

1. Agenda

Documents:

[CMPC_20200212 AGENDA \(PDF\).PDF](#)

2. Meeting Materials

Documents:

[CMPC_20200212AGENDAPACKET \(PDF\).PDF](#)



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: February 12, 2020 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, February 12th 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 & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.**
- 4. Request from Gerald Vick to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 with a zoning of RS-10.**
- 5. Request from Doss Brothers for revised PUD master site plan approval of 988 Baker Road being Tax Map 75 Parcel 11.00.**
- 6. Request from Allen O'Leary for final and preliminary plat approval on Polk Street being Tax Map 114A Group A Parcel 37.00.**



DEVELOPMENT SERVICES

- 7. Request from Jamie Reed for Final Plat revision and access management exception on Williamsport Pike being Tax Map 88 Parcel 1.03 and 3.00.**
- 8. Request from CSDG for Planned Unit Development Master Plan revision of Polk Place Subdivision off Theta Pike being Tax Map 90A Group B Parcels 1.00 - 47.00 and 59.00.**
- 9. Request from Sourceland, LLC to rezone 51 acres off North James Campbell being Tax Map 89 Parcel 41.00 from General Commercial Service to Mixed Residential Commercial.**
- 10. Request from Heather Owens for access management exception at 6000 Trotwood Avenue.**

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



City of Columbia

Municipal Planning Commission

February 12, 2020

TABLE OF CONTENTS

AGENDA.....1

MINUTES.....2

LETTERS OF CREDIT.....3

CASE 19-0180 Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan....(Application Withdrawn).....4

Staff Report
Attachments

CASE 19-0202 Request from Gerald Vick to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 with a zoning of RS-10.....5

Staff Report
Attachments

CASE 19-0197 Request from Doss Brothers for revised PUD master site plan approval of 988 Baker Road being Tax Map 75 Parcel 11.00.....6

Staff Report
Attachments

CASE 20-0009 Request from Allen O’Leary for final and preliminary plat approval on Polk Street being Tax Map 114A Group A Parcel 37.00.....7

Staff Report
Attachments

CASE 20-0010 Request from Jamie Reed for Final Plat revision and access management exception on Williamsport Pike being Tax Map 88 Parcel 1.03 and 3.00.....8

Staff Report
Attachments

CASE 20-0003 Request from CSDG for Planned Unit Development Master Plan revision of Polk Place Subdivision off Theta Pike being Tax Map 90A Group B Parcels 1.00 - 47.00 and 59.00.....(Deferred).....9

**Staff Report
Attachments**

CASE 20-0008 Request from Sourceland, LLC to rezone 51 acres off North James Campbell being Tax Map 89 Parcel 41.00 from General Commercial Service to Mixed Residential Commercial.....10

**Staff Report
Attachments**

CASE 20-0011 Request from Heather Owens for access management exception at 6000 Trotwood Avenue.....11

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City of Columbia
MUNICIPAL PLANNING COMMISSION
January 8, 2020

CALL TO ORDER:

Chairman Wesley Bryant called the January Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

All present and included the following:

Present were: Mr. Wesley Bryant
Mr. Ray Pace
Mr. Charlie Goatz
Mr. Randy McBroom
Dr. Rose McClain
Mayor Chaz Molder
Councilman Ken Wiles

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

Mr. Bryant stated that items 4, 5, and 8 did not have proper notice in the paper, and they are being removed for lack of notice by the paper.

APPROVAL OF MINUTES:

The December minutes were presented for approval. Mr. Goatz made the motion to approve with Dr. McClain seconding. Motion to approve the minutes passed with a vote of six to zero, with Mr. Bryant abstaining.

REVIEW OF BONDS:

Mr. Glenn Harper stated all letters of credit are in order.

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
January 8, 2020

Director Paul Keltner stated that there were two items presented to City Council on first consideration; the West seventh street overlay modification taking out a portion of the property in that District, and the rezoning of a smaller parcel on Bear Creek Pike from RS-40 to RS-10. Both will have second consideration on January 9, 2020.

AGENDA ITEM #3

Case #19-0184

Request from Cole Newton, T-Square Engineering, for revised Preliminary Plat approved of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The product appearance is better, and the applicant committed to adding some hardware to the garage doors.

Discussion:

Mr. Cole Newton, T-Square Engineering, and Mr. Steven Power, homebuilder were present to answer questions. Discussion included Mr. Keltner asking if the stone will continue around the side and rear of the homes, or will the material be a vinyl product around the side and rear of the homes. Mr. Power stated that it will be primarily vinyl around the sides and rear of the homes. Further discussions included going down to the ground to the foundation, wrapping the back and the sides with stone, easement, length of the roadway, conservation subdivision, neighborhood unique presence to it, setbacks, buffers, nine different fronts, character, material, and elevation, rock, visibility from the street, and any approval to note inclusion in reference to traffic improvement, and landscape. Motion to approve was made by Mayor Molder subject to staff report, and traffic improvement note. The motion was seconded by Dr. McClain. Motion passed seven to zero.

AGENDA ITEM #4

Case #19-0180

Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.

This Item is being removed due to lack of notice by the paper.

City of Columbia
MUNICIPAL PLANNING COMMISSION
January 8, 2020

AGENDA ITEM #5

Case #19-0202

Request from Gerald Vick to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 with a zoning of RS-10.

This item is being removed due to lack of notice by the paper.

AGENDA ITEM #6

Case #19-0198

Request from Ragan Smith Associates for final plat approval with surety in the amount of \$118,500 for Taylor Landing Subdivision Phase 1B off Taylor Bend Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds request to be compliant with preliminary plat subject to staff comments.

Discussion:

Mr. Tom Darnell was present to answer questions. Discussion included final plat, Columbia Water comment requesting that they show the outline of the buildings. They are not townhomes. Mr. Goatz made a motion to approve subject to staff comments, and the motion was seconded by Mr. Ray Pace. The motion passed seven to zero.

AGENDA ITEM #7

Case #19-0196

Request from Martin Engineering for final plat approval with surety in the amount of \$135,000 for Phase 1 Summerdale Subdivision of Precast Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds request to be compliant subject to staff comments.

Discussion:

Mr. Gary Martin was present for questions. Discussion included location, and the process. Motion to approve was made by Mayor Molder, and seconded by Dr. McClain. Motion passed seven to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
January 8, 2020

AGENDA ITEM #8

Case #19-0197

Request from Doss Brothers for revised PUD master site plan approval of 988 Baker Road being Tax Map 75 Parcel 11.00.

This item is being removed due to lack of notice by the paper.

OTHER BUSINESS:

Mayor Molder welcomed Commissioner Ken Wiles.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. Ken Wiles seconding the motion. Motion passed seven to zero. Meeting adjourned at 4:23 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

FEBRUARY 4, 2020

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivison, 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	12.19.2018	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads/drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
7	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
8	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
9	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
10	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivison, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
11	09.07.2019	J.D.Eartherly and Charles Raines	Honey Farms Subdivision, Phase 2, Section 1	\$ 7,500.00	5/19/2017	\$75,000.00
12	09.07.2019	J.D. Eartherly and Charles Raines	Honey Farms Subdivision - Phase 1, Section 3	\$ 11,300.00	9/28/2016	\$113,000.00
13	02.27.2020	JD Eatherly & Charles Raines	Honey Farm Subdivision, Phase 2, Section 2	\$ 9,900.00	9/19/2017	\$99,000.00
14	03.07.2020	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
15	04.04.2020	Victor Beck, III (B&B Development)	Cherry Springs Subdivision - Roads & Drainage	\$ 10,600.00	12/6/2004	\$98,500.00
16	04.10.2020	Fortuna Capital, LLC	Grove Park Subdivision - Phase 4	\$ 21,000.00	10/9/2017	\$211,000.00
17	04.25.2020	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
18	05.09.2020	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
19	05.20.2020	Arden Village, LLC	Arden Village - Section 2, Phase 2	\$ 165,000.00	6/13/2017	\$165,000.00
20	05.21.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
21	05.21.2020	FP, TCI,CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
22	05.23.2020	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
23	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 103,000.00	6/5/2019	\$103,000.00
24	06.20.2020	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Secion 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
25	06.30.2020	Meritage Homes of Tenn., Inc.	Taylor Bend - (roads and drainage)	\$ 303,000.00		\$303,000.00
26	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
27	08.29.2020	D.R. Horton, Inc.	Highland Bear Creek , Phase 2, Section 1	\$ 8,200.00	9/12/2017	\$82,000.00
28	09.05.2020	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
29	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 21,000.00	6/22/2017	\$121,000.00
30	09.11.2020	FP, TCI,CCS, LLC	Homestead @ Carter's Station, Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
31	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
32	09.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1A (roads and drainage)	\$ 90,000.00		\$90,000.00
33	11.18.2020	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
34	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
35	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
36	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
37	12.20.2020	FP, TCI, CCS, LLC	Homestead @ Carter's Creek Station, Phase1, Sec. 2	\$ 141,000.00	2/1/2018	\$141,000.00
38	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
39	01.17.2021	J.D.Eatherly & Charles Raines	Honey Farms Subdivision, Phase 2, Section 7	\$ 70,000.00	10/17/2018	\$70,000.00
40	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
41	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 96,000.00	8/7/2019	\$96,000.00
42	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
43	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

Case Number:

19-0180

Request:

Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.

Case Number:

19-0202

Request:

Request from Gerald Vick to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 with a zoning of RS-10.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
2019-0202

APPLICANT/PROPERTY OWNER
Gerald Vick

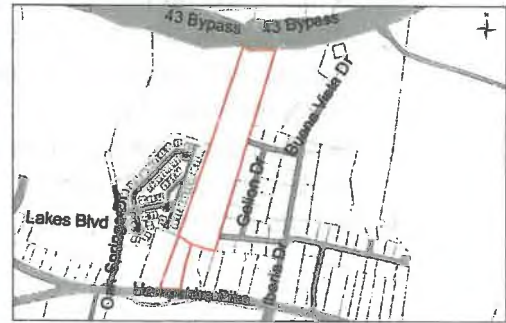
PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
1316 Hampshire Pike

April 9th 2020

BRIEF SUMMARY OF REQUEST

This is an annexation request for 15.6 acres and zoning of RS-10 being single family homes on 10,000 lots. The RS-10 would potentially allow for 42 parcels according to the concept plan for a density of 2.7 homes per acre.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
County Zoning	Vacant	Residential	Residential	15.6+- acres

COMPATIBILITY with the COMPREHENSIVE PLAN

Suburban Neighborhood does allow for the zoning RS-10.

PROPERTY HISTORY

This property has been denied twice this year with a different designs and proposed uses.

COMPATIBILITY with the ZONING ORDINANCE

Staff finds this request is compatible with the Comprehensive Plan for this property.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE): **Zoning**
Ordinance
3.19.6

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 Suburban Neighborhood which does support the RS-10 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 and commercial uses or vacant land. The proposed plan will continue those established patterns within the area thus be incompatible.

- 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.

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 Neighborhood. 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 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 an amendment to the City's Zoning Map to RS-10.

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 annexation cannot be serviced.

TECHNICAL MEETING
Tuesday, January 28, 2020



ITEM NO.
19-0202

DESCRIPTION: Request for annexation.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to Construction Plan Approval

Fire

2. No Comments.

Columbia Water

3. Water is available for domestic/fire protection. *Water line to connect to existing water. * Line on "Avalon Drive". * Allow possible utility easement between (some) lots to access our 12" & 16" water line.
4. 8" DI main on North side of Hampshire Pike - 6" PVC main on South side of Avalon Drive. - 6" PVC main on North side of Revere Drive.

Wastewater

5. 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.

Building

6. No comments.

Police

7. No comments provided.

Public Works

8. No comments provided.

Atmos Energy

9. No comment.

Maury County E911

10. No comment.

Maury County Schools

11. No comment provided.

Planning

12. No Comments

Columbia Power

13. Columbia Power System has an existing power line near your proposed residential development located 1316 Hampshire Pike. We are willing to serve this residential 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.

ATTACHMENTS: CONCEPT PLAN

PLAN OF SERVICES

FOR ANNEXATION

Hampshire Pike PROPERTY

+/-15.64 ACRES,

BEING

TAX MAP 89 PARCEL 39.00

A. Water

CPWS will be able to service this site.

As the property will be within the City of Columbia, water service will include fire protection to the property as required by the City of Columbia Fire Department standards.

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. No detail designed plans for any extension of sewers have been proposed at this time.

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 citizens 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 and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous material response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) Class 1 rating.
2. The proposed annex will be located on the property of 1316 Hampshire Pike (16 acres) in Columbia, Tennessee. This location is approximately 1.1 miles from Columbia Fire Station #2 located at 711 Lion Parkway, 2.7 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 4.1 miles from Fire Station #4 located at 5040 Trotwood Avenue 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 (Single Family 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 and snow removal.
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

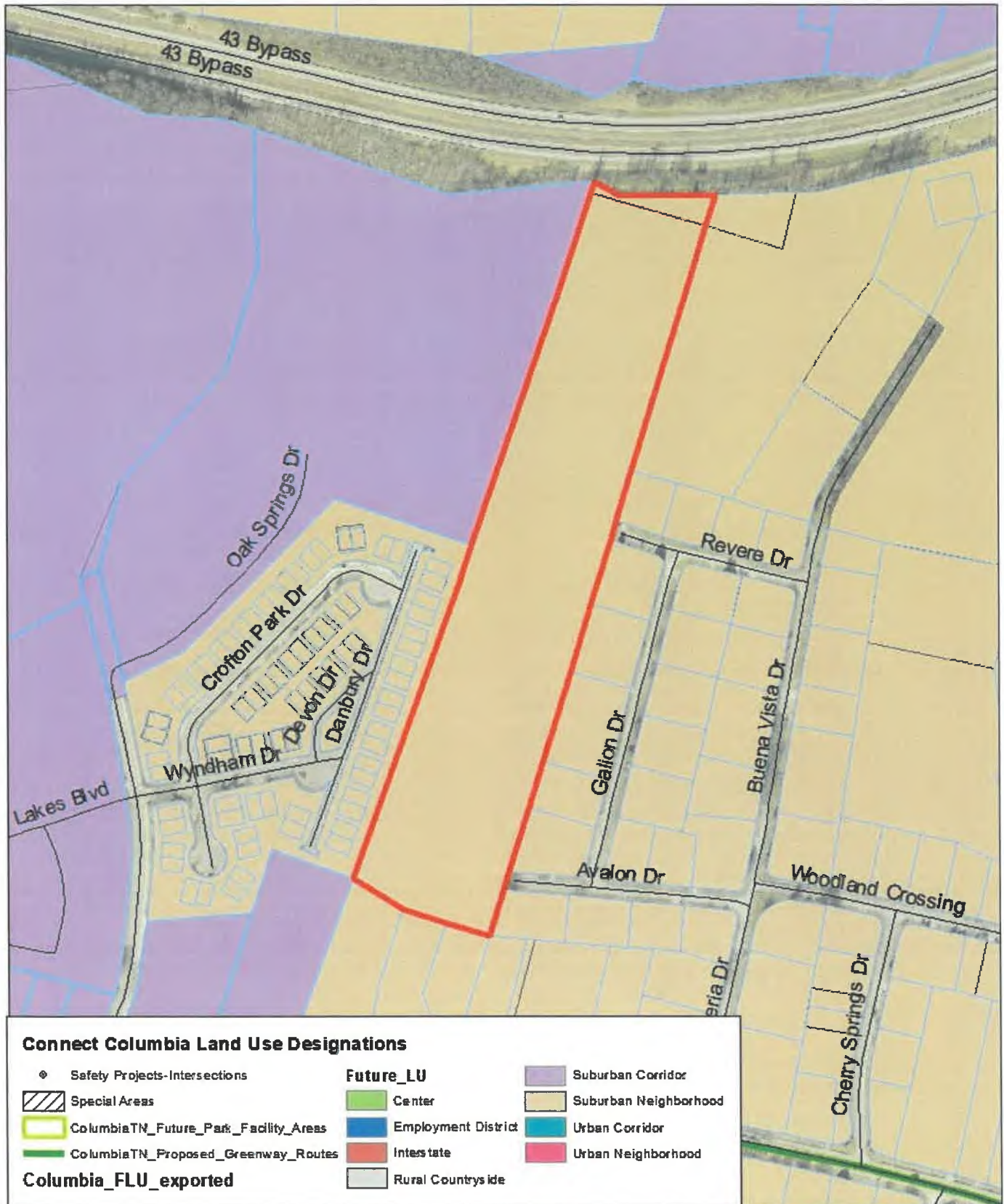
Sanitation will provide weekly garbage collection on Monday of each week. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services include: street sweeping, catch basin cleaning, street repair, snow removal, and drainage maintenance. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

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.

