

1. Agenda

Documents:

[CMPC_20190109AGENDA \(PDF\).PDF](#)

2. Meeting Materials

Documents:

[CMPC_20190109AGENDAPACKET \(PDF\).PDF](#)



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: January 9, 2019 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, January 9, 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 Habitat for Humanity for Preliminary and Final Plat approval of 401 West 13th Street.**
- 4. Request from Mark MacKenzie for access management exception on Ridgcrest Drive being Tax Map 66 Parcel 20.16.**
- 5. Request from McBroom Construction for Final Plat approval of Tall Trees Estates townhome development off Caldwell Drive.**

- 6. Request from Kiser and Vogrin Design for recommendation to annex with plan of services 20.69 acres being 1540 Bear Creek Pike, Tax Map 92 Parcel 12.01, with a zoning of Interstate Service District.**
- 7. Request from Scott Williams and Associates for a PUD Master Plan revision of 1683 Nashville Highway to allow an apartment complex to be constructed.**
- 8. Request from Architectural Design Review Team to review and approve modifications to Zoning Ordinance 3638 Article 6.1.6.**
- 9. Other Business**
 - a. Election of officers.**

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



Development Services Department

Municipal Planning Commission

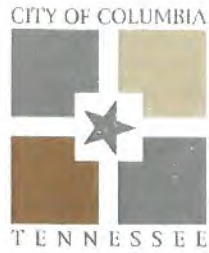
January 9, 2019

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Staff Report
Attachments



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6. Request from Kiser and Vogrin Design for recommendation to annex with plan of services 20.69 acres being 1540 Bear Creek Pike, Tax Map 92 Parcel 12.01, with a zoning of Interstate Service District.
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8. Request from Architectural Design Review Team to review and approve modifications to Zoning Ordinance 3638 Article 6.1.6.
9. Other Business
 - a. Election of officers.

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City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 12, 2018

CALL TO ORDER:

Chairman Wesley Bryant called the December 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. Ray Pace
Mr. Charlie Goatz
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King
Mr. Wesley Bryant
Dr. Rose McClain

Other attendees: Mr. Paul Keltner, Development Services Director
Mr. Tim Tisher, Esq.
Mr. Glenn Harper, City Engineer
Mr. Joren Dunnavant, City Planner
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The November minutes were presented for approval. Dr. McClain made the motion to approve the minutes with Mr. Pace seconding the motion. Motion to approve the minutes passed seven to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated that items at City Council on second and final consideration are the master plan for Candlewood Suites and the Ashwood Drive rezoning. Also passed at Council is the zoning and master plan approval for Frye Road for first reading.

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 12, 2018

AGENDA ITEM #3

Docket #DP-2018-56

Request from Allen O’Leary for Master Plan revision of Tax Map 100D Group G Parcel 7.01 on the corner of West 8th and Beckett Street for attached residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated subject to Technical comments, this request is compatible with all adopted plans.

Discussion:

Mr. Gerald Vick, WES Engineers & Surveyors, and Mr. George Nuber, Nuber Architecture, were present to answer questions. Discussion included parking for the development, driveway widths, density, and school capacity. Mr. McBroom made the motion to approve subject to Technical Committee comments, shifting the turnaround north to provide parking for units 20 and 21, and increase the driveway widths to match the garage door. Councilman King seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #4

Docket # DP-2018-55

Request from Montrae Osborne for preliminary and final plat approval of 1008 Bridge Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that any recommendation should be subject to Technical Comments.

Discussion:

Mr. Montrae Osborne, owner, was present to answer questions. Discussion included sewer relocation and future plans for the property. Dr. McClain made the motion to approve with Mr. Goatz seconding the motion. Motion to approve passed with a unanimous vote of seven to zero.

Chairman Bryant moved Other Business to be heard before the 4:30 hearing.

AGENDA ITEM #5

OTHER BUSINESS:

In other business, the Commission discussed the 2019 meeting schedule, upcoming officer elections, the amendment to address driveway lengths, and school comments concerning capacity and adequacy. Director Keltner also announced that the City Planner, Joren Dunnivant, has accepted another position and will be missed.

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 12, 2018

AGENDA ITEM #1

Docket #LP-2018-04

**Request from Pete Prevost for the property of 511 N. Main Street to be added to the
Downtown Commercial Historic District.**

Staff Recommendation:

Mr. Keltner gave the details of the request , stated this item was recommended for approval at the November 15, 2018 Historic Zoning Commission meeting, and is compatible with codes.

Discussion:

Mr. Pete Prevost and Mr. Mark Eaton, BriarWorks, were present to answer questions. Mr. Prevost explained the reasons for the request. Mr. McBroom made the motion to approve with Mayor Dickey seconding. Motion to approve passed with a vote of seven to zero.

ADJOURNMENT:

Mr. Tisher, City Attorney, stated the Commission would meet in executive session tonight upon adjournment. Councilman King made the motion to adjourn with Dr. McClain seconding the motion. Meeting adjourned at 4:36 p.m. with a vote of seven to zero.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

JANUARY 3, 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	12.14.2017	Charles Raines Construction, LLC	Honey Farm Subdivision - Phase 2, Section 3	\$ 55,000.00	1/25/2018	\$55,000.00
4	12.14.2017	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	05.19.2018	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
10	05.30.2018	FP,TCI, CCS, LLC	Homestead Carters's Creek Station Sec.1 / Phase1C	\$ 211,000.00	6/22/2017	\$211,000.00
11	06.29.2018	D.R. Horton, Inc.	Highland Bear Creek , Phase 2, Section 1	\$ 82,000.00	9/12/2017	\$82,000.00
12	08.08.2018	JD Eatherly & Charles Raines	Honey Farms Subdivision - Phase 2, Section 2	\$ 99,000.00	9/19/2017	\$99,000.00
13	08.18.2018	Fortuna Capital, LLC	Grove Park Subdivision - Phase 4	\$ 211,000.00	10/9/2017	\$211,000.00
14	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
15	09.01.2018	Arden Village, LLC	Arden Village - Section 2, Phase 1	\$ 13,000.00	1/8/2016	\$132,600.00
16	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
17	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	\$ 25,000.00	7/6/2005	\$100,000.00
18	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
19	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
20	12.19.2018	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads/drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
21	01.05.2019	FP,TCI, CCS, LLC	Homestead Carter's Creek Station Sec.1 Phase 1B	\$ 7,000.00	12/2/2016	\$74,000.00
22	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
23	02.20.2019	Fortuna Capital, LLC	Grove Park Subdivision, Phase III (roads/drainage)	\$ 10,000.00	2/2/2017	\$99,000.00
24	03.14.2019	Fortuna Capital, LLC	Grove Park Subdivision, Phase 5 (roads/drainage)	\$ 102,000.00		\$102,000.00
25	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
26	04.25.2019	Arlington Heights General Partnership	Arlington Heights, Phase 2, Section 2 (roads/drainage)	\$ 105,000.00		\$105,000.00
27	05.02.2019	Arden Village, LLC	Arden Village - Section 2, Phase 2	\$ 165,000.00	6/13/2017	\$165,000.00
28	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
29	05.09.2019	Arlington Heights General Partnership	Arlington Heights, Section 2, Phase 1	\$ 106,000.00	6/26/2017	\$106,000.00
30	05.15.2019	Charles Raines Construction, LLC	Honey Farm Subdivison, Phase 2, Section 5	\$ 66,000.00	6/27/2018	\$66,000.00
31	05.15.2019	Charles Raines Construction, LLC	Honey Farm Subdivisionm Phase 2, Sectin 6	\$ 49,000.00	6/27/2018	\$49,000.00
32	05.21.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
33	05.21.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
34	05.30.2019	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 211,000.00	6/22/2017	\$211,000.00
35	06.05.2019	LPT, LLC	Timberland Estates, Section 6 (roads and drainage)	\$ 7,600.00	8/5/2018	\$76000 Perf Bond
36	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivison, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
37	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
38	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
39	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
40	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
41	09.28.2019	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 69,575.00	12/17/2007	\$160,260.00
42	10.06.2019	Shaw Enterprises, LLC	The Landings Subdivision, Phase 2, Section 1	\$ 95,000.00	10/28/2015	\$95,000.00
43	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
44	10.11.2019	Parkside - Homestead, LLC	Townhomes of Homestead - (roads and drainage)	\$ 23,000.00	1/11/2017	\$76,000.00

Docket Number:

DP – 2019 – 02

Request:

Request from Habitat for Humanity for Preliminary and Final Plat approval of 401 West 13th Street.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

DP 2019-02

APPLICANT/PROPERTY OWNER

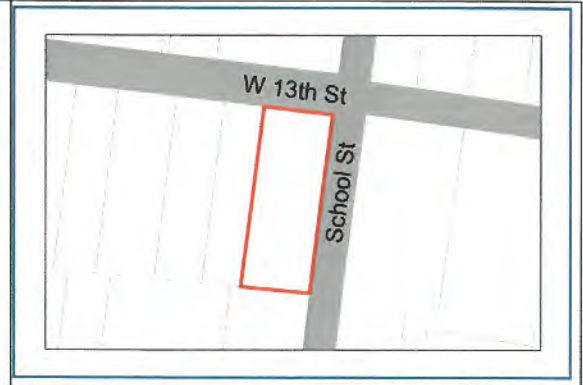
Habitat for Humanity

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION

401 West 13th Street**NA****BRIEF SUMMARY OF REQUEST**

This is a request to subdivide one property into three parcels within a R-6 zone on the corner of West 13th Street and School Street. The lots will contain at least 6,000 sqft each and will not require any infrastructure additions or improvements.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6 Medium-High Density Residential	Residential	Residential	NA	.45 acres

STAFF RECOMMENDATION

APPROVE**APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN NA	PROPERTY HISTORY This property had a residential structure but was removed by order of the Housing Board.
COMPATIBILITY with the ZONING ORDINANCE Subject to the Technical comments, staff would find this request to be compatible with adopted plans.	

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

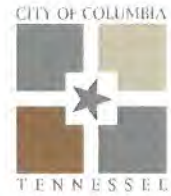
MINOR PLAT

TECHNICAL COMMITTEE MEETING

December 26, 2018

ITEM NO. 3

DP-2019-02



Request from Habitat for Humanity for Preliminary and Final Plat approval of 401 West 13th Street.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: No comments provided.

