38464
PROPERTY ADDRESS: S GLADE STREET
COLUMBIA, TENNESSEE 38401
DEED BOOK R-2597 PAGE 1193
PROPERTY MAP 991 PARCEL 48.01
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE
DATE: DECEMBER 17, 2019
REVISED: MAY 20, 2020
REVISED: JUNE 25, 2020
TOTAL ACRES = 2.60 ACRES
NEW ROADS = 0.40 ACRES; LINEAR FEET = 232.86'
TOTAL LOT ACRES = 2.20 ACRES
ZONED R-6
JOB # 5604



CHAPDELAINE & ASSOCIATES

Land Surveying

7356 WALKER ROAD
Fairview, Tennessee 37062
(615) 799-8104 Office
chapsurveyors@gmail.com



PRELIMINARY PLAN

HATTON HAVEN SUBDIVISION

9TH CIVIL DISTRICT

COLUMBIA, MAURY COUNTY, TENNESSEE

General Notes

No.	Revision/Issue	Date
	JUNE 29, 2020	

Date: MAY 20, 2020	Scale: 1"=50'
Sheet: V-1.0	
SHEET 1 OF 1	

Case Number:

20-0113

Request:

Request from Dan Crunk for Final Plat approval of Homestead at Carters Station Section 4 Phase 3 off Goodtown Trace with a surety in the amount of \$160,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0113

APPLICANT/PROPERTY OWNER

Dan Crunk Engineering / FP TCI CCS, LLC

PUBLIC HEARING DATE

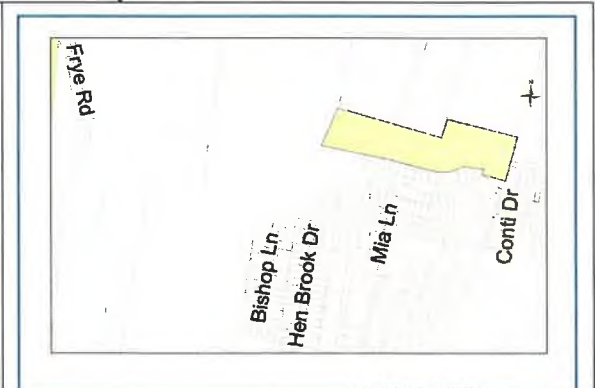
July 8th, 2020

PROPERTY ADDRESS/LOCATION

**Timewinder Way & Goodtown Trace/
Tax Map 42 Parcel 32.00**

SUMMARY OF REQUEST: Final Plat

This request is for a **Final Plat Approval** for Homestead at Carters Station, Section 4, Phase 4. This final plat includes 30 single-family residential building lots on a 50' public right-of way (*Timewinder Way & Goodtown Trace*)



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 PUD, Single Family Residential	Single-Family Residential	RM-1 PUD & RS-10 PUD / Single-Family Residential	31 Single-Family Dwellings	7.75 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood.

Proposed Final plat has an existing zoning designation of RS-10 PUD

PROPERTY HISTORY:

December 2018, Master plan approved for this section of Homestead at Carters Station with subsequent preliminary plat approval in 2019.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RS-10 PUD zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO

Staff Report #20-0113

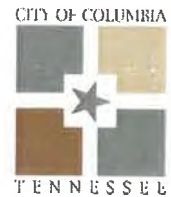
Page 1



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.

20-0113

DESCRIPTION: Request from T-Square Engineering for final plat approval of 31 lots in Homestead at Carters Station Section 4 Phase 3.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Denote size and material of storm pipe

Building

2. No comments.

Police

3. No comments provided.

Columbia Water

4. OK. 8" PVC (C-900)

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Duck River Electric Membership Corp

7. No comments provided.

Wastewater

8. Wastewater approves this request.

Planning

9. No Comments

Columbia Power

10. Columbia Power System has an existing power line near your proposed development.
We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Public Works

11. No comments.

Fire

12. No comment.

Atmos Energy

13. No comments provided.

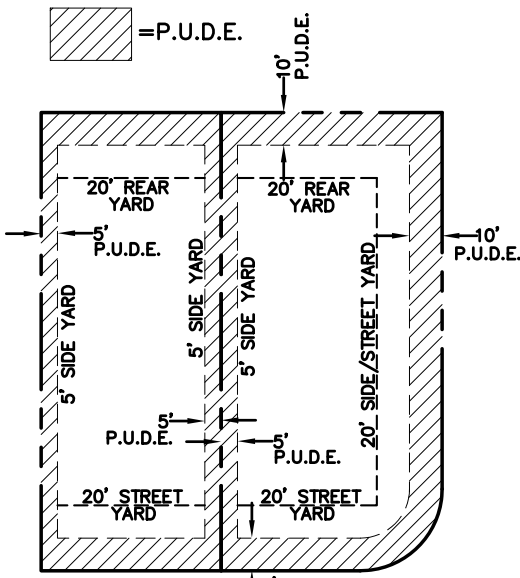
ATTACHMENTS: Final Plat

PURPOSE NOTE

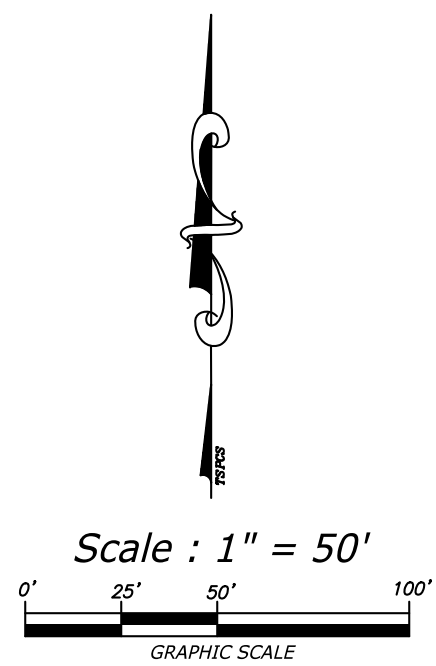
THE PURPOSE OF THIS PLAT IS TO CREATE 31 SINGLE FAMILY LOTS.

SURVEYOR'S NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- SUBJECT PROPERTY IS A PORTION OF PARCEL 32.00 AS SHOWN ON MAURY COUNTY TAX MAP 42.
- DEED REFERENCE: RECORD BOOK R2403, PAGE 319, REGISTER'S OFFICE OF MAURY COUNTY, TN.
- THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
- THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- TOTAL AREA OF THE PROPERTY SURVEYED IS 7.75 ACRES±.
- THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), ON FEMA/FIRM MAP No. 47119C0180E, (EFFECTIVE APRIL 16, 2007), AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE.
- NEW RIGHT-OF-WAY DEDICATION: 1.40 ACRES±.
- ZONED: RS-10 PUD
- UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH SET IRON RODS.



TYPICAL LOT CONFIGURATION FOR LOTS 376-406 OR AS NOTED ON PLAT. P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT



CURVE TABLE

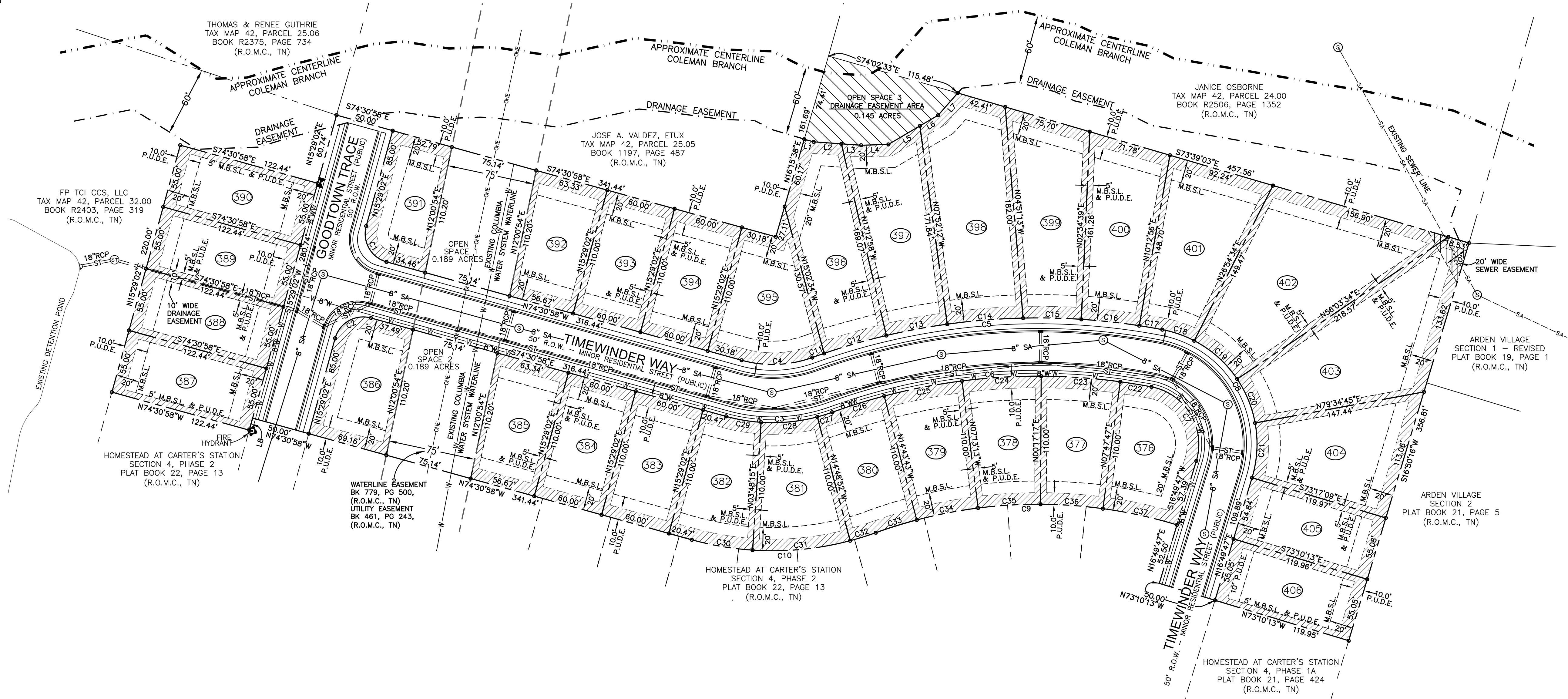
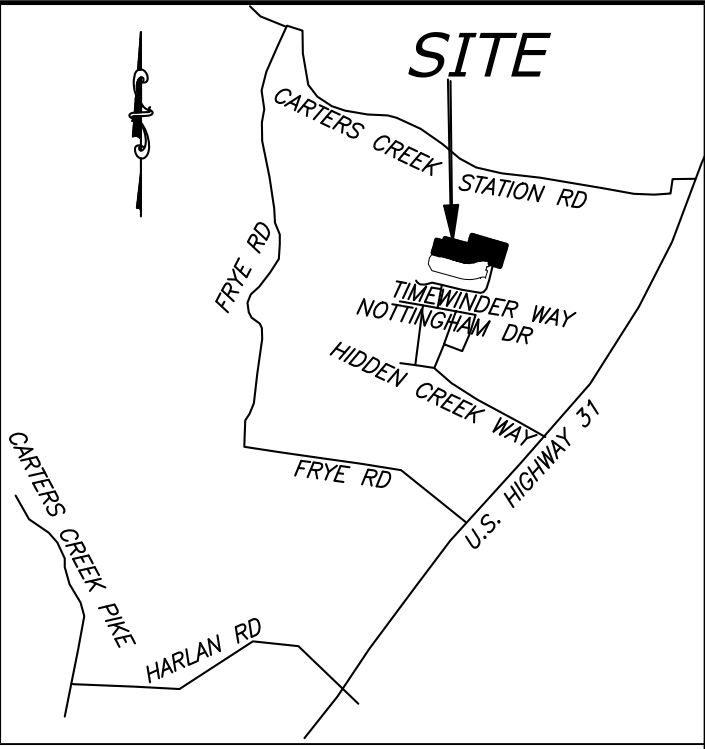
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N29°30'58\"W	90°00'00\"
C2	25.00'	39.27'	35.36'	N60°29'02\"E	90°00'00\"
C3	150.00'	92.61'	91.15'	N87°47'45\"E	35°22'33\"
C4	100.00'	84.91'	80.77'	S87°47'45\"W	35°22'33\"
C5	570.00'	305.24'	301.61'	S85°26'57\"W	30°40'58\"
C6	520.00'	278.47'	275.15'	N85°26'57\"E	30°40'58\"
C7	50.00'	63.81'	74.34'	S11°11'23\"E	96°02'21\"
C8	100.00'	167.82'	148.67'	N31°11'23\"W	96°02'21\"
C9	410.00'	263.33'	258.83'	S88°30'27\"W	36°47'57\"
C10	260.00'	160.53'	157.99'	S87°47'45\"W	35°22'33\"
C11	570.00'	10.74'	10.74'	S70°48'52\"W	104°46'56\"
C12	570.00'	55.68'	55.68'	S73°59'08\"W	8°35'47\"
C13	570.00'	53.19'	53.17'	S79°27'25\"W	5°20'46\"
C14	570.00'	65.39'	65.35'	S87°23'00\"W	6°34'23\"
C15	570.00'	50.02'	50.00'	N88°46'59\"W	5°01'39\"
C16	570.00'	50.07'	50.06'	N83°45'10\"W	5°01'59\"
C17	570.00'	20.16'	20.16'	N80°13'22\"W	2°01'37\"
C18	100.00'	47.56'	47.11'	N70°01'32\"E	16°39'17\"
C19	100.00'	49.94'	49.42'	N48°14'51\"W	28°36'51\"
C20	100.00'	41.05'	40.76'	N22°10'50\"W	23°31'11\"
C21	100.00'	47.56'	47.11'	N3°12'16\"E	27°13'02\"
C22	520.00'	27.17'	27.17'	S80°42'23\"E	2°59'39\"
C23	520.00'	68.14'	68.10'	S85°57'28\"E	7°30'30\"
C24	520.00'	68.14'	68.10'	N86°32'02\"E	7°30'30\"
C25	520.00'	68.14'	68.10'	N79°01'32\"E	7°30'30\"
C26	520.00'	46.86'	46.85'	N72°41'23\"E	5°09'48\"
C27	150.00'	13.29'	13.29'	N72°38'48\"E	6°04'40\"
C28	150.00'	16.74'	16.83'	N84°29'42\"E	18°37'07\"
C29	150.00'	30.58'	30.52'	S80°21'16\"E	11°40'46\"
C30	260.00'	53.00'	52.91'	N80°21'21\"W	11°40'46\"
C31	260.00'	84.49'	84.12'	S84°29'42\"W	18°37'07\"
C32	260.00'	23.04'	23.03'	S72°38'48\"W	6°04'40\"
C33	410.00'	36.95'	36.94'	S72°41'23\"W	5°09'48\"
C34	410.00'	53.73'	53.69'	S79°01'32\"W	7°30'30\"
C35	410.00'	53.73'	53.69'	S86°32'02\"W	7°30'30\"
C36	410.00'	65.19'	65.12'	N77°38'54\"W	8°06'38\"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S74°26'40\"E	8.39'
L2	S85°54'35\"E	23.87'
L3	S85°54'35\"E	17.00'
L4	N86°16'06\"E	23.42'
L5	N59°35'27\"E	31.33'
L6	N59°39'55\"E	18.19'
L7	N41°27'29\"E	25.49'
L8	S15°29'02\"W	10.74'

