

1. Agenda

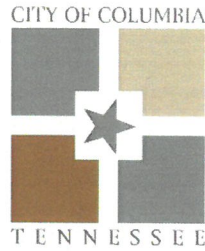
Documents:

[CMPC_20190410AGENDA \(PDF\).PDF](#)

2. Meeting Materials

Documents:

[CMPC_20190410AGENDAPACKET \(PDF\).PDF](#)



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: April 10, 2019 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, April 10, 2019 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 Meritage Homes for PUD Master Plan revision on the façade of the townhome dwellings in Taylor Landing Subdivision.**
- 4. Request from WES Engineers and Surveyors to rezone 1418 South Main Street being Tax Map 100L Group E Parcel 7 from Commercial to Residential.**
- 5. Request from Jamie Reed to annex 1.39 acres off Hicks Lane being a portion of Tax Map 88 Parcel 3.03 with .7 acres being zoned RS-40**
- 6. Request from Jamie Reed to rezone 1.35 acre portion of Tax Map 88 Parcel 3.03 off Hicks Lane from RS-40 to RS-20.**
- 7. Other Business**

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



Development Services Department

Municipal Planning Commission

April 10, 2019

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City of Columbia
MUNICIPAL PLANNING COMMISSION
MARCH 13, 2019

CALL TO ORDER:

Chairman Wesley Bryant called the March 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:

Quorum present and included the following:

Present were: Mr. Ray Pace
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Mayor Chaz Molder
 Mr. Wesley Bryant

Absent were: Dr. Rose McClain
 Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director
 Mr. Tim Tisher, Esq.
 Mr. Glenn Harper, City Engineer
 Mr. Armond Harris, Asst. City Engineer
 Mr. Douglas Toney, Staff Engineer
 Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The February minutes were presented for approval. Mayor Molder made the motion to approve the minutes with Mr. Goatz seconding the motion. Motion to approve the minutes passed five to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated first consideration passed for the zoning amendment for façade standards along with final reading for annexation and zoning at 1540 Bear Creek Pike.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MARCH 13, 2019

AGENDA ITEM #3

Docket #DP-2019-09

Request from T-Square Engineering for Final Plat approval and surety in the amount of \$87,000 for Homestead at Carter's Station Section 2 Phase 2A.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and stated that overall the layout of the final plat is in compliance with the preliminary plat. The few lots will be made up in the next section of this development.

Discussion:

Mr. Goatz made the motion to approve Mr. McBroom seconded the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #4

Docket # LP-2019-02

Request from James Shannon and Mike Kyle of 629 and 701 West 8th Street to be included within the Barrow Court Historic District.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the Historic Zoning Commission recommended approval of this overlay amendment.

Discussion:

No one was present to answer questions. Mr. McBroom made the motion to approve with Mayor Molder seconding the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #5

Docket #DP-2019-08

Request from T-Square Engineering for Preliminary Plat approval of Independence at Carter's Station Subdivision Section 3 Phase 1.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the master plan reflected the inclusion of the development's amenities which this plat does omit and any motion to approve this request would be subject to Technical Committee comments.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MARCH 13, 2019

Discussion:

Mr. Cole Newton and Mr. Nathan McVey, T-square Engineering, and Mr. Steve Gillum, PulteGroup, were present to answer questions. Discussion and questions included what was originally submitted with the master plan, the cost burden by the developer, the intended and requested timeline for amenities based on sales, final platted lots, and/or certificate of occupancies, the total lots in Section 3 and Section 6, allowance to continue building past Section 3, and the ability to track certificate of occupancies. Mr. Bryant made the motion to approve subject to Technical Committee comments and also with the condition that amenities construction begin at the 200th Certificate of Occupancy or by 300th lot being approved for final plat. Mr. Bryant amended his motion to state subject to Technical Committee comments and the amenities being started at the 200th C.O. Mr. McBroom asked if this is setting precedence. Mr. Goatz seconded the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #6

Docket #DP-2019-07

Request from Meritage Homes for PUD Master Plan revision on the façade of the townhome dwellings in Taylor Landing Subdivision.

Staff Recommendation:

Mr. Keltner gave the details of the staff report concerning the modification requested.

Discussion:

Mr. Glenn Tulk, Meritage Homes Operating Co., LLC, was present to answer questions. Discussion included the original rear elevation, site plan, patios, and setbacks. Mr. Tulk requested the Commission to defer the item to allow time to work on this request with city staff. Mr. Bryant made the motion to defer with Mr. McBroom seconding the motion. Motion to defer passed with a vote of five to zero.

AGENDA ITEM #7

Docket #AN-2019-02/CZ-2019-04/LP-2019-01

Request from James Webb to amend the Comprehensive Plan from Suburban Neighborhood to Suburban Corridor for Tax Map 89P Group A being Parcels 15 and 39.00. Annexation is requested for parcel 39.00 which is 16 acres with a Plan of Services and a base zoning of R-6 (Residential).

Discussion:

Chairman Bryant stated this item was removed by the applicant.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MARCH 13, 2019

AGENDA ITEM #8

Docket #DP-2018-48

Request from Columbia Municipal Planning Commission to review with recommendation a multi-family site plan for Villages on Bear Creek being Tax Map 91B Group A Parcel 56.

Discussion:

Chairman Bryant stated this item was removed by the applicant.

AGENDA ITEM #9

OTHER BUSINESS:

No other business was presented.

ADJOURNMENT:

Mr. Goatz made the motion to adjourn with Mr. McBroom seconding the motion.
Meeting adjourned at 4:34 p.m. with a vote of five to zero.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

APRIL 5, 2019

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	03.01.2017	CMH Parks, Inc.	Windstone Subdivision, Section 1	\$ 9,300.00	3/14/2006	\$93,000.00
3	Duration	Charles Raines Construction, LLC	Honey Farm Subdivision - Phase 2, Section 3	\$ 55,000.00	1/25/2018	\$55,000.00
4	Duration	Charles Raines Construction, LLC	Honey Farm Subdivision - Phase 2, Section 4	\$ 61,000.00	1/25/2018	\$61,000.00
5	02.02.2018	General Homes of Columbia, LLC	BradFord Place Subdivision - Section 7 (rds/drainage)	\$ 6,600.00	2/8/2012	\$65,900.00
6	04.04.2018	Victor Beck, III (B&B Development)	Cherry Springs Subdivision - Roads & Drainage	\$ 106,000.00	12/6/2004	\$98,500.00
7	05.05.2018	General Homes of Columbia, LLC	Armstrong Meadows, Section 2 (roads/drainage)	\$ 28,000.00	6/2/2009	\$277,000.00
8	05.15.2018	General Homes of Columbia, LLC	Armstrong Meadows, Section 1 (rds/drainage)	\$ 21,000.00	6/13/2007	\$205,200.00
9	05.30.2018	FP,TCI, CCS, LLC	Homestead Carters's Creek Station Sec.1 / Phase1C	\$ 211,000.00	6/22/2017	\$211,000.00
10	06.29.2018	D.R. Horton, Inc.	Highland Bear Creek , Phase 2, Section 1	\$ 82,000.00	9/12/2017	\$82,000.00
11	08.18.2018	Fortuna Capital, LLC	Grove Park Subdivision - Phase 4	\$ 211,000.00	10/9/2017	\$211,000.00
12	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
13	09.01.2018	Arden Village, LLC	Arden Village - Section 2, Phase 1	\$ 13,000.00	1/8/2016	\$132,600.00
14	10.26.2018	D.R. Horton, Inc.	The Highlands of Bear Creek - Phase 2, Section 2	\$ 259,000.00	11/17/2017	\$259,000.00
15	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	\$ 25,000.00	7/6/2005	\$100,000.00
16	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
17	12.19.2018	FP,TCI, CCS, LLC	Homestead Carter's Creek Station, Sec.2, Phase 1	\$ 141,000.00	2/1/2018	\$141,000.00
18	12.19.2018	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads/drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
19	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
20	02.20.2019	Fortuna Capital, LLC	Grove Park Subdivision, Phase III (roads/drainage)	\$ 10,000.00	2/2/2017	\$99,000.00
21	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
22	04.25.2019	Arlington Heights General Partnership	Arlington Heights,Phase 2, Section 2 (roads/drainage)	\$ 105,000.00		\$105,000.00
23	05.02.2019	Arden Village, LLC	Arden Village - Section 2, Phase 2	\$ 165,000.00	6/13/2017	\$165,000.00
24	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
25	05.09.2019	Arlington Heights General Partnership	Arlington Heights, Section 2, Phase 1	\$ 106,000.00	6/26/2017	\$106,000.00
26	05.15.2019	Charles Raines Construction, LLC	Honey Farm Subdivison, Phase 2, Section 5	\$ 66,000.00	6/27/2018	\$66,000.00
27	05.15.2019	Charles Raines Construction, LLC	Honey Farm Subdivisionm Phase 2, Sectin 6	\$ 49,000.00	6/27/2018	\$49,000.00
28	05.21.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
29	05.21.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
30	05.30.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 211,000.00	6/22/2017	\$211,000.00
31	06.05.2019	LPT, LLC	Timberland Estates, Section 6 (roads and drainage)	\$ 7,600.00	8/5/2018	\$76000 Perf Bond
32	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivison, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
33	09.06.2019	Haury & Smith Contractors, Inc.	The Highlands of Bear Creek - Phase 1 (roads/drainage)	\$ 150,000.00	4/5/2012	\$250,184.00
34	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
35	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
36	09.23.2019	FP,TCI, CCS, LLC	Homestead Carter's Creek Station, Sec.1/Phase 1A	\$ 45,000.00	10/4/2016	\$449,000.00
37	09.28.2019	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 69,575.00	12/17/2007	\$160,260.00
38	10.06.2019	Shaw Enterprises, LLC	The Landings Subdivision, Phase 2, Section 1	\$ 95,000.00	10/28/2015	\$95,000.00
39	10.10.2019	J.D. Eartherly and Charles Raines	Honey Farms Subdivision - Phase 2, Section 7	\$ 70,000.00	10/17/2018	\$70,000.00
40	10.11.2019	Parkside - Homestead, LLC	Townhomes of Homestead - (roads and drainage)	\$ 23,000.00	1/11/2017	\$76,000.00
41	01.05.2020	FP,TCI, CCS, LLC	Homestead Carter's Creek Station, Sec. 1, Phase 1B	\$ 7,000.00	12/2/2016	\$74,000.00
42	01.24.2020	FP,TCI, CCS, LLC	Homestead Carter's Creek Station, Sec.2, Phase 2A	\$ 87,000.00		\$87,000.00
43	02.27.2020	JD Eatherly & Charles Raines	Honey Farm Subdivision, Phase 2, Section 2	\$ 9,900.00	9/19/2017	\$99,000.00
44	03.07.2020	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00