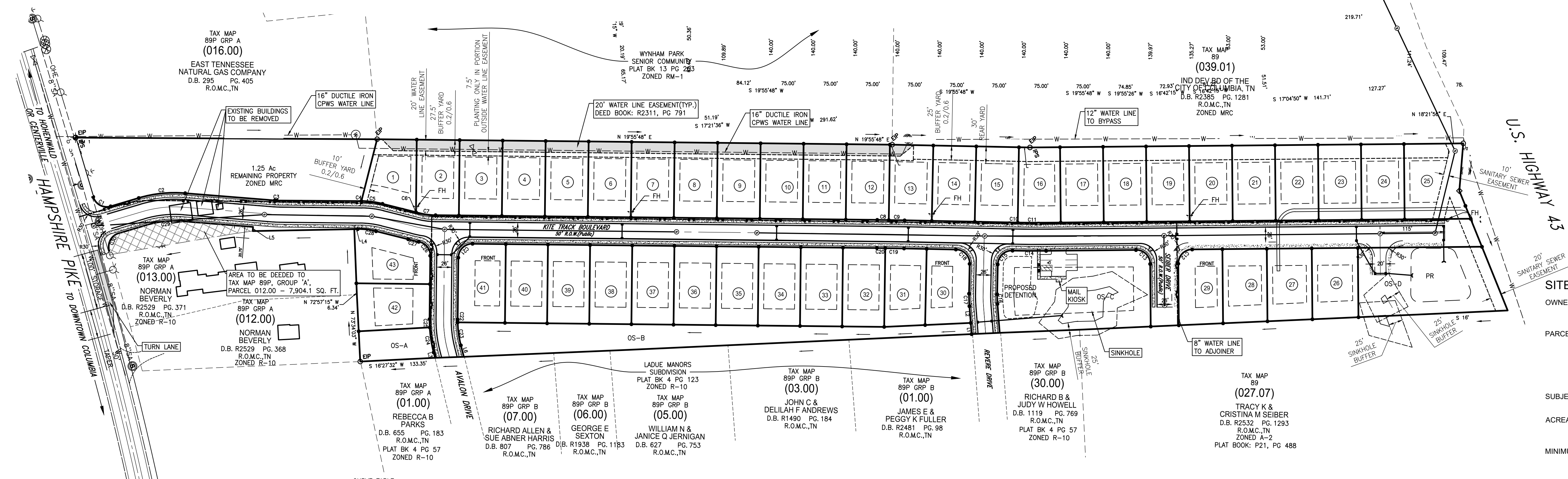
J. Schools

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





PACER POINTE SUBDIVISION
PRELIMINARY CONCEPT PLAN



SITE DATA:

OWNER: DONALD NORMAN
1316 HAMPSHIRE PIKE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 89P GRP A PARCEL 15.00
DEED BOOK: R2535, PG 1349

SUBJECT PARCEL ZONING: A-2 (COUNTY)
RS-10 (PROPOSED)

ACREAGE OF SITE: 15.64 Ac TAX MAP 89 PARCEL 39.00
1.96 Ac TAX MAP 89P GRP A PARCEL 15.00
17.62 Ac Total

MINIMUM REQUIRED BUILDING SETBACKS:

30' FRONT (MINOR)
30' REAR
10' SIDE (20' BETWEEN STRUCTURES)

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

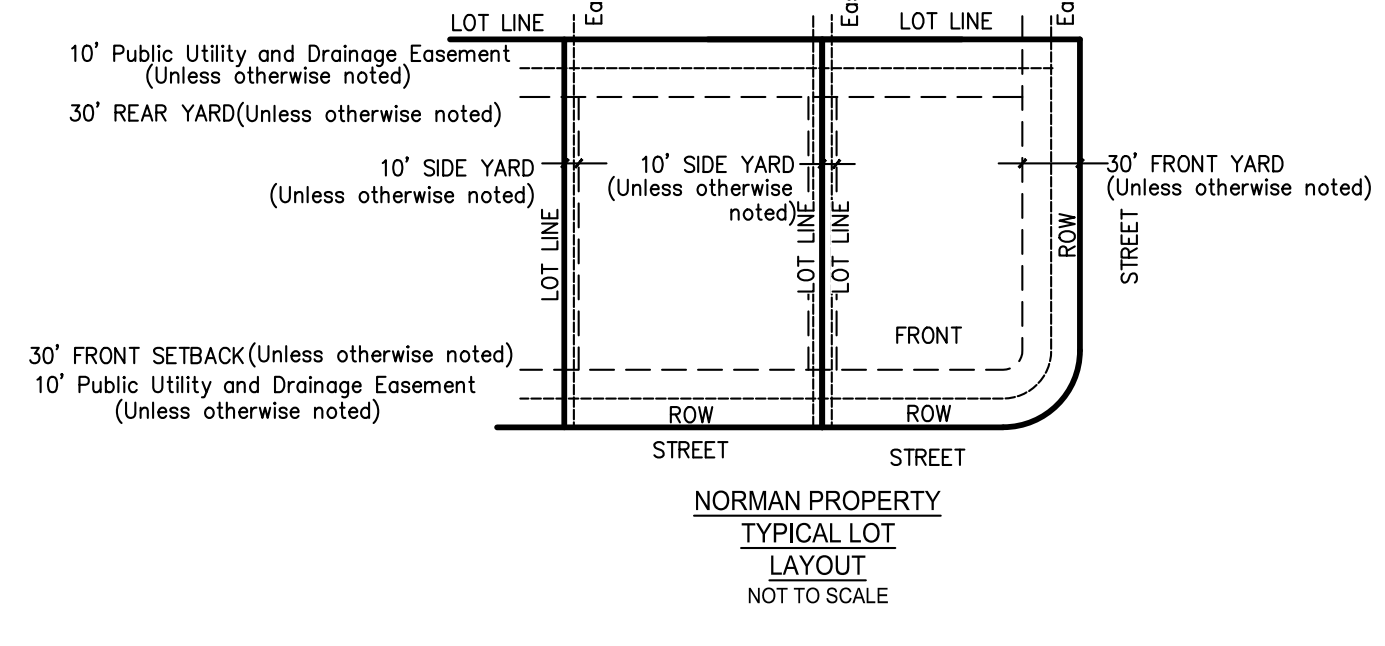
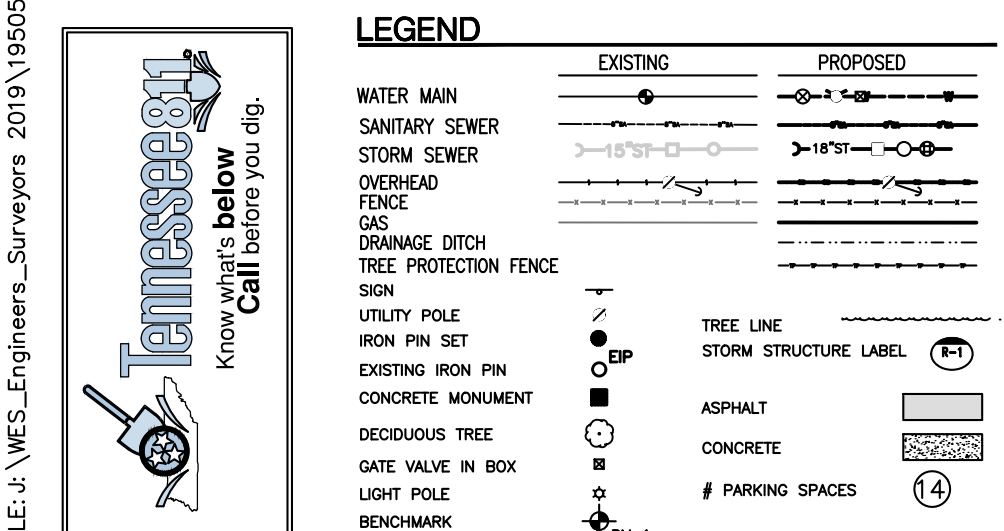
PURPOSE NOTE: TO DEMONSTRATE OUR REQUEST OF ANNEXATION
OF 15.64 ACRE TRACT AND CHANGE ZONING FROM
A-2 - RURAL RESIDENTIAL (COUNTY ZONING) TO
RS-10 (CITY ZONING) 43 LOTS - 3,066 LINEAR FEET OF
ROADWAY.

CURVE TABLE					LINE TABLE		LOT AREA TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE BEARING	DISTANCE	Lot	SQ. FT.	ACRES
C1	25.00	39.21	35.31	N 47°45'28" E	89°51'28"	L1	N 75°10'45" W 20.01'	1	10,008.48	0.23
C2	225.00	83.49	83.01	S 13°27'32" W	21°15'54"	L2	N 75°10'45" W 29.95'	2	10,187.85	0.23
C3	125.00	3.85	3.84	N 23°01'27" E	1°45'45"	L3	N 85°15'24" W 19.96'	3	10,251.00	0.24
C4	164.00	1.09	1.09	N 19°52'33" E	0°22'55"	L4	S 19°16'01" W 6.11'	4	10,251.00	0.24
C5	164.00	38.02	37.94	S 28°42'32" W	13°17'01"	L5	N 66°05'41" W 17.42'	5	10,251.00	0.24
C6	125.00	0.52	0.52	N 36°17'24" E	0°14'20"	L6	N 85°15'24" W 21.15'	6	10,251.00	0.24
C7	125.00	35.43	35.31	S 28°03'01" W	16°14'26"	7	10,251.00	0.24	31	10,083.08
C8	5025.00	20.55	20.55	N 20°02'50" E	0°14'04"	8	10,251.00	0.24	32	10,508.09
C9	5025.00	28.14	28.14	S 20°19'29" W	0°19'05"	9	10,251.00	0.24	33	10,500.00
C10	1975.00	8.31	8.31	N 20°21'52" E	0°14'28"	10	10,251.00	0.24	34	10,500.00
C11	1975.00	50.01	50.01	S 19°31'07" W	1°27'03"	11	10,251.00	0.24	35	10,500.00
C12	25.00	39.27	35.36	N 26°12'25" W	90°00'00"	12	10,288.03	0.24	36	10,500.00
C13	25.00	39.27	35.36	S 63°47'35" W	90°00'00"	13	10,302.00	0.24	37	10,500.00
C14	2025.00	59.80	59.80	S 19°38'21" W	1°41'31"	14	10,251.00	0.24	38	10,500.00
C15	25.00	39.27	35.36	S 24°30'54" E	90°00'00"	15	10,213.17	0.24	39	10,500.00
C16	175.00	17.30	17.29	N 72°00'49" W	5°39'51"	16	10,020.42	0.23	40	10,500.00
C17	225.00	22.24	22.23	S 72°20'49" E	5°39'51"	17	10,251.00	0.24	41	11,653.52
C18	25.00	39.27	35.36	N 65°29'06" E	90°00'00"	18	10,251.00	0.24	42	10,433.49
C19	4975.00	33.41	33.41	N 20°17'34" E	0°23'00"	19	10,251.00	0.24	43	11,290.59
C20	4975.00	14.79	14.79	N 20°00'54" E	0°10'13"	20	10,251.00	0.24	OS-A	6,985.98
C21	25.00	39.27	35.36	S 25°04'12" E	90°00'00"	21	10,251.00	0.24	OS-B	34,101.24
C22	175.00	5.11	5.11	S 70°54'21" E	1°40'18"	22	10,251.00	0.24	OS-C	38,008.02
C23	175.00	41.28	41.18	N 78°29'57" W	13°30'54"	23	10,251.00	0.24	OS-D	28,886.82
C24	225.00	45.03	44.95	N 79°31'25" W	11°27'58"	24	10,251.00	0.24		
C25	225.00	14.61	14.61	S 71°55'49" E	3°43'14"					
C26	25.00	35.03	32.24	S 69°47'03" W	80°17'30"					
C27	175.00	19.23	19.22	N 32°47'13" E	6°17'51"					
C28	125.00	32.91	32.81	N 25°48'32" E	15°05'01"					
C29	175.00	65.01	64.64	S 13°28'16" W	21°17'02"					
C30	25.00	39.33	35.40	N 42°14'32" W	90°08'34"					

BENCHMARK
BENCHMARK #1
IRON PIN
ELEV. = 642.11'
N = 470.063.1
E = 1,647.180.1

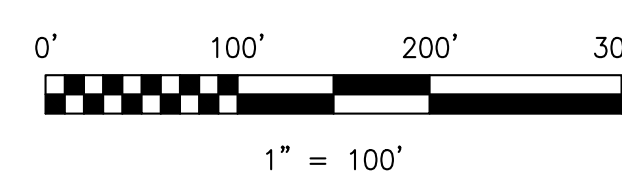
WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.



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, DRAINAGE EASEMENTS AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C20280E DATED APRIL 16, 2007 (ZONE "X")



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Case Number:

19-0197

Request:

Request from Doss Brothers for revised
PUD master site plan approval of 988 Baker
Road being Tax Map 75 Parcel 11.00

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20190197

APPLICANT/PROPERTY OWNER
Doss Brothers Inc.

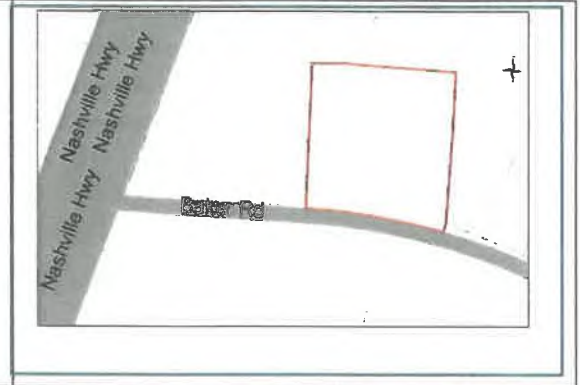
PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
988 Baker Road

April 9th 2020

BRIEF SUMMARY OF REQUEST

This is an application for a Master Plan review of a new office building on Baker Road. The 6,000 square foot building will consist mainly of brick with stone accents, parking along the street and west side, and a shared access driveway onto Baker Road with a neighboring western property.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CEG-PUD	Vacant	Residential & Commercial	Commercial	1.9 acres

STAFF RECOMMENDATION**COMPATIBILITY** with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY

Currently vacant green space with a previously approved but expired site plan for office use.

COMPATIBILITY with the ZONING ORDINANCE

Staff would find this request to be compatible with the City's adopted policies.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



TECHNICAL MEETING

Tuesday, January 28, 2020

ITEM NO.

19-0197

DESCRIPTION: Request from Doss Brothers, Inc. for PUD master plan approval at 988 Baker Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to construction plan approval

Fire

2. No comments.

Wastewater

3. The wastewater department approves this request. There is an 8" gravity sewer line along the N edge of this property.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments provided.

Columbia Water

7. 12" Ductile Iron Main on North side of Baker Road.

Atmos Energy

8. No comment.

Maury County E911

9. No comments.

Maury County Schools

10. No comments provided.

Planning

11. Provide scaled site plan

Columbia Power

12. 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.

ATTACHMENTS: PUD MASTER PLAN



DRAWING NOTES

1. BRICK VENEER.
2. MANUFACTURED STONE.
3. WATER COOLER.
4. JANITOR SINK.
5. ALUMINUM STOREFRONT / WINDOWS.
6. MANUFACTURED STONE COLUMN.

Jerry W.
Reynolds
architect

additional planning interior design
804 WEST CYNTHIA TRAIL
GOODLETTSVILLE, TN 37072-3517
PHONE (615) 855 - 0406

Not for Construction

RESERVED FOR SEAL

RESERVED FOR CONSULTANT LOGO

A NEW OFFICE BUILDING FOR
ROGERS GROUP, INC.
988 BAKER ROAD
COLUMBIA, TENNESSEE

PROJECT INFORMATION

NO. DATE BY REVISION

DRAWN BY JERRY W. REYNOLDS

DESIGNED BY JERRY W. REYNOLDS

APPROVED BY

JOB NO. 819A608

DATE 12/9/2019

SCALE

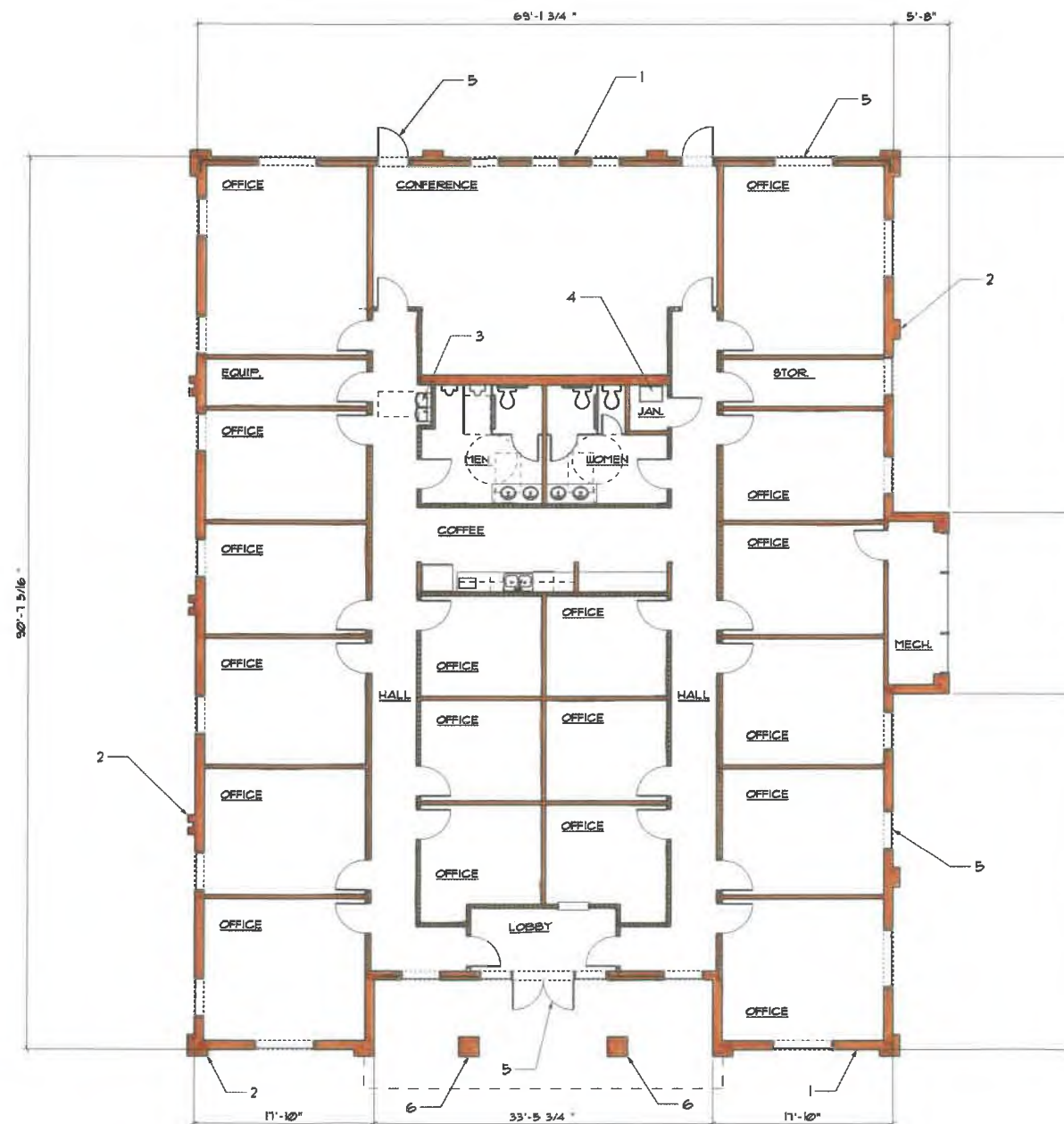
FLOOR PLAN

DRAWING NUMBER

A2.1

CADD FILE NO.