LOT #	SQ. FEET	ACRES
376	7,497	0.17
377	6,703	0.15
378	6,703	0.15
379	6,703	0.15
380	6,608	0.15
381	7,328	0.17
382	6,849	0.16
383	6,600	0.15
384	6,600	0.15
385	6,600	0.15
386	7,107	0.16
387	6,734	0.15
388	6,734	0.15
389	6,734	0.15
390	6,734	0.15
391	6,040	0.14
392	6,600	0.15
393	6,600	0.15
394	6,600	0.15
395	8,197	0.19
396	9,593	0.22
397	10,037	0.23
398	13,033	0.30
399	10,435	0.24
400	9,316	0.21
401	10,335	0.24
402	16,658	0.38
403	14,914	0.34
404	10,069	0.23
405	6,893	0.15
406	6,603	0.15

OPEN SPACE	#Sq. Feet	Acres
1	8,265	0.19
2	8,265	0.19
3	6,333	0.15



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2403, Page 319, Maury County Register's Office, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Owner (FP TCI CCS, LLC) Title Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Homestead at Carter's Station - Section 4, Phase 3" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Water System Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities at "Homestead at Carter's Station Subdivision - Section 4, Phase 3" have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer, Columbia, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission Date
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 Date

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

Superintendent, Columbia Wastewater System Date

CERTIFICATE OF COMPLIANCE

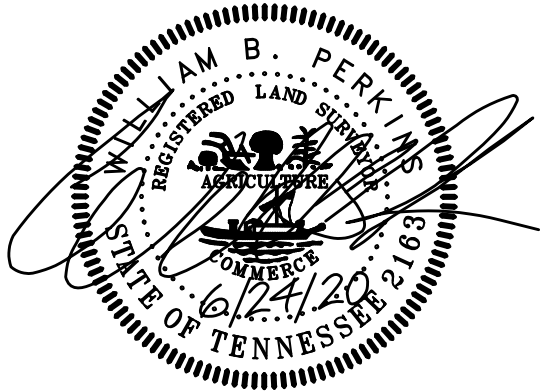
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer, Columbia, Tennessee Date

CERTIFICATE OF ACCURACY

I hereby certify that to the best of my knowledge and belief, that this is a true and accurate survey of the property shown hereon; that this is a Catagory "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

Registered Land Surveyor Date
Tenn. License No. 2163
William B. Perkins



Final Plat
Homestead at Carter's Station
Section 4, Phase 3

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 42, P/O PARCEL 32.00

H & H LAND
SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2020-0101

SCALE: 1"= 50' DATE: APRIL 22, 2020
AREA: 7.75 ACRES± REVISED: JUNE 24, 2020

Case Number:

20-0115

Request:

Request from Martin Engineering for Final Plat approval of Summerdale Subdivision Phase 2 off Precast Drive with a surety in the amount of \$105,000.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
20-0115

APPLICANT/PROPERTY OWNER
Martin Engineering / P & L Development, LLC

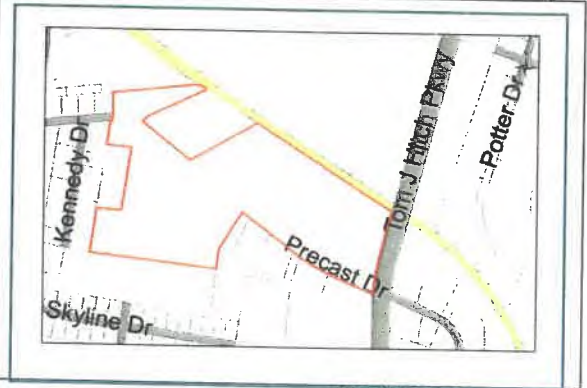
PUBLIC HEARING DATE
July 8th, 2020

PROPERTY ADDRESS/LOCATION
Precast Drive and Tom J. Hitch Parkway

SUMMARY OF REQUEST: Final Plat

This request is for a **Final Plat Approval** for Phase 2 of Summerdale Subdivision. This final plat includes 12-townhome units and 12 single-family lots.

Note, Summerdale Phase 2 is not a combined phase however, is sectioned separately into 12 townhome units at the end of Sherman way, and 12 single-family dwellings at Precast Drive & Bradley Way.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD	Single-Family Residential/Townhomes	RM-1 PUD & IR/ Residential/ Commercial Garage	12 Single-Family Dwellings & 12 Townhomes	5.02 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. Proposed Final plat has an existing zoning designation of RM-1 PUD

PROPERTY HISTORY:

September 2019, Preliminary Plat approval for Summerdale Phase 2.

COMPATIBILITY with the ZONING ORDINANCE:

The final plat includes 12 single-family dwelling lots located at Precast Drive & Bradley Lane, and 12 townhome units located on Sherman Way that are platted as Summerdale, Phase 2. Staff finds this final plat request to be conforming to the standards of the RM-1 PUD zoning district with consideration of approval subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

Staff Report #20-0115

Page 1



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.
20-0115

DESCRIPTION: Request from Martin Engineering for final plat approval of Summerdale Subdivision Phase 2 being 24 lots off Sherman Way and Precast Drive.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Denote size and material of storm pipes
2. Lot 29: provide 10' easement on storm sewer.

Wastewater

3. Wastewater approves this request.

Columbia Water

4. Bradley Lane is showing a 8" main and it is a 6" main.

Planning

5. Before plat recordation please remove note 11 about 2012 IBC

Columbia Power

6. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Building

7. No comments.

Police

8. No comments.

Public Works

9. Phase 2 shows 12 townhomes. How many townhomes proposed in future phases?
10. Are there dumpster corrals planned for any phases with multifamily units? If so we recommend dumpster corrals. Please see attached guidelines. We offer 4, 6, & 8 yd. dumpsters with up to 6 days a week service.

Maury County Schools

11. No comments provided.

Fire

12. No comment.

Atmos Energy

13. No comments provided.

Maury County E911

14. No comments provided.

ATTACHMENTS: Final Plat

SW1-3.E. ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25 foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. Metro Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.

TITLE: DUMPSTER AND ~~COMPACTOR~~ STANDARDS**SW1-3.A. GENERAL**

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B. GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C. DUMPSTER PAD REQUIREMENTS**Dumpster Pad Requirements**

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.



Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2563, page 693, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2020 _____
Date

Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

_____, 2020 _____
Date

Registered Land Surveyor

Number

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 2" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2020 _____
Date

Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 2 have been installed in accordance with City specifications, or a performance bond in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 2020 _____
Date

City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

_____, _____
Secretary, Planning Commission
Columbia, Tennessee
Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911.
_____, 2020 _____
Date

Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2020 _____
Date

Superintendent, Columbia Wastewater System

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

_____, _____
City Engineer
Columbia, Tennessee
Date

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Tax Map No. 114, Parcel Number 019.00.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 5.02 acres.
- There is a 10 foot easement on property lines parallel to the public road for utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.

Utility Notes

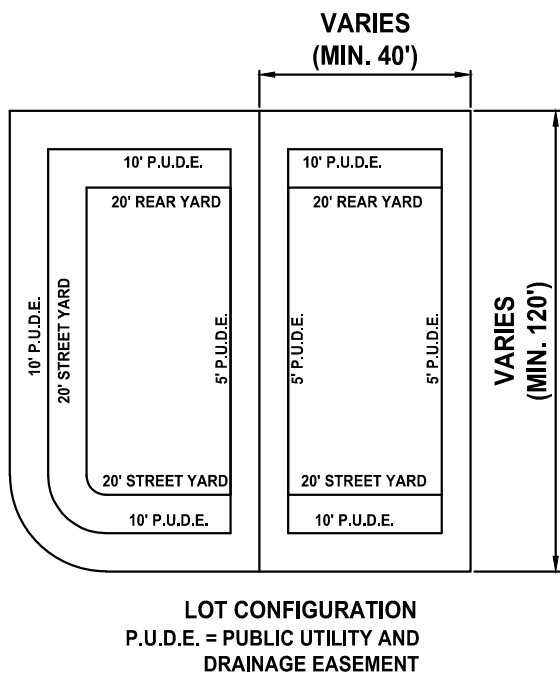
Public electric and communication utilities serving this development traverse underground and all related fixtures required for this service are encompassed by a 10-foot Public Utility Rights of Way Easement on all property lines parallel and abutting public or private roadways and 5 feet wide easement on all interior lot lines for utility and drainage easements.

Service lines and fixtures will branch from main utility line and extend to an individual multi-unit structure within this easement. The gang meter base will be attached to the exterior wall of the structure. This gang meter base will serve as a branch in which individual service lines will extend to each unit within the structure.

The gang meter base will be encompassed by a blanket utility easement for service and maintenance as needed and required. Gang meter bases, electrical service entrance conductors from transformer to gang meter bases as well as lines leaving the gang meter base to serve individual units will be the responsibility of the Home Owners Association.

Additionally, a 10-foot Public Utility Rights of Way Easement shall continue vertically from the foundation through the roof on the exterior wall at the location of the meter bases of each building.

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
18	8,463	0.19
19	6,007	0.14
20	8,119	0.19
21	8,162	0.19
22	7,542	0.17
23	7,956	0.18
24	7,657	0.18
25	7,735	0.18
26	5,091	0.12
27	7,462	0.17
28	7,842	0.18
29	11,956	0.27

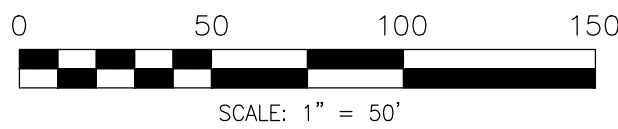


Final Plat Summerdale - Phase 2

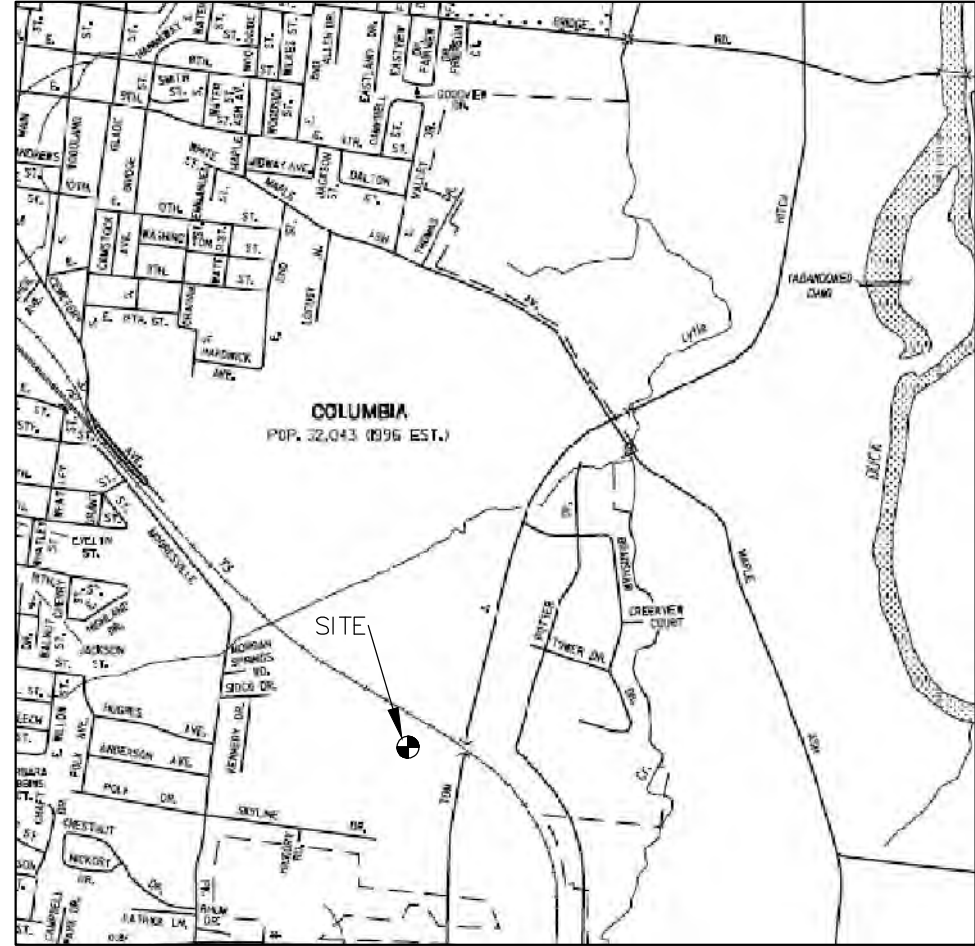
City of Columbia - Ninth Civil District - Maury County, Tennessee
Tax Map 114, Parcel 019.00
Containing 5.02 acres
Zoned RM1 PUD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	68.00'	S37°54'07"W
L2	25.00'	N07°54'07"E
L3	25.00'	N07°51'01"E
L4	35.70'	N02°30'53"W
L5	3.90'	S12°21'10"W
L6	16.30'	S16°10'19"W
L7	22.10'	S16°10'19"W
L8	45.30'	N03°57'02"W
L9	2.90'	N04°02'11"W
L10	50.00'	N08°00'20"E
L11	23.80'	N07°14'38"E
L12	35.40'	N08°14'38"E
L13	0.71'	N08°19'41"E
L14	19.20'	N07°14'38"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	41.50'	920.00'	2°19'28"	N07°40'47"W
C2	40.00'	20.00'	93°10'48"	N13°20'47"W
C3	31.91'	63.00'	29°01'24"	N48°30'40"E
C4	7.84'	7.00'	7°09'04"	N68°40'33"E
C5	36.64'	50.00'	38°10'14"	N01°00'20"E
C6	30.81'	50.00'	30°00'41"	N17°04'00"E
C7	20.00'	50.00'	30°55'55"	N13°24'18"W
C8	20.00'	50.00'	30°55'55"	N44°20'13"W
C9	20.00'	50.00'	30°55'55"	N75°10'30"W
C10	20.00'	50.00'	30°55'55"	S75°47'50"W
C11	20.00'	50.00'	29°53'25"	S43°23'10"W
C12	40.30'	60.00'	42°01'48"	S72°04'11"W
C13	5.00'	60.00'	4°34'33"	S11°17'50"E
C14	31.52'	60.00'	28°46'11"	S51°10'26"W
C15	43.37'	25.00'	99°23'55"	S69°21'30"W
C16	27.64'	175.00'	9°03'02"	N00°29'32"W
C17	23.90'	175.00'	7°01'00"	N47°57'51"W
C18	26.54'	225.00'	9°03'02"	S00°20'02"E
C19	30.90'	25.00'	89°18'14"	S16°10'20"E
C20	3.31'	175.00'	1°05'00"	S27°47'10"W
C21	61.00'	975.00'	3°30'55"	S00°51'40"E
C22	40.32'	25.00'	93°46'20"	N74°27'34"E
C23	6.72'	125.00'	0°19'40"	N07°24'31"E



LOCATION MAP



NOT TO SCALE

Owner:

P & L DEVELOPMENT LLC
818 S. MAIN STREET
COLUMBIA TN 38401

Purpose of this plat:

The purpose of this plat is to create 12 townhome units and 12 residential lots.

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____, pages _____ in the Register's Office of Maury County, Tennessee.

8" water line to be owned and maintained by Columbia Power and Water Systems

8" sanitary sewer line to be owned and maintained by Columbia Wastewater Systems.

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer lines). 10 foot wide easement centered on water lines.

LEGEND

These standard symbols will be found in the drawing.

- SA --- STORM SEWER LINE
- W --- SANITARY SEWER LINE
- W --- WATER LINE
- W --- FIRE HYDRANT COMPLETE ASSEMBLY
- W --- WATER METER VAULT
- W --- CENTERLINE OF ROAD
- W --- BUILDING SETBACK
- W --- EASEMENT
- W --- PROPERTY LINE
- IRON ROD (SET)

Douglas A. Koonce
TN RLS #2290

P.O. Box 2551, Shelbyville, TN 37162
931-224-6502
doug@dksurvey.com

Date
June 29, 2020

Scale
1"=50'

Drawn by
AAS

Job number
2020

Revised

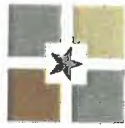
Sheet 1 of 1

Case Number:

20-0116

Request:

Request from Zach McKinney for Final Plat approval at 100 Morningside Lane.