CPWS:

Power – Columbia Power System has an existing power facilities 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 – Existing 4” water line on west side of School Street (not 8”).

Development Services:

Code Administration – No comments provided.

Engineering – Remove certificate for approval of streets, drainage, and utilities. Alter general note #8 to provide 10 feet P.U.D.E. on all property lines parallel and abutting public roads and 5 feet P.U.D.E. on all interior lot lines.

Planning – Lot 1 has wrong setback on School Street (20’).

Fire & Rescue: No comments.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: Highland Park Elementary School – capacity 443, projected enrollment 2018/19 - 330. Whitthorne Middle School – capacity 1412, projected enrollment 2018/19 – 1095. Columbia Central High School – capacity 1843, projected enrollment 2018/19 – 1361.

Police: No comments provided.

Public Works: No comments provided.

Wastewater: No comments provided.

ATTACHMENTS: Final Plat.

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON EVIDENCED IN BOOK NUMBER R-2508 PAGE 398, MAURY COUNTY REGISTERS OFFICE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ OWNER _____

TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION) _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 16, TENNESSEE CODE ANNOTATED AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 12,000.

REGISTERED SURVEYOR *Randolph L. Chapdelaine* TN R.L.S. # 1444 DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SCHOOL STREET SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN SCHOOL STREET SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE _____ CITY ENGINEER COLUMBIA, TENNESSEE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION COLUMBIA, TENNESSEE DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY R-911 MAURY COUNTY

MAURY COUNTY E911 DATE _____

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE _____

CERTIFICATE OF COMPLIANCE

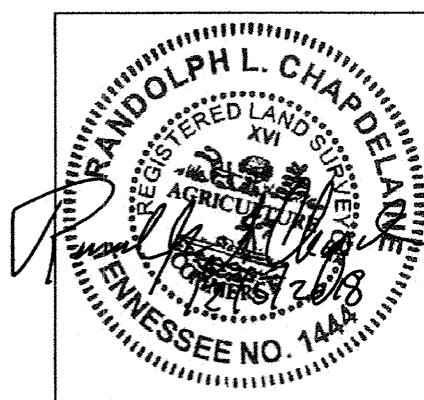
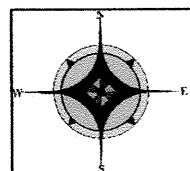
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER, COLUMBIA, TENNESSEE DATE _____

CHAPDELAINE
& ASSOCIATES

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
TN. RLS. 1444

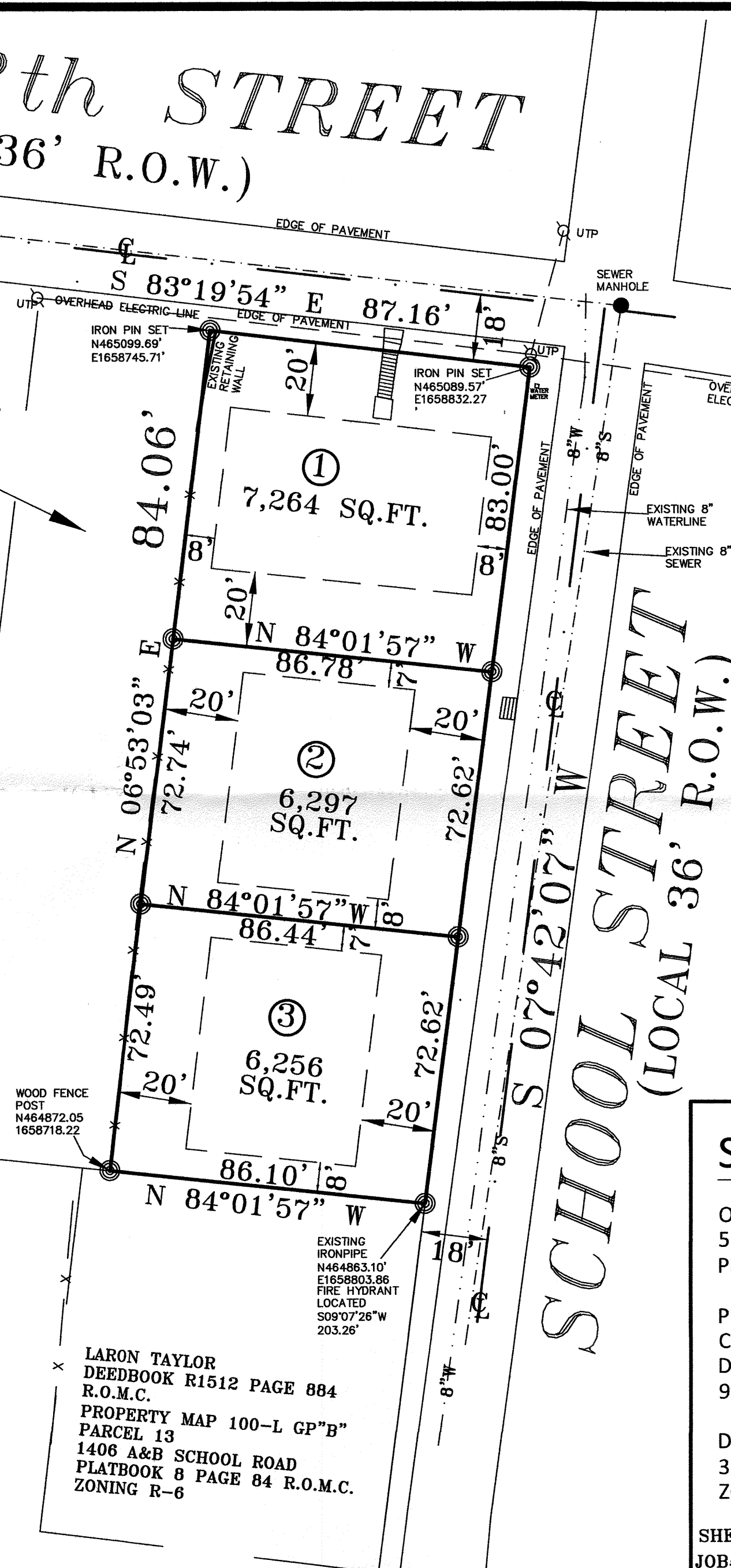


GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION.
- 2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
- 3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- 4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- 5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
- 6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0285 DATED 04-16-2007.
- 7.) PROPERTY ZONED R-6
- 8.) SETBACKS ARE FRONT=20'; SIDE =7'/ 15' TOTAL; REAR=20'
- 9.) THERE IS A 5' P.U.D.E. ALONG ALL LOT LINES.
- 9.) WATER AND SEWER IS SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.

JOHN DOUG PHILLIPS
JENNIFER KAY PHILLIPS
DEEDBOOK R1587 PAGE 532
R.O.M.C.
PROPERTY MAP 100-L GP"B"
PARCEL 21
403 W 13th STREET
ZONED R-6

W 13th STREET
(LOCAL 36' R.O.W.)



LOT 1 401 W 13th STREET
LOT 2 1412 SCHOOL STREET
LOT 3 1410 SCHOOL STREET

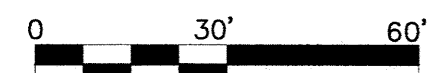
FINAL PLAT
SCHOOL STREET SUBDIVISION

OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
511 WEST MEADE BOULEVARD, FRANKLIN, TENNESSEE 37064
PHONE (615)374-5525

PROPERTY ADDRESS: 401 W 13th STREET
COLUMBIA, TENNESSEE 38401
DEED BOOK R-2109 PAGE 366
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE

DATE: DECMBER 05, 2018
3 LOTS TOTAL ACRES= 0.45 ACRES (19,817 SQ. FT.)
ZONED R-6 SCALE 1"=30'

SHEET 1 OF 1
JOB#5181



RECEIVED DEC 14 2018

Docket Number:

DP – 2019 – 03

Request:

Request from Mark MacKenzie for access management exception on Ridgecrest Drive being Tax Map 66 Parcel 20.16.

STAFF REPORT CONTACT INFORMATIONGlenn Harper, City Engineer gharper@columbiatn.com 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

DP 2019-03

APPLICANT/PROPERTY OWNER

Mark MacKenzie

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION

Ridgecrest Drive Map 66-20.16**NA****BRIEF SUMMARY OF REQUEST**

The request is for an exception to the Access Management Ordinance to allow a second access at the location referenced above. The proposed drive request is along a local street, Ridgecrest Drive, and has a single drive allowance for sites requiring 30 or less parking spaces. The proposed drive meets the required corner clearance and provides a southern access to the 48,000 SF building



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Industrial General (IG)	Vacant	Industrial	New Building	4.8 acres

STAFF RECOMMENDATION

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

NA

PROPERTY HISTORY

Property is vacant.

COMPATIBILITY with the Access Management Ordinance

Based on the technical review comments and misaligned median closure, staff finds the access location acceptable and compliant with required criteria for the exception.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

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 the request is base 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 COMMITTEE MEETING
December 26, 2018
ITEM NO. 4
DP-2019-03



Request from Mark MacKenzie for access management exception on Ridgecrest Drive being Tax Map 66 Parcel 20.16.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: No comments provided.

CPWS:

Power – Columbia Power System has an existing power facilities 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 – Existing 8” water line on west side of Ridgecrest. 12” water line on north side of Northpointe Road with a fire hydrant at intersection.

Development Services:

Code Administration – No comments provided.

Engineering – No comments.

Planning – No comments.

Fire & Rescue: No comments.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: Spring Hill Elementary School – capacity 604, projected enrollment 2018/19 - 600. Spring Hill Middle School – capacity 1029, projected enrollment 2018/19 – 979. Spring Hill High School – capacity 1200, projected enrollment 2018/19 – 1127.

Police: No comments provided.

Public Works: No comments provided.

Wastewater: No comments provided.

ATTACHMENTS: Affidavit, Proposal Letter, Access Plan.

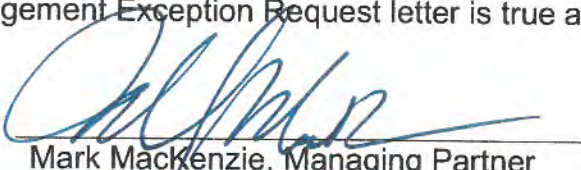
GENERAL AFFIDAVIT
ACCESS MANAGEMENT EXCEPTION REQUEST

Property Address: Ridgecrest Drive – R.O.M.C. Tax Map 66, Pcl 20.16

With regard to the letter dated November 21, 2018 to the
City of Columbia requesting consideration of an Access
Management Exception Request.