197



FLOOR PLAN



WALL RATINGS

..... 1 HOUR

RECEIVED DEC 16 2019

DRAWING NOTES

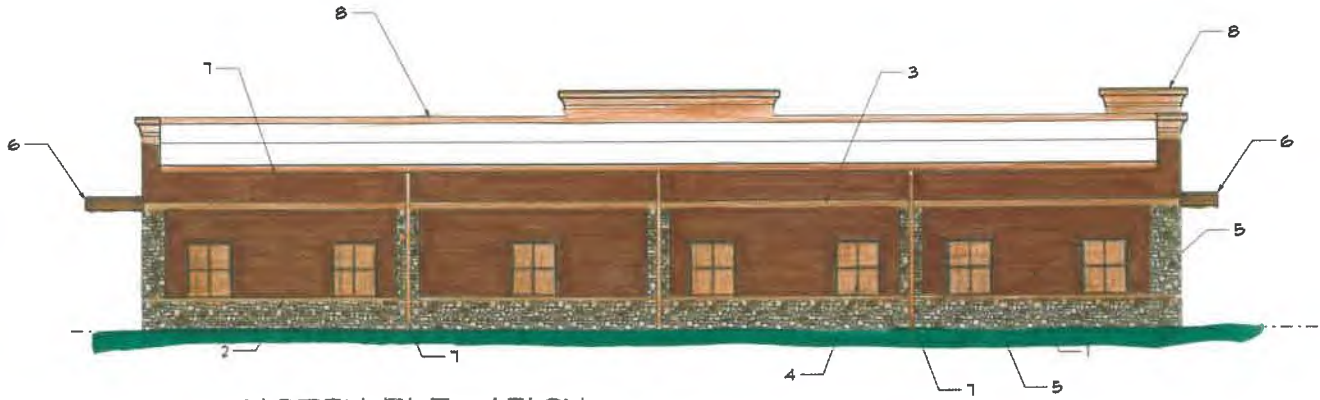
- 1. BRICK VENEER, COLOR ONE.
- 2. BRICK ROWLOCK COURSE, COLOR TWO.
- 3. BRICK SOLDIER COURSE, COLOR TWO.
- 4. ALUMINUM STOREFRONT / WINDOWS.
- 5. MANUFACTURED STONE.
- 6. CANOPY.
- 7. PREFINISHED METAL GUTTER / DOWNSPOUT.
- 8. PREFINISHED METAL COPING.
- 9. PRECAST FEATURE.

Jerry W. Reynolds
architect
architecture, planning, interior design
904 WEST CYNTHIA TRAIL
GOODLETTSVILLE, TN 37072-3517
PHONE (615) 855 - 0406

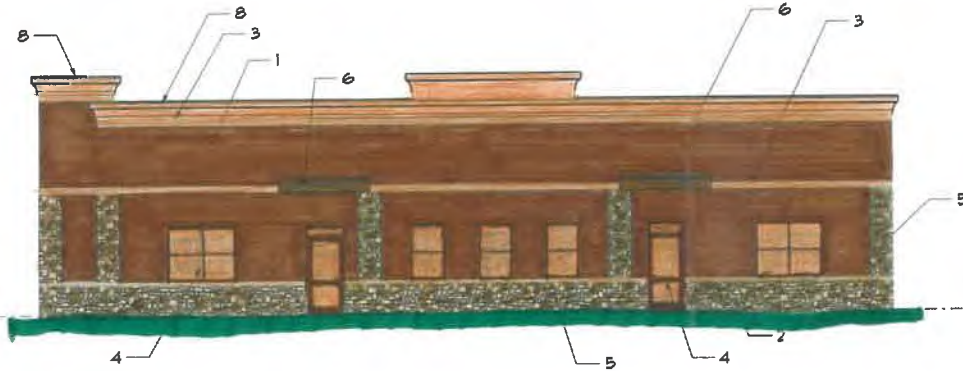
Not for Construction

RESERVED FOR SEAL

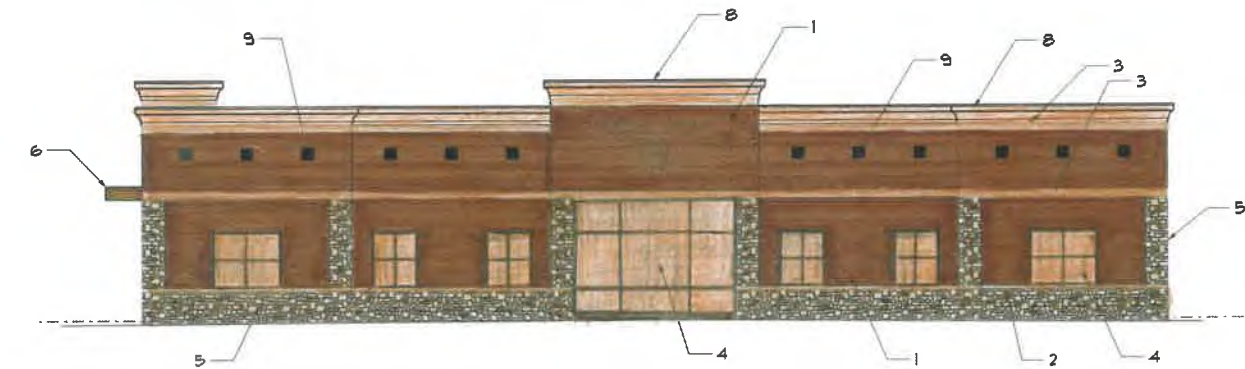
RESERVED FOR CONSULTANT LOGO



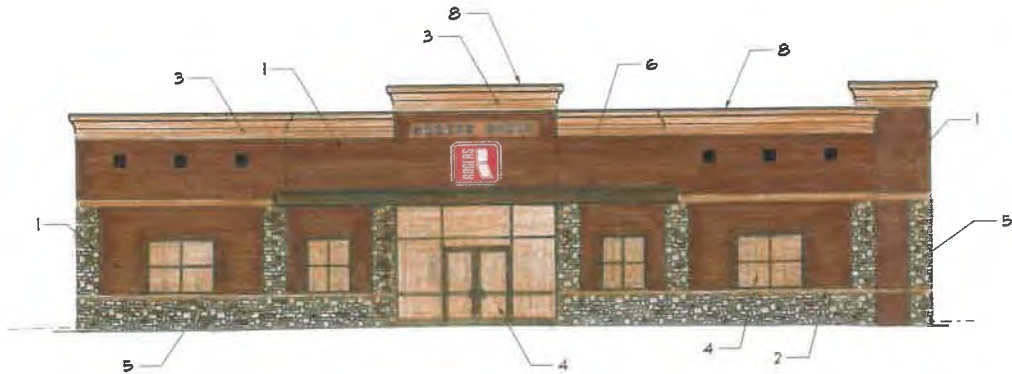
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

A NEW OFFICE BUILDING FOR
ROGERS GROUP, INC.
988 BAKER ROAD
COLUMBIA, TENNESSEE

PROJECT INFORMATION

NO. DATE BY REVISION

DRAWN BY JERRY W. REYNOLDS

DESIGNED BY JERRY W. REYNOLDS

APPROVED BY

JOB NO. 819A508

DATE 12/9/2019

SCALE

ELEVATIONS

DRAWING NUMBER

A3.0

CADD FILE NO.

DEVELOPMENT SUMMARY

STATISTIC	REQUIREMENT	PROVIDED
CURRENT ZONING		CEG-PUD RS10-PUD
MAXIMUM LOT COVERAGE	65%	26%
MINIMUM LOT AREA	10,000 S.F.	82,467 S.F.
MAXIMUM HEIGHT	35 FT	21 FT - 8 IN
MINIMUM LOT WIDTH	50 FT	317 FT
MINIMUM YARD REQUIREMENTS	FRONT: 30 FT SIDE: 10 FT REAR: 20 FT	FRONT: 90.14 FT SIDE: 108.76 FT REAR: 76.44 FT
TOTAL PARKING	OFFICE: 1 PER 300 SF FLOOR AREA - 6,132 SF = 21 SPACES HANDICAPPED ACCESSIBLE PARKING 1-200 SPACES 1 PER EVERY 25 REQUIRED SPACES 21 SPACES / 25 = 0.84 = 1 ACCESSIBLE SPACE	26 STANDARD SPACES 2 ACCESSIBLE SPACES 28 TOTAL SPACES
LANDSCAPE PLAN	PER CITY OF COLUMBIA	SEE SHEET L1
DRAINAGE PLAN	PER CITY OF COLUMBIA	SEE SHEET C3.0
TRAFFIC STUDY	N/A	N/A



ASPHALT PAVEMENT - 1,507 SQ.YD.

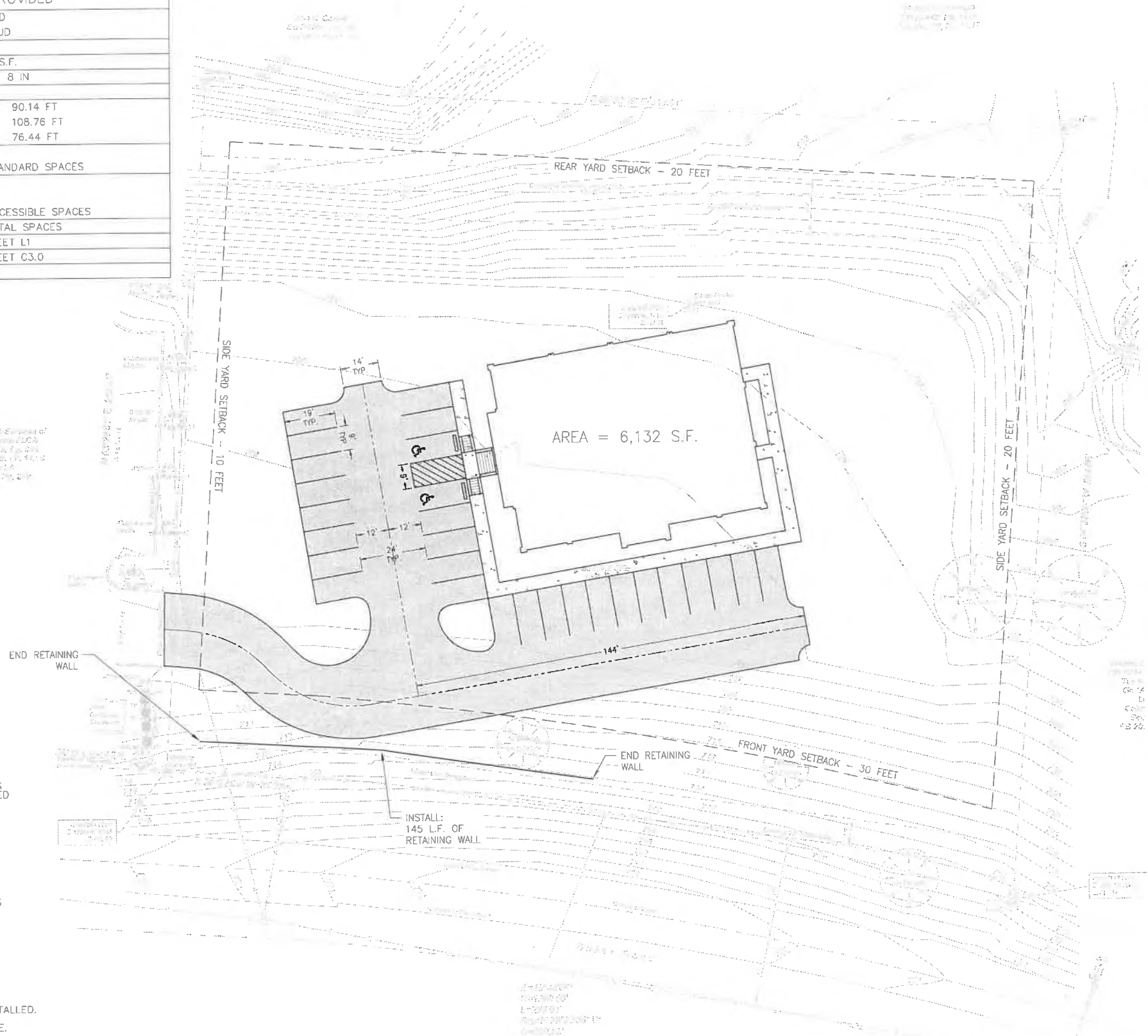
CONCRETE SIDEWALK - 155 SQ.YD.

GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL MEASUREMENTS, ELEVATIONS, ETC. BEFORE ORDERING MATERIALS OR BEGINNING WORK, AND IS RESPONSIBLE FOR THE SAME.
2. THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER OF ANY ERROR OR OMISSION ON THE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER PRIOR TO PROCEEDING WITH ANY ADDITIONAL WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THE PLANS.
3. THE CONTRACTOR SHALL MAKE APPLICATION FOR, OBTAIN, AND PAY FOR ALL NECESSARY LICENSES AND PERMITS REQUIRED FOR THIS PROJECT. HE SHALL ENSURE THAT HIS OPERATIONS ARE CARRIED OUT IN CONFIRMATION WITH ALL APPLICABLE, STATE, LOCAL AND FEDERAL CODES, STATUTES OR REGULATIONS INCLUDING THOSE CODES, STATUTES OR REGULATIONS CONCERNING PROTECTION OF LIVES AND PROPERTIES.
4. NEITHER THE OWNERS OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
5. CARE SHALL BE TAKEN TO PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO PRIVATE PROPERTY INCLUDING PROPERTY OF THE CITY, COUNTY, STATE OR FEDERAL GOVERNMENT.
6. THE CONTRACTOR SHALL "HOLD HARMLESS" AND SAVE THE OWNER AND ENGINEER FROM ANY ACTS OF THE CONTRACTOR, HIS EMPLOYEES, SUB-CONTRACTORS, MATERIAL SUPPLIERS OR OTHERS WHO MAY BE PERFORMING WORK OR DUTIES IN CONNECTION WITH THE CONTRACTOR'S OPERATIONS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY WARNING DEVICES FOR PROTECTION OF THE WORK AND SAFETY OF WORKERS AND PASSERBY INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS DURING THE EVENING AND NIGHT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND INSTALLED.
10. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
11. ALL UNPAVED AREAS ARE TO RECEIVE A MINIMUM OF 4 INCHES TOPSOIL, SEED (AS OUTLINED IN LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
12. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

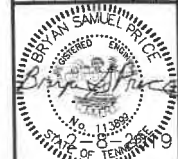
SITE LAYOUT



BPE

BRYAN PRICE ENGINEERING
865 COKER FORD ROAD
PORTLAND, TENNESSEE 37148
PHONE: 615-481-3176
EMAIL: BRYAN.PRICE@BPEAGAN.COM

REVISIONS	DATE



DATE:	OCTOBER 2019
DRAWN BY:	PRICE
CHECKED BY:	PRICE
APPROVED BY:	PRICE

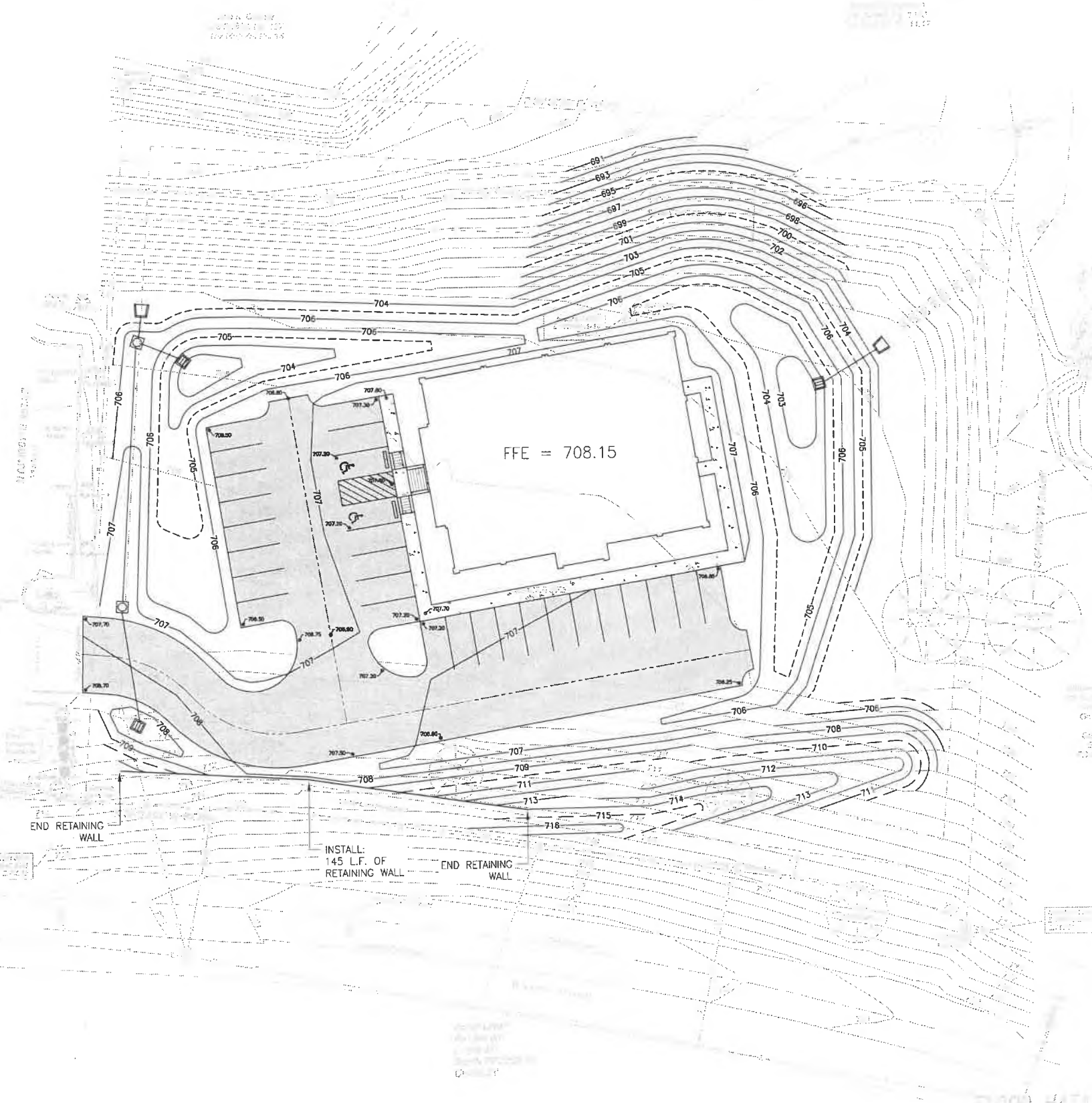
SITE LAYOUT

ROGERS GROUP COLUMBIA OFFICE
988 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET NO.