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0116

PUBLIC HEARING DATE

July 8th, 2020

APPLICANT/PROPERTY OWNER

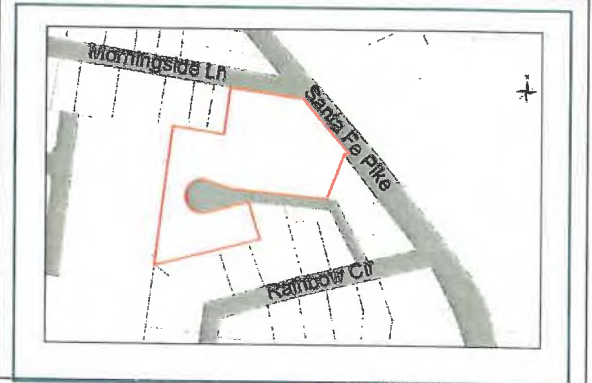
Zack McKinney/ Raymay LLC

PROPERTY ADDRESS/LOCATION

100 Morningside Drive

SUMMARY OF REQUEST: Final Plat (Baker Landing Subdivision)

This request is for a **Final Plat** for 4 lots at the corner of Morningside Drive and Santa Fe Pike. These proposed lots will exceed the size and dimension the standards of the existing R-10 zoning district.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10	Residential	R-10/ Residential	Single-Family Residential	2.78 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A

PROPERTY HISTORY:

June 10, 2020. Preliminary Plat for 100 Morningside Drive, Approved.
The final plat is part of a previously platted subdivisions that have since been abandoned.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the R-10 zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.
20-0116

DESCRIPTION: Final Plat for 4 lot Subdivision

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide standard PUDE note. See Subdivision Regulations 4-15 (Utility Easements).
2. Show existing property line on Snowden Property and label proposed.
3. Remove certificate of approval of streets, drainage, utilities.
4. Water system plat certificate is incorrect.
5. Provide signature line for Snowden property owner.
6. Show/Label all existing utilities, ownership, and size.

Building

7. No comments.

Police

8. No comments provided.

Columbia Water

9. 4" CI on Morning Side Lane. 6" CI on Rainbow Circle. 16" DI on Santa Fe Pike.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Wastewater

12. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.

Planning

13. No Comments

Columbia Power

14. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Public Works

15. No comments.

Fire

16. No comment.

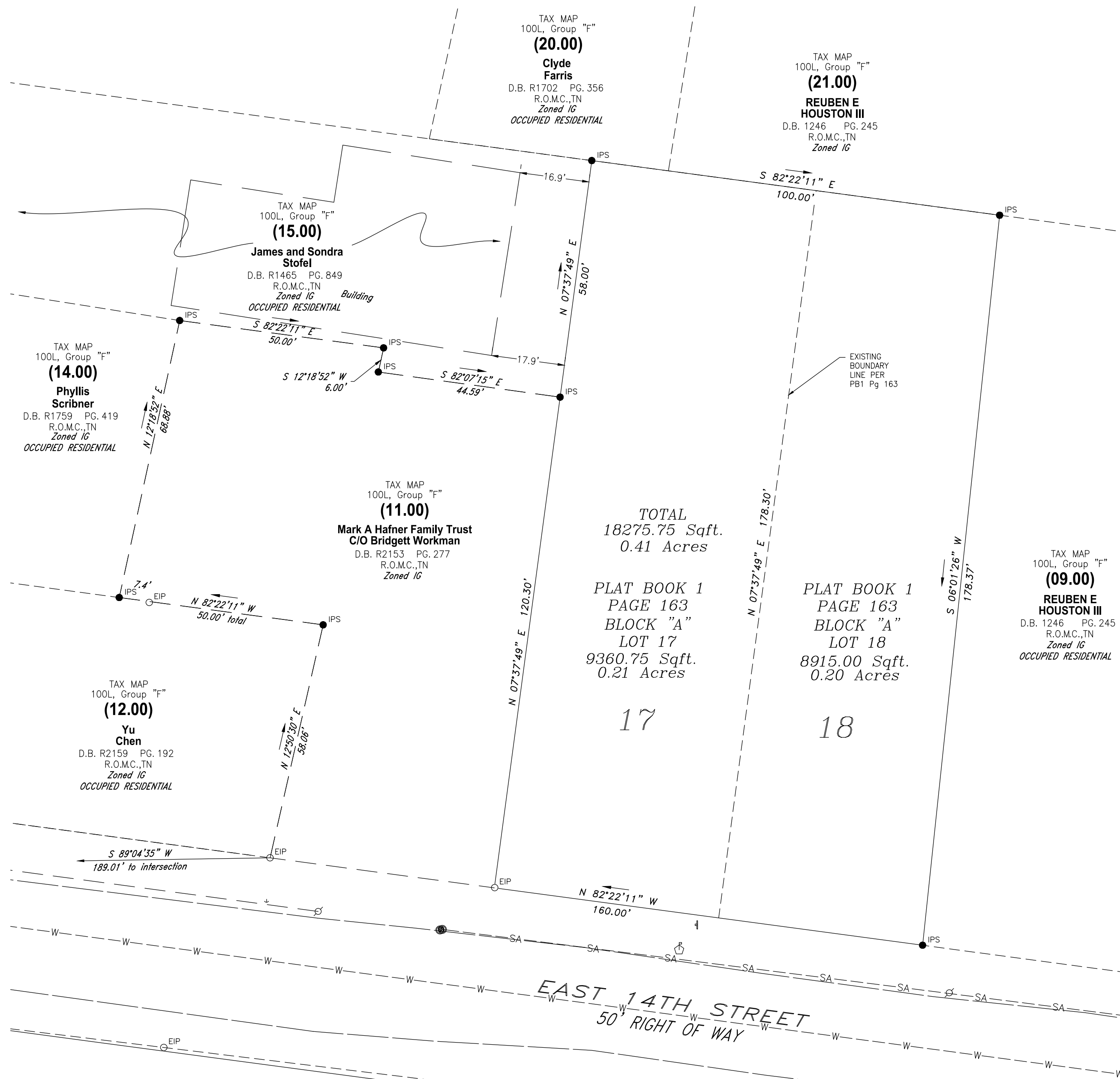
Atmos Energy

17. No comment.

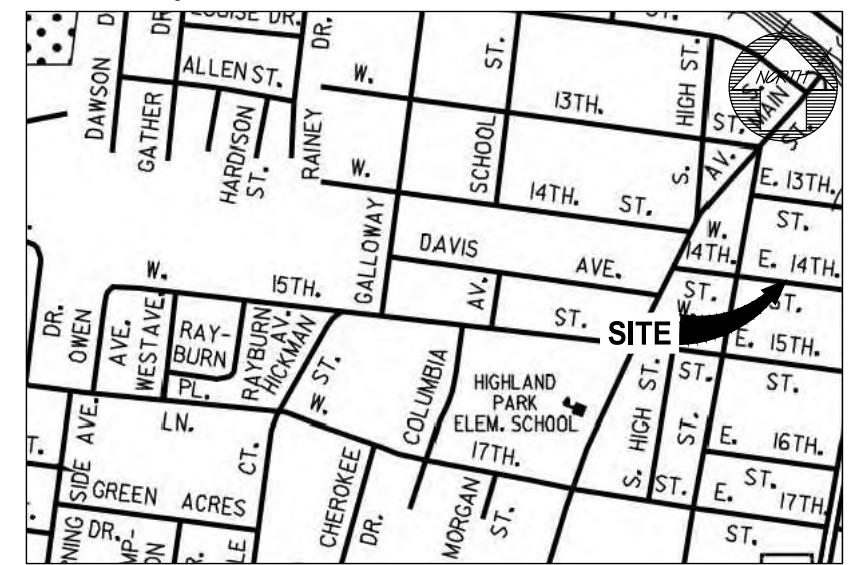
ATTACHMENTS: Final Plat



CONCEPT SKETCH



Location Map



SITE DATA:

OWNER: MARK A HAFNER FAMILY TRUST
C/O BRIDGETT WORKMAN
836B MOORESVILLE PIKE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 100L GROUP "F" PARCEL 10.00
DEED BOOK: R2453, PG 277
PLAT BOOK 1, PG 163 - LOT 17 & 18

SUBJECT PARCEL ZONING: IG (GENERAL INDUSTRIAL)
PROPOSED PARCEL ZONING: R-6

ACREAGE OF SITE: 0.41 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT (COLLECTOR)
20' REAR
7.5' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE THE EXISTING PROPERTY FROM IG TO R-6

GRAPHIC SCALE



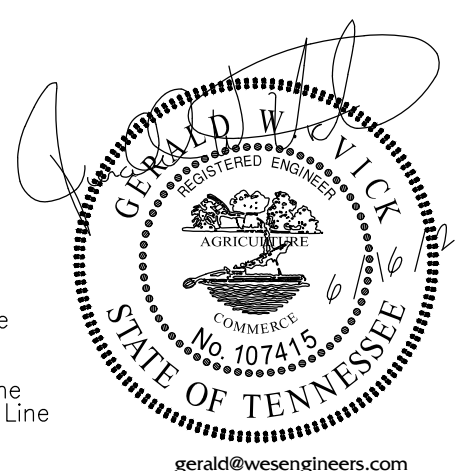
(IN FEET)
1 inch = 20 ft.

Legend

- | | | | | | |
|------------|----------------------------|--------------------------|---------------------|-------------------|--------------------|
| ○ EIP | Iron Rod Found | ⊕ Bench Mark | ▣ Catch Basin | ⊞ Electric Riser | ⊙ Power Pole |
| ● IPS | Iron Rod Set | ⊕ Stake Found | ⊞ Curb Inlet | ⊞ Telephone Riser | ⊙ Flag Pole |
| ⊙ I.P.F. | Iron Pipe Found | ⊕ Fire Hydrant | ⊞ Storm Pipe | ⊞ Telephone Booth | ⊙ Guy Wire |
| ⊙ AXLE | Axle Found | ⊕ Water Meter | ⊞ Cable Manhole | ⊞ Gas Meter | ⊙ Mailbox |
| ⊙ ECM | Fence Post | ⊕ Water Valve | ⊞ Electric Manhole | ⊞ Gas Valve | ⊙ Parking Block |
| ⊙ P.K.F. | Concrete Monument Existing | ⊕ Water Reducer | ⊞ Telephone Manhole | ⊞ Light Pole | ⊙ Satellite Dish |
| ⊙ P.K.S. | PK Nail Found | ⊕ Clean Out | ⊞ Water Manhole | ⊞ Power Pole | ⊙ Handicap Parking |
| ⊙ R.R.S.F. | PK Nail Set | ⊕ Sanitary Sewer Manhole | ⊞ Electric Meter | ⊞ Telephone Pole | ⊙ Water Spigot |
| ⊙ R.R.S.S. | Railroad Spike Found | ⊕ Storm Sewer Manhole | ⊞ Cable Riser | ⊞ Guy Pole | ⊙ Bollard |
- * Evergreen Tree
⊙ Deciduous Tree
⊙ Sign

- | | | | |
|-----|-------------------------|-----|--------------------------|
| --- | Adjoining Property Line | --- | Edge of Water |
| --- | Subject Property Line | --- | Ditch / Creek Centerline |
| --- | Easement Line | --- | Minor Contour Line |
| --- | Building Setback Line | --- | Index Contour Line |
| --- | Centerline | --- | Gas Line |
| --- | Edge of Pavement | --- | Sanitary Sewer Line |
| --- | Edge of Gravel | --- | Water Line |
| --- | Fence Line | --- | Storm Sewer Line |
| --- | Landscape | --- | Overhead Utility Line |
| --- | Woods / Tree Line | --- | Overhead Cable Line |

- | | | |
|-----|-----|----------------------------|
| --- | OHE | Overhead Electric Line |
| --- | OHT | Overhead Telephone Line |
| --- | UG | Underground Utility Line |
| --- | UGC | Underground Cable Line |
| --- | UGE | Underground Electric Line |
| --- | UGT | Underground Telephone Line |
| --- | FM | Forced Main Line |



Sub. no. 17-579

Drawn: RP

Checked: AO

Approved: CY

Date: 6/16/2020

Scale: Vertical: 1"=20'

Horizontal: 1"=20'

MP-1

CONCEPT SKETCH
107 EAST 14TH STREET, COLUMBIA, TN 38401
TAX MAP 100L, GROUP "F", PARCEL 10.00

Client:
Mark A Hafner
1045 Claremont Drive
Columbia, TN 38401

WES
ENGINEERS & SURVEYORS

©2020
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
7286 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

Case Number:

20-0119

Request:

Request from Allen O'Leary for Final Plat approval at 2677 Pulaski Highway.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0119

PUBLIC HEARING DATE

July 8th, 2020

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ Howell Home Builders

PROPERTY ADDRESS/LOCATION

**2677 Pulaski Highway/ Tax Map 113
Group B Parcel 81.00**

SUMMARY OF REQUEST: Final Plat (Baker Landing Subdivision)

This request is for a **Final Plat revision** for 11 single-family residential lots conforming to all standards of the RS-40 zoning district with proposed lots having access and frontage from Morrow Lane. An additional platted lot has been provided nearest to the corner of Morrow Lane and Pulaski Pike that is dedicated to stormwater and a mail kiosk station.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-40	Vacant Land	RS-40/ MCD Vacant Lane	Single-Family Residential	5.56 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood

Proposed Final plat has an existing zoning designation of RS-40.

PROPERTY HISTORY:

N/A.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RS-40 zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.

20-0119

DESCRIPTION: Request final plat approval for 11 lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide drainage easement lots 1-7, 10' wide along centerline of ditch.
2. Show shared driveway locations.

Building

3. No comments.

Police

4. No comments provided.

Columbia Water

5. 2 F.H.'s Installed - Low pressure.

