



City of Columbia

Municipal Planning Commission

May 13, 2020

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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: May 13, 2020 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, May 13th 2020 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

Welcome of Visitors.....Chairman

- 1. Appointment of Planning Commission Chairperson to fulfill the vacant position.**
- 2. Review of Bonds and/or Letters of Credit.**
- 3. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 4. Request from Albert Wilson for annexation off Patterson Drive with plan of services for Tax Map 90D Group B Parcel 4.00 with a zoning of R-10.**
- 5. Request from Huddleston Steele Engineering for Planned Unit Development multi-family final site plan approval of Waters Edge Apartments off River Road being Tax Map 90 Parcel 7.03.**
- 6. Request from Crunk Engineering for multi-family site plan approval off Monsanto Road being Tax Map 77 Parcel 108.**



DEVELOPMENT SERVICES

- 7. Request from Nathan McBroom to rezone 1006 South Beckett Street being Tax Map 100E Group A Parcel 11.00 from MCD to RM-1 Planned Unit Development with a Master Plan.**
- 8. Request from Whitaker Property, LLC for Planned Unit Development Master Plan revision for property at 2632 Nashville Highway being Tax Map 42 Parcel 18.00.**
- 9. Request from Fulmer Lucas Engineering for Multi-Family Site Plan approval of The Farm at Gholston Hill Phase 2 off Pillow Drive being Tax Map 113 Parcel 22.01.**
- 10. Request from Robby Harmon for Final Master Site Plan approval of 2567 Nashville Highway being Tax Map 42 Parcel 16.00.**
- 11. Request from Martin Engineering for Preliminary Plat approval of Summerdale subdivision Phase 3 and 4 being Tax Map 114 Parcel 19.00.**
- 12. Request from A1 Home Builders to annex with a plan of services 68 acres off Tom Sharp Road being Tax Map 74 Parcel 42.00 with a Master Plan and zoning of RS-10 Planned Unit Development.**
- 13. Request from Crunk Engineering for Master Site Plan revision of 2425 Nashville Highway Planned Unit Development being Tax Map 51 Parcel 22.00.**
- 14. Request from Nathan McBroom to approve rezoning with a Preliminary Master Plan property off Taylor Bend being Tax Map 90 Parcel 7.07 from General Commercial Service to RM-2 Planned Unit Development.**
- 15. Request from Chapdelaine and Associates for Preliminary Plat approval of Hatton Hills Subdivision off West 4th Street being Tax Map 89M Group A Parcel 1.05.**
- 16. Request from Martin Engineering to annex with a plan of services 57 acres off Nashville Highway and Green Mills Road being Tax Map 51 Parcel 32.00 with a Master Plan and zoning of RM-1 Planned Unit Development.**
- 17. Request from Justin Hicks to rezone 105 and 107 Polk Street being Tax Map 100M Group P Parcel 17 from General Commercial Service to RM-1.**



DEVELOPMENT SERVICES

- 18. Request from Advent Community for Final Plat approval of property off Mapleash Avenue being Tax Map 99H Group B Parcel 5.01 and 5.02.**
- 19. Request from Ragan Smith Associates for Final Plat approval of Taylor Landing Phase 2 with a Letter of Credit of \$188,000 for Tax Map 90 Parcel 6.01 and 7.15.**
- 20. Request from Justin Hicks to rezone 2013 South Main Street being Tax Map 100M Group P Parcel 3.00 from Mixed Commercial to RM-1.**
- 21. Request from Ken Shreeve for Final Plat approval of Armstrong Street Subdivision with a Letter of Credit of \$75,500 for Tax Map 89M Group E Parcel 30 and 31.01.**

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

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PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT

CALL TO ORDER:

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

ROLL CALL:

Quorum present and included the following:

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

Absent was: Dr. Rose McClain
Mayor Chaz Molder

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

AGENDA ITEM #1

Public hearing for a Comprehensive Plan Amendment to a portion of Tax Map 102 Parcel 47.00 approximately 33 acres off Oakland Parkway from Rural Countryside to Employment District.

DISCUSSION:

Mr. Keltner gave the Commission his review. This is an annexation request from the Columbia Industrial Development Board for about 65 acres. This property is adjacent to industrial park land that was purchased within the last year. In addition to that this property does add to the site for a railroad spur. This is a two part phase; the Comprehensive Plan Amendment on a portion of it, and also a rezone on both of the items. The spur will open up the Industrial Park. No public comments were received.

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ADJOURNMENT OF THE PUBLIC HEARING

Mr. Goatz made the motion to adjourn at 4:06. Councilman Wiles seconded the motion. Motion passed with a vote of five to zero.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Wesley Bryant called the March Planning Commission meeting for the City of Columbia to order at 4:07 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

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

Absent was: Dr. Rose McClain
 Mayor Chaz Molder

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

Chairman Wesley Bryant announced that agenda item 5 was withdrawn and also agenda item number 9.

APPROVAL OF MINUTES:

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

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REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

Director Paul Keltner stated there are a couple of items coming up for first consideration tomorrow night. Study session was last night and there were just a few comments, but it looked good for those items moving forward.

AGENDA ITEM #3

Case #20-0003

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

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The change in product is for units 17-180 with units 1-16 maintaining the original approval. There were several comments in the Technical review, and the applicant has been working with staff to correct, or come up with solutions to those.

Discussion:

Mr. Matt Dowell, CSDG representative was present to answer questions. These homes were all brick previously, one story buildings. This is a major change with a two story product, and roof line and height changes. Further discussion included landscaping, easement, Columbia Power, why the change from a single floor product change that was previously advertised for retirement age 55 plus. Mr. Dowell stated that it will be working age, empty nested still working, young families, not for a family with 2-3 kids. Mr. McBroom asked about alteration of the front, and the break up look. Mr. Dowell stated that it's with the same lot count, 6 units per building, parking, and the only change is the building and product type. Mr. Bryant explained that we approved this project initially because the property had the density, and the Commission was told it was going to be single family all brick homes and selling toward retirees, and stubbing. One concern was about what that would turn into initially with the traffic. Further discussion included the potential for more kids, elderly people will not want to go upstairs, traffic, having a good looking product, switching in mid-stream concern, school bus stop, and no comments from Maury County Schools. Mr. McBroom made the motion to approve, with Mr. Goatz seconding. Motion passed four to one with Mr. Bryant voting nay.

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AGENDA ITEM #4

Case #20-0011

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

Staff Recommendation:

Mr. Harper gave the details of the staff report. The existing access does not meet access management policy. There has been no additional submittals since the last meeting.

Discussion:

Discussion included Mr. Bryant stating when looking at the visuals before, he moved to deny based on his impression that the road that was going in front of the dental practice was in front of her practice and not part of her driveway. It looks like the stub in, and the access from the turn in would go all the way through Mrs. Fernandez parking lot and connect in to Ms. Owens parking lot. He was thinking the road was in front of the parking lot and connecting into O'Reilly's, so it wouldn't be any conflicts. Mr. Bryant was moving to not approve at that time because he looked at the points of conflicts, which he stated is the Commission's purpose. Further discussion included looking at access management, conflicts of going through parking lots, slip/frontage road, scenarios in town, sign blocking view, the traffic area, safety, previous owner, going from one dental office to another dental office, and the already existing driveway. Mr. Bryant made the motion to approve, and Mr. Goatz seconded the motion.

Further discussion included high crash area, applicant not requesting requirement information upfront, and speeding. Mr. Keltner stated that staff will need a little more guidance, because this is something the Commission will see over and over again, and we approved consolidating new drives. Mr. Keltner asked should staff prepare textual requirements for frontage roads for the Commission to review. Mr. Bryant stated that this project is a big exception for him from the way he would normally view the situation. When we look at projects like this we should have pushed the building back and had the room up front. Otherwise, he weighed the points of different conflicts, it is more of a safety hazard for traffic to go through a parking lot such as the one before us which will have pediatric dental and dental care, and you will have kids going back and forth from the parking lot. The short distance with pediatrics is a little different. The points of conflict here are more extraneous going through the parking lot in this particular situation than the other ones. Mr. Tim Tisher, City Attorney, stated that what Paul is talking about is the Ordinance has specific criteria, and a motion has to be counted in terms of the Ordinance. The Commission is bound to follow the criteria of the Ordinance. The Ordinance is outlined and the motion will need to have an exception based on the Ordinance. In order to grant an exception it must meet the Ordinance. Further discussion included meeting the criteria, the Access Management Ordinance, side roads, more traffic, and trying to catch situations on

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the front end. Mr. Bryant stated that his motion was based on criteria item #2. It need to meet all 8 criteria. Mr. Keltner commented that he understands pressure to meet on site and talk with the applicant was mentioned, and that cannot be done. This is a variance and the Commission is the judge, any contact is to be discussed with the full commission before the review of the item. The motion passed three to two with Mr. Pace and Mr. McBroom voting nay.

AGENDA ITEM #5

Case #20-0018

Request from Martin Engineering for annexation off Bear Creek Pike with plan of services for a portion of Tax Map 90 parcels 12 and 13.00 with a RM-1 district Planned Unit Master Plan. (Withdrawn)

Item number five has been removed.

AGENDA ITEM #6

Case #20-0019

Request from Albert Wilson for annexation off Patterson Drive with plan of services Tax Map 90D Group B Parcel 4.00 with a zoning of R-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. He talked with the applicant and he is agreeable to changing to RS-10. Also included are Zoning Ordinance sections 3.19.6, 3.18.7 and Plan Of Services. Staff finds this request to be in compliance with Zoning Ordinance, and recommends the RS-10 zoning as discussed.

Discussion:

Discussion included the fire hydrant, and distance. Mr. Gerald Strahan, 234 Patterson Drive, lives across the street from lot four. He represented the neighborhood, he asked if he goes through RS-10 will the property be split and two houses put on that. Mr. Keltner stated that this is up to the property owner. Mr. Keltner stated that what the zone does is establish the lot square footage requirement, and also the road frontage requirement. Looking at the road frontage he can divide it once, and there could be two homes there at the most. Mr. Strahan asked if restrictive covenants mean anything. Mr. Keltner stated that this body does not look at private covenants, does not enforce them, and they are all different. Further discussion included seeking the advice of an attorney in reference to covenants, and how covenants are not approved by this body. The request is for annexation, the Commission is here for zoning and annexation, the covenants were created outside the City, and this will go to City Council. Mr. Daryl Shappard, 240 Patterson Drive, asked if this property is divided would it be sold as owner occupied or rental. Mr. Keltner stated that the city does not regulate owner versus rental property. Further discussion included fitting the characteristic of the neighborhood. Mr. Austin Brass stated that he met with this

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gentleman just before the Public Hearing, and they discussed the recommendation of the RS-10 zoning based off the characteristics of the comprehensive plan.

There was no discussion on the core specifics of the type of house, because it is a straight zoning. Also discussed were the covenants, and that municipal government doesn't delve into private covenants because that would be a violation. Further discussion included the previous request, request for single family homes, seeing a different zone request later, anyone could ask, splitting a lot, and Mr. Wilson will put his own restrictions if he so chooses. The zoning is being driven by the comprehensive plan. The comprehensive plan shows all the zones that are possible.

Ms. Kitty Sokol, 301 Patterson Drive, stated that all the houses around the area had to be a certain square footage. Mr. Keltner stated that the City does not govern the actual house size. Mr. McBroom made a motion to defer, and the motion was seconded by Mr. Pace. The motion to defer passed five to zero.

AGENDA ITEM #7

Case #20-0020

Request from Scott Caron for access management exception off Bear Creek Pike being Tax Map 91 Parcel 17.14.

Staff Recommendation:

Mr. Harper gave the details of the staff report. Staff finds the request does meet the criteria for exception.

Discussion:

Discussion included maintenance of the property, four lanes, the right of way, width, and a drive way permit. Motion to approve was made by Mr. McBroom, and seconded by Mr. Goatz. Motion passed five to zero.

AGENDA ITEM #8

Case #20-0025

Request from Meritage Homes for Planned Unit Development Master Plan façade revision of Taylor Landing located on Theta Pike being Tax Map 90 Parcels 7.01, 6.01, 7.03, 7.06, 7.13 and 7.15.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. During some of the permitting process, it was discovered that some of their product was not included in their original master plan and that is what they are requesting today.

Discussion:

Discussion included seeing façade before being changes, still separate parcels, appearance, encompassing the whole plan, and working on dedication of river

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frontage. Councilman Wiles made the motion to approve, and Mr. Pace seconded the motion. The motion passed five to zero.

AGENDA ITEM #9

Case #20-0027

Request from Huddleston Steele Engineering for Planned Unit Development multi-family final site plan approval of Waters Edge Apartments off River Road being Tax Map 90 Parcel 7.03.

Item deferred.

AGENDA ITEM #10

Case #20-0024

Request from Crunk Engineering for multi-family site plan approval off Monsanto Road being Tax Map 77 Parcel 108.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Wastewater sent a letter concerned on the overall plan, they want to take a closer look at this. This is one portion of a larger project.

Discussion:

Mr. Crunk, Crunk Engineering, was present for questions. Discussion included large annexation project, and this is one section of it, there was an in depth traffic impact study done, and a memo provided with further requirements, a signal warranted, and turn lanes. Traffic study looks at the traffic, monitoring, and gives Wastewater a chance to further study, Monsanto and Hicks Lane, and roads. Mr. Crunk stated that he met with Mr. Boshers, and the single family is not far along enough to say what the pump needs are. Mr. Crunk understands his concerns for the pumps but he doesn't see how that effect this particular project. Ultimately, a large pump will be needed to get water to the treatment plant. Most of the single family homes will be on the other side of the ridge. He is not opposed to the deferral, however, he asked what does he come back with next month that is different from what is known today. Mr. Bryant stated that we need to look at it with Wastewater findings to see if the project can be supported. This is a huge project. Further discussion included location of future pumps, Phase 1, working with Wastewater, decide what is going to happen, possible future selling, having a plan set up in place, turn lanes, review from the water department, fire protection, tank and pump, and connection to Monsanto Road. Mr. Goatz made the motion to defer, and Mr. McBroom second the motion. The motion to defer passed five to zero.

AGENDA ITEM #11

Case # 20-0026

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Request from WES Engineering for multi-family site plan approval off Caldwell Drive being Tax Map 75I Group C Parcel 11 thru 16.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The project did not trigger the requirement of a traffic impact study. Staff finds the request to be compatible with the City's ordinances, based on the site plan submittal.

Discussion:

Mr. McBroom stated this project look good with alternate front and plenty of parking, and sidewalks through the whole thing. Motion to approve was made by Mr. McBroom, with Mr. Pace seconding. Motion to approve passed five to zero.

AGENDA ITEM # 12

Case # 20-0028

Request from Eddie Campbell to rezone property at Sunset Avenue being Tax Map 100N Group J Parcels 1 and 3.00 from GCS to MRC.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the request does meet the comprehensive designation of the Urban Neighborhood with the RM-1 zone and thus finds it compatible.

Discussion:

Discussion included an HOA, Mr. Keltner stated this is a concept it could go different ways with the RM-1 zoning. The mall development, mixed use area, and the dead end. Mr. McBroom made the motion to approve, and seconded by Mr. Pace. Motion passed four to zero with Mr. Goatz abstaining.

AGENDA ITEM # 13

Case # 20-0031

Request from the Columbia Industrial Development Board for a Comprehensive Plan Amendment to Tax Map 102 Parcel 47.00 off Oakland Parkway from Rural Countryside to Employment District. The request also includes annexation with plan of services of the property plus Tax Map 101 Parcel 31.03 with both properties being zoned to IG.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the request to be compatible with the goals of the Comprehensive plan. The Zoning Ordinance sections 3.19.6, and 3.18.7 was also included for consideration.

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Discussion:

Motion to approve was made by Councilman Wiles, and seconded by Mr. Goatz.
Motion passed five to zero.

OTHER BUSINESS:

1. Mr. Keltner stated that the Access Management brought up a good point to remind you about active contact. The Tennessee Commissioner Handbook was passed out to the Commission. It's a really well written handbook talking about powers, duties, ethics, and legal parts. The Sunshine Law was discussed. Mr. Keltner said in the handbook, it gives you a few options. Any information that an applicant wants to give you, just funnel the information through the Development Services department. No one member should know more than the other, because that can effect how one votes, nor does a member want to be biased before you have heard all of the different comments from the public or staff. Meeting on-site together can be done if advertised.
2. Mr. Pace spoke on townhomes. The PUD component, design, home ownership, rental units, people being more mobile, value, subdivisions, straight zoning, approval rights, and balance.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Mr. Pace seconding the motion.
Motion passed five to zero. Meeting adjourned at 5.26 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

MAY 4, 2020

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivison, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	05.30.2018	FP,TCI, CCS, LLC	Homestead Carters's Creek Station Sec.1 / Phase1C	\$ 211,000.00	6/22/2017	\$211,000.00
3	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
4	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	\$ 25,000.00	7/6/2005	\$100,000.00
5	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
6	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
7	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
8	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
9	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivison, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
10	02.27.2020	JD Eatherly & Charles Raines	Honey Farm Subdivision, Phase 2, Section 2	\$ 9,900.00	9/19/2017	\$99,000.00
11	04.10.2020	Fortuna Capital, LLC	Grove Park Subdivision - Phase 4	\$ 21,000.00	10/9/2017	\$211,000.00
12	04.25.2020	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
13	05.09.2020	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
14	05.21.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
15	05.21.2020	FP, TCI,CCS, LLC	Homestead @ Carter's Station, Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
16	05.23.2020	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
17	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 103,000.00	6/5/2019	\$103,000.00
18	06.20.2020	FP,TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
19	06.30.2020	Meritage Homes of Tenn., Inc.	Taylor Bend - (roads and drainage)	\$ 303,000.00		\$303,000.00
20	07.31.2020	Haury & Smith Contractors, Inc.	The Highlands of Bear Creek - Phase 1 (roads/drainage)	\$ 25,000.00	4/5/2012	\$250,184.00
21	08.29.2020	D.R. Horton, Inc.	Highland Bear Creek , Phase 2, Section 1	\$ 8,200.00	9/12/2017	\$82,000.00
22	09.05.2020	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
23	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 21,000.00	6/22/2017	\$121,000.00
24	09.11.2020	FP, TCI,CCS, LLC	Homestead @ Carter's Station, Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
25	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
26	09.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1A (roads and drainage)	\$ 90,000.00		\$90,000.00
27	11.18.2020	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
28	11.19.2020	FP,TCI,CCS,LLC	Homestead@Carter's Creek Station - Sections 2.3 & 5.1	\$ 190,000.00	12/19/2019	\$190,000.00
29	11.20.2020	D.R.Horton, Inc.	The Highlands of Bear Creek - Phase 2, Section 2	\$ 25,900.00	11/17/2017	\$259,000.00
30	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
31	12.20.2020	FP, TCI, CCS, LLC	Homestead @ Carter's Creek Station, Phase1, Sec. 2	\$ 141,000.00	2/1/2018	\$141,000.00
32	01.17.2021	Charles Raines Construction, LLC	Honey Farms, Phase 2, Sections 3,4,5 & 6 (roads & drain)	\$ 150,000.00	1/25 & 6/27/18	\$231,000.00
33	01.17.2021	J.D.Eatherly & Charles Raines	Honey Farms Subdivision, Phase 2, Section 7	\$ 70,000.00	10/17/2018	\$70,000.00
34	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
35	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 96,000.00	8/7/2019	\$96,000.00
36	01.17.2021	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
37	01.24.2021	FP,TCI,CCS,LLC	Homestead Carter's Creek Station, Sec.2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00
38	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
39	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
40	04.20.2021	Riverstone Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	\$ 75,500.00		\$75,500.00
41	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00		\$188,000.00
42	05.20.2021	Arden Village, LLC	Arden Village - Section 2, Phase 2	\$ 16,500.00	6/13/2017	\$165,000.00

Case Number:

20-0019

Request:

Request from Albert Wilson for annexation off Patterson Drive with plan of services for Tax Map 90D Group B Parcel 4.00 with a zoning of R-10.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0019

APPLICANT/PROPERTY OWNER
Albert Wilson

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
229 Patterson Drive

May 14th, 2020

SUMMARY OF REQUEST:

This request is for a **rezoning/annexation** of a 1.33-acre parcel located on the west side of Patterson drive, 0.12 miles north of the Patterson Drive/Bear Creek Pike intersection. With this request to annex into the City of Columbia from Maury County, the applicant has requested an R-10 zoning designation. R-10 zoning allows for single-family residential dwellings on lots with a minimum of 10,000 SF however, single duplex units are permissible on lots with a minimum of 15,000 SF in the requested R-10 zone. Per the applicant's concept plan submitted with this request, the intent is to subdivide the single parcel into 2 lots, with proposed lot A containing 29,200 SF, and proposed lot B with 30,592 SF. Each lot will have a minimum of 75' of frontage at Patterson Drive conforming to the lot dimension standards of the Zoning Ordinance for an R-10/RS-10 zone.

No additional materials have been submitted since March's deferral.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
County Zoning	Vacant	GCS/ Vacant Commercial Land/ Single-Family Residential	Single-Family Dwellings	1.33 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. The future land use characteristics for the subject property includes residential development with single use activities on individual lots. As this development area is within an area of change, new development should blend in with the existing environment.

PROPERTY HISTORY:

This property contains no past history of proposed rezones, annexations, and development plans.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this request to be compatible with the standards of the zoning ordinance. It would be recommended that an RS-10 zone be established at time of annexation in lieu of the proposed R-10 zone aligning with the goals of suburban residential highlighted for this property within *Connect Columbia*. RS-10 zoning allows for single family dwelling units not including duplexes, and would be an example of new development blending in with the existing neighborhood character on Patterson Drive consisting of single-family dwellings on large tract lots.

OTHER (DESCRIBE) : Zoning
Ordinance
3.19.6, 3.18.7

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Suburban Neighborhood which does support the zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding properties are primarily developed as single family residential. The proposed plan will continue those established patterns within the area as an R-10 zoning district thus be compatible.

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

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

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

The parcel exceeds the minimum lot area required as stated in Zoning Ordinance with a proposed concept plan indicated the subdividing of one lot into two lots exceeding the minimum lot standards of 10,000 SF per the requested zoning designation.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designation for the entirety of this property is Suburban Neighborhood which does support the zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The use would be surrounded by single-family residential uses, thus creating a zoning designation that is compatible to the surrounding 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 similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

The property has been vacant and the proposed rezoning would create an infill opportunity of new single-family residential housing on a vacant parcel.

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

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



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0019

DESCRIPTION: Request for annexation to the city zone for R-10 for the future.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Note: driveways will require engineered design of culverts. Must pass 100 yr flow. Necessary state and federal permits shall be obtained. No structures will be permitted in the localized flooding areas.

Columbia Power

2. 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.

Wastewater

3. Wastewater approves this request. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time.
4. There is a 10" gravity sewer line running along the front of this property for potential connection if the lay of the land will permit.

Atmos Energy

5. No comments provided.

Columbia Water

6. No comments provided.

Police

7. No comment provided.

Public Works

8. No comment.

Building

9. No comments.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Planning

12. Suggest the zoning would be more compatible along Patterson as a single family only RS-10.
13. No additional information or verification on the private deed meeting comments.

Fire

14. If a fire hydrant is not within 500 feet of a proposed home, then a hydrant will need to be added.

ATTACHMENTS: Concept Plan



ITEM #3

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

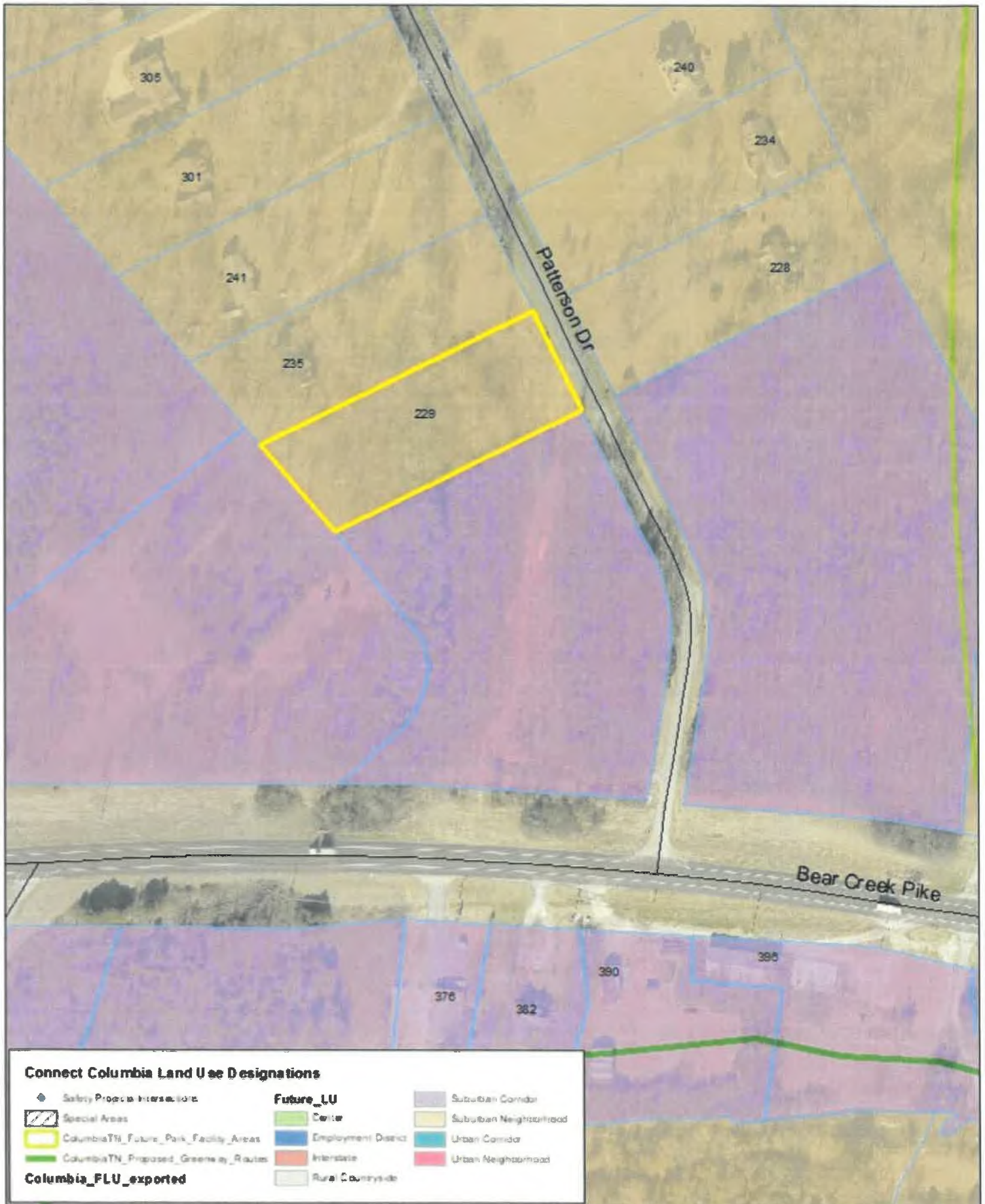
NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0019

Request from Albert Wilson for annexation off Patterson Drive with plan of services for Tax Map 90D Group B Parcel 4.00 with a zoning of R-10.

COMMENTS:

6" PVC WATER MAIN ON EAST SIDE OF
PATTERSON DR.





LOT 4 PATTERSON DR

PROPOSED LOT

155

365
x 80
29,200 SQ
A

407
x 75
30,525 SQ
B

365

407

LOT
A

LOT
B

75

75

150

WATER
AND
SEWER

FRONT
ROAD

RECEIVED FEB 12 2020

Case Number:

20-0027

Request:

Request from Huddleston Steele
Engineering for Planned Unit Development
multi-family final site plan approval of
Waters Edge Apartments off River Road
being Tax Map 90 Parcel 7.03.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0027

APPLICANT/PROPERTY OWNER
Enoch Jarrell, Huddleston Steele Eng.

PUBLIC HEARING DATE

NA

PROPERTY ADDRESS/LOCATION
**Taylor Bend Road,
Map 90 Parcel 7.12**

BRIEF SUMMARY OF REQUEST

This request is for a Planned Unit Development final multi-family site plan approval of 135 apartment units for 207 bedrooms on 5 acres. This project was reviewed and approved at the master plan level in November of 2019 in which this site plan is to follow. The proposed 205 parking spaces will exceed the required number of spaces needed where 11 on-street parking spaces will be utilized. The building elevations and layout mimic what was approved in November.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
PUD	vacant	Residential	Apartments	5.02 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY

This property had rights for a townhome development from years past and some infrastructure was completed but the project itself never came to fruition.

COMPATIBILITY with the ZONING ORDINANCE

Subject to Technical comments staff would find this request to be compatible with the adopted Master Plan.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0027

DESCRIPTION: Request from Enoch Jarrell for multi-family site plan approval of Water's Edge apartments being 135 units in 5 buildings located at Tax Map 90 Parcel 7.12

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and Construction Plan Approval
2. Provide public access easement for sidewalks not within the ROW, along River Rd.
3. Existing retaining wall will require certification from geotechnical engineer attesting to the installation, design, and structural integrity.

Columbia Power

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

Wastewater

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

Atmos Energy

6. No comments provided.

Planning

7. Elevations details are difficult to see, line work is very light
8. Landscape islands shall be 10' wide and at the end of each parking row
9. Provide compactor wall and landscape detail
10. Expand sidewalk to 6ft or install wheel stops to maintain at minimum 4' sidewalks unobstructed
11. Need landscape plan
12. Add sidewalks connecting amenities area from units as shown on master plan
13. Provide copies of site plan from previous submittal or any new revised plans. At time of review no revised plans are available so new comments may come after submittal.

Fire

No comments.

Building

14. No comments.

Police

15. No comments.

Public Works

16. No comments.

Columbia Water

17. No comments provided.

Maury County E911

18. No comment provided.

Maury County Schools

19. No comments provided.

ATTACHMENTS: PUD





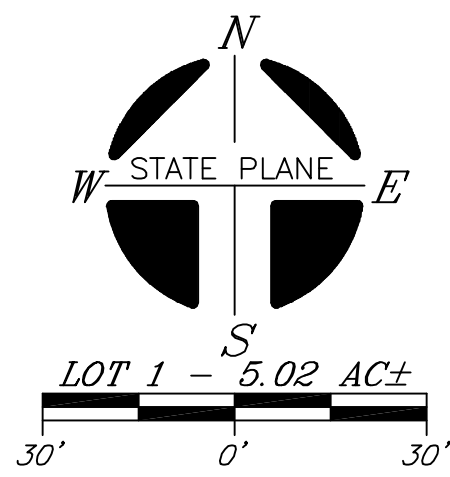
SITE DATA:

PROPOSED USE: APARTMENT COMPLEX
PROPERTY INFO:
218,921 S.F. OR 5.02 AC±
OWNER: BRENT CAMPBELL
TAX PARCEL ID: 060090 00712 TAX MAP: 090

TOTAL S.F.: 55,958 SQ. FT. (FOOTPRINT)
BUILDING HEIGHT: EAVE 31.5' PEAK: 37'

PARKING REQUIRED: 1.5 PER BEDROOM
69 1BRDM
60 2BRDM
6 3BRDM
 $207 / 2 = 103.5(1.5) = 156$ PARKING SPACES REQUIRED

PARKING PROVIDED: 184 REGULAR SPACES + 11 ON STREET PARKING
SPACES + 10 H.C. SPACES = 205 TOTAL



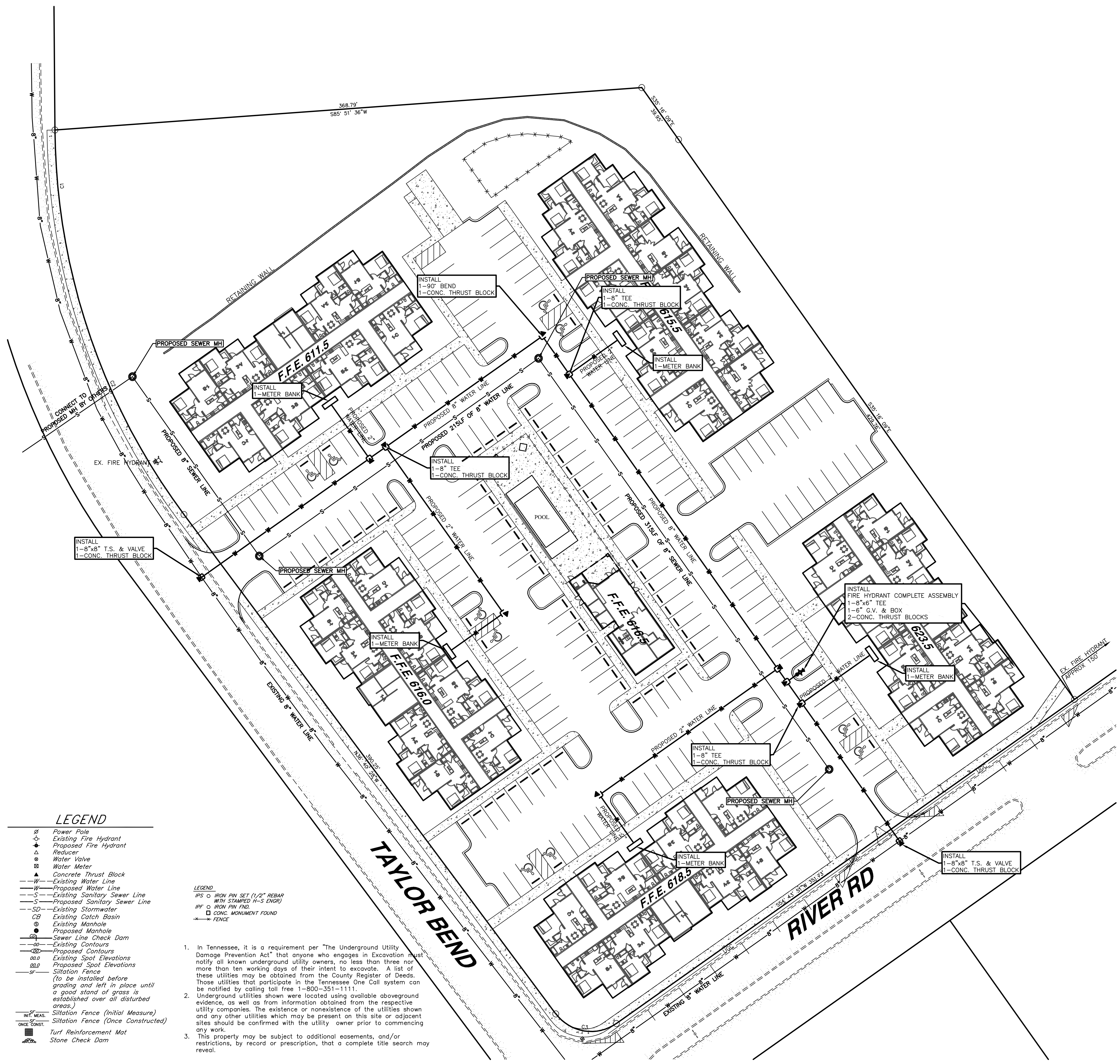
#	DATE	REVISION DESCRIPTION
1	02/17/20	P.C. SUBMITTAL
2	3/2/20	REVISED PER STAFF COMMENTS
3	5/1/20	REVISED PER STAFF COMMENTS



SITE PLAN
WATERS EDGE

COLUMBIA - MAURY COUNTY - TN.

DATE: DECEMBER, 2019	SCALE 1"=30'	C2.0
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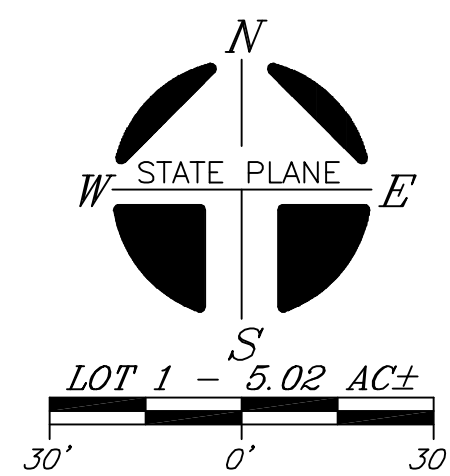
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Water Valve
- Water Meter
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Stormwater
- Proposed Stormwater
- Existing Catch Basin
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

LEGEND

- IPS 0 IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF 0 IRON PIN FND
- CONC MONUMENT FOUND
- FENCE

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, as well as from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.



#	DATE	REVISION DESCRIPTION
1	02/17/20	P.C. SUBMITTAL
2	3/2/20	REVISED PER STAFF COMMENTS
3	5/1/20	REVISED PER STAFF COMMENTS



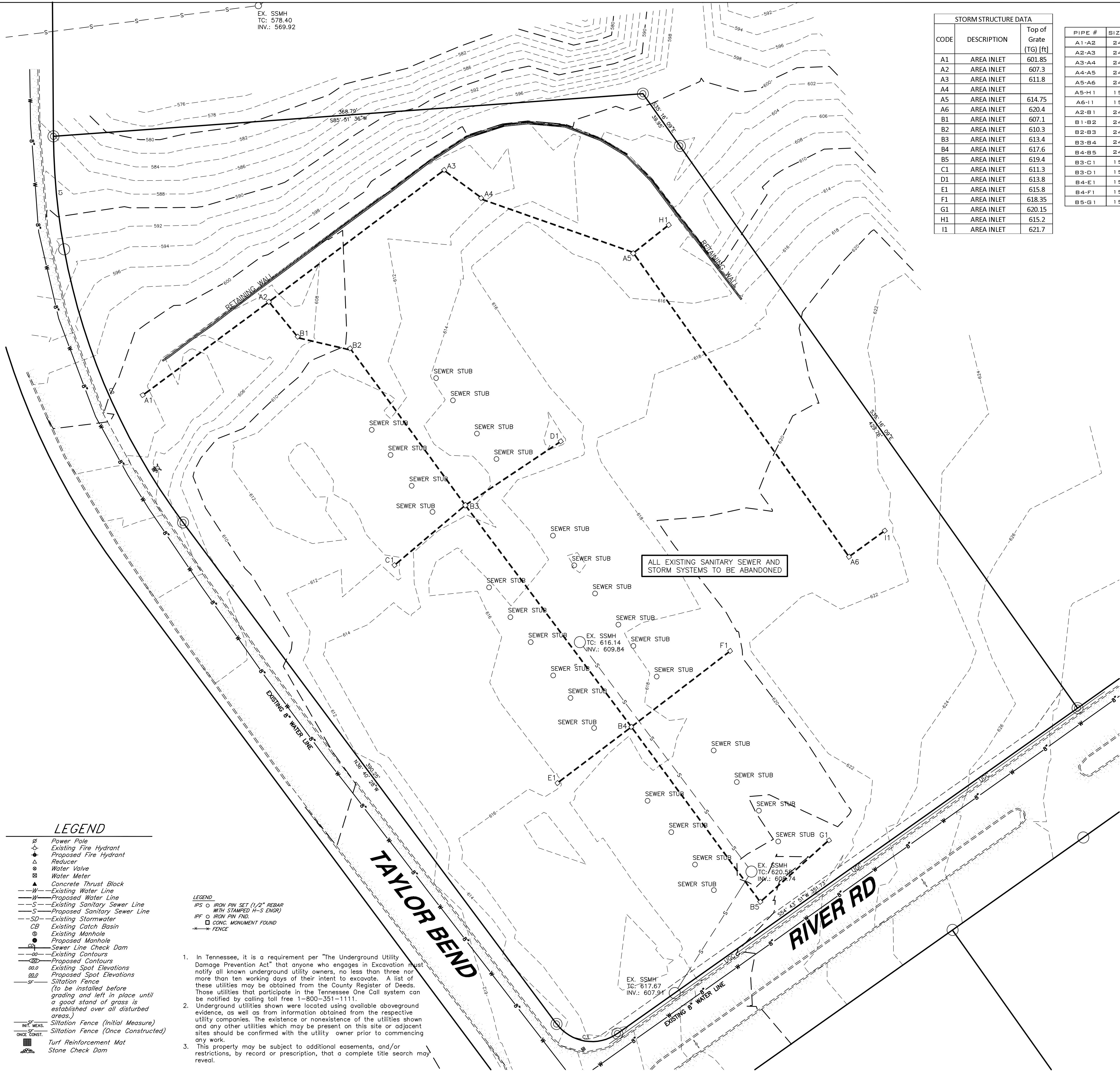
HSHUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

SITE UTILITY PLAN

WATERS EDGE

COLUMBIA - MAURY COUNTY - TN

DATE: DECEMBER, 2019	SCALE 1"=30'	C4.0
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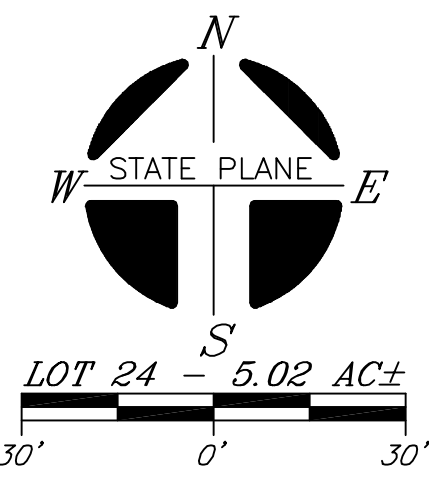


STORM STRUCTURE DATA		
CODE	DESCRIPTION	Top of Grate (TG) [ft]
A1	AREA INLET	601.85
A2	AREA INLET	607.3
A3	AREA INLET	611.8
A4	AREA INLET	
A5	AREA INLET	614.75
A6	AREA INLET	620.4
B1	AREA INLET	607.1
B2	AREA INLET	610.3
B3	AREA INLET	613.4
B4	AREA INLET	617.6
B5	AREA INLET	619.4
C1	AREA INLET	611.3
D1	AREA INLET	613.8
E1	AREA INLET	615.8
F1	AREA INLET	618.35
G1	AREA INLET	620.15
H1	AREA INLET	615.2
I1	AREA INLET	621.7

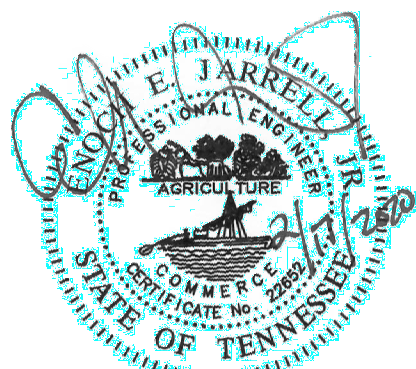
STORM PIPE DATA					
PIPE #	SIZE/TYPE	INV. IN	INV. OUT	SLOPE (%)	LENGTH (LF)
A1-A2	24" RCP	599.84	602.35	2.61	96
A2-A3	24" RCP	602.35	607.25	3.63	135
A3-A4	24" RCP	607.25	NA		27
A4-A5	24" RCP	NA	611.60		99
A5-A6	24" RCP	611.60	617.60	2.61	230
A5-H1	15" RCP	611.60	612.40	3.08	26
A6-I1	15" RCP	617.60	618.12	2.00	26
A2-B1	24" RCP	602.35	602.90	2.12	26
B1-B2	24" RCP	602.90	606.80	12.19	32
B2-B3	24" RCP	606.80	609.00	1.85	119
B3-B4	24" RCP	609.00	613.20	2.46	171
B4-B5	24" RCP	613.20	615.20	1.49	134
B3-C1	15" RCP	609.00	609.05	0.10	56
B3-D1	15" RCP	609.00	612.03	4.33	70
B4-E1	15" RCP	613.20	614.10	1.61	56
B4-F1	15" RCP	613.20	615.05	2.43	76
B5-G1	15" RCP	615.20	616.02	1.46	56



LOCATION MAP



#	DATE	REVISION DESCRIPTION
1	02/17/20	P.C. SUBMITTAL
2	3/2/20	REVISED PER STAFF COMMENTS
3	5/1/20	REVISED PER STAFF COMMENTS



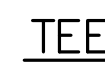
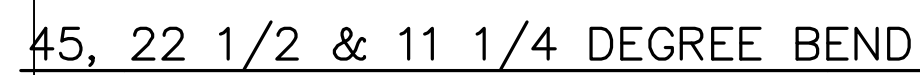
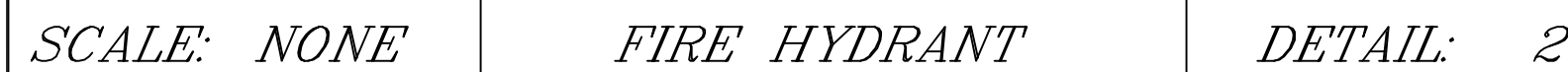
HSHUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

EXISTING CONDITIONS & DEMOLITION PLAN

WATERS EDGE

COLUMBIA - MAURY COUNTY - TN.