C2.0

JOB NO.: 09C1-04



1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY IN ONE CALL 72 HOURS PRIOR TO EXCAVATION.
2. PROPOSED CONTOURS ARE TO FINISHED GRADE.
3. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
4. DITCH SIDE SLOPES EXCEEDING 4:1 SHALL BE SODDED OR HAVE EROSION CONTROL BLANKETS PLACED IMMEDIATELY AFTER FINAL GRADE HAS BEEN ESTABLISHED. ALL DITCH BOTTOMS SHALL BE SODDED OR HAVE EROSION CONTROL BLANKETS PLACED AFTER FINAL GRADING.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
6. EXPOSE AS SMALL AN AREA OF SOIL FOR AS SHORT A TIME AS POSSIBLE.
7. KEEP DUST WITHIN ACCEPTABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
8. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
9. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN THE CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
10. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
11. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE: 12 POUNDS PER 1,000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1,000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE. (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET).
12. THE CONTRACTOR SHALL VERIFY POSITIVE FLOW FOR ALL STORM SEWER SYSTEMS. DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER IMMEDIATELY.
13. ALL SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE.

$$FFE = 708.15$$

END RETAINING WALL

INSTALL:
145 L.F. OF
RETAINING WALL

END RETAINING WALL

GRADING AND DRAINAGE PLAN

BPF

BRYAN PRICE ENGINEERING
865 COKER FORD ROAD
PORTLAND, TENNESSEE 37148
PHONE: 615-481-3176 EMAIL:

DATE					
REVISIONS					
DATE:		OCTOBER 21, 2008			
DRAWN BY:		PRJ			
CHECKED BY:		PRJ			
APPROVED BY:		PRJ			

GRADING AND DRAINAGE PLAN

ROGERS GROUP COLUMBIA OFFICE
988 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET NO.

C3.0

LIB. NO. : 0901-04



GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ONSITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY TN ONE CALL 72 HOURS PRIOR TO EXCAVATION.
2. PROPOSED CONTOURS ARE TO FINISHED GRADE.
3. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
4. DITCH SIDE SLOPES EXCEEDING 4:1 SHALL BE SODDED OR HAVE EROSION CONTROL BLANKETS PLACED IMMEDIATELY AFTER FINAL GRADE HAS BEEN ESTABLISHED. ALL DITCH BOTTOMS SHALL BE SODDED OR HAVE EROSION CONTROL BLANKETS PLACED AFTER FINAL GRADING.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
6. EXPOSE AS SMALL AN AREA OF SOIL FOR AS SHORT A TIME AS POSSIBLE.
7. KEEP DUST WITHIN ACCEPTABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
8. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
9. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN THE CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
10. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
11. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" DEPTH OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE: 12 POUNDS PER 1,000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1,000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE. (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET).
12. THE CONTRACTOR SHALL VERIFY POSITIVE FLOW FOR ALL STORM SEWER SYSTEMS. DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER IMMEDIATELY.
13. ALL SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE.

Plant Schedule

Canopy Trees: total of 22 caliper inches

Key	Qty	Name of Plant	Size
A	9	October Glory Maple	2" caliper
B	2	Weeping Willow	2" caliper

Understory Trees: total of 10 caliper inches

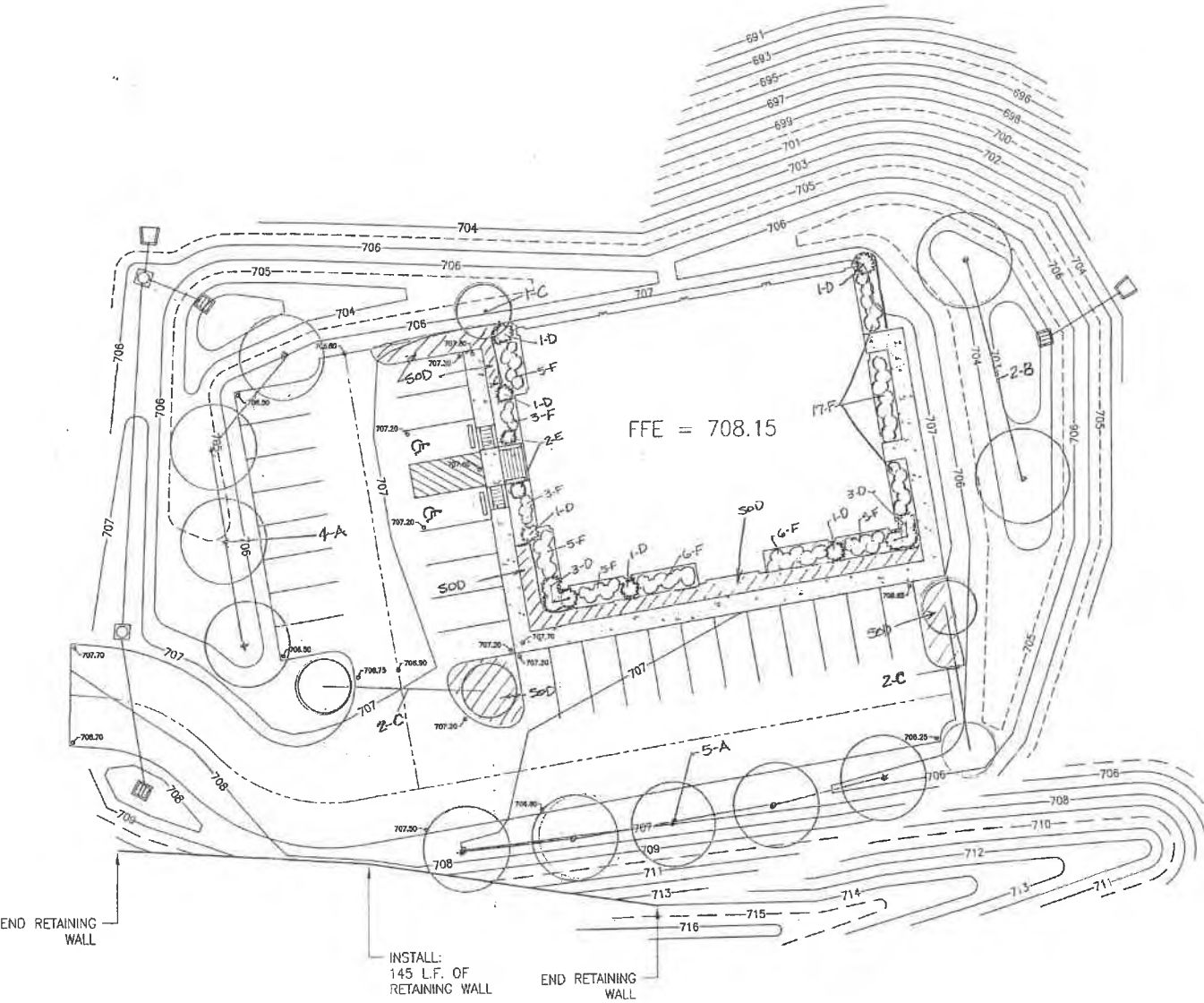
Key	Qty	Name of Plant	Size
C	5	Yoshino Cherry	2" caliper

Shrubs:

Key	Qty	Name of Plant	Size
D	12	Emerald Arborvitae	6' tall
E	2	Green Mountain Boxwood	36" tall
F	55	China Girl Holly	15-18" tall

Notes:

1. Turf-type hybrid Fescue Sod should be installed in all areas denoted as sod surrounding the building.
2. All other exposed soil areas should be addressed in a manner consistent with the notes found on the grading and drainage plan which are also listed on this plan.
3. All shrub beds and individual trees should be mulched to a depth of 3" with shredded pine bark mulch after all plants have been installed.



Landscaping Plan



Landscaping Plan

ROGERS GROUP COLUMBIA OFFICE
988 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET NO.

L10

JOB NO. 1 09-01-04

Case Number:

20-0009

Request:

Request from Allen O'Leary for final and preliminary plat approval on Polk Street being Tax Map 114A Group A Parcel 37.00.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20200009

APPLICANT/PROPERTY OWNER
Allen O'Leary

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
Polk Street

NA

BRIEF SUMMARY OF REQUEST

This is a preliminary and final plat request to subdivide 2.43 acres into a 3 lot subdivision off Polk Street. As shown on the plat the properties will have a stream buffer requirement and sewer easement but ample square footage for home construction.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6	Residential	Residential	NA	2.43 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY**COMPATIBILITY with the ZONING ORDINANCE**

Staff finds this request to be compliant with city ordinances.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

TECHNICAL MEETING

Tuesday, January 28, 2020

ITEM NO.

20-0009

DESCRIPTION: Subdivide existing parcel into 2 buildable residential lots with a remaining portion.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Stream buffer not shown on Southern property.

Fire

2. No comments.

Wastewater

3. 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.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments provided.

Columbia Power

7. Columbia Power System has an existing power line near your proposed residential development located at Polk Street.

We are willing to serve this residential 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.

Columbia Water

8. 6" CI Main in road on Polk Street.

Atmos Energy

9. No comment.

Maury County E911

10. No comment provided.

Maury County Schools

11. No comment provided.

Planning

12. no comments

ATTACHMENTS: PRELIMINARY PLAT

FILE:J:\WES_Engineers_Surveyors 2019\19550 - Polk Drive - Bruce Beyer\Draw\Survey\19550_Plot of Survey.dwg

Legend

- EIP
● IPS
● P.P. Iron Rod Set
● AXLE Iron Pipe Found
● AXLE Axle Found
● E.C.M. Fence Post
● P.K.F. Concrete Monument Existing
● P.K.F. PK Nail Found
● R.R.S. Railroad Spike Found
● R.R.S. Railroad Spike Set

- ✚ Bench Mark
△ Stake Found
△ Fire Hydrant
△ Water Meter
△ Water Valve
△ Water Reducer
△ Clean Out
△ Sanitary Sewer Manhole
△ Storm Sewer Manhole

- Catch Basin
■ Curb Inlet
■ Storm Pipe
■ Cable Manhole
○ Electric Manhole
○ Telephone Manhole
○ Water Manhole
○ Electric Meter
○ Cable Riser

- ⊠ Electric Riser
⊠ Telephone Riser
⊠ Telephone Booth
⊠ Gas Meter
⊠ Gas Valve
⊠ Light Pole
⊠ Power Pole
⊠ Telephone Pole
⊠ Guy Pole

- ⊠ Power Pole
⊠ Flag Pole
⊠ Guy Wire
⊠ Mailbox
⊠ Parking Block
⊠ Satellite Dish
⊠ Handicap Parking
⊠ Water Spigot
⊠ Bollard

- ✱ Evergreen Tree
✱ Deciduous Tree
✱ Bush
✱ 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

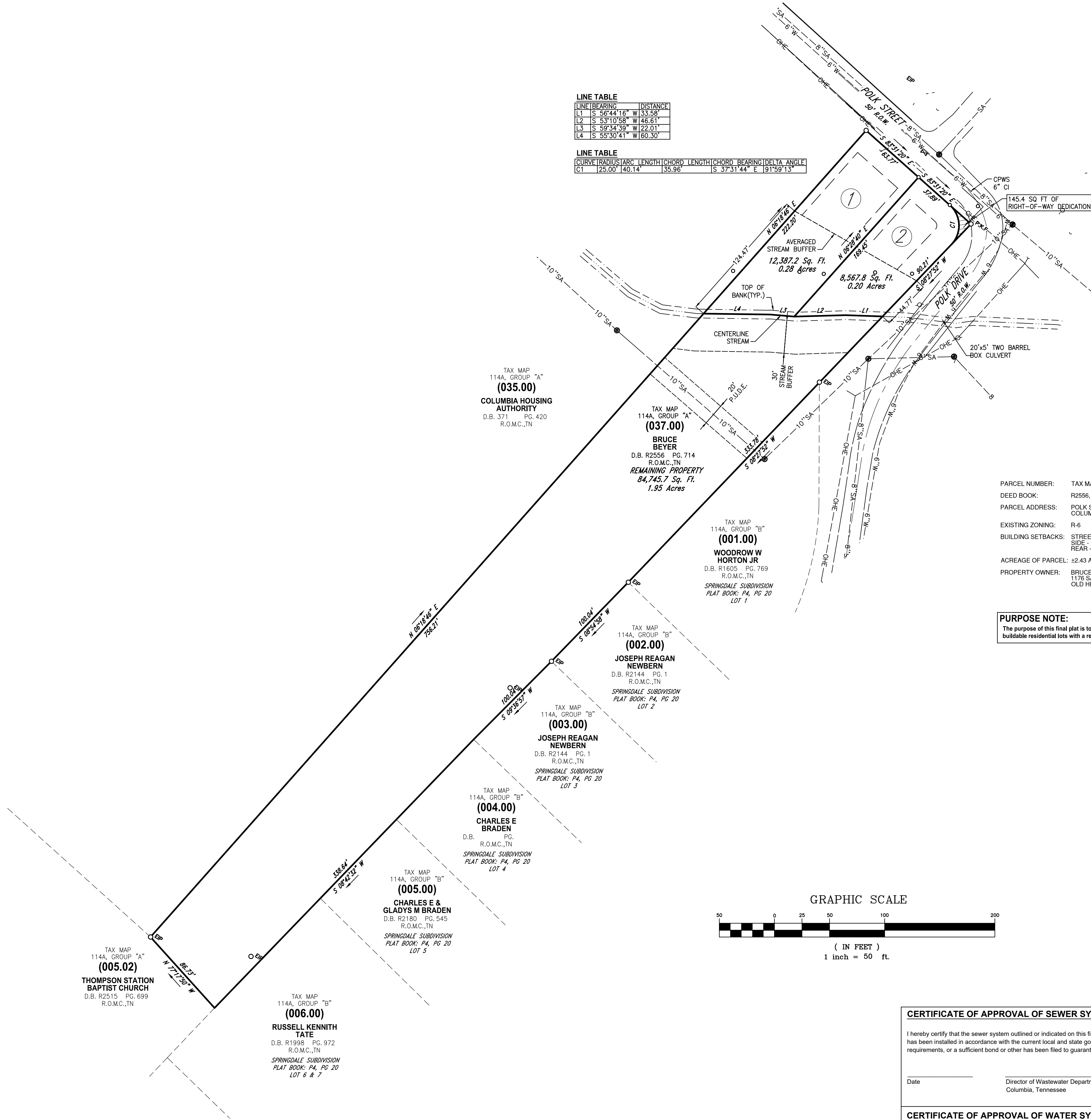
- Edge of Water
----- Ditch / Creek Centerline
----- Minor Contour Line
----- Index Contour Line
----- Gas Line
----- SA Sanitary Sewer Line
----- W Water Line
----- ST Storm Sewer Line
----- OH Overhead Utility Line
----- OHC Overhead Cable Line

- 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

1/4 GRID NORTH

LINE	BEARING	DISTANCE
L1	S 56°44'16" W	33.58'
L2	S 53°10'58" W	46.61'
L3	S 59°14'59" W	72.01'
L4	S 55°30'41" W	60.30'

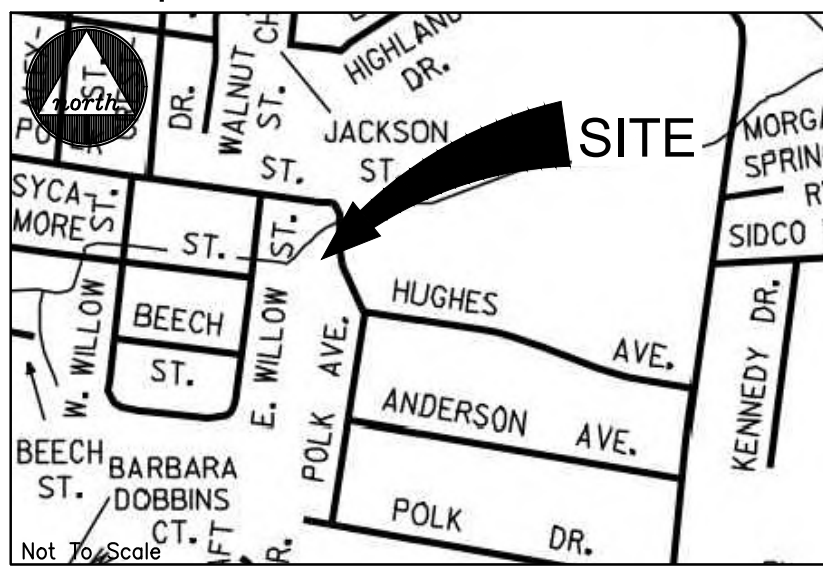
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	140.14'	35.96'	S 37°31'44" E	91°59'13"



PARCEL NUMBER: TAX MAP 114A, GRP 'A', PCL 037.00
DEED BOOK: R2556, PAGE 714
PARCEL ADDRESS: POLK STREET, COLUMBIA, TN 38401
EXISTING ZONING: R-6
BUILDING SETBACKS: STREET - 20'(MINOR), SIDE - 7.5', REAR - 20'
ACREAGE OF PARCEL: ±2.43 ACRE (105,846.0 SQFT) TOTAL
PROPERTY OWNER: BRUCE BEYER, 1176 SAFETY HARBOR CV, OLD HICKORY, TN 37138

PURPOSE NOTE:
The purpose of this final plat is to subdivide the existing parcel into 2 buildable residential lots with a remaining portion.

Location Map



Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- 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.
- 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.
- 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.
- 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.
- The area of the parcels as shown hereon.
- This property currently identified as Tax Map No. 114A, Group 'A', Parcel No. 037.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: n/a
- Deed reference: Book R2556 Page 714
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- 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.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- 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.
- The certification is not an expressed or implied warranty or guarantee.
- 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. 47119C0285E, dated April 16, 2007, and shown hereon graphically.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number R2556, Page 714, 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: _____ Bruce Beyer

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS

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

Date: _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

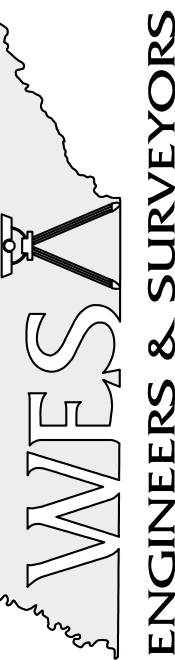
SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; 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.