Atmos Energy

6. No comments provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Wastewater

9. Wastewater approves this request.

Planning

10. No Comments.

Columbia Power

11. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

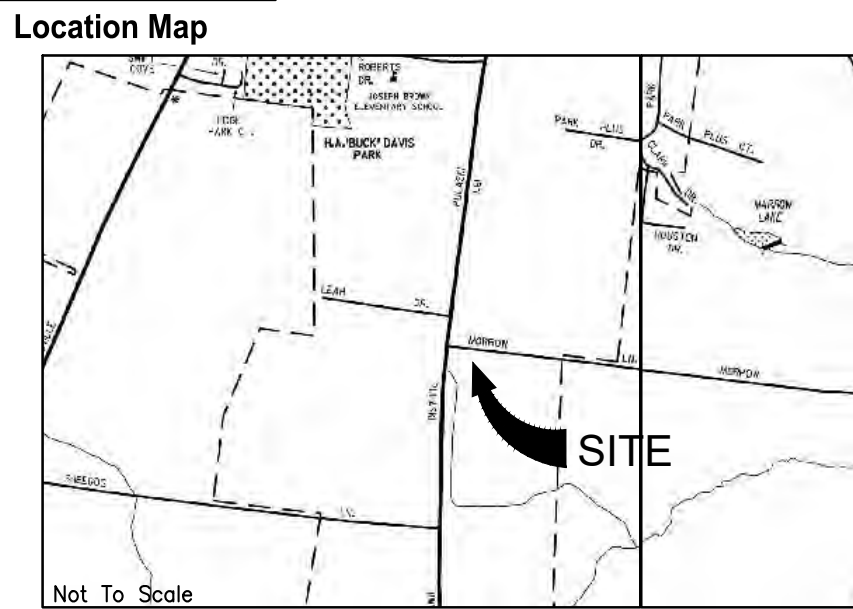
Public Works

12. No comments.

Fire

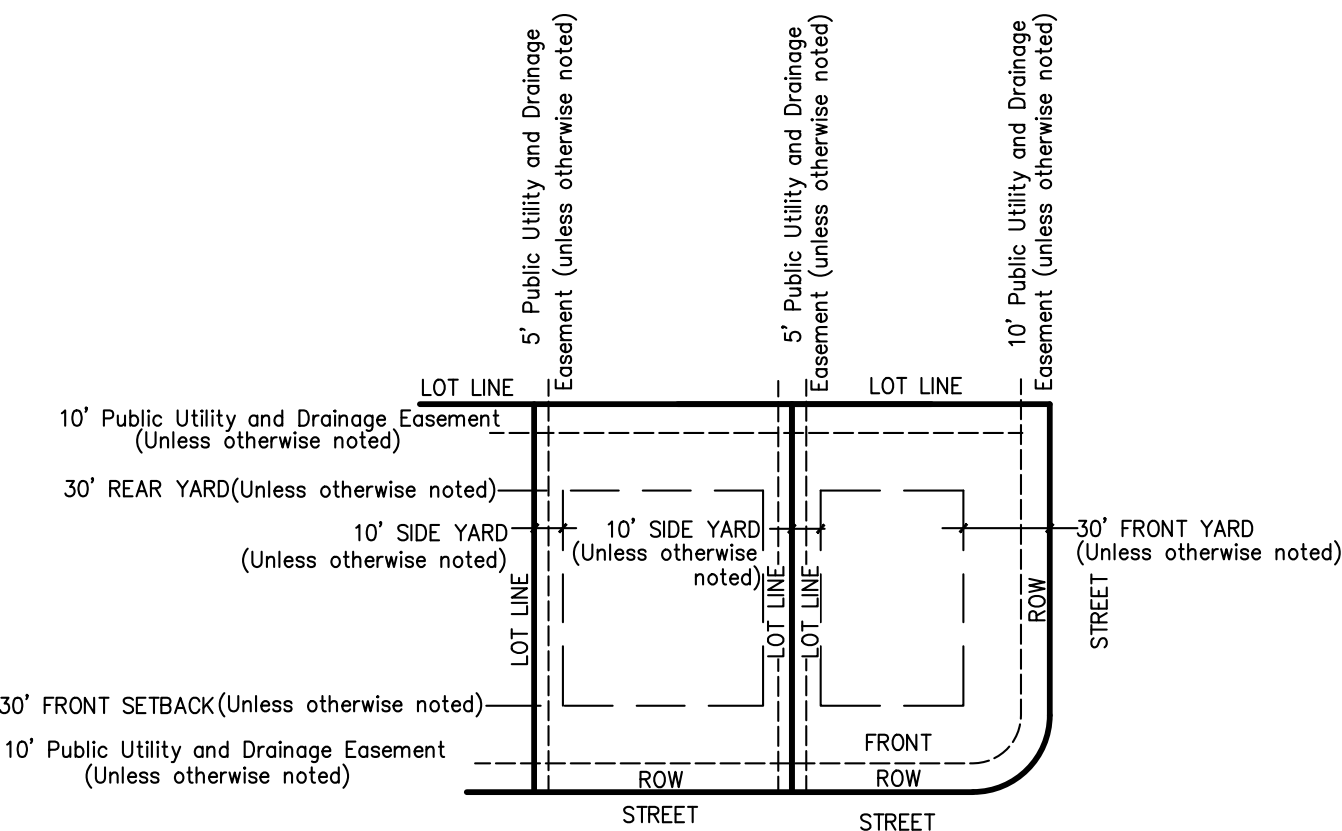
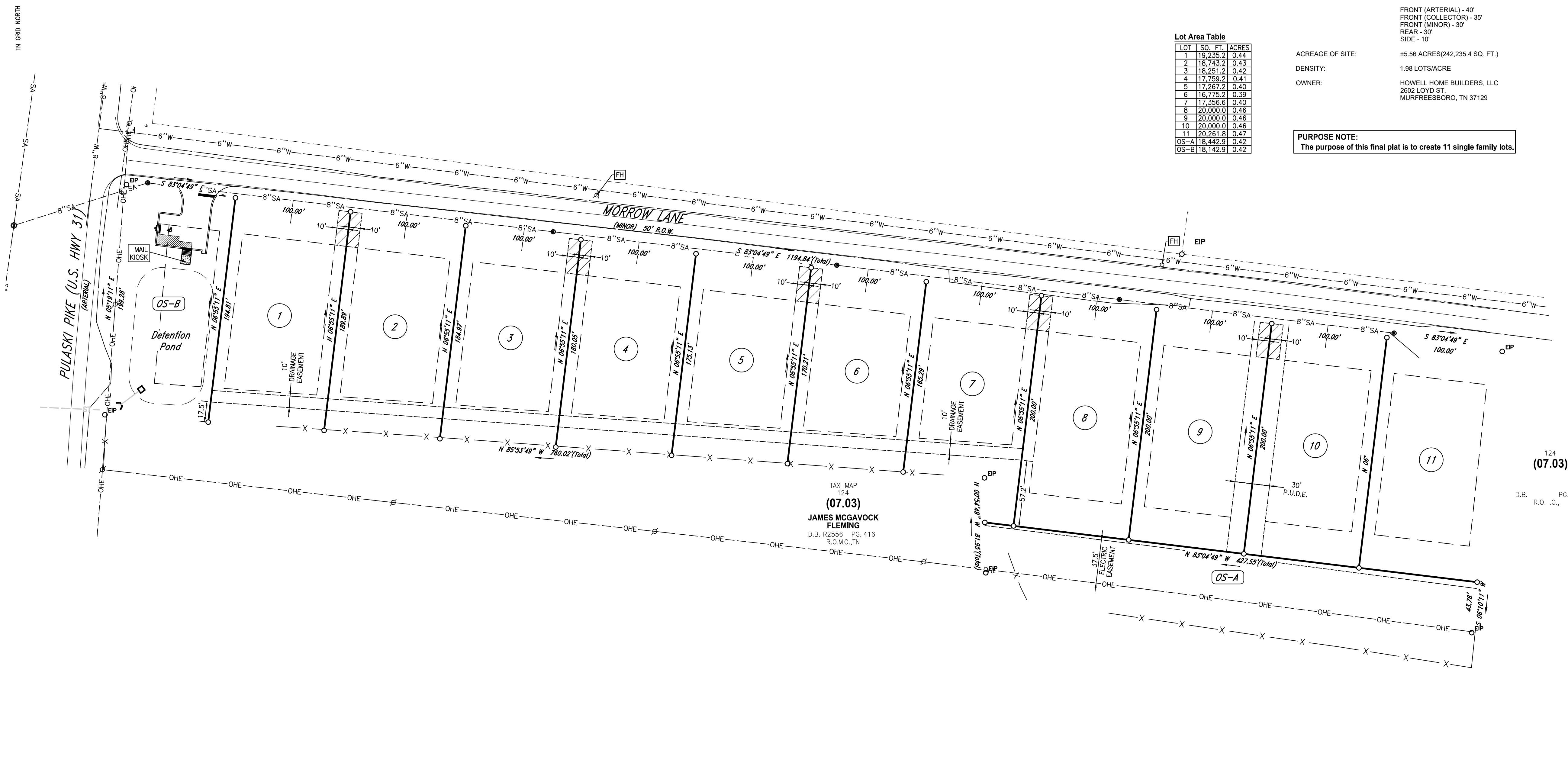
13. No comment.

ATTACHMENTS: Final Plat



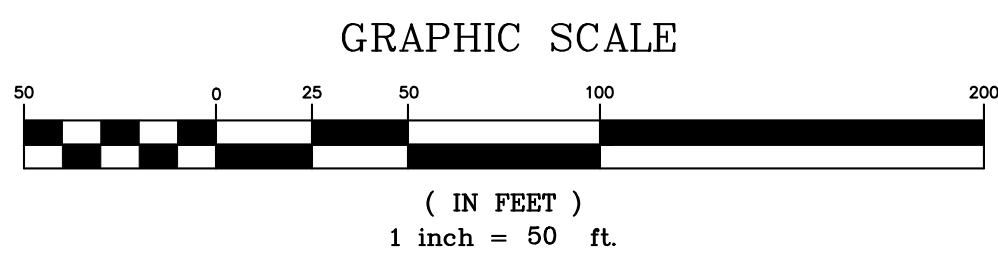
Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is ±55.6 Acres.
7. This property currently identified as Tax Map No. 113 Parcel No. 81.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2607 Page 1114
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is not a warranty of any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, or persons, jointly or jointly named in the caption hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 171002BSE, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are 1" rebar with cap reading "WES 1987" unless otherwise noted.
19. All Open Space Area is a Public Utility and Drainage Easements.
20. Shared driveway locations are represented by [ZZZ].



OPEN SPACE NOTE:

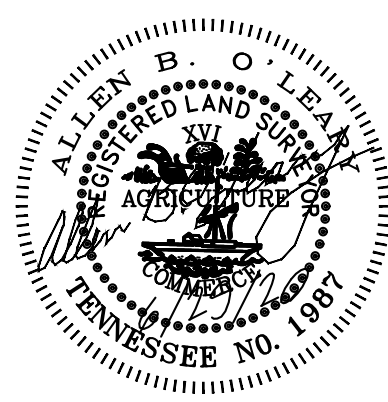
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS
INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.



Legend									
○ EIP	● Iron Rod Found	⊠ Bench Mark	⚡ Catch Basin	Electric Rise	Power Pole	Property Line	Edge of Water	—OHE—	Overhead Electric Line
○ EIP	● Iron Rod Set	⊠ Stake Found	⚡ Curb Inlet	Telephone Pole	Property Subject	Property Line	—Ditch / Creek Centerline—	—OHT—	Overhead Telephone Line
● I.P.F.	● Iron Pipe Found	⊠ Fire Hydrant	⚡ Storm Pipe	Telephone Booth	Property	Property Line	—Index Contour Line—	—UG—	Underground Utility Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Cable Manhole	Telephone Pole	Property	Property Line	—Gas Meter	—UG—	Underground Gas Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Electric Manhole	Light Pole	Property	Property Line	—Sanitary Sewer Line—	—UG—	Underground Sanitary Sewer Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Telephone Manhole	Light Pole	Property	Property Line	—Water Main—	—UG—	Underground Water Main
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Water Manhole	Light Pole	Property	Property Line	—Evergreen Tree—	—FM—	Forced Main Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Cable Riser	Light Pole	Property	Property Line	—Deciduous Tree—	—FM—	Forced Main Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Cable Riser	Light Pole	Property	Property Line	—Bush—	—FM—	Forced Main Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Cable Riser	Light Pole	Property	Property Line	—Sign—	—FM—	Forced Main Line
● I.P.F.	● Iron Pipe Found	⊠ Water Meter	⚡ Cable Riser	Light Pole	Property	Property Line	—Overhead Cable Line—	—FM—	Forced Main Line

<u>CERTIFICATE OF OWNERSHIP AND DEDICATION</u>	
I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number <u>R2607</u>, Page <u>1114</u>, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	
Date _____	Howell Homes Builders, LLC
Title (if acting for partnership or corporation) _____	
<u>CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES</u>	
I hereby certify that the streets, drainage, and utilities designated in <u>Baker Landing</u> Subdivision have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.	
Date _____	City Engineer Columbia, Tennessee
<u>CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS</u>	
Columbia County hereby certifies and approves by the City Engineering Department and by E-911 Maury County.	
Date _____	Maury County E-911 Columbia, Tennessee
<u>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</u>	
I hereby certify that the sewer system outlined or indicated on this final subdivision plan has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.	
Date _____	Director of Wastewater Department

<u>CERTIFICATE OF APPROVAL OF WATER SYSTEM</u>	
I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled <u>Baker Landing</u> has/have been installed in accordance with current local and state government regulations, or a sufficient bond or other surety has been filed to guarantee said installation.	
Date _____	Columbia Power & Water System Columbia, Tennessee
<u>CERTIFICATE OF COMPLIANCE</u>	
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.	
Date _____	City Engineer Columbia, Tennessee
<u>CERTIFICATE OF APPROVAL FOR RECORDING</u>	
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:	
Date _____	Secretary, Planning Commission
<u>SURVEYOR'S CERTIFICATION (TENNESSEE)</u>	
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown above and that this is a category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.	
<u>6/29/20</u>	<u>Allen B. O'Leary</u>
Date	Allen B. O'Leary
	TN RLS #1987
	Number



Case Number:

20-0121

Request:

Request from Wilson and Associates for
Final Plat approval of Polk Place Phase 1 off
Theta Pike.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
20-0121

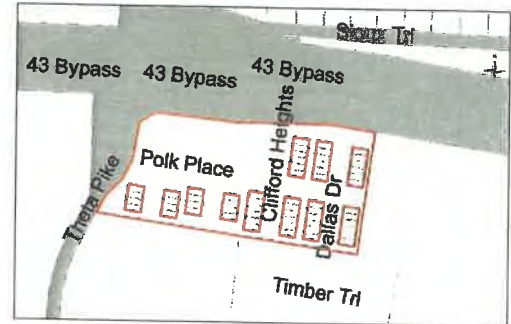
APPLICANT/PROPERTY OWNER
Wilson & Associates PE/ D.R. Horton, Inc.

PUBLIC HEARING DATE
July 8th, 2020

PROPERTY ADDRESS/LOCATION
**Theta Pike & Polk Place/ Tax Map 90A
Group B Parcel 48.00**

SUMMARY OF REQUEST: **Final Plat**

This request is for a **Final Plat revision** to Polk Place Phase 1 to allow for the dedication of Polk Place as a public street that was formally dedicated as a private street. Furthermore, this plat shows a minor revision to lots 17-58 for width.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD	Single-Family Residential Townhomes	RM-1/ R-MHP/GCS; Multi-family & Mobile Home Park	58 Townhomes	8.54 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor Proposed Final plat has an existing zoning designation of RM-1 PUD

PROPERTY HISTORY:

January 2018, rezoning from GCS to RM-1 PUD (High Density Residential PUD) approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RM-1 PUD zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO

Staff Report #20-0121

Page 1



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0121

APPLICANT/PROPERTY OWNER

Wilson & Associates PE/ D.R. Horton, Inc.

PUBLIC HEARING DATE

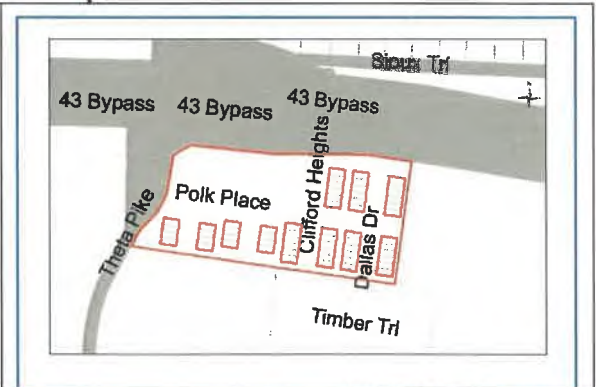
July 8th, 2020

PROPERTY ADDRESS/LOCATION

**Theta Pike & Polk Place/ Tax Map 90A
Group B Parcel 48.00**

SUMMARY OF REQUEST: Final Plat

This request is for a **Final Plat revision** to Polk Place Phase 1 to allow for the dedication of Polk Place as a public street that was formally dedicated as a private street. Furthermore, this plat shows a minor revision to lots 17-58 for width.