DATE: DECEMBER, 2019	SCALE 1"=30'	C1.0
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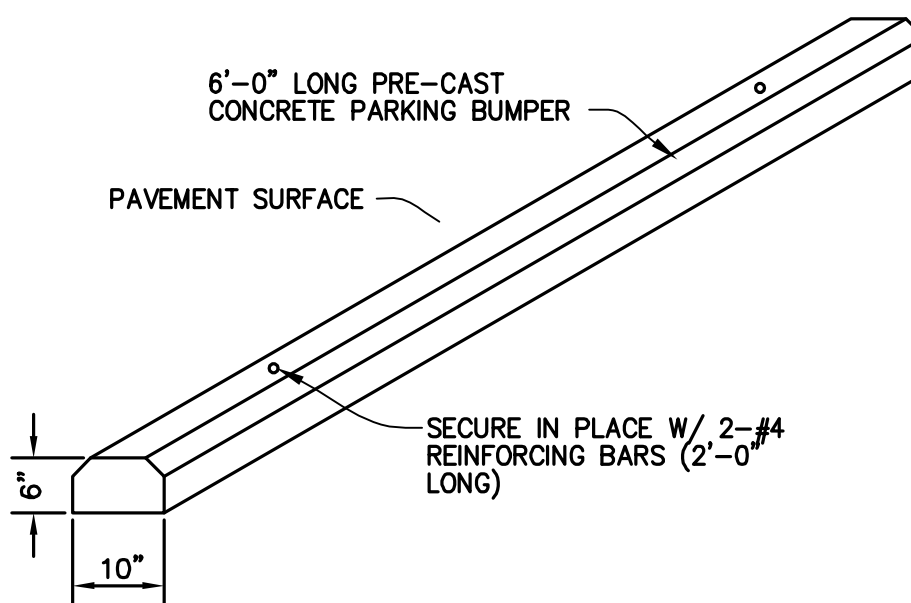
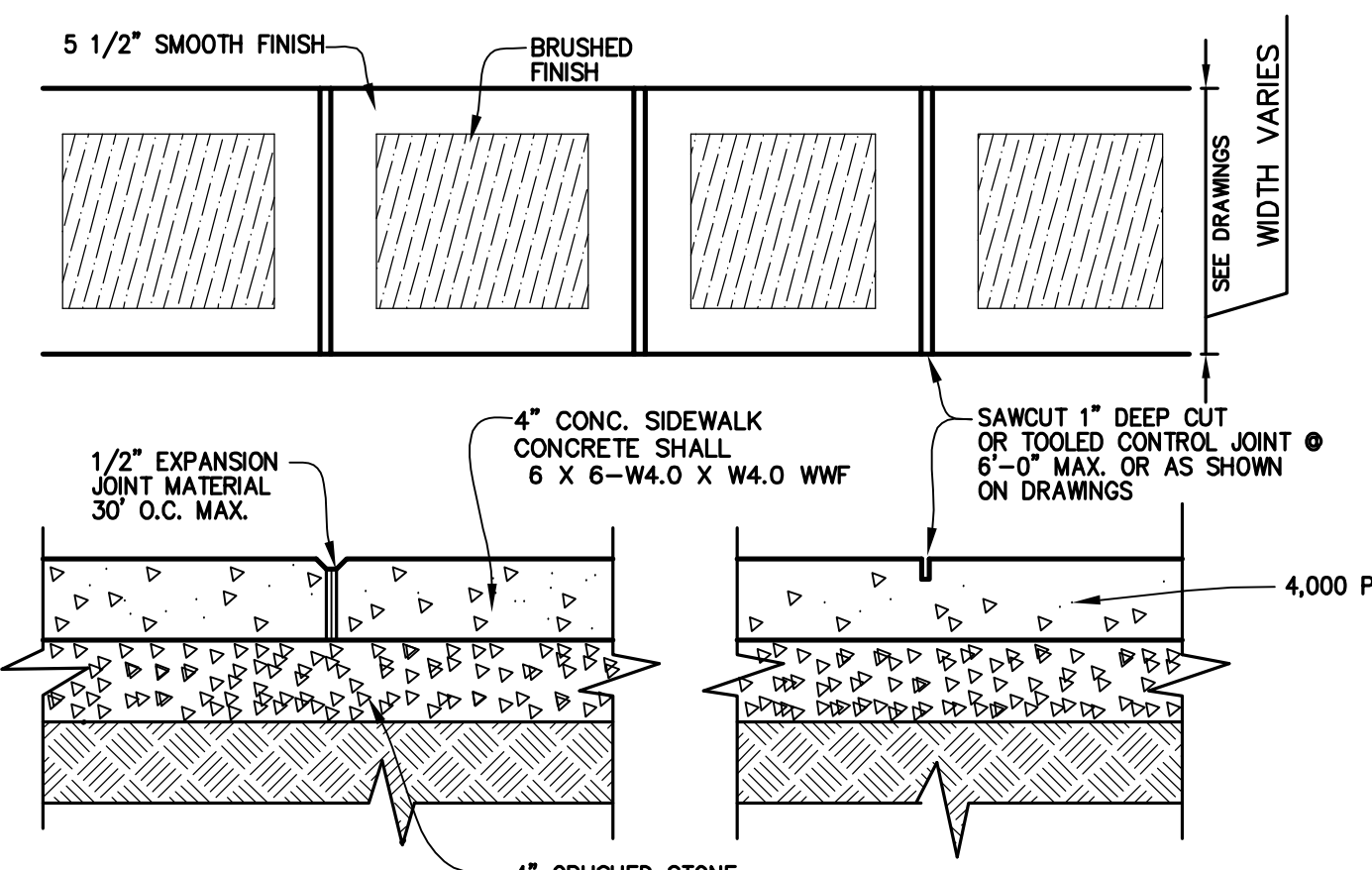
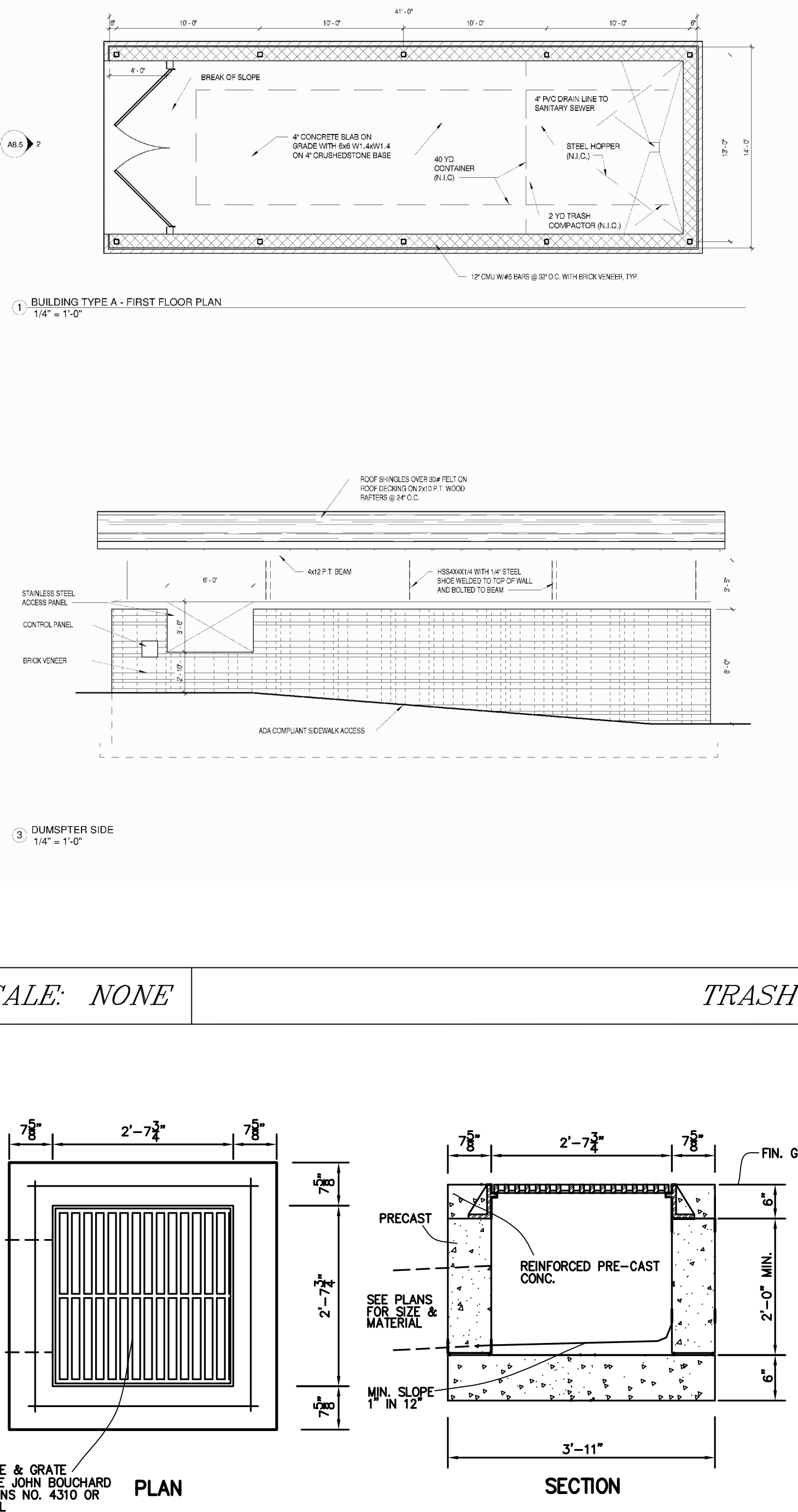
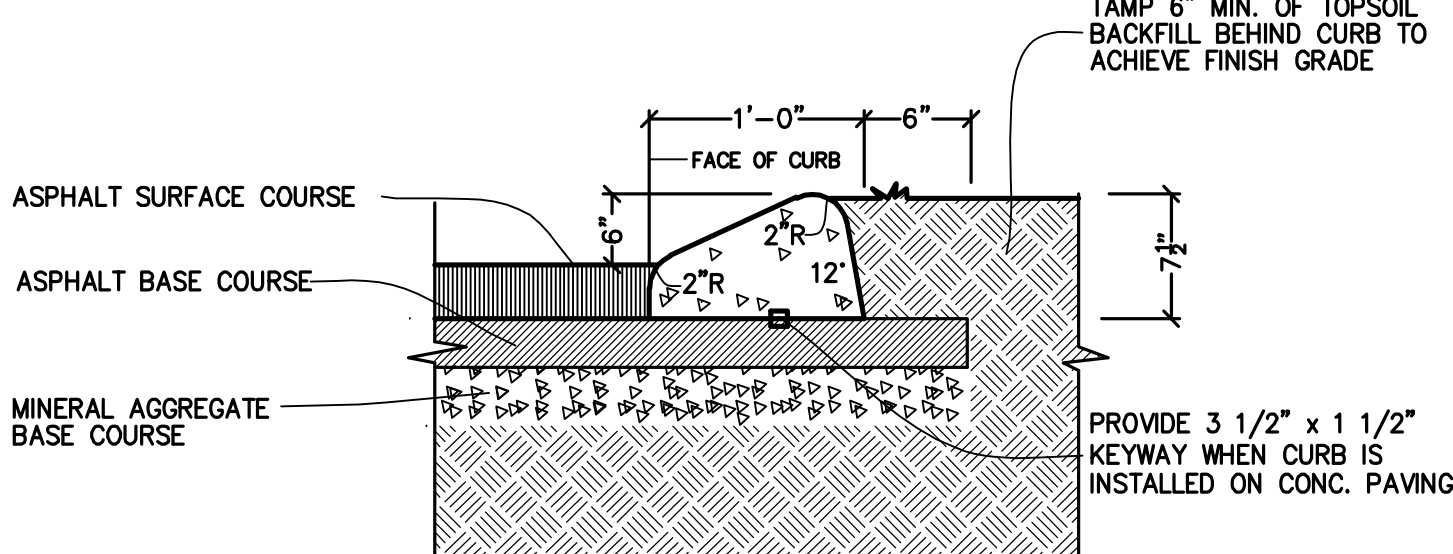
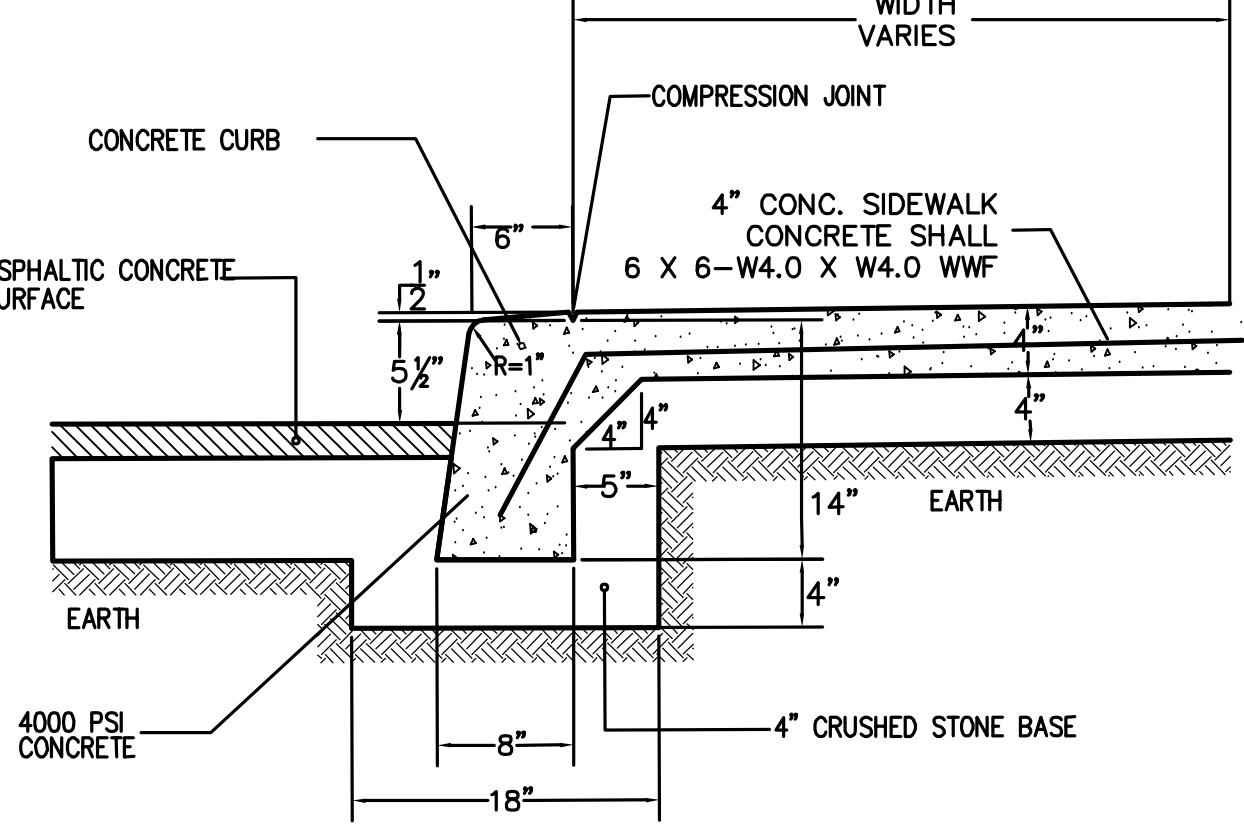
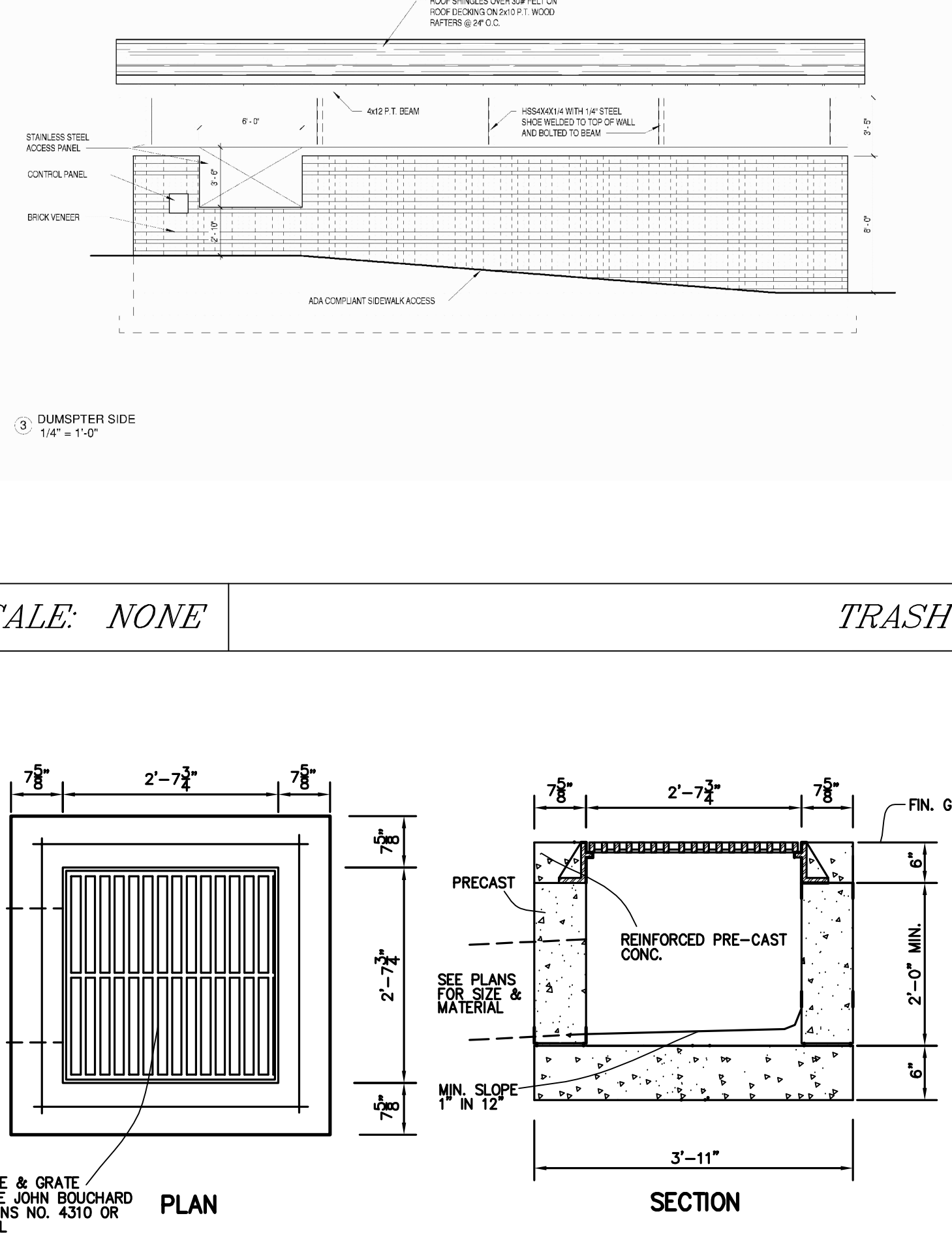
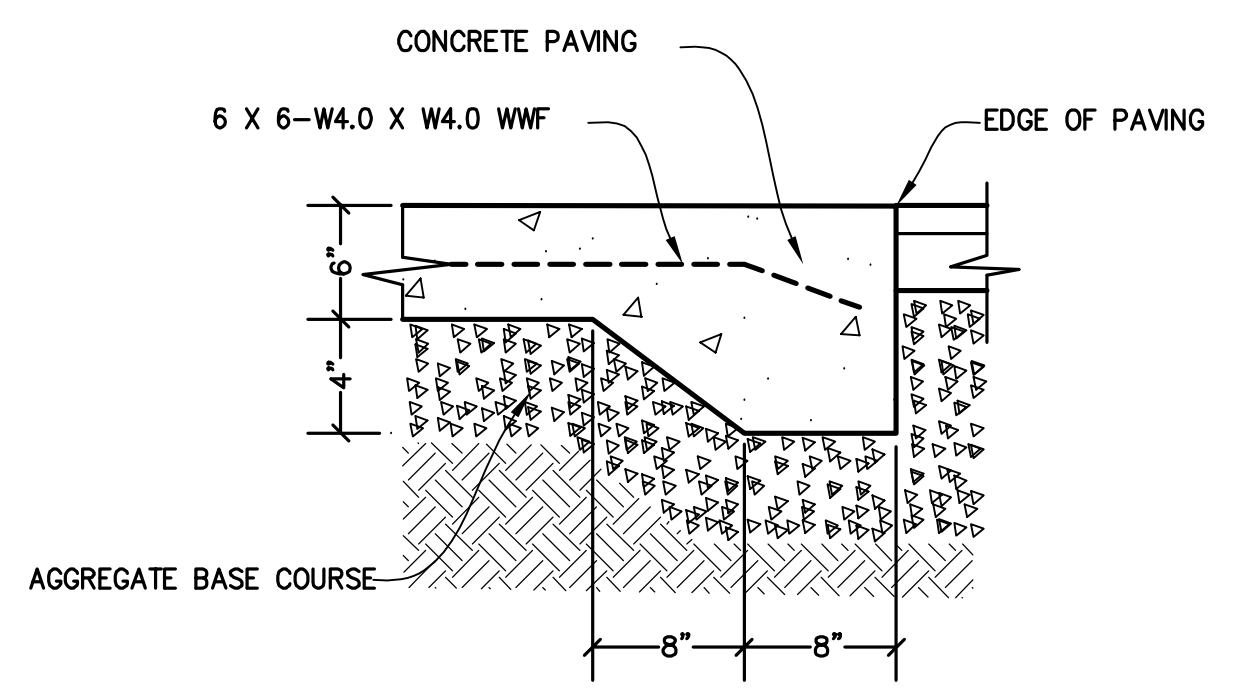
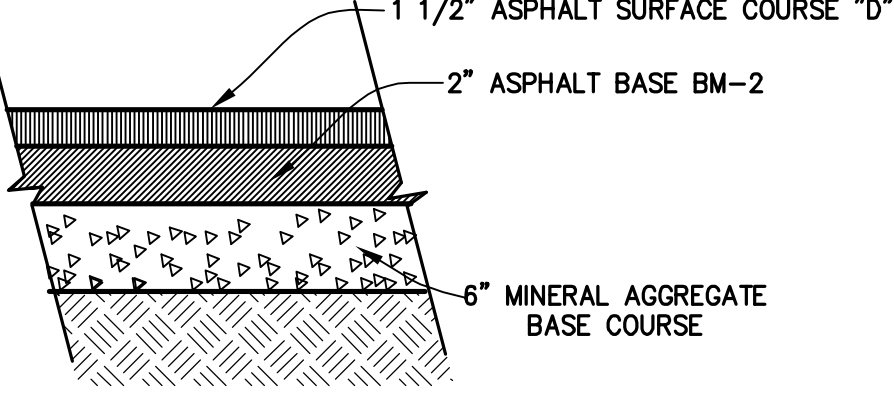
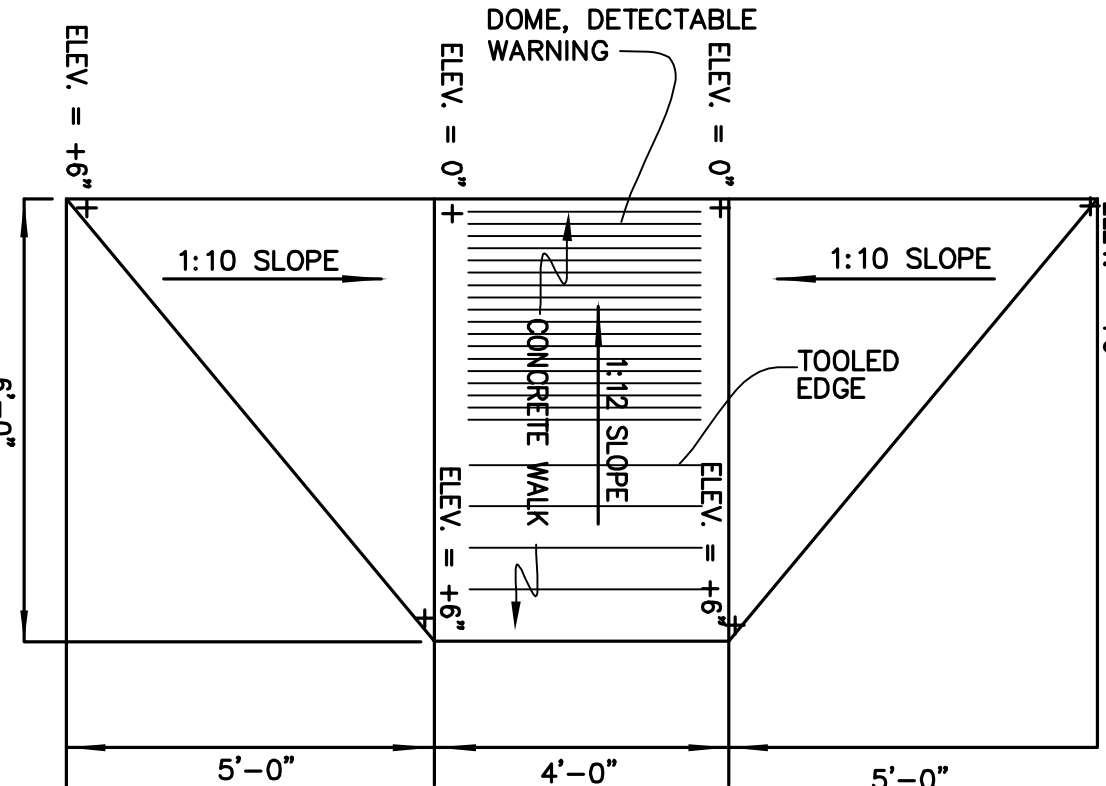
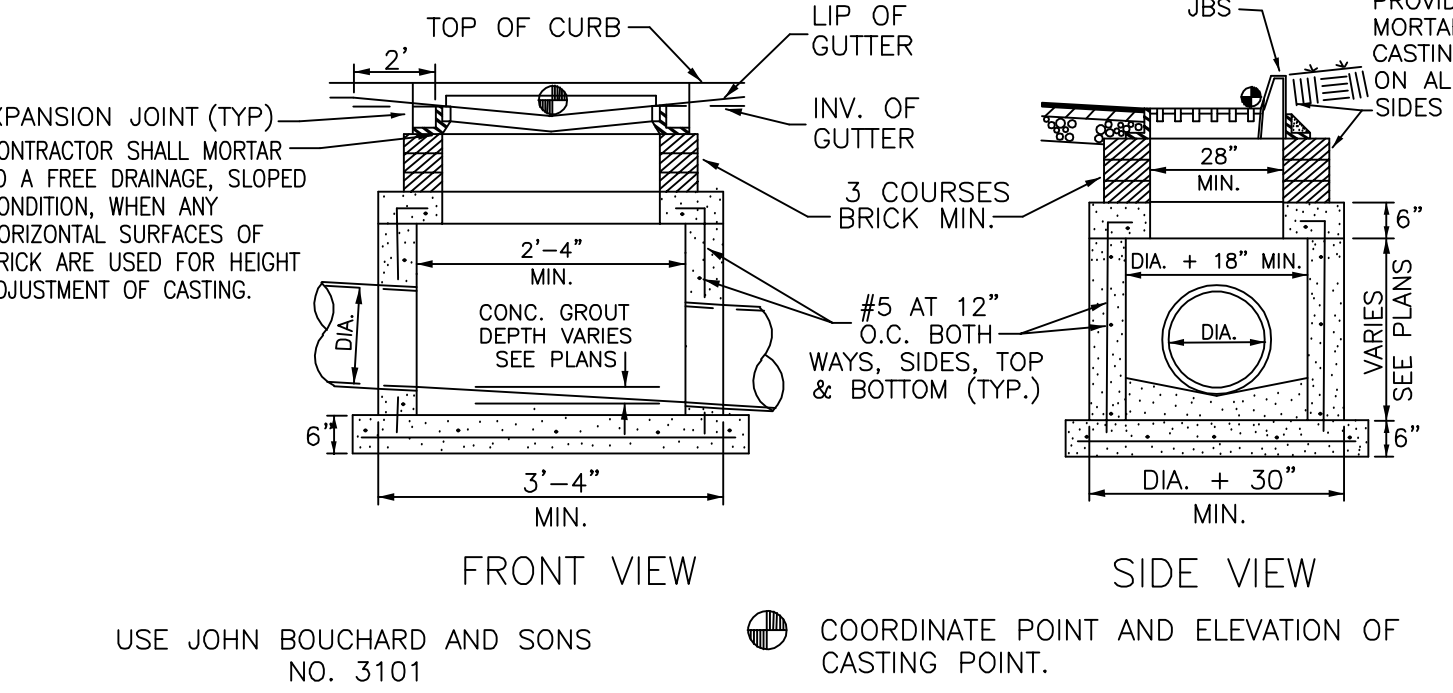
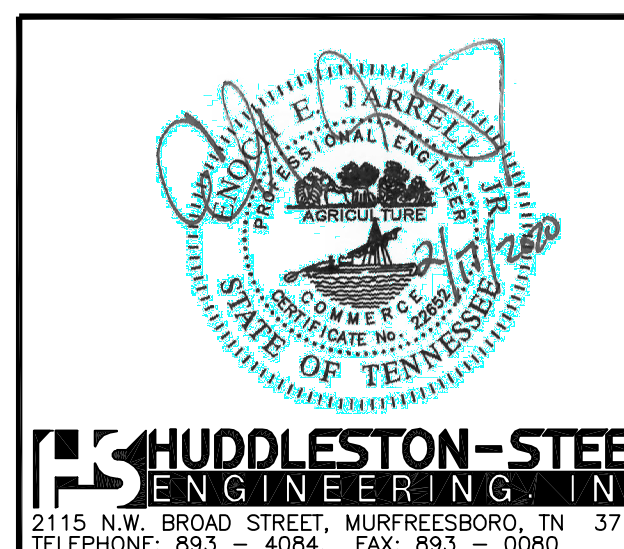


1. FOR TEE WITH BRANCH UNEQUAL TO RUN USE TEE TYPE KICKER WITH D, L & W DIMENSIONS THE SAME AS THOSE OF TEE. SELECT "T" DIMENSION FROM TEE TABLE UNDER COLUMN HEADED BY THE SIZE AS THE BRANCH.
2. IF EXACT SIZE PIPE BLOCKING IS NOT SHOWN, USE NEXT LARGER SIZE.
3. DEPTH "D" MAY BE GREATER THAN SPECIFIED. TO ALLOW WORKING SPACE PIER MUST BE PLACED AGAINST UNDISTURBED EARTH.

**WATERS EDGE**

COLUMBIA - MAURY COUNTY - TN.

DATE: DECEMBER, 2019	SCALE 1"=30'	C6.1
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SCALE: NONE	CONC. WHEEL STOP	DETAIL: 1	SCALE: NONE	SIDEWALK & CONTROL JOINTS	DETAIL: 5	TRASH COMPACTOR		
								
SCALE: NONE	CONC. CURB	DETAIL: 2	SCALE: NONE	TURNDOWN SIDEWALK	DETAIL: 6	AREA DRAIN		
								
SCALE: NONE	CONC. PAVING	DETAIL: 3	SCALE: NONE	LIGHT DUTY PAVING	DETAIL: 7			
						 SITE DETAILS WATERS EDGE COLUMBIA - MAURY COUNTY - TN. DATE: DECEMBER, 2019 SCALE 1"=30' C6.0		
SCALE: NONE	HANDICAP RAMP (ON SITE)	DETAIL: 4	SCALE: NONE	CURB INLET	DETAIL: 8			



LANDSCAPE NOTES:

- 1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- 2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- 3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
- 4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
- 5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- 6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
- 7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- 8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- 9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
- 10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- 11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- 12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- 13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- 14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
- 15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURBS SO GRADE IS LEVEL WITH TOP OF CURB.
- 17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED. SEE CIVIL SHEETS FOR SEEDING, MATTING OR SODDING AREAS.
- 18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
- 19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- 20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- 21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- 22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- 23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
- 24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- 25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE A COMPLETE IRRIGATION SYSTEM ON A DESIGN/BUILD BASIS. SYSTEM SHALL PROVIDE 100% COVERAGE IN ALL AREAS.
- 26. AN IRRIGATION PLAN MUST BE PROVIDED TO THE OWNER FOR APPROVAL.
- 27. IRRIGATION TO HAVE A SEPARATE METER.
- 28. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
18	Nuttall Oak	Quercus texana	10' - 12'	2" Cal.		B&B
1	Red Maple	Acer rubrum	10' - 12'	2" Cal.		B&B
3	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2" Cal.		B&B
22	TOTAL - CANOPY TREES					
UNDERSTORY TREES						
14	'Dynamite' Crapemyrtle	Lagerstroemia indica 'Whit II'	6' - 7'	2" Cal.		Multi-Trunk, Min. (3) 1/4" canes
89	'Emerald' Arborvitae	Thuja occidentalis 'Emerald'	6' - 7'	2" Cal.		Full to ground, well formed
26	'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	8' - 10'	2" Cal.		B&B
6	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' - 7'	2" Cal.		Well formed
3	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.		B&B
138	TOTAL - UNDERSTORY TREES					
160	TOTAL - ALL TREES					
SHRUBS						
138	China Girl Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	3.5' o.c.	Container
99	'Gold Mop' Threadleaf Cypress	Chamaecyparis pisifera filifera 'Golden Mop'	12" Min.	3 Gal.		Container
76	'Green Velvet' Boxwood	Buxus 'Green Velvet'	24" Min.	5 Gal.		Container
137	'Little Lime' Hydrangea	Hydrangea paniculata 'Jane'	18" Min.	3 Gal.		Container
73	Otto Luyken	Prunus laurocerasus 'Otto Luyken'	24" Min.	5 Gal.		Full and Heavy; Container
43	'Purple Diamond' Loropetalum	Loropetalum chinense 'Shang-hi'	18" Min.	3 Gal.		Container
566	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
179	Cassian Grass	Pennisetum alopecuroides 'Cassian's Choice'		1 Gal.		
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				

OWNER-REPRESENTATIVE
Brent Campbell
Columbia, Tennessee
615-476-8000
nashbrent@gmail.com

ENGINEER:

Kevin Reff
3-2-20

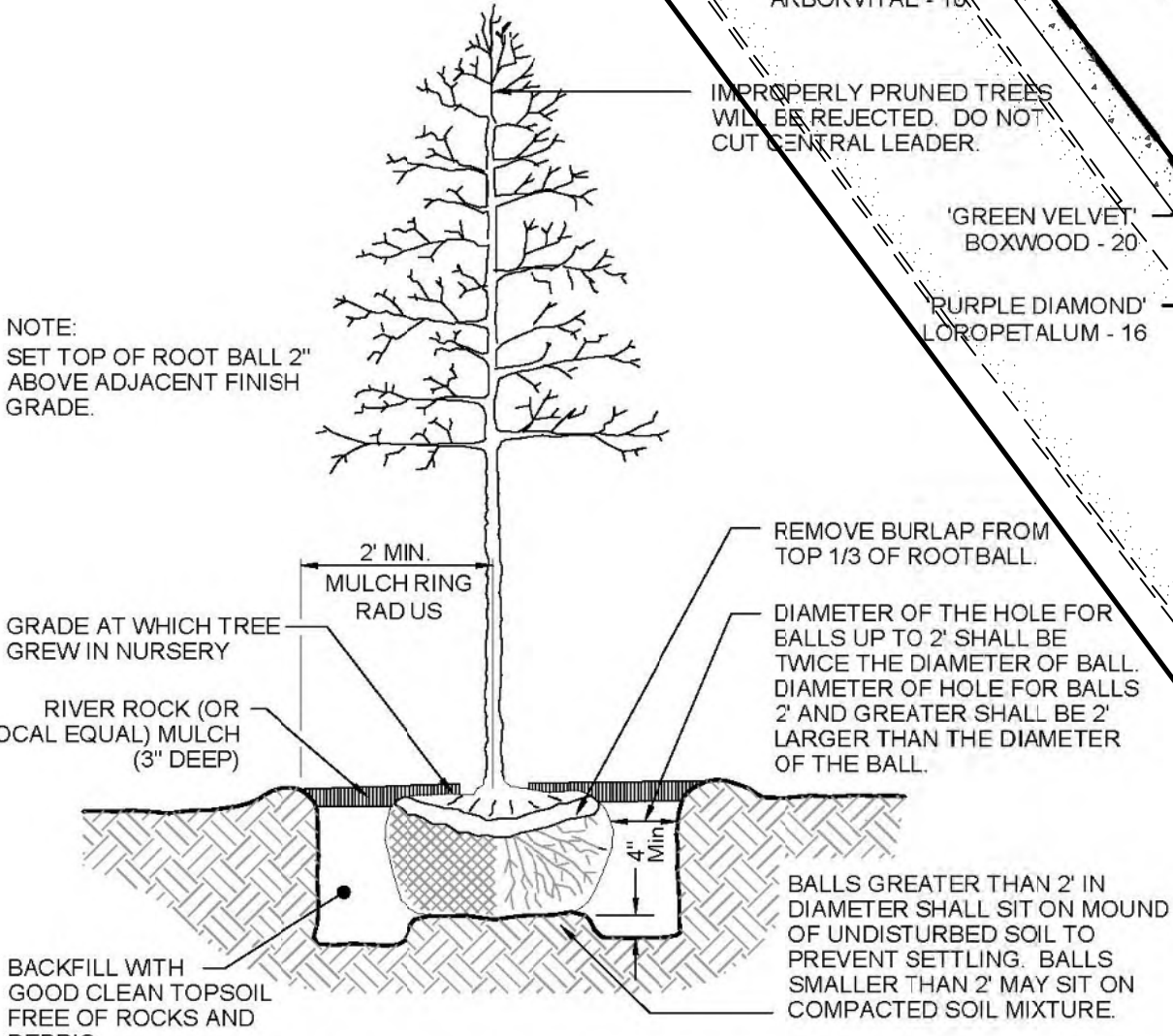
Water's Edge
Taylor's Bend & River Rd.
COLUMBIA, TENNESSEE 38401

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR
DRAWING DATE: 11/18/17
DESCRIPTION:
REVISIONS: DATE:

Landscape Plan

L-1.1

811
Know what's below.
Call before you dig.



DECIDUOUS TREE PLANTING
NOT TO SCALE

KITA designs
Beauty | Economy | Sustainability

Kevin Reff, RLA
KITA Sustainable Designs, LLC
2101 Masters Drive
Springfield, TN 37172
(615) 469-1222 Ofc.
(615) 594-7333 Cell.
kreff@kitadesign.biz

1 Landscape Plan
SCALE: 1" = 30'

Case Number:

20-0024

Request:

Request from Crunk Engineering for multi-family site plan approval off Monsanto Road being Tax Map 77 Parcel 108.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0024

APPLICANT/PROPERTY OWNER

Crunk Engineering

PUBLIC HEARING DATE

NA

PROPERTY ADDRESS/LOCATION

**Monsanto Road,
Map 77 Parcel 1.08****BRIEF SUMMARY OF REQUEST**

This multi-family request is proposing an apartment complex of 192 units within 9 buildings on 14 acres. The property is primarily zoned RM-1 being high density residential which supports the apartment use. The gated community will contain buildings constructed mostly of fiber cement lap siding with varying stone heights along all sides.

A traffic impact study was performed with several improvements required.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1	Forest	Residential Agricultural	Nine apartment buildings	14 acres

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

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

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS**CITY MAPS**

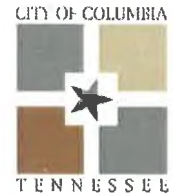
LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0024

DESCRIPTION: Request for Multi-Family Site Plan for 192 Units

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and Construction Plan Approval.
2. Apartment entrance too askew. Align entrance to 70-90 degrees.
3. Roadway connecting parcel with Monsanto will be required to be constructed.
4. Parcel subdivision (Major Subdivision) will require sketch, preliminary, and final plat approval.

Columbia Power

5. 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.

Wastewater

6. At this time the wastewater department is in conversation with the engineering firm associated with the entire project on the Monsanto property and we are not ready to review any plans for sewer extension to the area. There are too many unknowns that will have to be made clear before we are at the review stage. With that being said, the department is not opposed to the site plan.

Atmos Energy

7. No comments provided.

Building

8. No comment.

Police

9. No comment provided.

Public Works

10. No comments.

Columbia Water

11. No comments provided.

Maury County E911

12. No comment provided.

Maury County Schools

13. No comment provided.

Planning

14. Note existing perimeter landscaping buffer for tree protection detail
15. Provide compactor wall and landscaping detail
16. Right of Way dedication will require Plat process
17. Landscape detail needed
18. Elevations needed

Fire

19. No comments.

ATTACHMENTS: Site Plan



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0024

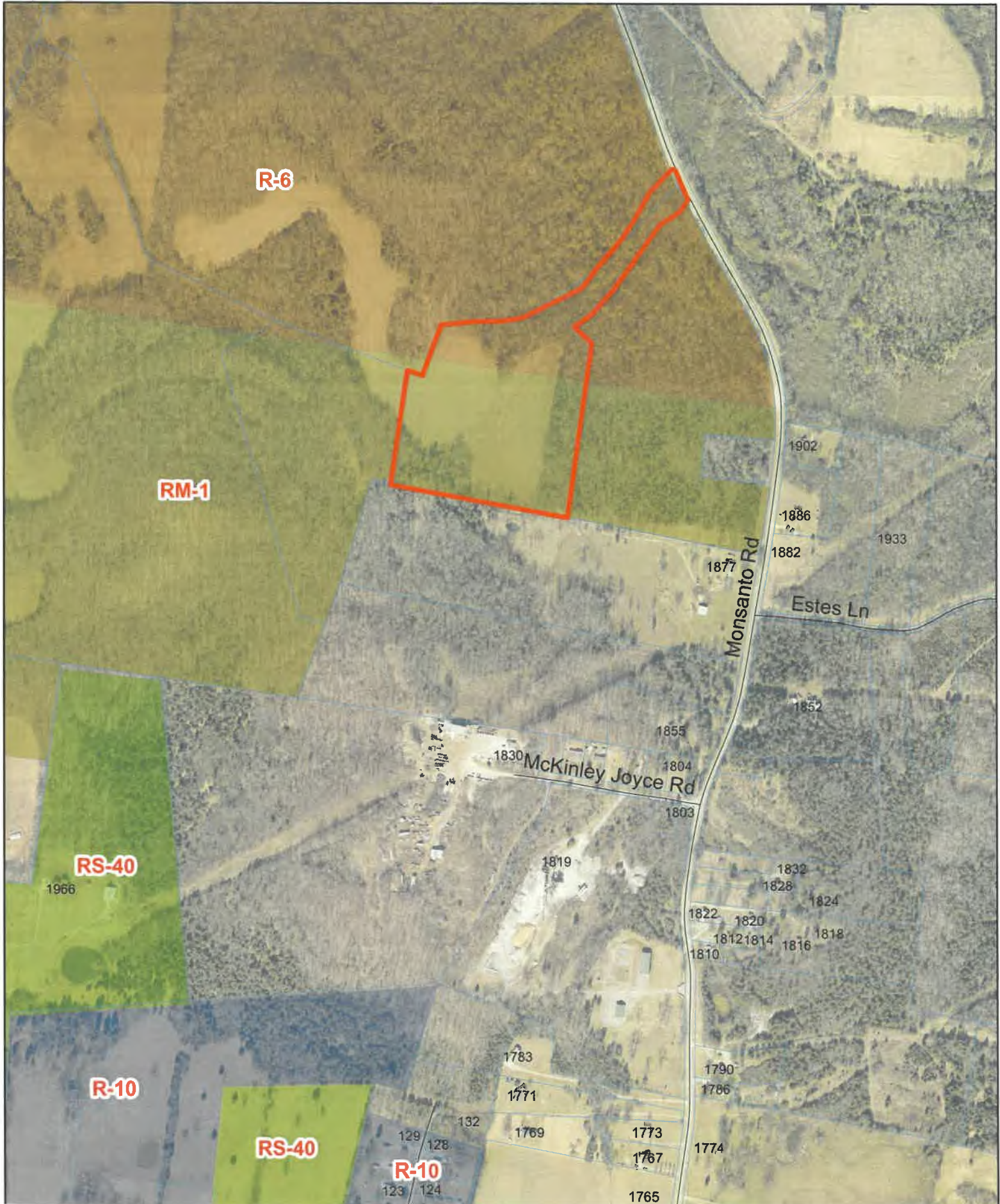
Request from Crunk Engineering for multi-family site plan approval off Monsanto Road being Tax Map 77 Parcel 108.

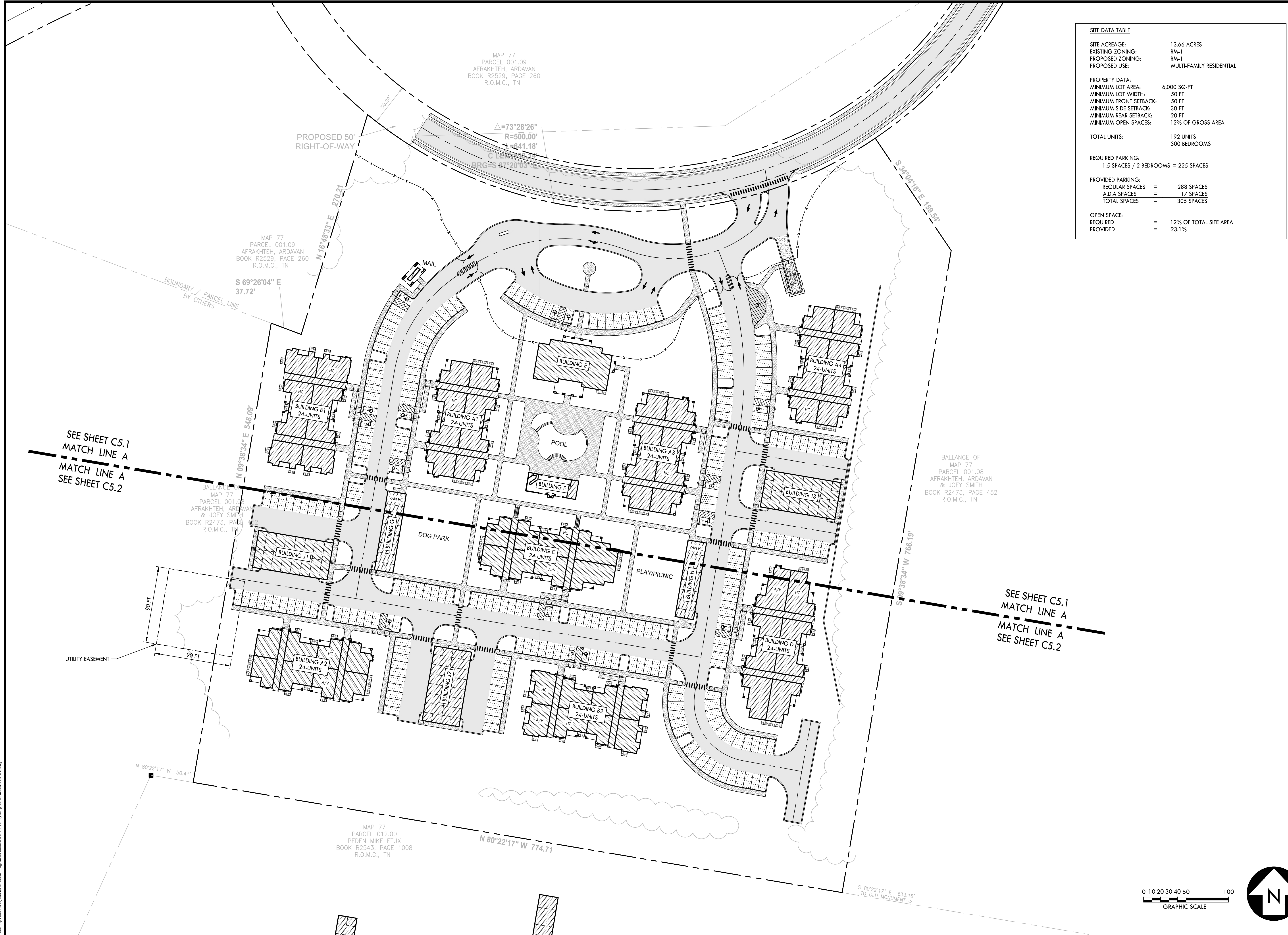
COMMENTS:

6" PVC ON WEST SIDE OF MONSANTO RD.

8" ON SOUTH SIDE OF WILLIAMSPORT PK.

WILL NEED TO BE A WATER MAIN (12") PUT IN ON
HICKS AV. TO LOOP + CONNECT AT MONSANTO RD.