Date: 1/31/20
Allen B. O'Leary
TN RLS #1987
Number



WES ENGINEERS & S



Case Number:

20-0010

Request:

Request from Jamie Reed for Final Plat revision and access management exception on Williamsport Pike being Tax Map 88 Parcel 1.03 and 300.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20200010

APPLICANT/PROPERTY OWNER
Jamie Reed

PUBLIC HEARING DATE

NA

PROPERTY ADDRESS/LOCATION
**Williamsport Pike Tax Map 88 Parcel
3.03**

BRIEF SUMMARY OF REQUEST

This is an application to revise a three lot final plat for five acres. The property division is to create the ability to construct three homes on the western edge of the city limits.

Staff Note:

A driveway exception is required for the driveways.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
City – RS-40	Single Family Dwelling	Residential	NA	5 acres

COMPATIBILITY with the COMPREHENSIVE PLAN	PROPERTY HISTORY
Rural Countryside is the land use designation which allows the zoning of the RS-40 zone.	The property recently (4/19) added a rear portion to the city limits making the entire parcel within the city limits.
COMPATIBILITY with the ZONING ORDINANCE	
Staff would find this request to be compatible with the City's adopted policies subject to technical review comments.	

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

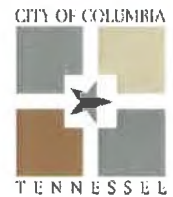
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



TECHNICAL MEETING

Tuesday, January 28, 2020

ITEM NO.

20-0010

DESCRIPTION: Request for exception Access Management Ordinance for a residential building lot. And revision to final lot lines request for approval.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Align driveway for lots 1 & 2 with Hollandale Cir. on Final Plat.
2. Add note: Lot 3 to access Hicks Lane
3. Note incorrectly states "Ramp for common driveway for lots 3 & 4" Should reference lots 1 & 2.

Fire

4. A Fire Hydrant must be added so no portion of a residential structure is further than 600 feet from a hydrant as a truck will lay hose.

Wastewater

5. The attached final plat shows septic areas, but 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 had been proposed at this time.

Building

6. No comments.

Police

7. No comments provided.

Public Works

8. No comments provided.

Columbia Power

9. 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.

Columbia Water

10. 8" CI Water main on South side of Williamsport Pike.

Atmos Energy

11. No Gas.

Maury County E911

12. Good.

Maury County Schools

13. No comments provided.

Planning

14. no comment

ATTACHMENTS: FINAL PLAT

January 2nd, 2020

City of Columbia

Mr. Glenn Harper

700 North Garden Street

Columbia, TN 38401

Dear Mr. Harper

My name is Jamie Reed and I am the owner and operator of Reed Family Builders. I am currently assisting Ruth Silva, in annexing and separating into smaller buildable lots, a 5.25 acre tract of land that she currently owns. The annexation is complete and we are currently nearing completion of the next step where we are splitting that tract of land into three (3) smaller lots. This land is an L shaped parcel at the corner of Williamsport Pike (Hwy 50) and Hicks Lane. Road frontage on Williamsport Pike is 443 foot long and lots one and two will each have approximately 197 foot of road frontage on Williamsport Pike (Hwy 50). Lot 3 which is L shaped will also have a small footprint that touches Williamsport Pike with approximately 50 foot that will only be used for the purpose of utility access. Lot three (3) primarily has road frontage on Hicks Lane where 227 feet will be used to access the property.

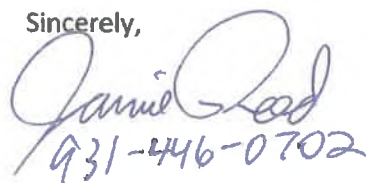
Lots 1 and 2 will both have to utilize driveways off of Williamsport Pike in order to access the properties. Due to Williamsport Pike (Hwy 50) being a heavily traveled roadway we are taking several safety precautions.

First, we are asking permission to utilize one driveway to access Lots 1 and 2. After the driveway accesses the lots, it will then split into two separate drives that will access each individual lot. Putting only one access point off the highway will aid in the safety of the motoring public with less drives that someone could be turning into or pulling out of therefore hopefully reducing the chance of an accident.

Additionally, we will place the driveway directly across from the secondary road entrance of Hollandale Circle . Further description will be provided on the attached maps and sketch. These measurements are distances away from the proposed driveway location we hope to have approved. The closest drive to the east on the same side of the roadway is approximately 3005 feet away. The closest driveway on the same side of the roadway to the west is approximately 532 feet away. The nearest drive/roadway on the opposite side of the road is Hollandale Circle which is located directly across from the proposed driveway.

Respectfully, we request this exception be approved.

Sincerely,


931-446-0702

GENERAL AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF MAURY

I, Jamie Reed, personally appeared before the undersigned Notary Public, and under oath or affirmation make the following statements:

Regarding the Access Management Exception Request that I am filing in regards to the land located at Williamsport Pike (Williamsport Pike at the intersection of Hicks Lane); this affidavit is to affirm that to the best of my knowledge the information provided in the above mentioned Exception Request is true and correct to the best of my knowledge.

DATED this the 9th day of January, 2020

Jamie Reed

Signature of Affiant

SWORN to subscribe before me, this the 9th day of January, 2020



Jennifer L. Hall

Notary Public

Untitled Map

Transport Pike at Hicks Lane

Leg



X = Driveway Access Points

RECEIVED JAN 17 2020

Proposed driveway

Untitled Map

WilliamSPORT Pike at Hicks Lane

Leg



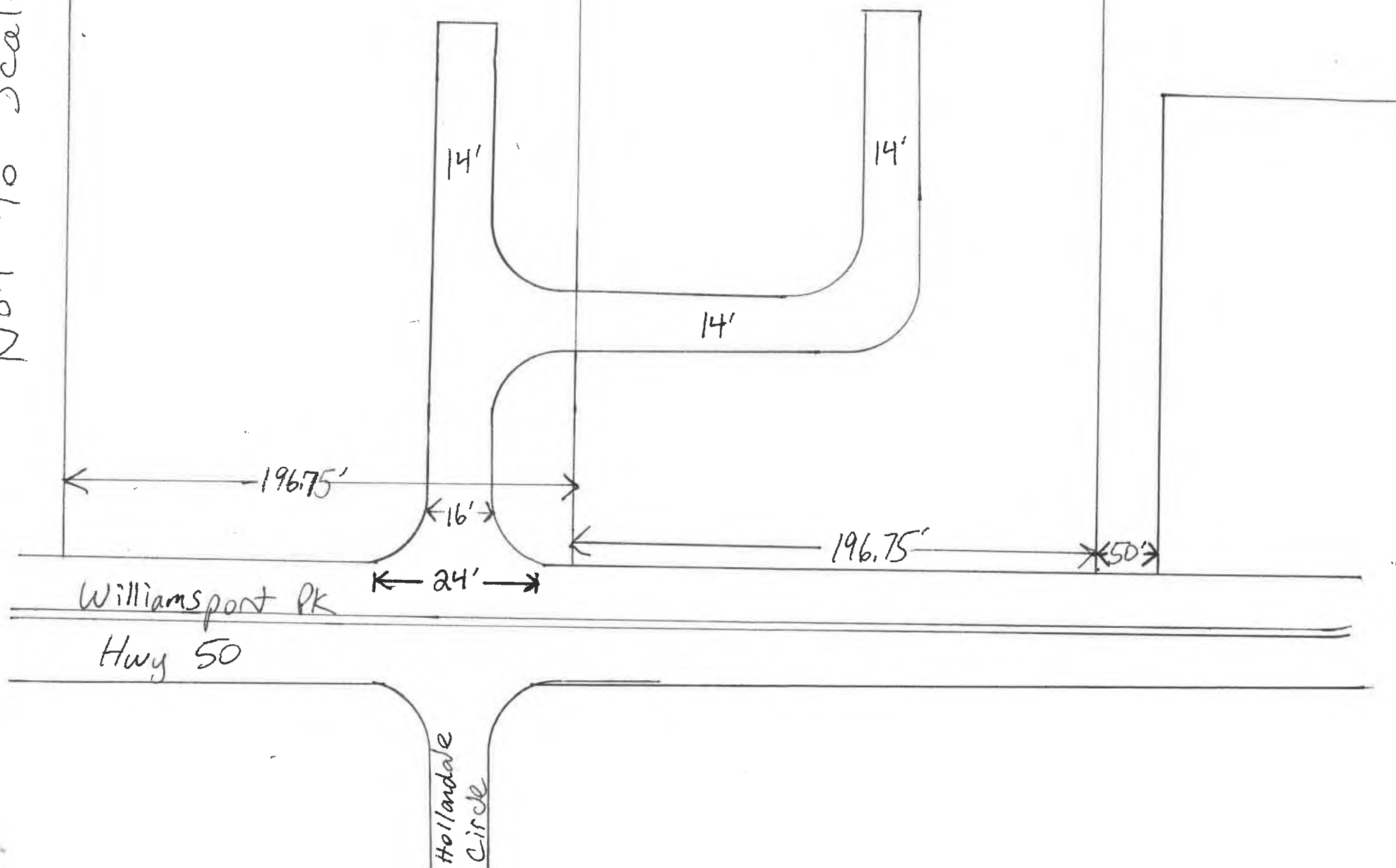
Single Drive for Both lots #1 & #2.

Not to Scale

Lot 1

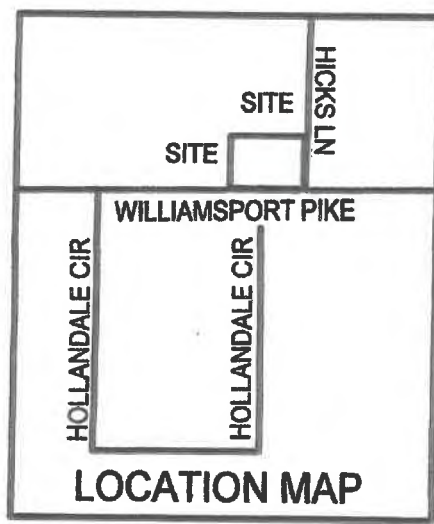
Lot 2

Lot 3

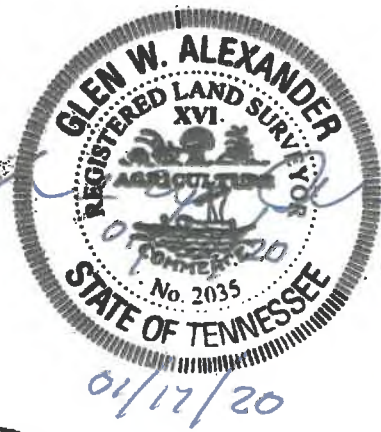
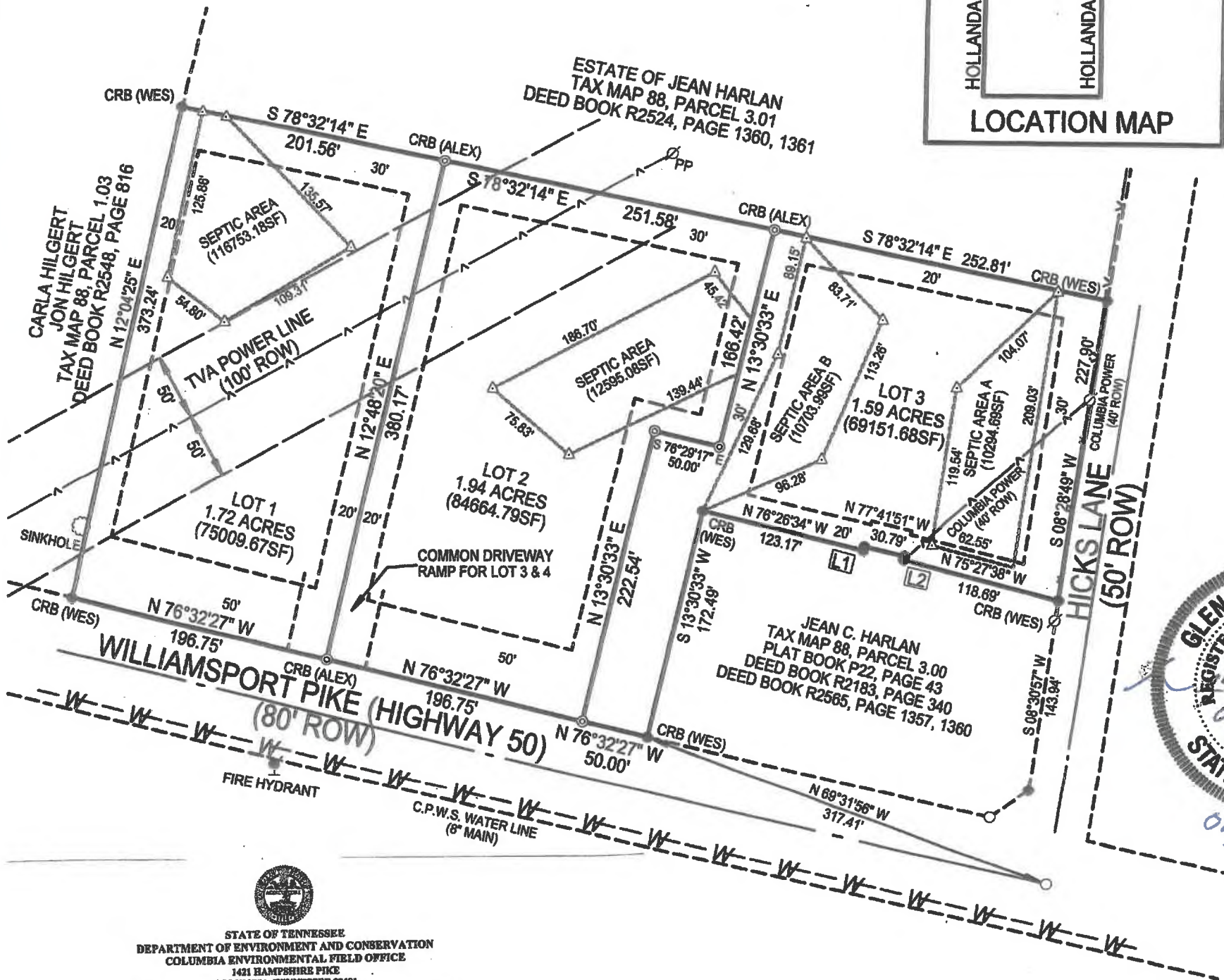


FINAL PLAT
LOT 1, 2, & 3-RUTH SILVA

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE LOT 1, LOT 2, AND LOT 3 FROM THE PROPERTY OF RUTH SILVA BEING RECORDED IN DEED BOOK R2524, PAGE 1367 AND DEED BOOK R2565, PAGES 1357 AND 1360. SEE PLAT BOOK P22, PAGE 43 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE. LOT 1 CONTAINS 1.72 ACRES (75009.67SF) AND HAS FRONTAGE ON WILLIAMSPORT PIKE. LOT 2 CONTAINS 1.94 ACRES (84664.79SF) AND HAS FRONTAGE ON WILLIAMSPORT PIKE. LOT 1 AND LOT 2 WILL SHARE A COMMON DRIVEWAY RAMP OFF THE NORTH RIGHT OF WAY MARGIN OF WILLIAMSPORT PIKE. LOT 3 CONTAINS 1.59 ACRES (69151.68SF) AND HAS FRONTAGE ON WILLIAMSPORT PIKE AND HICKS LANE. LOCATED ON THE NORTH SIDE OF WILLIAMSPORT PIKE AND ON THE WEST SIDE OF HICKS LANE AND IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING MORE ACCURATELY SHOWN HEREON:



TN GRID NORTH
GPS-TSPC



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
COLUMBIA ENVIRONMENTAL FIELD OFFICE
1421 HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401
PHONE (931) 380-3371 STATEWIDE 1-800-691-8332 FAX (931) 380-3397

General approval is hereby granted for Lots 1 thru 3 defined in Moss Farms. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

General Restrictions: Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Maury County. Any cutting or filling after November 14, 2019, may render the site unsuitable. Drainageways, gullied areas, cut and fill material and disturbed soil areas are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drainfield or a pump will be required. Water taps, waterlines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

S.S.D.S. denotes Subsurface Sewage Disposal System.

- Lot 1** Suitable soil for subsurface sewage disposal system is located in the northwestern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms.
- Lot 2** Suitable soil for subsurface sewage disposal system is located in the northeastern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms.
- Lot 3** Suitable soil for subsurface sewage disposal system is located in the eastern and western portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms.

Date _____ Alan Floyd
Environmental Specialist

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Date 01/17/20 Glen W. Alexander, TN RLS#2035

FOUND CORNERS
SET CORNERS—CRB (ALEX)
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" = 100'

100 FEET

OWNER: LOT 1,2,3
RUTH SILVA
1513 HIGHLAND AVE
COLUMBIA, TN 38401
SITE ADDRESS:
WILLIAMSPORT PIKE
TAX MAP 88, PARCEL 3.03
DEED BOOK R2524, PAGE 1367
DEED BOOK R2565, PAGE 1357, 1360
PLAT BOOK P22, PAGE 43
EIGHTH (8TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

SURVEYOR:

Glen W. Alexander
Registered Land Surveyor, TN #2035
2481 Mooresville Pike, Culleoka, TN 38451
PHONES: 931-698-2338
EMAIL: glenwood@bellsouth.net

Zoned: RS-40'

Set Backs:
Street—50' ARTERIAL
30' MINOR
Side—20'
Rear—30'

NOTES:

There is a public utility and drainage easement 10' in width on front and rear property lines and on all property lines parallel to or abutting roads and there is a public utility and drainage easement 5' in width on all other interior lot lines, except as otherwise shown.

This subdivision shall be developed in accordance with the City of Columbia Subdivision Regulations.

Firm Flood Map No.47119C0165E Dated 4/16/2007 indicates that these parcels are not in a flood zone.

CERTIFICATE OF SEWER APPROVAL

I hereby certify that the sewer system outlined on the plat shown hereon has been installed in accordance with current local and Government requirements or a sufficient bond or other surety have been filed to guarantee said installation.