Docket Number:

DP – 2019 – 07

Request:

Request from Meritage Homes for PUD Master Plan revision on the façade of the townhome dwellings in Taylor Landing Subdivision.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
DP 2019-07

APPLICANT/PROPERTY OWNER
Baylen Dahl

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
Taylor Landing, Theta Pike

NA

BRIEF SUMMARY OF REQUEST

Approved in September 2018 Taylor Landing Subdivision consist of 209 townhome units and 95 single family lots off Theta Pike. The applicant Meritage Homes is requesting a façade modification to the townhome units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 High Density PUD	Residential	Residential	NA	

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY SUMMARY

In short, the request is to remove the majority of brick from the townhomes and single family units. The replacement material would be a combination of vinyl and cementitious siding with some units having the lower half in brick. Staff is not overly concerned with the single family but with some of the townhomes having rear street facing units we would suggest those units having more detail and better quality materials.

COMPATIBILITY with the ZONING ORDINANCE

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

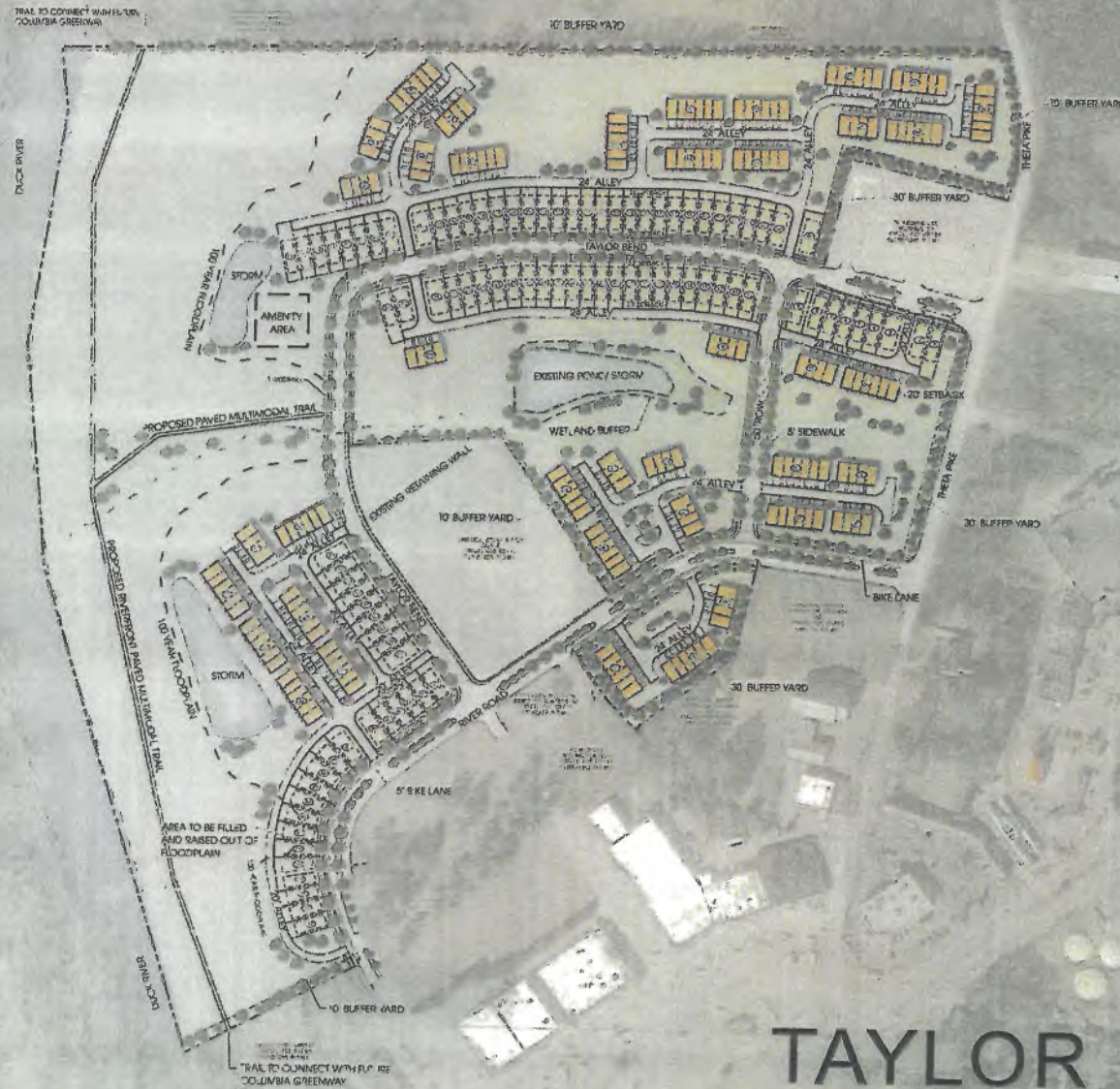
PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

Exhibit "A"



TAYLOR LANDING

PRELIMINARY PUD MASTER PLAN AMENDMENTS
COLUMBIA, TN

COVER LETTER

18-097/1210

RAGAN-SMITH

June 18, 2018

HAND DELIVERED

Mr. Paul Keltner
Director of Development Services
City of Columbia
700 N Garden Street
Columbia, TN 38401

RE: TAYLOR LANDING
PUD AMENDMENT
COLUMBIA, TENNESSEE

Dear Mr. Keltner:

We are pleased on behalf of the developer Meritage Homes to submit this application for Taylor Landing, an Amendment to the Approved River's Edge PUD. The Developer is very excited about this proposed residential neighborhood. They have recognized the importance of this untapped resource to the future growth and prominence to this area within the City of Columbia. We feel that the location, creativity in design, enhanced character of this neighborhood concept, and commitment to superior design and execution within Taylor Landing will help bring this new neighborhood to the forefront in Columbia.

The property is about 1 mile from Downtown Columbia. The property is bound by the Duck River along the western border, Theta Pike to the East, and River Road to the South. The site is bisected by Taylor Bend. The project was previously approved as the River's Edge Development, allowing for the development of 122 single-family homes and 149 townhomes, with 41 acres of open space. This application is requesting an Amendment to allow for the development of Taylor Landing. Taylor Landing contains 299 homes consisting of a mixture of single-family homes, townhomes, and 48.66 acres of open space.

The 95 single-family homes have rear loaded garages and are serviced by a 20-24' alley. These homes create traditional neighborhood development character by facing the street, which has been enhanced with sidewalk, street trees, pedestrian scale light poles, and furnishings. We are also proposing a "road diet" for both Taylor Bend and River Road in order to help bring a more pedestrian friendly environment to the neighborhood. Taylor Landing contains 204 attached townhomes as well. These townhomes are primarily located behind the single-family homes and serviced by 24' wide driveways. Both the single-family lots and townhomes have been designed and located to have the least development impact on the property, to protect the existing aesthetic character and to maximize the future value of the homes.

The site is approximately 74 acres of open fields, with minimal tree cover along the perimeter of the property. The site is gently rolling topography and contains a small pond. The neighborhood will include over 48 acres of open space. The open space will include a portion of the Duck River Greenway paralleling the Duck River. The adjacent property will be buffered by plant material prescribed within the Columbia Zoning ordinance. The common open space and buffers will be owned and maintained by the Homeowner's Association.

In order to help create a more pedestrian friendly environment along River Road, we are proposing an alternative street cross-section. This cross-section will include 5' sidewalks, 12' landscape strip with street

trees 50' OC, parallel parking, and a 5' bike lane. Along Taylor Bend, we are proposing a 5' sidewalk, 12' landscape strip with street trees 50' OC, and parallel parking along the north side.

The single-family homes will be one and two-story and include garages. The townhomes are two-story and include garages. Character images of the single-family and townhomes are included with the submittal and help illustrate the overall character of Taylor Landing.

The development team feels this proposal for Taylor Landing will be the founding document for creating an extraordinary neighborhood, a neighborhood in which the City of Columbia, property owner, and the developer will be proud to have taken part in creating.