This affidavit hereby documents that the information provided in the Access
Management Exception Request letter is true and correct.

By:


Mark Mackenzie, Managing Partner
Tennessee Distilling Group, LLC
815 S Main Street
Columbia, TN 38401

Date:

November 21, 2018

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, Mark S. Mackenzie,
with whom I am personally acquainted or provided to me on the basis of
satisfactory evidence and who acknowledged that he, Mark S. Mackenzie
signed the foregoing (Affidavit) instrument for the purpose therein contained.

Witness our hands and official seal at 815 S Main St., this the 26 day of
November 2018


Notary Public



January 29, 2022
Commission Expiration

TENNESSEE DISTILLING LTD.

November 21, 2018

Paul Keltner, AICP, Director
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Tennessee Distilling #7
Columbia Control No: 2018-0038
Access Management Exception Request

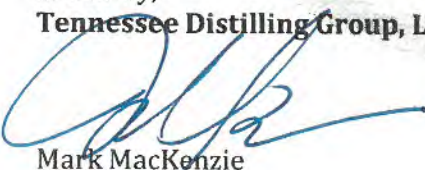
Dear Paul:

Tennessee Distilling Group, LLC desires to develop the property identified as Parcel 20.16 on Maury County Tax Map 66 which is located on Ridgecrest Drive in the Northpointe Industrial Development area. The proposed 48,000 SF building is planned to be used as storage for our existing business located on the adjacent property to the north. The project proposes access to the parking area and loading area on the north side of the building where most of the operation will occur. A second access is being proposed to be primarily used for access by the fire department in case such an event arises requiring their intervention. This access will also include an at grade access to the building in case it is necessary to enter or exit the building from the south. We have included a sketch of the building and access configuration as proposed for this project as a part of this request.

We would like to request consideration of an Access Management Exception Request for the second access to Ridgecrest Drive for owner and Fire Department Access to the property.

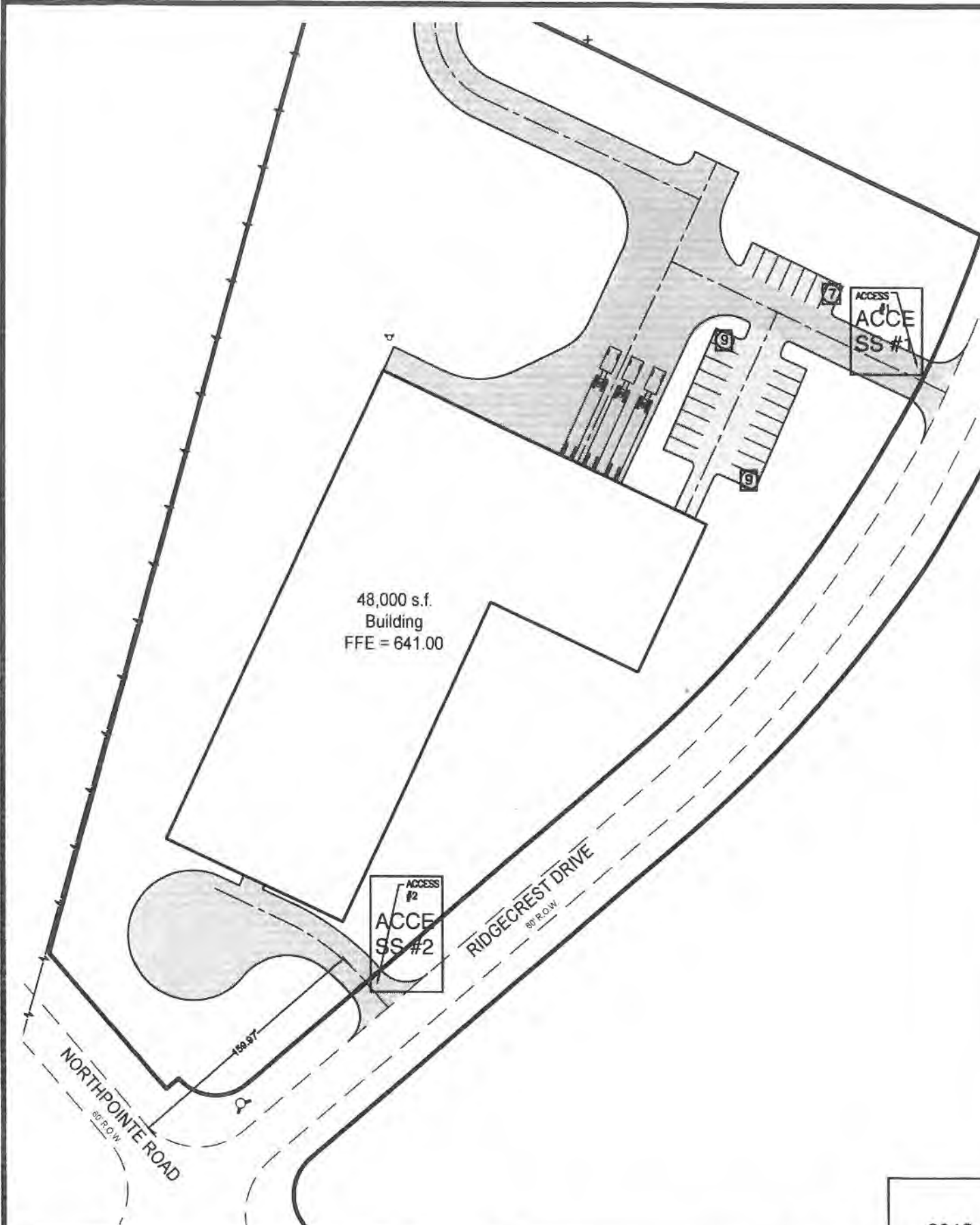
We do appreciate your consideration on this request, if you have any additional questions, please do not hesitate to contact me directly.

Sincerely,
Tennessee Distilling Group, LLC



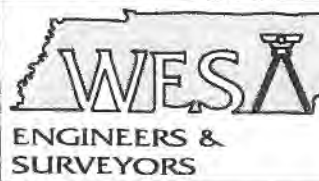
Mark MacKenzie
Managing Partner

FILED: \\WES-ENGINEERS-SURVEYORS\2018\10074 (B) RIDGECREST\10074 RIDGECREST REDDING



Drawn: RP
Checked: GV
Approved: GV
Date:

TENNESSEE DISTILLING GROUP, LLC
815 SOUTH MAIN STREET
COLUMBIA, TENNESSEE 38401



2018
© 2018

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS &
LAND SURVEYORS
24 HOURS
1000 W. MAIN ST.
COLUMBIA, TN 38401
(615) 241-1111

Docket Number:

DP – 2019 – 04

Request:

Request from McBroom Construction for Final Plat approval of Tall Trees Estates townhome development off Caldwell Drive.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

DP 2019-04

APPLICANT/PROPERTY OWNER

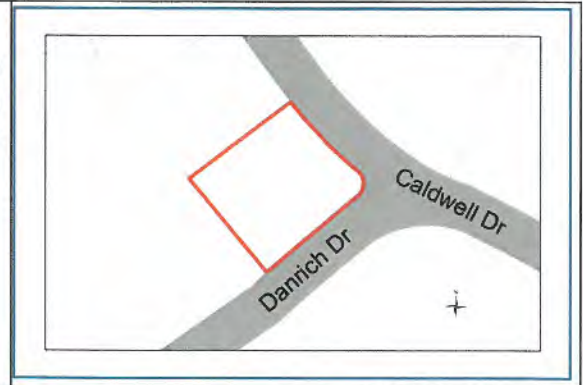
McBroom Construction

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION

401 Caldwell Drive**NA****BRIEF SUMMARY OF REQUEST**

This is a Final Plat request for six townhomes on .55 acres named Tall Trees Estates. The development has all the required infrastructure installed to begin construction and has followed the previously approved preliminary plat approved March 2018.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 High Density Residential	Vacant	Residential	NA	.55 acres

STAFF RECOMMENDATION

APPROVE**APPROVE WITH CONDITIONS****DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN NA	PROPERTY HISTORY This property has been vacant for numerous years.
COMPATIBILITY with the ZONING ORDINANCE Subject to the Technical comments, staff would find this request to be compatible with the preliminary plat.	

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

TECHNICAL COMMITTEE MEETING

December 26, 2018

ITEM NO. 5

DP-2019-04



Request from McBroom Construction for Final Plat approval of Tall Trees Estates townhome development off Caldwell Drive.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: No comments provided.

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 – water services have been installed.

Development Services:

Code Administration – No comments provided.

Engineering – Remove addresses.

Planning – No comments.

Fire & Rescue: No comments.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: Riverside Elementary School – capacity 533, projected enrollment 2018/19 - 402. Cox Middle School – capacity 1189, projected enrollment 2018/19 – 760. Spring Hill High School – capacity 1200, projected enrollment 2018/19 – 1127.

Police: No comments provided.

Public Works: No comments provided.

Wastewater: No comments provided.

ATTACHMENTS: Final Plat.