SITE DATA TABLE	
SITE ACREAGE:	13.66 ACRES
EXISTING ZONING:	RM-1
PROPOSED ZONING:	RM-1
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPERTY DATA:	
MINIMUM LOT AREA:	6,000 SQ-FT
MINIMUM LOT WIDTH:	50 FT
MINIMUM FRONT SETBACK:	50 FT
MINIMUM SIDE SETBACK:	30 FT
MINIMUM REAR SETBACK:	20 FT
MINIMUM OPEN SPACES:	12% OF GROSS AREA
TOTAL UNITS:	
REQUIRED	192 UNITS
PROVIDED	300 BEDROOMS
REQUIRED PARKING:	
1.5 SPACES / 2 BEDROOMS =	225 SPACES
PROVIDED PARKING:	
REGULAR SPACES =	288 SPACES
A.D.A SPACES =	17 SPACES
TOTAL SPACES =	305 SPACES
OPEN SPACE:	
REQUIRED	= 12% OF TOTAL SITE AREA
PROVIDED	= 23.1%

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

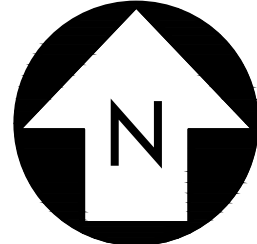


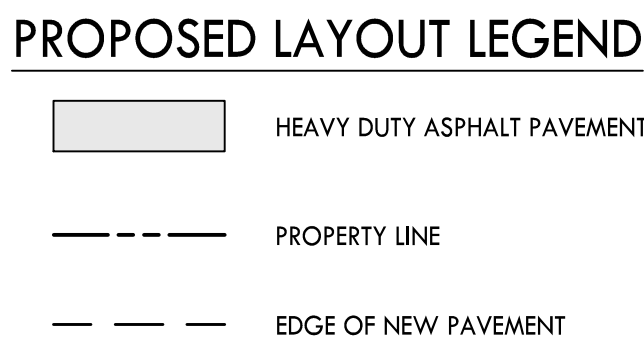
THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE

No.	DATE

04/20/20 19062

C5.0
OVERALL SITE
LAYOUT PLAN





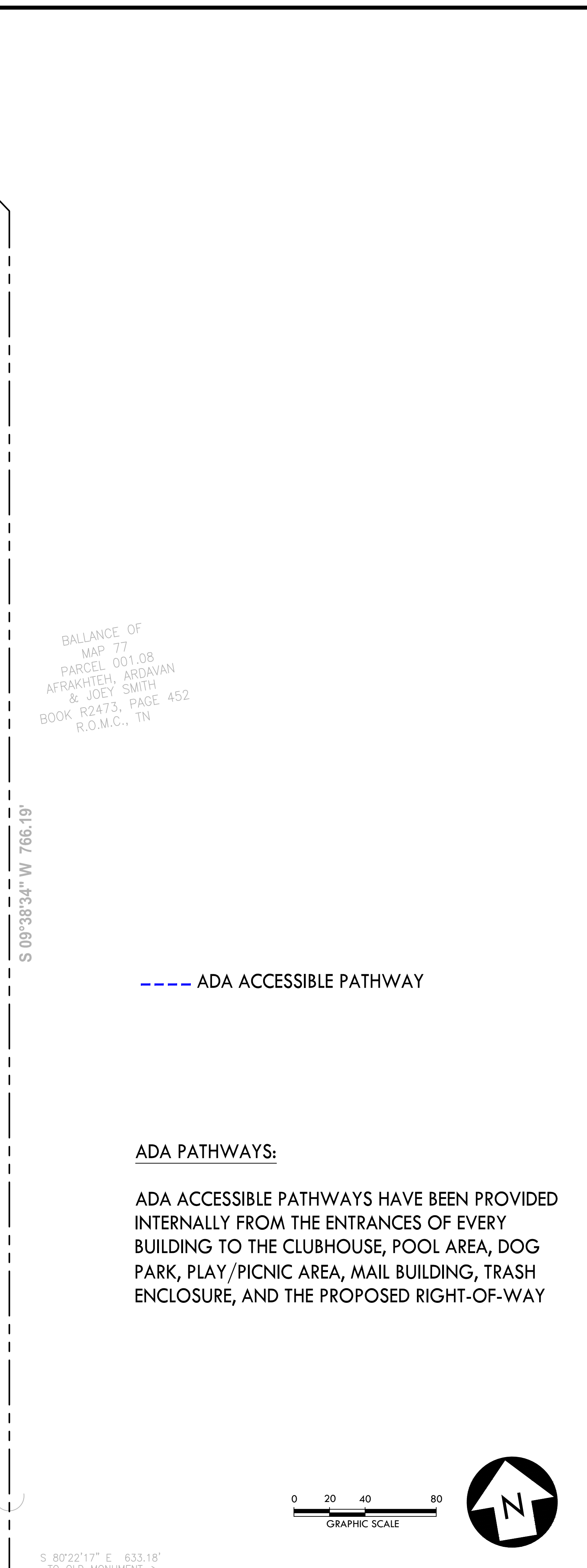
THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/20/20	19062
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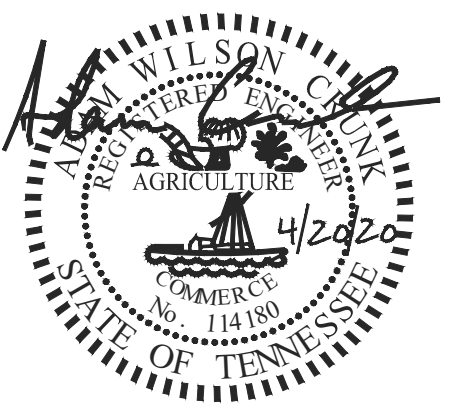
C5.0A

OFFSITE LAYOUT
PLAN

[illegible]



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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



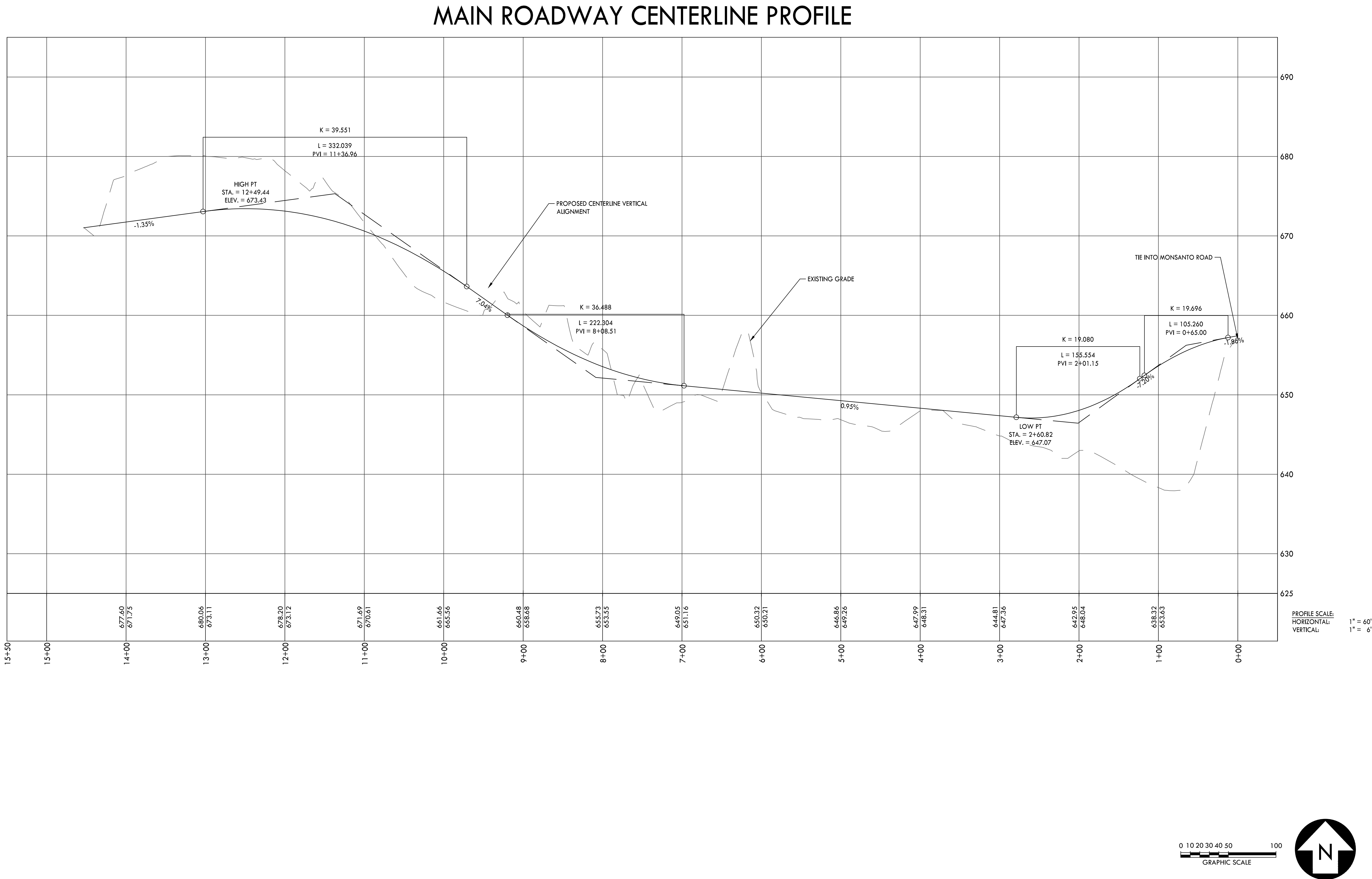
THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

04/20/20 19062

C6.0
OVERALL GRADING
& DRAINAGE PLAN

Drawing Path: Y:\Projects\2019\0862 - Highlands Columbia Main Roadway\Drawings\Main Roadway\Main Roadway.dwg

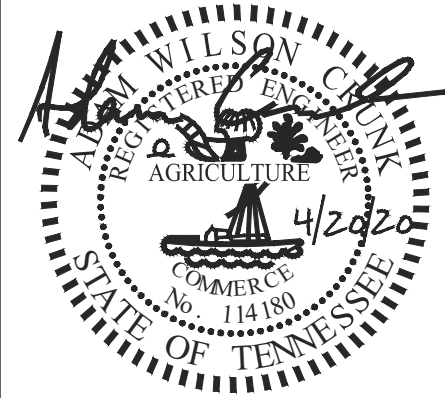


THE HIGHLANDS OF COLUMBIA
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COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/20/20 19062

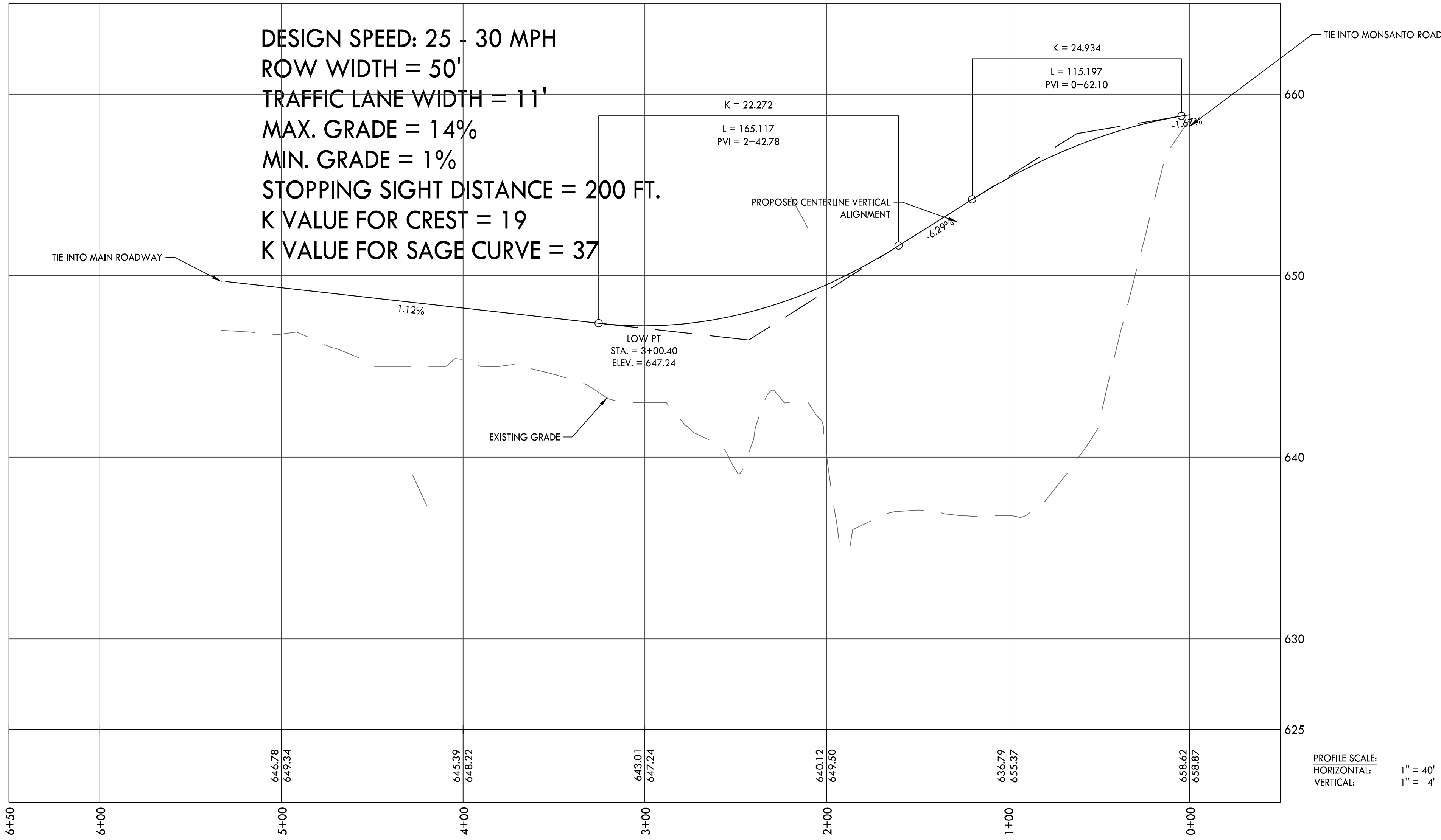
C6.0B
MAIN ROADWAY
PROFILE



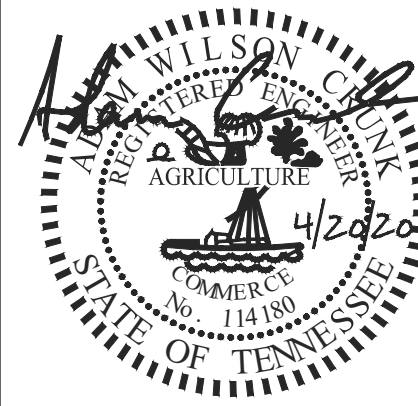
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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

Drawing Path: Y:\Projects\2019\0862 - Highlands of Columbia\Main\Profile\East\Centerline\LEG C6.0C.dwg

EAST-BOUND LEG CENTERLINE PROFILE



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COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

04/20/20 19062

C6.0C
EAST-BOUND LEG
PROFILE



Drawing Title: W Waterplant Blvd - Overall Offsite Utility Plan
Drawing No.: C7.0A
Project No.: 086-35442
Date: 04/20/20
Scale: 1" = 100'

CRUNK ENGINEERING LLC

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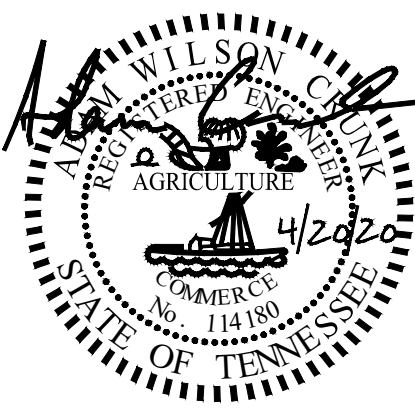
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COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

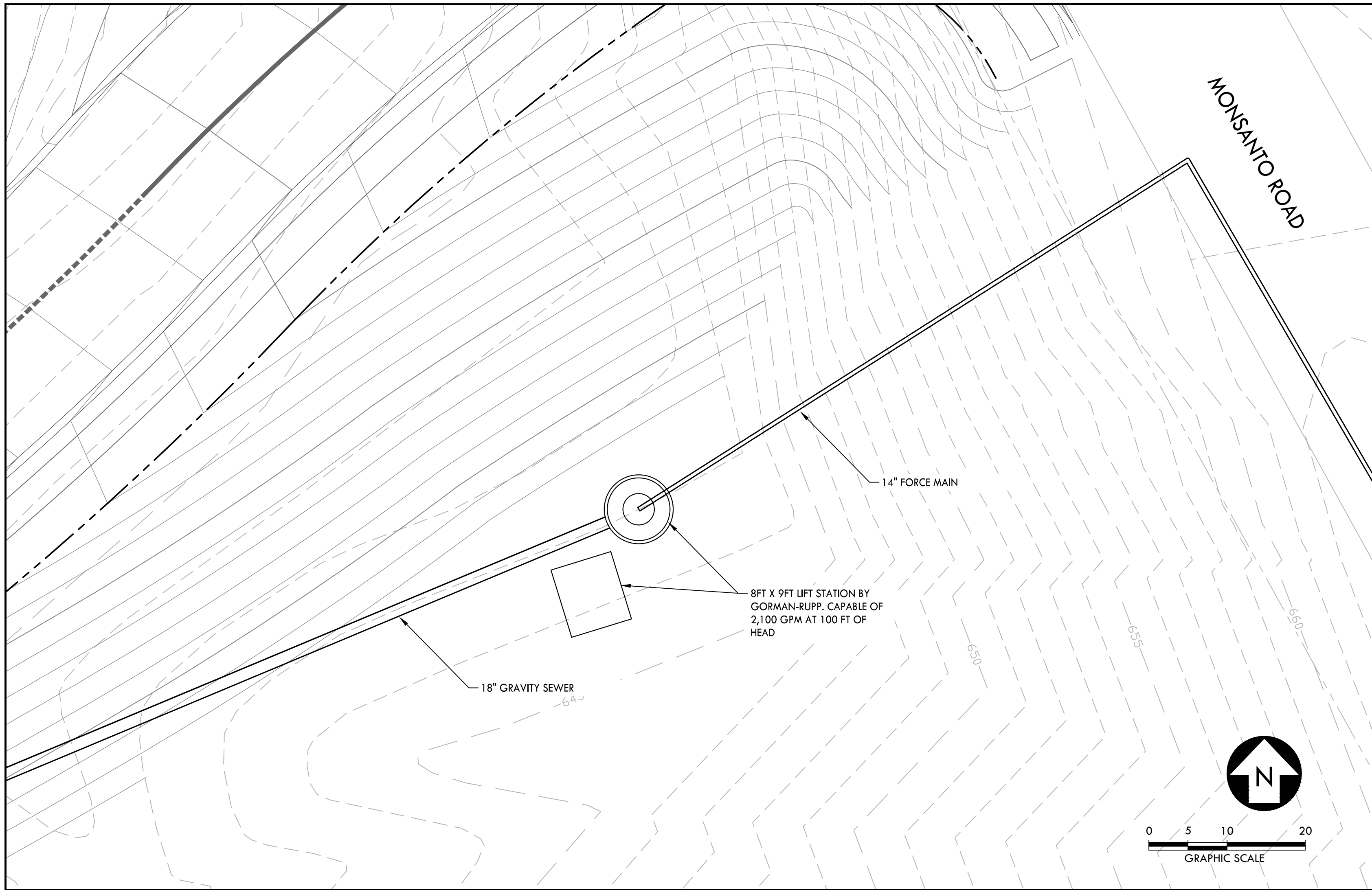
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19062

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OVERALL OFFSITE UTILITY PLAN

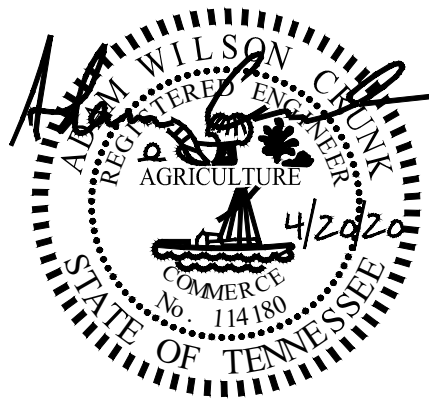
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LIFT STATION SIZED FOR 2,100 GPM OF FLOW FOR 100 FT OF HEAD.



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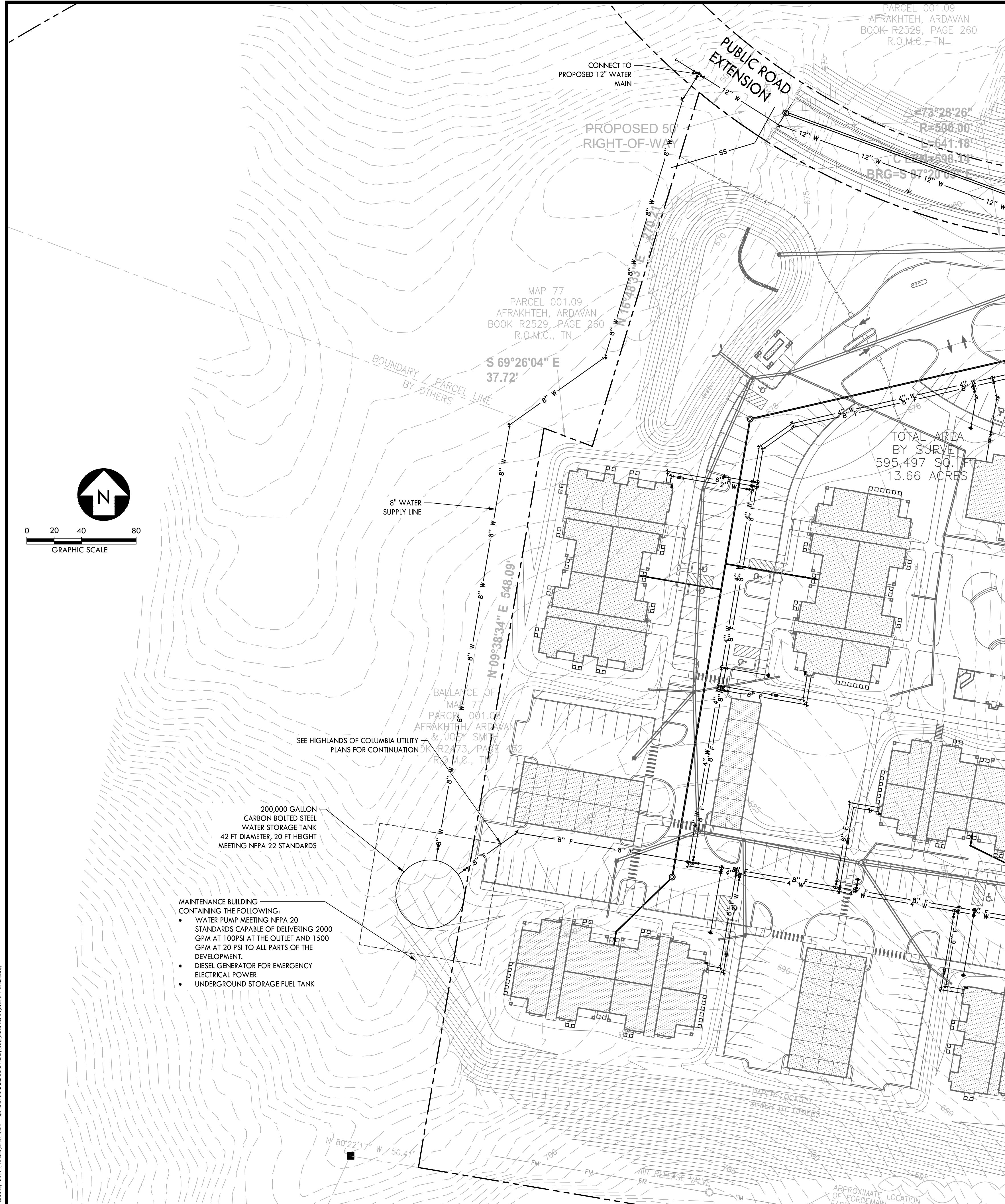
THE HIGHLANDS OF COLUMBIA
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COLUMBIA, TENNESSEE

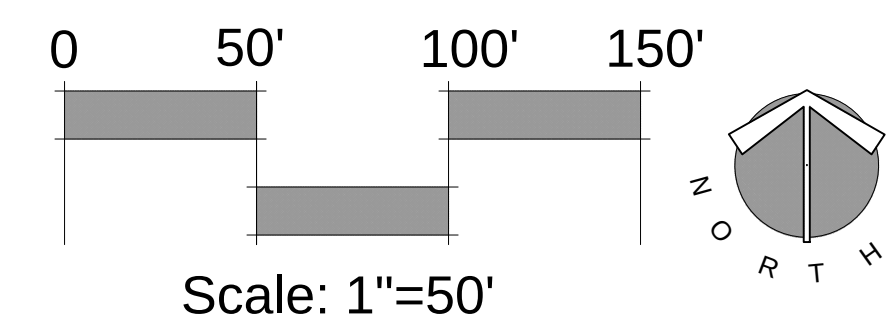
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No.	DATE

04/20/20 19062

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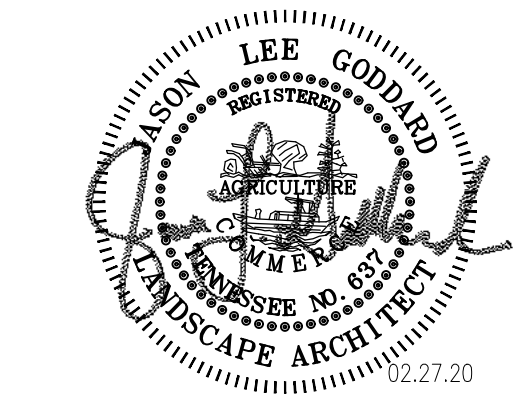
OFFSITE SANITARY
PLAN





Overall Landscape Plan

THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE



date. 02.03.2020
revisions:
02.27.2020 - CITY COMMENTS

project no. 17024
scale. 1"=50'-0"

PLANT SCHEDULE

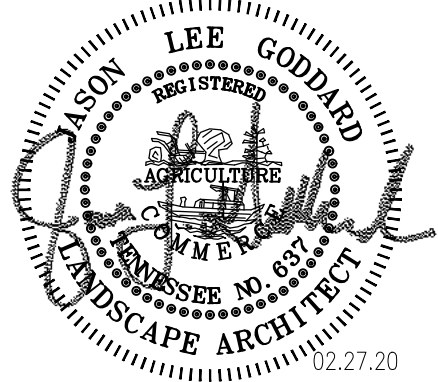
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	DETAIL	REMARKS
	ILEM	4	Ilex x 'Emily Bruner'	Emily Bruner Holly	30 gal		6' Min. HT.		FULL, MATCHED SPECIMEN.
	ILNE	8	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B		6-7'		FULL, LOW BRANCHED.
	JUVI	25	Juniperus virginiana	Eastern Red Cedar	15 gal		6'-8' MIN. ht.		FULL, MATCHED SPECIMEN.
	MAGR	3	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal		6'-8' MIN. ht.		FULL, MATCHED SPECIMEN.
ACCENT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	DETAIL	REMARKS
	AMAL	6	Amelanchier alnifolia	Serviceberry	15 gal		6'-8'		MULTI-TRUNK, FULL, 3-4' SPREAD, MATCHED SPECIMEN.
	BENI	5	Betula nigra	River Birch Multi-Trunk	B & B		8' MIN ht.		FULL 3-4' SPREAD, MATCHED SPECIMEN.
	CECA	17	Cercis canadensis	Eastern Redbud	B & B	1.5" Cal.	8' MIN ht.		FULL, 3-4' SPREAD, MATCHED SPECIMEN.
	CHVI	29	Chionanthus virginicus	White Fringetree	B & B	1.5" Cal.	8' MIN ht.		FULL, 3-4' SPREAD, MATCHED SPECIMEN.
	COKO	8	Cornus kousa chinensis 'Galilean'	Kousa Dogwood	15 gal		6' MIN.		FULL, 3-4' SPREAD, MATCHED SPECIMEN.
	LANA	23	Lagerstroemia x 'Natchez'	White Crape Myrtle Multi-Trunk	15 gal		7' MIN.		FULL, MATCHED SPECIMEN, 3 CANE MIN.
CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	DETAIL	REMARKS
	ACRU	26	Acer rubrum	Red Maple	B & B	2" Cal. Min.	10' MIN ht.		STRONG CENTRAL LEADER, FULL 4-5' SPREAD, MATCHED SPECIMEN.
	LICH	15	Liriodendron chinense x tulipifera	Tulip Tree	B & B	2" Cal. Min.	10' MIN ht.		STRONG CENTRAL LEADER, FULL 4-5' SPREAD, MATCHED SPECIMEN.
	QUAL	8	Quercus alba	White Oak	B & B	2" Cal. Min.	10' MIN ht.		STRONG CENTRAL LEADER, FULL 4-5' SPREAD, MATCHED SPECIMEN.
	QURU	23	Quercus rubra	Red Oak	B & B	2" Cal. Min.	10' MIN ht.		STRONG CENTRAL LEADER, FULL 4-5' SPREAD, MATCHED SPECIMEN.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	DETAIL	REMARKS
	HYP A	17	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 gal.	As Shown	24-36"		
	HYQU	4	Hydrangea quercifolia 'Ruby Slippers'	Oakleaf Hydrangea	3 gal.	As Shown	18" MIN ht.		
	ROBL	184	Rosa x 'Blushing Knockout'	Rose	3 gal.	As Shown	12-18"		
	SPBU	36	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal	As Shown	18"-24" ht.		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	DETAIL	REMARKS
	ABGR	42	Abelia x grandiflora	Glossy Abelia	3 gal	As Shown	18-24"		
	BUMI	164	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	5 gal.	As Shown	24" MIN. ht.		
	ILCO	246	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal	As Shown	5' O.C.		
	ILCR	129	Ilex crenata 'Compacta'	Dwarf Japanese Holly	5 gal	As Shown	18"-24" ht.		
	ILSF	312	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	5 gal	As Shown	24" MIN. ht.		
	ILCS	38	Ilex crenata 'Steeds'	Steeds Japanese Holly	15 gal	As Shown	30"-36" ht.		
	ILGL	183	Ilex glabra 'Shamrock'	Inkberry	5 gal	As Shown	24" MIN. ht.		
	PRLA	120	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal	As Shown	24" MIN. ht.		
	PRSC	3	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	7 gal.	As Shown	2'-3'		
	RHRO	74	Rhododendron x 'Robleo' TM	Autumn Belle Encore Azalea	5 gal	As Shown	12-18"		
PERENNIAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	DETAIL	REMARKS
	CAAC	505	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	18" O.C.			
	MUCA	106	Muhlenbergia capillaris 'Regal Mist' TM	Regal Mist Pink Muhly Grass	1 gal	30" O.C.			
	PEAL	3,067	Pennisetum alopecuroides 'Cassian's Choice'	Cassian Fountain Grass	1 gal	18" O.C.			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS	
	HEBP	38	Hemerocallis x 'Buttered Popcorn'	Daylily	1 gal	12" O.C.			
FLOWERING PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS	
	LIMU	326	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"pot	18" O.C.			
SEED / SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS	
	FESC	187,545 sf	Festuca x	Tall Fescue Seed	SOD				



Plant Schedule

date. 02.03.2020
revisions.
02.27.2020 - CITY COMMENTS

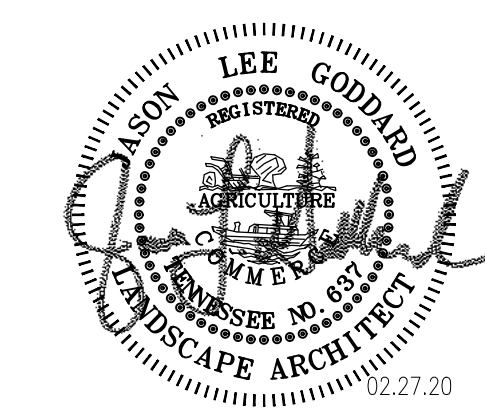
project no. 17024
scale. N/A





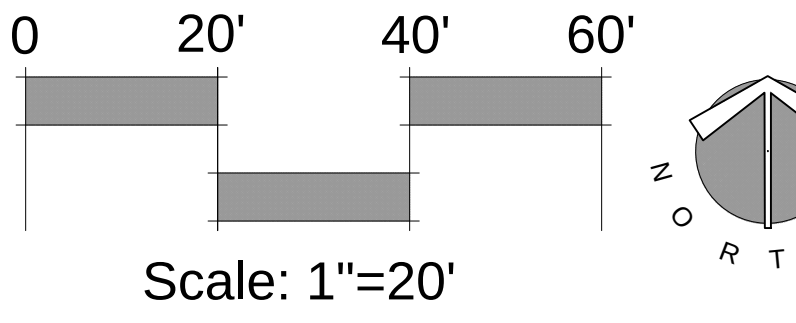
THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE

DesignStudio
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
919 High Point Ridge Road, Franklin Tennessee
(615) 218.8118



date: 02.03.2020
revisions:
02.27.2020 - CITY COMMENTS

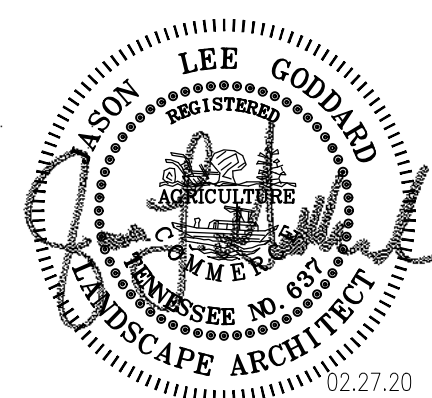
project no. 17024
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Site Landscape Plan

L1.2

THE HIGHLANDS OF COLUMBIA

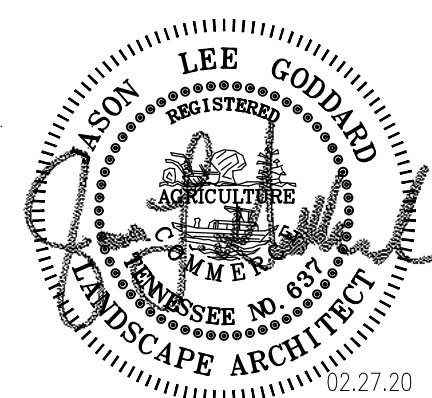


date. 02.03.2020
revisions.
02.27.2020 - CITY COMMENTS

project no. 17024
scale. 1"=20'-0"

L1.3

THE HIGHLANDS OF COLUMBIA



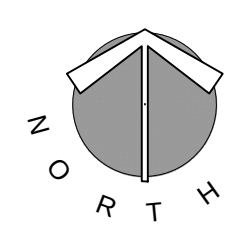
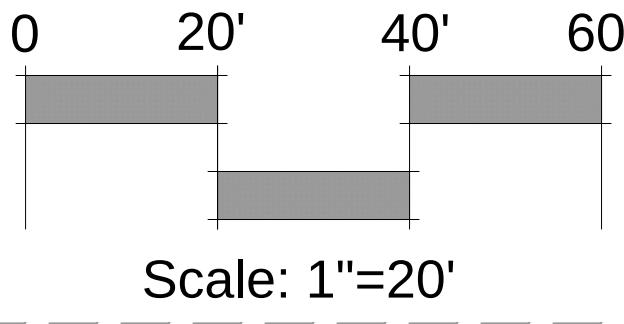
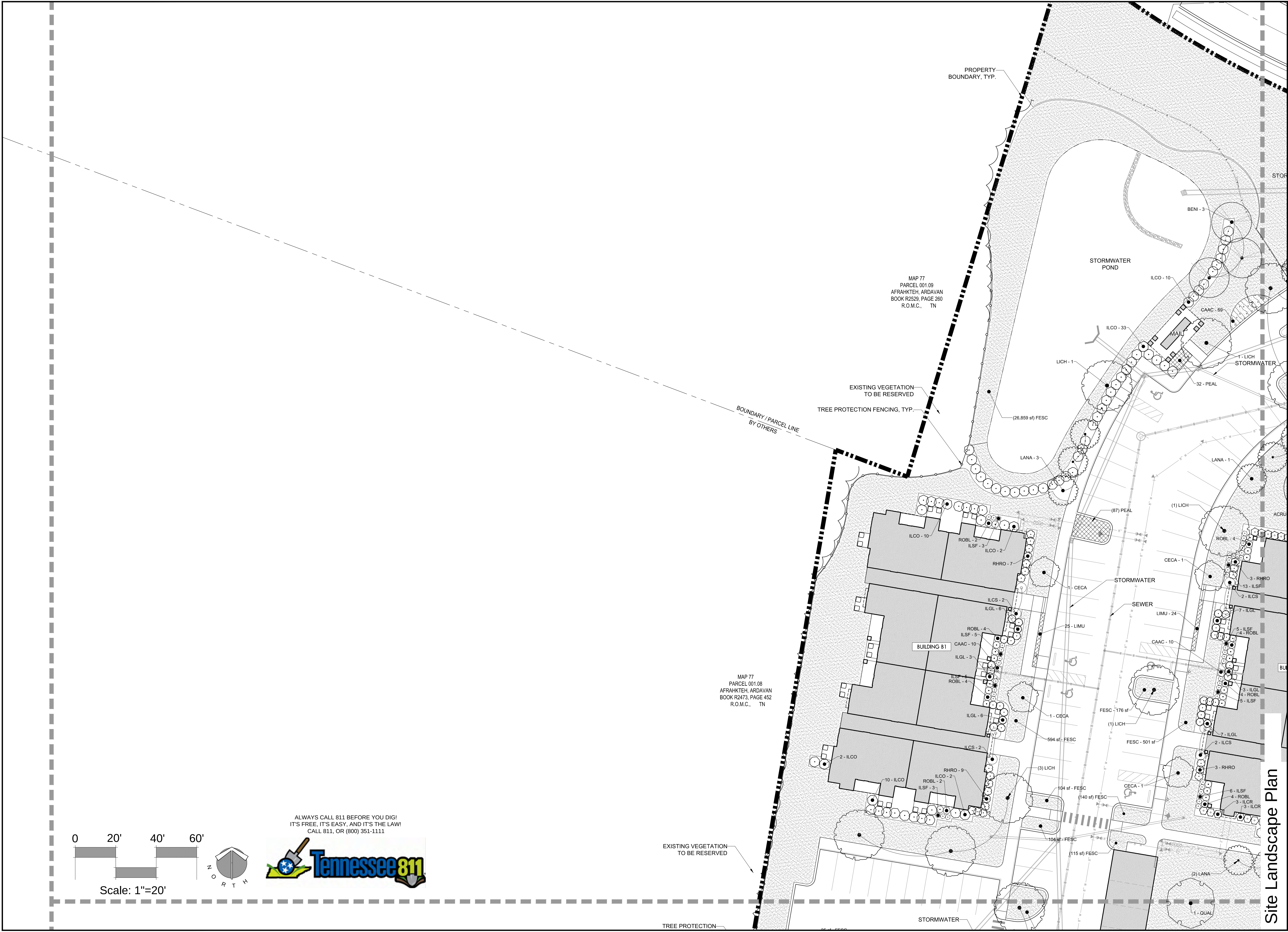
date. 02.03.2020
revisions.
02.27.2020 - CITY COMMENTS

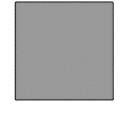
project no. 17024
scale. 1"=20'-0"

L1.3



Site Landscape Plan





DesignStudio

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
919 High Point Ridge Road, Franklin Tennessee
(615) 218.8118

THE HIGHLANDS OF COLUMBIA

F.H.A. PROJECT NO. 086-35442

COLUMBIA, TENNESSEE



date. 02.03.2020
revisions.
02.27.2020 - CITY COMMENTS

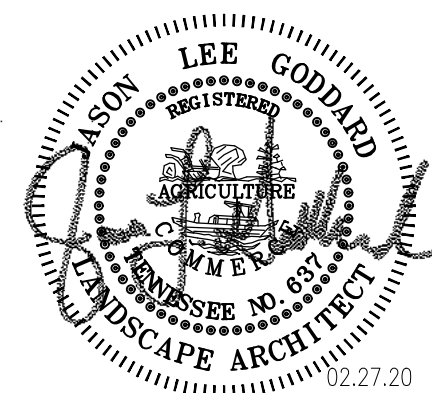
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L1.4

THE HIGHLANDS OF COLUMBIA

F.H.A. PROJECT NO. 086-35442

COLUMBIA, TENNESSEE



date. 02.03.2020
revisions.

project no. 17024
scale. 1"=20'-0"

L1.5



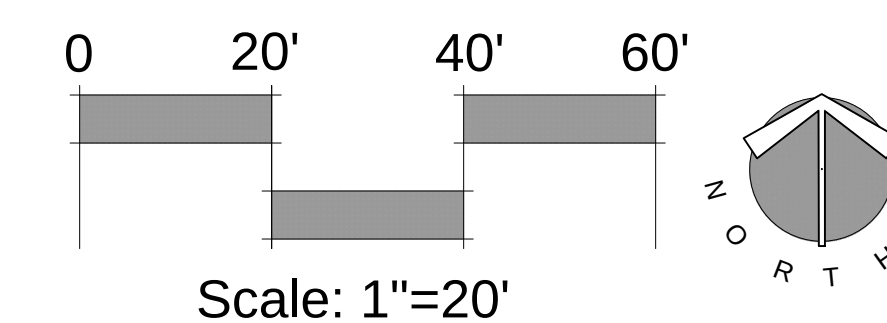
TREE PROTECTION
FENCING, TYPE

MAP 77
PARCEL 001.08
AFRAHKTEH, ARDAVA
BOOK R2473, PAGE 45
R.O.M.C., TN

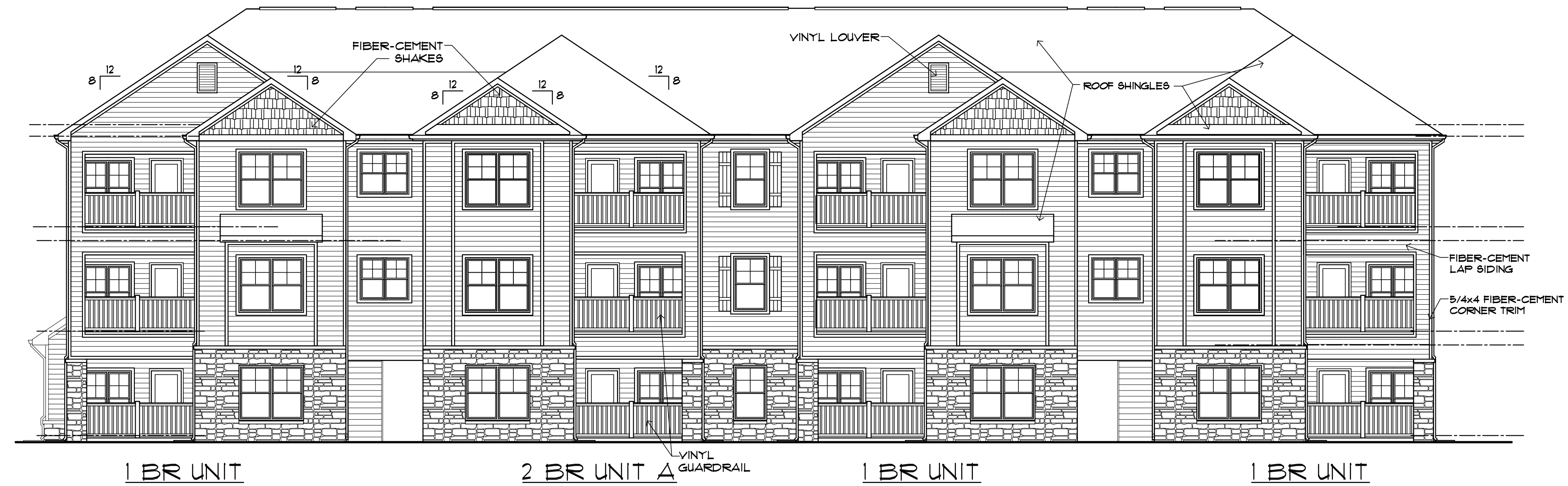
EXISTING VEGETATION
TO BE RESERVE

MAP 77
PARCEL 012.00
PEDEN MIKE ETUX
BOOK R2543, PAGE 100
R.O.M.C., TN

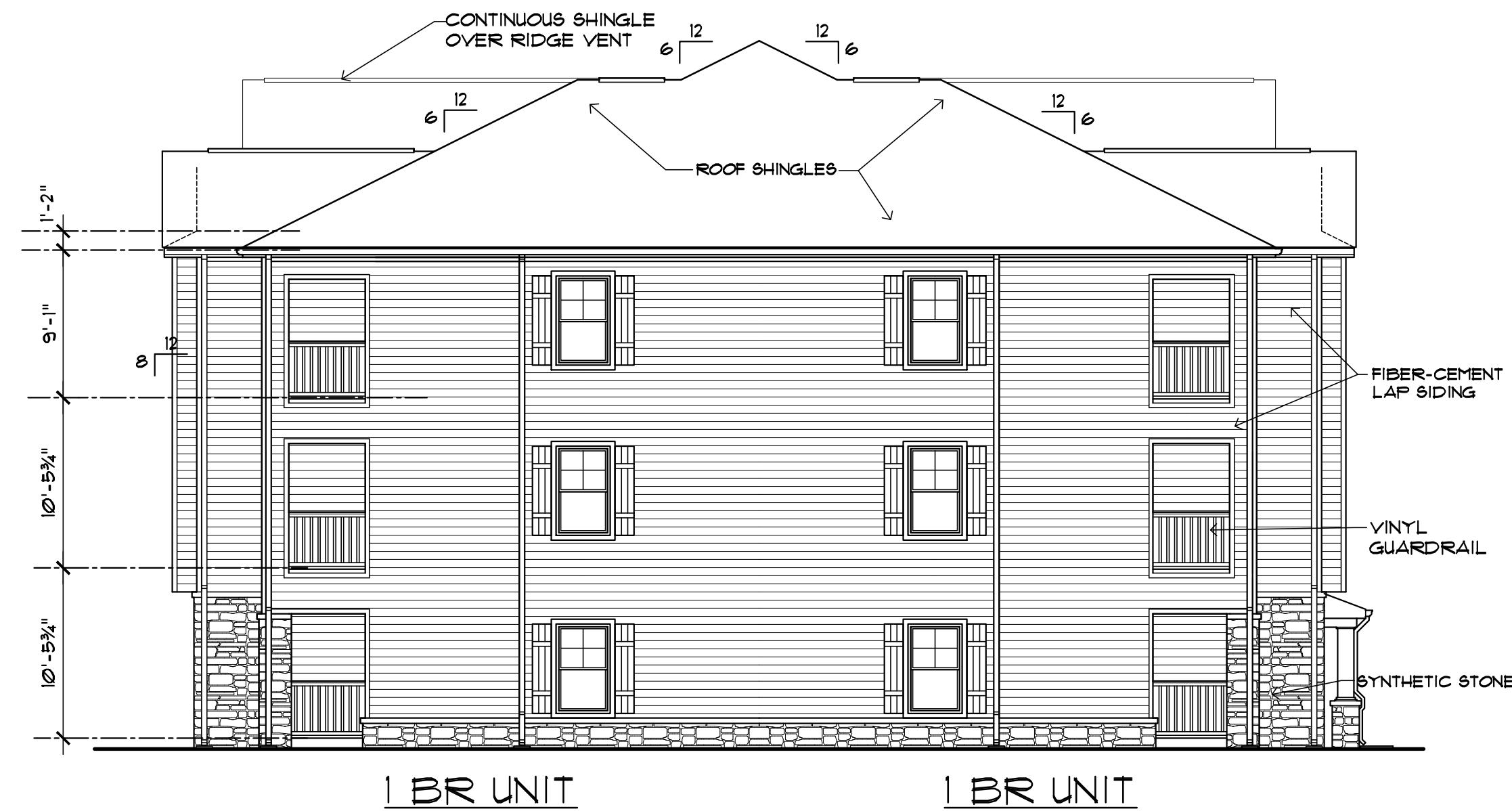
ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW.
CALL 811, OR (800) 351-1111



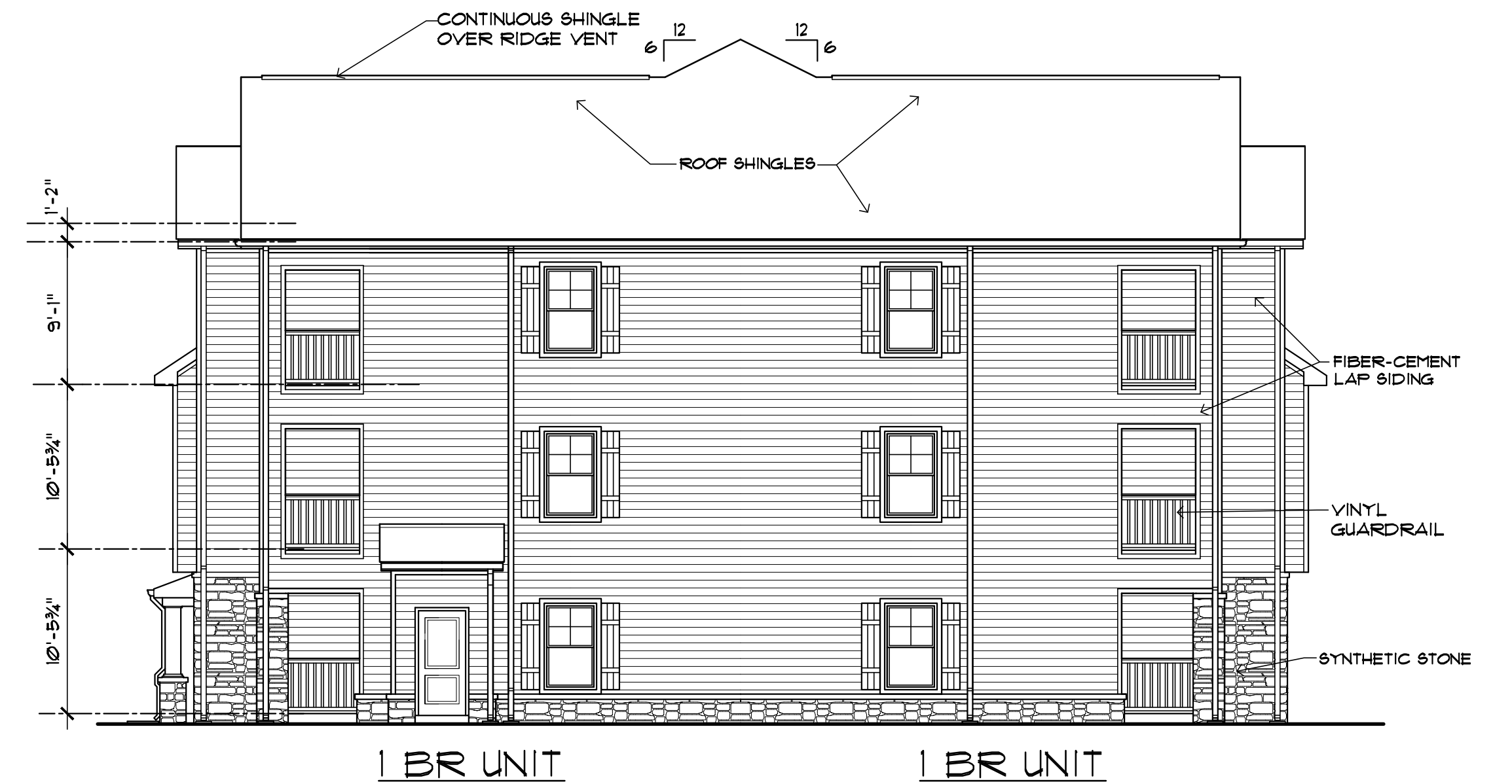
Site Landscape Plan



BUILDING A1, 2, 3 & 4- REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A1, 2, 3 & 4 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A1, 2, 3 & 4 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

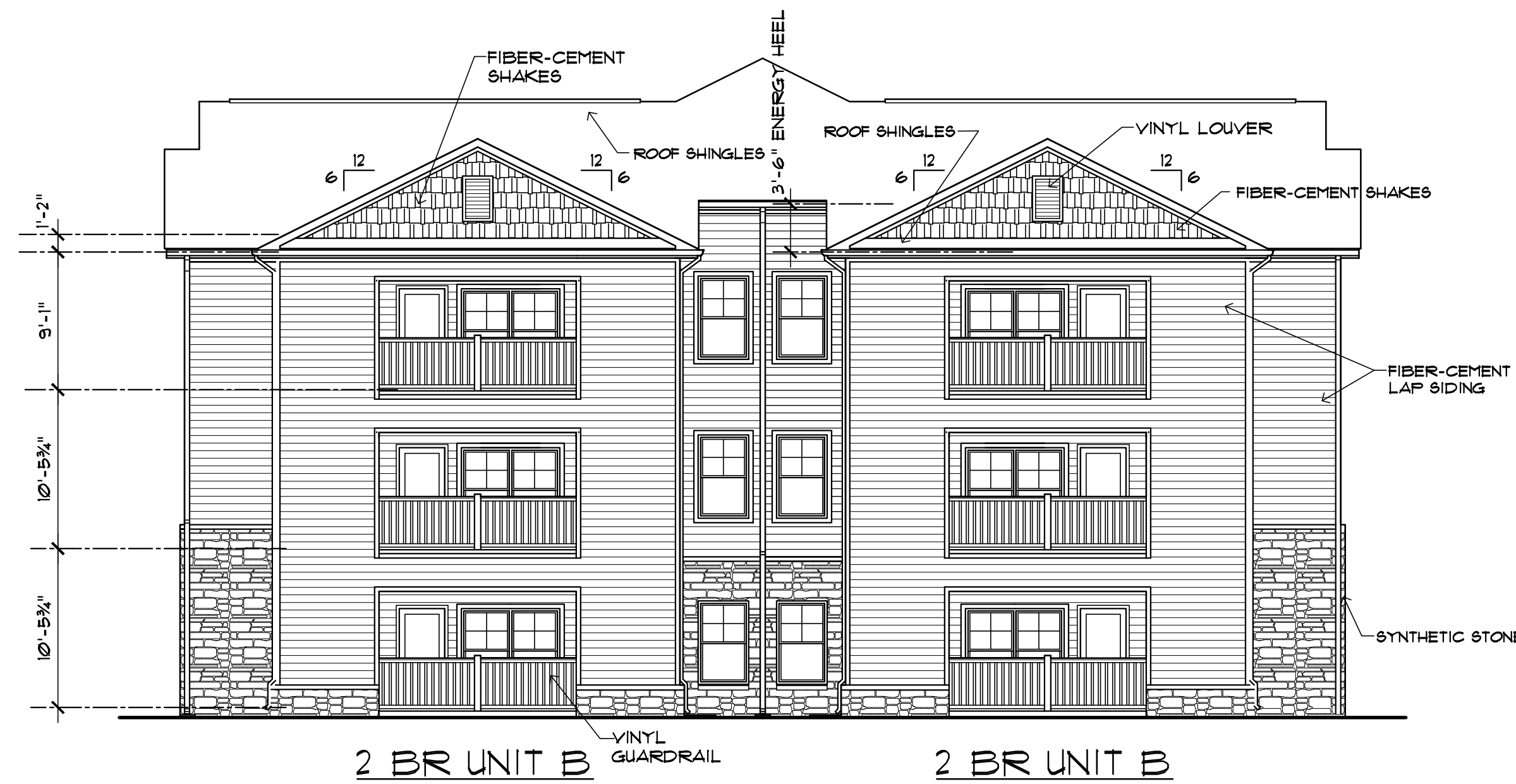


BUILDING A1, 2, 3 & 4- FRONT ELEVATION
SCALE: 1/8" = 1'-0"