Again, Meritage Homes commitment to this project is sincere in pledging to make Taylor Landing an integral part of the growth and prominence within the City of Columbia. The staff's favorable response to this application will be much appreciated, and if I can be of any help with regards to this application, please do not hesitate to call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Jay Easter, PLA
Project Manager

JLE:cmn

Attachments

315 WOODLAND STREET | NASHVILLE, TN 37206 | 615.244.8591 | RAGANSMITH.COM
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

TAYLOR LANDING



RAGAN-SMITH

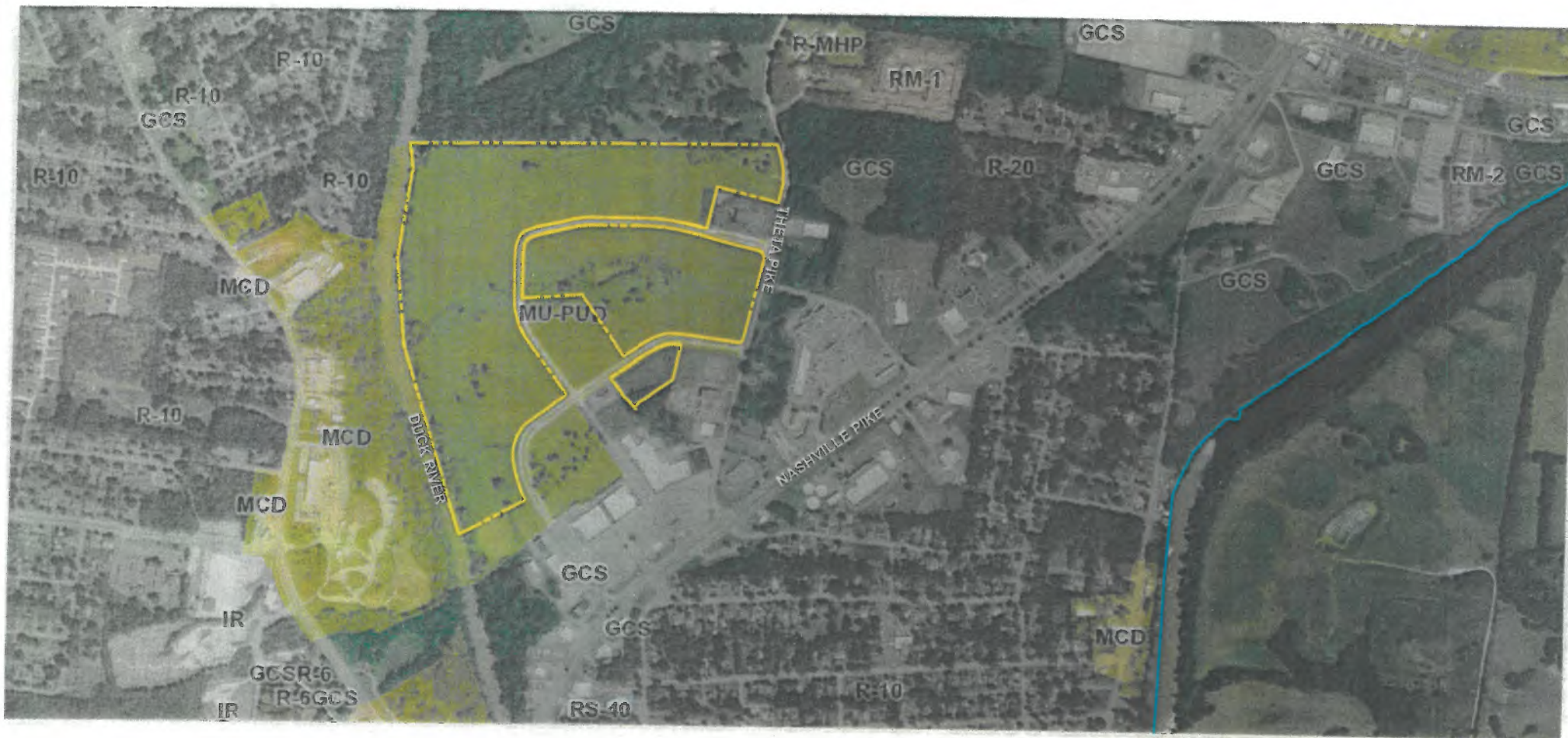
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18	STREETSCAPE OPEN SPACE CHARACTER
19	PRELIMINARY PHASING PLAN

LOCATION MAP



EXISTING ZONING



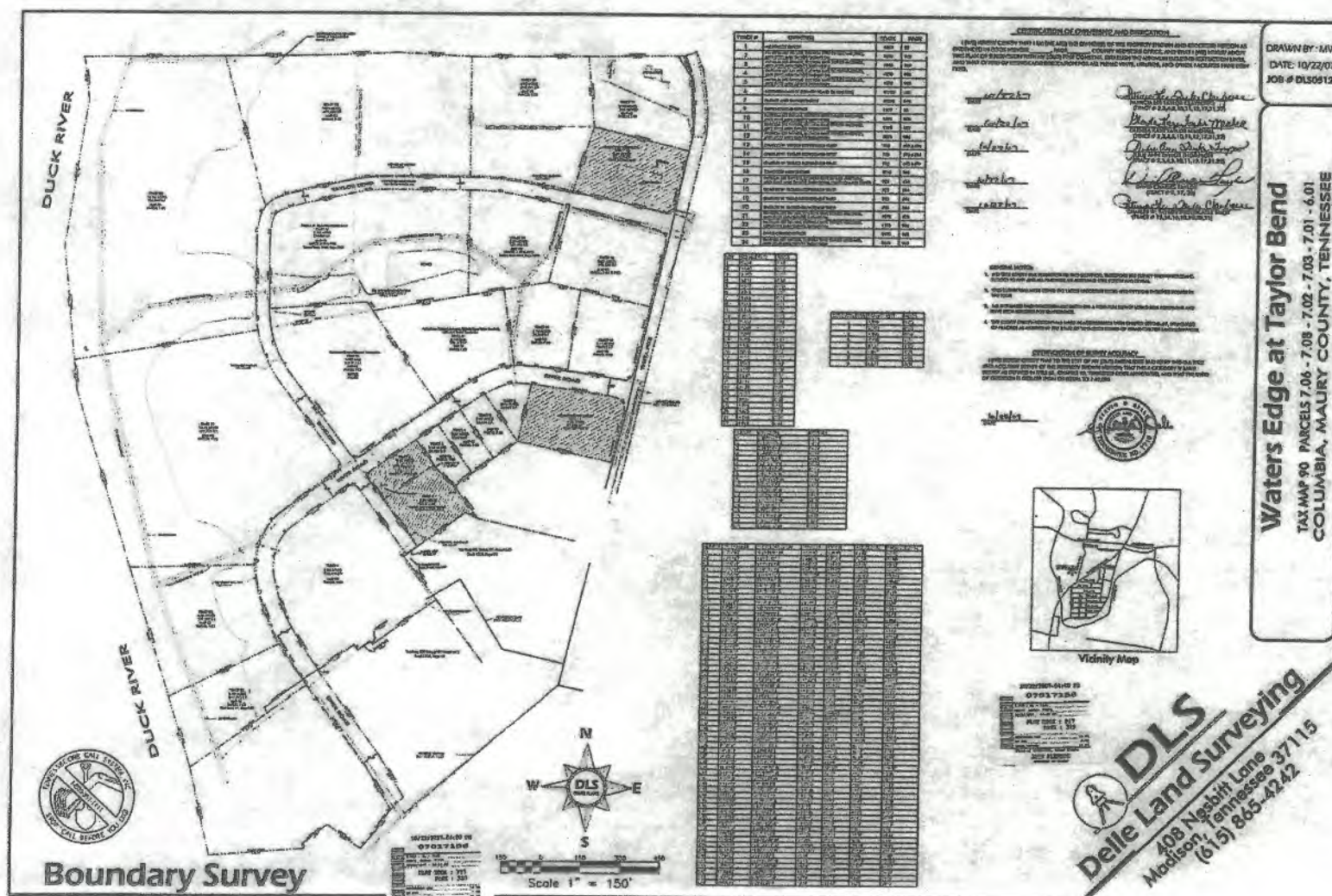
*taken from Columbia, TN Zoning Map

3 TAYLOR LANDING

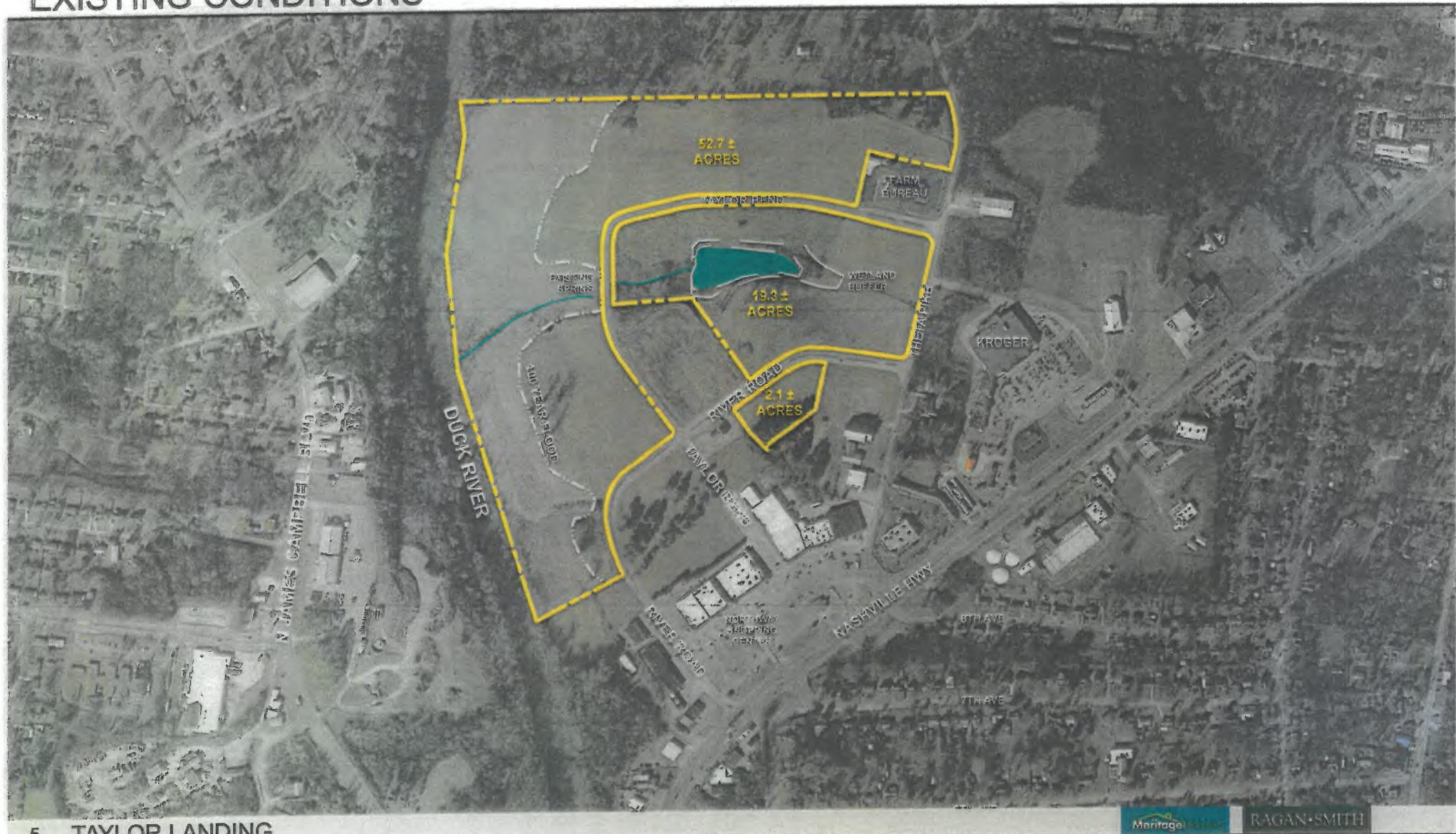


Waters Edge at Taylor Bend
TAX MAP 90 PARCELS 7.06 - 7.08 - 7.02 - 7.03 - 7.01 - 6.01
COLUMBIA, MAURY COUNTY, TENNESSEE

TAX MAP 90 PARCELS 7.06 - 7.08 - 7.02 - 7.03 - 7.01 - 6.01



EXISTING CONDITIONS



ILLUSTRATIVE MASTERPLAN



PURPOSE OF SUBMITTAL:
TO AMEND THE RIVERS EDGE PUD

PROPERTY DEVELOPER:
MERITAGE HOMES
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TN 37027
(877) 971-1738

PROJECT DESCRIPTION:
AMEND EXISTING PUD TO ALLOW THE DEVELOPMENT OF 204 TOWNHOMES AND 95 SINGLE FAMILY LOT DEVELOPMENT.