MAP SOURCE: City GIS

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RM-1 PUD	Single-Family Residential Townhomes	RM-1/ R-MHP/GCS; Multi-family & Mobile Home Park	58 Townhomes	8.54 Acres +/-

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PROPERTY HISTORY:

January 2018, rezoning from GCS to RM-1 PUD (High Density Residential PUD) approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RM-1 PUD zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

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CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

TITLE: DUMPSTER AND COMPACTOR STANDARDS**SW1-3.A. GENERAL**

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B. GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C. DUMPSTER PAD REQUIREMENTS**Dumpster Pad Requirements**

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

SW1-3.E. ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25 foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. Metro Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.

TITLE: DUMPSTER ~~AND COMPACTOR~~ STANDARDS

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258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.



PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 17-58 SIZES.
2. THE RECORDING OF THIS PLAT ABANDONS THE PREVIOUS LOT SIZES PER THE PREVIOUSLY RECORDED PLAT BOOK P22, PAGE 59.
3. THIS PROPERTY CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP NO. 90A, GROUP "B" PARCEL NUMBER 084.00.
4. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

5. DEVELOPER:

D.R.HORTON
7175 NOLENSVILLE RD. SUITE 202
NOLENSVILLE TN 37135
(615) 283-6000 X4401
MATT DOWDLE, P.E.
msdowdle@drhorton.com

6. SURVEYOR:

WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615)794-2275
JOEY WILSON II, R.L.S.

7. EXISTING ZONING: GCS - GENERAL COMMERCIAL SERVICES DISTRICT

IRON PIN FOUND
IRON PIN SET
CONC. MON. FOUND
CONC. MON. SET
BENCH MARK
WATER METER
WATER VALVE
FIRE HYDRANT

SANITARY SEWER MH
CATCH BASIN
STREET LIGHT
SIDEWALK PATTERN
MIN. BUILD SETBACK
PUBLIC UTIL. & DRAIN ESMT.
ADDRESSES

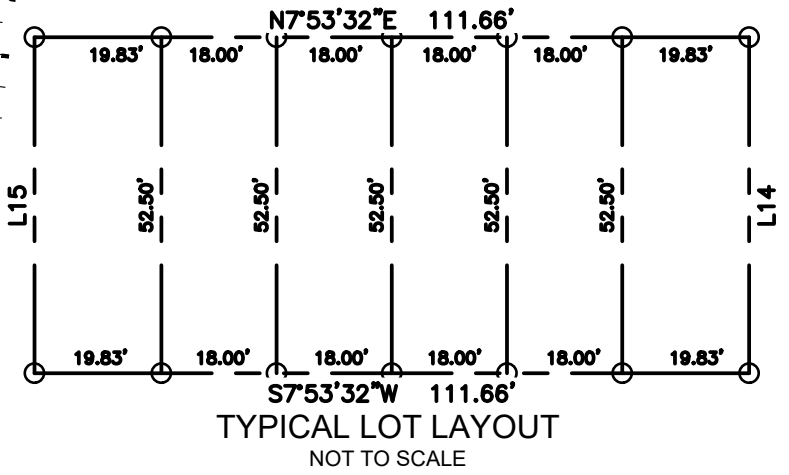
M.B.S.L.
P.U.D.E.
1234

CURVE TABLE

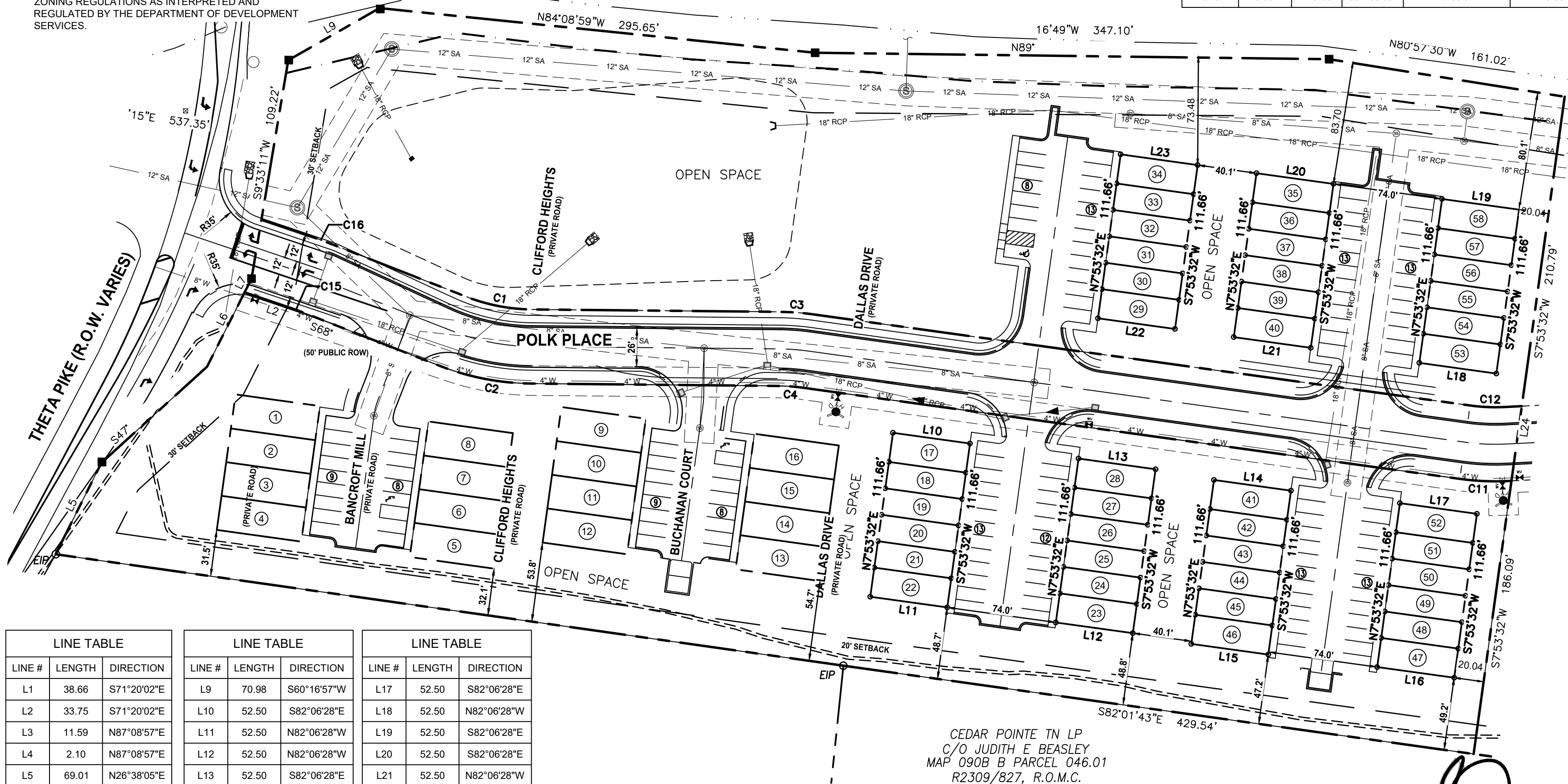
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.29'	125.00'	020°45'39"	S79°03'52"E	45.29'
C2	63.41'	175.00'	020°45'39"	S79°03'52"E	63.41'
C3	22.41'	175.00'	007°20'14"	S85°46'34"E	22.41'
C4	16.01'	125.00'	007°20'14"	S85°46'34"E	16.01'
C11	32.81'	175.00'	010°44'35"	S87°28'45"E	32.81'
C12	23.44'	125.00'	010°44'35"	S87°28'45"E	23.44'
C15	5.78'	125.00'	002°39'00"	S70°00'32"E	5.78'
C16	8.09'	175.00'	002°39'00"	S70°00'32"E	8.09'



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE



CEDAR POINTE TN LP
C/O JUDITH E BEASLEY
MAP 090B B PARCEL 046.01
R2309/827, R.O.M.C.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	38.66	S71°20'02"E	L9	70.98	S60°16'57"W	L17	52.50	S82°06'28"E
L2	33.75	S71°20'02"E	L10	52.50	S82°06'28"E	L18	52.50	N82°06'28"W
L3	11.59	N87°08'57"E	L11	52.50	N82°06'28"W	L19	52.50	S82°06'28"E
L4	2.10	N87°08'57"E	L12	52.50	N82°06'28"W	L20	52.50	S82°06'28"E
L5	69.01	N26°38'05"E	L13	52.50	S82°06'28"E	L21	52.50	N82°06'28"W
L6	56.13	N26°48'44"E	L14	52.50	S82°06'28"E	L22	52.50	N82°06'28"W
L7	10.37	N26°48'44"E	L15	52.50	N82°06'28"W	L23	52.50	S82°06'28"E
L8	40.24	N09°33'11"E	L16	52.50	N82°06'28"W	L24	50.89	S07°53'32"W

CERTIFICATE OF APPROVAL OF WATER SYSTEM I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT TITLED POLK PLACE PHASE 1 HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION. NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT _____ DATE _____	CERTIFICATE OF APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT TITLED POLK PLACE PHASE 1 HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION. NAME/TITLE/ AGENCY OR AUTHORIZED APPROVING AGENT _____ DATE _____	CERTIFICATE OF SURVEY ACCURACY I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS AN ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY 1 LAND SURVEY IN ACCORDANCE WITH RULE 0603.05(1) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS FORMULATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. JOEY WILSON II, TENNESSEE RLS NO. 2089 WILSON & ASSOCIATES, P.C. ENGINEERING/SURVEYING/ENVIRONMENTAL 108 BEASLEY DRIVE, FRANKLIN, TN 37064 OFFICE: 615.794.2275 FAX 615.794.2176 CWILSON@WILSONPC.COM DATE 6/29/20	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY. MAURY COUNTY E911 _____ DATE _____
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 22, PAGE 59, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED. OWNER _____ TITLE (COLUMBIA PROPERTIES, LLC) _____ DATE _____ OWNER _____ TITLE (D.R. HORTON, INC.) _____ DATE _____	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN POLK PLACE PHASE 1 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. CITY ENGINEER _____ DATE _____ COLUMBIA, TENNESSEE	CERTIFICATE OF APPROVAL FOR SEWER SYSTEM I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION. DIRECTOR OF WASTEWATER DEPARTMENT _____ DATE _____ COLUMBIA, TENNESSEE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY
REVISION TO POLK PLACE PHASE 1 AS OF RECORD IN PLAT BOOK P22, PAGE 59 R.O.M.C.T			
REVISED FINAL SUBDIVISION PLAT			
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE			
TOTAL ACRES: 8.540 ACRES NEW RD/ST: 1.00 (ROW) ACRES OPEN SPACE: 6.11 DRAWN BY: CL SCALE: 1" = 60'		TOTAL NO. OF LOTS: 42 L.F. OF NEW RD/ST: 822.6 +/- CIVIL DISTRICT: 3RD CLOSURE ERROR: > 1:10,000 DATE: 06/29/2020	
WA PROJECT NO. 20-1528		SHEET 1 OF 1	

SECRETARY, PLANNING COMMISSION
COLUMBIA, TENNESSEE

DATE

Case Number:

20-0123

Request:

Request from T-Square Engineering for
Preliminary Plat approval of The Highlands
Subdivision off Monsanto Road.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0123

APPLICANT/PROPERTY OWNER

**T-Square Engineering / Starland
Company LLC**

PUBLIC HEARING DATE

July 8th, 2020

PROPERTY ADDRESS/LOCATION

**Monsanto Road/ Tax Map 77 Parcel 1.08,
1.09**

SUMMARY OF REQUEST: **PRELIMINARY PLAT** (*The Highlands Subdivision*)

This request is for a **Preliminary Plat Approval** of a 94.42-acre area within a 338-acre tract to allow for the development of 114 single-family residential building lots. This proposed residential development will conform to all standards of the existing R-6 (*Single-Family Residential*) Zoning District and will take access from a proposed roadway that will connect the subdivision with Monsanto Road. Additionally, 70.14 acres of this 94.42-acre phase will be dedicated to open space.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6, Single Family Residential	Vacant Land	RM-1 / Vacant Wooded Land	114 Single-Family Dwellings	338.95 +/- acres total (94.42 acres phase 1)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. Proposed preliminary plat has an existing zoning designation of R-6 (single-family residential).

PROPERTY HISTORY:

May 13th, 2020, Site plan approval for *The Highlands of Columbia Apartments (192 units)* approved by Planning Commission subject to technical comments.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this preliminary plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the R-6 zoning district. This preliminary plat is part of the first phase of the proposed residential development that will consist of additional phases. Subject to attached technical comments, staff would find this request to be compatible with the City's Zoning Ordinance.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.
20-0123

DESCRIPTION: Request from T-Square Engineering for preliminary plat approval of The Highlands Subdivision for 114 single family lots located off Monsanto Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Sketch plat approval required prior to Planning Commission approval. Review in process.
2. Dead end streets, including temporary, shall be 650' or less.
3. Medians shall require maintenance agreement with the City
4. Subject to Traffic Impact Study and construction plans approval.
5. Label roadways as public or private
6. Show standard easements on typical lot layout (10' street, 10' rear, and 5' side).
7. Final plat will require adequate connection to Monsanto Road.

Building

8. No comments.

Police

9. No comments provided.

Public Works

10. No comments.

Columbia Water

11. Improvements to existing water will need to be done.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comments provided.

Maury County Schools

14. No comments provided.

Wastewater

15. There has been multiple conversations with the developer and engineers concerning making sewer available to this property, but at the present time no definite plans have been approved by the wastewater department. Progress has been made in our discussions to that end. Therefore, any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's Wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.