TN GRID NORTH

TAX MAP
0751, GRP "C"
(009.00)
CHARLES A
LANNOM
D.B. R2059 PG. 87
R.O.M.C., TN
PLAT 802K, PG. PAGE 194
ZONED RM-1

TAX MAP
075
(045.00)
KCS COMPANIES
LLC
D.B. R2472 PG. 697
R.O.M.C., TN
ZONED R-6

LOT	SQ. FT.	ACRES
1	1,058.2	0.02
2	942.0	0.02
3	942.0	0.02
4	942.0	0.02
5	942.0	0.02
6	1,058.2	0.02
OS	18,090.4	0.42

- TOTAL PARCEL AREA: 0.55 ACRES (TOTAL)

PARCEL AREAS:

PARCEL 1 (MAP 751 PARCEL 10.00)
0.55 ACRES (TOTAL)
- ZONING: RM-1
- BUILDING SETBACKS:
40' FRONT
20' REAR
15' SIDE
- PRE-DEVELOPMENT
PERVIOUS AREA: 0.35 ACRES
IMPERVIOUS AREA: 0.00 ACRES

POST-DEVELOPMENT
PERVIOUS AREA: 0.34 ACRES
IMPERVIOUS AREA: 0.31 ACRES
- PROPOSED 6 RESIDENTIAL UNITS
- DENSITY 10.91 LOTS/ACRE

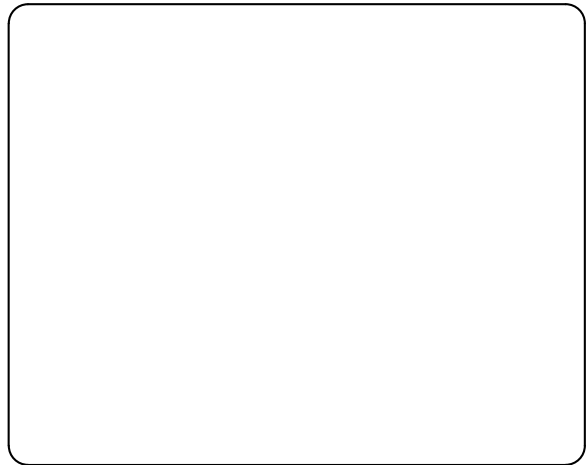
PURPOSE NOTE:
The purpose of this final plat is to create 6 residential lots.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 02/13/2018
DEED BOOK: R2479 PAGE: 1053-1058

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

- This property currently identified as Tax Map No. 751, Group "C", Parcel No. 10.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: P5, Page 194
- Deed reference: Book R2459 Page 1450
- 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. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
- All property corners are 3" rebar with cap reading "WES 1987" unless otherwise noted.



Location Map



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2459, Page 1450, 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 _____ Nathan E. McBroom
Date _____ Randy E. McBroom

Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Tall Trees Estates Subdivision have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ City Engineer
Columbia, Tennessee

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 APPROVAL OF SEWER SYSTEM

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

Date _____ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date _____ Name, Title and Agency or Authorized
Approving Agent

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

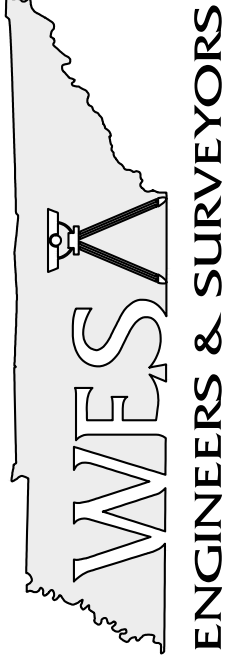
SURVEYOR'S CERTIFICATION (TENNESSEE)

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 it 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.

12/17/18 Date _____ Allen B. O'Leary TN RLS #1987
Number _____



WES E ENGINEERS & SURVEYORS



C

α

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS.

Legend

- B.P.S. Iron Rod Found
- B.P.F. Iron Pipe Found
- AXLE Axle Found
- E.C.M. Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S. Railroad Spike Found
- R.R.S.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
- ⊠ 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
- Gas Line
- SA Sanitary Sewer 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
- UE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line

Docket Number:

AN – 2019 – 01/CZ – 2019 – 01

Request:

Request from Kiser and Vogrin Design for recommendation to annex with plan of services 20.69 acres being 1540 Bear Creek Pike, Tax Map 92 Parcel 12.01, with a zoning of Interstate Service District.

STAFF REPORT CONTACT INFORMATIONPaul Keltner, Director of Development Services, paul@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

AN 2019-01

APPLICANT/PROPERTY OWNER

Daniel Moore

PUBLIC HEARING DATE

March 14th 2019

PROPERTY ADDRESS/LOCATION

1540 Bear Creek Pike, Map 92 - 12.01**BRIEF SUMMARY OF REQUEST**

This is an application to annex with a plan of services 18.90 acres being a portion of the 20.69 acre tract, with a zoning request of Interstate Service District (ISD). The remaining 1.79 acres is already inside the city limits with a zoning of ISD. This property currently has a 50' wide access easement onto Bear Creek Pike. This point of access will need to be reviewed for consolidation with adjoining properties before redevelopment occurs per the adopted access management ordinance.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
County – Rural City - ISD	Single Family Dwelling	Residential and Commercial	NA	20.69 acres

STAFF RECOMMENDATION

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

Center is the designation which allows the land uses of the ISD zone.

PROPERTY HISTORY

This property has been used as a single family residence 1965.

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 Center. The intent of this Character Area is to enhance existing centers and create new centers that will improve the quality of life in Columbia, with an increased sense of place and a more interconnected community. The Center Character Area is characterized by an intense and dense mixture of uses: residential, commercial/retail, office, hospitality, civic, and compatible light industrial/craft manufacturing. The Comprehensive Plan designation of Center and zoning of ISD are in agreement with the proposed general plan for the area.

- 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 with commercial uses or vacant land. 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. In addition, a traffic impact study will be required to address any potential traffic impacts.

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 Center within an area of change. 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 mixture of vacant and commercial uses similar to the allowed uses of ISD zone. The proposed uses on the property at the time of development will also be required to conform to the zoning ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners

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 area has limited acreage within the city limits and due to population expansion additional acreage is needed to fulfill that demand.

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

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

TECHNICAL COMMITTEE MEETING

December 26, 2018

ITEM NO. 6

AN-2019-01/CZ-2019-01



Request from Kiser and Vogrin Design for recommendation to annex with plan of services 20.69 acres being 1540 Bear Creek Pike, Tax Map 92 Parcel 12.01, with a zoning of Interstate Service District.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: No comments provided.

CPWS:

Power – Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.

Water – There is an existing 12" DI water line on the north side of Bear Creek Pike. A road bore will be required to serve this property. Developer responsible for all water extensions and materials.

Development Services:

Code Administration – No comments provided.

Engineering – At development a traffic study, ingress/egress converted to private road, and adherence to access management ordinance will be required.

Planning – Need legal on annexed portion only.

DREMC: No comments provided.

Fire & Rescue: No comments for annexation.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: Randolph Howell Elementary School – capacity 772, projected enrollment 2018/19 - 594. Cox Middle School – capacity 1189, projected enrollment 2018/19 – 760. Spring Hill High School – capacity 1200, projected enrollment 2018/19 – 1127.

Police: No comments provided.

Public Works: No comments provided.

Wastewater: No comments provided.

ATTACHMENTS: Concept Plan.

Center

CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
CENTER	Is the property in an Area of Change? No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	Residential Uses: Low Density Residential, Medium High Residential, and High Residential Districts Public and Civic Uses: Religious, Day Care, Government, Medical, and Educational Commercial Uses: Hotels, Recreational, Restaurants, Retail, Personal Services, Self-Service Storage, Vehicle Sales and Service, and Wholesale Trade Office Uses: All office uses	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure. Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	Scale: Buildings should be compatible with the established character of the area. Architecture: New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking: Parking should be subordinate to buildings.

The intent of this Character Area is to enhance existing centers and create new centers that will improve the quality of life in Columbia, with an increased sense of place and a more interconnected community.

Description:

The Center Character Area is characterized by an intense and dense mixture of uses: residential, commercial/retail, office, hospitality, civic, and compatible light-industrial/craft manufacturing. The general development pattern reflects the highest levels of density and intensity allowable within the City. The built environment consists of one-to-multi-story buildings and includes both single use and mixed use activities. Street networks are typified by a grid system, with short to moderate distances between intersections. Parking should mostly be relegated

to the side and rear of buildings. This Character Area includes the highest levels of pedestrian, bicycle, and vehicular connectivity. Buildings range from no setback to moderate setbacks.

Roadway typical sections are generally defined by the roadway, curb and gutter, and pedestrian connections (such as sidewalks, greenways, bicycle routes, or multiuse paths).

Green space is characterized by streetscapes, greenways and community parks.

Future development should emphasize connectivity and uses that generate high levels of activity, but respect the context of the surrounding area. Transitional features should be included in developments and redevelopments to ensure that a pedestrian-scale is reflected in the Center Character Area. Additionally, new development should create a pedestrian-friendly environment by adding sidewalks and/or creating other pedestrian-friendly multi-use trail/bike routes linking current and future neighborhoods and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools or other such uses.

Primary Future Uses

Mixed use development is the most appropriate use. Office, commercial, and civic uses along with intermixed, compatible Single Family attached and Multifamily residential uses are appropriate in this Character Area.

PLAN OF SERVICES

FOR ANNEXATION

Mad Co., LLC PROPERTY

+/-18.9 ACRES,

BEING a portion of

TAX MAP 092 PARCEL 12.01

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. Sewer is not currently adjacent to the parcel.
2. 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 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 1540 Bear Creek Pike, being Tax Map 92 Parcel 12.01 in Columbia, Tennessee. This location is approximately 7.7 miles from Columbia Fire Station #3 located at 1306 Nashville Highway, 9.3 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 10.3 miles from Fire Station #5 located at 2633 Nashville Highway.
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 ISD (Interstate Service District) 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

This property falls under the Duck River Electric Membership Cooperation for service.

J. Schools

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



AN-2019-01/CZ-2019-01
1540 Bear Creek Pike



GCS

ISD

GCS

ISD

GCS

OLD HWY 99

ISD

BEAR CREEK PIKE

ISD

COUNTY LINE

MRC

ISD

INTERSTATE 65

COUNTY LINE

SITE DATA

TAX MAP 92, PARCEL 12.01

TOTAL AREA: +/- 20.69

BUFFERS AND EASEMENTS: +/- 5.72

DEVELOPABLE AREA: +/- 14.97

TOTAL DWELLING UNITS: 240

BUILDINGS: 10, 3-STORY BUILDINGS

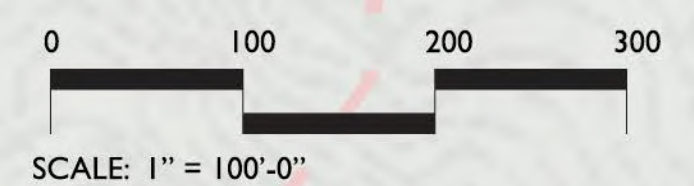
DWELLING UNITS PER BUILDING: 24

DENSITY: +/- 11.6 DU/AC



Concept Plan
COLUMBIA, TN SITE
COLUMBIA, MAURY COUNTY, TN

DISCLAIMER:
The drawing shown is conceptual only and for
reference and illustrative purposes only.