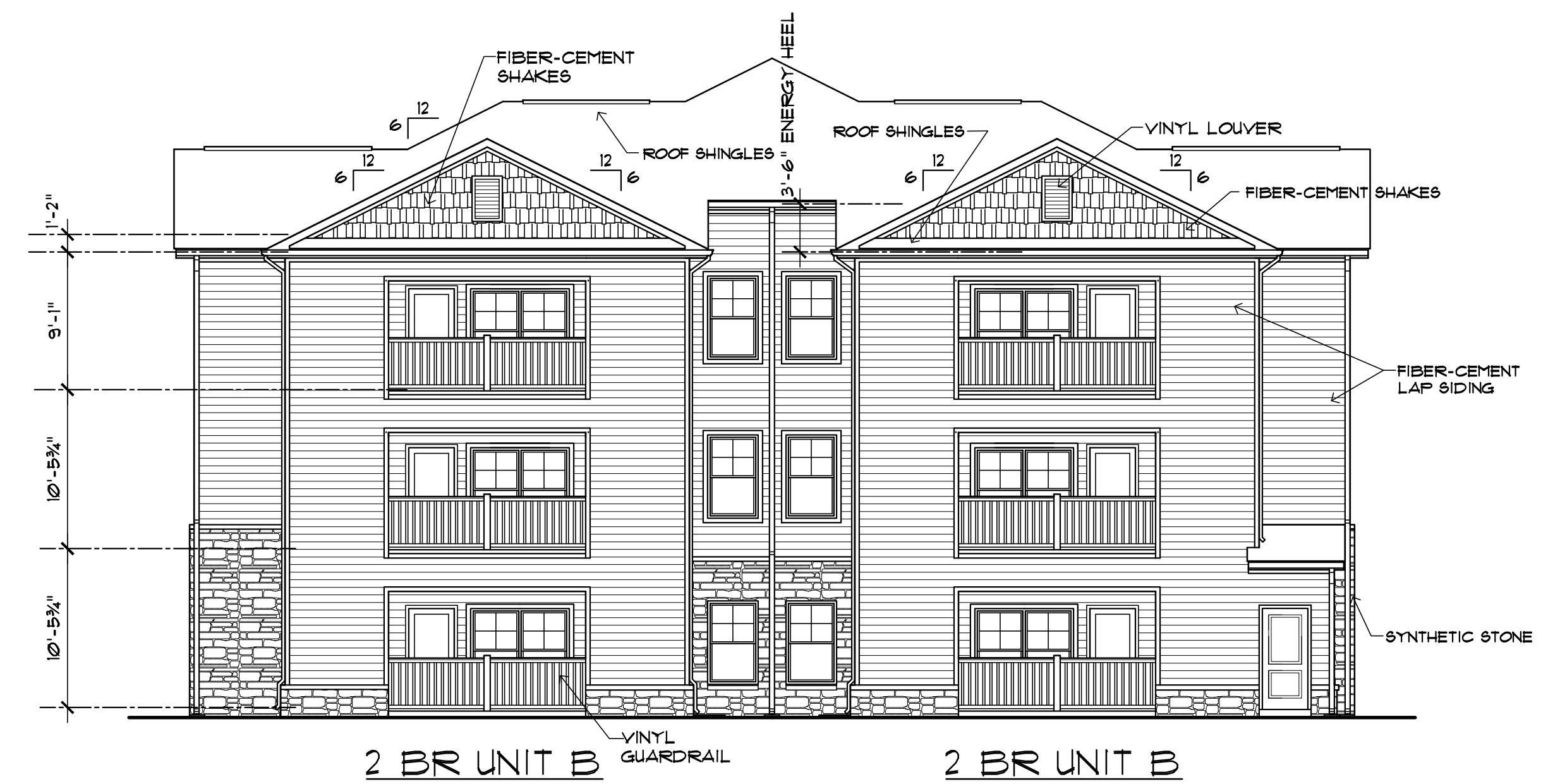
BUILDING B1 & 2 - REAR ELEVATION

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



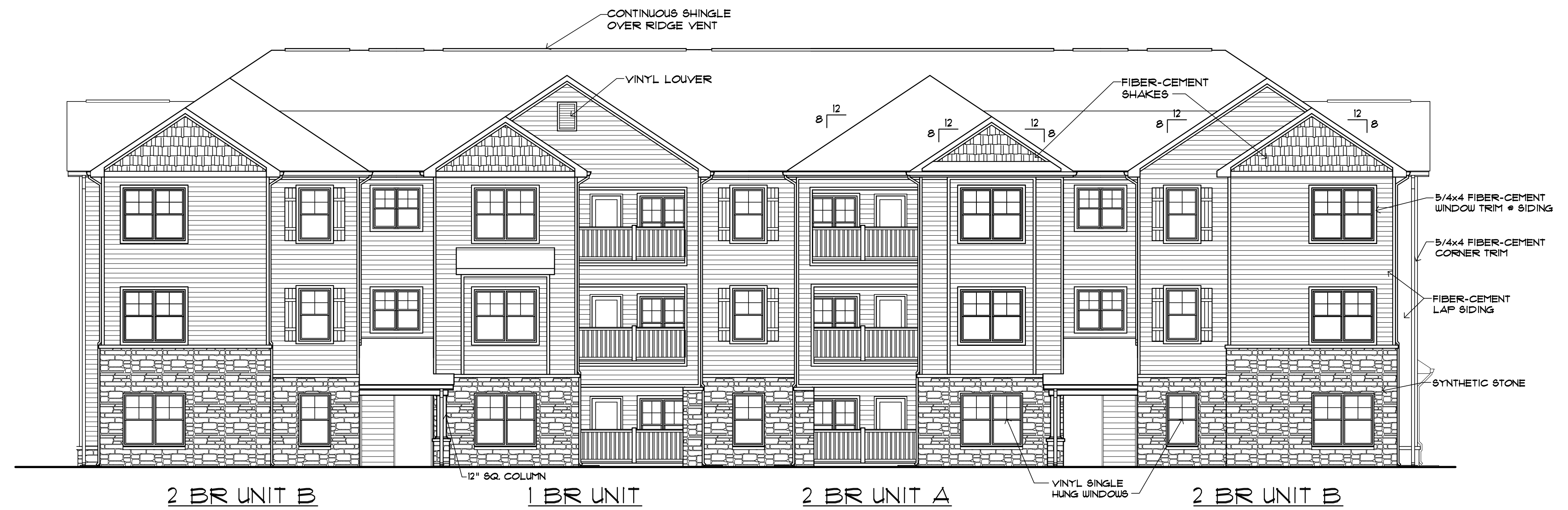
BUILDING B1 & 2 - LEFT ELEVATION

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



BUILDING B1 & 2 - RIGHT ELEVATION

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



BUILDING B1 & 2 - FRONT ELEVATION

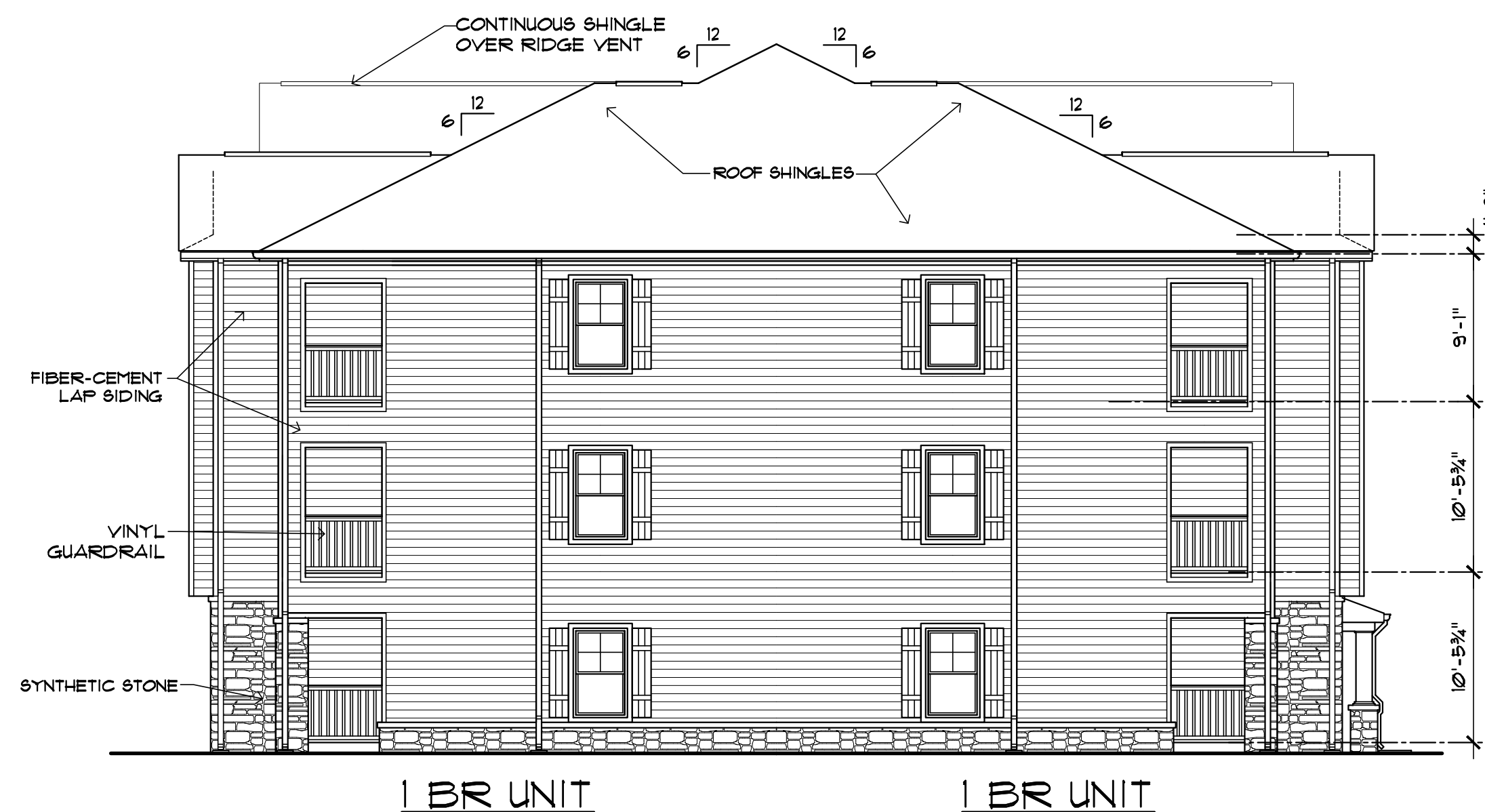
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PRELIMINARY
NOT FOR
CONSTRUCTION



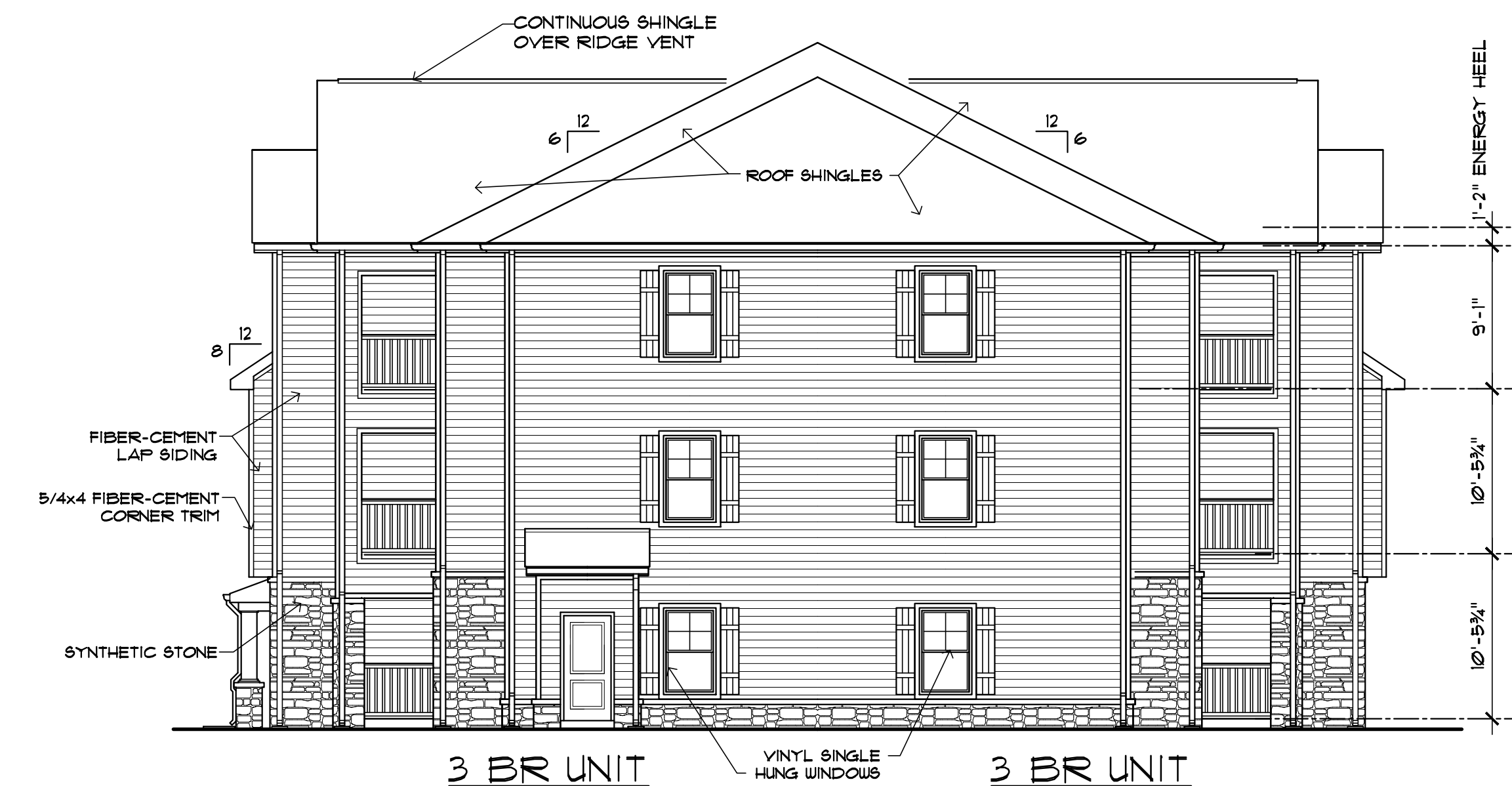
BUILDING C - REAR ELEVATION

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



BUILDING C - LEFT ELEVATION

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



BUILDING C - RIGHT ELEVATION

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

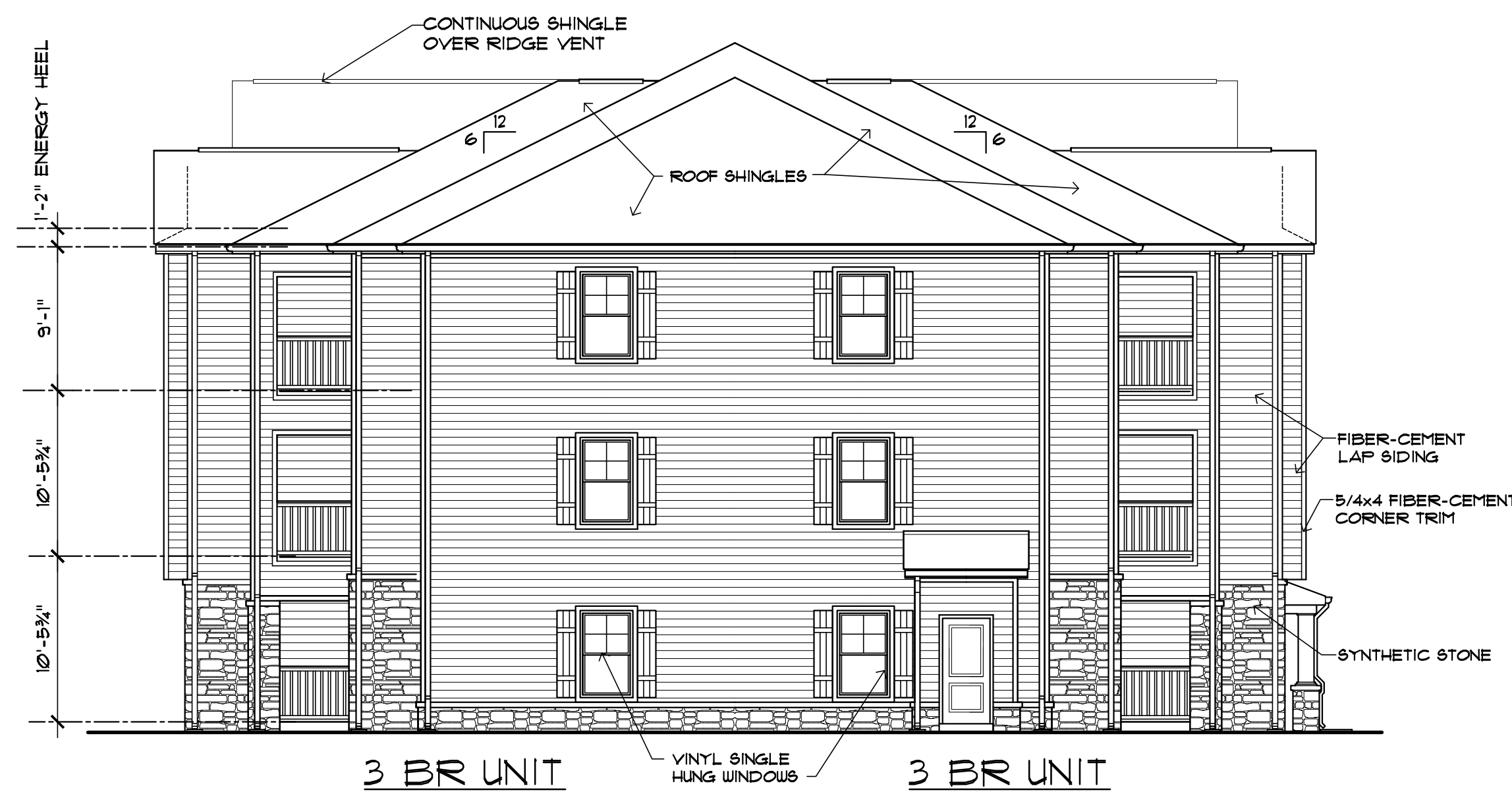


BUILDING C - FRONT ELEVATION

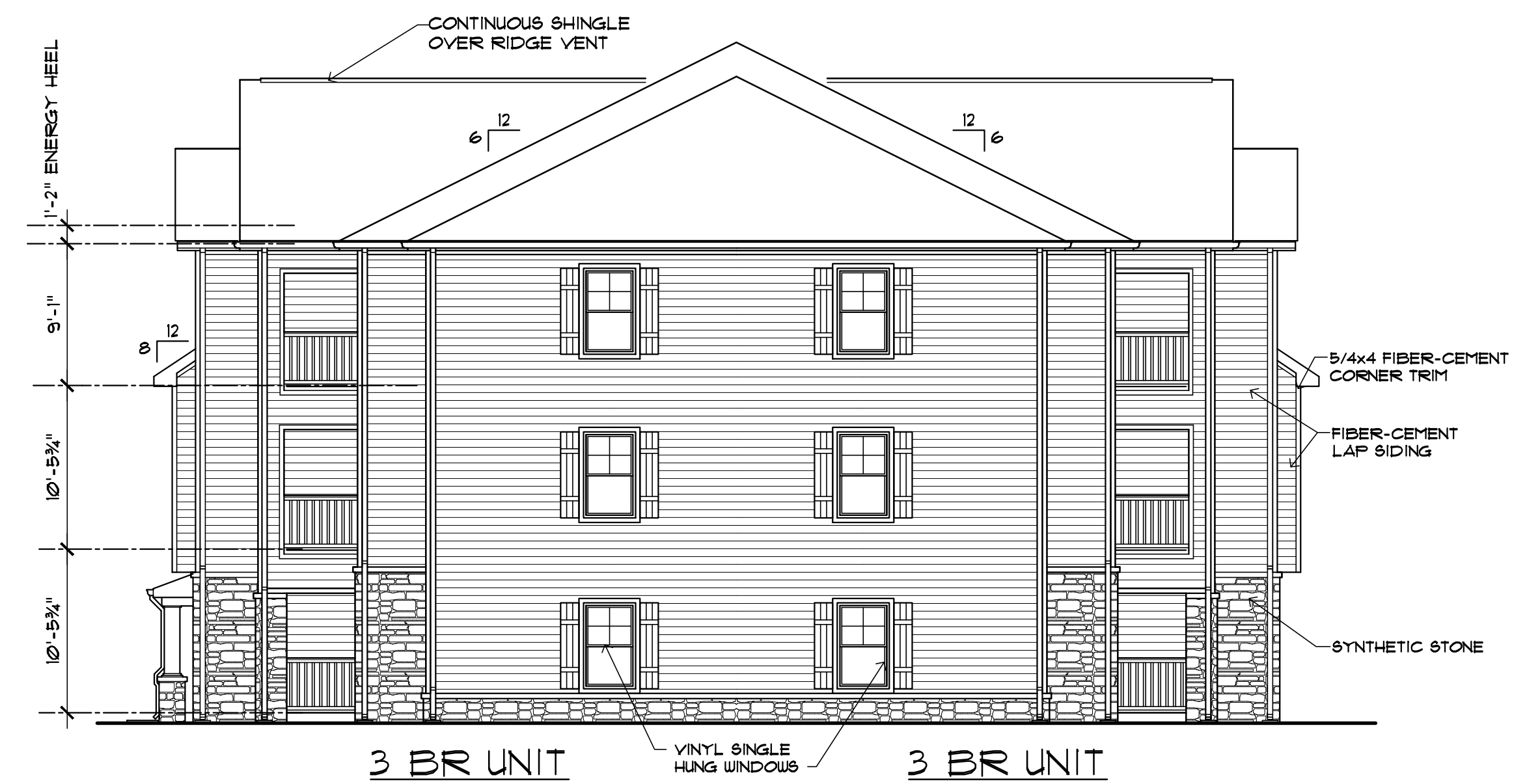
SCALE: 1/8" = 1'-0"



BUILDING D - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING D - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

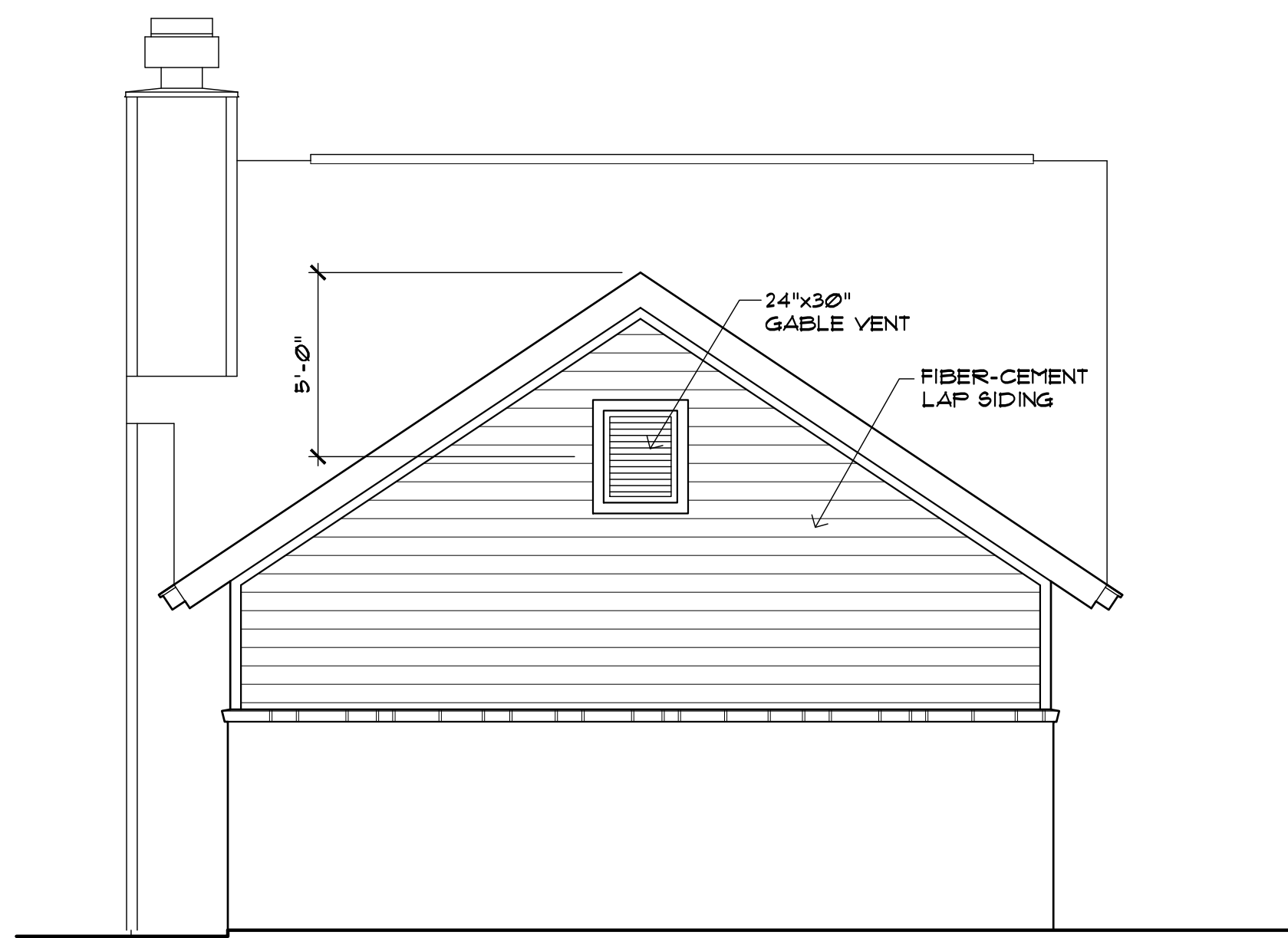


BUILDING D - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

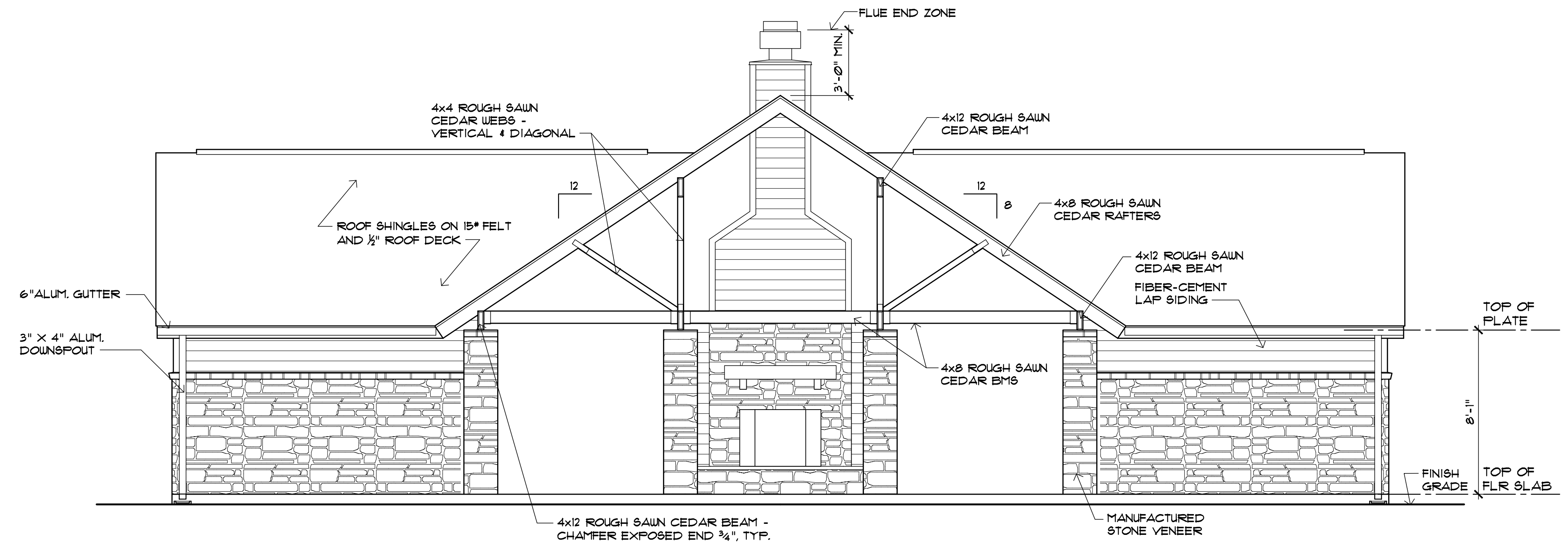


BUILDING D - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

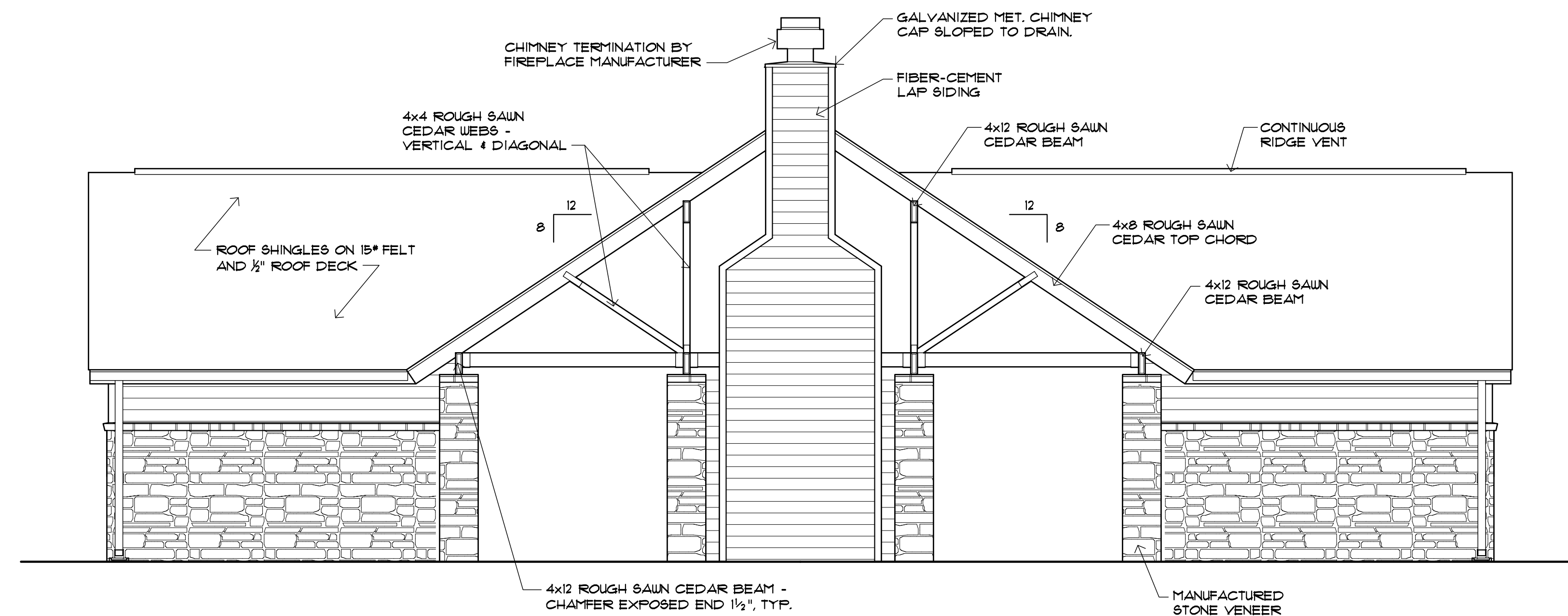
PRELIMINARY
NOT FOR
CONSTRUCTION



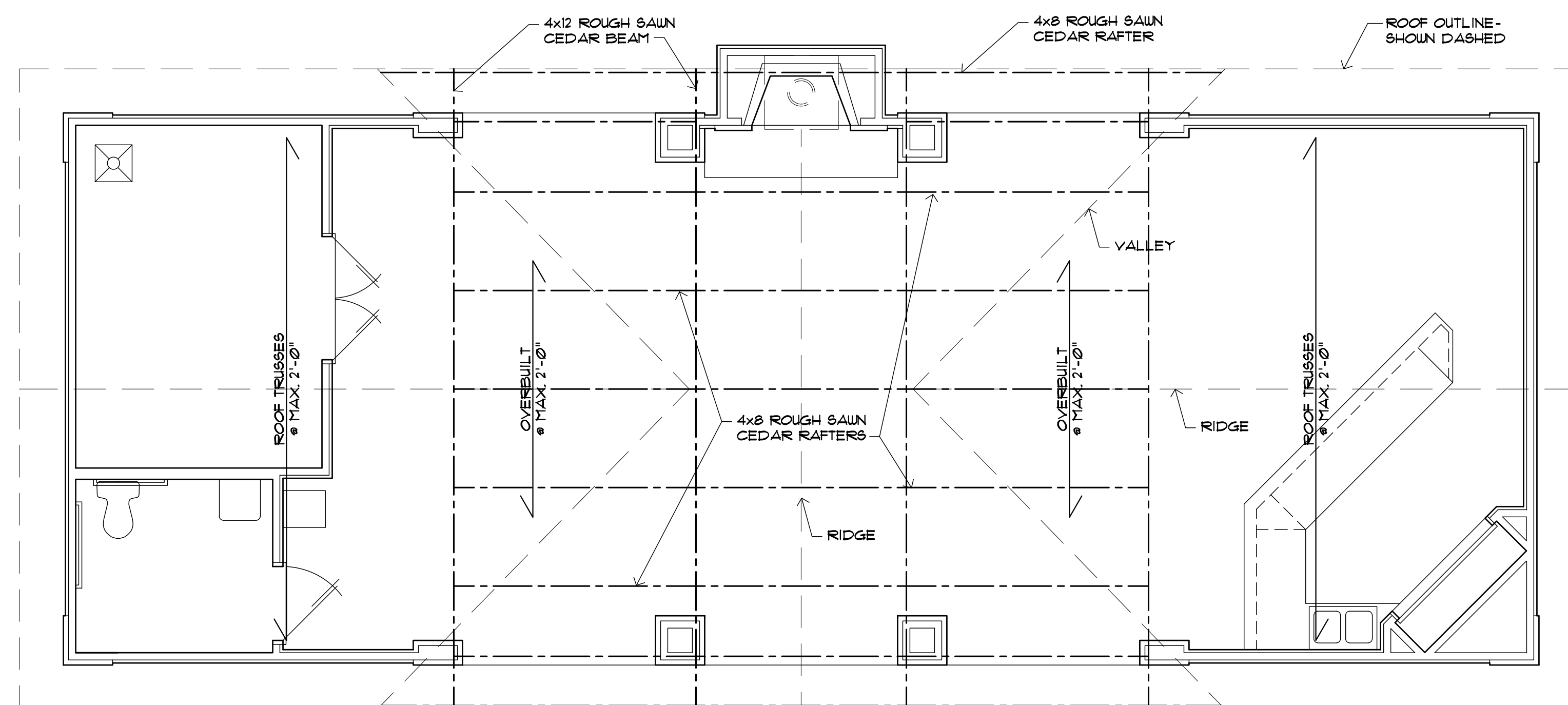
POOL HOUSE - LEFT ELEVATION



POOL HOUSE - FRONT ELEVATION
SCALE 1/4" = 1'-0"

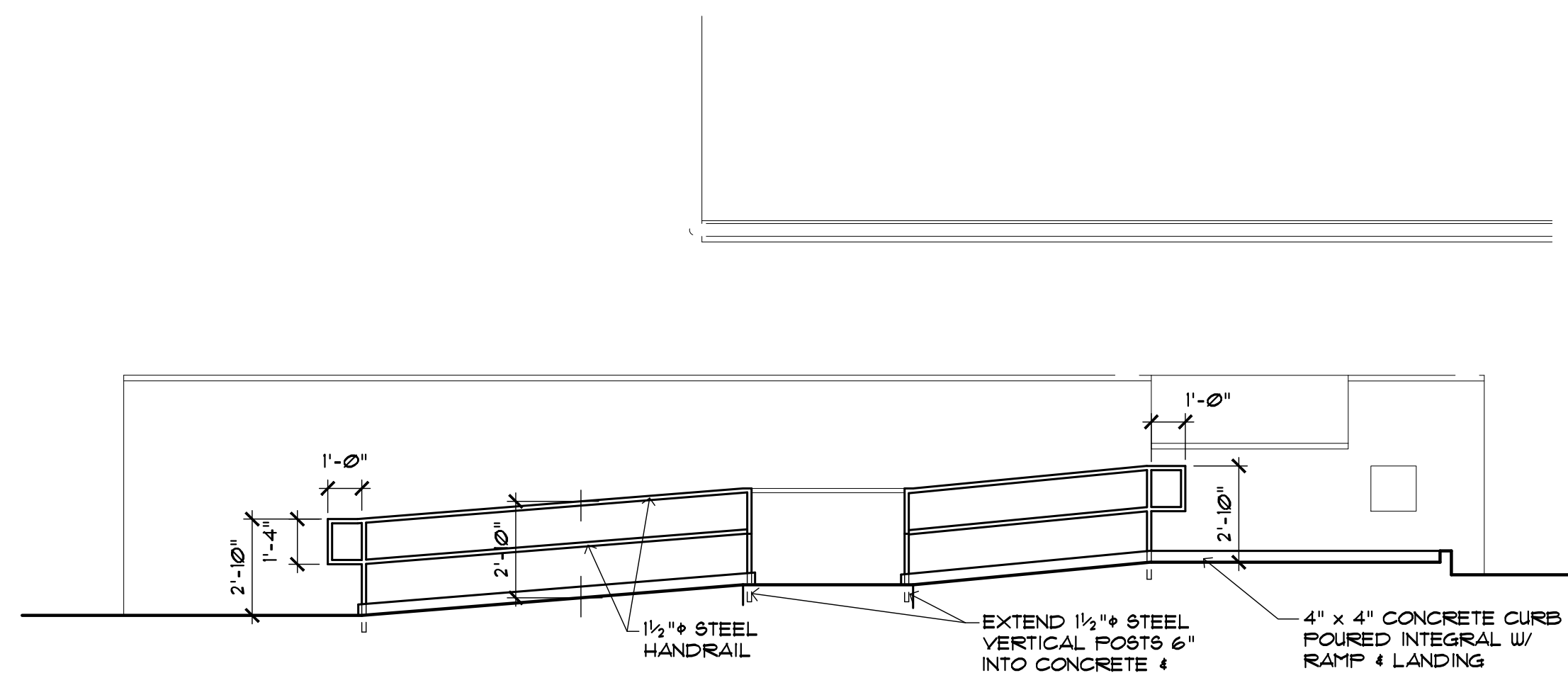


POOL HOUSE - REAR ELEVATION
SCALE 1/4" = 1'-0"

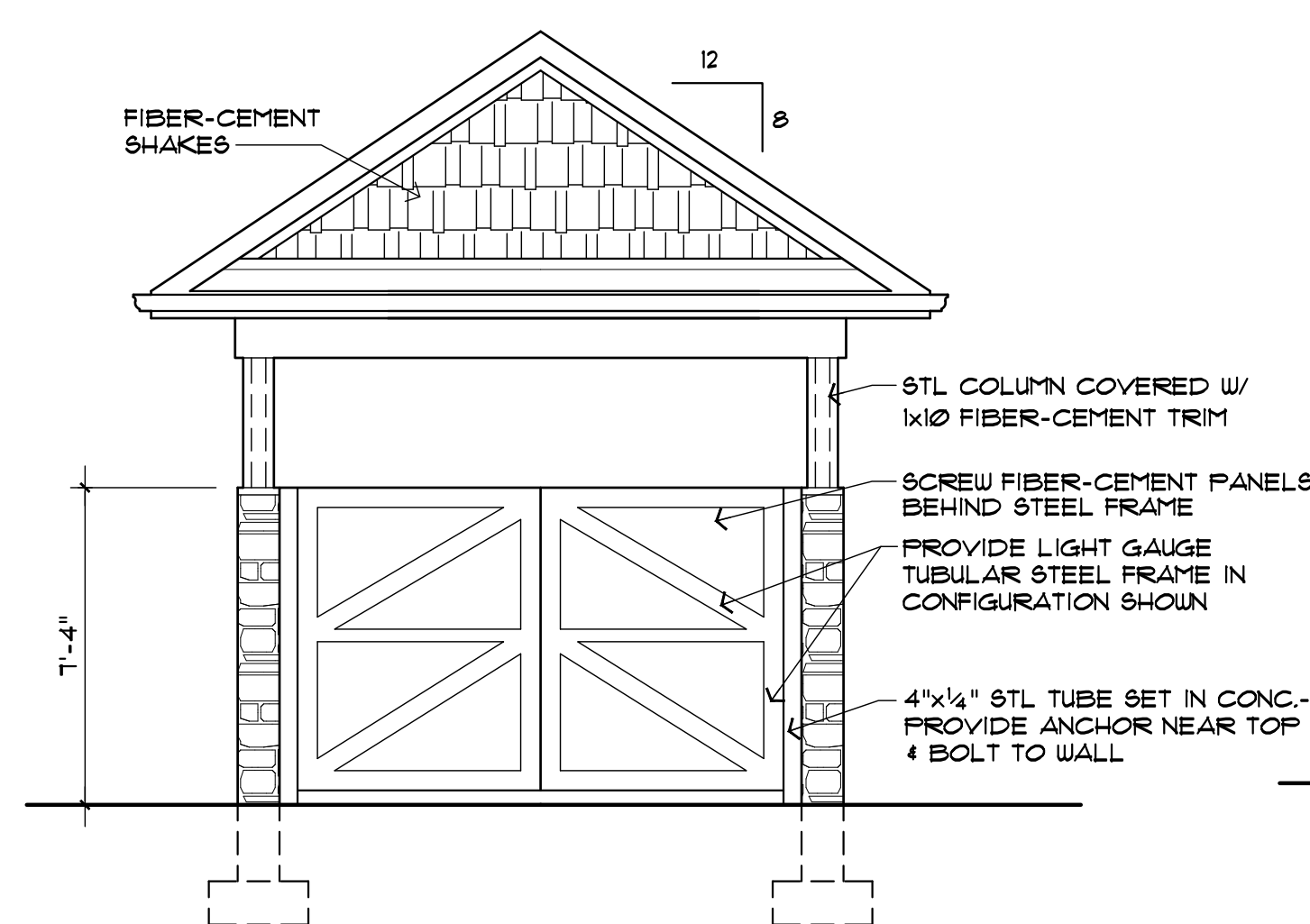


POOL HOUSE - FRAMING PLAN
SCALE: 1/4" = 1'-0"

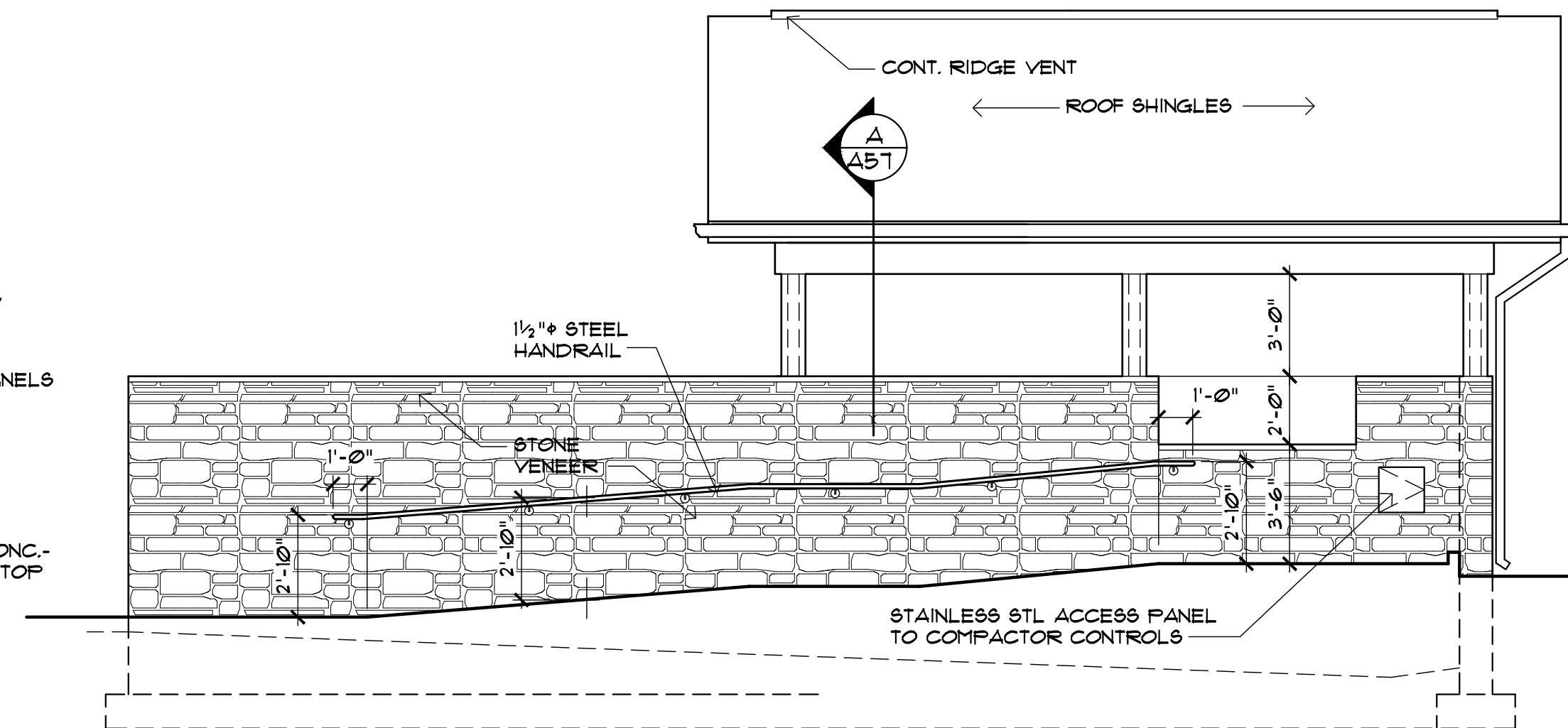




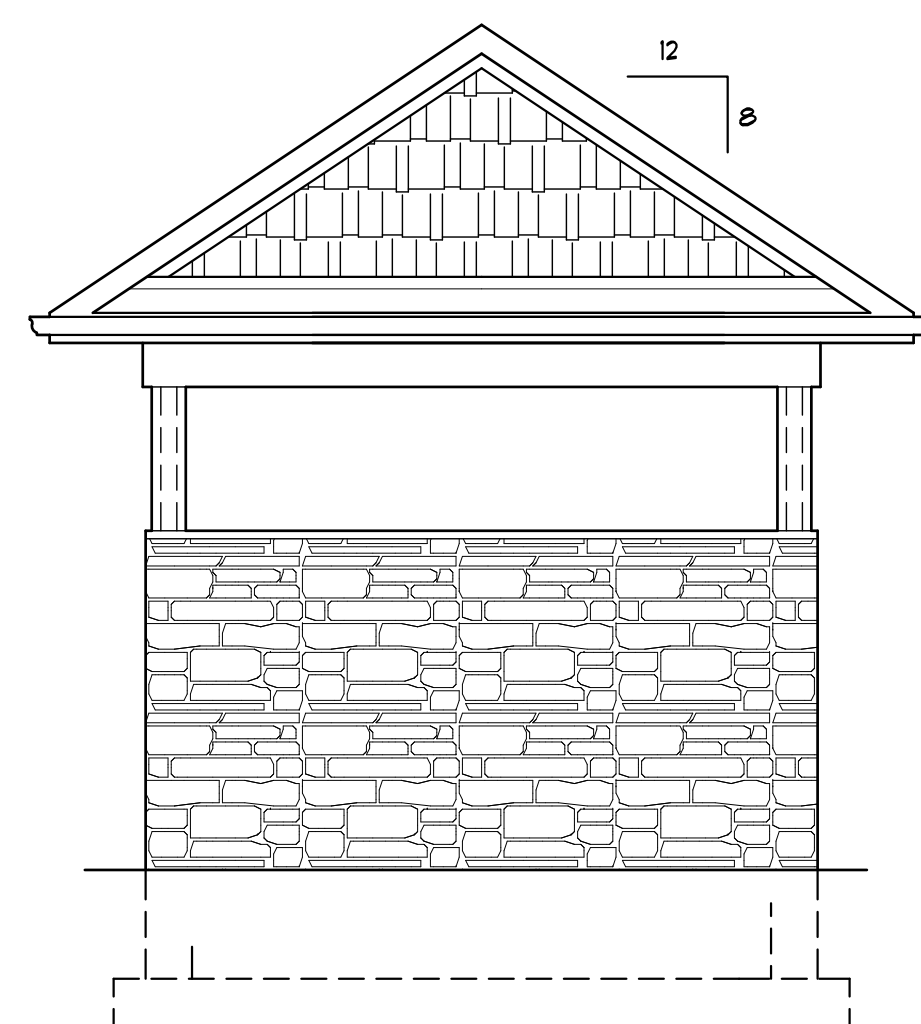
WEST ELEV. / HANDRAIL



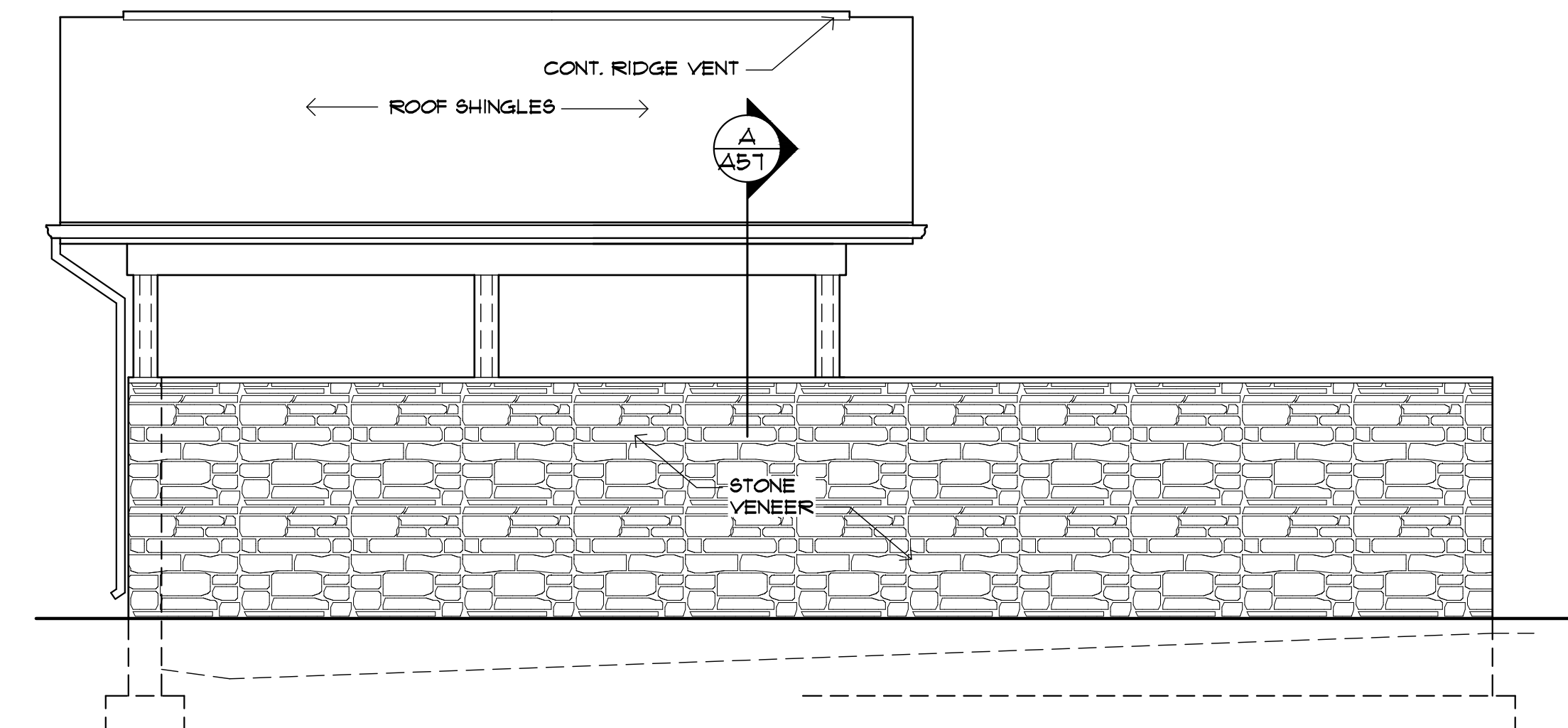
NORTH ELEV.