Planning

16. Please show all phases of future development for a better understanding of the whole project.

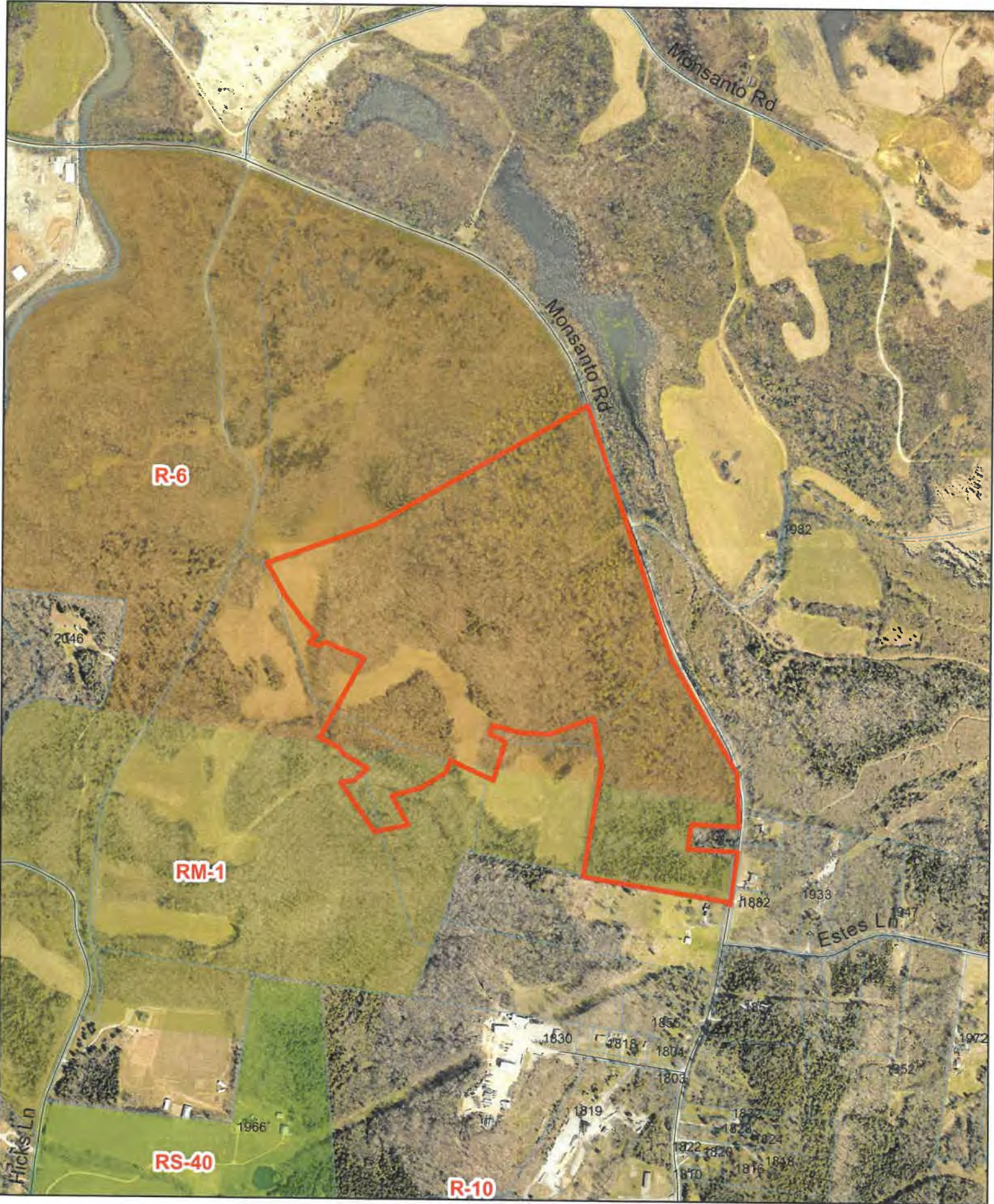
Columbia Power

17. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Fire

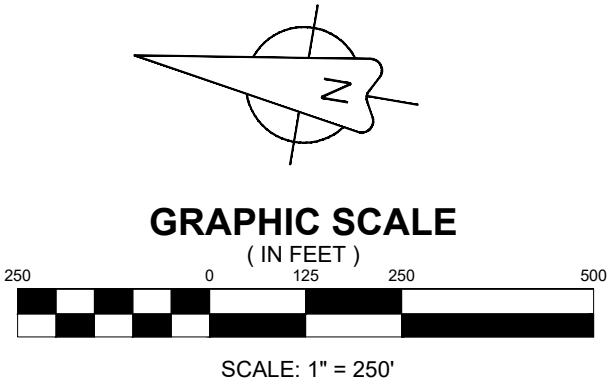
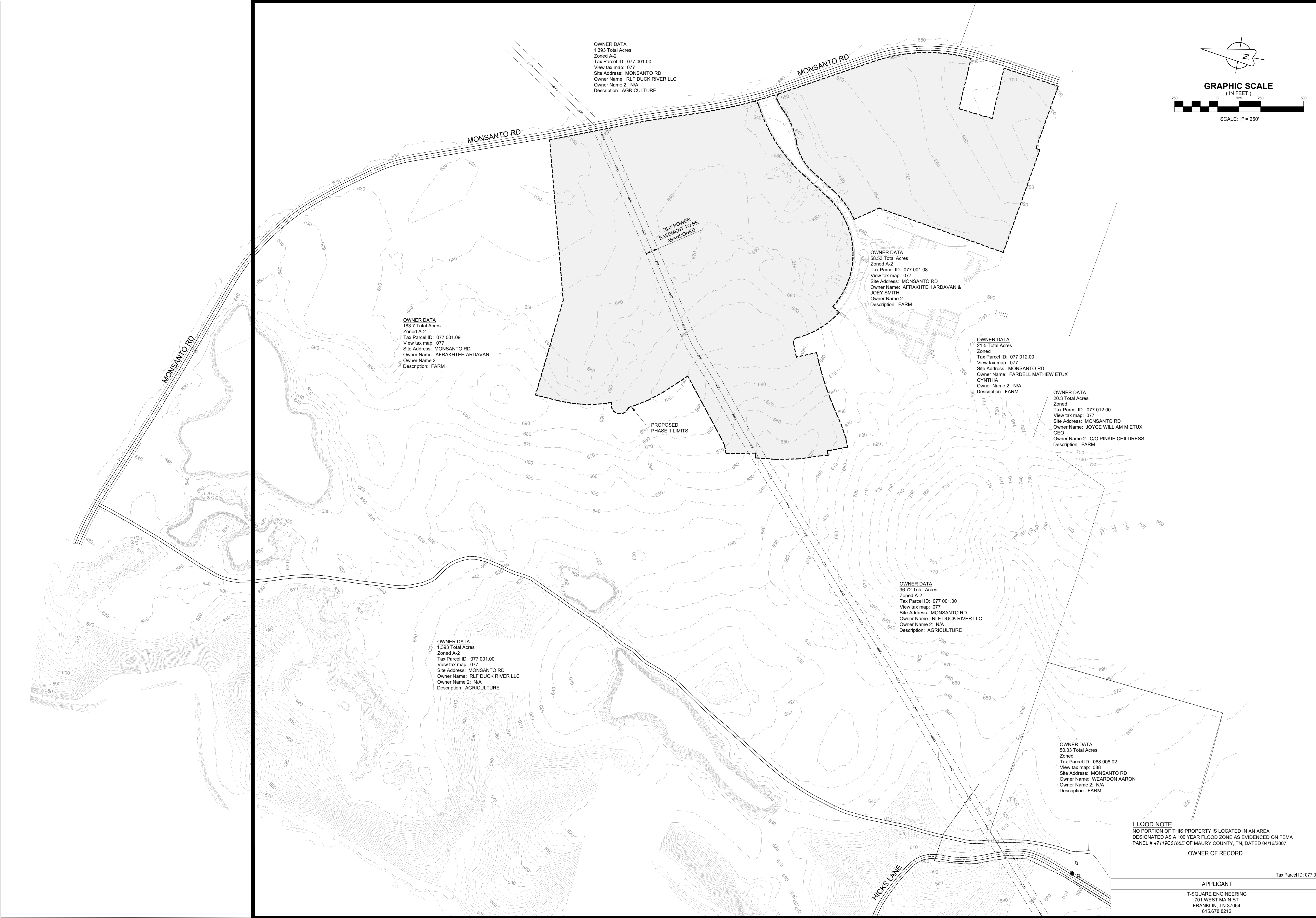
18. A water study needs to be conducted to verify if the needed fire flow for this project can be achieved.

ATTACHMENTS: Preliminary Plat



Tax Map 77, PARCELS 1.08, 1.09 AND A PORTION OF 1.00 +/- 338.95 ACRES
R6 ZONING
PRELIMINARY PLAT

T-SQUARE ENGINEERING
701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM



DATE	REVISED PER CITY COMMENTS
1 6-29-20	
2 7-2-20	

T-SQUARE

OVERALL EXISTING CONDITIONS

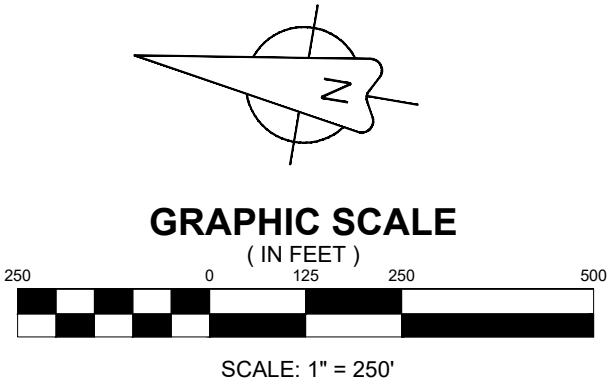
PRELIMINARY PLAT
 MAP 77, PARCEL 1.08
 MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION PHASE 1

STAR AND COMF
 1804 WILLIAMS CT. #10

PROJECT
 19-0303

SHEET
 C-1.0



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA
DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA
PANEL # 4719C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD

Tax Parcel ID: 077.00.08, 001.09 and a portion of 001.00

APPLICANT
T-SQUARE ENGINEERING
701 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

OVERALL SITE PLAN
PRELIMINARY PLAT
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

MAP 77, PARCEL 1.08

MAURY COUNTY, TENNESSEE

T-SQUARE

DATE	REVISED PER CITY COMMENTS
1 6-29-20	
2 7-2-20	

THE HIGHLANDS SUBDIVISION
PHASE 1

PROJECT
19-0303

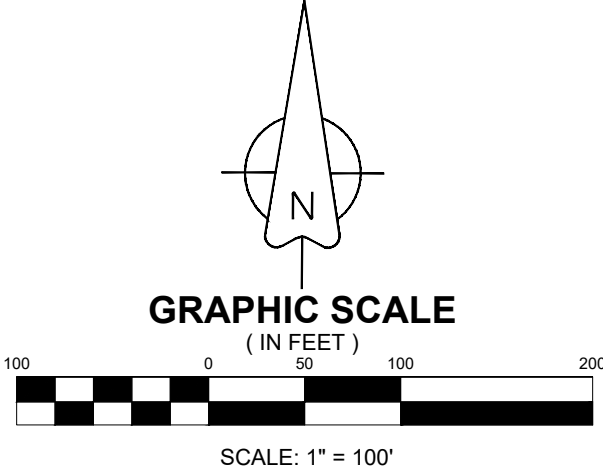
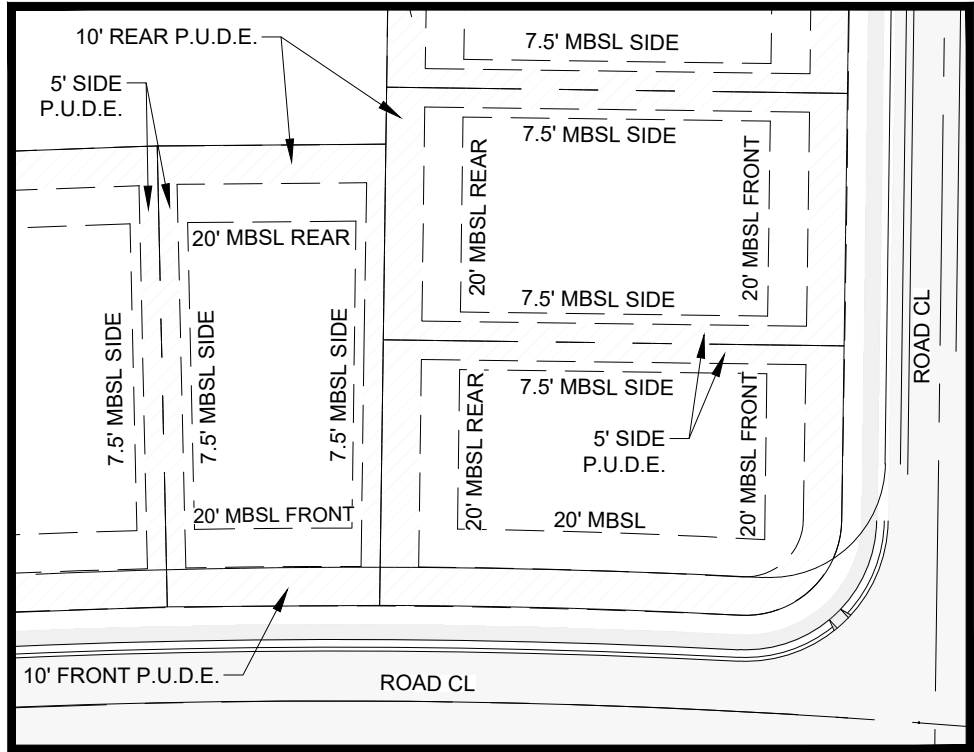
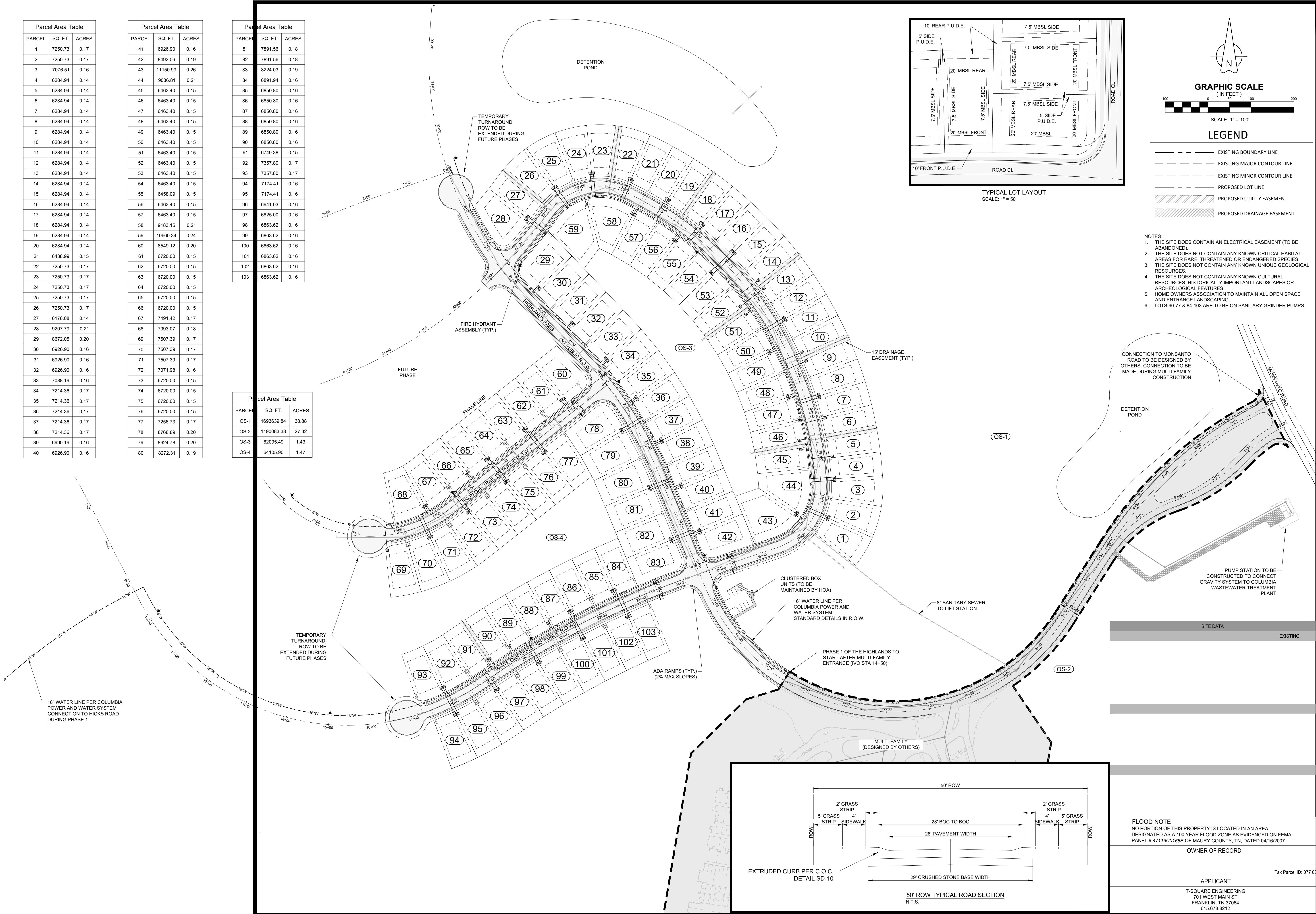
SHEET
C-2.0