December, 17, 2018
Project #18120



Docket Number:

DP – 2019 – 01

Request:

Request from Scott Williams and Associates for a PUD Master Plan revision of 1683 Nashville Highway to allow an apartment complex to be constructed.

STAFF REPORT CONTACT INFORMATIONPaul Keltner, Director of Development Services, paul@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

DP 2019-01

APPLICANT/PROPERTY OWNER

Scott Williams

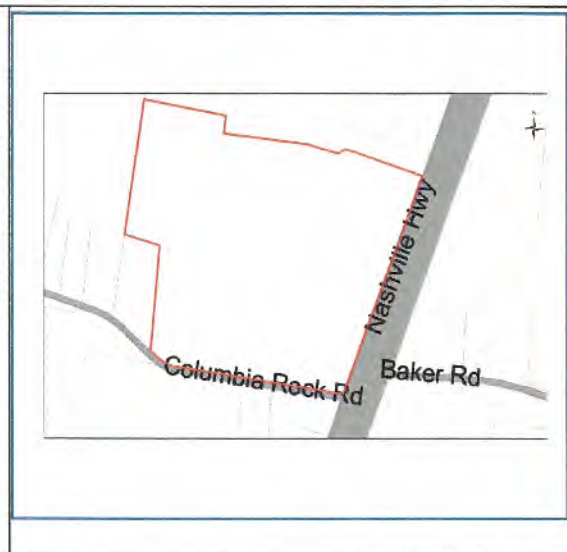
PUBLIC HEARING DATE

March 14th 2019

PROPERTY ADDRESS/LOCATION

1683 Nashville Hwy Map 75 – 8.02**BRIEF SUMMARY OF REQUEST**

This is a PUD Master Plan revision request for 19 acres on the corner of Columbia Rock Products Road and Nashville Highway. The new proposal is a request for an apartment complex of 96 units within four buildings to replace the previously approved religious facility. The site will retain the commercial outparcels on the front to be accessed within the interior of the site. *Modifications to the previously approved entrance driveway, site circulation, no outdoor amenity and removal of the secondary access is being requested.*



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Commercial Planned Unit Development	Agriculture	Residential	Four apartment buildings	19 acres

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

NA

PROPERTY HISTORY

This property has an approved master plan for a lessor intense use in trip generation with multiple access points. The current driveway access road without the proposed development will operate at the worse level of service (F) in regards to traffic.

COMPATIBILITY with the ZONING ORDINANCE

Based on the technical comments, staff would find this request to not be compatible with the goals, intent and purpose most notable CZO 7.2 and Access Management Section 2 of the city's policies.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS**CITY MAPS**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

C. Conveyance of Common Open Space

All land shown on the final development plans as common open space shall be conveyed per the requirements of Sec. 12.7.5, Ownership and Management of Open Space.

7.1.5 DEDICATION OF PUBLIC FACILITIES

The Planning Commission and the City Council may, as a condition of approval and adoption of the final development plan, require that suitable areas for streets, public rights – of – way, schools, parks, and other public areas be set aside, improved and/or dedicated.

7.1.6 WAIVER OF BOARD OF APPEALS ACTION

No action of the Board of Appeals shall be required in the approval of a planned unit development including those activities which would otherwise require conditional use permits under other articles of this ordinance. Such activities shall generally comply with the applicable criteria stipulated for such activities in Sec. 8.3, Limited Use Standards of this ordinance as determined by the Planning Commission and the City Council. In any instance where a use does not fully comply with the criteria, the deviation may be approved as part of the overall development plan.

SEC. 7.2 PUDs Located Along Certain Major Highways

7.2.1 PURPOSE AND INTENT

These design standards are intended to accomplish the following:

- A. Promote and protect the public health, safety, comfort, and convenience and general welfare of the people.
- B. Protect the public safety on the public traffic ways by promoting improved vehicular movement, facilitating ingress and egress and providing for parking of motor vehicles.
- C. Promote economic development through orderly and systematic design of the approaches into the city.
- D. Protect the desired character and maintain the stability of the highway design district by promoting uses, buildings, and site development which are compatible with the existing character of the land and natural features.
- E. Provide for open space in useful and meaningful locations and arrangements.

7.2.2 APPLICABILITY

These special provisions shall apply to all proposals located along Highway 31 from the northern most corporate limits to Baker Road; along Highway 99 from I – 65 to Highway 31; or along Highway 43 from Mount Pleasant City Limits to the Columbia City Limits; and which meet any of the following criteria:

- A. The property fronts on the highway; or,
- B. The property's primary route of access includes the highway; or,
- C. The property will benefit from the City of Columbia's investment in utilities, road improvements, fire and police protection or other investment; or,
- D. Development of the property will significantly affect the view shed of the highway.

7.2.3 TOPOGRAPHY AND GRADING

The following standards are required to reduce the impact of development and protect the existing character of the topography.

Article 2. Access Management

Access management is a set of techniques to allow for the control of access to highways, arterials, collectors, and other, select streets within Columbia. The result is a more safe and efficient street network for users. Without access management, the transportation network experiences an increase in traffic congestion, and accidents throughout the overall transportation network.

SECTION 2.01 IMPORTANCE OF ACCESS MANAGEMENT

With less state and federal monies available for new transportation projects, the need for effective transportation systems management strategies is greater than ever before. By managing access, the City aims to directly increase public safety, extend the life of major roadways, reduce traffic congestion, and improve both the appearance and quality of the built environment.

Without access management, the function and character of major transportation corridors can deteriorate rapidly. Failure to manage access is associated with the following adverse social, economic, and environmental impacts:

- An increase in vehicular crashes
- More collisions involving pedestrians and cyclists
- Accelerated reduction in roadway efficiency
- Unsightly commercial strip development
- Degradation of scenic landscapes
- More cut-through traffic in residential areas due to overburdened arterials
- Homes and businesses adversely impacted by a continuous cycle of widening roads
- Increased commute times, fuel consumption, and vehicular emissions as numerous driveways and traffic signals intensify congestion and delays along major roads

Poor access management comes with both direct and indirect costs. Direct costs include adverse impacts to businesses through the difficulty of customers entering and exiting businesses safely. Access to corner businesses may be blocked by queuing traffic. Customers begin to patronize businesses with safer, more convenient access and avoid businesses in areas of poor access design. Gradually the older developed areas begin to deteriorate due to access and aesthetic problems, and investment moves to newer better-managed corridors. Indirect costs include lost time due to increased traffic congestion.

After access problems have been created, they are difficult to solve. Reconstructing an arterial street is costly and disruptive to the public and abutting homes and businesses. The shallow property depth, multiple owners, and right-of-way limitations common to older corridors generally preclude effective redesign of access and site circulation. In some cases, a new arterial or bypass must be built to replace the functionally obsolescent roadway, and the process begins again in a new location. Access management programs can help stop this cycle of functional

obsolescence, thereby protecting both public and private investment in major transportation corridors.

(a) Safety

Research in the last 50 years has consistently shown that Access Management increases roadway safety. As outlined in the *Access Management Manual* of the Transportation Research Board (TRB), the reduction of traffic conflict points, higher design standards for access points, and increased awareness/response time for drivers has improved safety on the nation's highways and arterials. Four key observations have come to the forefront:

1. Increasing the number of access points on a roadway will increase its crash rate.
2. Roads with medians are safer than undivided roads, or roads with two-way left-turn lanes (TWLTL).
3. It is safer for vehicles to make a U-turn and a right turn, than to make a direct left turn into or from a driveway.
4. Medians improve pedestrian safety.

SECTION 2.02 TEN PRINCIPLES OF ACCESS MANAGEMENT

Most, if not all, current access management policies are derived from the Transportation Research Board's (TRB) *Access Management Manual*, which was published in 2003 and updated in 2014. TRB describes ten (10) principles of access management, which were derived from the organization's expertise in transportation. They include the following:

1. Provide a Specialized Roadway System: Design and manage roadways according to their primary functions.
2. Limit Direct Access to Major Roadways: Roadways that serve higher volumes of through traffic need more access control to preserve their function.
3. Promote Intersection Hierarchy: An efficient transportation network provides appropriate transitions from one functional classification to another. This results in a series of intersection types that range from the junction of two freeways or a freeway and a major arterial to a driveway connecting to a local street.
4. Locate Signals to Favor "Through" Movements: Long, uniform spacing of intersections on major roadways enhances the ability to coordinate signals and to ensure continuous movement of traffic at the desired speed.
5. Preserve the Functional Area of Intersections and Interchanges: The functional area of an intersection or interchange is the area that is critical to its safe and efficient operation. Access connections too close to these intersections or interchange ramps can cause serious traffic conflicts.
6. Limit the Number of Conflict Points: A less complex driving environment is accomplished by limiting the number and type of conflicts between vehicles, vehicles and pedestrians, and vehicles and bicyclists (**Figure 1**).
7. Separate Conflict Areas: Separating conflict areas helps to simplify the driving task and contributes to improved traffic operations and safety.
8. Remove Turning Vehicles from Through Traffic Lanes: Turning lanes reduce the severity and duration of conflicts between turning vehicles and improves the safety and efficiency of intersections.
9. Use Non-traversable Medians to Manage Left Turn Movements: Non-traversable

TECHNICAL COMMITTEE MEETING

December 26, 2018

ITEM NO. 7

DP-2019-01



Request from Scott Williams and Associates for a PUD Master Plan revision of 1683 Nashville Highway to allow an apartment complex to be constructed.

RECOMMENDATION: For final recommendation please see staff report.

PRESCREENING COMMENTS:

Atmos Energy: No comments provided.

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 – Water domestic and fire protection available for this phase of construction.

Development Services:

Code Administration – No comments provided.

Engineering – Subject to construction plans and traffic study comments. Access to Nashville Highway to be constructed as approved with Walker Court apartments and whichever development is first will be required to construct improvements as identified/assumed in the traffic study. Show the access drive to Nashville Highway as approved with Walker Court and New Song PUDs. Internal private drive to be laid out to serve previously approved New Song PUD commercial outparcels and connect to Columbia Rock Road. Update survey to reflect dedicated R.O.W. within property NW of Columbia Rock Road and Nashville Highway intersection. Remove radial parking from interior of curves and ensure that drive aisles are 24' in width.

Planning – Need project boundary landscaping. Sidewalk out to access road. Outdoor amenity area needed. Move dumpster from front. Rear foundation brick to match front and window accents that matches front.