WEST ELEV.



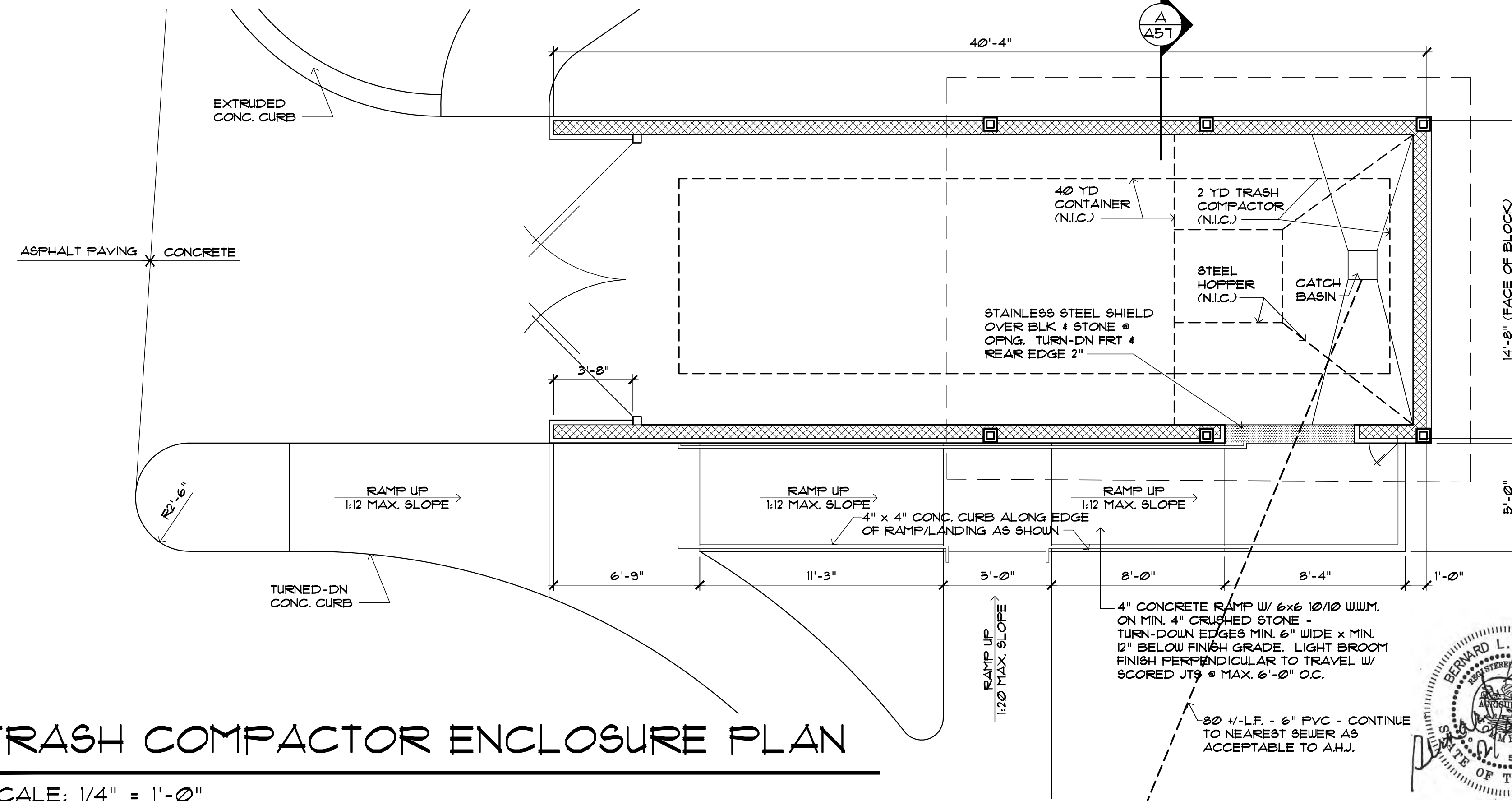
SOUTH ELEV.



EAST ELEV.

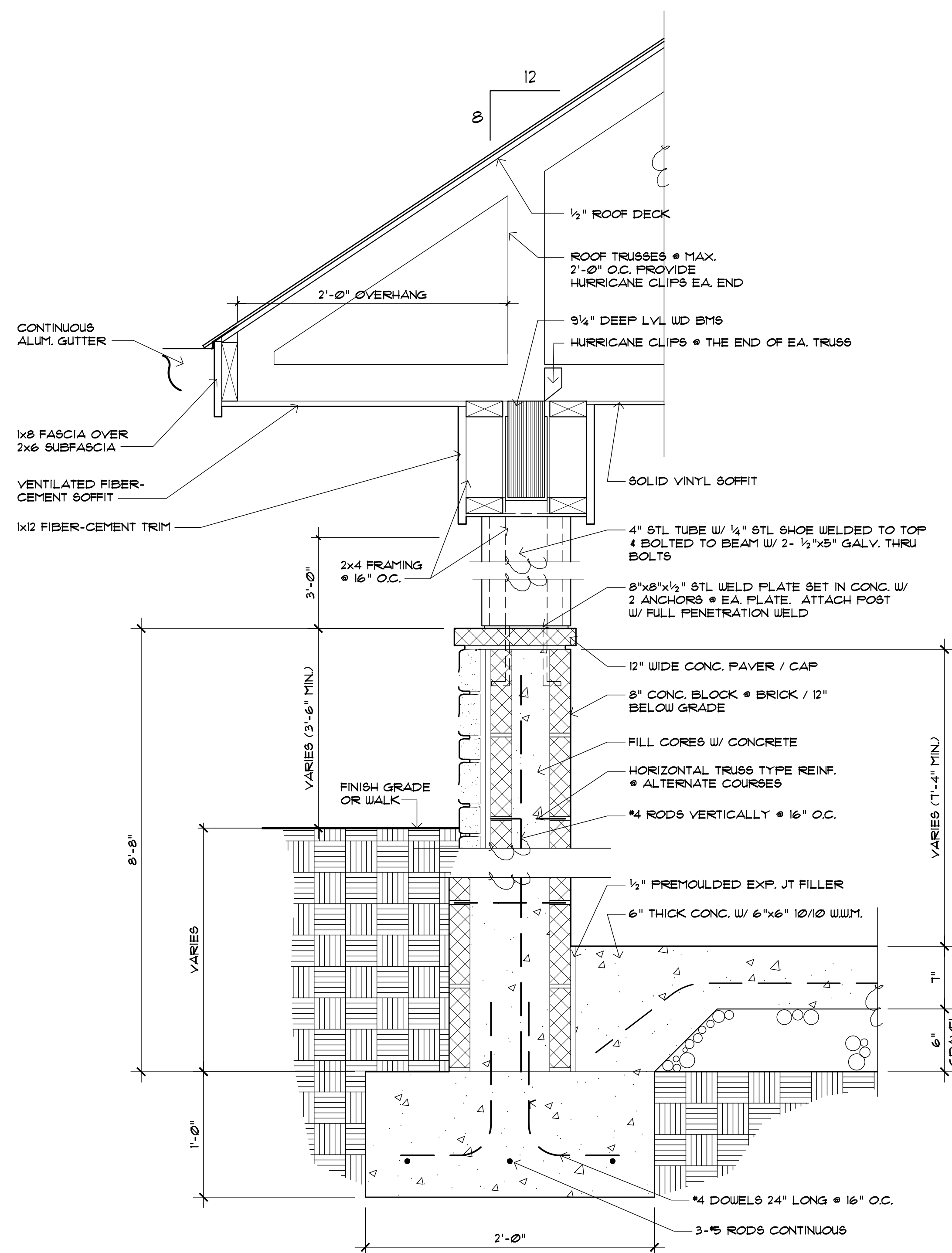
TRASH COMPACTOR ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



TRASH COMPACTOR ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



ENCLOSURE SECTION 'A'

SCALE: 1/2" = 1'-0"

BERNARD L. WEINSTEIN
& ASSOCIATES · ARCHITECTS
NASHVILLE, TENNESSEE

PROJ. NO.

DATE

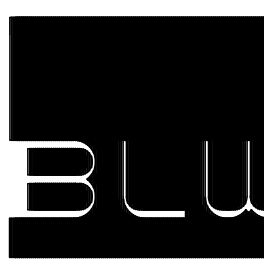
02/04/2020

REVISED

THE HIGHLANDS OF COLUMBIA
F.H.A. PROJECT NO. 086-35442
COLUMBIA, TENNESSEE

TRASH COMPACTOR

A57



Case Number:

20-0041

Request:

Request from Nathan McBroom to rezone 1006 South Beckett Street being Tax Map 100E Group A Parcel 11.00 from MCD to RM-1 Planned Unit Development with a Master Plan.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0041

APPLICANT/PROPERTY OWNER
Nathan McBroom

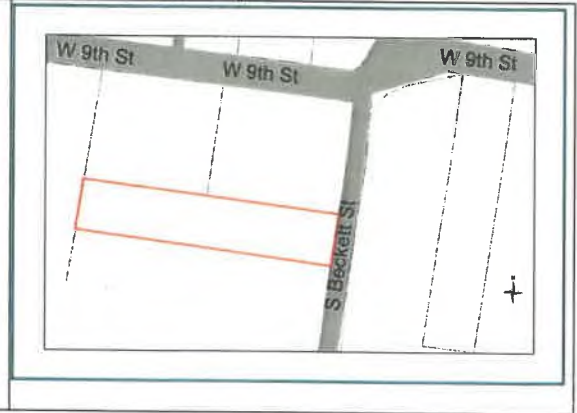
PUBLIC HEARING DATE

NA

PROPERTY ADDRESS/LOCATION
**1006 South Beckett Street,
Map 100E Group A Parcel 11**

BRIEF SUMMARY OF REQUEST

The applicant is requesting a modification to the agenda item. The original request is for rezoning and Master PUD site plan recommendation of 1006 Beckett to construct townhomes. But, since the application was submitted the request is for just a site plan review and recommendation keeping the current zoning in place for the construction of condos. The multi-family site plan contains 3 units with a total of 6 bedrooms and a common parking area along the front. The rear of the property will be left as open area and green space.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MCD	vacant	Residential Industrial	3 unit condo	0.5 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY**COMPATIBILITY with the ZONING ORDINANCE**

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

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0041

DESCRIPTION: Request to rezone property to RM-1 PUD and approve PUD Master Plan.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Confirm existing/proposed ROW width.

Building

2. No comment.

Police

3. No comments provided.

Columbia Power

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

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Fire

7. Townhomes must be constructed in accordance with the 2018 International Residential code.

Wastewater

8. Wastewater approves this request.

Public Works

9. No comments.

Atmos Energy

10. No comments provided.

Planning

11. For verification this is a townhome request?
12. Renderings needed
13. Landscape Plan needed
14. Site is less than 2 acres which is needed to create the base zone PUD, Planning Commission can make the determination to allow if it meets Article 7.3.4

Columbia Water

15. No comments provided.

ATTACHMENTS: PUD Master Plan



ITEM #6

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0041

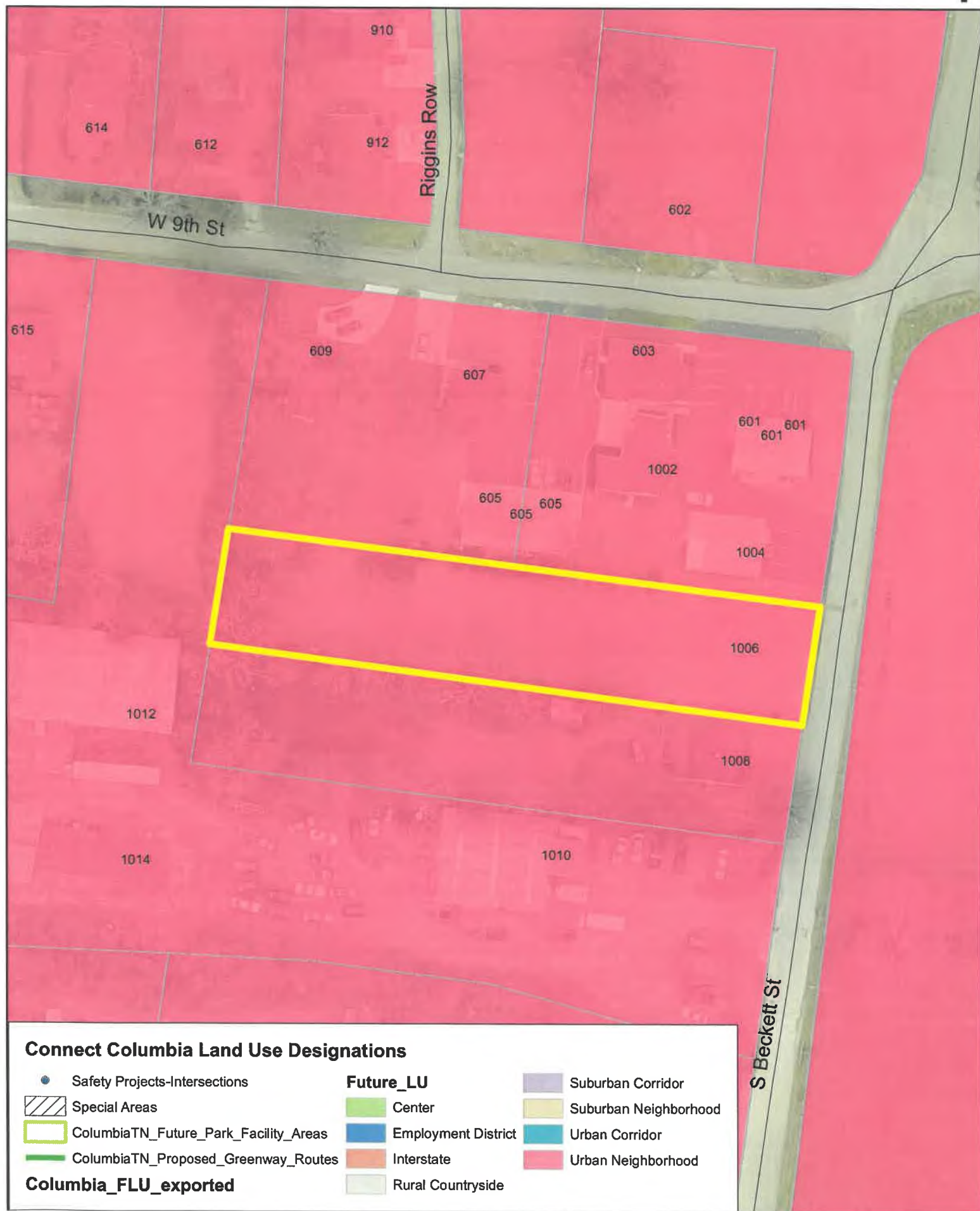
Request from Nathan McBroom to rezone 1006 South Beckett Street being Tax Map 100E Group A Parcel 11.00 from MCD to RM-1 Planned Unit Development with a Master Plan.

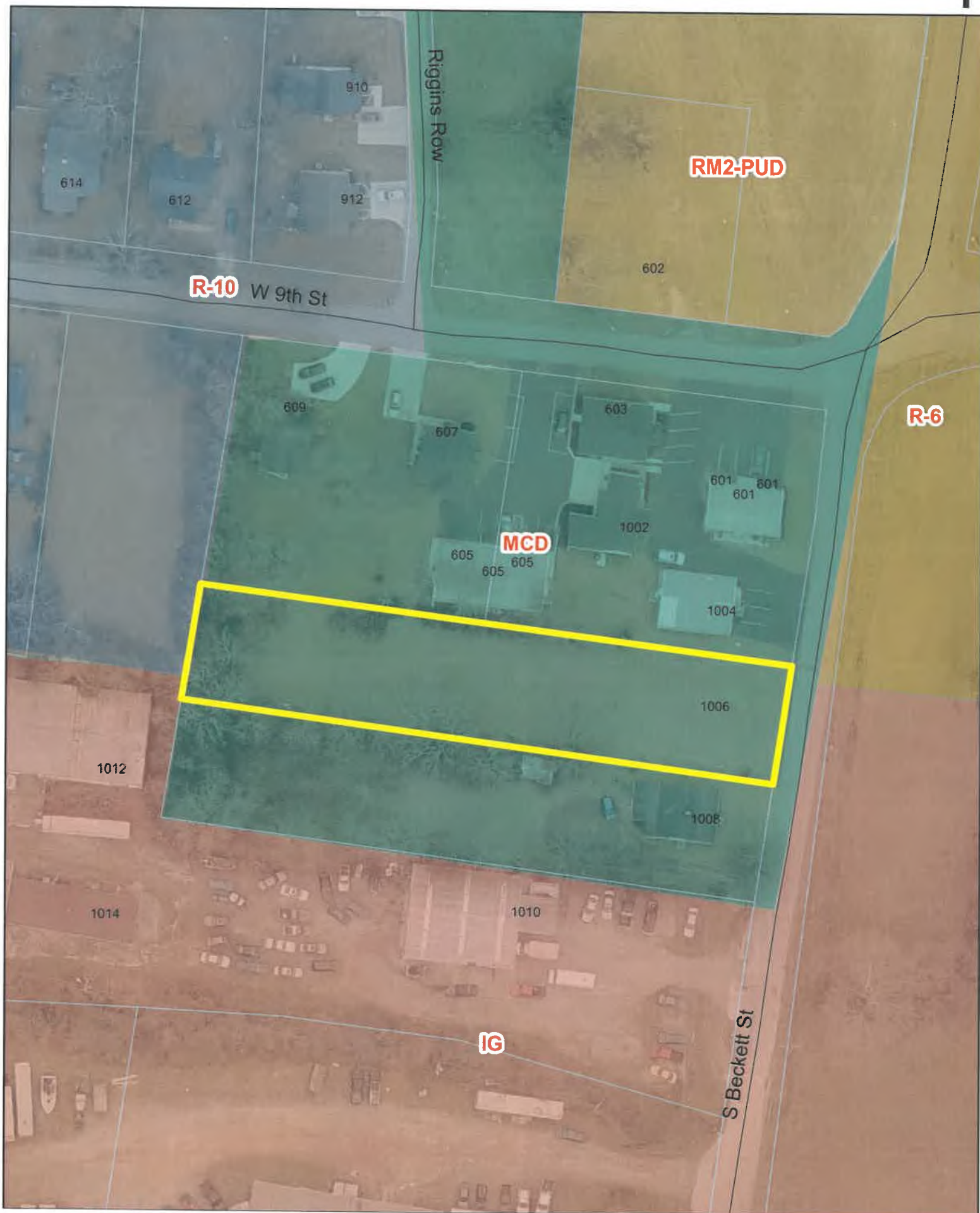
COMMENTS:

4" CI MAIN ON EAST SIDE OF BECKETT ST.

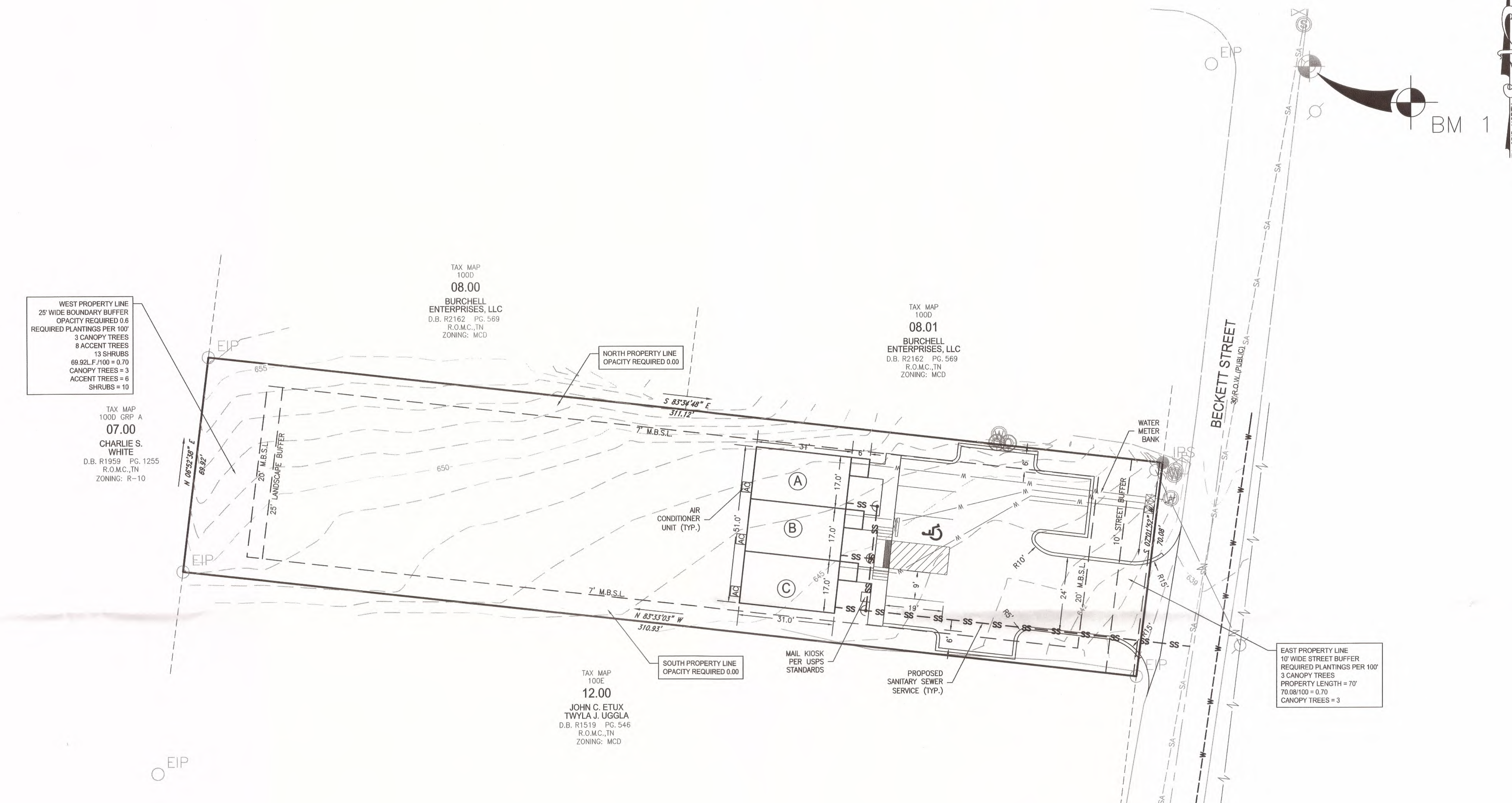
2 EXISTING METER BOXES ON NORTH PROPERTY LINE







MULTI- FAMILY SITE PLAN



WEST PROPERTY LINE
25' WIDE BOUNDARY BUFFER
OPACITY REQUIRED 0.8
REQUIRED PLANTINGS PER 100'
3 CANOPY TREES
8 ACCENT TREES
13 SHRUBS
69.92 LF / 100 = 0.70
CANOPY TREES = 3
ACCENT TREES = 6
SHRUBS = 10

TAX MAP
1000, GRP A
07.00
CHARLIE S. WHITE
D.B. R1959 PG. 1255
R.O.M.C., TN
ZONING: R-10

TAX MAP
1000
08.00
BURCHELL ENTERPRISES, LLC
D.B. R2162 PG. 569
R.O.M.C., TN
ZONING: MCD

TAX MAP
1000
08.01
BURCHELL ENTERPRISES, LLC
D.B. R2162 PG. 569
R.O.M.C., TN
ZONING: MCD

TAX MAP
1000
12.00
JOHN C. ETUX
TWYLA J. UGGLA
D.B. R1519 PG. 546
R.O.M.C., TN
ZONING: MCD

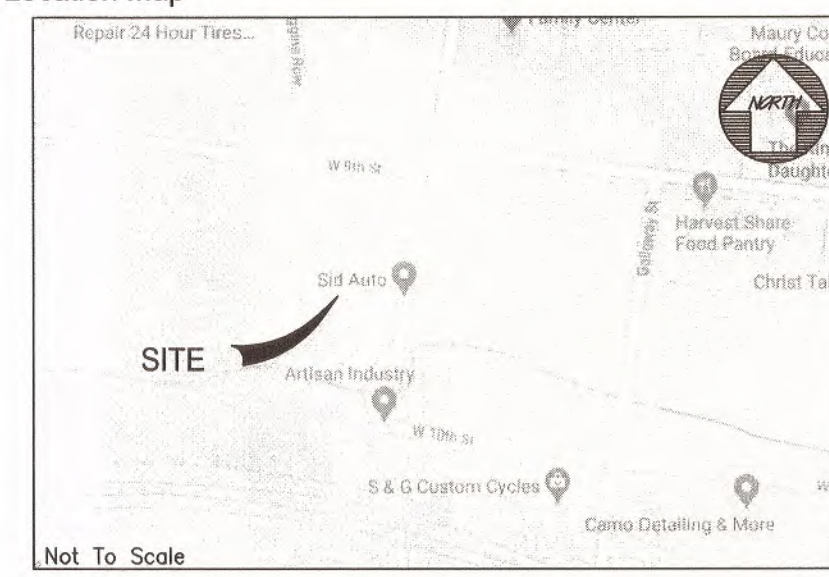
EAST PROPERTY LINE
10' WIDE STREET BUFFER
REQUIRED PLANTINGS PER 100'
3 CANOPY TREES
PROPERTY LENGTH = 70'
70.08 / 100 = 0.70
CANOPY TREES = 3

LANDSCAPE REQUIREMENTS

STREET BUFFER: (Beckett Street) (3 CANOPY PER 100 L.F.)
FRONTAGE = 70.08 LF - 3 Canopy
PROJECT BOUNDARY BUFFER:
(South Boundary Line): Adjacent Zoning MCD
(West Boundary Line): Adjacent Zoning R-10
69.92 LF - 3 Canopy, 6 Accent, 10 Shrubs
(North Boundary Line): Adjacent Zoning MCD

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

Location Map



PARCEL NUMBER TAX MAP 1000, PARCEL 011.00
DEED BOOK: R2016, PAGE 296
PARCEL ADDRESS: 1006 S. BECKETT STREET
COLUMBIA, TENNESSEE 38401
EXISTING ZONING: MCD
ACREAGE OF SITE: ± 0.50 ACRES
MINIMUM REQUIRED BUILDING SETBACK LINES:
20' FRONT
20' REAR
7' SIDE
PROPERTY OWNER: NATHAN E. MCBROOM & RANDY E. MCBROOM
2478 NASHVILLE HWY, SUITE C
COLUMBIA, TN 38401

TOTAL PUD AREA = 21,769 S.F. 0.50 AC.
PARKING REQUIRED: 1.5 SPACE PER 2 BEDROOM = 5
PARKING PROVIDED: 6 SPACES
TOTAL: 1 ACCESSIBLE
7 SPACES

- PURPOSE:
THE PURPOSE OF THIS MASTER PLAN IS TO CREATE 3 DOWNSIDE UNITS WITH RELATED APPURTENANCES
- 1) WATER SERVICE IS PROVIDED BY: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833
ELECTRIC SERVICE IS PROVIDED BY: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833
SANITARY SEWER SERVICE IS PROVIDED BY: COLUMBIA WASTEWATER DEPARTMENT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 960-1001
 - 2) THERE IS A 20' TOTAL EASEMENT ON ALL SANITARY SEWER LINES AND WATER LINES.
 - 3) 5' UTILITY & DRAINAGE EASEMENT ON SIDE LOT LINES, 10' UTILITY & DRAINAGE EASEMENT ON FRONT AND REAR LOT LINES.

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

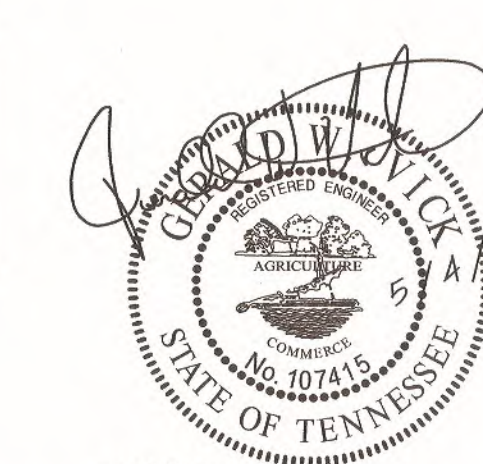
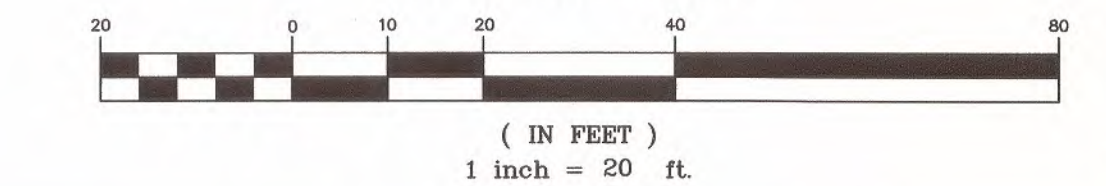
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WES E. ENGINEERS & SURVEYORS
2488 NASHVILLE HWY.
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47118C0285E DATED APRIL 16, 2007 (ZONE "X")

GRAPHIC SCALE



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

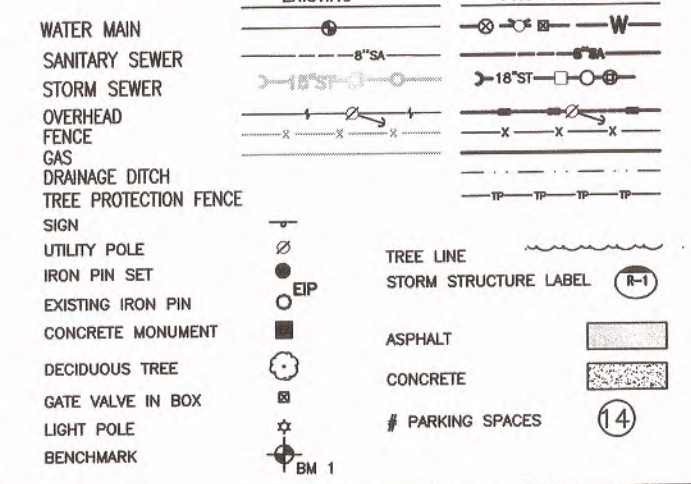
BENCHMARK

BENCHMARK #1
FIRE HYDRANT
ELEV = 644.02'
N = 467,450.84
E = 1,658,249.74

WARNING! UTILITY LINES!

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

LEGEND



© 2020

WES E. ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2488 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
WWW.WESENGINEERS.COM

Client: NATHAN MCBROOM
2478 Nashville Hwy, Suite C
Columbia, TN 38401
(931) 451-7825

REVISIONS	DATE

NATHAN MCBROOM
S BECKETT STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
MULTI-FAMILY SITE PLAN

Drawn: JG	Checked: JG	Approved: CY	Date: March 2, 2020
20513	Scale: 1"=20'	Horizontal: 41	Vertical: 41

MP-1

RECEIVED MAY 07 2020

Case Number:

20-0042

Request:

Request from Whitaker Property, LLC for
Planned Unit Development Master Plan
revision for property at 2632 Nashville
Highway being Tax Map 42 Parcel 18.00.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0042

APPLICANT/PROPERTY OWNER
Whitaker Property

PUBLIC HEARING DATE

NA

PROPERTY ADDRESS/LOCATION

**Theta Pike
Map 42 Parcel 16,17,and 18.00**

BRIEF SUMMARY OF REQUEST

This is the review of Master Plan modification by adding an additional .25 acres to the site. The additional area will be used to create 19 parking spaces in support of the existing building once the existing building is removed.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CEG-PUD	Commercial	Commercial	Parking area	0.25 acres

STAFF RECOMMENDATION

COMPATIBILITY with the COMPREHENSIVE PLAN	PROPERTY HISTORY
NA	N/A

COMPATIBILITY with the ZONING ORDINANCE

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

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

TECHNICAL MEETING
Tuesday, April 28, 2020



ITEM NO.

20-0042

DESCRIPTION: Revision to approved PUD Master Plan to add "Kimmy G's" parcel to the Master Plan - CEG-PUD.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Fire

6. No Comments.

Wastewater

7. Wastewater approves this request.

Planning

8. Landscape plan needed.
9. Will there be a fence, if so provide detail.

Public Works

10. No comments.

Engineering

11. No comment.

Columbia Water

12. No comments provided.

Atmos Energy

13. No comments provided.

ATTACHMENTS: PUD MASTER PLAN



ITEM #7

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0042

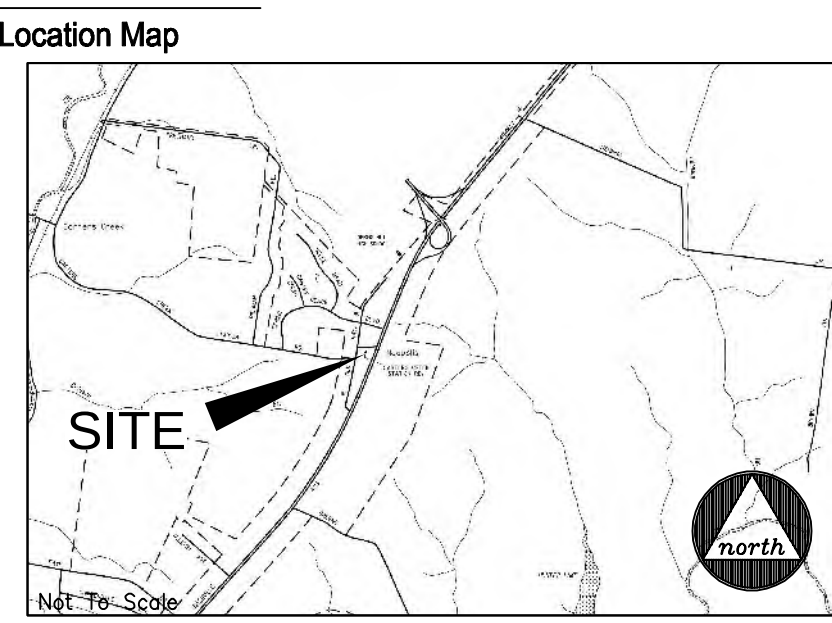
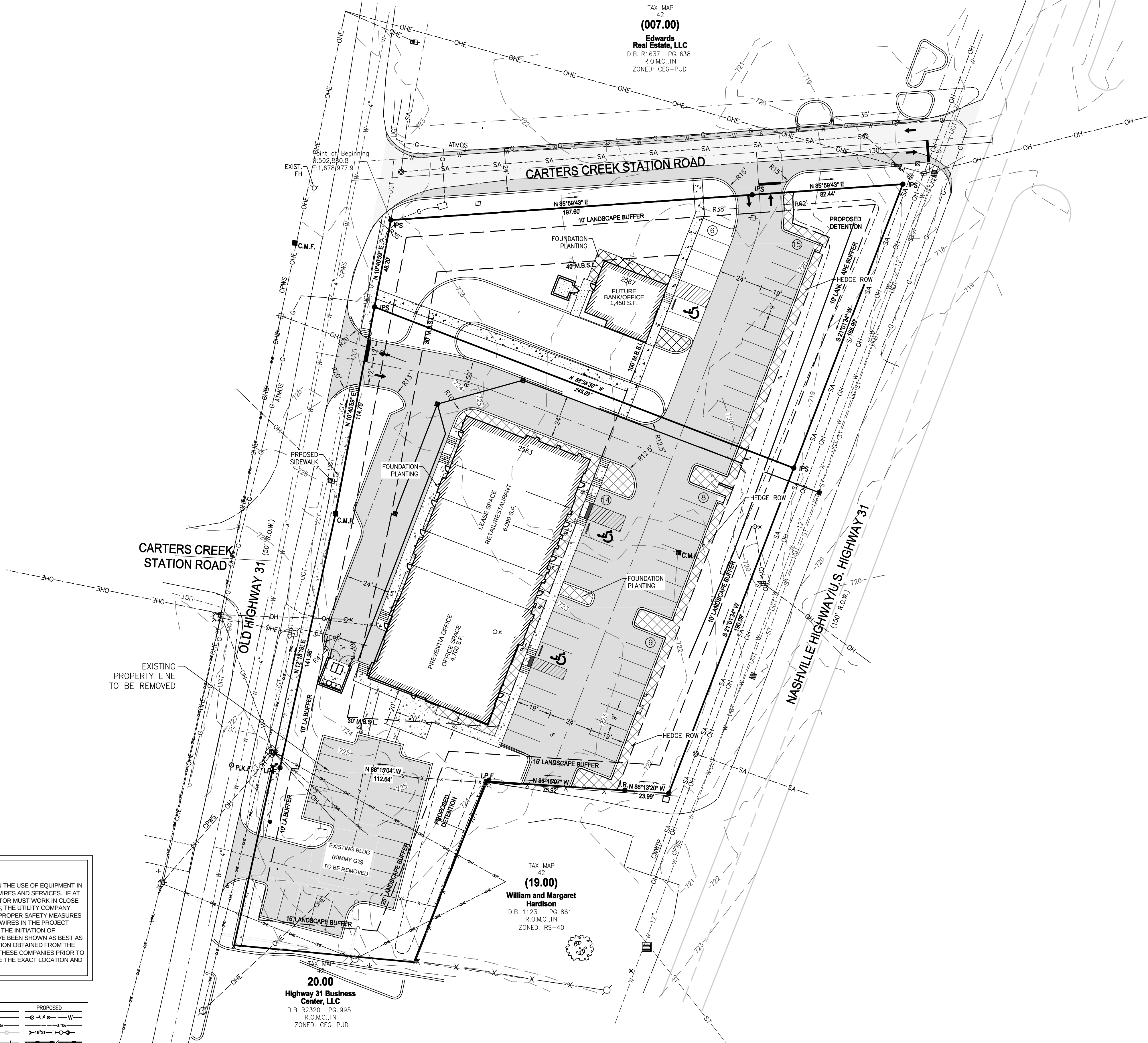
Request from Whitaker Property, LLC for Planned Unit Development Master Plan revision for property at 2632 Nashville Highway being Tax Map 42 Parcel 18.00.

COMMENTS:

4" PVC MAIN ON WEST SIDE OF OLD HWY 31



MASTER PLAN FOR PLANNED UNIT DEVELOPMENT



PARCEL NUMBER: TAX MAP 42, PARCEL 18.00
TAX MAP 42, PARCEL 18.00 & 17.00
DEED BOOK: R2594, PG 518
DEED BOOK: R2487, PG 1383
PLAT BOOK: P22-132

PARCEL ADDRESS: NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: CEG-PUD

ACREAGE OF SITE: ± 2.01 ACRES (WAS 1.77 ACRES)

MINIMUM REQUIRED BUILDING SETBACK LINES:

100' (NASHVILLE HWY)
40' (CARTERS CREEK STATION ROAD)
30' REAR (OLD HWY 31)
30' SIDE

PROPERTY OWNER: WHITAKER PROPERTY LLC
305 WALTER ROBERTS ST
FRANKLIN, TN 37064

TOTAL PUD AREA = 87,883.85 S.F. 2.01 Ac.

PARCEL 1 (2567 NASHVILLE HIGHWAY) (LOT 2 OF PLAT)
BUILDING = 1,490 S.F.
IMPERVIOUS AREA = 11,374.4 S.F. 0.26 Ac.
PERVIOUS AREA = 16,585.0 S.F. 0.38 Ac.
TOTAL AREA = 26,859.4 S.F. 0.62 Ac.

PARKING REQUIRED: OFFICE 1 SPACE PER 300 S.F. = 5

PARCEL 2 (2563 NASHVILLE HIGHWAY) (LOT 1 OF PLAT)
BUILDING = 10,327 S.F.
IMPERVIOUS AREA = 36,595.5 S.F. 0.84 Ac.
PERVIOUS AREA = 23,988.0 S.F. 0.55 Ac.
TOTAL AREA = 60,583.5 S.F. 1.39 Ac.

PARKING REQUIRED: RESTAURANT (2,200 ± 1) 1 SPACE PER 100 S.F. = 22
RETAIL (8,127 ± 1) 1 SPACE PER 400 S.F. = 20

PARKING PROVIDED: 67 SPACES
3 ACCESSIBLE
TOTAL 70 SPACES

NOTE:

- BUILDINGS MAY BE CONSTRUCTED INDIVIDUALLY AS SUB-PHASES.
- PARKING WILL BE CONSTRUCTED AS NECESSARY TO PROVIDE ADEQUATE PARKING FOR THE PHASE OF CONSTRUCTION.
- A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN THE OWNERS OF PARCEL 1 AND PARCEL 2.
- AS REQUESTED, AN ACCESS EASEMENT WILL BE PROVIDED FOR TAX MAP 42, PARCEL 19.00 (PROPERTY TO THE SOUTH) TO ALLOW ACCESS ACROSS THIS DEVELOPMENT.
- BUILDING RENDERINGS WILL BE PROVIDED FOR ARCHITECTURAL REVIEW (ART REVIEW PROCESS).
- MAXIMUM BUILDING HEIGHT <24'.
- A PROPOSED HEDGE ROW WILL BE INSTALLED TO SCREEN PARKING FROM NASHVILLE HIGHWAY.
- A PROPOSED RIGHT-IN RIGHT-OUT ACCESS FROM NASHVILLE HIGHWAY TO BE SHARED BY THIS PROPERTY AND THE PROPERTY TO THE SOUTH CAN BE ADDED AS APPROVED BY THE PLANNING COMMISSION ON APRIL 12, 2017.

PURPOSE:
THE PURPOSE OF THIS REVISED MASTER PLAN IS TO ADD 0.25 ACRE (10,738.08 SF) PARCEL IDENTIFIED AS TAX MAP 42, PARCEL 18 TO LOT 1 OF THE MASTER PLAN AND ADD 19 ADDITIONAL PARKING SPACES TO THE PLAN.

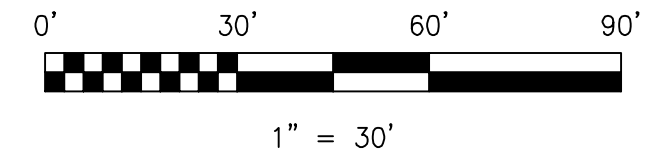
- WATER SERVICE IS PROVIDED BY COLUMBIA WATER SYSTEM.
- THERE IS A 20' TOTAL EASEMENT ON ALL SANITARY SEWER LINES AND WATER LINES.
- ALL PROPERTY SHOWN IS PERVIOUS AND IN PASTUREWOOD.
- 5' UTILITY & DRAINAGE EASEMENT ON SIDE LOT LINES. 10' UTILITY & DRAINAGE EASEMENT ON FRONT AND REAR LOT LINES.
- 5' SIDEWALKS ARE REQUIRED AS SHOWN ON PLAN.
- COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE ESTABLISHMENT OF AN OWNERS ASSOCIATION.

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WES E ENGINEERS & SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0180E DATED APRIL 16, 2007 (ZONE "X")

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



RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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

LEGEND

EXISTING	PROPOSED
WATER MAIN	W
SANITARY SEWER	SS
STORM SEWER	SS
OVERHEAD FENCE	OF
RAIN DRAINAGE DITCH	RD
TREE PROTECTION FENCE	TPF
UTILITY POLE	UP
IRON PIN SET	IPS
EXISTING IRON PIN	EP
CONCRETE MONUMENT	CM
DECIDUOUS TREE	DT
GATE VALVE IN BOX	GV
LIGHT POLE	LP
BENCHMARK	BM

TREE LINE
STORM STRUCTURE LABEL

ASPHALT
CONCRETE

PARKING SPACES

FILE: \\WES_Engineers_Surveyors_2017\17505 - Nagolia - Gordon\Eng\Engineering\17505_Whitaker Base - 2020.dwg

Case Number:

20-0049

Request:

Request from Fulmer Lucas Engineering for Multi-Family Site Plan approval of The Farm at Gholston Hill Phase 2 off Pillow Drive being Tax Map 113 Parcel 22.01.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0049

APPLICANT/PROPERTY OWNER
Fulmer Lucas Engineering

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
Pillow Drive

NA

BRIEF SUMMARY OF REQUEST

This is a revision request to the extension of Eagle Ridge At Gholson Hill apartment complex being phase two. The site plan request is for 84 units within 3 buildings on 7 acres located adjacent to the existing apartments. The building construction and architecture will match phase one being brick and fiber cement siding and will share common amenities with Phase 1.

Notable items:

- Building "C" has full architectural details on all sides since it faces the existing units, access road and Pillow Drive. Staff would recommend Building "A" have the same details on all sides.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 Residential	Vacant	Residential	NA	7 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY

This property has site plan approval from August '19 for similar number of units but within 4 buildings. After approval a communications tower fall zone became an obstacle on the financing of the closest unit.

COMPATIBILITY with the ZONING ORDINANCE

Subject to technical comments staff finds this request to be compliant with city standards and plans.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE):

TECHNICAL MEETING
Tuesday, April 28, 2020



ITEM NO.

20-0049

DESCRIPTION: Proposed site plan 843 story multi-family units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Check and correct graphic scales.
2. Subject to construction plans

Building

3. No comments.

Police

4. No comments provided.

Columbia Power

5. 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.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Fire

8. Need verification that existing water tank and fire pump will supply needed fire flow. Fire hydrants must be added so no portion of a commercial building is farther than 500 feet from a fire hydrant as the truck will lay hose.

Wastewater

9. Wastewater approves this request.

Planning

10. Which way is the front of Building "A".
11. Trash compactor wall and landscaping detail needed.

Columbia Water

12. No comments provided.

Atmos Energy

13. No comments provided.

Public Works

14. Add a 2nd dumpster location or double the location shown.

ATTACHMENTS: Site Plan



ITEM #8

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0049

Request from Fulmer Lucas Engineering for Multi-Family Site Plan approval of The Farm at Gholston Hill Phase 2 off Pillow Drive being Tax Map 113 Parcel 22.01.