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	7250.73	0.17
2	7250.73	0.17
3	7076.51	0.16
4	6284.94	0.14
5	6284.94	0.14
6	6284.94	0.14
7	6284.94	0.14
8	6284.94	0.14
9	6284.94	0.14
10	6284.94	0.14
11	6284.94	0.14
12	6284.94	0.14
13	6284.94	0.14
14	6284.94	0.14
15	6284.94	0.14
16	6284.94	0.14
17	6284.94	0.14
18	6284.94	0.14
19	6284.94	0.14
20	6284.94	0.14
21	6438.99	0.15
22	7250.73	0.17
23	7250.73	0.17
24	7250.73	0.17
25	7250.73	0.17
26	7250.73	0.17
27	6176.08	0.14
28	9207.79	0.21
29	8672.05	0.20
30	6926.90	0.16
31	6926.90	0.16
32	6926.90	0.16
33	7088.19	0.16
34	7214.36	0.17
35	7214.36	0.17
36	7214.36	0.17
37	7214.36	0.17
38	7214.36	0.17
39	6990.19	0.16
40	6926.90	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	6926.90	0.16
42	8492.06	0.19
43	11150.99	0.26
44	9036.81	0.21
45	6463.40	0.15
46	6463.40	0.15
47	6463.40	0.15
48	6463.40	0.15
49	6463.40	0.15
50	6463.40	0.15
51	6463.40	0.15
52	6463.40	0.15
53	6463.40	0.15
54	6463.40	0.15
55	6458.09	0.15
56	6463.40	0.15
57	6463.40	0.15
58	9183.15	0.21
59	10660.34	0.24
60	8549.12	0.20
61	6720.00	0.15
62	6720.00	0.15
63	6720.00	0.15
64	6720.00	0.15
65	6720.00	0.15
66	6720.00	0.15
67	7491.42	0.17
68	7993.07	0.18
69	7507.39	0.17
70	7507.39	0.17
71	7507.39	0.17
72	7071.98	0.16
73	6720.00	0.15
74	6720.00	0.15
75	6720.00	0.15
76	6720.00	0.15
77	7256.73	0.17
78	8768.89	0.20
79	8624.78	0.20
80	8272.31	0.19

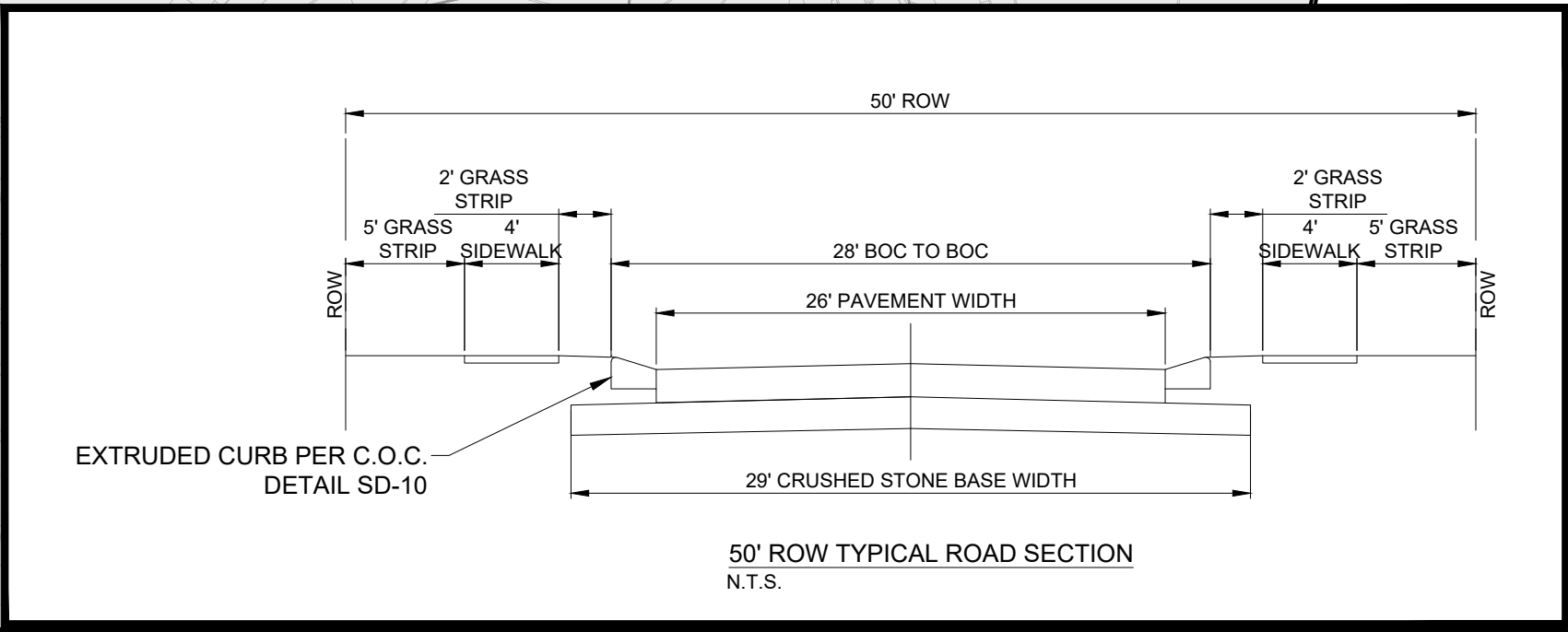
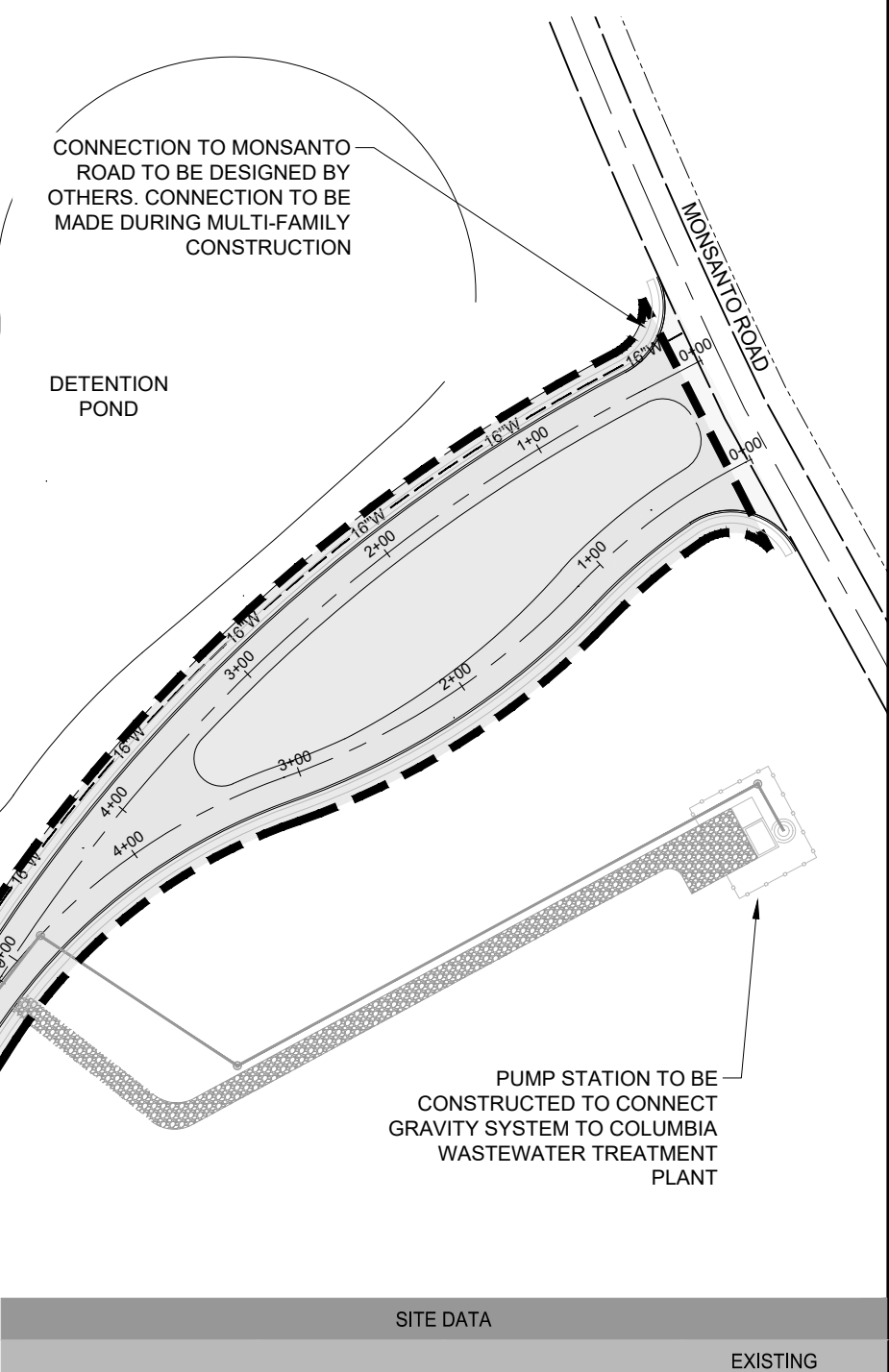
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
81	7891.56	0.18
82	7891.56	0.18
83	8224.03	0.19
84	6891.94	0.16
85	6850.80	0.16
86	6850.80	0.16
87	6850.80	0.16
88	6850.80	0.16
89	6850.80	0.16
90	6850.80	0.16
91	6749.38	0.15
92	7357.80	0.17
93	7357.80	0.17
94	7174.41	0.16
95	7174.41	0.16
96	6941.03	0.16
97	6825.00	0.16
98	6863.62	0.16
99	6863.62	0.16
100	6863.62	0.16
101	6863.62	0.16
102	6863.62	0.16
103	6863.62	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
OS-1	1693639.84	38.88
OS-2	1190083.38	27.32
OS-3	62095.49	1.43
OS-4	64105.90	1.47



- LEGEND**
- EXISTING BOUNDARY LINE
 - - - EXISTING MAJOR CONTOUR LINE
 - - - EXISTING MINOR CONTOUR LINE
 - - - PROPOSED LOT LINE
 - /// PROPOSED UTILITY EASEMENT
 - /// PROPOSED DRAINAGE EASEMENT

- NOTES:**
1. THE SITE DOES CONTAIN AN ELECTRICAL EASEMENT (TO BE ABANDONED).
 2. THE SITE DOES NOT CONTAIN ANY KNOWN CRITICAL HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES.
 3. THE SITE DOES NOT CONTAIN ANY KNOWN UNIQUE GEOLOGICAL RESOURCES.
 4. THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.
 5. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE AND ENTRANCE LANDSCAPING.
 6. LOTS 60-77 & 84-103 ARE TO BE ON SANITARY GRINDER PUMPS.



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 4715C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

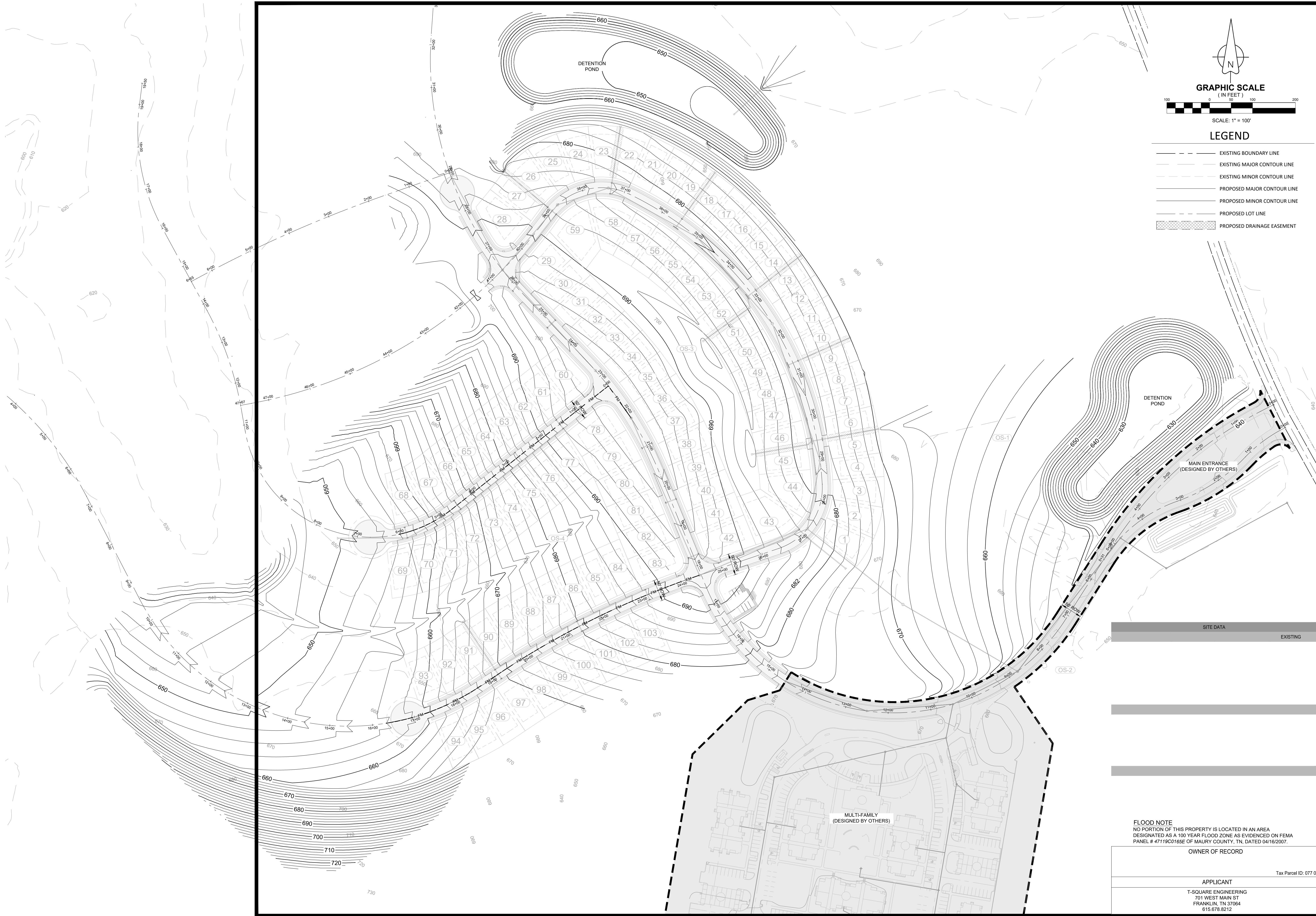
OWNER OF RECORD

APPLICANT
T-SQUARE ENGINEERING
701 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

DATE	REVISED PER CITY COMMENTS		T-SQUARE
	1	2	
6-29-20			
7-2-20			

SITE PLAN
PRELIMINARY PLAT
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION PHASE 1



PRELIMINARY GRADING PLAN		DATE	
PRELIMINARY PLAT		1 6-29-20	
MAP 77, PARCEL 1.08		2 7-2-20	
MAURY COUNTY, TENNESSEE		T-SQUARE	
THE HIGHLANDS SUBDIVISION		PHASE 1	
FLOOD NOTE NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 4719C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.		OWNER OF RECORD	
APPLICANT T-SQUARE ENGINEERING 701 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212		PROJECT 19-0303	
T-SQUARE ENGINEERING 701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM		SHEET C-2.2	

Case Number:

20-0124

Request:

Request from WES Engineers to rezone property 107 East 14th Street being Tax Map 100L Group F Parcel 10.00 from IG to R-6.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

20-0124

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

WES Engineers & Surveyors/ Mark A Hafner Family Trust

PROPERTY ADDRESS/LOCATION

107 E 14th St, Map 100L, 10.00

SUMMARY OF REQUEST: Zoning Amendment, I-G to R-6

This request is for the **rezoning of 107 E 14th Street from I-G (General Industrial) to R-6 (Single-Family Residential)**. This property is located on the north side of 14th street between S Main St & Carmack Blvd. The property has previously served as car sales lot with a small structure as the sales offices.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
I-G (General Industrial)	Vacant Car Sales Lot	I-G/Single-Family Residential	(2) Single-Family Dwellings	0.41 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. This future land use characterized for the subject property is characterized by residential development and intermixed with compatible civic uses. In sum, the Comprehensive Plan would support this request.