Fire & Rescue: Fire hydrants must be added so no portion of a building is farther than 500 feet from hydrant as the truck will lay hose. Fire hydrants spacing to be no more than 500 feet apart.

Maury County E911: No comments provided.

Maury County Public Schools: Attendance zones for this development: Randolph Howell Elementary School – capacity 772, projected enrollment 2018/19 - 594. Cox Middle School –

capacity 1189, projected enrollment 2018/19 – 760. Spring Hill High School – capacity 1200, projected enrollment 2018/19 – 1127.

Police: No comments provided.

Public Works: No comments provided.

Wastewater: No comments provided.

ATTACHMENTS: PUD Master Plan, location map.

0/5
(008.03)
C. Runcia TRS
Clemente IV
0.8 R2111 PG. 48
R.U.M.E. IV
CEG-PLD ZONING

TAX MAP
075
(008.04)
**Sterling
Merlin**
DB R1773 PG. 9
R.O.M.C. TN
CEG-PUD ZDNM

Location Map



©2017

PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	

PHASE 2
PARKING

TAX MAP
075
(001.00)
Columbia Rock Products
C/O Vulcan Materials
D.B. 481 PG. 547
R.O.M.C. TN

PHASE 1
BUILDING
& PARKING

TAX MAP
Q75
(006.00)
James A. Sr. &
Virginia C. Sanders
D.B. #2086 PC. 1151
R.O.M.C. TN
RS-40 ZONING

PHASE 3 DRIVE & PARKING

PROPOSED REGIONAL DETENTION

— PHASE 4
BUILDING
& PARKING

PARCEL NUMBER: TAX MAP 78, PARCELS 08.02
TAX MAP 75, PARCELS 07.03
DEED BOOK: R2103, PG 1485
DEED BOOK: R2103, PG 389

PARCEL ADDRESS: NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: CEG-PUD

ACREAGE OF SITE: ±27.32 ACRES

MINIMUM REQUIRED BUILDING SETBACK LINES:

PROPERTY OWNER: MAHON ROAD HOLDINGS, LLC P.O. BOX
844 Mahon Road, Columbia, TN 38401

MONROE REALTY MANAGEMENT
378 Long Cove Drive, Hilton Head Is, SC 29928

TOTAL PUD AREA = 1,190,231.53 S.F. 27.52 Ac.

PARCEL 1
PHASE 1
BUILDING 40,570 S.F. (W/BASEMENT)
PERVIOUS AREA = 40,588.5 S.F. 0.93 Ac.
IMPERVIOUS AREA = 109,152.0 S.F. 2.51 Ac.
TOTAL AREA = 149,740.5 S.F. 3.44 Ac.

PHASE 2 (ADDITIONAL PARKING)
PERVIOUS AREA = 303,615.5 S.F. 6.97 Ac.
IMPERVIOUS AREA = 106,828.3 S.F. 2.45 Ac.
TOTAL AREA = 410,243.8 S.F. 9.42 Ac.

PHASE 3 (NEW SONG WAY / OPEN SPACE)
IMPERVIOUS AREA = 30,822.59 S.F. 0.89 Ac.
PERVIOUS AREA = 14,585.47 S.F. 0.33 Ac.

PHASE 4 (NASHVILLE HWY CONNECTION & OFFICE/RETAIL)
IMPERVIOUS AREA = 133,133.4 S.F. 3.06 Ac.
PERVIOUS AREA = 181,035.1 S.F. 4.38 Ac.
TOTAL AREA = 246,373.8 S.F. 5.66 Ac.

PARCEL 2
BUILDING = 7,300 S.F.
IMPERVIOUS AREA = 25,130.4 S.F. 0.58 Ac.
PERVIOUS AREA = 21,914.4 S.F. 0.50 Ac.
TOTAL AREA = 47,044.8 S.F. 1.08 Ac.

PARCEL 3
BUILDING = 7,300 S.F.
IMPERVIOUS AREA = 23,264.7 S.F. 0.58 Ac.
PERVIOUS AREA = 21,750.1 S.F. 0.49 Ac.
TOTAL AREA = 47,044.8 S.F. 1.08 Ac.

PARCEL 4
BUILDING = 7,500 S.F.
IMPERVIOUS AREA = 25,294.7 S.F. 0.58 Ac.
PERVIOUS AREA = 19,572.1 S.F. 0.45 Ac.
TOTAL AREA = 44,866.8 S.F. 1.03 Ac.

FARCEL 5
BUILDING = 7,500 S.F.
IMPERVIOUS AREA = 25,154.2 S.F. 0.58 Ac.
PERVIOUS AREA = 18,548.0 S.F. 0.42 Ac.

PARCEL 6
BUILDING = 7,500 S.F.
IMPERVIOUS AREA = 17,490.97 S.F. 0.40 Ac.
PERVIOUS AREA = 123,920.9 S.F. 2.85 Ac.

BUILDINGS MAY BE CONSTRUCTED INDIVIDUALLY AS
SUB-PHASES TO PHASE 4.

- 1) WATER SERVICE IS PROVIDED BY COLUMBIA WATER SYSTEM.
- 2) THERE IS A 20' TOTAL EASEMENT ON ALL SANITARY SEWER LINES AND WATER LINES.
- 3) ALL PROPERTY SHOWN IS PERVIOUS AND IN PASTURE/WOODED.
- 4) 3' UTILITY & DRAINAGE EASEMENT ON SIDE LOT LINE. 18' UTILITY & DRAINAGE EASEMENT ON FRONT AND REAR LOT LINES.
- 5) IF SIDEWAYS REQUIRED AS SHOWN ON PLAN.
- 6) COMMON AREAS/DRAPAGE TO BE MAINTAINED BY THE CHURCH OR ESTABLISH AN OWNERS ASSOCIATION
- 7) ALL ROADS ARE PRIVATE ROADS.
- 8) ALL FIRE HYDRANTS ARE PROPOSED.

LEGEND

WATER MAIN
SANITARY SEWER
STORM SEWER
OVERHEAD
FENCE
GAS
DRAINAGE DITCH
TREE PROTECTION FENCE
SIGN
UTILITY POLE
IRON PIN SET
CASTING IRON PIN
CONCRETE MONUMENT
DANGEROUS TREE
SAFE VALUE IN DOD
LIGHT POLE
BENCHMARK

The diagram illustrates the proposed changes to the street layout. It compares the 'EXISTING' conditions with the 'PROPOSED' conditions. The 'EXISTING' side shows a street with a single lane and a tree line. The 'PROPOSED' side shows a street with multiple lanes, including a dedicated bike lane, and a new storm structure. A legend at the bottom defines the symbols used: a wavy line for the 'TREE LINE', a circle with a cross for 'STORM STRUCTURE LABEL', a solid black rectangle for 'ASPHALT', a white rectangle for 'CONCRETE', and a dashed line for 'PARKING SPACES'. A circled number '14' is also present in the legend area.

PARKING PROVIDED

PHASE 1 CHURCH:	128 SPACES
	12 ACCESSIBLE SPACES
	140 SPACES TOTAL
Phase 2 Church:	
	114 SPACES
	254 CUMULATIVE TOTAL

PHASE 3 PARK AND RECREATION:
23 SPACES
277 CUMULATIVE TOTAL

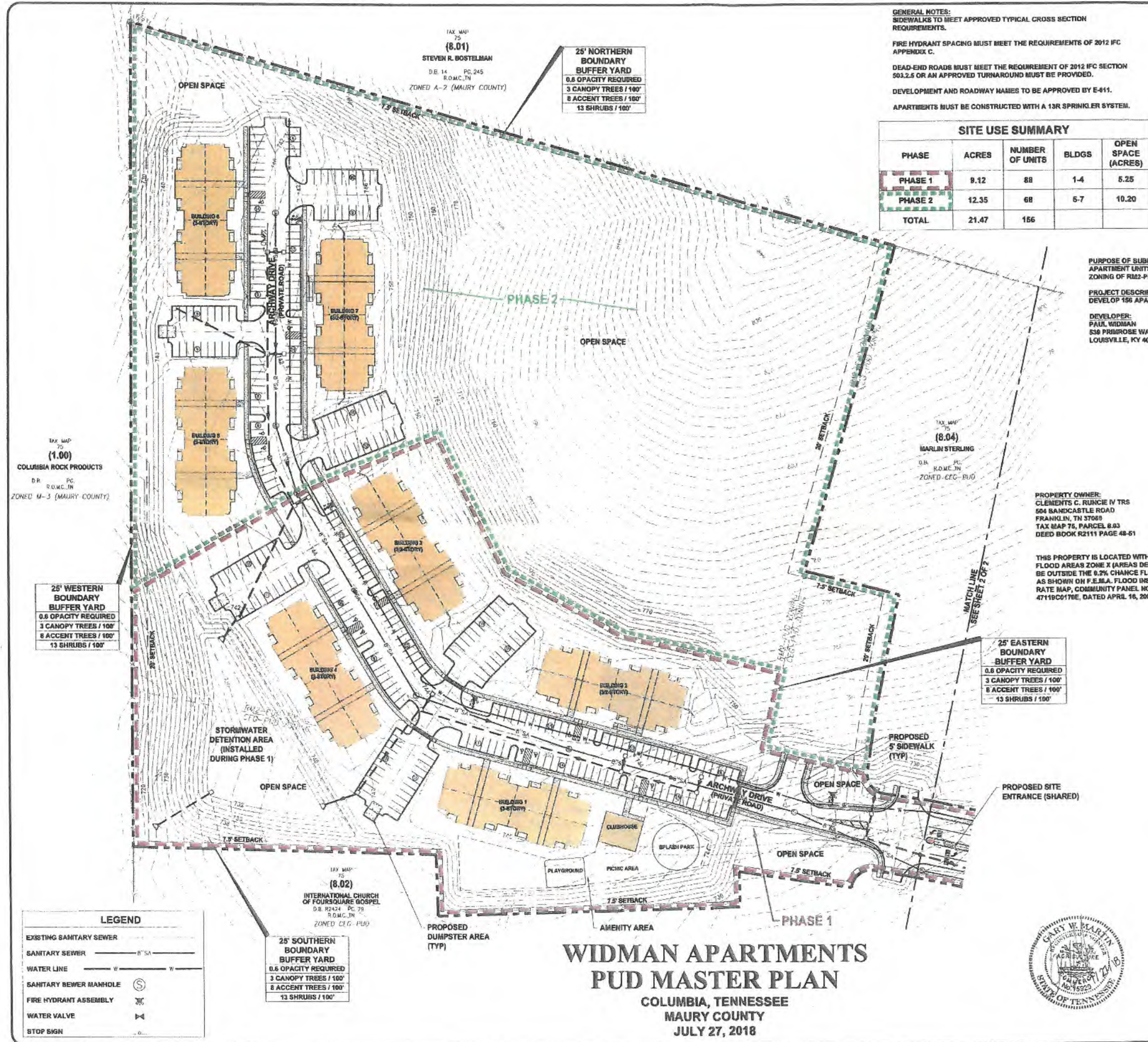
PHASE 4 OFFICE/RETAIL:
98 SPACES
5 ACCESSIBLE SPACES
SPACES TOTAL
380 GRAND TOTAL ALL PHASES