COMMENTS:

THE EXISTING WATER AT THIS SITE IS PRIVATE.
CPWS HAS MASTER METER ON PILLOW DR. THAT
FEEDS A PRIVATE TANK ON SITE. CALCULATIONS
SHOW NO MORE CAN BE BUILT OFF THIS TANK



Friday, May 1, 2020 2:11 PM C:\Users\jonesr\Documents\Eagle Ridge\CD\Drawn\1178-02_Site Layout Plan.dwg

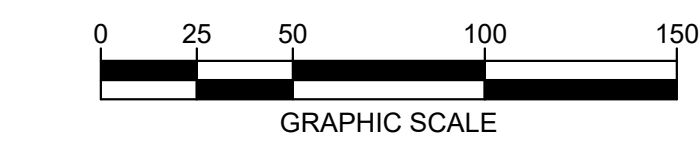
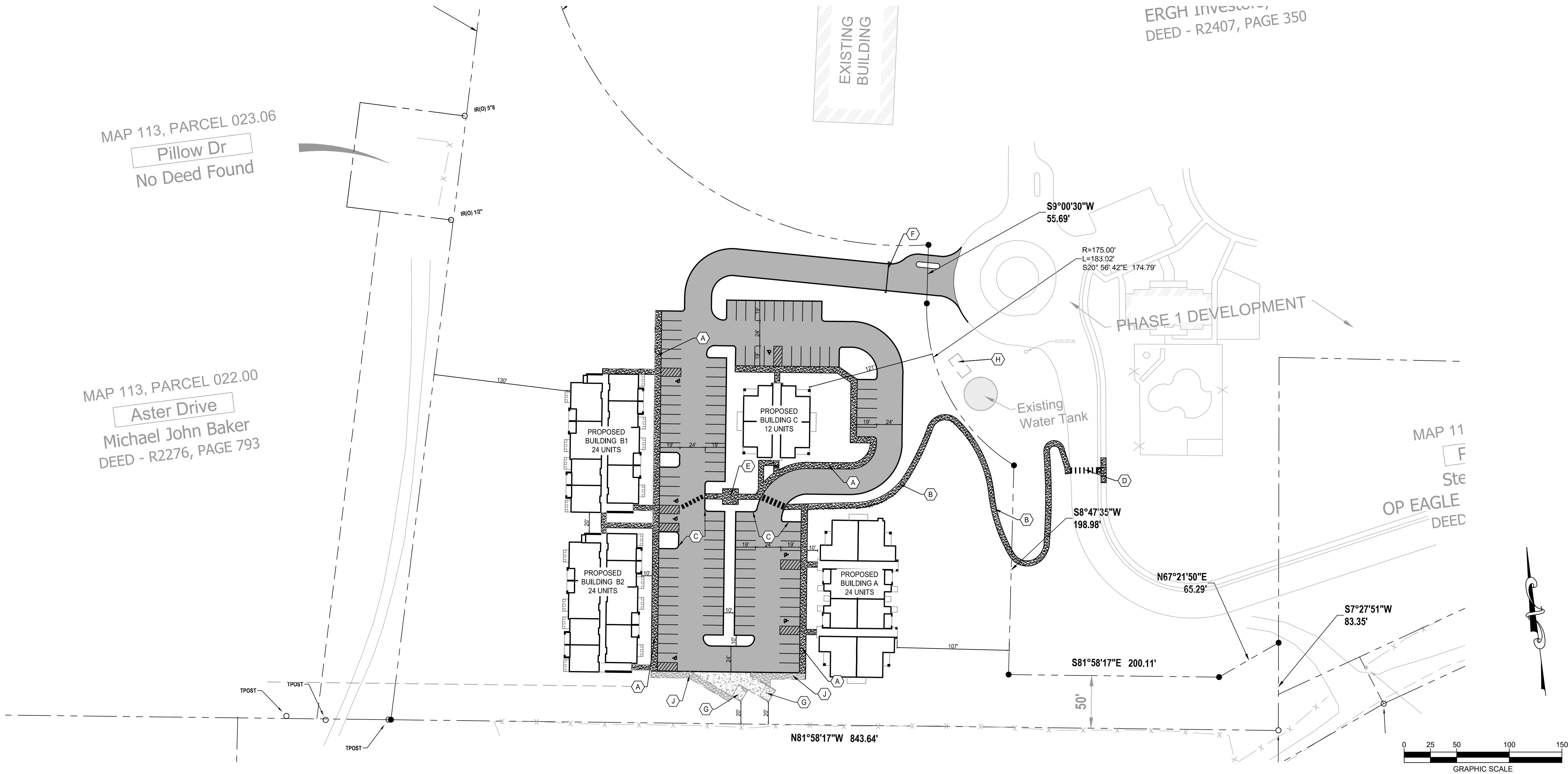


- KEY NOTES:**
- (A) PROPOSED 6' SIDEWALK
 - (B) PROPOSED 5' SIDEWALK
 - (C) PROPOSED CONCRETE CURB
 - (D) PROPOSED CROSSWALK AND ACCESSIBLE CURB RAMPS
 - (E) COMMUNITY MAIL
 - (F) PROPOSED ENTRY GATE
 - (G) LOCATION OF DUMPSTER/COMPACTOR (TO BE PROVIDED ONLY IF REQUIRED)
 - (H) LOCATION OF NEW FIRE PUMP (TO BE PROVIDED ONLY IF REQUIRED)
 - (J) ADDITIONAL CONCRETE SIDEWALK TO BE PROVIDED ONLY IF DUMPSTER/COMPACTOR PROVIDED

- PAVING LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT
 - HEAVY DUTY CONCRETE (ONLY IF DUMPSTER PROVIDED)
 - PROPOSED CONCRETE SIDEWALK (ONLY IF DUMPSTER PROVIDED)

- NOTES:**
- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
 - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
 - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 - DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
 - IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
 - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
 - FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
 - CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
 - BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
 - PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.

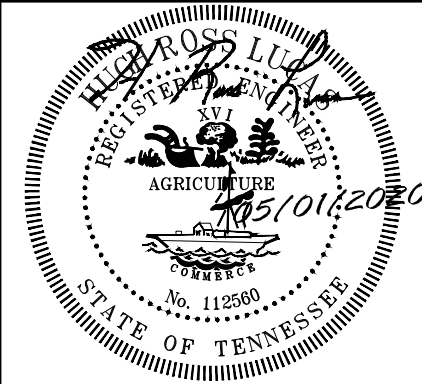
PROJECT NAME: EAGLE RIDGE PHASE II	
MAP/PARCEL #:	MAP 113 PARCEL 22.01
USE	
PROPOSED USE:	MULTI-FAMILY RESIDENT (84 UNITS, 120 BEDROOMS)
PROPERTY ZONING (OVERLAYS)	RM-1 (HIGH DENSITY RESIDENTIAL)
SURROUNDING ZONING	EAST/SOUTHEAST: RS-20, NORTH/NORTHEAST: RM-1
USE CHARTS: L	LIMITED USE
SITE CRITERIA	
MAP & PARCEL NO.	MAP 113 PARCEL 22.01
FRONT SETBACK	20'
SIDE SETBACK	20'
REAR SETBACK	10'
PARKING AND ACCESS	
REQUIRED PARKING BASED ON USES	90 SPACES (1.5 PER 2 BEDROOM, 120 TOTAL BEDROOM)
PARKING PROVIDED	103 STANDARD PARKING STALLS 7 ACCESSIBLE PARKING STALLS (ALL VAN ACCESSIBLE)
REQUIRED LOADING BASED ON USES	N/A
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	19' x 9' (90° STANDARD) 24' MIN. TWO-WAY DRIVE
QUEUING LANES	N/A
NUMBER OF COMPACT SPACES / %	0 COMPACT SPACES / 0% OF REQUIRED
NUMBER OF ACCESSIBLE SPACES	5 REQUIRED (1 VAN)
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	INTERNAL REQUIRED (PROVIDED)
LANDSCAPING STANDARDS	
REFER TO LANDSCAPE PLAN	



SURVEY INFO
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770



SITE LAYOUT PLAN

SITE DEVELOPMENT PLANS FOR:
THE FARM AT GHOLSTON HILL - PHASE II
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
HRL	05/01/2020	CITY SITE PLAN SUBMITTAL

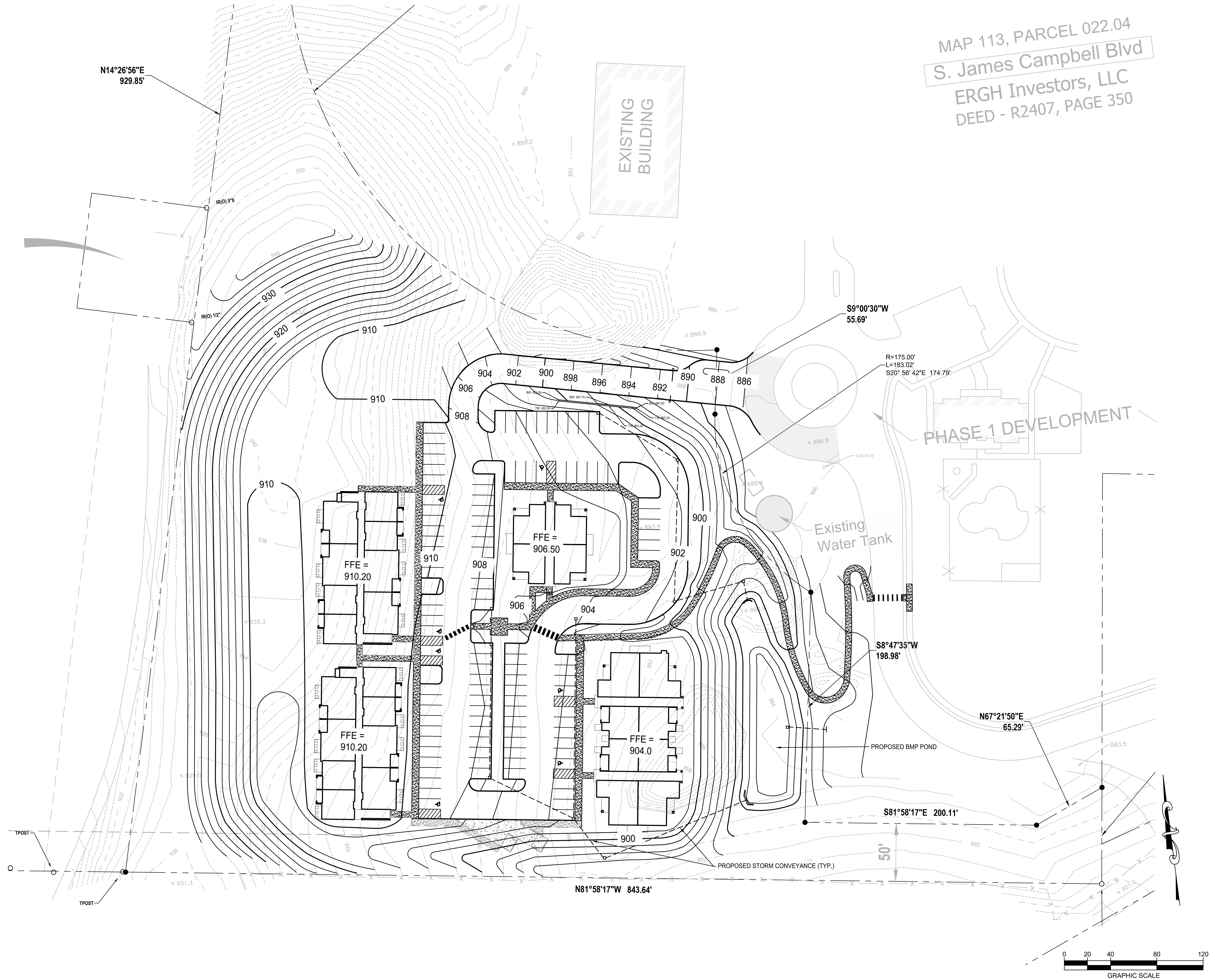
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1178-02 EAGLE RIDGE PHASE II



LEGEND

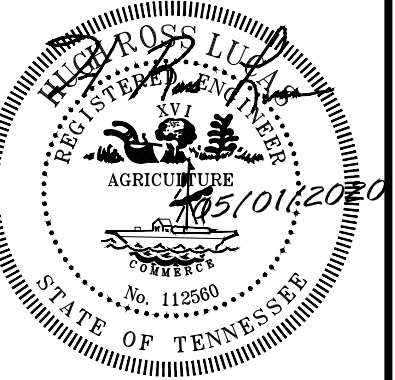
	DW	DOMESTIC WATER SERVICE
	G	GAS SERVICE
	SAN	SANITARY SEWER SERVICE
	OH-E	OVERHEAD ELECTRIC SERVICE
	OH-T	OVERHEAD TELEPHONE SERVICE
		PERVIOUS PAVEMENT UNDERDRAIN
	RD	ROOF DRAIN TRUNK LINE
	RCP	RCP STORM PIPE
	CMF	CORRUGATED METAL PIPE
		HDPE PIPE (ADS N-12 OR EQUAL)
	562	PROPOSED CONTOUR
		DRIVEWAY CENTERLINE
		PROPERTY LINE
		STORM STRUCTURE
		<u>TOP OF CURB SPOT ELEVATION</u>
		<u>BOTTOM OF CURB SPOT ELEVATION</u>
		ELECTRIC/COMMUNICATION POLE
	<u>RETAINING WALL</u> (12 LF) TW=422.7 BFG=414.0	<u>RETAINING WALL</u> (LINEAR FOOTAGE OF WALL) TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL



MAP 113, PARCEL 022.04
S. James Campbell Blvd
ERGH Investors, LLC
DEED - R2407, PAGE 350

FULMER LUCAS

2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770



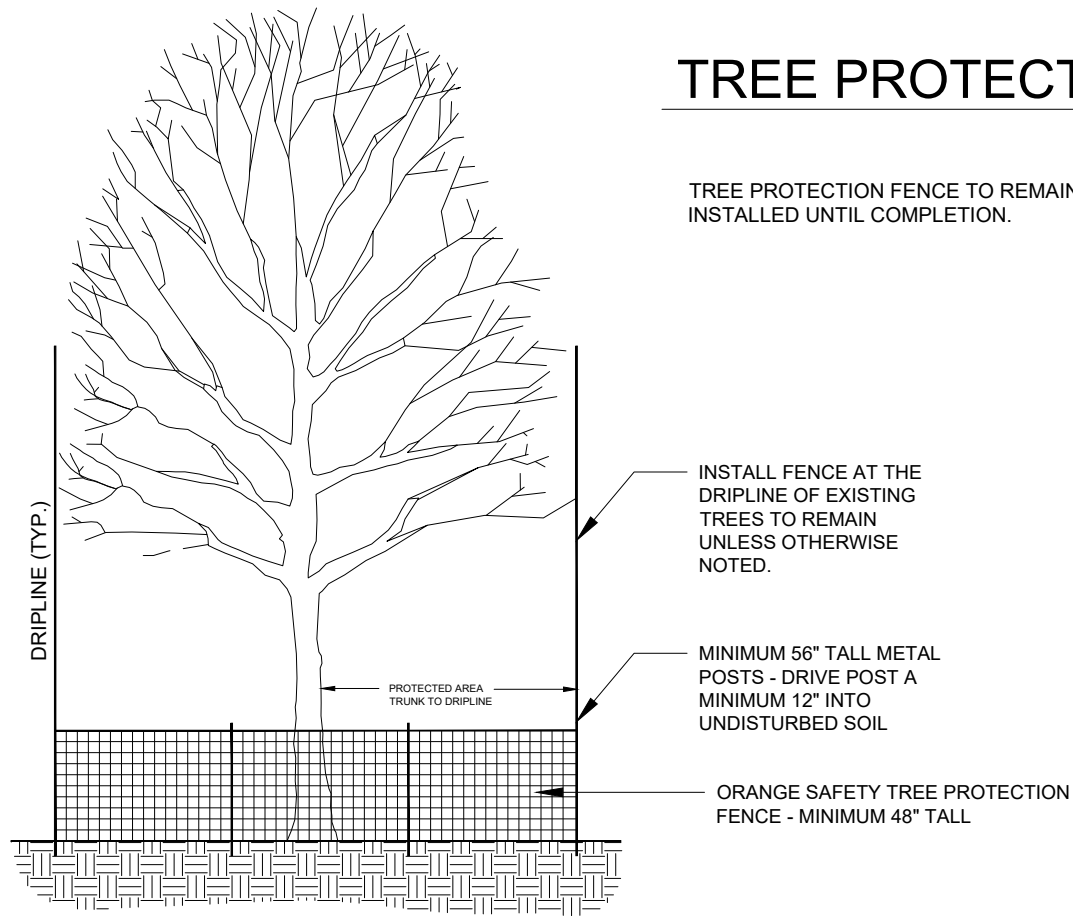
GRADING AND DRAINAGE PLAN

SITE DEVELOPMENT PLANS FOR:
THE FARM AT GHOLSTON HILL - PHASE II
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

[illegible]

C2.0

1178-02 EAGLE RIDGE PHASE II



TREE PROTECTION FENCING

TREE PROTECTION NOTES: N.T.S.

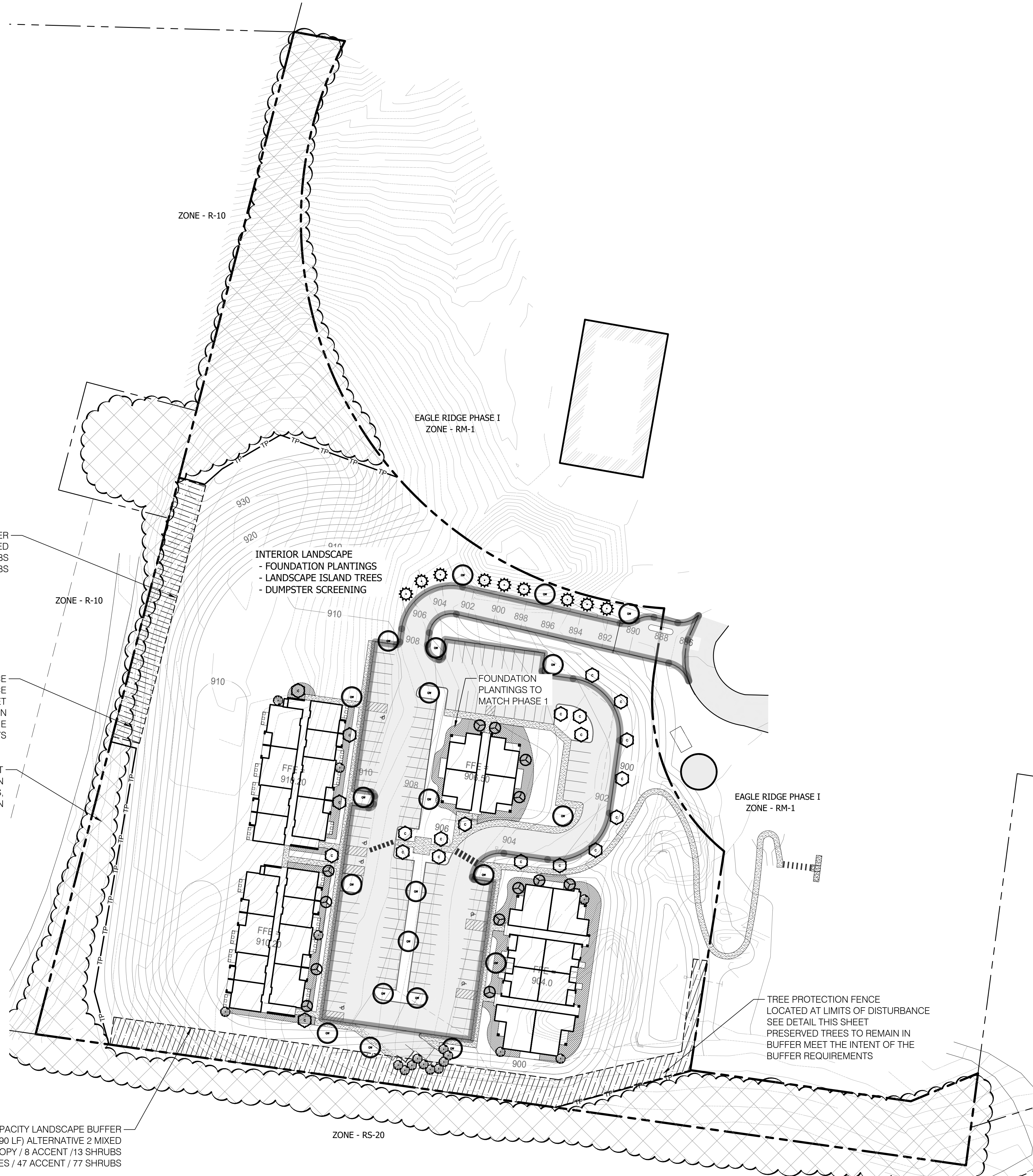
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root pruning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.

25' 0.6 OPACITY LANDSCAPE BUFFER
(240 LF) ALTERNATIVE 2 MIXED
3 CANOPY / 8 ACCENT /13 SHRUBS
8 TREES / 20 ACCENT / 32 SHRUBS

TREE PROTECTION FENCE
LOCATED AT LIMITS OF DISTURBANCE
SEE DETAIL THIS SHEET
PRESERVED TREES TO REMAIN IN
BUFFER MEET THE INTENT OF THE
BUFFER REQUIREMENTS

TREE CANOPY COVERAGE POST
CONSTRUCTION
MIX OF HARDWOODS, EVERGREENS,
AND UNDERSTORY VEGETATION

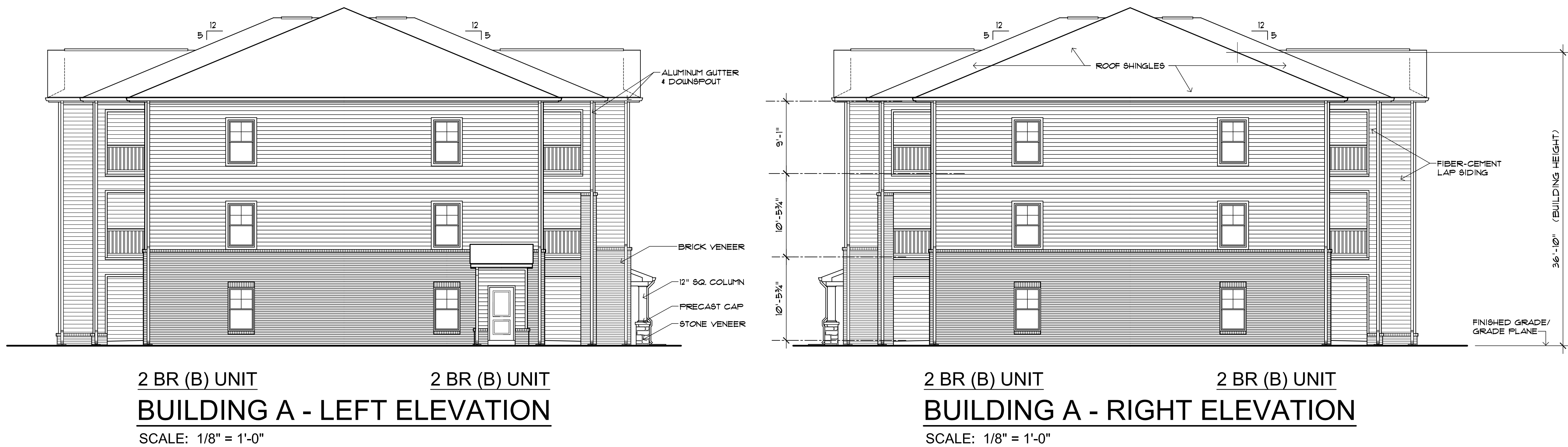
25' 0.6 OPACITY LANDSCAPE BUFFER
(590 LF) ALTERNATIVE 2 MIXED
3 CANOPY / 8 ACCENT /13 SHRUBS
18 TREES / 47 ACCENT / 77 SHRUBS



Apr 16, 2020 - 4:48pm C:\Users\jfuq\Dropbox\Farm at Golston Hill IN\FH_BLDG ELEV.dwg

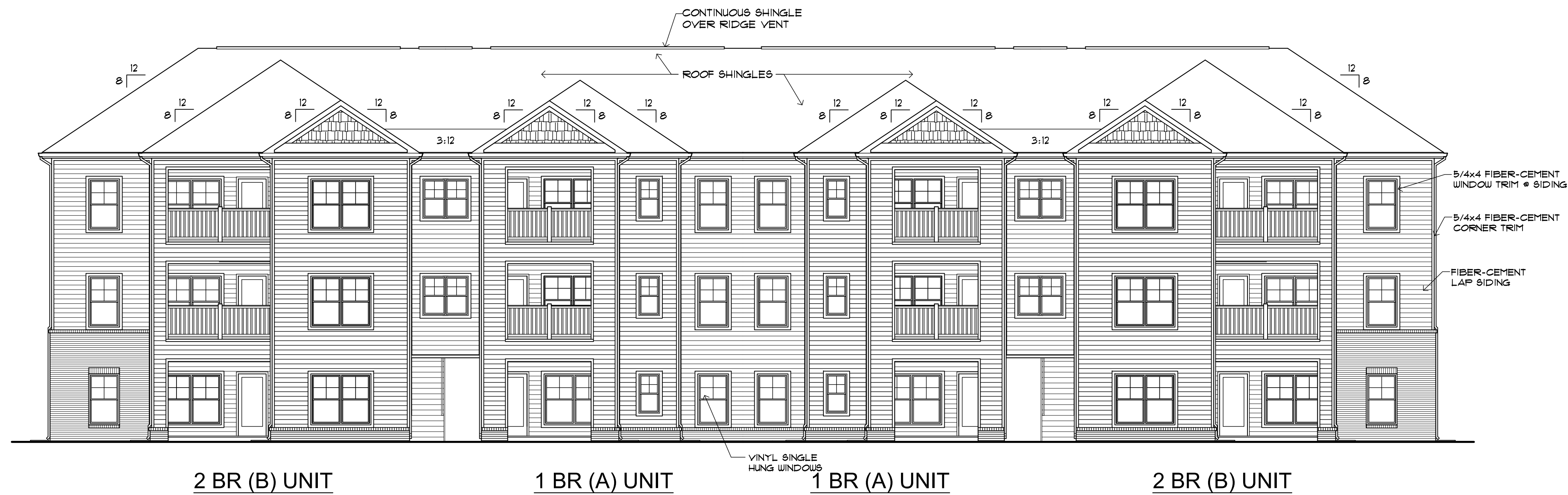


BUILDING A - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A - REAR ELEVATION
SCALE: 1/8" = 1'-0"



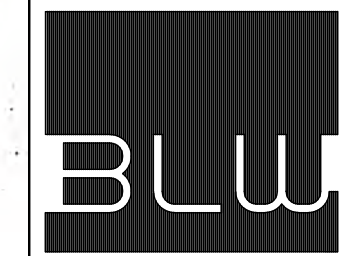
BERNARD L. WEINSTEIN
& ASSOCIATES · ARCHITECTS
NASHVILLE, TENNESSEE

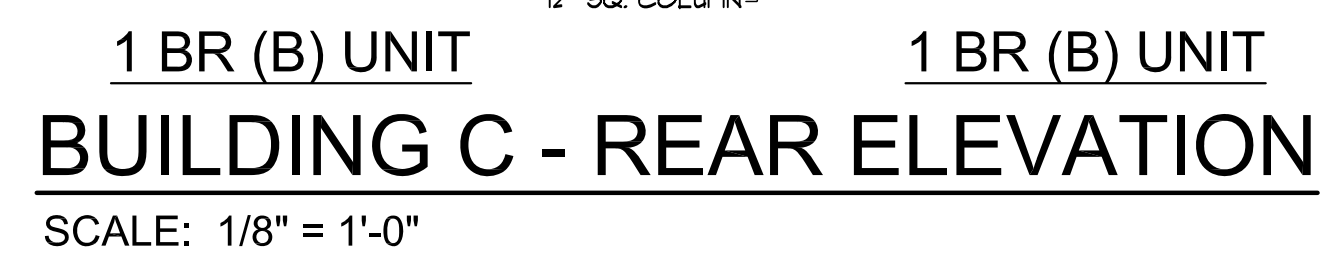
PROJ. NO.
DATE
04/16/2020
REVISED

THE FARM AT GOLSTON HILL
PHASE II
COLUMBIA, TENNESSEE

BUILDING A - ELEVATIONS

A1

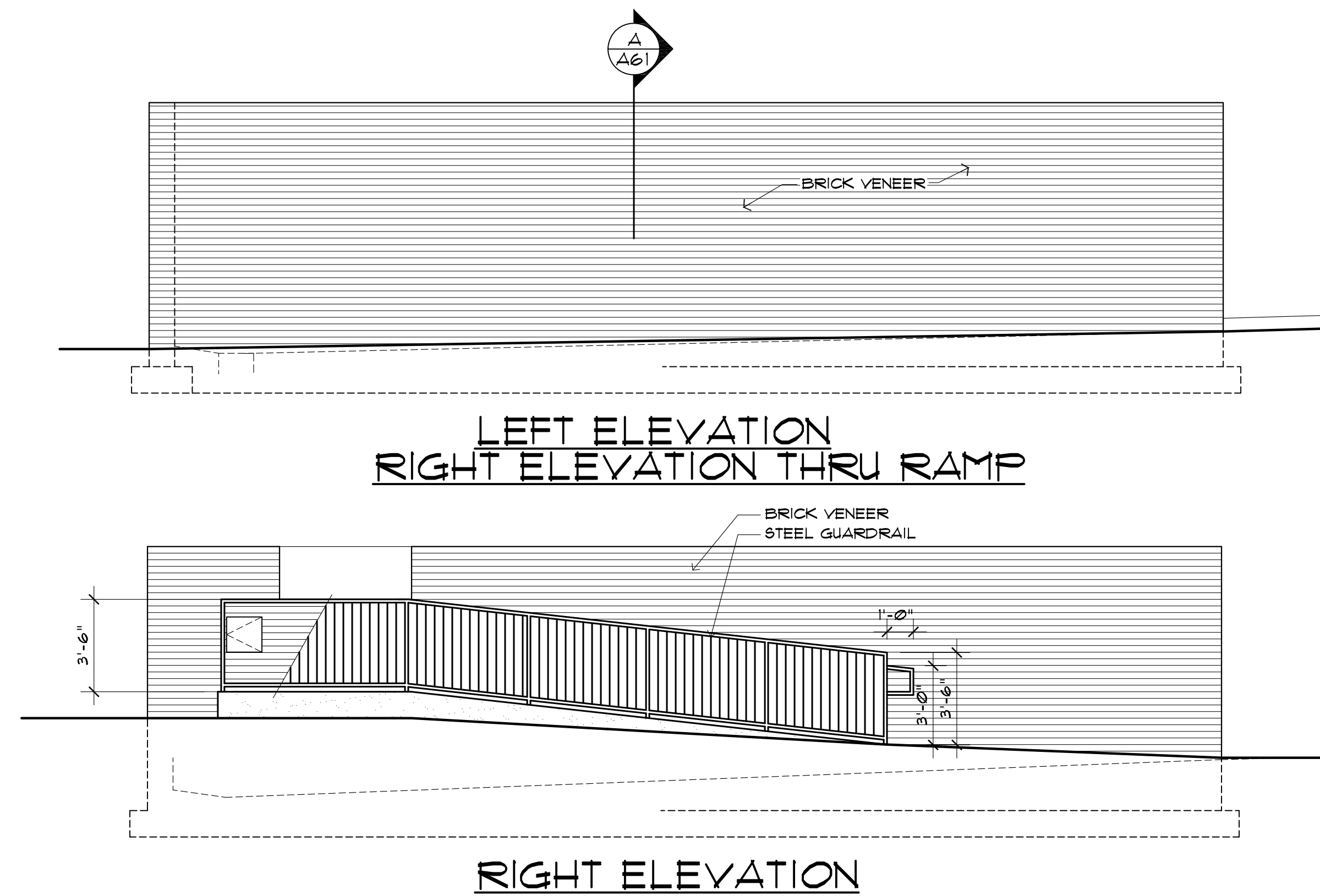




A3

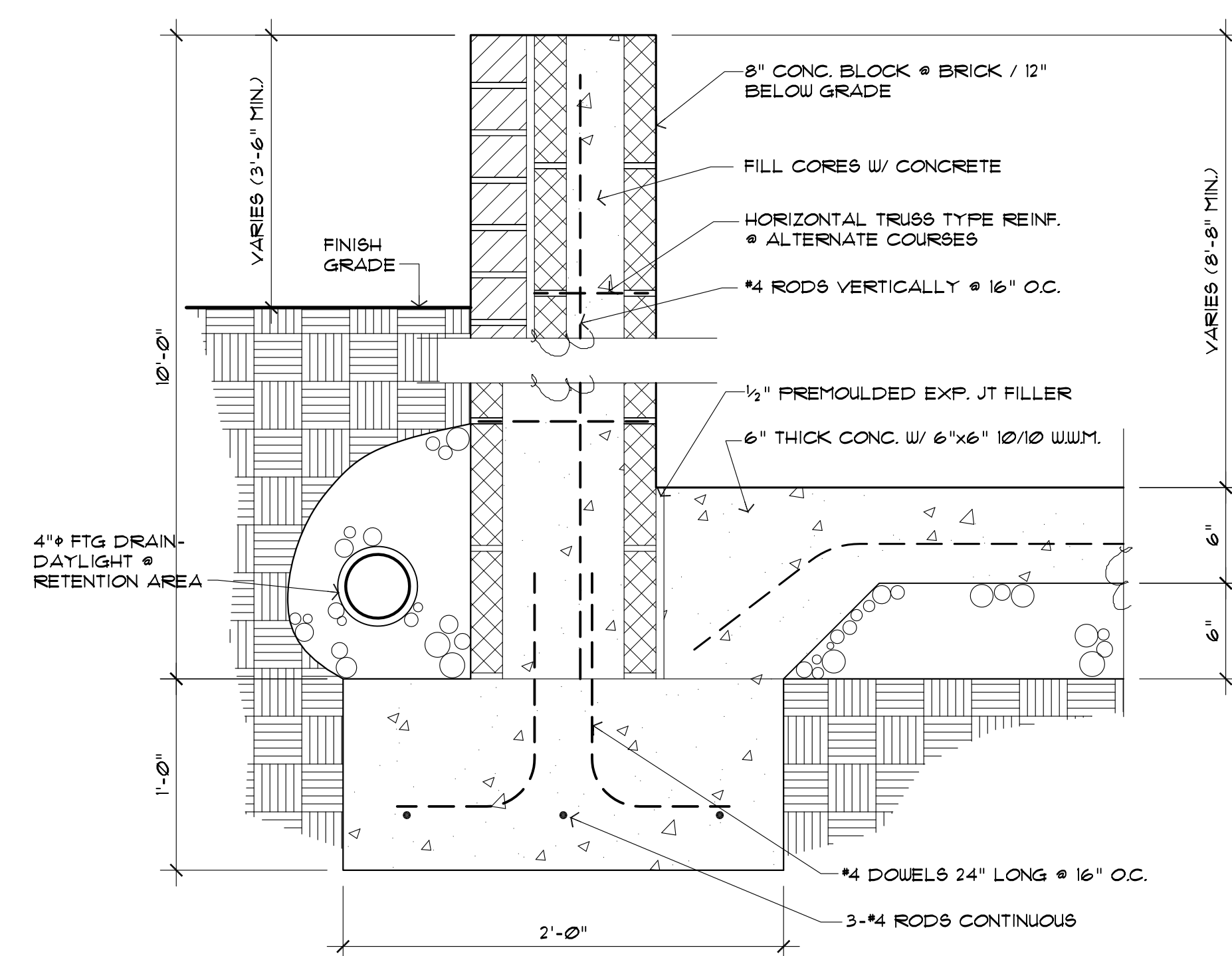
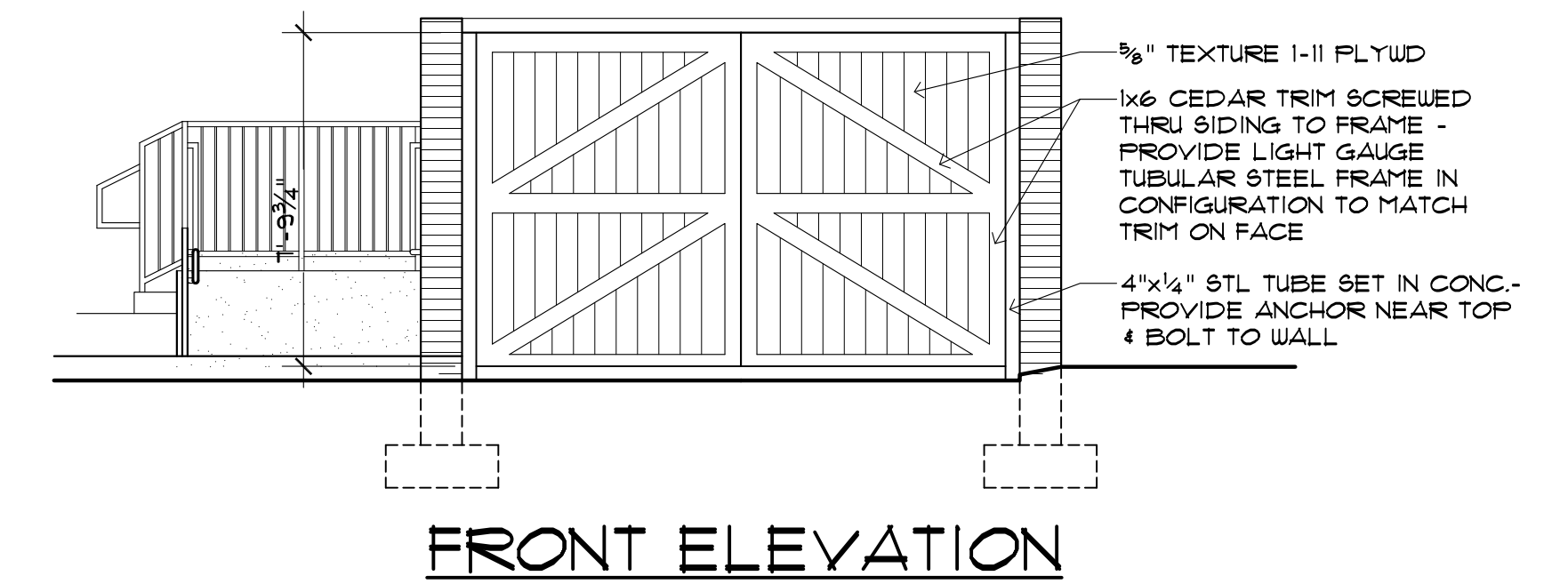
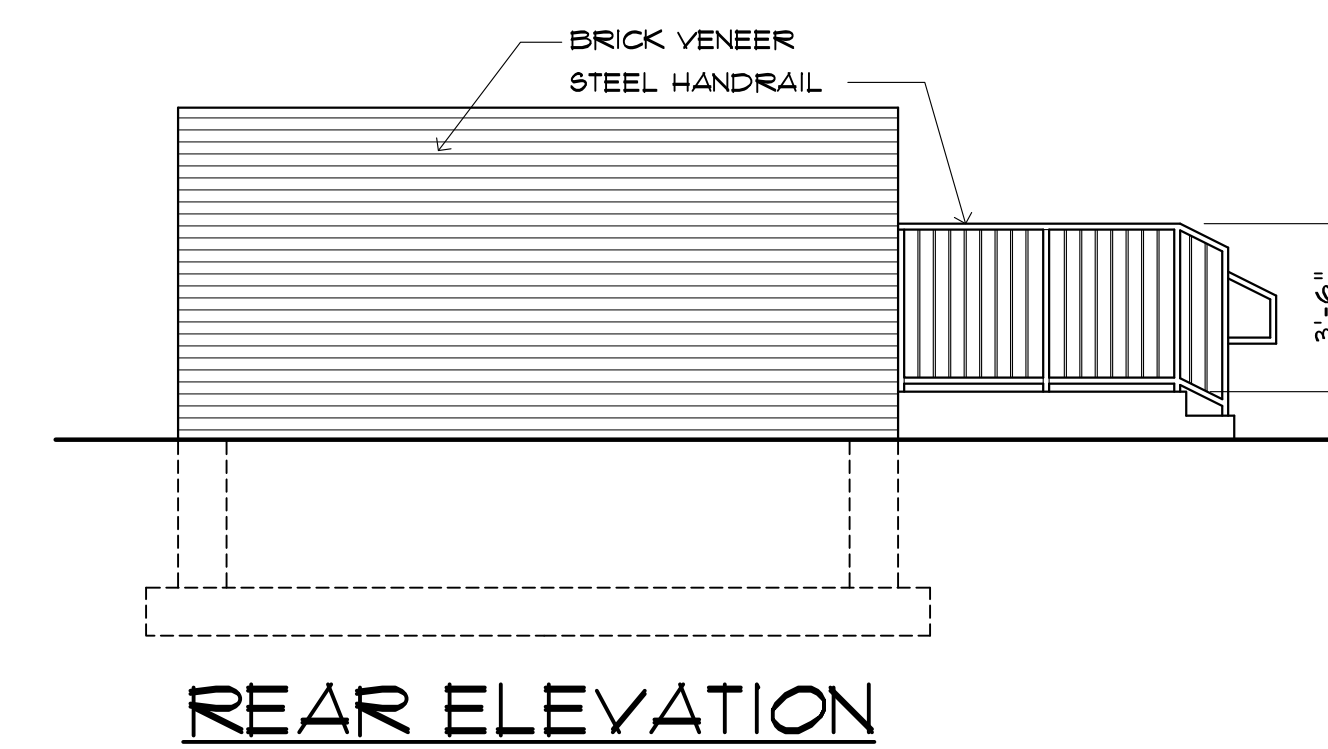
BLW





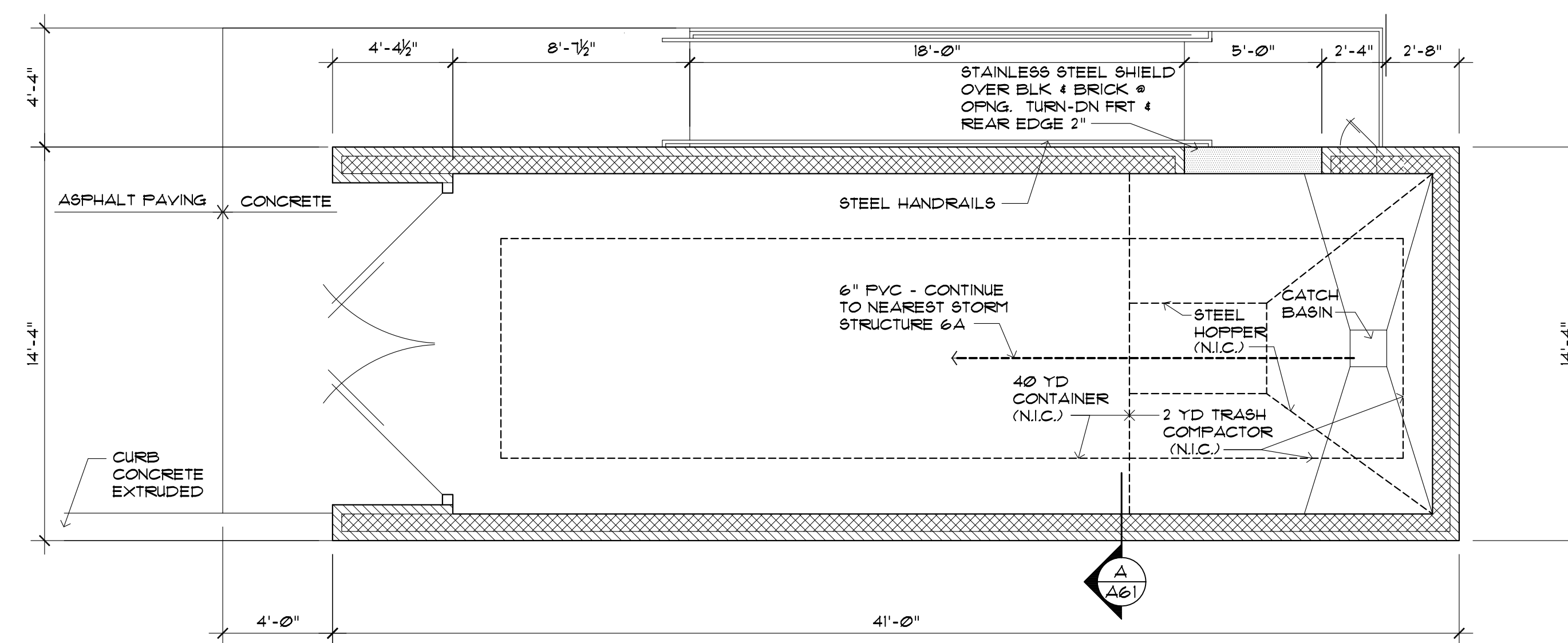
TRASH COMPACTOR ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



ENCLOSURE SECTION 'C'

SCALE: 1½" = 1'-0"



TRASH COMPACTOR ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



Case Number:

20-0050

Request:

Request from Robby Harmon for Final
Master Site Plan approval of 2567 Nashville
Highway being Tax Map 42 Parcel 16.00.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0050

APPLICANT/PROPERTY OWNER
TriStar Bank

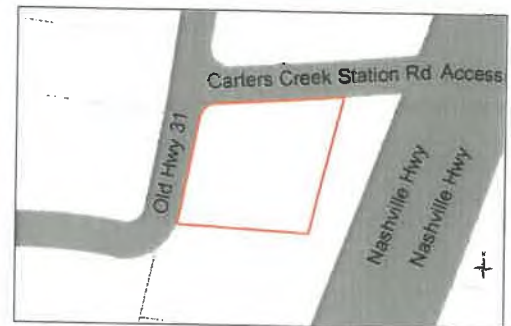
PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
2567 Nashville Highway

NA

BRIEF SUMMARY OF REQUEST

This review is for a Final PUD Master Site Plan to construct an office building at the corner of Carters Creek Station Road and Old Highway 31. The 2400 sqft financial building will complete the Master Plan for these properties approved in March '18. The building and drive-thru flow has been altered slightly but are still within full intent of the plan. The proposed building will continue the theme of brick and EIFS as the adjacent building but will offer some variation in architectural style to the site.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CEG-PUD	Vacant	Commercial	Commercial Building	.62 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY

This property is a combination of several parcels that was approved in 2018 via a Master Plan. This plan is also on your agenda as a request to expand for additional parking area.

COMPATIBILITY with the ZONING ORDINANCE

Subject to Technical comments staff finds this request to be compliant with city standards and plans.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE) :



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0050

DESCRIPTION: Site Development plan for development of property for proposed bank. Property will include building, utilities, parking lot, and drive-thru.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Fire

6. No comments.

Planning

7. No comments

Wastewater

8. Wastewater approves this request.

Public Works

9. No comments.

Engineering

10. No comment.

Columbia Water

11. No comments provided.

Atmos Energy

12. No comments provided.

ATTACHMENTS: SITE PLAN



ITEM #9

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0050

Request from Robby Harmon for Final Master Site Plan approval of 2567 Nashville Highway being Tax Map 42 Parcel 16.00.

COMMENTS:

4" ON WEST SIDE OF OLD HWY 31

6" ON SOUTH SIDE OF OLD CARTER CREEK STATION

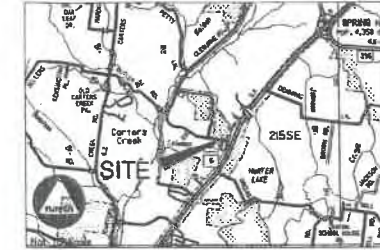
12" ON WEST SIDE OF NASHVILLE HWY.

MASTER PLAN FOR PLANNED UNIT DEVELOPMENT

TAX MAP
42
(007.00)

Edwards
Real Estate, LLC
D.B. R1637 PG. 638
R.O.M.C., TN
ZONED: CEG-PUD

Location Map



PARCEL NUMBER TAX MAP 42, PARCEL 18.01
TAX MAP 42, PARCEL 17.00 & 17.01
DEED BOOK 115, PG 54
DEED BOOK 116, PG 313

PARCEL ADDRESS: NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: CEG-PUD

ACREAGE OF SITE: ± 1.77 ACRES

MINIMUM REQUIRED BUILDING SETBACK LINES:

20' FRONT (MINOR)

20' REAR

15' SIDE

PROPERTY OWNER: ELMA GURRY, C/O JESSE R. GURRY

1301 Crofton Park Ct., Columbia, TN 38401

SAMUEL AND PAMELA STORK, C/O PAUL CONNER

2412 Sherrill Avenue, Toledo, OH 43621

TOTAL PUD AREA = 76,445.78 S.F. 1.77 Ac.

PARCEL 1 (2567 NASHVILLE HIGHWAY)

BUILDING = 1,400 S.F.

IMPERVIOUS AREA = 11,374.4 S.F. 0.26 Ac.

PERVIOUS AREA = 14,589.0 S.F. 0.33 Ac.

TOTAL AREA = 25,963.4 S.F. 0.59 Ac.

PARKING REQUIRED: OFFICE 1 SPACE PER 300 S.F. = 5

PARCEL 2 (2563 NASHVILLE HIGHWAY)

BUILDING = 10,327 S.F.

IMPERVIOUS AREA = 29,982.8 S.F. 0.68 Ac.

PERVIOUS AREA = 18,085.5 S.F. 0.41 Ac.

TOTAL AREA = 48,068.3 S.F. 1.10 Ac.

PARKING REQUIRED: RESTAURANT (2,200 ±) 1 SPACE PER 100 S.F. = 22

RETAIL (8,127 ±) 1 SPACE PER 400 S.F. = 20

PARKING PROVIDED: 44 SPACES

5 ACCESSIBLE

TOTAL 49 SPACES

NOTE:

1. BUILDINGS MAY BE CONSTRUCTED INDIVIDUALLY AS SUB-PHASES.

2. PARKING WILL BE CONSTRUCTED AS NECESSARY TO PROVIDE ADEQUATE PARKING FOR THE PHASE OF CONSTRUCTION.

3. A SHARED PARKING AGREEMENT WILL BE REQUIRED BETWEEN THE OWNERS OF PARCEL 1 AND PARCEL 2.

4. AS REQUESTED, AN ACCESS EASEMENT WILL BE PROVIDED FOR TAX MAP 42, PARCEL 19.00 (PROPERTY TO THE SOUTH) TO ALLOW ACCESS ACROSS THIS DEVELOPMENT.