Date _____ Superintendent
Director of Waste Water, City of Columbia

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME,
STREET NAMES, STREET SIGNS & ADDRESS

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

Date _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF WATER APPROVAL

I hereby certify that the water system outlined on the plat shown hereon has been installed in accordance with current local and Government requirements or a sufficient bond or other surety have been filed to guarantee said installation.

Date _____ Superintendent
Water Dept of City of Columbia

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.

Date _____ Enforcing Officer For The Subdivision Regulations

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Columbia Planning Commission

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 Deed Book Number R2524, Page 1367 and R2565, Page 1357, 1360 in the 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.

Date 1-17-20 Owner Ruth Silva
RUTH SILVA

RECEIVED JAN 17 2020

Case Number:

20-0003

Request:

Request from CSDG for Planned Unit Development Master Plan revision of Polk Place Subdivision off Theta Pike being Tax Map 90A Group B Parcels 1.00 - 47.00 and 59.00.



TECHNICAL MEETING

Tuesday, January 28, 2020

ITEM NO.

20-0003

DESCRIPTION: Request for a PUD Master Plan Revision to revise lot sizes, add seven lots, and revise town home elevations.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Label 50' wide public access easement along Polk Place and Mason Dale.
2. Subject to all previous TIS requirements

Fire

3. No comments.

Wastewater

4. Wastewater approves this request.

Building

5. No comments.

Police

6. No comment provided.

Public Works

7. No comments provided.

Columbia Power

8. 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.

Columbia Water

9. 8" PVC (C-900) in on PHASE 1 with 8" value to use for next phase.

Atmos Energy

10. No comment.

Maury County E911

11. Keep street names the way they are.

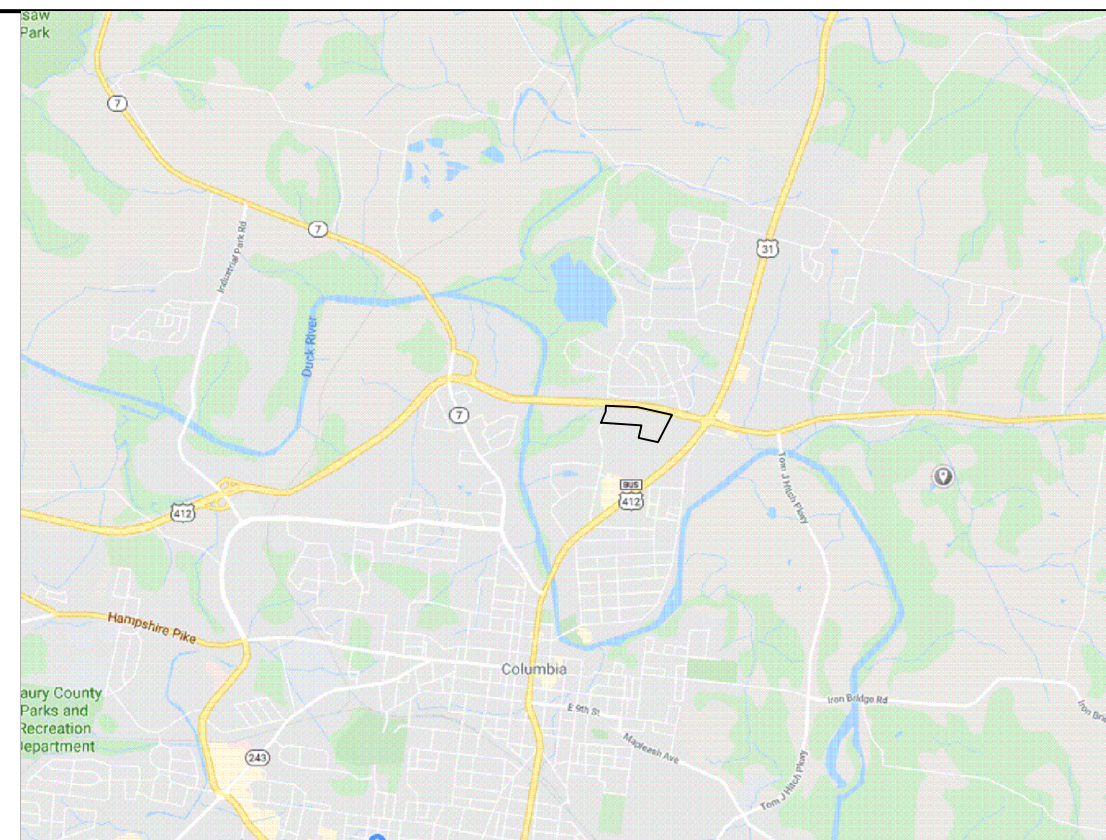
Maury County Schools

12. No comments provided.

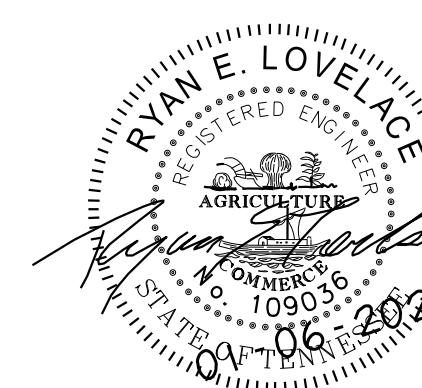
Planning

13. previous approval had privacy fence along southern property line
14. Townhomes have a max of 6 units after that modulation for the units is required
15. update parking summary to reflect additional units
16. Material list of exterior walls

ATTACHMENTS: PUD MASTER PLAN



SEA



POLK
PLACE
PUD MASTER
PLAN

Theta Pike
Columbia,
Maury County,
Tennessee

ISSUE SET:

ISSUE DATE

REVISION SCHEDULE:

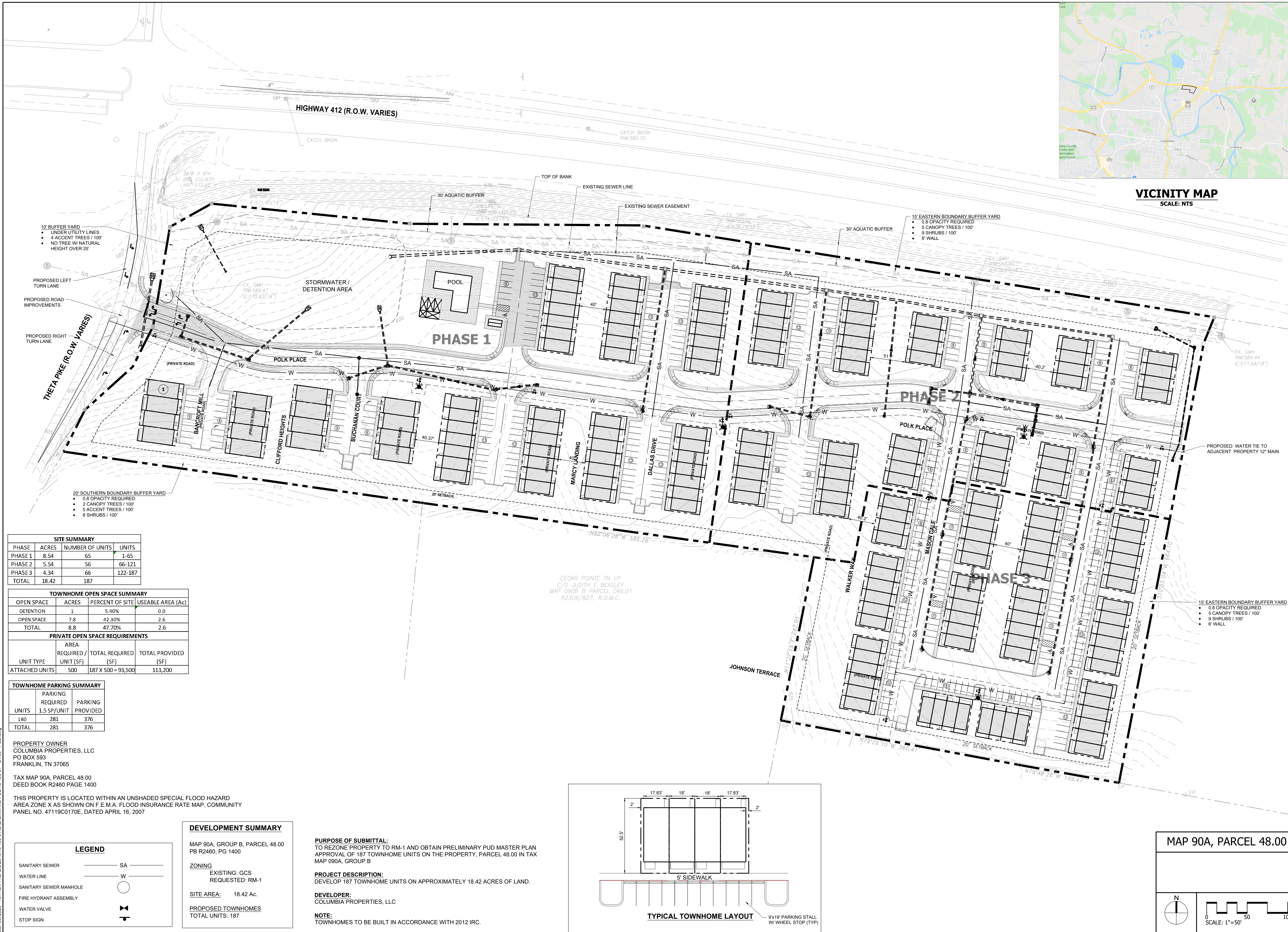
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REVISION:	DRAWN:	CHECKED:
1	JSF	REL

PUD

C1.00

PROJECT NO.: 19-156-01

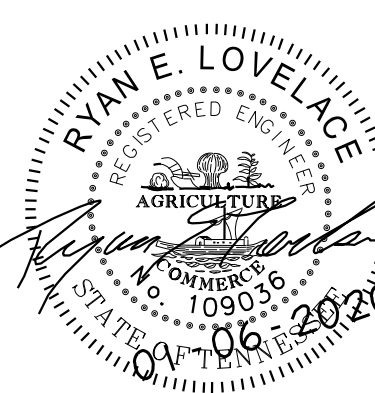




CSDG

Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com



POLK
PLACE
PUD MASTER
PLAN

Theta Pike
Columbia,
Maury County,
Tennessee

SET:

DATE:

[illegible]

ION:	DRAWN:	CHECK
	JSF	RE

CH

1.00

JECT NO.: 19-156-01

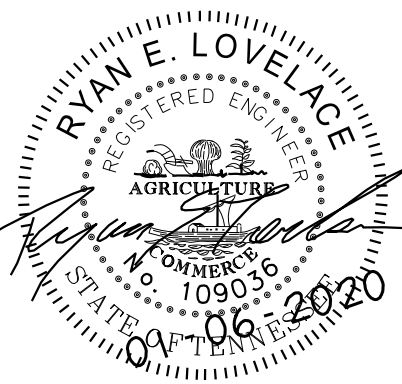


CSDG

Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgt.com

EAL



POLK
PLACE
PUD MASTER
PLAN

Theta Pike
Columbia,
Maury County,
Tennessee

SSUE SET:

ISSUE DATE:

REVISION SCHEDULE:

[illegible]

REVISION: 1	DRAWN: JSF	CHECKED: REL
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ARCH

A2.00

PROJECT NO.: 19-156-01

Case Number:

20-0008

Request:

Request from Sourceland, LLC to rezone 51 acres off North James Campbell being Tax Map 89 Parcel 41.00 from General Commercial Service to Mixed Residential Commercial.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20200008

APPLICANT/PROPERTY OWNER
Sourceland, Taze Lundy

PUBLIC HEARING DATE

April 9th 2020

PROPERTY ADDRESS/LOCATION
North James Campbell Blvd.

BRIEF SUMMARY OF REQUEST

This is a rezoning request of approximately 51 acres on the east side of James Campbell Boulevard North from GCS (General Commercial Service) to **MRC** (Mixed Residential Commercial). The concept for this request is to create a residential subdivision mix of single family attached and detached homes for a total of 140 units. The residential use in a MRC zone refers back to the development standards of RM-1 for conventional development.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS	Vacant	Residential Commercial	Residential	50.50+- acres

COMPATIBILITY with the COMPREHENSIVE PLAN

Suburban Corridor does support the zoning request of RM-2.

PROPERTY HISTORY

The property currently has two medical facilities on the road frontage with a railroad system in the rear.

COMPATIBILITY with the ZONING ORDINANCE

Staff finds this request is compatible with the Comprehensive Plan for this property.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE): **Zoning Ordinance 3.18.7**

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 requested use would be of a lower zoning intensity and use rights thus not effecting the area in an adverse way.

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

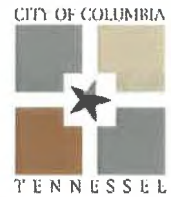
The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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 an amendment to the City's Zoning Map to MRC for housing opportunities.

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 or have a negative impact.



TECHNICAL MEETING
Tuesday, January 28, 2020

ITEM NO.

20-0008

DESCRIPTION: This request is to rezone the property from GCS to MRC for a mixed residential and commercial development.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. TIS required at preliminary plat
2. Not approving concept plan. Several roadway geometries do not meet City standards.
3. Construction Plans will require storm water analysis of the downstream structures

Fire

4. No comments.

Wastewater

5. 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.

Building

6. No comment.

Police

7. No comments provided.

Public Works

8. No comments provided.

Columbia Power

9. 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.

Columbia Water

10. 8"PVC (C-900) on Professional Center Drive and stub out at south side of New Medical Building.

Atmos Energy

11. No comment.

Maury County E911

12. Professional Center Drive Keep.

Planning

13. No comments.

Maury County Schools

14. No comment provided.

ATTACHMENTS: CONCEPT

C



Chicago Title Insurance Company

SCHEDULE A

1. Commitment Date: January 6, 2020 at 8:00:00-
2. Policy to be issued: Sourceland, LLC
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Roger Witherow, as to a 1/2 undivided interest, Daniel Family Partnership, a Tennessee general partnership, as to 1/4 undivided interest, and White, Kilgore and White, G.P., a Tennessee general partnership, as to a undivided 1/4 interest
5. The Land is described as follows:
Land in the 9th Civil District of Maury County, Tennessee, described as follows:
Beginning at an iron pin in the East margin of North James M. Campbell Boulevard, and being the Southwest corner of Columbia Machine Works, and also being the Northwest corner of herein described tract; thence with Columbia Machine Works and fence line South 89 degrees 10 minutes 10 seconds East 790.62 feet to an iron pin; thence with same North 88 degrees 13 minutes 40 seconds East 468.94 feet to an iron pin; thence with same North 84 degrees 33 minutes 40 seconds East 33.09 feet to a spike in the center of Tennessee Southern Railroad Company line; thence with the center of Tennessee Southern Railroad Company line South 23 degrees 40 minutes 20 seconds East 484.12 feet to a spike; thence with same South 31 degrees 48 minutes East 179.58 feet to a spike; thence with same South 37 degrees 30 minutes East 287.46 feet to a spike; thence with same South 41 degrees 02 minutes 30 seconds East 853.11 feet to a spike; thence with Anne Heller Goodman et al South 65 degrees 58 minutes 50 seconds West 32.40 feet to an iron pin; thence with Anne Heller Goodman et al and fence line South 66 degrees 44 minutes 40 seconds West 282.05 feet to an iron pin; thence with Your Future Real Estate and fence line South 69 degrees 02 minutes 10 seconds West 233.84 feet to a fence post; thence with same South 01 degrees 08 minutes 20 seconds West 155.85 feet to an iron pin; thence with John Stephens and fence line South 86 degrees 45 minutes West 241.33 feet to an iron pin; thence with John Stephens North 04 degrees 02 minutes 40 seconds West 23.46 feet to an iron pin; thence with same South 84 degrees 00 minutes 50 seconds West 48.60 feet to an iron pin; thence with Anita Parks Burnus 9.81 Acre Tract 2 and fence line North 02 degrees 22 minutes 50 seconds East 209.37 feet to an iron pin; thence with Anita Parks Burnus 9.81 Acre Tract 2 South 88 degrees 59 minutes 50 seconds West 366.92 feet to an iron pin; thence with Billy Glynne Rummage North 29 degrees 17 minutes 40 seconds West 25.30 feet to an iron pin; thence with Billy Glynne Rummage and rock fence same South 85 degrees 51 minutes 10 seconds West 172.15 feet to an iron pin; thence with same North 89 degrees 32 minutes 20 seconds West 135.41 feet to an iron pin; thence with same North 87 degrees 27 minutes 30 seconds West 112.85 feet to an iron pin; thence with Billy Glynne Rummage and fence line North 04 degrees 31 min 10 seconds East 63.14 feet to an iron pin; thence with same North 83 degrees 23 minutes 30 seconds West 157.92 feet to an iron pin; thence with same South 77 degrees 41 minutes 10 seconds West 257.95 feet to an iron pin; thence with same North 88 degrees 27 minutes West 50.46 feet to an iron pin; thence with same North 74 degrees 32 minutes 50 seconds West 84.76 feet to an iron pin; thence with the East margin of North James M. Campbell Boulevard with a portion of a curve to the right with a central angle of 37 degrees 24 minutes, R = 1834.87 feet, T = 621.11 feet, a length on curve of 1142.34 feet, a chord bearing and distance of North 12 degrees 02 minutes 40 seconds West 1123.98 feet to an iron pin; thence with same North 05 degrees 45 minutes 50 seconds East 455.28 feet to the point of beginning containing 64.28 acres by survey of James D. Webb, Tennessee Registered Land Surveyor

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
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(19LR059.PFD/19LR059/8)

SCHEDULE A
(Continued)

No. 596, Maury County, Columbia, Tennessee, dated October 25, 1993.

Also conveyed herein is a 50 ft. wide easement for ingress and egress to Hampshire Pike as reserved in deed to Columbia Properties No. 1, LLC of record in Book 1329, Page 255, Register's Office of Maury County, Tennessee.