LANDSCAPE BUFFERS:
 RB-40 ADJACENT 30' BUFFER REQUIRED
 CBG-PUD ADJACENT 15' BUFFER REQUIRED

PROPOSED 50- FOOT
RIGHT-OF-WAY DEDICATION
FOR FUTURE COLUMBIA
ROCK ROAD REALIGNMENT

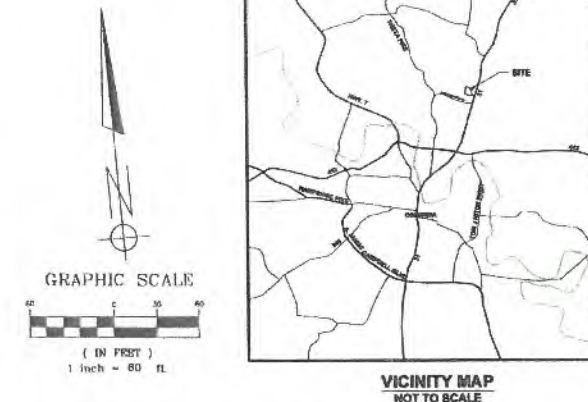
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

C1.0



GENERAL NOTES:
SIDEWALKS TO MEET APPROVED TYPICAL CROSS SECTION REQUIREMENTS.
FIRE HYDRANT SPACING MUST MEET THE REQUIREMENTS OF 2012 IFC APPENDIX C.
DEAD-END ROADS MUST MEET THE REQUIREMENT OF 2012 IFC SECTION 503.2.5 OR AN APPROVED TURNAROUND MUST BE PROVIDED.
DEVELOPMENT AND ROADWAY NAMES TO BE APPROVED BY E-411.
APARTMENTS MUST BE CONSTRUCTED WITH A 13R SPRINKLER SYSTEM.

SITE USE SUMMARY				
PHASE	ACRES	NUMBER OF UNITS	BLDGs	OPEN SPACE (ACRES)
PHASE 1	9.12	88	1-4	5.25
PHASE 2	12.35	68	5-7	10.20
TOTAL	21.47	156		



PURPOSE OF SUBMITTAL - TO OBTAIN PUD MASTER PLAN APPROVAL OF 156 APARTMENT UNITS ON THE PROPERTY, PARCEL 8.03 IN TAX MAP 75, UNDER EXISTING ZONING OF RM2-PUD AND CEG-PUD.
PROJECT DESCRIPTION:
DEVELOP 156 APARTMENT UNITS ON APPROXIMATELY 21.47 ACRES OF LAND.

DEVELOPER:
PAUL WIDMAN
530 PRIBROSE WAY
LOUISVILLE, KY 40208

DEVELOPMENT SUMMARY	
SITE AREA:	21.47 ACRES
PROPOSED APARTMENT BUILDINGS	
2-BDRM BUILDINGS:	78 UNITS x 2 = 156
3-BDRM BUILDINGS:	78 UNITS x 3 = 234
TOTAL:	390
PROPOSED APARTMENT PARKING	
HC PARKING:	11 SPACES
REGULAR PARKING:	299 SPACES
TOTAL PARKING:	310 SPACES

BUILDING SUMMARY - PHASE 1				
BUILDING NUMBER	BUILDING TYPE	UNITS	NUMBER OF UNITS	NUMBER OF BEDROOMS
BUILDING 1	A	12 - 2 BEDROOMS	24	48
BUILDING 2	A	12 - 3 BEDROOMS	36	108
BUILDING 3	B1/B2	10 - 2 BEDROOMS	20	60
BUILDING 4	B1/B2	12 - 3 BEDROOMS	36	108
TOTAL			88	324

PARKING SUMMARY - PHASE 1			
BUILDING	NUMBER OF BEDROOMS	PARKING REQUIRED 1.5 SP/2 BDRMS	PARKING PROVIDED
BUILDING 1	48	72	48
BUILDING 2	108	162	108
BUILDING 3	60	90	60
BUILDING 4	108	162	108
AMENITY AREA			10
TOTAL	324	486	324

BUILDING SUMMARY - PHASE 2				
BUILDING NUMBER	BUILDING TYPE	UNITS	NUMBER OF UNITS	NUMBER OF BEDROOMS
BUILDING 5	A	12 - 2 BEDROOMS	24	48
BUILDING 6	B1/B2	12 - 3 BEDROOMS	36	108
BUILDING 7	B1/B2	10 - 2 BEDROOMS	20	60
TOTAL			80	316

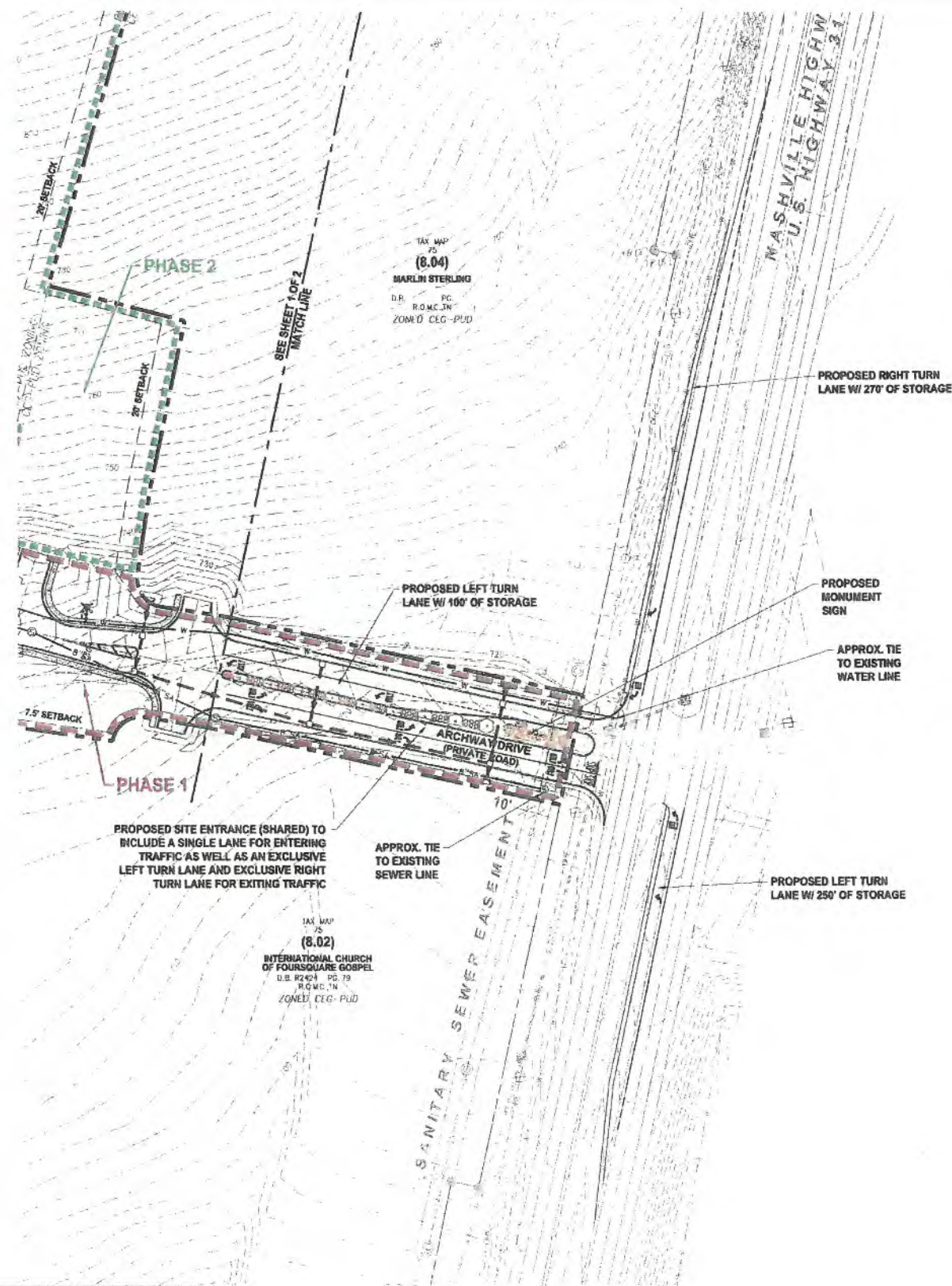
PARKING SUMMARY - PHASE 2			
BUILDING	NUMBER OF BEDROOMS	PARKING REQUIRED 1.5 SP/2 BDRMS	PARKING PROVIDED
BUILDING 5	48	72	48
BUILDING 6	108	162	108
BUILDING 7	60	90	60
TOTAL	316	486	316

DENSITY		
UNITS	ACRES	UNITS/AC.
156	21.47	7.28

SHEET 1 OF 2

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





TAX MAP
75
(8.04)
MARLIN STERLING
D.B. R.O.M.C.J.N.
ZONING CEG-PUD

SEE SHEET 1 OF 2
MATCH LINE

PROPOSED LEFT TURN
LANE W/ 100' OF STORAGE

PROPOSED RIGHT TURN
LANE W/ 270' OF STORAGE

PROPOSED MONUMENT
SIGN

APPROX. TIE
TO EXISTING
WATER LINE

PROPOSED SITE ENTRANCE (SHARED) TO
INCLUDE A SINGLE LANE FOR ENTERING
TRAFFIC AS WELL AS AN EXCLUSIVE
LEFT TURN LANE AND EXCLUSIVE RIGHT
TURN LANE FOR EXITING TRAFFIC

APPROX. TIE
TO EXISTING
SEWER LINE

TAX MAP
75
(8.02)
INTERNATIONAL CHURCH
OF FOUR SQUARE GOSPEL
U.S. R2424 PG. 79
R.O.M.C.J.N.
ZONING CEG-PUD

SANITARY SEWER EASEMENT

PROPOSED LEFT TURN
LANE W/ 250' OF STORAGE

GENERAL NOTES:
SIDEWALKS TO MEET APPROVED TYPICAL CROSS SECTION
REQUIREMENTS.