5. BUILDING RENDERINGS WILL BE PROVIDED FOR ARCHITECTURAL REVIEW (ART REVIEW PROCESS).

6. MAXIMUM BUILDING HEIGHT - 40'.

7. A PROPOSED HEDGE ROW WILL BE INSTALLED TO SCREEN PARKING FROM NASHVILLE HIGHWAY.

- 1) WATER SERVICE IS PROVIDED BY COLUMBIA WATER SYSTEM.
- 2) THERE IS A 10' TOTAL EASEMENT ON ALL SANITARY SEWER LINES AND WATER LINES.
- 3) ALL PROPERTY SHOWN IS PERVIOUS AND IN PASTURE/WOODS.
- 4) 5' UTILITY & DRAINAGE EASEMENT ON SIDE LOT LINES, 10' UTILITY & DRAINAGE EASEMENT ON FRONT AND REAR LOT LINES.
- 5) 5' SIDEWALKS ARE REQUIRED AS SHOWN ON PLAN.
- 6) COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE ESTABLISHMENT OF AN OWNERS ASSOCIATION.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2488 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C2180E DATED APRIL 11, 2007 (ZONE "X").

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

RECEIVED
MAR 9 1 2017
1" = 30'

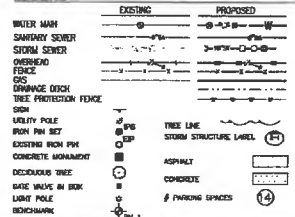


SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

WARNING! UTILITY LINES!

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

LEGEND



FILE: \\WES_Engineers_Surveyors_2017\\17503 - Napsola - Gordon\\Dwg\\17503_DESIGN_BASE.dwg



©2017

W.E.S. ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2488 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

W.E.S. ENGINEERS & SURVEYORS

Client:
ALPHEE & PRINCE PATEL
389 LAKE VALLEY DRIVE
FRANKLIN, TN 37069

BEST SELLERS DEVELOPMENT
2563 NASHVILLE HIGHWAY
COMMERCIAL DEVELOPMENT
MASTER PLAN FOR PLANNED UNIT DEVELOPMENT

DATE	3/7/17
REVISIONS	Addressed Permittals Comments
Drawn By	JP
Checked By	JP
Approved By	JP
Date	Mar 20, 2017
Sub. No.	17-505-1
Scale	Vertical: 1"=30'
Horizontal	
MP-1	

RECEIVED MAY 04 2020

RECEIVED MAY 04 2020





Nuber Architecture
ECCELESTIASTICAL PLANNING / DESIGN
7099 Valley Ridge Circle, Columbia, TN 38403
Phone: (931) 540-8845 Fax: (931) 540-5751
E-mail: gnuber@nuberarchitecture.com



**Proposed Branch Bank Facility
for TriStar Bank
Neapolis Location
Columbia, Tennessee**

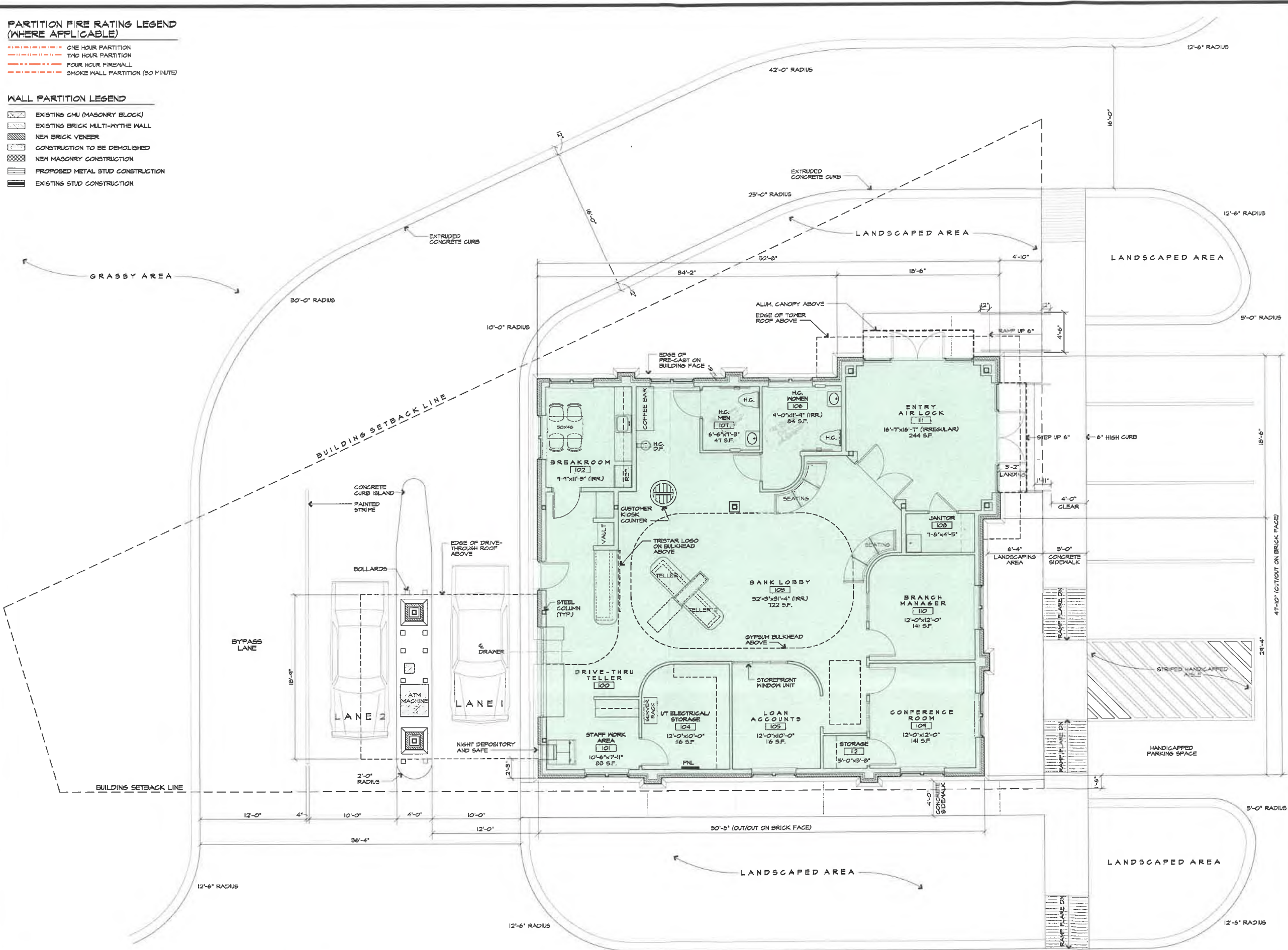
A1.1 Proposed Floor Layout Plan	
Date:	03-12-2020
Drawn By:	G. Nuber
Check By:	G. Nuber
File #:	2019010A1.1b
Revisions:	
1	THIS DRAWING HAS BEEN ISSUED FOR REVIEW ONLY
2	FOR PERMIT ONLY
3	FOR CONSTRUCTION
DATE: 03/12/2020 ISSUED BY: G. Nuber	

**PARTITION FIRE RATING LEGEND
(WHERE APPLICABLE)**

- ONE HOUR PARTITION
- TWO HOUR PARTITION
- FOUR HOUR FIREWALL
- SMOKE WALL PARTITION (30 MINUTE)

WALL PARTITION LEGEND

- EXISTING CMU (MASONRY BLOCK)
- EXISTING BRICK MULTI-WYTHE WALL
- NEW BRICK VENEER
- CONSTRUCTION TO BE DEMOLISHED
- NEW MASONRY CONSTRUCTION
- PROPOSED METAL STUD CONSTRUCTION
- EXISTING STUD CONSTRUCTION



TOTAL CONDITIONED AREA THIS DESIGN = 2390 S.F.
FLOOR LAYOUT PLAN
SCALE: 1/4"=1'-0"



This drawing, its design, detail and invention, are the property of Nuber Architecture, L.L.C. and shall not be copied in any manner nor disclosed to any outside party without expressed written consent. Failure to comply with these terms may result in criminal prosecution.



Nuber Architecture
ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8545 Fax: (931) 540-2951
Email: g@nuberarchitecture.com

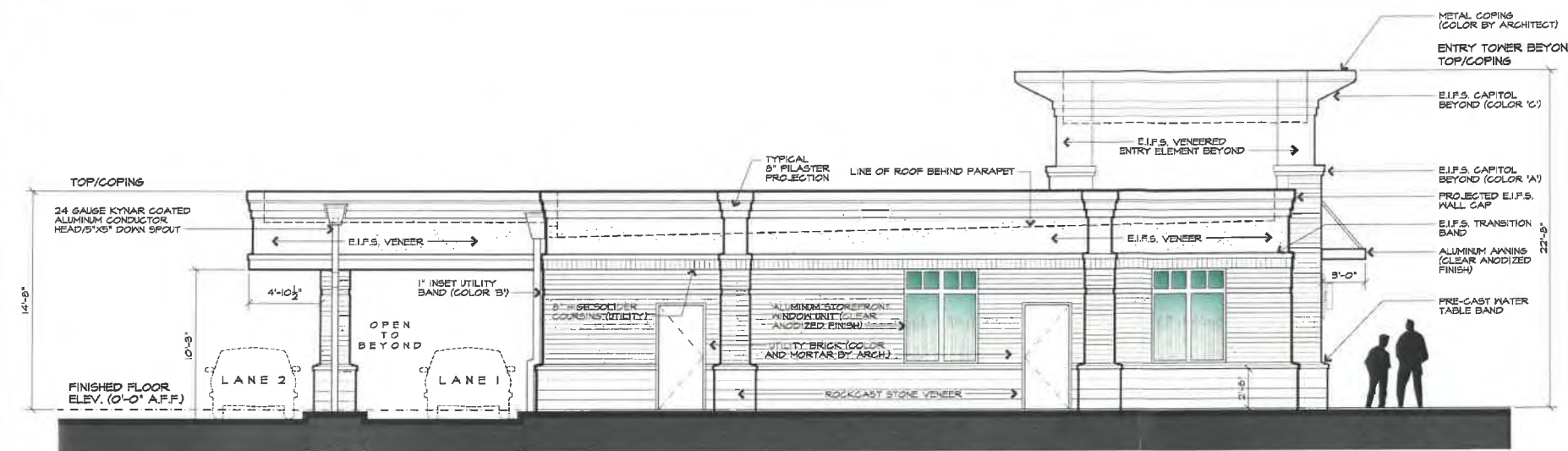


Proposed Branch Bank Facility
for Tristar Bank
Neapolis Location
Columbia, Tennessee

A2.1 Proposed Building Elevations

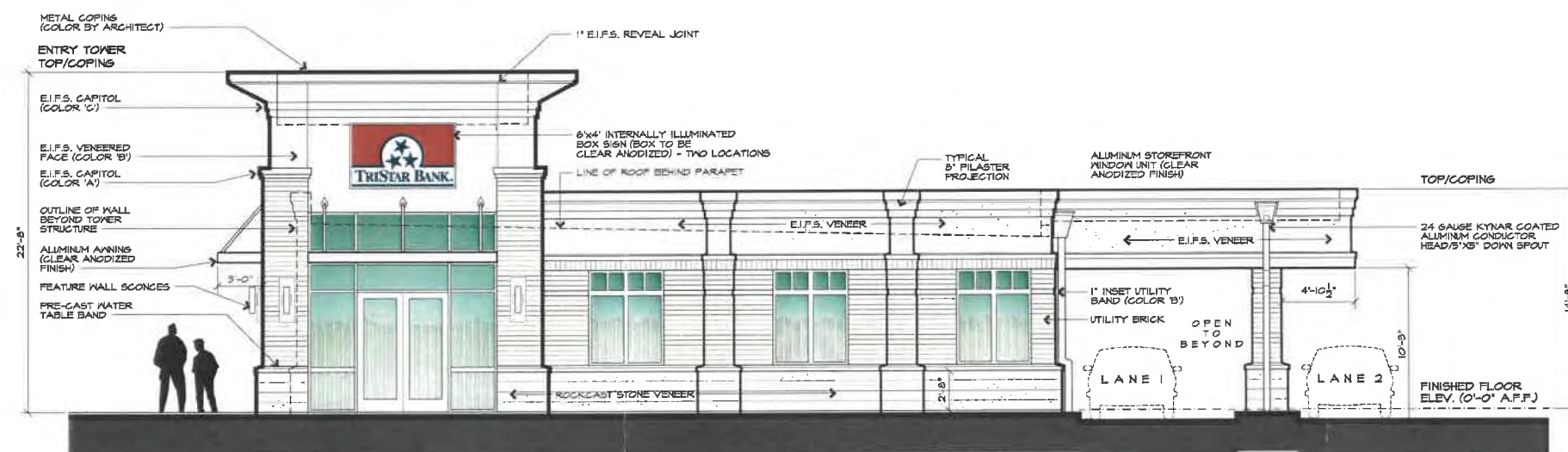
Revisions:	DATE	BY	REASON
1	03-05-2020	G. Nuber	FOR REVIEW ONLY
2	03-05-2020	G. Nuber	FOR ESTIMATING / BIDDING ONLY
3	03-05-2020	G. Nuber	FOR CONSTRUCTION
4	03-05-2020	G. Nuber	DATE: 03/05/2020 ISSUED BY: G. Nuber

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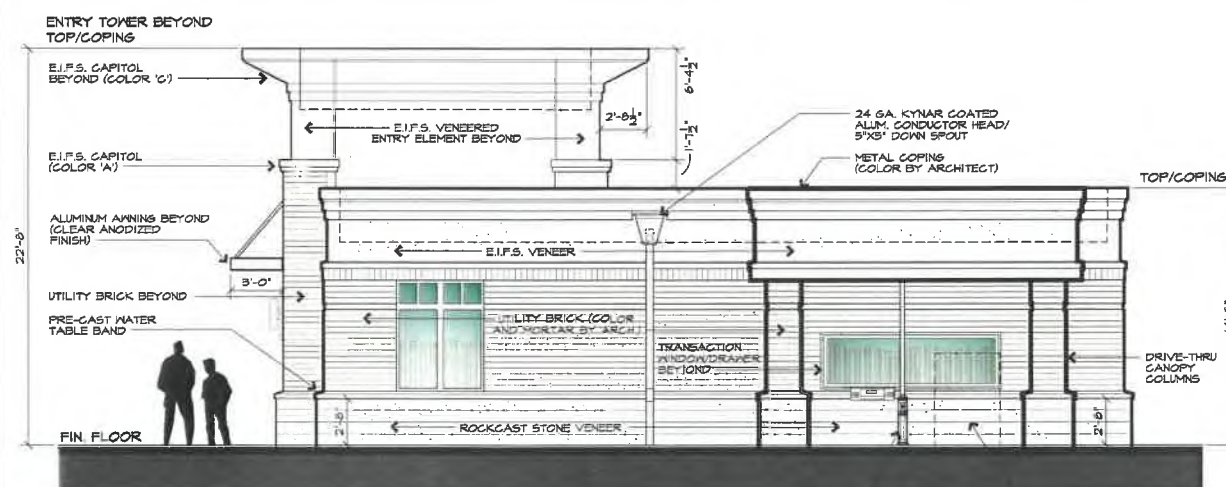
SOUTH BUILDING ELEVATION

SCALE: 1/4"=1'-0"



NORTH BUILDING ELEVATION

SCALE: 1/4"=1'-0"



WEST BUILDING ELEVATION

SCALE: 1/4"=1'-0"



EAST BUILDING ELEVATION

SCALE: 1/4"=1'-0"

PLANNING COMMISSION SUBMITTAL

FOR

TRISTAR BANK

OLD HIGHWAY 31 N & CARTERS CREEK ROAD & U.S. HIGHWAY 31

COLUMBIA, MAURY COUNTY, TENNESSEE

OWNER CONTACT

ROBBY HARMON
EXECUTIVE VICE PRESIDENT
719 EAST COLLEGE STREET
DICKSON, TN 37055
PHONE: 615.326.0509
EMAIL: robby.harmon@tristar.bank

ENGINEER

JAMIE GILLESPIE, PE
JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY, SUITE E-220
NASHVILLE, TN 37228
PHONE: 615-726-4848
EMAIL: jamie.gillespie@jamesplus.net

ARCHITECT

GEORGE NUBER
NUBER ARCHITECTURE
1069 ROLLING FIELDS CIRCLE
COLUMBIA, TN 38401
PHONE: 931-540-8045
EMAIL: gnumber@nuberarchitecture.com

LANDSCAPE ARCHITECT

ROBERT BRIAN WRAY, ASLA
CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
PHONE: 615-333-4636
EMAIL: cumberlanddesign@bellsouth.net

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO
GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT
RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:

CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

ELECTRIC:

COLUMBIA POWER &
WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
931.388.4833

CABLE TELEVISION:

COLUMBIA POWER &
WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
931.388.4833

STORM WATER:

CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN ST.
COLUMBIA, TN 38401
931.560.1530
GLENN HARPER, P.E.

WATER:

COLUMBIA POWER &
WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
931.388.4833

CABLE TELEVISION:

CHARTER
COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
931.388.1326

SANITARY:

CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
931.560.1001
MARK WILLIAMS, DIRECTOR

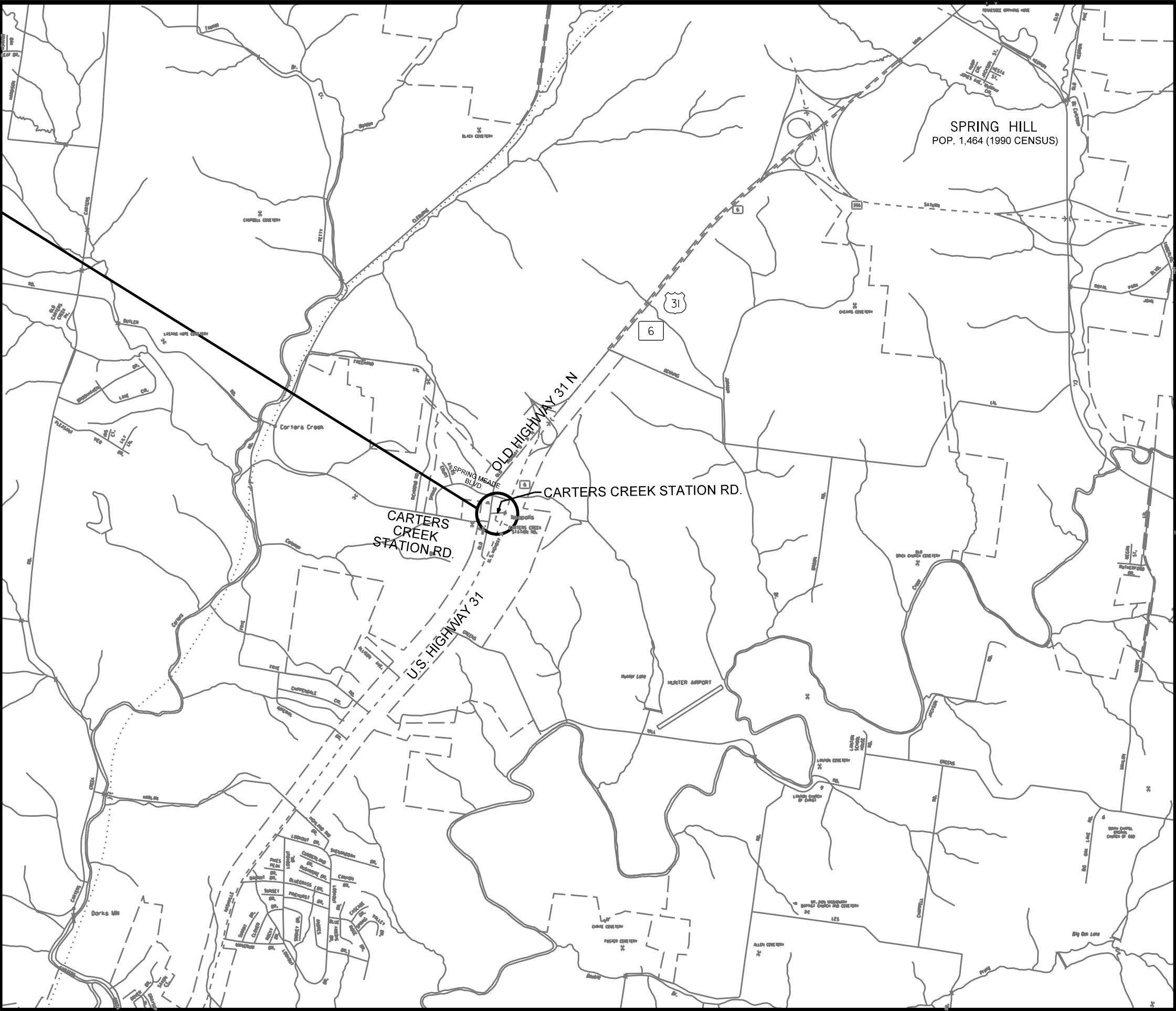
TELEPHONE:

AT&T
904 S. HIGH ST.
COLUMBIA, TN 38401
931.380.3448

GAS:

ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
888.824.3434
NASHVILLE
615.872.5100

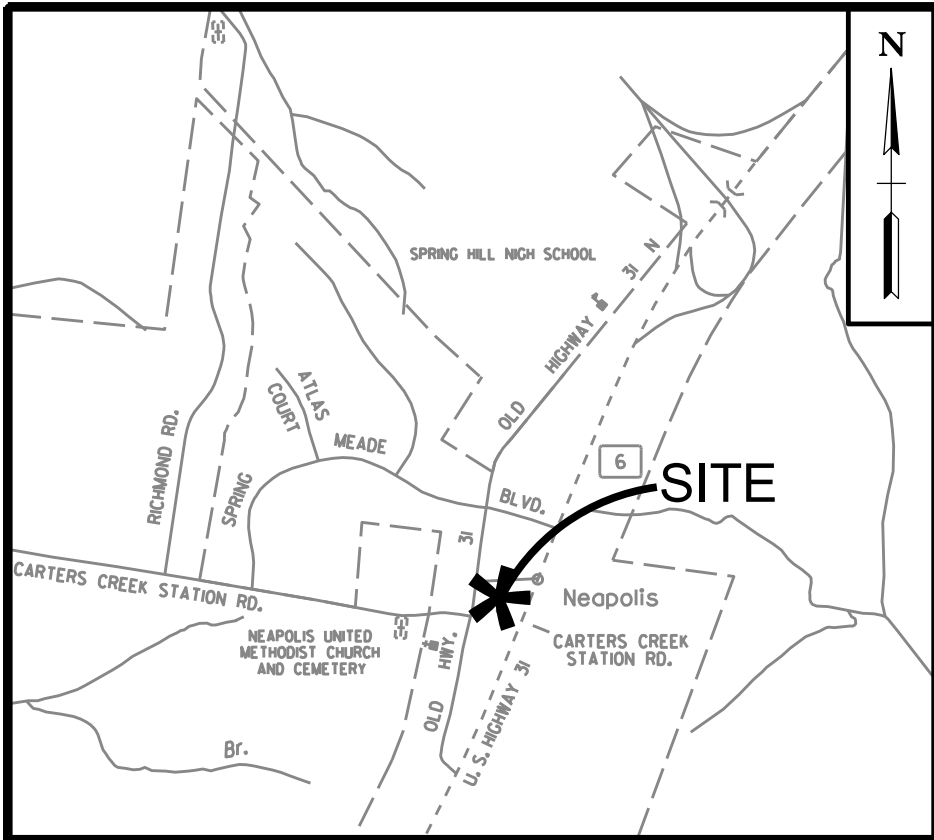
PROJECT
LOCATION



INDEX OF DRAWINGS

SHEET	DESCRIPTION
C0.0	COVER
C1.0	EXISTING SITE CONDITIONS
C1.1	SITE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
A1.1	PROPOSED FLOOR LAYOUT PLAN
A2.1	PROPOSED BUILDING ELEVATIONS





VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION:

STREET ADDRESS: 2567 NASHVILLE HIGHWAY
COLUMBIA, TN 38401

TAX MAP: 042
PARCEL: 0016.00
LOT AREA: 0.62 AC. (26,858 SF)
PROPERTY ZONED: CEG-PUD

FLOOD INFORMATION:

BASED ON REVIEW OF THE FEMA FLOOD INSURANCE
RATE MAP NUMBER 47119C0180E, EFFECTIVE DATE
APRIL 16, 2007, IT APPEARS THE SUBJECT
PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEY INFORMATION:

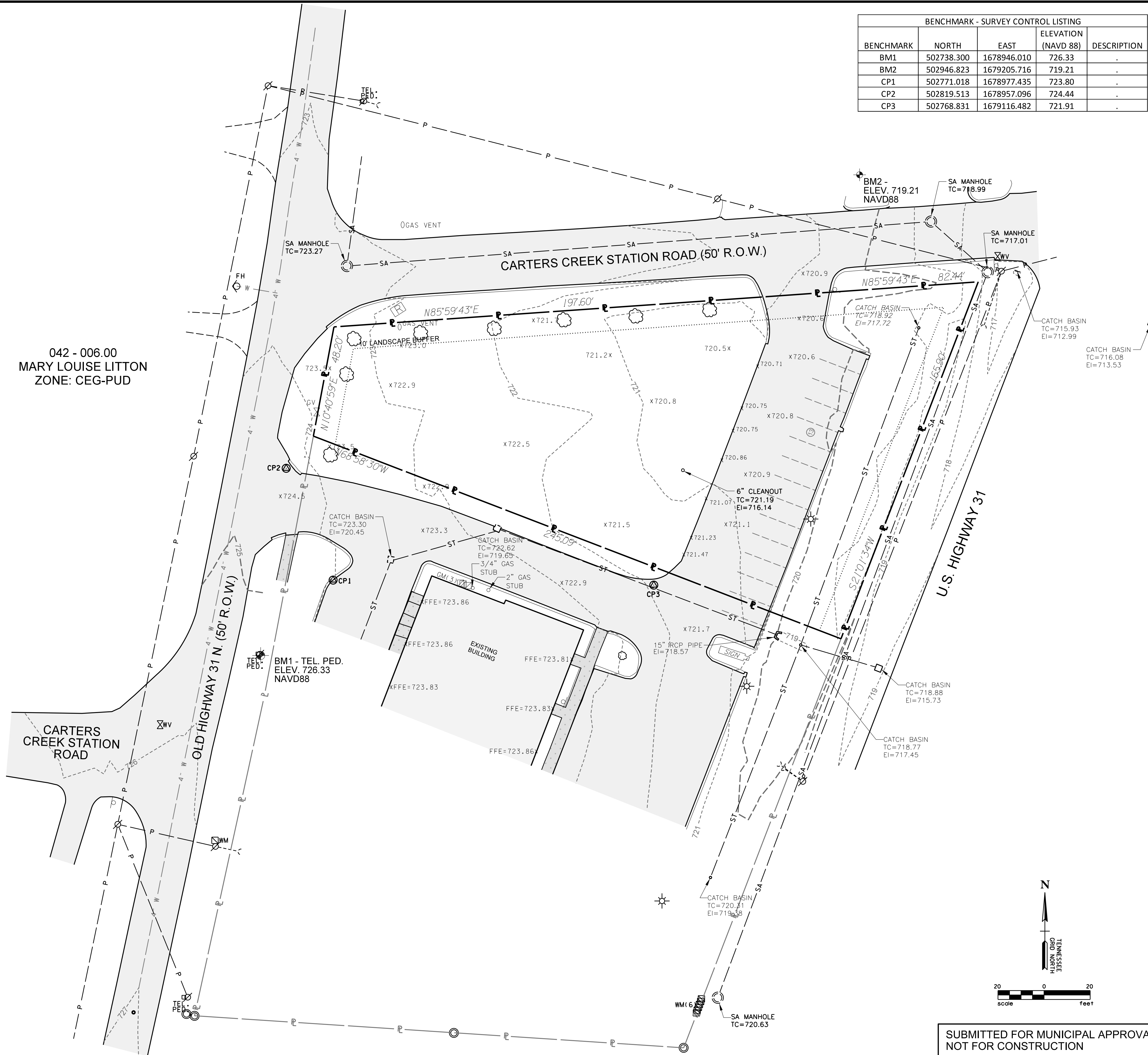
BASE MAPPING DEVELOPED FROM TOPOGRAPHIC FIELD
SURVEYING COMPLETED BY JAMES PLUS ASSOCIATES, INC.
ON FEBRUARY 25, 2020.

TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD-83 HORIZONTAL
NAVD-88 VERTICAL

LEGEND

- IRON PIN FOUND
- PROPERTY LINE
- OVERHEAD POWER
- POWER POLE
- LIGHT POLE
- GUY WIRE
- TEL. PED.
- TELEPHONE PEDESTAL
- W
- WATERLINE
- WM
- WATER VALVE
- WM
- WATER METER
- FH
- FIRE HYDRANT
- G
- GAS LINE
- GV
- GAS VALVE
- GM
- GAS METER
- SA
- SANITARY SEWER LINE
- Sanitary Sewer Manhole
- SIGN
- 720
- INDEX CONTOUR
- 719
- INTERVAL CONTOUR
- x777.6
- SPOT ELEVATION
- ASPHALT AREA
- CONCRETE AREA
- TREE

042 - 006.00
MARY LOUISE LITTON
ZONE: CEG-PUD

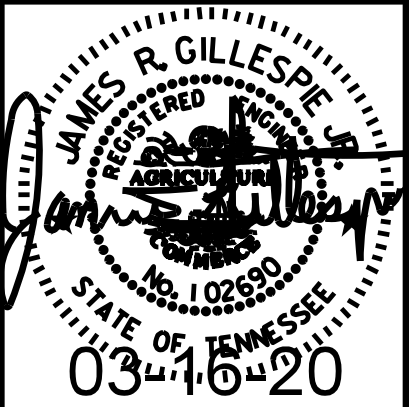


BENCHMARK - SURVEY CONTROL LISTING				
BENCHMARK	NORTH	EAST	ELEVATION (NAVD 88)	DESCRIPTION
BM1	502738.300	1678946.010	726.33	.
BM2	502946.823	1679205.716	719.21	.
CP1	502771.018	1678977.435	723.80	.
CP2	502819.513	1678957.096	724.44	.
CP3	502768.831	1679116.482	721.91	.

One Venture Way, Suite E-220 • Nashville, Tennessee 37228-55 • 615-726-7848

Engineers and Planners Computer Applications

JAMES + ASSOCIATES, INC.



EXISTING SITE CONDITIONS

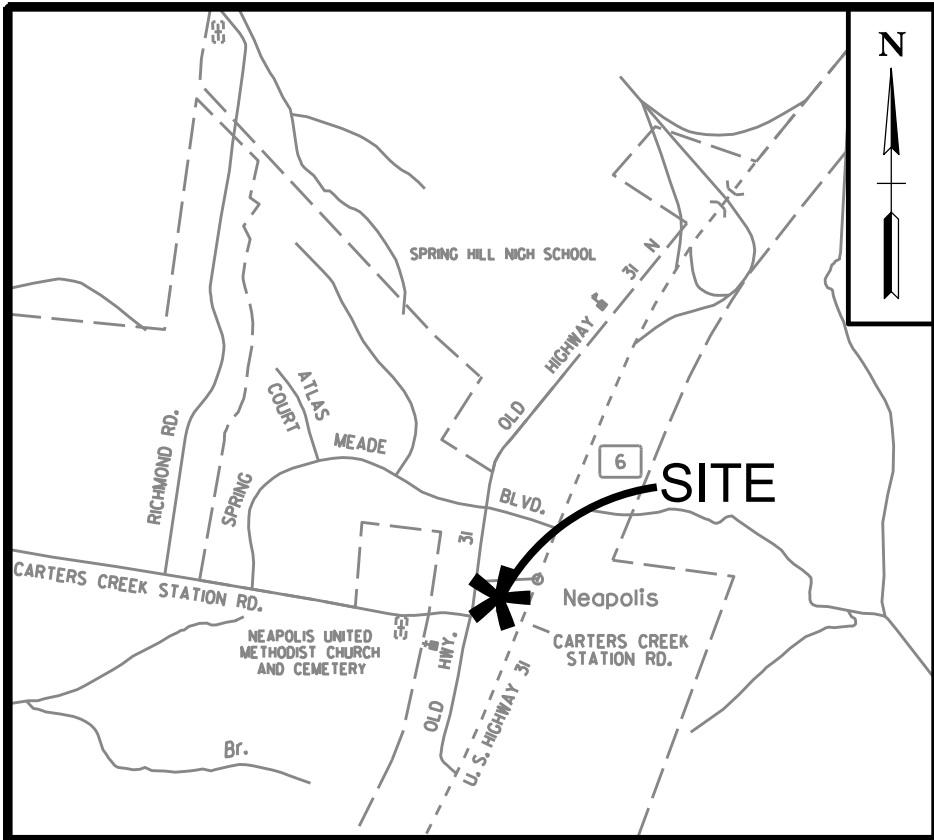
TRISTAR BANK
2567 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	CHK.	DATE	DESCRIPTION	
			P.C.	SUBMITTAL
AYS	JRG	03.16.20		

C1.0

FILE NO. 1816-03

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

SITE DATA AND NOTES

PROPERTY INFORMATION:

STREET ADDRESS: 2567 NASHVILLE HIGHWAY
MAP: 042
PARCEL: 0016.00 and 0017.00
LOT AREA: 0.62 AC. (26,858 S.F.)
PROPERTY ZONED: CEG-PUD
SETBACK:
FRONT - 100'
SIDE - 30' (NORTH) AND 10' (SOUTH),
REAR - 30'

PROJECT INFORMATION:

PROPOSED USE: BANK
PROPOSED BUILDING HEIGHT: 22'-8"
PLATTED LOT AREA: 26,858 S.F. (APPROX.)
PROPOSED BUILDING SQUARE FOOTAGE: 2,390 S.F. (APPROX.)
PROPOSED BUILDING/LOT RATIO (%): 8.90%
PROPOSED IMPERVIOUS AREA: 9,774 S.F.

PARKING:

PARCEL 1 (2567 NASHVILLE HIGHWAY)
PARKING REQUIRED: OFFICE 1 SPACE PER 300 S.F.
2,390 S.F./300 S.F. = 8 SPACES

EXISTING PARKING: 13 SPACES

PROPOSED NEW PARKING: 4 SPACES
PROPOSED HANDICAP PARKING: 1 SPACE

TOTAL PARKING PROPOSED FOR PARCEL 1:
17 SPACES AND 1 HANDICAP = 18 SPACES

PROJECT CIVIL ENGINEER:

JAMES + ASSOCIATES, INC.
JAMIE GILLESPIE, P.E.
ONE VANTAGE WAY, SUITE E-220
NASHVILLE, TENNESSEE 37228
(615) 726-4848
jamie.gillespie@jamesplus.net

OWNER/DEVELOPER:

ROBBY HARMON
EXECUTIVE V.P.
719 E. COLLEGE STREET
DICKSON, TN 37055
(615) 326-0509
robbie.harmon@tristar.bank

FLOOD INFORMATION:

BASED ON REVIEW OF THE FEMA FLOOD INSURANCE
RATE MAP NUMBER 47119C0180E, EFFECTIVE DATE
APRIL 16, 2007, IT APPEARS THE SUBJECT
PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEY INFORMATION:

BASE MAPPING DEVELOPED FROM TOPOGRAPHIC FIELD
SURVEYING COMPLETED BY JAMES PLUS ASSOCIATES, INC.
ON FEBRUARY 25, 2020.

TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD-83 HORIZONTAL
NAVD-88 VERTICAL

SITE NOTES:

- REGULAR PARKING SPACES SHALL BE 9' X 19', UNLESS SHOWN OTHERWISE. ALL PARKING STRIPING SHALL BE 4" WHITE PAINTED STRIPING. STRIPING FOR ADA ACCESSIBLE AREAS SHALL BE PER ADA GUIDELINES AND REQUIREMENTS.
- THE PROPOSED CONSTRUCTION WILL CONSIST OF: NEW BUILDING, GRADING AND DRAINAGE, AND PARKING LOT.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF CONCRETE AND CORNERS OF THE BUILDING UNLESS SHOWN OTHERWISE.
- UTILITY INFORMATION SHOWN WAS DERIVED FROM VARIOUS SOURCES INCLUDING MAPPING AND UTILITY OWNER INFORMATION. THE CONTRACTOR SHALL BE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO BEGINNING OPERATIONS.

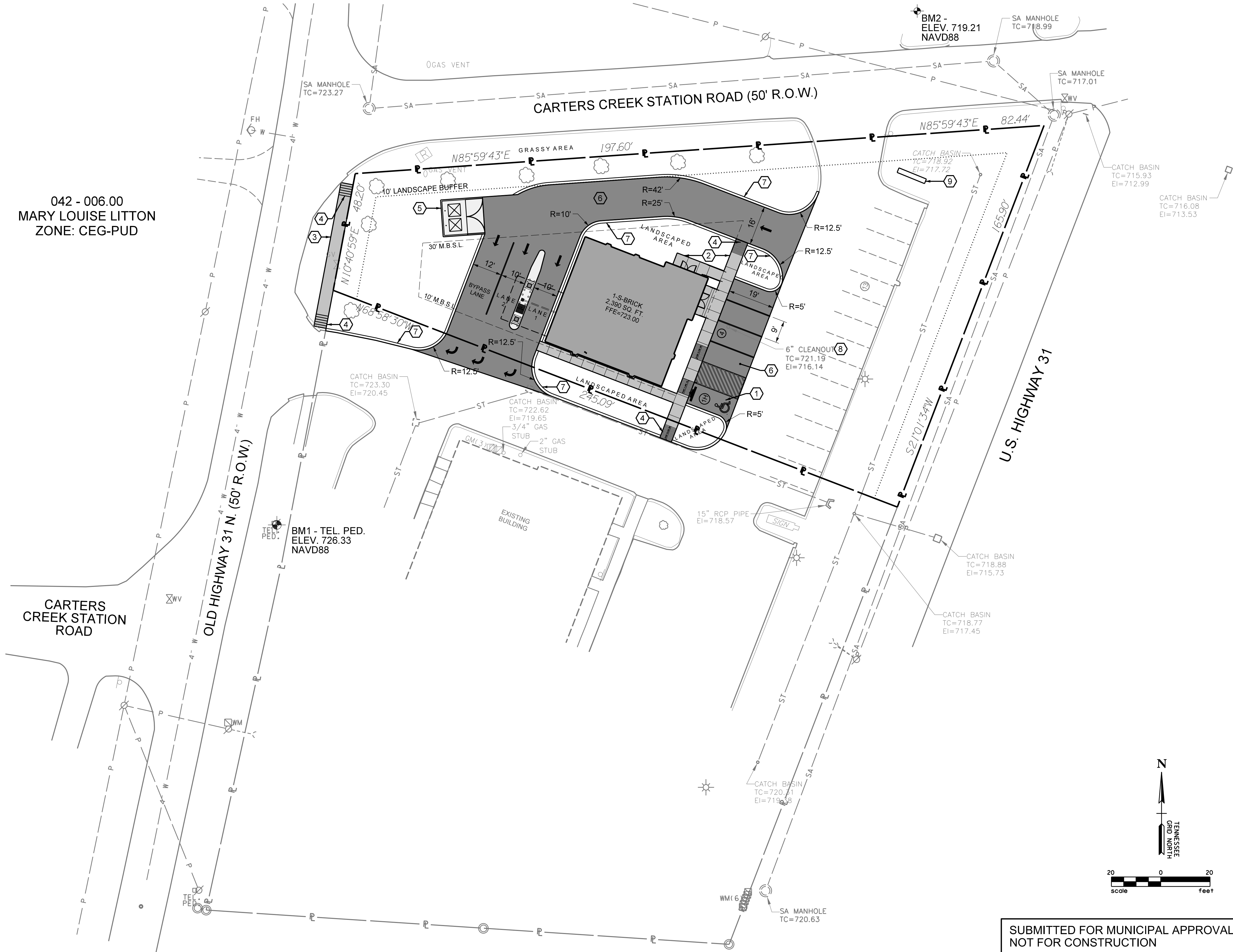
PROJECT KEY NOTES:

- CONSTRUCT HANDICAP PARKING PER ADA STANDARDS AND GUIDELINES - SEE SHEET C4.0/7.
- CONSTRUCT 5'-0" WIDTH CONCRETE SIDEWALK - SEE SHEET C4.0/3.
- CONSTRUCT 5'-0" WIDTH CONCRETE SIDEWALK - SEE SHEET C4.0/3.
- CONSTRUCT ACCESSIBLE RAMP - SEE SHEET C4.0/4.
- CONSTRUCT DUMPSTER ENCLOSURE WITH 17'X15' CONCRETE PAD - SEE SHEET C4.0/6.
- CONSTRUCT ASPHALT PAVEMENT PER CITY OF COLUMBIA STANDARDS - SEE SHEET C4.0/8.
- CONSTRUCT MOUNTABLE CURB PER CITY OF COLUMBIA STANDARDS - SEE SHEET C4.0/1.
- 13 EXISTING PARKING SPACES.
- MONUMENT SIGN - COMPLY WITH CITY OF COLUMBIA SIGN ORDINANCE. COORDINATE WITH ELECTRICAL PLAN FOR POWER AND LANDSCAPE PLAN FOR PLANTINGS.

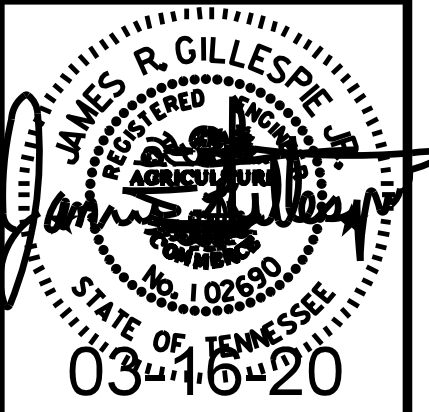
LEGEND

- PROPERTY LINE
- EXISTING PROPERTY PIN (1/2" REBAR)
- MINIMUM BUILDING SETBACK LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- ASPHALT PAVEMENT
SEE SHEET C4.0/8
- CONCRETE SIDEWALK
SEE SHEET C4.0/3
- CONCRETE PAD

042 - 006.00
MARY LOUISE LITTON
ZONE: CEG-PUD



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION



SITE PLAN

TRISTAR BANK
2567 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

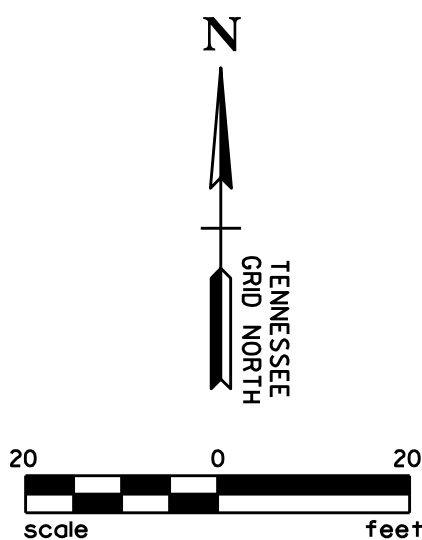
DR.	CHK.	DATE	DESCRIPTION
AYS	JRG	03.16.20	P.C. SUBMITTAL

C1.1

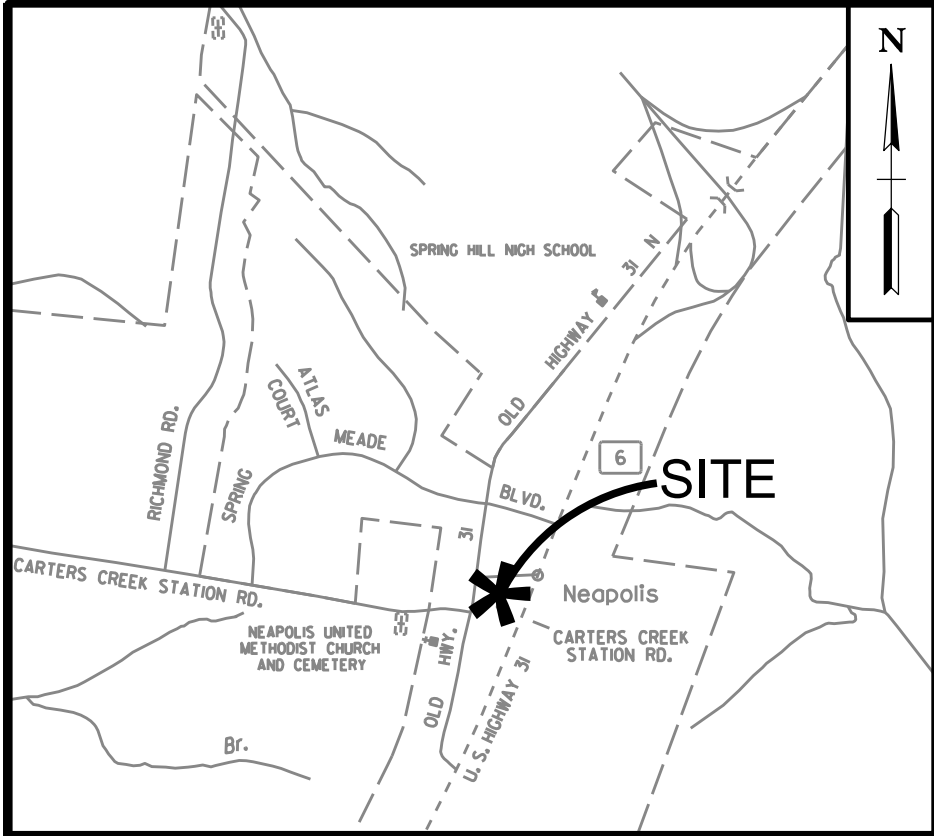
FILE NO. 1816-03



1. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AS APPROVED BY ARCHITECT/ENGINEER. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING TREES. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION FENCING.
2. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6".
3. TOPSOIL USED FOR FINISH GRADING SHOULD NOT CONTAIN GRAVEL, ROCK, AGGREGATE, OR CONSTRUCTION DEBRIS.
4. ALL GRADED AREAS SHALL BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
5. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE EROSION CONTROL SPECIALIST.
7. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE EROSION CONTROL SPECIALIST.
8. WHEN THE TEMPORARY SOIL EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE EROSION CONTROL SPECIALIST), THEY SHALL BE REMOVED.
9. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATE SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
11. NEW SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
12. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
13. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
14. ALL CURBS SHALL BE BACKFILLED WITH TOPSOIL AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. FINISHED TOPSOIL GRADE TO BE MINIMUM OF 4" BELOW TOP OF CURB.
15. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS.
16. DRAINAGE STRUCTURES WILL CONSIST OF FORTERRA CONCRETE PRODUCTS FOR ENDWALLS AND/OR NYLOPLAST DRAIN BASINS FOR OUTLET STRUCTURES OR APPROVED EQUAL THAT MEETS DICKSON COUNTY SPECIFICATIONS.
17. THE CONTRACTOR SHALL PERFORM GRADING TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
18. GENERAL CONTRACTOR (GC) TO REPAIR RUTS AND DISTURBED AREA DAILY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

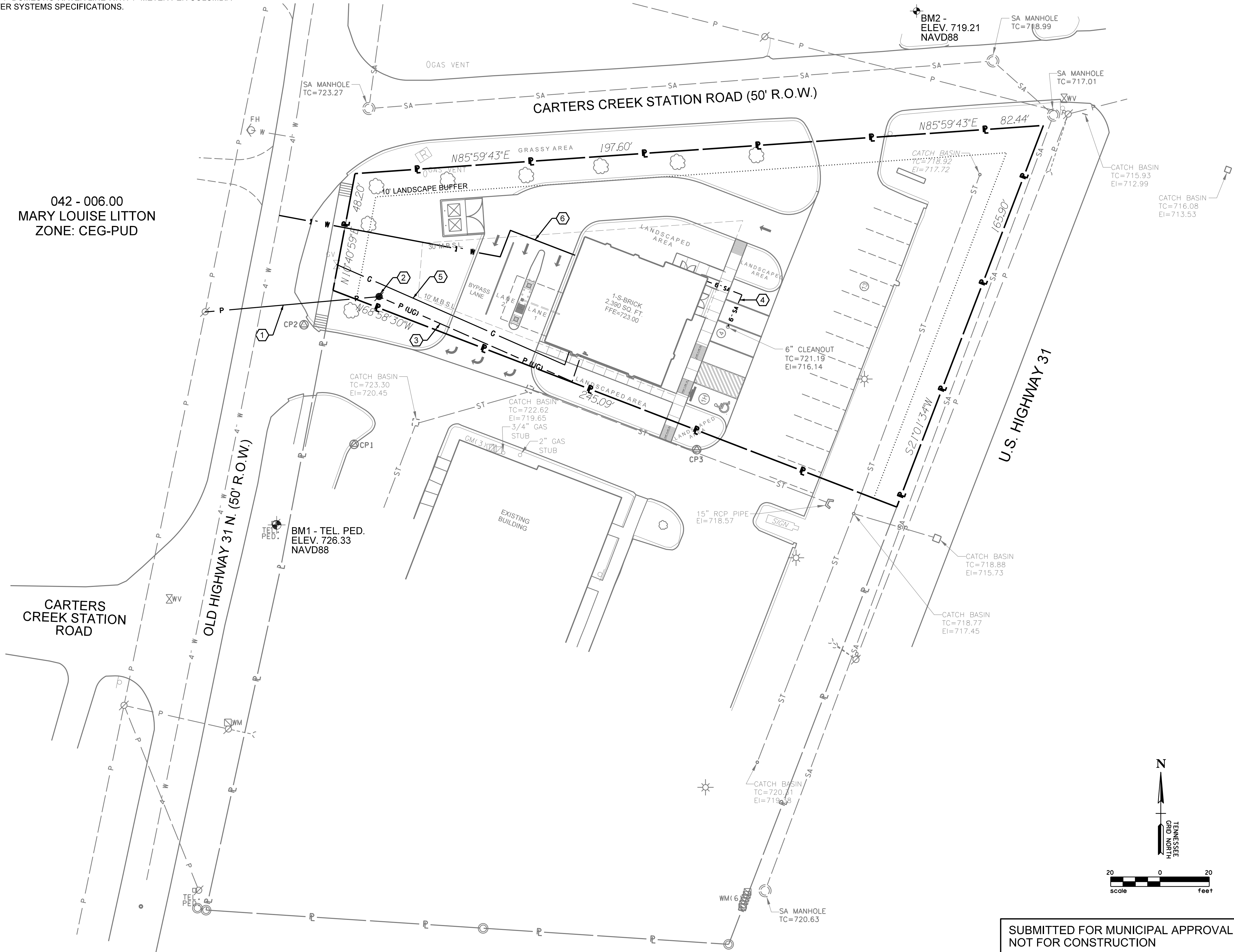
UTILITY KEY NOTES:

1. INSTALL OVERHEAD ELECTRIC ACROSS CARTERS CREEK STATION ROAD TO PROJECT SITE. CONTRACTOR TO COORDINATE OVERHEAD ELECTRIC WITH COLUMBIA POWER AND WATER SYSTEMS.
2. INSTALL NEW ELECTRIC POWER POLE ON PROJECT SITE. CONTRACTOR TO COORDINATE WITH COLUMBIA POWER AND WATER SYSTEMS.
3. INSTALL NEW UNDERGROUND ELECTRIC FROM PROPOSED ELECTRIC POWER POLE TO PROPOSED BUILDING PER COLUMBIA POWER AND WATER SYSTEMS SPECIFICATIONS.
4. INSTALL 30 L.F. - 6" SCH 40 PVC FOR SANITARY GRAVITY SEWER LINE AT 1% MINIMUM SLOPE. INSTALL PER CITY OF COLUMBIA WASTEWATER SPECIFICATIONS.
5. INSTALL 108 L.F. - 1" GAS LINE FROM EXISTING NATURAL GAS VALVE TO BUILDING PER ATMOS ENERGY SPECIFICATIONS.
6. INSTALL 132 L.F. - 1" DOMESTIC WATER LINE WITH 1" METER PER COLUMBIA POWER AND WATER SYSTEMS SPECIFICATIONS.