Included in the above description, but specifically excluded herefrom, are the following tracts or parcels of real estate:

(1) A 3.25 acre tract shown by a map of record in Plat Book P18, page 41, Register's Office for Maury County, Tennessee, and being the same property conveyed to Columbia Professional Centre Partners, I, LLC by deed of record in Book R2029, Page 206, in the Register's Office for Maury County, Tennessee; (2) A 5.40 acre tract shown by a map of record in P21, Page 317, Register's Office for Maury County, Tennessee, and being the same property conveyed to TriStar Maury Behavioral Healthcare, LLC, a Delaware limited liability company by deed of record in Book R2469, Page 985, in the Register's Office for Maury County, Tennessee; and (3) A 1.49 acre tract being the same property conveyed to TriStar Maury Behavioral Healthcare, LLC, a Delaware limited liability company by deed of record Book R2253, Page 371, Register's Office for Maury County, Tennessee, being more particularly described as follows: Beginning at the Northeast corner of the property conveyed to TriStar Maury Behavioral Healthcare, LLC as recorded in Book R2469, Page 985, in the Register's Office for Maury County, Tennessee; Thence S79° 39' 00" E, 40.69 feet; Thence, with a curve turning to the right with an arc length of 81.46 feet, with a radius of 264.00 feet, with a chord length of 81.14 feet; Thence, S 00° 00' 00" E, 486.43 feet; Thence S 80° 13' 54" W, 125.23 feet to the Southeast corner of said TriStar Maury Behavioral Healthcare LLC Property; Thence, with the East line of said TriStar Maury Behavioral Healthcare LLC Property N 01° 50' 07" W, 177.01 feet; Thence, N 00° 32' 35" E, 171.16 feet; Thence, N 03° 11' 36" E, 193.89 feet to the point of beginning.

Being a portion of the same property conveyed to Roger Witherow by Warranty Deed from Swan Burrus, Trustee, and Anita Parks Burrus, Trustee and Individually, of record in Book 1221, page 826, Register's Office for Maury County, Tennessee, dated May 19, 1994 and recorded on May 20, 1994. (Value or consideration as shown in aforementioned deed \$585,000.00.) Being a portion of the same property conveyed to Steven L. Hill by Quitclaim Assumption Deed from Roger Witherow, as to a one-half (1/2) undivided interest, of record in Book 1221, page 865, Register's Office for Maury County, Tennessee, dated May 20, 1994 and recorded on May 23, 1994. (Value or consideration as shown in aforementioned deed \$0.00.) Being a portion of the same property conveyed to Fred C. White, a one-fourth (1/4) undivided interest, and Eslick E. Daniel, a one-fourth (1/4) undivided interest, as equal tenants in common by Warranty Deed from Steven L. Hill, of record in Book R1475, page 987, Register's Office for Maury County, Tennessee, dated March 21, 2000 and recorded on March 21, 2000. The said Fred C. White having since died testate, and by his Last Will and Testament of record in Book R2366, Page 821, Register's Office for Maury County, Tennessee, devised his one-fourth (1/4) undivided interest to William Robert White, Carroll W. Kilgore and James Benjamin White, in equal shares. (Value or consideration as shown in aforementioned deed \$975,000.00.) Being a portion of the same property conveyed to White, Kilgore and White, G.P., a Tennessee general partnership, consisting of William Robert White, Carroll W. Kilgore and James Benjamin White as general partners, an undivided one-fourth (1/4) interest by Quitclaim Deed from Carroll W. Kilgore, as Executrix of the Estate of Fred C. White, of record in Book R2366, page 827, Register's Office for Maury County, Tennessee, dated December 22, 2015 and recorded on April 13, 2016, as corrected by Quitclaim Deed of Correction recorded on December 22, 2016 in Book R2408, Page 1371, Register's Office for Maury County, Tennessee. (Value or consideration as shown in aforementioned deed \$0.00.) Being a portion of the same property conveyed to Daniel Family Partnership, a Tennessee general partnership by Quitclaim Deed from

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(19LR059.PFD/19LR059/8)

SCHEDULE A
(Continued)

Eslick E. Daniel, a married man of record in Book R2415, page 446, Register's Office for Maury County, Tennessee, dated January 11, 2017 and recorded on February 02, 2017. (Value or consideration as shown in aforementioned deed \$0.00.) Being a portion of the same property conveyed to White, Kilgore and White, G.P., a Tennessee general partnership by Quitclaim Deed from William Robert White, Carroll W. Kilgore and James Benjamin White, Devisees under the Last Will and Testament of Fred C. White (in Book R2366, Page 821), of record in Book R2469, page 980, Register's Office for Maury County, Tennessee, dated December 06, 2017 and recorded on December 11, 2017. (Value or consideration as shown in aforementioned deed \$0.00.)

Being also known as 0 N James M Campbell Blvd, Columbia TN 38401.

Murfree & Goodman, PLLC

By: _____

Murfree & Goodman, PLLC

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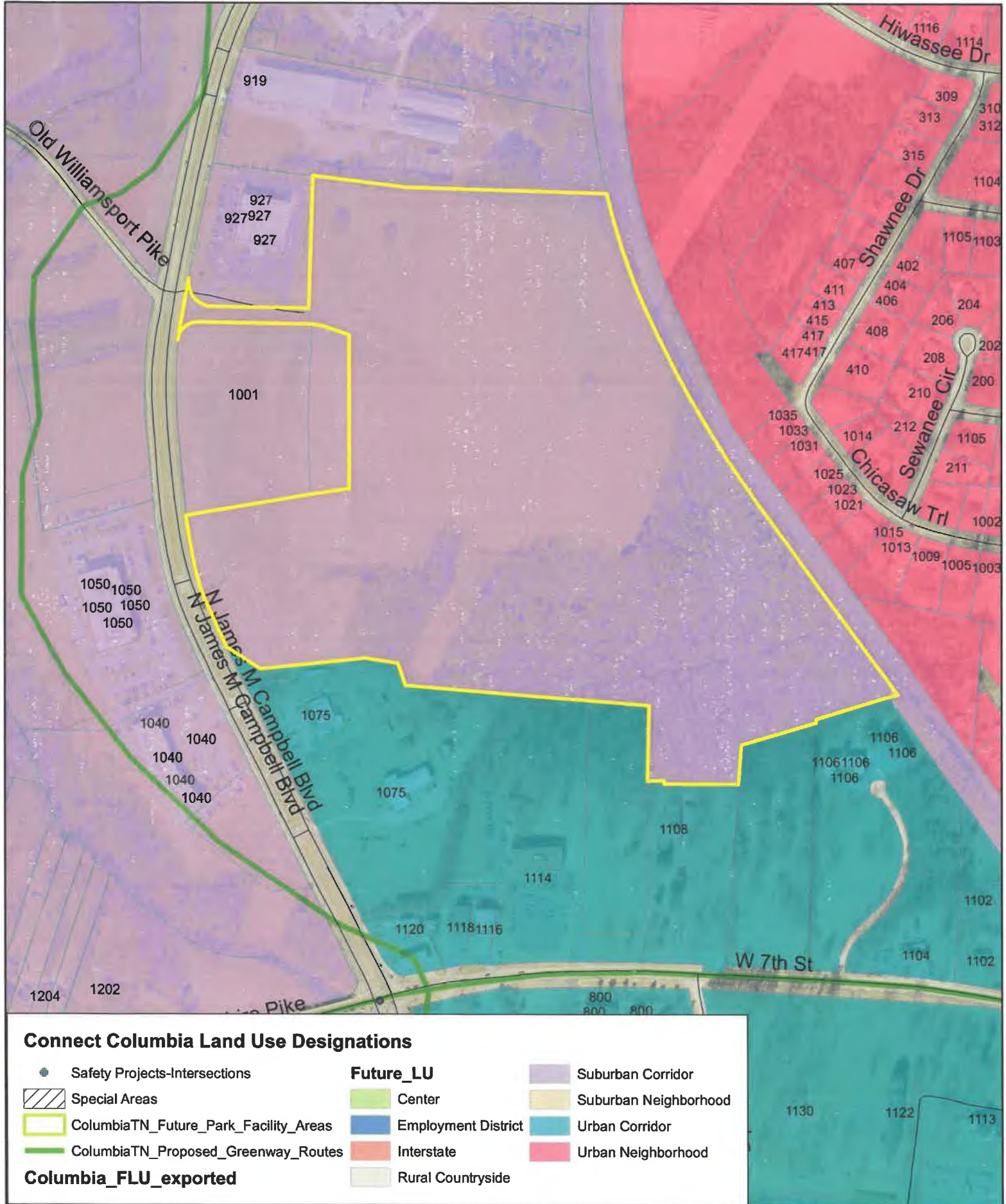
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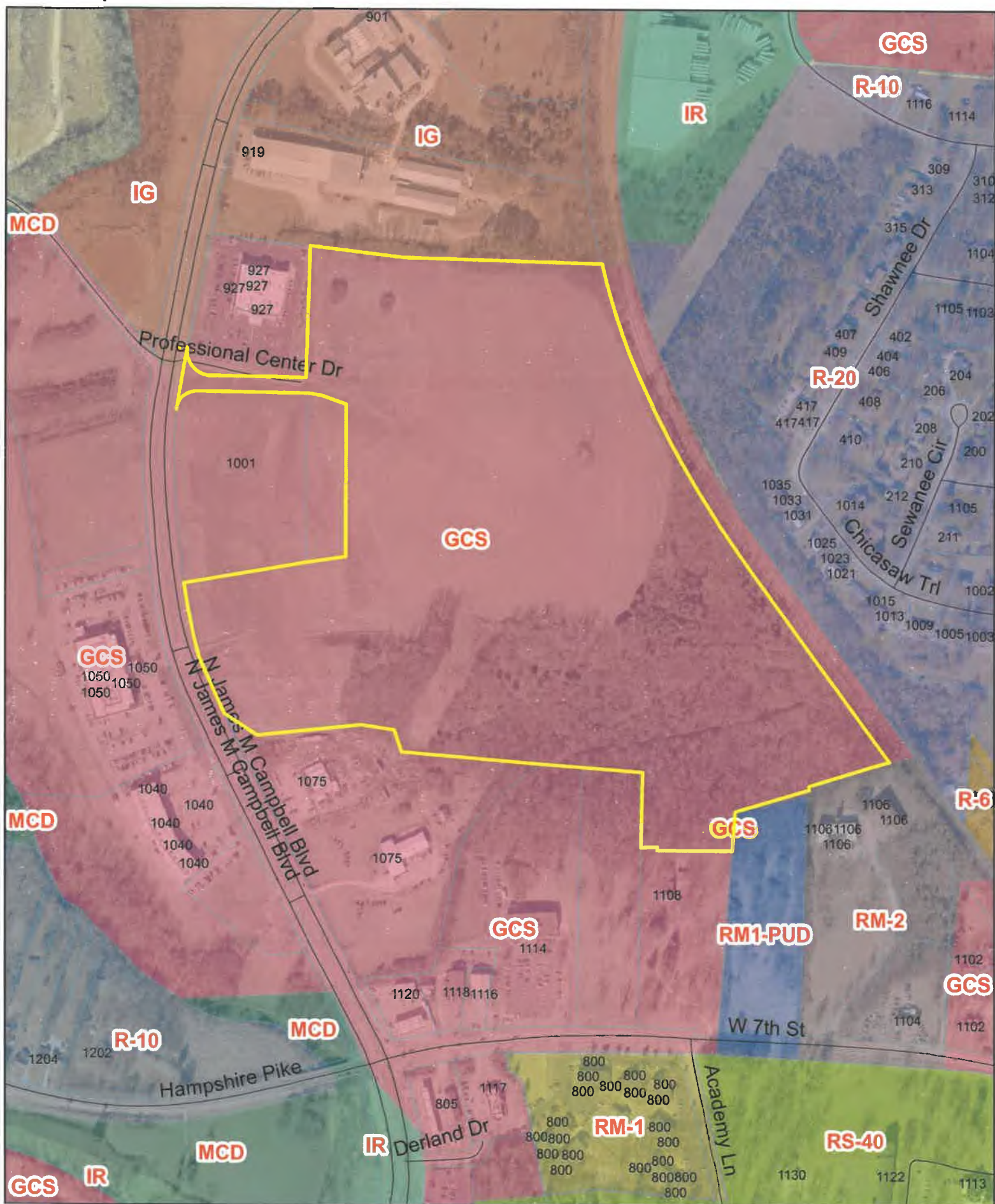
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(19LR059.PFD/19LRQ59/8)

Case #20-0008
 N. James Campbell Blvd.
 Tax Map 89 Parcel 41





Case Number:

20-0011

Request:

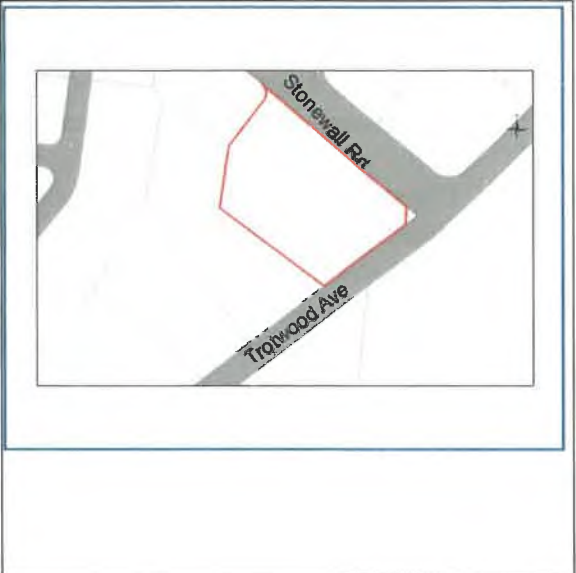
Request from Heather Owens for access management exception at 6000 Trotwood Avenue.

STAFF REPORT CONTACT INFORMATIONGlenn Harper, City Engineer gharper@columbiatn.com 931-560-1560DOCKET/CASE/APPLICATION NUMBER
20200011APPLICANT/PROPERTY OWNER
Middle Tennessee Investments

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
6000 Trotwood Avenue**NA****BRIEF SUMMARY OF REQUEST**

The request is for an exception to the Access Management Ordinance, to allow use of an existing access at 6000 Trotwood Avenue. The existing drive is along a minor arterial, Trotwood Avenue, and does not meet the 330' separation requirement from existing adjacent and opposite drives. The site also has a conforming second access to Stonewall Rd. The existing access is required to be brought into compliance due to the floor area being enlarged by greater than 15%, and activity on the site has been discontinued for more than 366 days. The neighboring property, 6006 Trotwood Avenue, installed an access to Trotwood and provided a cross access easement to this site to allow access to Trotwood Ave.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Commercial	Office	Residential Commercial	New Building additions and parking areas	2 acres

COMPATIBILITY with the COMPREHENSIVE PLAN**NA****PROPERTY HISTORY**

Vacant office

COMPATIBILITY with the Access Management Ordinance

Based on the technical review, staff finds the existing access location does not conform to Access Management Ordinance requirements and does not meet the criteria for an exception to the Access Management Ordinance. In order to comply with the Access Management Ordinance requirements, 6000 Trotwood Avenue should remove the existing connection onto Trotwood Avenue and provide a cross access easement and connection to 6006 Trotwood Avenue.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS**STANDARDS FOR EXCEPTION**

Items for Planning Commission consideration for an exception to the provisions of the Access Management Ordinance are:

1. The applicant provides a notarized affidavit that affirms the information provided in the exception request is true and correct.
2. The conditions upon which the request is based are unique to this property and are not applicable to other properties throughout Columbia.
3. The specific property has exceptional narrowness, shallowness, or shape.
4. The specific property was a lot of record prior to the adoption of this ordinance.
5. The specific property has exceptional topographic conditions or other extraordinary or exceptional conditions that pertain to the physical nature of the property.
6. The strict application of this Ordinance would result in practical difficulties to or undue hardship on the owner of the property.
7. The situation is not self-created
8. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this Ordinance.



TECHNICAL MEETING
Tuesday, January 28, 2020

ITEM NO.
20-0011

DESCRIPTION: Variance to City of Columbia Access Management Ordinance

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Remove access point on Trotwood Ave.
2. Provide cross access to 6006 Trotwood Ave.

Fire

3. No comment.

Wastewater

4. The Wastewater Department has no issues with the request.

Building

5. No comments.

Police

6. No comments.

Columbia Power

7. 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

8. No comments.

Maury County E911

9. Good.

Maury County Schools

10. No comments provided.

Planning

11. No comments.

Public Works

12. No comments provided.

Columbia Water

13. The wastewater department has no issues with the request.

ATTACHMENTS: Affidavit

C

General Affidavit

I, Heather Owens, personally appeared before the Undersigned Notary Public, and under affirmation make the following statement(s):

Regarding my letter dated January 17, 2020 to the City of Columbia, 6000 Trotwood Avenue (Map 112 Parcel 06.05 - Access Management Exception Request)

This affidavit is to affirm that the information provided in the Access Management Exception request is true and correct.

Dated this 17th day of January, 2020



Heather Owens
Middle Tennessee Investments

STATE OF TENNESSEE

MAURY COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Heather Owens, the owner, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he signed the foregoing (Affidavit) instrument for the purpose therein contained.