FIRE HYDRANT SPACING MUST MEET THE REQUIREMENTS OF 2012 IFC
APPENDIX C.

DEAD-END ROADS MUST MEET THE REQUIREMENT OF 2012 IFC SECTION
503.2.5 OR AN APPROVED TURNAROUND MUST BE PROVIDED.

DEVELOPMENT AND ROADWAY NAMES TO BE APPROVED BY E-911.

APARTMENTS MUST BE CONSTRUCTED WITH A 13R SPRINKLER SYSTEM.

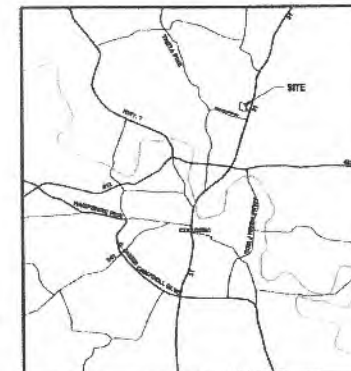
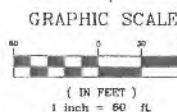
PURPOSE OF SUBMITTAL - TO OBTAIN PUD MASTER PLAN APPROVAL OF 156
APARTMENT UNITS ON THE PROPERTY, PARCEL 8.03 IN TAX MAP 75, UNDER EXISTING
ZONING OF RM2-PUD AND CEG-PUD.

PROJECT DESCRIPTION:
DEVELOP 156 APARTMENT UNITS ON APPROXIMATELY 21.47 ACRES OF LAND.

DEVELOPER:
PAUL WIDMAN
539 PRIMROSE WAY
LOUISVILLE, KY 40206

PROPERTY OWNER:
CLEMENTS C. RUNICE IV TRS
504 SANDCASTLE ROAD
FRANKLIN, TN 37069
TAX MAP 75, PARCEL 8.03
DEED BOOK R2111 PAGE 48-51

THIS PROPERTY IS LOCATED WITHIN OTHER
FLOOD AREAS ZONE X (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN)
AS SHOWN ON F.E.M.A. FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO.
47119C0170E, DATED APRIL 16, 2007.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

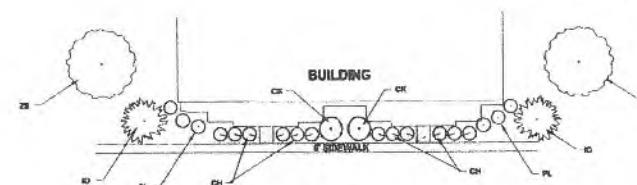
SITE AREA: 21.47 ACRES

PROPOSED APARTMENT BUILDINGS

2-BDRM BUILDINGS: 78 UNITS x 2 = 156
3-BDRM BUILDINGS: 78 UNITS x 3 = 234
TOTAL: 390

PROPOSED APARTMENT PARKING

HC PARKING: 11 SPACES
REGULAR PARKING: 299 SPACES
TOTAL PARKING: 310 SPACES



TYPICAL FOUNDATION PLANTING

PLANT LIST									
SPECIES	QUANTITY	DATE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	REMARKS	PLANT AS SHOWN	PLANT AS SHOWN
1	1	AC	CANADIAN SERVICEBERRY	<i>Amelanchier canadensis</i>	2' CAL	10' WIDE	4'-5' SPREAD, 5' CLEAR TRUNK	PLANT AS SHOWN	PLANT AS SHOWN
2	1	PA	FOX GLOVE FOUNTAINGRASS	<i>Pennisetum clandestinum</i>	24"-30"	30"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
3	1	MC	MAGNOLIA	<i>Magnolia grandiflora</i>	24"-30"	30"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
4	1	IT	CRABAPPLE	<i>Malus domestica</i>	1' CAL	8' WIDE	PLANT AS SHOWN	PLANT AS SHOWN	PLANT AS SHOWN
5	1	CC	RED OAK	<i>Quercus rubra</i>	24"-30"	30"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
6	1	PO	YARLEY BIRD FOUNTAINGRASS	<i>Pennisetum clandestinum</i>	18"-24"	18"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
7	1	MO	ORANGE HYDRANGEA	<i>Hydrangea quercifolia</i>	18"-24"	18"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
TYPICAL BUILDING FOUNDATION PLANTING									
8	2	CI	JAPANESE ZELKOVIA	<i>Elmora japonica</i>	2' CAL	10' WIDE	3'-4' SPREAD, 4' CLEAR TRUNK	PLANT AS SHOWN	PLANT AS SHOWN
9	2	IO	AMERICAN HOLLY	<i>Ilex opaca</i>	1' CAL	8' WIDE	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
10	6	PK	OTTO LINDEN CHERRY	<i>Prunus laurocerasus</i>	24"-30"	30"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
11	12	DI	JAPANESE PLUM	<i>Prunus mume</i>	18"-24"	18"	FULL PLANTS	PLANT AS SHOWN	PLANT AS SHOWN
12	7	DK	KOREAN DOGWOOD	<i>Cornus kousa</i>	1' CAL	8' WIDE	3'-4' SPREAD, 4' CLEAR TRUNK	PLANT AS SHOWN	PLANT AS SHOWN

SITE USE SUMMARY

PHASE	ACRES	NUMBER OF UNITS	BLDGs	OPEN SPACE (ACRES)
PHASE 1	9.12	88	1-4	5.25
PHASE 2	12.35	68	5-7	10.20
TOTAL	21.47	156		

BUILDING SUMMARY - PHASE 1

BUILDING NUMBER	BUILDING TYPE	UNITS	NUMBER OF UNITS	NUMBER OF BEDROOMS
BUILDING 1	A	12 - 2 BEDROOMS	24	48
BUILDING 2	A	12 - 3 BEDROOMS	24	60
BUILDING 3	B1B2	12 - 3 BEDROOMS	24	60
BUILDING 4	B1B2	12 - 3 BEDROOMS	24	60
TOTAL			96	228

PARKING SUMMARY - PHASE 1

BUILDING	NUMBER OF BEDROOMS	PARKING REQUIRED 1.5 SP/2 BDRMS	PARKING PROVIDED
BUILDING 1	48	48	48
BUILDING 2	60	56	56
BUILDING 3	60	56	56
BUILDING 4	60	56	56
ASSEMBLY AREA			14
TOTAL	228	220	220

BUILDING SUMMARY - PHASE 2

BUILDING NUMBER	BUILDING TYPE	UNITS	NUMBER OF UNITS	NUMBER OF BEDROOMS
BUILDING 5	A	12 - 3 BEDROOMS	24	60
BUILDING 6	B1B2	12 - 3 BEDROOMS	24	60
BUILDING 7	B1B2	12 - 3 BEDROOMS	24	60
TOTAL			72	216

PARKING SUMMARY - PHASE 2

BUILDING	NUMBER OF BEDROOMS	PARKING REQUIRED 1.5 SP/2 BDRMS	PARKING PROVIDED
BUILDING 5	60	48	48
BUILDING 6	60	48	48
BUILDING 7	60	48	48
TOTAL	180	144	144

DENSITY

UNITS	ACRES	UNITS/AC.
156	21.47	7.28

SHEET 2 OF 2

WIDMAN APARTMENTS PUD MASTER PLAN

COLUMBIA, TENNESSEE
MAURY COUNTY
JULY 27, 2018



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

LEGEND	
EXISTING SANITARY SEWER	---
SANITARY SEWER	---
WATER LINE	---
SANITARY SEWER MANHOLE	⊙
FIRE HYDRANT ASSEMBLY	⊕
WATER VALVE	⊕
STOP SIGN	⊕



Docket Number:

ZA – 2018 – 04

Request:

Request from Architectural Design Review Team to review and approve modifications to Zoning Ordinance 3638 Article 6.1.6.

STAFF REPORT

DOCKET NUMBER: ZA-2018-04
APPLICANT: Development Services
REQUEST: Building Façade Design Standards

General Review

The current Zoning Ordinance was adopted in 2006 and was the city's first ordinance that took into consideration the importance of visual impacts within the built environment of the city. Over the last 12 years the façade standard has been reviewed and consulted for countless projects. This amendment is to provide more clarity in its use, standards, and allow for more architectural freedom in design.

Recommendation

Approval

Staff's review of Section 3.17.6(B) finds the following:

1. The proposed text amendment is fully consistent with the remainder of the chapters, including, specifically, any purpose and intent statements of the Zoning Ordinance;

The remaining chapters have been found to be consistent with the amendments as proposed.

2. The proposed text amendment is presented to address new ideas that were not considered in the existing chapters, and represents revisions necessitated by changing circumstances over time;

Each amendment has been warranted from changes in the community not present with the original adaption.

3. The text amendment does not include corrections to errors with the Zoning Ordinance;

These amendments do not contain previous errors found within the document.

4. The proposed text amendment complies with state and federal statutes, as well as case law.

These modifications comply with state and federal statutes.

6.1.6 BUILDING FAÇADE DESIGN STANDARDS

Commentary: In order to present an attractive 'face' for Columbia, buildings along arterial and collector roadways should enhance the image of the City. The emphasis should be on architectural detail and human-scale design.

A. Applicability

1. Uses classified as Commercial or Industrial (see Sec. 8.2, Use Classifications) that meets any of the following criteria shall comply with the standards found in this section.
 - a. The building or structure is located in a Residential zoning district; or
 - b. Structures with frontage along arterial or collector roadways as identified by the transportation plan or visible of the Right of Way along said roads.
 - c. Any building located within a Planned Unit Development shall be reviewed with recommendation before Planning Commission review.
2. Unless required elsewhere in this ordinance, structures not meeting the above criteria shall not be subject to these standards including:
 - a. When located within an historic district overlay, review is only required by the Historic Zoning Commission.
 - b. Communication towers shall be exempt from these requirements.

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.