SITE ACREAGE: 74 ACRES

ALL ROAD NAMES TO BE APPROVED BY E-911

RESIDENTIAL BULK DATA

USE	ACREAGE	NO. UNITS
SINGLE FAMILY LOTS	95	95
TOWNHOMES		204
TOTAL RESIDENTIAL		299
GREENSPACE	48.66 Ac	66% OF SITE

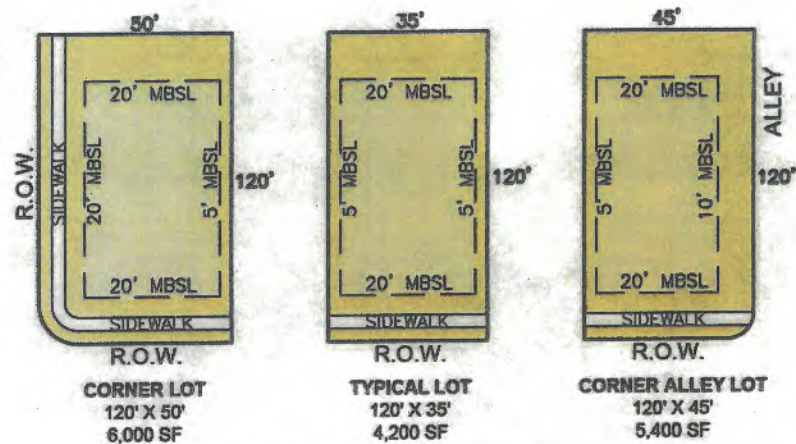
PARKING DATA

STREET NAME	ON STREET	OFF STREET
TAYLOR BEND	97	0
RIVER ROAD	74	0
50' ROW	22	0
ALLEY	0	23

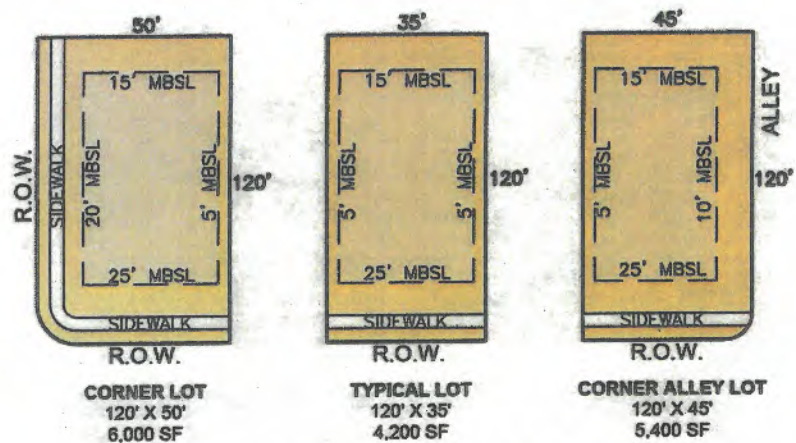
BUFFER YARDS

10' BUFFER YARD:	30' BUFFER YARD:
0.2 OPACITY REQUIRED	0.8 OPACITY REQUIRED
1 CANOPY TREES/100'	4 CANOPY TREES/100'
2 ACCENT TREES/100'	10 ACCENT TREES/100'
3 SHRUBS/100'	17 SHRUBS/100'