Witness our hands and official seal at Maury County, this the 17th day of January 2020



Notary Public



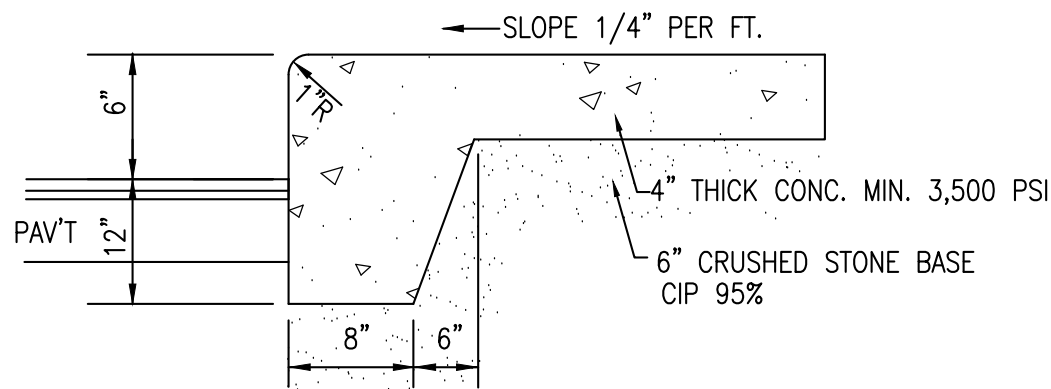
Sep. 24, 2022

Commission Expiration

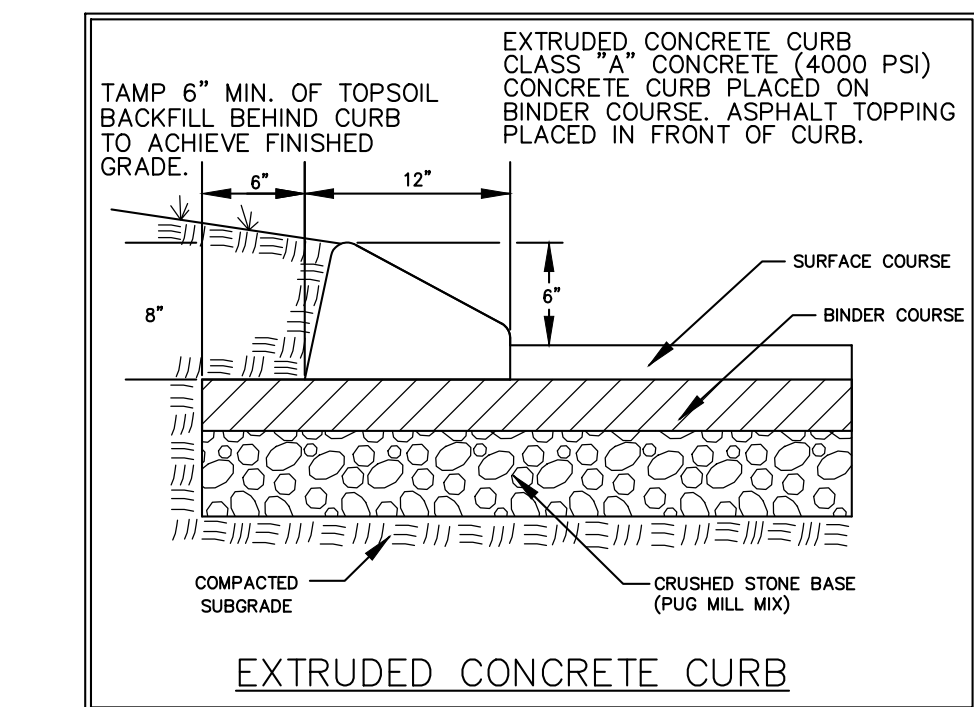
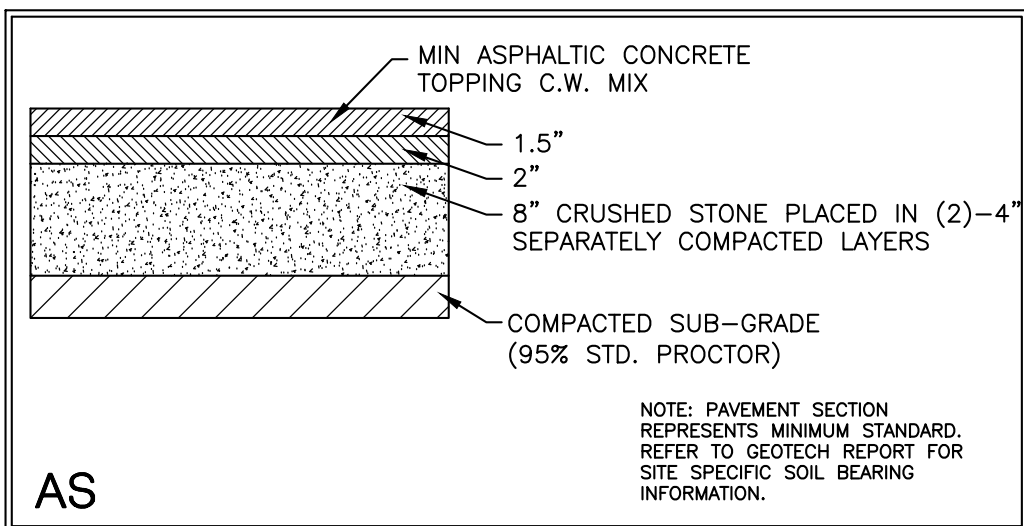
Case #20-0011
6000 Trotwood Ave.



SITE LAYOUT & UTILITY PLAN



C
NOT TO SCALE



GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

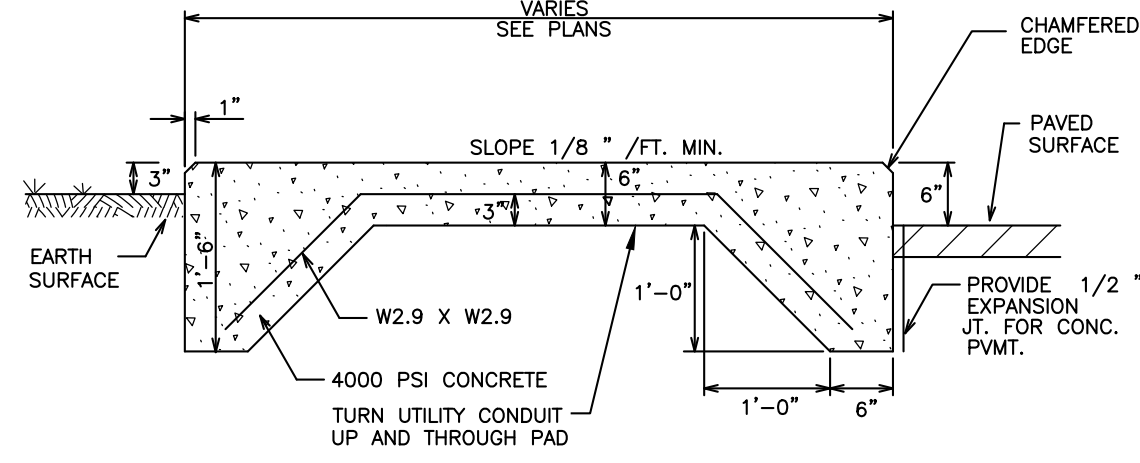
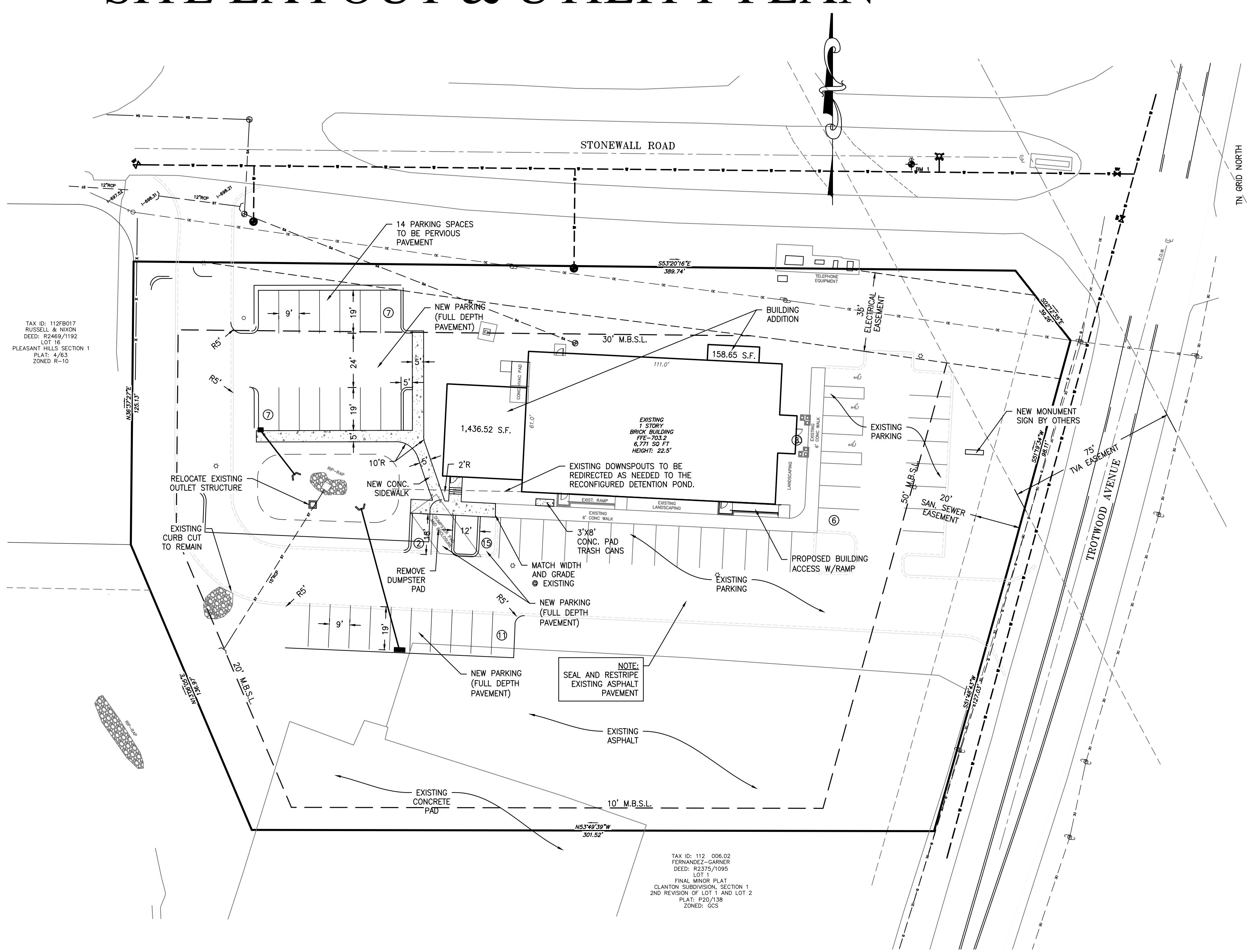
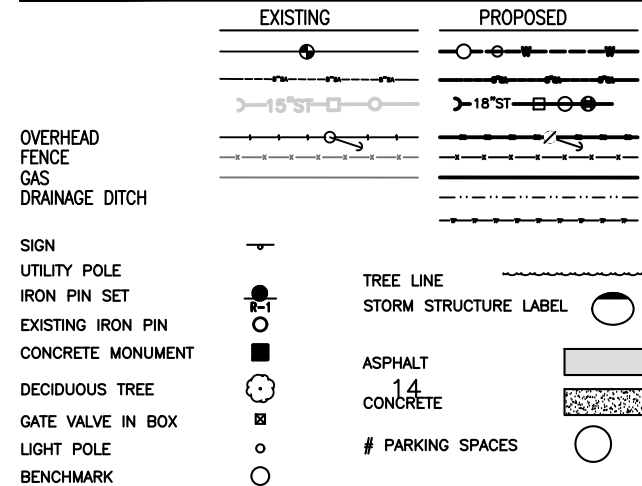
BENCHMARK

BENCHMARK #1
RR SPIKE IN LIGHT POLE
ELEV. = 704.80'
N = 458.605.53
E = 1,641,483.31

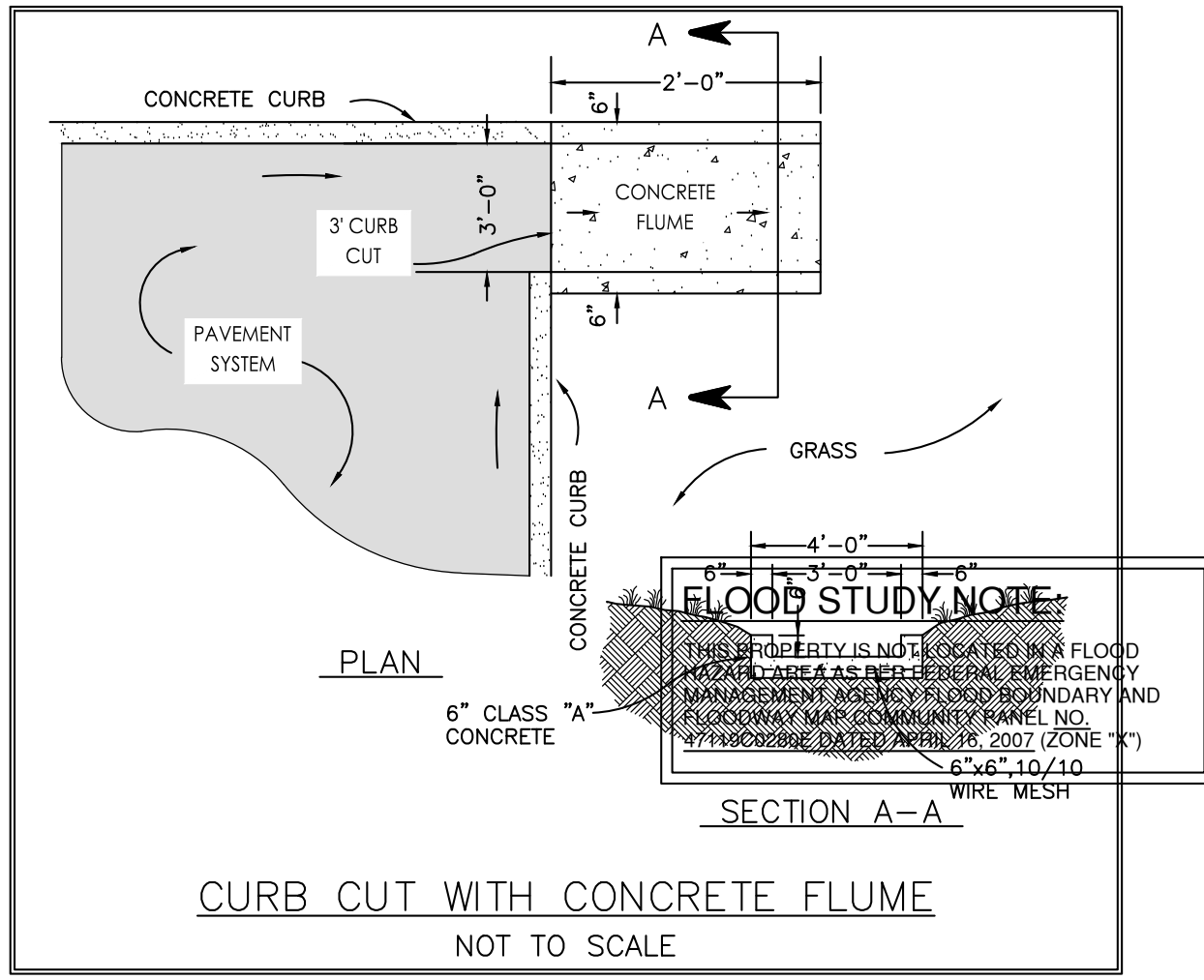
WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

LEG



CONCRETE UTILITY PAD
NOT TO SCALE



CURB CUT WITH CONCRETE FLUME
NOT TO SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THESE UNDERGROUND CABLES AND/OR LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES.

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO CITY OF COLUMBIA STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYL ENAMEL SAFETY YELLOW B557300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT.
6. YELLOW TMS495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
7. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0280E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. WATER TO BE EXTENDED FROM INSIDE THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF WATER SERVICES IS PROPOSED.

SITE DATA:

OWNER: MIDDLE TENNESSEE INVESTMENTS
6000 TROTWOOD AVENUE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 06.05
DEED BOOK: R2550, PG 189

SUBJECT PARCEL ZONING: GCS

ACREAGE OF SITE: 2.14 ACRES
DISTURBED ACREAGE: 0.69 ACRE

MINIMUM REQUIRED BUILDING SETBACKS:

50' FRONT (ARTERIAL)
30' FRONT (MINOR)
20' REAR
10' SIDE

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

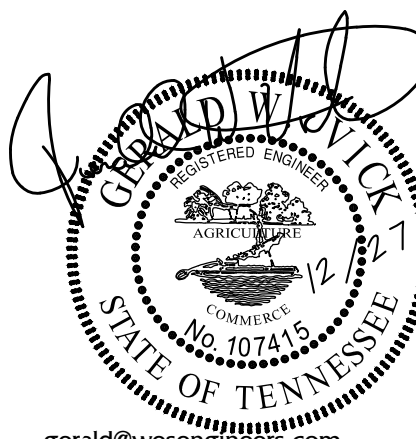
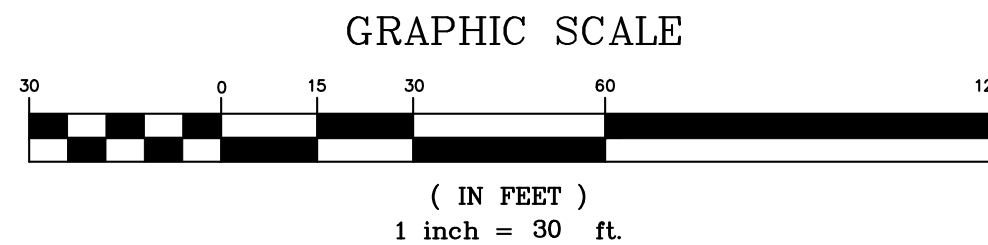
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PARKING DATA: OFFICE - 1 SPACE PER 300 SF

EXISTING PARKING: 25 STANDARD SPACES
3 ACCESSIBLE SPACES

PROPOSED PARKING: 28 STANDARD SPACES

TOTAL: 58 SPACES
INCLUDES 14 POROUS PAVEMENT SPACES

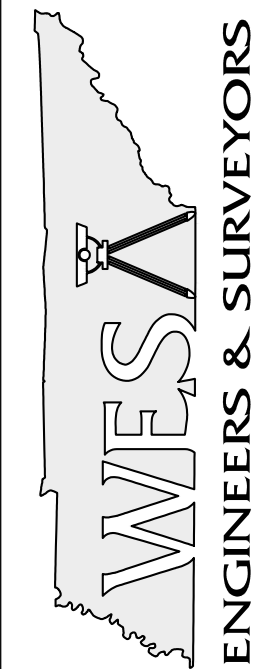


gerald@wesengineers.com

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NOT FOR CONSTRUCTION

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2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com



Client: NUBER ARCHITECTURE
1069 ROLLING FIELDS CIRCLE
COLUMBIA, TENNESSEE 38401
931-540-8045

REVISIONS	DATE	

COMMERCIAL OFFICE SPACE

6000 TROTWOOD AVENUE
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: RP	Checked: JG	Approved: CV	Date: Dec. 27, 2019
Scale: Vertical: 1"=30'	Horizontal: 1"=30'		

C-1.0