PROPERTY HISTORY:

This property contains no past history of development proposals.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A conceptual plat has been submitted for this request in support of the proposed rezoning with a total lot area of 0.41 acres that would conform to all standards of the proposed R-6 zoning district for lot size and dimensions. As noted, the subject property is surrounded by I-G (*General Industrial*) zoning. A single-family residential dwelling is a prohibited use in an I-G zoning district however, an R-6 zoning designation would permit a single-family dwelling use. As the property is located within an area of change, variations to the area are likely to occur. Future development at this location should focus on context-responsive in-fill with primary future uses such as single-family dwellings. Furthermore, this location is within an area of change as part of the urban neighborhood future land use of the Comprehensive Plan. A zoning map amendment from an industrial zoning district that does not reflect the current and future land use characteristics to a less intense single-family residential R-6 zoning designation may be considered.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
- Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
- Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is urban neighborhood which does support single-family residential development with the preservation of open space thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

- A. The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding property is single-family residential. The proposed rezoning will continue those established patterns within the area consisting of single family residential

- C. Whether the proposed change would create substantial adverse impacts in the



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.

D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

The Comprehensive Plan designates the subject property is urban neighborhood within an area of change. The request would agree with an R-6 Zoning Designation.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

The use would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

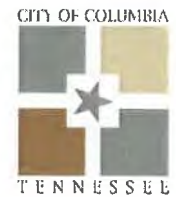
The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

In the community, housing demands within the city limits have increased to a sufficient extent to warrant a zoning map amendment of R-6 at such location.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

No reports from any facilities that the zoning request cannot be serviced.



TECHNICAL MEETING
Tuesday, June 23, 2020

ITEM NO.

20-0124

DESCRIPTION: Request to rezone parcel at 107 E 14th Street to R-6.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on Zoning Map Amendment

Building

2. No comments.

Police

3. No comments provided.

Public Works

4. No comments.

Columbia Water

5. Less than 2" Galv. main on E. 14th Street.

Atmos Energy

6. No comments provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Wastewater

9. Wastewater approves this request.

Planning

10. No Comments

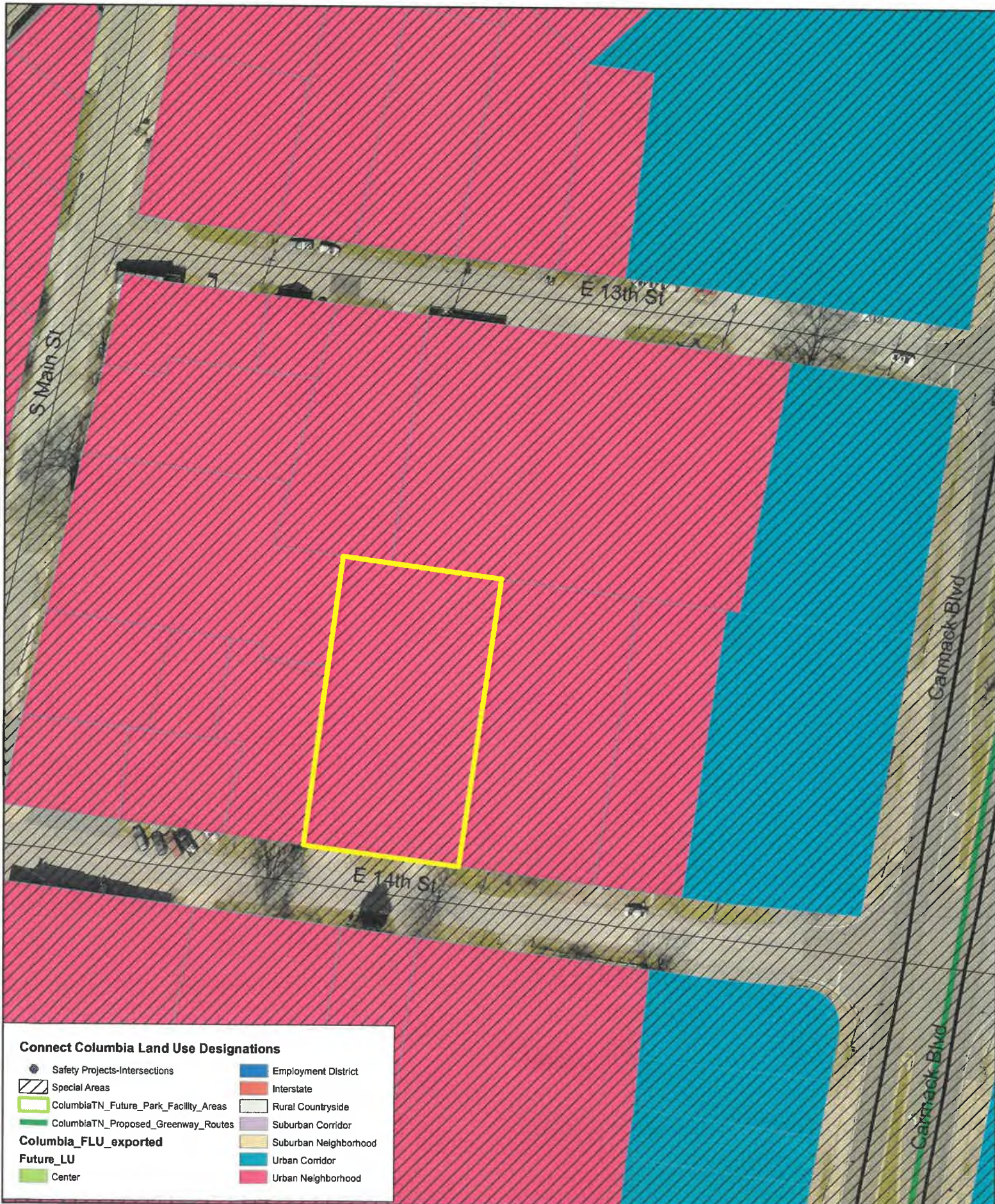
Columbia Power

11. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Fire

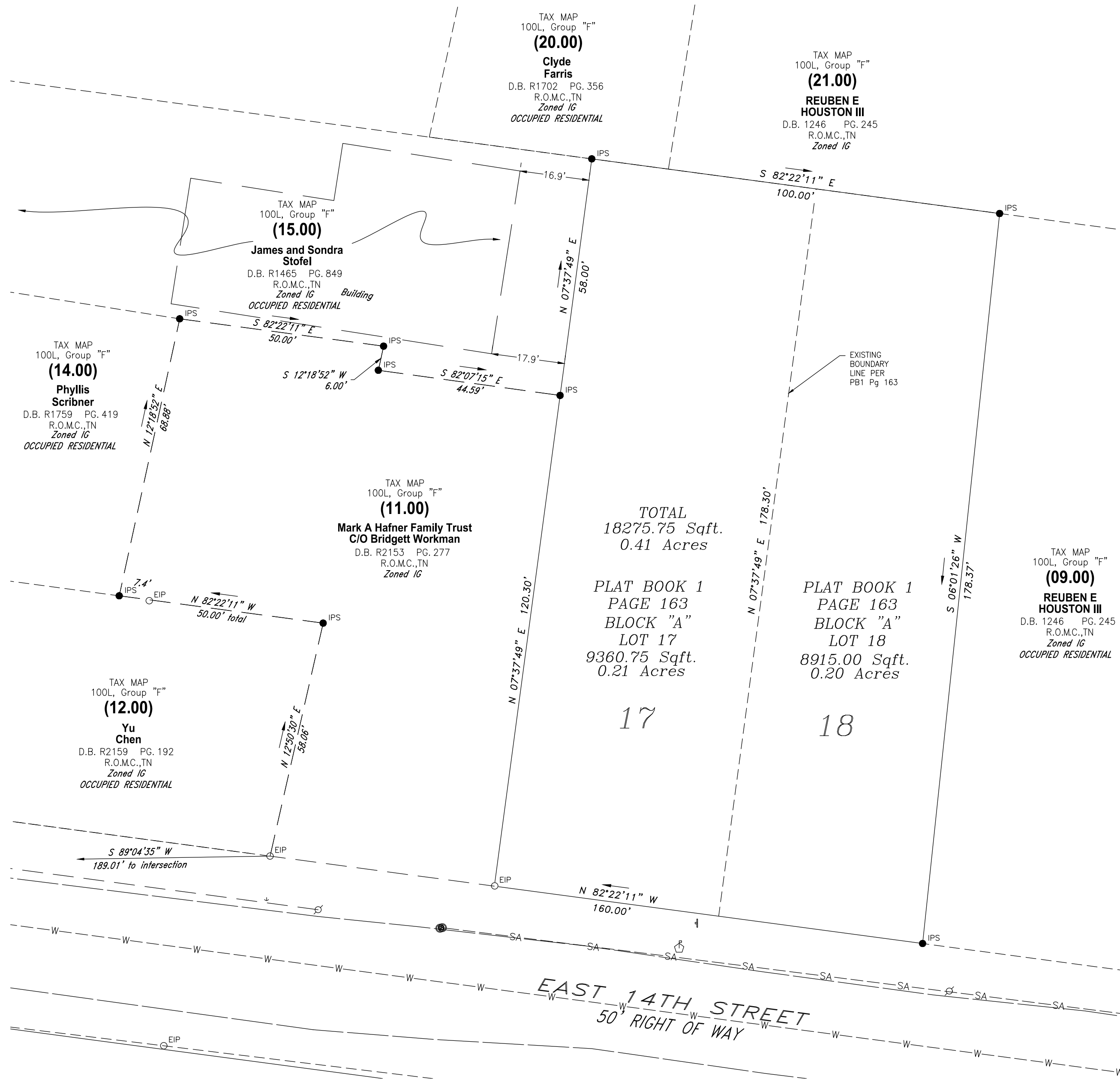
12. No comment.

ATTACHMENTS: Concept

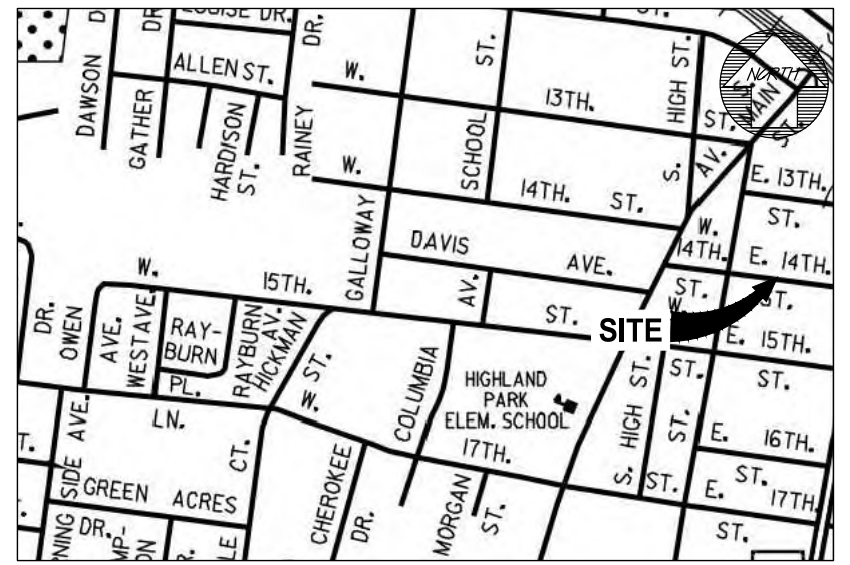




CONCEPT SKETCH



Location Map



SITE DATA:

OWNER: MARK A HAFNER FAMILY TRUST
C/O BRIDGETT WORKMAN
836B MOORESVILLE PIKE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 100L GROUP "F" PARCEL 10.00
DEED BOOK: R2453, PG 277
PLAT BOOK 1, PG 163 - LOT 17 & 18

SUBJECT PARCEL ZONING: IG (GENERAL INDUSTRIAL)
PROPOSED PARCEL ZONING: R-6

ACREAGE OF SITE: 0.41 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT (COLLECTOR)
20' REAR
7.5' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE THE EXISTING PROPERTY FROM IG TO R-6

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

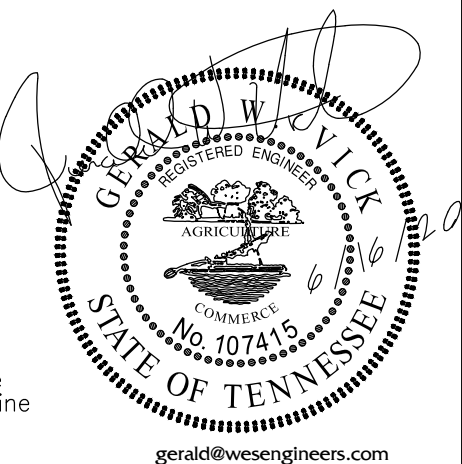
Legend

- | | | | | | |
|------------|----------------------------|--------------------------|---------------------|-------------------|--------------------|
| ○ EIP | Iron Rod Found | ⊕ Bench Mark | ▣ Catch Basin | ⊞ Electric Riser | ⊕ Power Pole |
| ● IPS | Iron Rod Set | ⊕ Stake Found | ⊕ Curb Inlet | ⊕ Telephone Riser | ⊕ Flag Pole |
| ⊕ I.P.F. | Iron Pipe Found | ⊕ Fire Hydrant | ⊕ Storm Pipe | ⊕ Telephone Booth | ⊕ Guy Wire |
| ⊕ AXLE | Axle Found | ⊕ Water Meter | ⊕ Cable Manhole | ⊕ Gas Meter | ⊕ Mailbox |
| ⊕ ECM | Fence Post | ⊕ Water Valve | ⊕ Electric Manhole | ⊕ Gas Valve | ⊕ Parking Block |
| ⊕ P.K.F. | Concrete Monument Existing | ⊕ Water Reducer | ⊕ Telephone Manhole | ⊕ Light Pole | ⊕ Satellite Dish |
| ⊕ P.K.S. | PK Nail Found | ⊕ Clean Out | ⊕ Water Manhole | ⊕ Power Pole | ⊕ Handicap Parking |
| ⊕ R.R.S.F. | PK Nail Set | ⊕ Sanitary Sewer Manhole | ⊕ Electric Meter | ⊕ Telephone Pole | ⊕ Water Spigot |
| ⊕ R.R.S.S. | Railroad Spike Found | ⊕ Storm Sewer Manhole | ⊕ Cable Riser | ⊕ Guy Pole | ⊕ Bollard |
| ⊕ R.R.S.S. | Railroad Spike Set | | | | |
- * Evergreen Tree
⊕ Deciduous Tree
⊕ Sign

- ⊕ Adjoining Property Line
⊕ Subject Property Line
⊕ Easement Line
⊕ Building Setback Line
⊕ Centerline
⊕ Edge of Pavement
⊕ Edge of Gravel
⊕ Fence Line
⊕ Landscape
⊕ Woods / Tree Line

- ⊕ Edge of Water
⊕ Ditch / Creek Centerline
⊕ Minor Contour Line
⊕ Index Contour Line
⊕ Gas Line
⊕ Sanitary Sewer Line
⊕ Water Line
⊕ Storm Sewer Line
⊕ Overhead Utility Line
⊕ Overhead Cable Line

- ⊕ OHE - Overhead Electric Line
⊕ OHT - Overhead Telephone Line
⊕ UG - Underground Utility Line
⊕ UGC - Underground Cable Line
⊕ UGE - Underground Electric Line
⊕ UGT - Underground Telephone Line
⊕ FM - Forced Main Line



Sub. no. 17-579

MP-1

CONCEPT SKETCH
107 EAST 14TH STREET, COLUMBIA, TN 38401
TAX MAP 100L, GROUP "F", PARCEL 10.00

Client:
Mark A Hafner
1045 Claremont Drive
Columbia, TN 38401

©2020
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
7286 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com