TYPICAL LOT LAYOUT

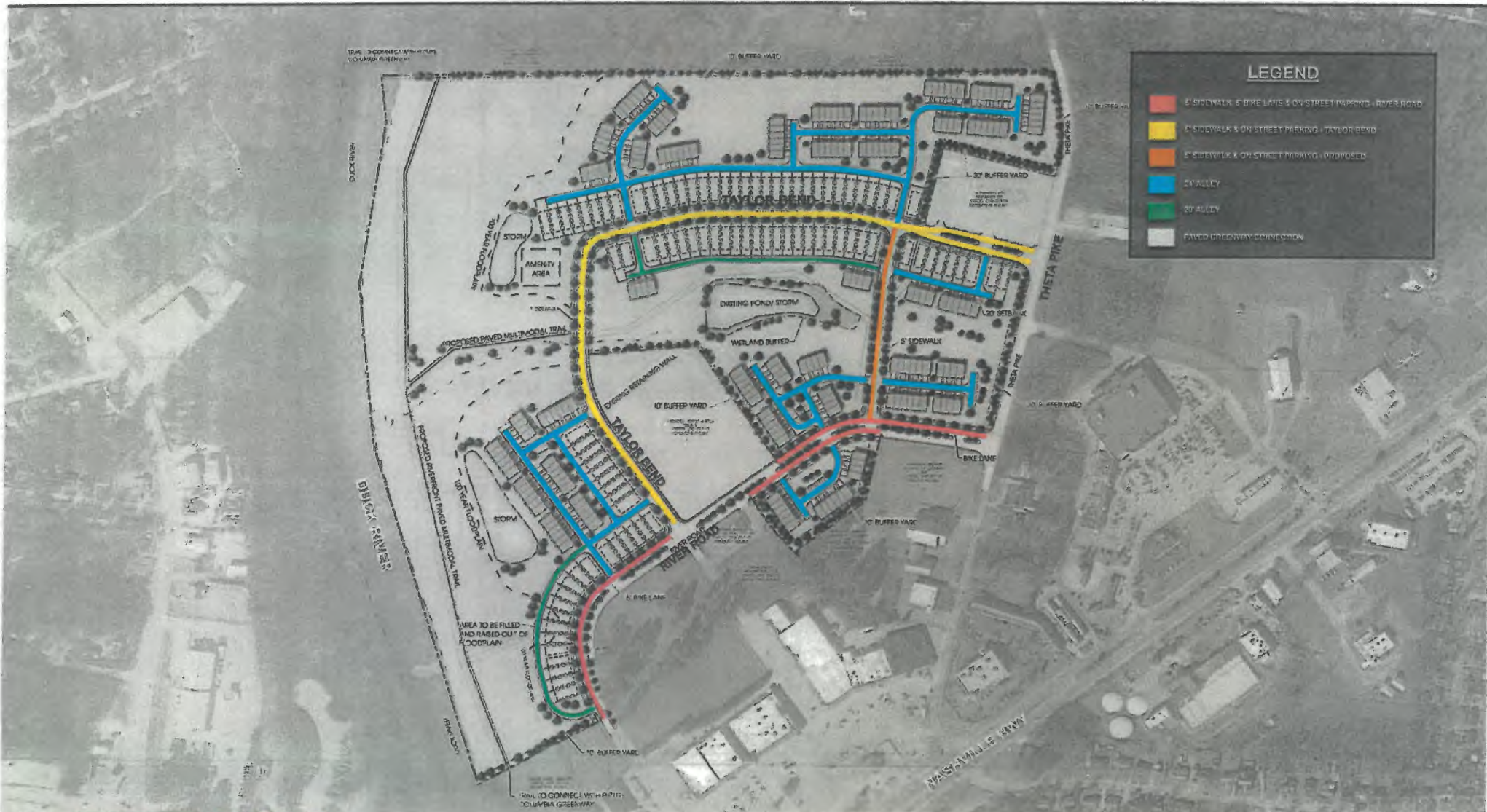


TAYLOR BEND LOTS

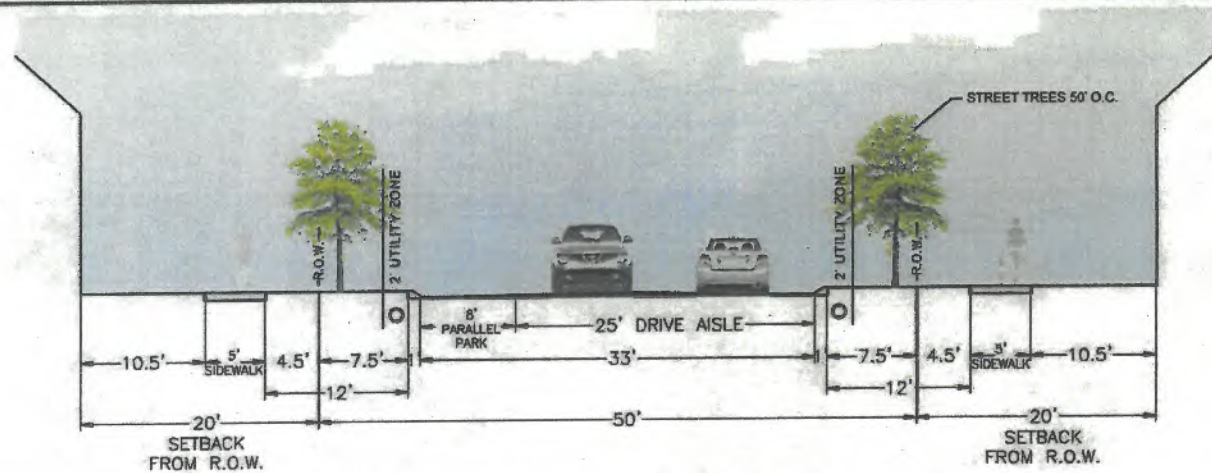


RIVER ROAD LOTS

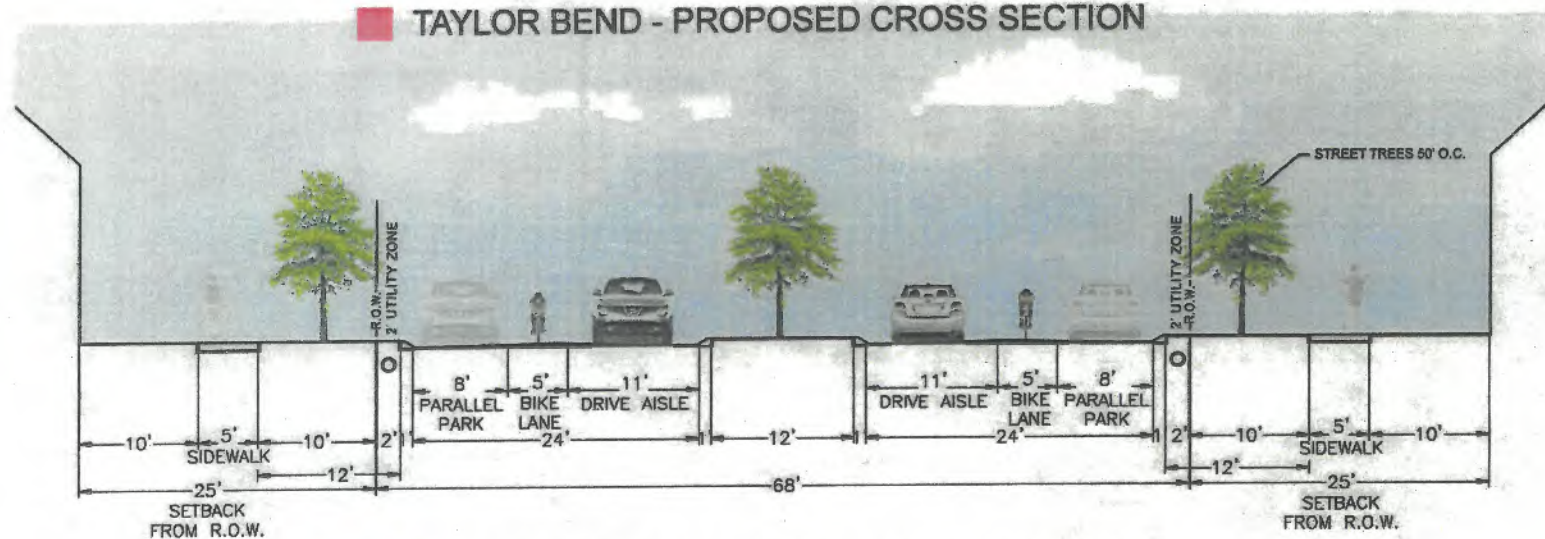
CIRCULATION PLAN



STREET CROSS-SECTIONS

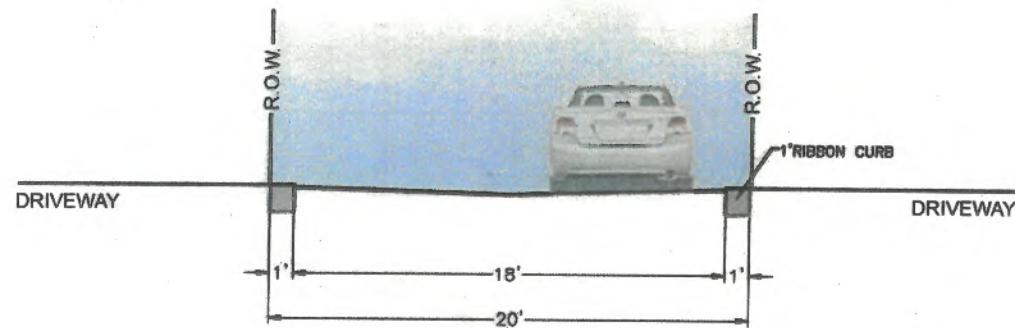


TAYLOR BEND - PROPOSED CROSS SECTION

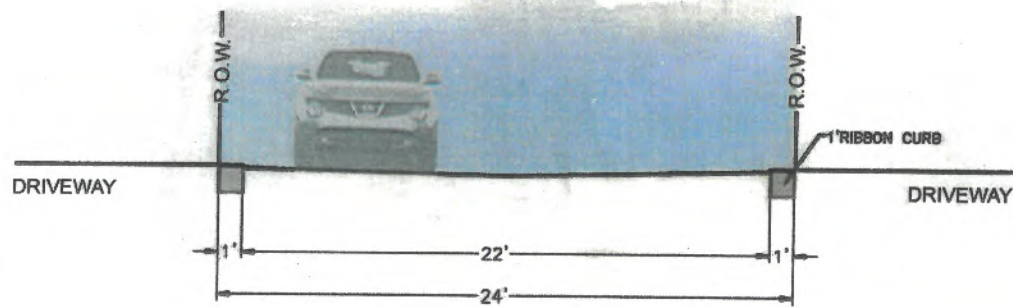


RIVER ROAD - PROPOSED CROSS SECTION

ALLEY CROSS-SECTIONS

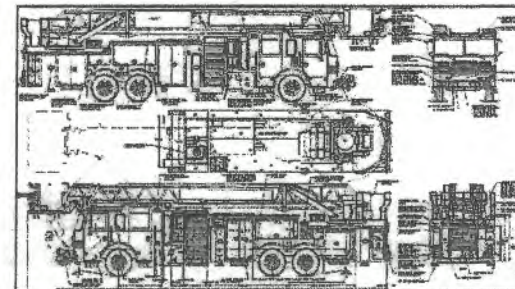
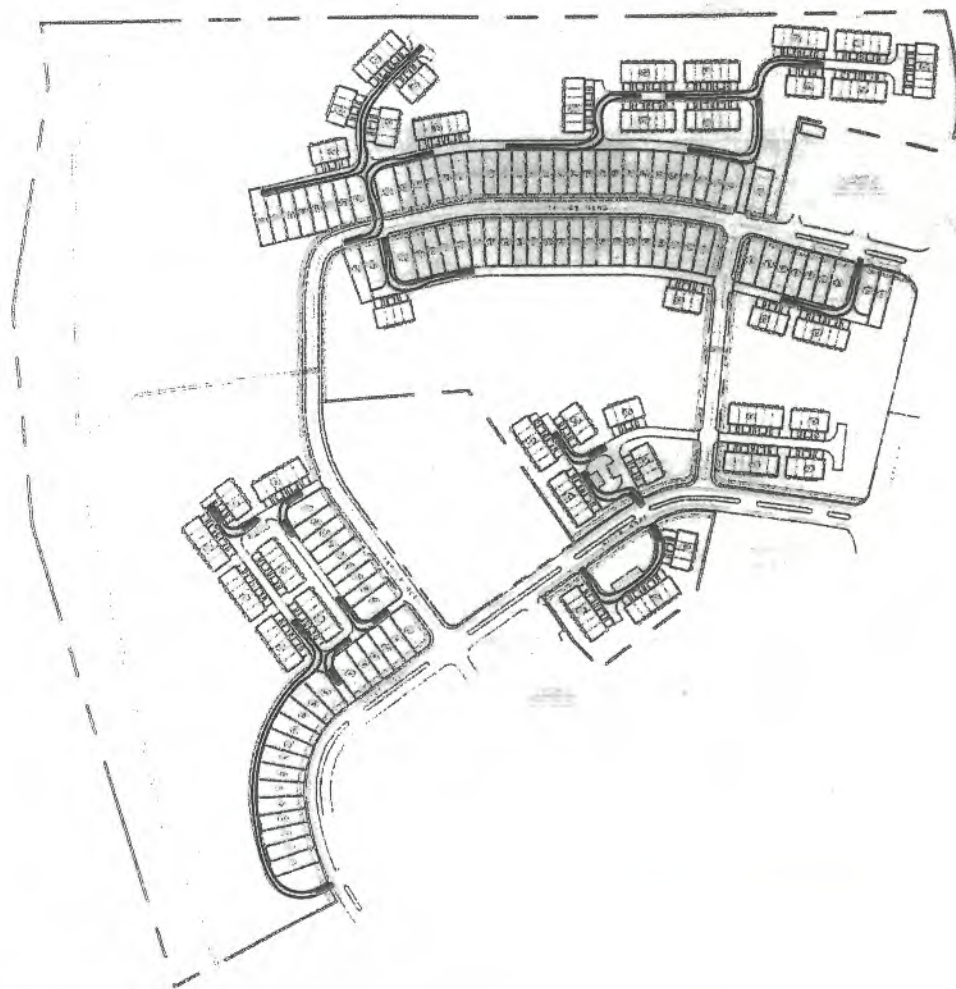


■ 20' ALLEY



■ 24' ALLEY

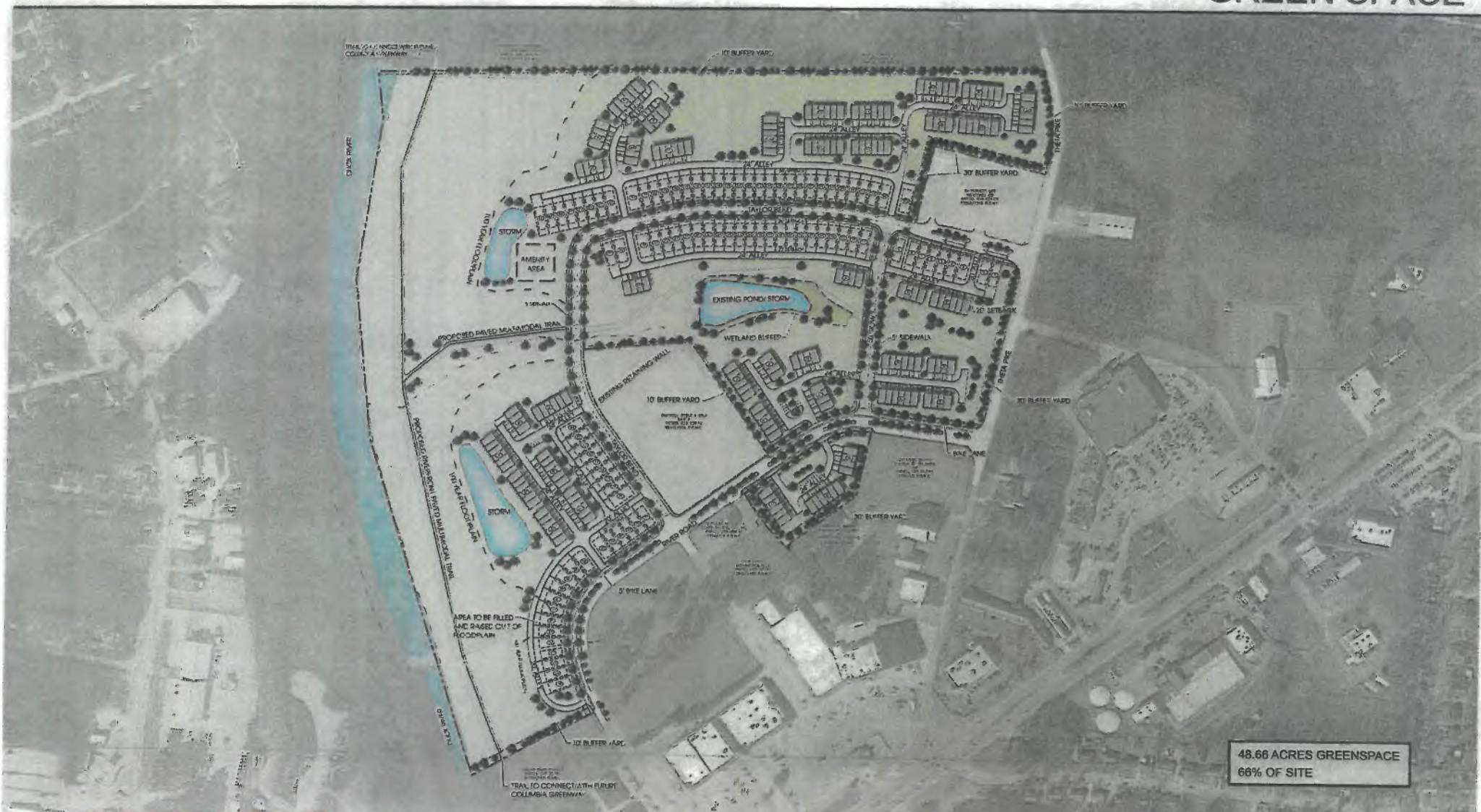
VEHICLE TRACKING



PIERCE ARROW-XT 100

NUMBER OF FRONT AXLES:	1
AXLE TRACK:	82.92"
WHEEL OFFSET:	4.68"
TREAD WIDTH:	17.4"
CHASSIS OVERHANG:	68.99"
ADDITIONAL BUMPER DEPTH:	26"
FRONT OVERHANG:	139.6"
WHEELBASE:	264"

GREEN SPACE



48.66 ACRES GREENSPACE
68% OF SITE

TOWNHOME KEY MAP



TOWNHOME ARCHITECTURAL CHARACTER

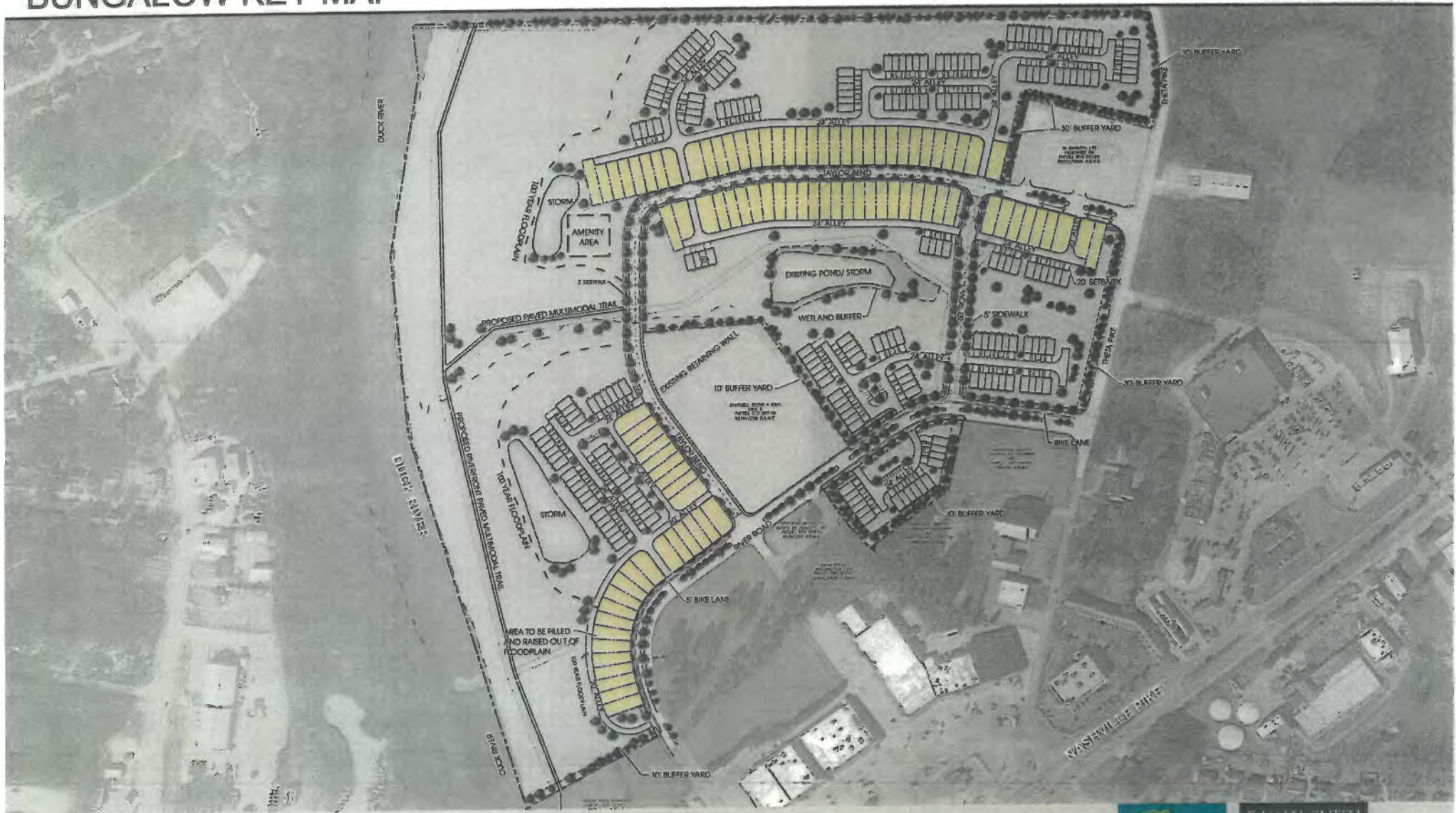


6 UNIT TOWNHOME



4 UNIT TOWNHOME

BUNGALOW KEY MAP



BUNGALOW ARCHITECTURAL CHARACTER



ESSEX A



ESSEX B



ESSEX C



CAMBRIDGE A



CAMBRIDGE B



CAMBRIDGE E



CAMBRIDGE F



DEVONSHIRE B



DEVONSHIRE C



DEVONSHIRE E



LEXINGTON B



LEXINGTON C

BUNGALOW ARCHITECTURAL CHARACTER



LEXINGTON F



BRADFORD A



BRADFORD B



BRADFORD F



BRADFORD G

STREETSCAPE & OPEN SPACE CHARACTER



MULTIPURPOSE TRAIL



MULTIPURPOSE TRAIL



KAYAK LANDING

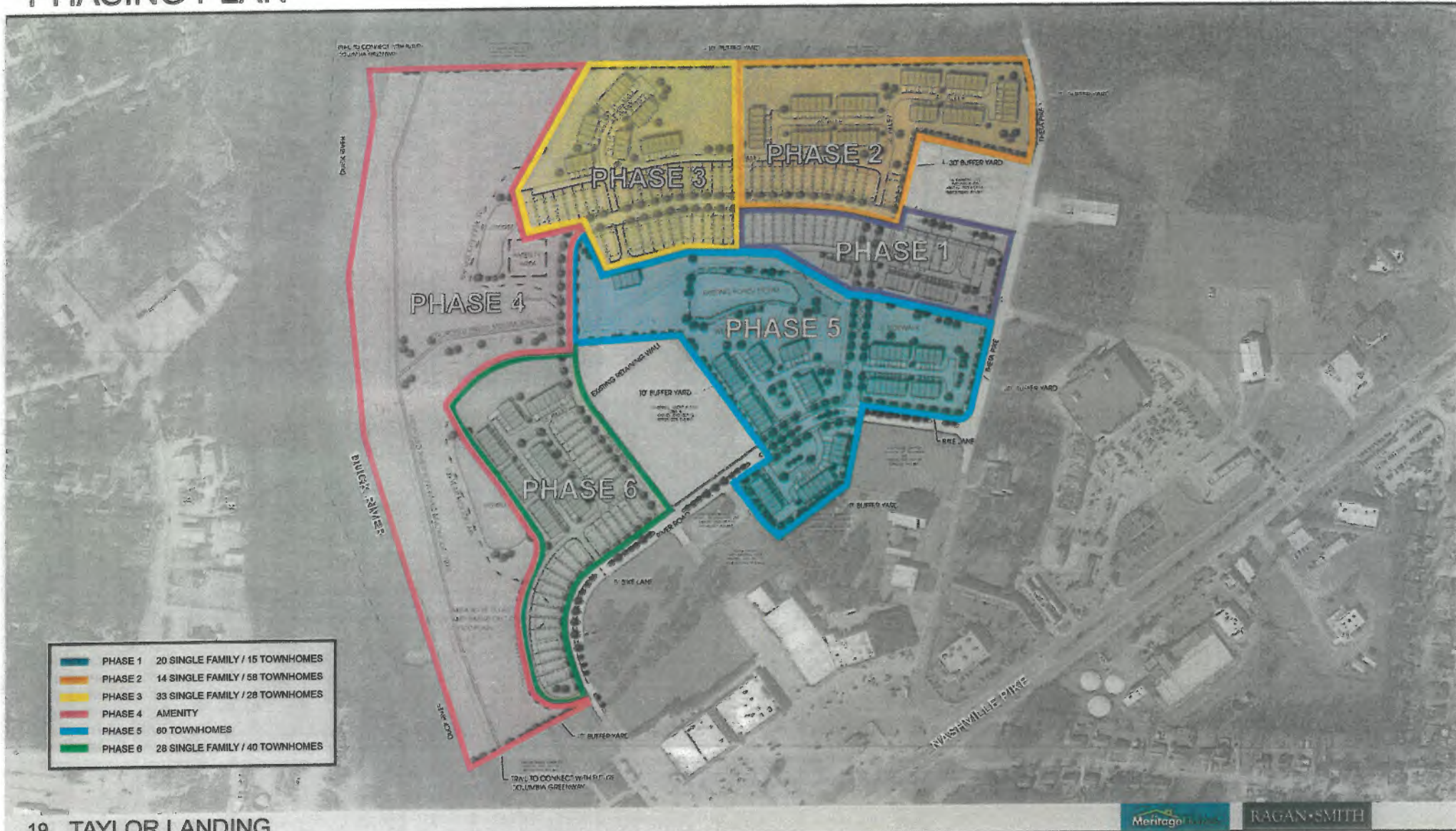


ENTRANCE MONUMENT



DOWNTOWN COLUMBIA

PHASING PLAN



TOWNHOME ARCHITECTURAL CHARACTER



APPROVED 6 UNIT TOWNHOME FRONT ELEVATION



APPROVED 4 UNIT TOWNHOME FRONT ELEVATION

APPROVED BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING.

ROOF: ASPHALT SHINGLES.



TYPICAL 4 AND 6 UNIT TOWNHOME REAR ELEVATION



TYPICAL 4 AND 6 UNIT TOWNHOME SIDE ELEVATION

BUILDING MATERIALS

SIDES: BRICK, CEMENTITIOUS SIDING.

REAR: VINYL SIDING

ROOF: ASPHALT SHINGLES.

RECEIVED MAR 29 2019

TOWNHOME ARCHITECTURAL CHARACTER



PROPOSED 6 UNIT TOWNHOME FRONT ELEVATION 'A'



PROPOSED 4 UNIT TOWNHOME FRONT ELEVATION 'A'

PROPOSED BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING.
ROOF: ASPHALT SHINGLES.



PROPOSED 6 UNIT TOWNHOME FRONT ELEVATION 'B'



PROPOSED 4 UNIT TOWNHOME FRONT ELEVATION 'B'

PROPOSED BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING
ROOF: ASPHALT SHINGLES.

TOWNHOME ARCHITECTURAL CHARACTER



TYPICAL 4 AND 6 UNIT TOWNHOME SIDE ELEVATION



TYPICAL 4 AND 6 UNIT TOWNHOME REAR ELEVATION

BUILDING MATERIALS

SIDES: BRICK, CEMENTITIOUS SIDING.

REAR: VINYL SIDING

ROOF: ASPHALT SHINGLES.

RUTLEDGE BUNGALOW ARCHITECTURAL CHARACTER



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



SIDE AND REAR ELEVATION

RUTLEDGE BUNGALOW BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING

SIDE: VINYL SIDING

REAR: VINYL SIDING

ROOF: ASPHALT SHINGLES.

TANNER BUNGALOW ARCHITECTURAL CHARACTER



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



SIDE AND REAR ELEVATION

TANNER BUNGALOW BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING

SIDE: VINYL SIDING

REAR: VINYL SIDING

ROOF: ASPHALT SHINGLES.

CALHOUN BUNGALOW ARCHITECTURAL CHARACTER



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



SIDE AND REAR ELEVATION

CALHOUN BUNGALOW BUILDING MATERIALS

FRONT: BRICK, STONE, COMPOSITE STONE, CEMENTITIOUS SIDING

SIDE: VINYL SIDING

REAR: VINYL SIDING

ROOF: ASPHALT SHINGLES.

Docket Number:

CZ – 2019 – 06

Request:

Request from WES Engineers and Surveyors to rezone 1418 South Main Street being Tax Map 100L Group E Parcel 7 from Commercial to Residential.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
CZ 2019-06

APPLICANT/PROPERTY OWNER
WES Engineers

PUBLIC HEARING DATE

June 13th 2019

PROPERTY ADDRESS/LOCATION
1418 South Main Street

BRIEF SUMMARY OF REQUEST

This is a rezoning request for property located on the corner of West 14th and South Main Street. The .3 acre lot is has a mixture of zonings around it with commercial on two sides, industrial on the east and residential on the west. The applicant is requesting the zoning in order to construct a residential duplex.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (commercial)	Vacant	Residential Commercial Industrial	NA	.3 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

Current zoning is Urban Neighborhood which does support R-6 zoning.

PROPERTY HISTORY

This property had a residential structure but was removed.

COMPATIBILITY with the ZONING ORDINANCE

Subject to the Technical comments, staff would find this request to be compatible with the City's policies.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

**Zoning Ordinance
3.18.7 B**

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONINGS

...

B. Review and Recommendation Criteria

The Planning Commission, in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

1. The rezoning is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

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 proposed Comprehensive Plan designates the subject property as Urban Neighborhood. The R-6 request would be in agreement with Urban Neighborhood.

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 adjacent property is residential with the remaining properties being a more intense use of commercial and industrial. The lower intense use of residential would have no adverse effects.

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.

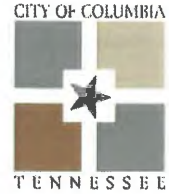
5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

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.

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

The rezone will have an insignificant impact on facilities because of the low number of units.

TECHNICAL COMMITTEE MEETING
March 26, 2019
ITEM NO. 4
CZ-2019-06



Request from WES Engineers and Surveyors to rezone 1418 South Main Street being Tax Map 100L Group E Parcel 7 from Commercial to Residential.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: 2" PE gas main in front of property.

CPWS:

Power – Columbia Power System has an existing power line near your proposed development within our service territory. 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.

Water – Water is available for domestic and fire protection.

Development Services:

Code Administration – No comments.

Engineering – Access to remain at current location along West 14th Street.

Planning: No comments.

Fire & Rescue: No comments.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: McDowell Elementary School – capacity 371, projected enrollment 2018/19 - 303. Whitthorne Middle School capacity 1420, projected enrollment 2018/19 – 1082. Central High School – capacity 1852, projected enrollment 2018/19 – 1325.

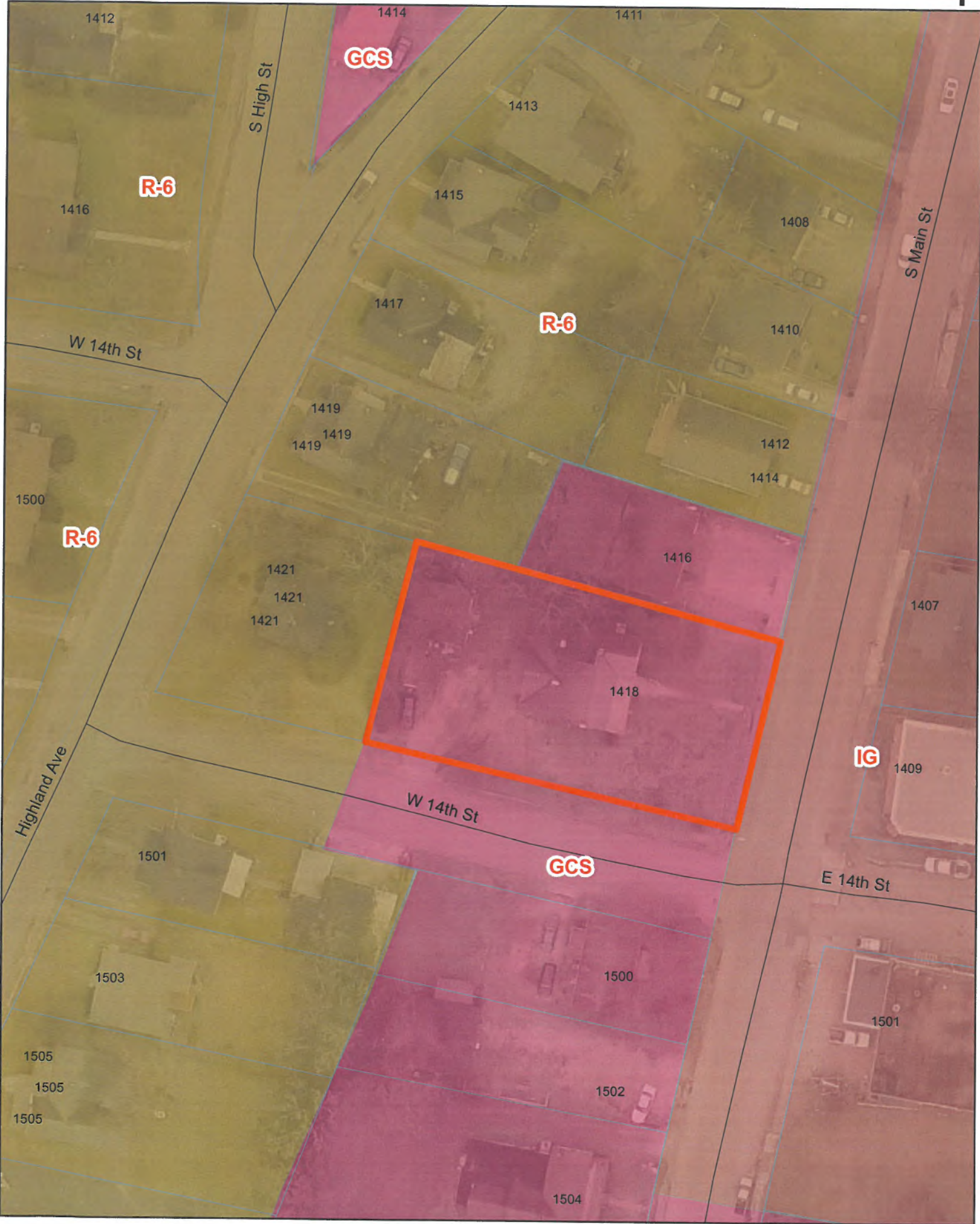
Proposed 2019-2020 School Attendance Zones pending Board approval 10/29/19:
McDowell Elementary School – capacity 371, projected enrollment 2019/20 - 322. Whitthorne Middle School capacity 1420, projected enrollment 2019/20– 1092. Central High School – capacity 1852, projected enrollment 2019/20– 1445.

Police: No comments provided.

Public Works: No comments.

Wastewater: Wastewater approves this request.

ATTACHMENTS: Zoning Map.



Docket Number:

AN – 2019 – 03

Request:

Request from Jamie Reed to annex 1.39 acres off Hicks Lane being a portion of Tax Map 88 Parcel 3.03 with .7 acres being zoned RS-40.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

AN 2019-03 CZ-2019-05

APPLICANT/PROPERTY OWNER

Jamie Reed

PUBLIC HEARING DATE

June 13th 2019

PROPERTY ADDRESS/LOCATION

Williamsport Pike Tax Map 88 Parcel 3.03**BRIEF SUMMARY OF REQUEST**

This is an application to annex with a plan of services 1.39 acres being a portion of the 5 acre tract, with a zoning request of RS-40. The remaining acres are already inside the city limits with a zoning of RS-40. This property currently has road frontage on both Williamsport Pike and Hicks Lane in which the applicant would like to subdivide into three parcels.



MAP SOURCE: City GIS

EXISTING ZONING

County – Rural
City – RS-40

EXISTING LAND USE

Single Family Dwelling

SURROUNDING ZONING & LAND USE

Residential

SITE IMPROVEMENTS PROPOSED

NA

SIZE OF PROPERTY

5 acres

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the COMPREHENSIVE PLAN**

Rural Countryside is the land use designation which allows the zoning of the RS-40 zone.

PROPERTY HISTORY**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)

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 rezoning 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 proposed Comprehensive Plan designation for the subject property is Rural Countryside which supports the proposed RS-40 zoning.

- 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 proposed zoning will continue those established patterns within the area.

- 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.

Section 3.18.7(B) of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items:

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONINGS

B. Review and Recommendation Criteria

The Planning Commission, in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

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 proposed Comprehensive Plan designates the subject property as Rural Countryside. The request would be in agreement with the plan.

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 surrounding properties are of similar development patterns as the proposed use and subdivision, hence no adverse effects.

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 following the comprehensive plan allowance as approved by the general public representatives.

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

The City's growth and adaptation of a general land use plan for the area which the request is following is sufficient enough to warrant the amendment.

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

The rezoning will have a negligible impact on schools, roads, and parks

TECHNICAL COMMITTEE MEETING

March 26, 2019

ITEM NO. 5

AN-2019-03



Request from Jamie Reed to annex 1.39 acres off Hicks Lane being a portion of Tax Map 88 Parcel 3.03 with .7 acres being zoned RS-40.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: Atmos is not on Hicks Lane.

CPWS:

Power – 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.

Water – There is no water on Hicks Lane in this area. Existing 8” water line on south side of Williamsport Pike.

Development Services:

Code Administration – No comments.

Engineering – Shared drive to align to Hollandale Circle. Driveway exception is required with plat. Lots 3 and 4 do not meet minimum requirements for septic per Subdivision Regulations 4-12.3.

Planning: Is this a legal lot since 2104 Williamsport Pike was not approved by the City to be split? Septic letter for area. Not on city sewer.

Fire & Rescue: Lots 3 and 4 would require a fire hydrant within 500 feet of structure.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: J.R. Baker Elementary School – capacity 385, projected enrollment 2018/19 - 292. Whitthorne Middle School capacity 1420, projected enrollment 2018/19 – 1082. Central High School – capacity 1852 projected enrollment 2018/19 – 1325.

Proposed 2019-2020 School Attendance Zones pending Board approval 10/29/19:

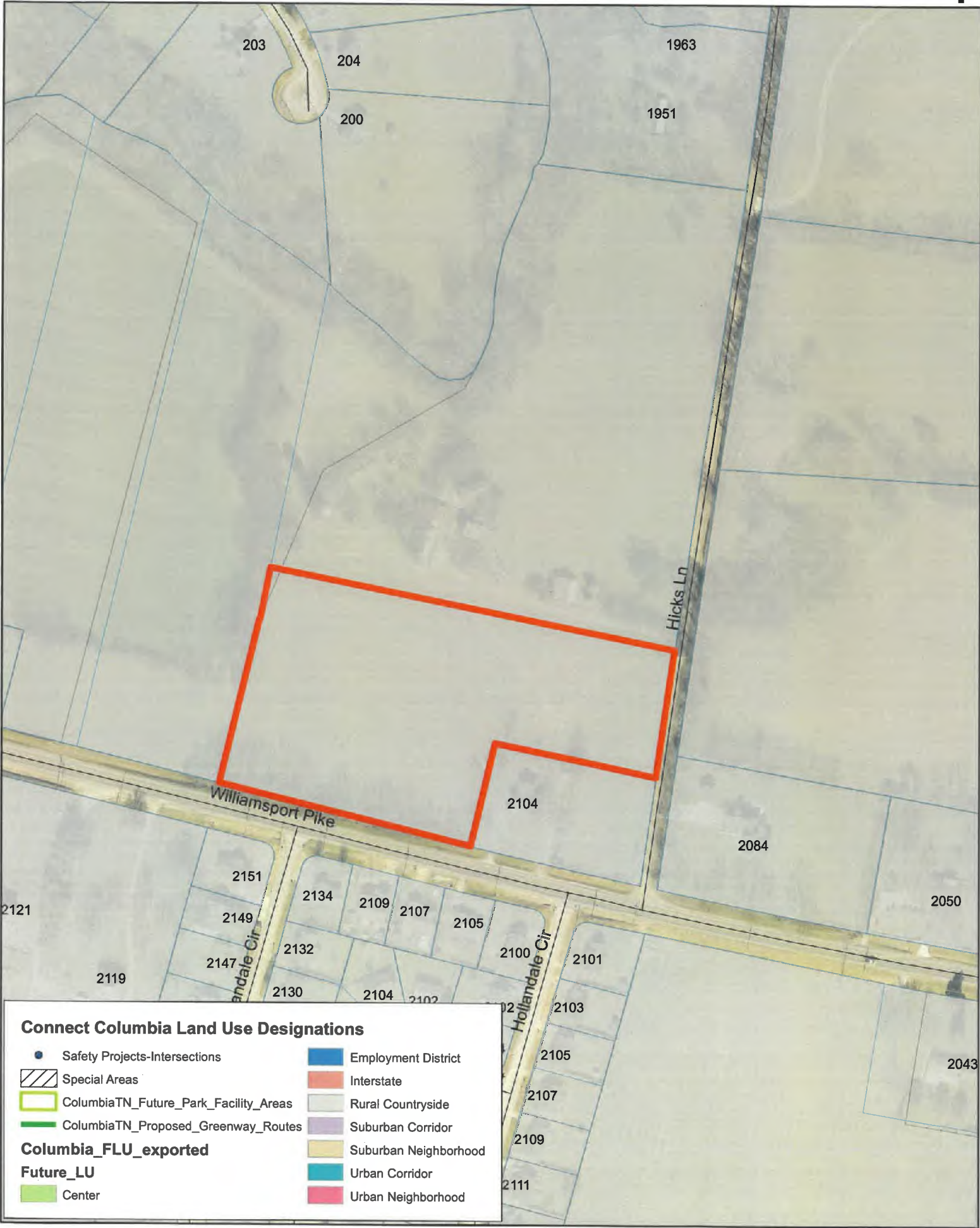
J.R. Baker Elementary School – capacity 385, projected enrollment 2019/20 - 338. Whitthorne Middle School capacity 1420, projected enrollment 2019/20– 1092. Central High School – capacity 1852, projected enrollment 2019/20– 1445.

Police: No comments provided.

Public Works: No comments.

Wastewater: Elevation constraints associated with this area. Prevents this parcel from being serviced by the gravity main closest to the property. We do not object with the request, but it is not a viable candidate for sewer service.

ATTACHMENTS: Concept Plan.



PLAN OF SERVICES

FOR ANNEXATION

Ruth Silva PROPERTY

+/-5.3 ACRES,

BEING a portion of

TAX MAP 088 PARCEL 03.03

A. Water

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. This property is not a viable candidate for sewer service.

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 Department will provide an array of services in a timely, courteous, and professional manner upon date of annexation.
2. The proposed annex is located on the property at Tax Map 88 Parcel 3.03 off Williamsport Pike in Columbia, Tennessee. This location is

approximately 3.6 miles from Columbia Fire Station #2 located at 711 Lion Parkway, 4.3 miles from Fire Station #4 located at 5040 Trotwood Avenue, and 5.5 miles from Fire Station #1 located at 1000 South Garden Street.

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-40 (Single Family Low Density Residential) 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

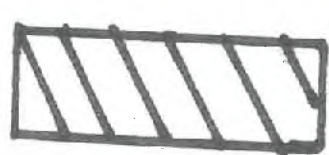
Sanitation will provide weekly refuse collection. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided.

I. Power

Columbia Power System has an existing power line near the proposed development. CPWS is 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.



= Currently in the County.
We would like to annex
this into the City and then
split the 5.33 acres
into 3 smaller residential
lots.

Docket Number:

CZ – 2019 – 05

Request:

Request from Jamie Reed to rezone 1.35 acre portion of Tax Map 88 Parcel 3.03 off Hicks Lane from RS-40 to RS-20.

This Item Is Removed.