LEGEND

- P — PROPERTY LINE
- P — PROPOSED OVERHEAD ELECTRIC
- 6" SA — PROPOSED 6" SANITARY GRAVITY SEWER LINE
- 1" W — PROPOSED 1" DOMESTIC WATER LINE
- G — PROPOSED NATURAL GAS LINE
- P(UG) — PROPOSED UNDERGROUND ELECTRIC
- M.B.S.L. — MINIMUM BUILDING SETBACK LINE
- SA — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- P — EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- PROPOSED POWER POLE

042 - 006.00
MARY LOUISE LITTON
ZONE: CEG-PUD



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

UTILITY PLAN

TRISTAR BANK
2567 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	CHK.	DATE	DESCRIPTION
AYS	JRG	03/16/20	P.C. SUBMITTAL

C3.0

FILE NO. 1816-03

One Venture Way, Suite E-220 • Nashville, Tennessee 37228-555 • 615/726/8848

Engineers and Planners and Computer Applications

JAMES + ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
03/16/20

Case Number:

20-0051

Request:

Request from Martin Engineering for Preliminary Plat approval of Summerdale subdivision Phase 3 and 4 being Tax Map 114 Parcel 19.00.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
2020-0051

APPLICANT/PROPERTY OWNER
Martin Engineering and Surveying

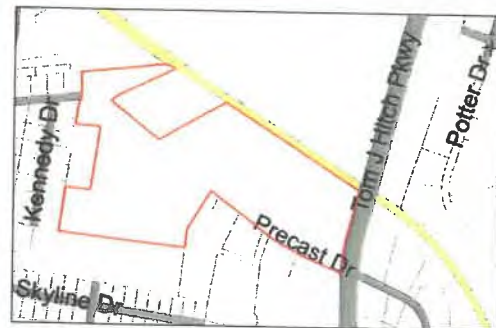
PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION
Precast Drive

NA

BRIEF SUMMARY OF REQUEST

This is a preliminary plat review for Phase 3 and 4 that contain 31 Townhome units and 21 Single Family parcels. The preliminary plat was approved in May of 2019 for the 34 units. The plat is substantially following the Master Plan that was approved in February 2019.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 Residential PUD	Residential	Residential Industrial	NA	10.36 acres

COMPATIBILITY with the COMPREHENSIVE PLAN

NA

PROPERTY HISTORY

Master Plan was approved on February of 2019.

COMPATIBILITY with the ZONING ORDINANCE

Staff finds this request to be compliant subject to staff comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0051

DESCRIPTION: Preliminary Plat approval for Phase 3 & 4 of Summerdale.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Dead ends cannot be over 150 feet in length without an approved turnaround.

Engineering

2. Subject to construction plans approval.
3. Sidco Dr. to change names at T intersection

Building

4. No comments.

Police

5. No comments provided.

Columbia Power

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

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Planning

9. no comments

Wastewater

10. Wastewater approves this request.

Public Works

11. Minimum 2-8 yard dumpsters with 2x weekly collection.

Columbia Water

12. No comments.

Atmos Energy

13. No comments.

ATTACHMENTS: Preliminary Plat



ITEM #10

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0051

Request from Martin Engineering for Preliminary Plat approval of Summerdale subdivision Phase 3 and 4 being Tax Map 114 Parcel 19.00.

COMMENTS:

EXISTING 8" DI ON THIS SITE

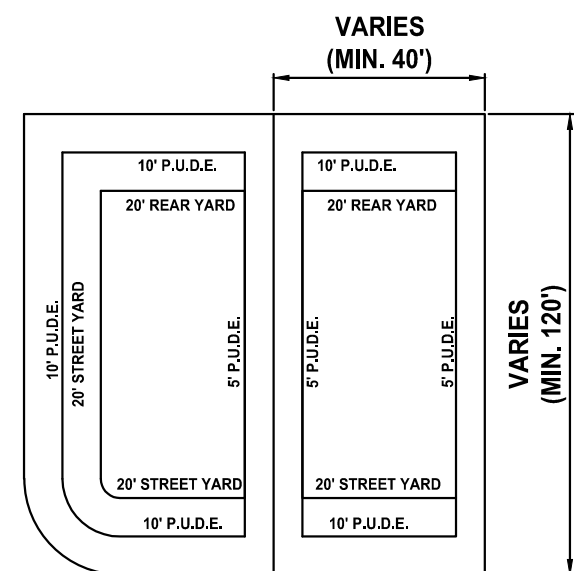


LOT NUMBER	AREA (SF)
30	8,058
31	5,400
32	6,257
33	5,400
34	5,400
35	9,073
36	9,321
37	6,134
38	6,042
39	5,951
40	6,346
41	8,443
42	6,797

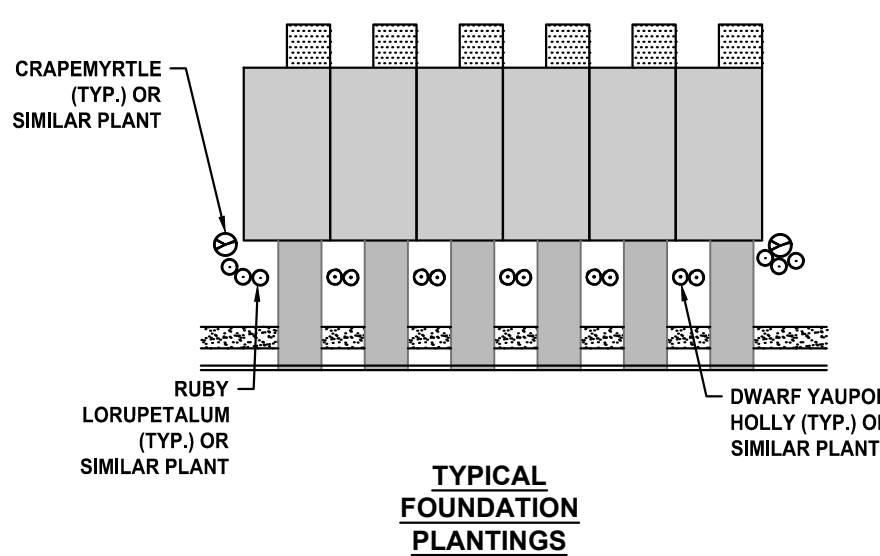
LOT NUMBER	AREA (SF)
43	5,858
44	6,755
45	7,880
46	11,564
47	12,001
48	9,329
49	7,680
50	6,693

LINE #	LENGTH	DIRECTION
L29	15.18'	N44°02'11"W
L30	25.60'	N44°02'11"W
L31	17.74'	N44°02'11"W
L32	23.60'	N44°02'11"W
L33	35.00'	N44°02'11"W
L34	23.07'	S33°57'40"W
L35	34.54'	S0°54'37"W
L36	28.20'	N5°54'37"E
L37	23.49'	N44°02'11"W
L38	18.18'	N44°02'11"W
L39	13.37'	N5°54'37"E
L40	35.60'	S44°02'11"E
L41	25.60'	N44°02'11"W
L42	24.12'	N44°02'11"W
L43	42.92'	S33°47'39"W
L44	36.78'	S33°47'39"W
L45	36.62'	S33°47'39"W
L46	15.32'	N44°02'11"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C29	21.39'	280.39'	9°10'10"	S89°31'31"E	35.98'
C30	60.00'	100.00'	27°10'00"	S60°40'00"E	98.80'
C31	27.42'	280.39'	7°10'10"	S47°10'10"E	27.46'
C32	25.18'	100.00'	18°10'00"	N48°10'11"W	25.18'
C33	116.86'	100.00'	42°10'00"	N71°10'11"W	158.17'
C34	35.54'	175.00'	10°10'00"	N48°10'11"W	35.54'
C35	35.54'	175.00'	10°10'00"	N48°10'11"W	35.54'
C36	35.54'	175.00'	10°10'00"	N48°10'11"W	35.54'
C37	21.82'	100.00'	10°10'00"	N48°10'11"W	21.79'
C38	39.27'	25.00'	10°10'00"	S89°31'31"E	35.98'
C39	68.19'	100.00'	30°10'00"	S59°31'31"E	87.41'
C40	81.30'	155.89'	30°10'00"	S59°31'31"E	80.37'
C41	14.18'	100.00'	4°10'10"	S8°10'10"E	14.18'
C42	89.22'	100.00'	25°10'10"	S27°10'10"E	79.57'
C43	38.02'	175.00'	12°10'00"	S29°44'33"W	37.95'
C44	39.27'	25.00'	10°10'00"	N0°10'11"W	35.98'
C45	20.86'	125.00'	9°10'00"	N5°10'11"W	20.86'
C46	71.24'	125.00'	32°10'11"	N7°10'11"W	70.28'
C47	36.22'	175.00'	11°10'12"	S89°37'35"W	36.16'
C48	45.51'	175.00'	14°10'00"	N7°10'11"W	45.38'
C49	45.78'	175.00'	14°10'18"	N02°10'14"W	45.65'
C50	1.89'	175.00'	0°10'24"	N4°11'10"W	1.89'



LOT CONFIGURATION
P.U.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT
(SEE LOT DEVELOPMENT
SUMMARY FOR SIDE YARD
INFORMATION)



LOT WIDTH	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40'	28'	12.0'
40 FT. - 44 FT.	28'	14.5'
> 44 FT.	28'	16.0'

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

PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL OF
31-TOWNHOME UNITS AND 21 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 10.25 ACRES OF PARCEL 19.00 IN TAX MAP 114 UNDER RM-1 PUD.

PROJECT DESCRIPTION:
DEVELOP 31-TOWNHOME UNITS AND 21 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 10.25 ACRES OF LAND.

PROPERTY OWNER:
P & L DEVELOPMENT LLC
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37174
TAX MAP 114, PARCEL 19.00
DEED BOOK R2563 PAGE 693

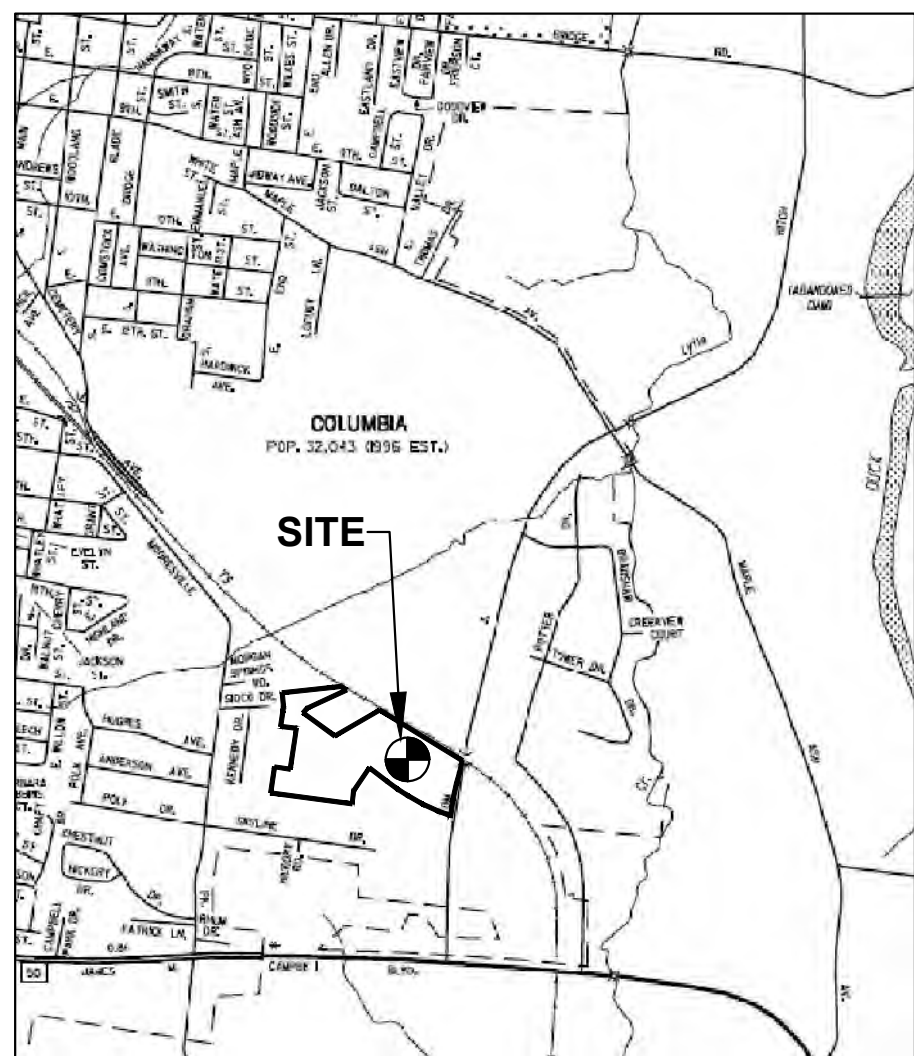
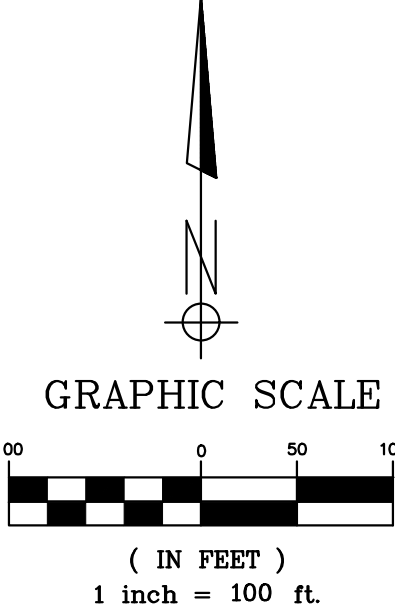
THIS PROPERTY IS LOCATED WITHIN OTHER
FLOOD AREAS ZONE X (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN)
AS SHOWN ON F.E.M.A. FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO.
47119C0285E, DATED APRIL 16, 2007.

SUMMERDALE PRELIMINARY PLAT PHASE 3 AND 4 COLUMBIA, TENNESSEE MAURY COUNTY MAY 4, 2020



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

NOTE:
ALL ROAD NAMES APPROVED BY E-911.
ALL PATIO AREAS TO REMAIN UNCOVERED.
TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE
WITH THE 2018 IRC.



VICINITY MAP
NOT TO SCALE

TOWNHOME DENSITY PHASE 3 & 4		
UNITS	ACRES	UNITS/AC.
31	4.00	7.75

TOWNHOME OPEN SPACE SUMMARY PHASE 3 & 4			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	USABLE AREA (AC)
OPEN SPACE	2.00	50.0%	1.0
TOTAL	2.00	50.0%	1.0
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED / UNIT (SF)	TOTAL REQUIRED (SF)	TOTAL PROVIDED (SF)
ATTACHED UNITS	500	31 X 500 = 15,500	15,500

TOWNHOME PARKING SUMMARY PHASE 3 & 4					
TYPE UNIT	# UNITS	TOTAL BR'S	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
20' - 3BR (1 CAR GAR.)	19	57	19(0)	19	21
24' - 3BR (2 CAR GAR.)	12	36	12(3)	12	22
TOTAL	31	93	31(3)	27(27)	43
TOTAL PARKING PROVIDED 31 + 31 + 43 = 105					
TOTAL PARKING REQUIRED 93/2 X 1.5 = 70					
TOTAL PARKING ALLOWED BY REGS. 3 + 31 + 43 = 77					

PERVIOUS / IMPERVIOUS BREAKDOWN - TOWNHOMES PHASE 3 & 4		
USE	ACRES	SITE%
ROADWAYS, PARKING, BUILDINGS & SIDEWALKS	2.00	50.0%
OPEN SPACE	2.00	50.0%
TOTAL	4.00	100%

SITE USE SUMMARY SINGLE-FAMILY PHASE 3 & 4		
USE	ACRES	SITE%
LOTS	3.59	56.4%
ROAD	1.20	18.9%
OPEN SPACE	1.57	24.7%
TOTAL	6.36	100%

DEVELOPMENT SCHEDULE					
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	NUMBER OF SINGLE-FAMILY LOTS	LOTS	COMPLETION DATE
PHASE 3	15	30-44	13	30-42	JULY 2020
PHASE 4	16	45-60	8	43-50	NOV. 2020

Case Number:

20-0067

Request:

Request from A1 Home Builders to annex with a plan of services 68 acres off Tom Sharp Road being Tax Map 74 Parcel 42.00 with a Master Plan and zoning of RS-10 Planned Unit Development.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20200067

APPLICANT/PROPERTY OWNER
A1 Home Builders

PUBLIC HEARING DATE

June 11th 2020

PROPERTY ADDRESS/LOCATION
Tom Sharp Road Map 74 Parcel 42

BRIEF SUMMARY OF REQUEST

This is an application to annex with a plan of services approximately 68 acres with a PUD Master Plan zoning of RS-10. The plan is requesting a reduction in lot size to 6,000 lots and reduced required yard setbacks. The proposed development will contain two access points onto Tom Sharp Road for the 182 lots.

Staff Notes:

Currently the plan is lacking a several items for a PUD development



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
County – Rural	Single Family Dwelling	Residential	Residential	68 acres

STAFF RECOMMENDATION**COMPATIBILITY with the COMPREHENSIVE PLAN**

The comprehensive plan for this area is Suburban Neighborhood the RS-10 district is the densest allowed for that designation.

PROPERTY HISTORY

Currently vacant green space.

COMPATIBILITY with the ZONING ORDINANCE

Staff would find this request to not be compatible with the City's adopted standards and 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:

3.18.7 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 Comprehensive Plan designates the subject property as Suburban Neighborhood. 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 vacant and residential uses. 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.

No reports of negligible impact on schools, roads, and parks have been reported.



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0067

DESCRIPTION: The request is to annex and rezone the Harmon Property along Tom Sharp Road from A2 in Maury County to RS-10 PUD with lot size reduction, to create a single-family detached subdivision in the City of Columbia.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Atmos Energy

6. No comments provided.

Engineering

7. Subject to TIS review and construction plans

8. Provide subdivision and road names, to be approved by E-911.
9. Provide needed ROW and reconstruct/modify Tom Sharpe Road to match existing improved section at the Highlands at Bear Creek.
10. Provide proposed contours.
11. Show sidewalks
12. Geotechnical report will be required for areas that have been mined.
13. Provide roadway cross section.

Fire

14. Fire hydrant spacing shall be no more than 500 feet apart.

Planning

15. Building elevations needed
16. Street names needed
17. Staff can not support a 10' rear yard
18. Show sidewalks
19. Provide utility plan
20. Mail Kiosk location and design?

Wastewater

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

Public Works

22. No comments.

Columbia Water

23. No comments provided.

ATTACHMENTS: CONCEPT AND PUD



ITEM #11

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0067

Request from A1 Home Builders to annex with a plan of services 68 acres off Tom Sharp Road being Tax Map 74 Parcel 42.00 with a Master Plan and zoning of RS-10 Planned Unit Development.

COMMENTS:

8" PVC (C-900) MAIN ON WEST SIDE OF TOM
SHARP + STOPS + CROSSES AT THE HIGHLANDS

8" PVC (C-900) WILL NEED TO BE EXTENDED

PLAN OF SERVICES

FOR ANNEXATION
HARMON PROPERTY
+/-68 ACRES,
BEING
TAX MAP 74 PARCEL 42.00

A. Water

No Plan of Services or comments provided.

B. Sewer

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

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the residents and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia

Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location. Automatic Aid will be provided by Mt. Pleasant Fire Department to assist Columbia Firefighters on any confirmed structure fire.

2. The proposed annex will be located on the property at 855 Tom Sharp Road in Columbia, Tennessee. This location is approximately 0.4 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 5.4 miles from Fire Station #1 located at 1000 South Garden Street, and 8.5 miles from Fire Station #5 located at 2633 Nashville Highway in Columbia, Tennessee. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed for all future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned RS10-PUD (Single-Family Low Density Residential Districts) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

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

H. Refuse Collection

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

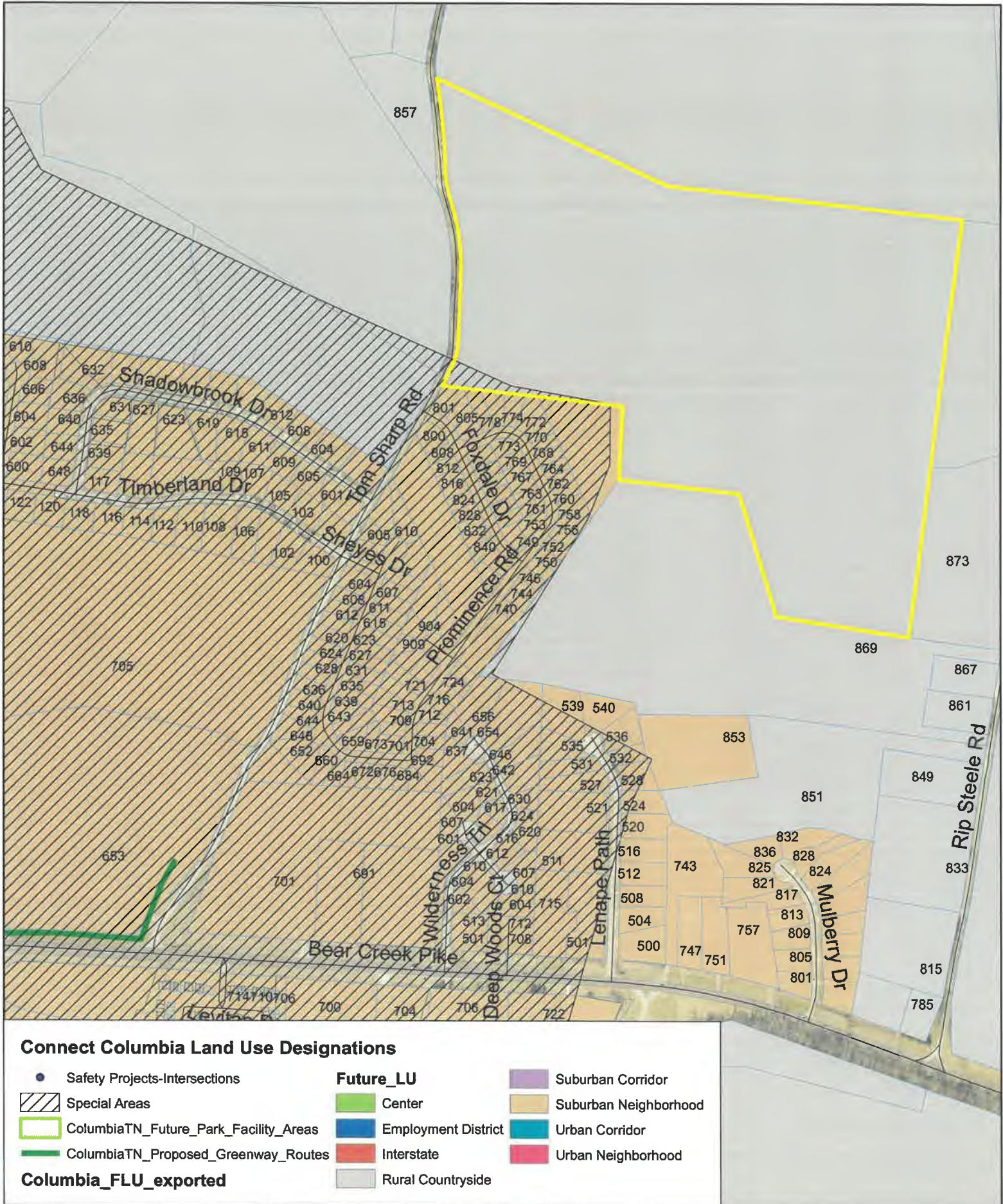
I. Power

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

J. Schools

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



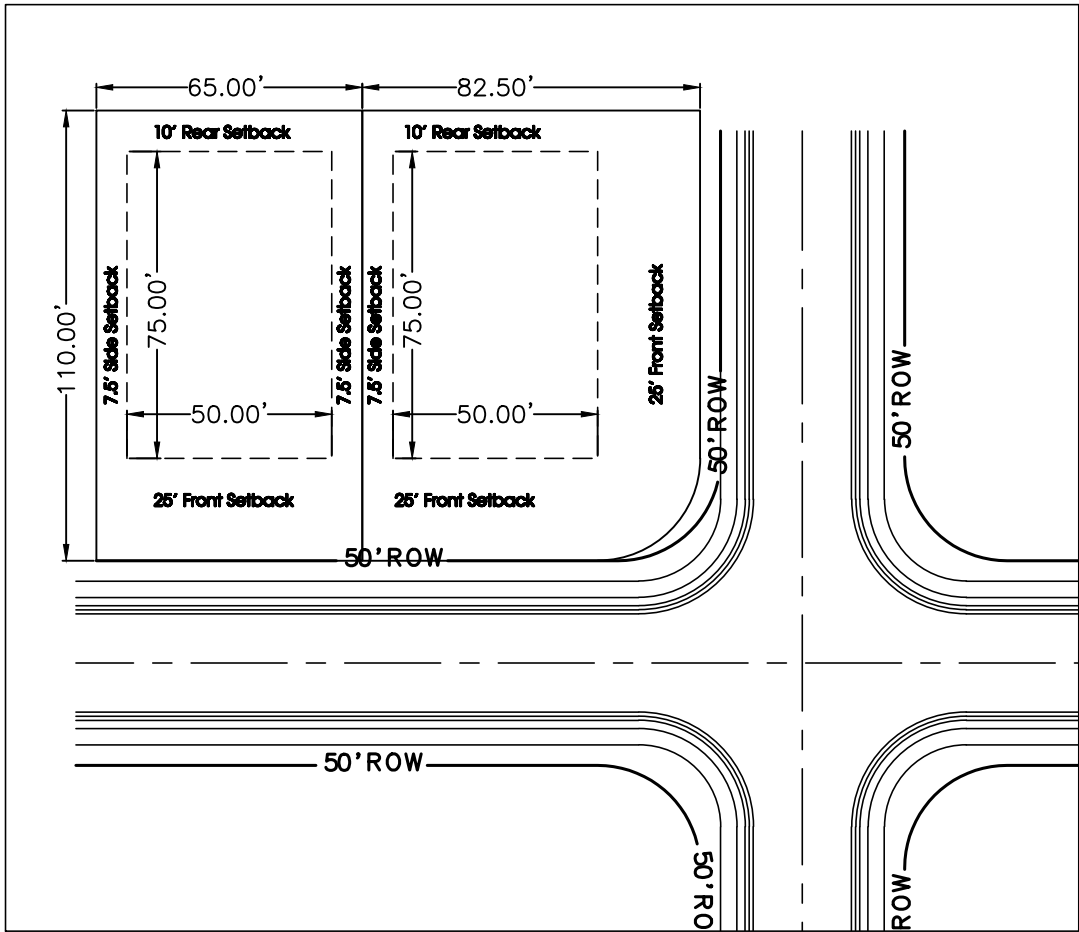




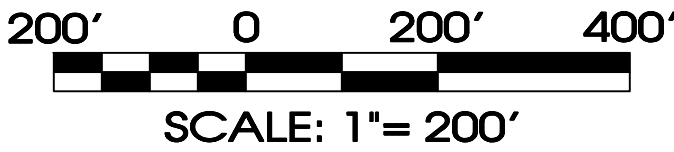
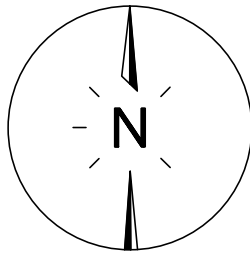
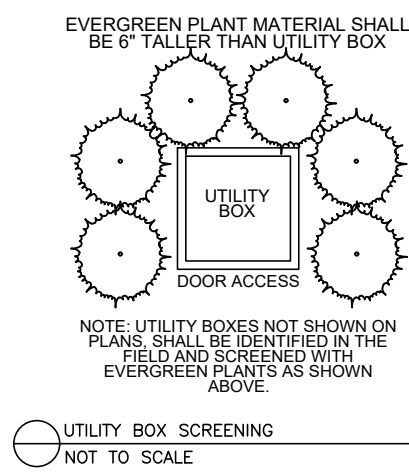
CONCEPTUAL SITE PLAN

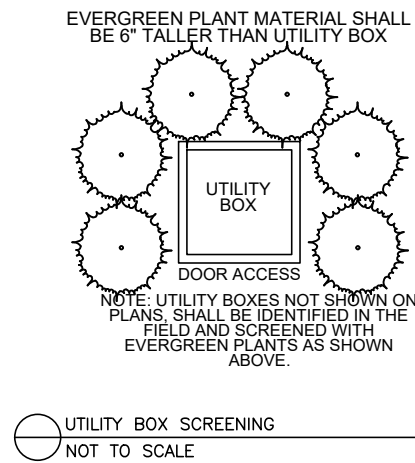
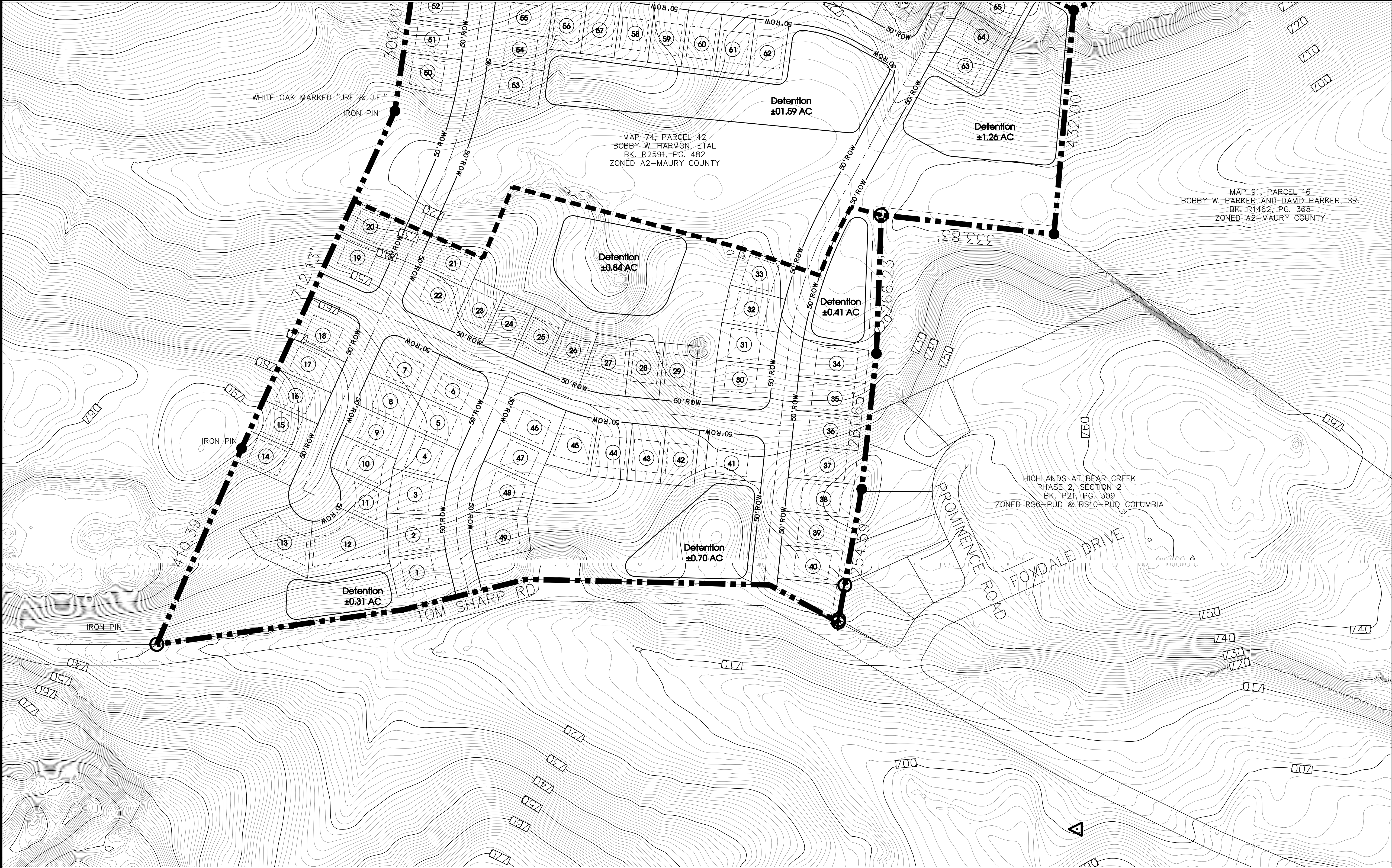
Columbia, TN

LAND USE DATA:	
ZONING REQUEST:	RS-10 PUD WITH LOT REDUCTION
TOTAL LAND AREA:	±68.08 ACRES
TOTAL ROW AREA:	±11.63 ACRES
TOTAL RESIDENTIAL AREA:	±56.45 ACRES
DENSITY FACTOR (56.45 AC X 4.4 LOTS/ACRE) =	248 LOTS
PROPOSED NUMBER OF LOTS:	182 LOTS
PROPOSED DENSITY: 182 LOTS/56.45 ACRES=	±3.22 LOTS/ACRE
MINIMUM LOT SIZE:	6,000 SF.
TYPICAL LOT SIZE:	7,150 SF. (65' W X 110' D)
MINIMUM LOT WIDTH AT ROW:	50 FEET
REQUIRED OPEN SPACE (10% GROSS):	±6.80 ACRES
PROPOSED OPEN SPACE:	±23.27 ACRES (34.18%)
USABLE OPEN SPACE	±16.26 ACRES (23.88%)
STORMWATER	±7.01 ACRES (10.30%)

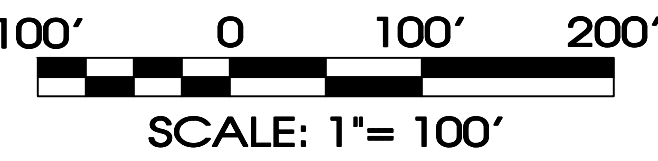
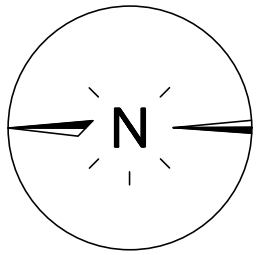


Phase	Area	Lots
Phase 1	19.34 AC	49 Lots
Phase 2	17.06 AC	31 Lots
Phase 3	6.97 AC	29 Lots
Phase 4	7.93 AC	34 Lots
Phase 5	16.78 AC	39 Lots
Total	68.08 AC	182 Lots





Know what's below.
Call before you dig.



SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
PHONE: (615) 890-7901
E-MAIL: (615) 895-2567

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129
FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering, design, criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design and construction details and specifications shown on these drawings and in accordance with the construction plans.

1'S

ARCHITECTURE

CONTRACT

Tom

REVISED:	
DRAWN:	
DATE:	
CHECKED:	
FILE NAME:	
SCALE:	
JOB NO.	
SHEET:	

Case Number:

20-0068

Request:

Request from Crunk Engineering for Master Site Plan revision of 2425 Nashville Highway Planned Unit Development being Tax Map 51 Parcel 22.00.

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

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0068

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Adam Crunk, FP TCI CCS, LLC

PROPERTY ADDRESS/LOCATION

2425 Nashville Hwy Map 51/ Parcel 22

SUMMARY OF REQUEST: Master PUD Revision

This request is for a Master Planned Unit Development revision for the previously approved Villages at Carters' Creek PUD. This revision eliminates that overall layout that includes 59,00 SF. of multi-family/retail and eliminates a connection point to the Carters Creek townhouse/cottage phase currently under construction.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CRS-PUD	Vacant	CRS-PUD/ Mixed Residential & Cemetery	Multi-Family Housing (264 apartment units)	11.8 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

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

PROPERTY HISTORY:

A previous master plan was approved in 2017 representing the Village at Caters Stations PUD.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The revised Villages at Carter's Creek Master PUD plan eliminates the apartment/retail units and creates a new footprint of (11) 3 story buildings that will consist of 24 units apartments within each building for a total of 264 apartment units including a proposed clubhouse and amenity area. Furthermore, this proposal creates a new public street right-of-way with direct access from Nashville Hwy with access points to the multi-family development and the current Village at Caters Creek condo/cottage development currently under construction. Any approval would be subject to the satisfaction of technical review comments from staff.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0068

DESCRIPTION: Revise the previously approved Villages at Carter's Creek PUD master plan to eliminate 59,000 sf of retail space and increase the number o multi-family units from 208 to 264.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. Add additional dumpster locations.

Columbia Power

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

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Engineering

8. Verify power lines leading to townhomes (north property line) will not interfere with proposed street/sidewalk.
9. Subject to all requirements and improvements identified in previous TIS.
10. Subject to construction plan approval.
11. Provide information regarding topographically depressed area under "proposed public street".
12. Modify drive aisle alignment at Buildings 3/8 to reduce conflict points.

Fire

13. Fire hydrants must be added so no portion of a commercial building is farther than 500 feet from a fire hydrant as the truck will lay hose. Traffic calming devices prohibited according to the 2018 IFC Section 503.4.1

Wastewater

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

Planning

15. Site building numbers and rendering identification does not match.
16. Landscape plan needed.
17. Remove utilities from landscaped areas.

Columbia Water

18. No comments provided.

ATTACHMENTS: PUD



ITEM #12

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

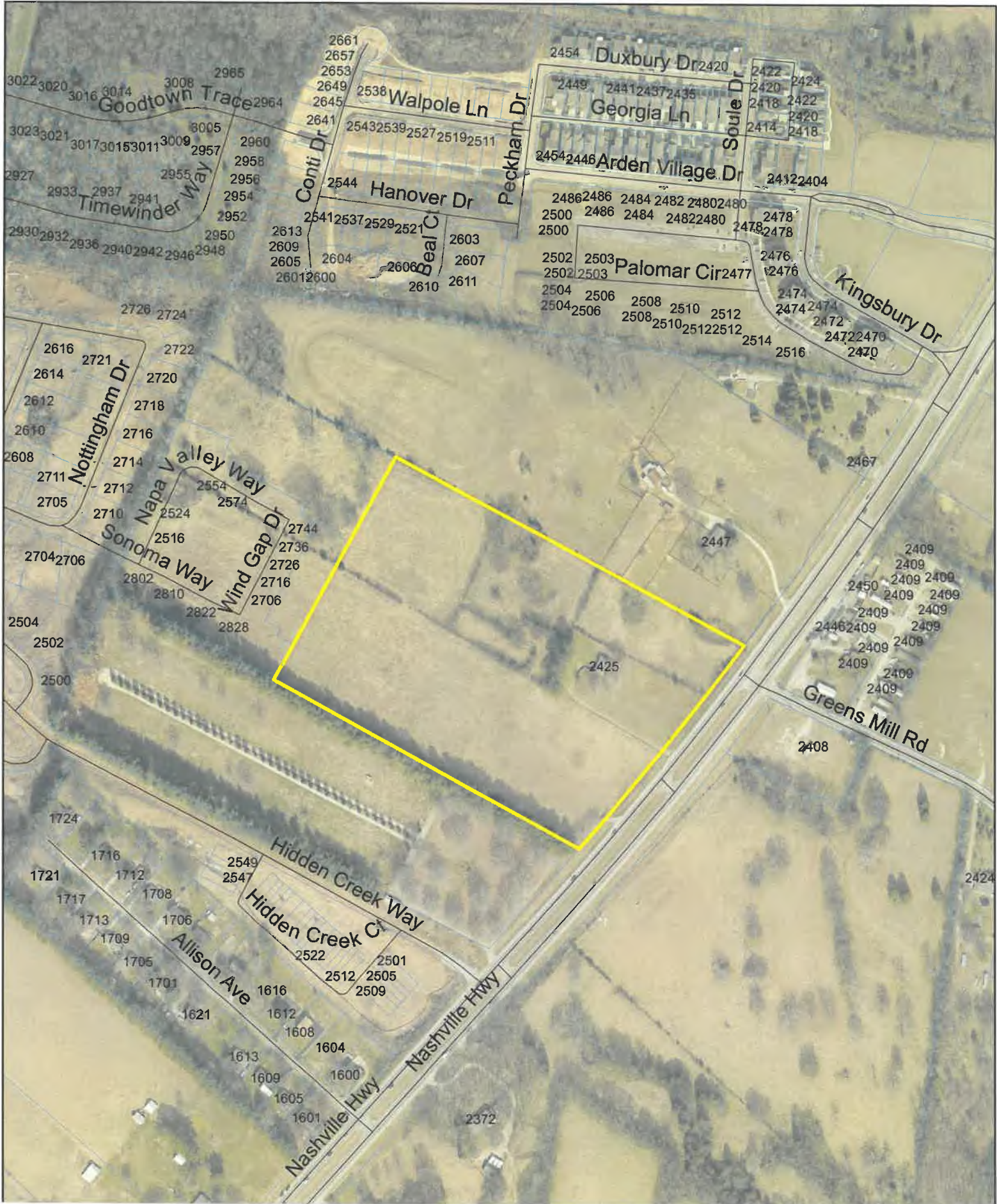
Case Number: 20-0068

Request from Crunk Engineering for Master Site Plan revision of 2425 Nashville Highway Planned Unit Development being Tax Map 51 Parcel 22.00.

COMMENTS:

12" MAIN ON WEST SIDE OF NASHVILLE HWY.
2 - POINTS OF CONNECTION TO 8" MAIN
AT VILLAGES AT CARTERS STATION

Case #20-0068
Tax Map 51 Parcel 22
Village at Carter's Station



PURPOSE OF SUBMITTAL - TO ANNEX A PORTION OF THE SITE NOT WITHIN THE CITY LIMITS OF COLUMBIA AND TO REZONE THE ENTIRE PROPERTY TO PUD CRB.

PROPERTY DEVELOPER:
FP TCI CCS, LLC.

PROJECT DESCRIPTION:
ANNEX AND REZONE PROPERTY TO DEVELOP INTO A 208 UNIT APARTMENT AND 198 UNIT TOWNHOME DEVELOPMENT WITH 32,000 SF OF RETAIL AND 22,000 SF OF RESTAURANT WITH 3 COMMERCIAL OUTPARCELS.

ALL ROAD NAMES TO BE APPROVED BY E-911.

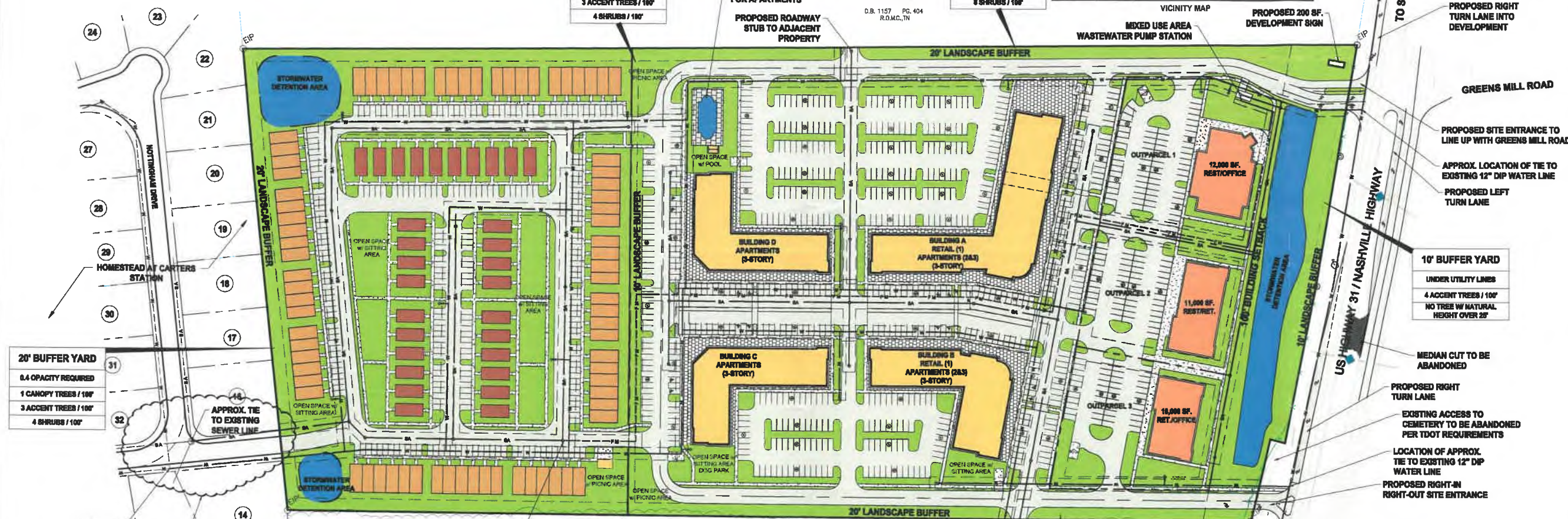
10' BUFFER YARD W/ BRICK COLUMNED PRIVACY FENCE
0.2 OPAQITY REQUIRED
1 CANOPY TREES / 100'
3 ACCENT TREES / 100'
4 SHRUBS / 100'

20' NORTHERN BOUNDARY BUFFER YARD
0.8 OPAQITY REQUIRED
2 CANOPY TREES / 100'
5 ACCENT TREES / 100'
8 SHRUBS / 100'

TAX MAP 51
(21.00)
DAVID DANIELS
D.B. 1157 PG. 404
R.O.M.C., TN



VICINITY MAP
MIXED USE AREA
WASTEWATER PUMP STATION
PROPOSED 200 SF. DEVELOPMENT SIGN



20' BUFFER YARD
0.4 OPAQITY REQUIRED
1 CANOPY TREES / 100'
3 ACCENT TREES / 100'
4 SHRUBS / 100'

PROPERTY OWNER:
DOROTHY CHURCH
CO JERRY CHURCH
3873 TROUSDALE LANE
COLUMBIA, TN 38401

TAX MAP 51, PARCEL 22.00
DEED BOOK 487 PAGE 163

THIS PROPERTY IS LOCATED WITHIN AN UNSHADED SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4710C0100E, DATED APRIL 16, 2007.

LEGEND

SANITARY SEWER	— SA —
WATER LINE	— W —
SANITARY SEWER MANHOLE	⊙
FIRE HYDRANT ASSEMBLY	⊕
WATER VALVE	⊕
STOP SIGN	⊕

TRAFFIC IMPACT STUDY
DEVELOPER HAS COMPLETED AND SUBMITTED TRAFFIC STUDY.

TOWNHOME PARKING SUMMARY

UNITS	PARKING REQUIRED 1.5 SP/UNIT	PARKING PROVIDED
198	297	302
TOTAL	297	302

TOWNHOME OPEN SPACE SUMMARY

OPEN SPACE	ACRES	PERCENT OF SITE	USABLE AREA
BUFFER	0.08	0.0%	0.0
DETENTION	0.20	3.0%	0.1
ISLANDS	0.27	0.7%	0
IMPROVED OPEN SPACE	2.14	21.0%	1.0
TOTAL	4.44	44.7%	2.3

OPEN SPACE REQUIREMENTS

UNIT TYPE	AREA REQUIRED / UNIT	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED UNITS	200 SF	78 X 200 = 36,000	36,480
COTTAGE UNITS	750 SF	30 X 750 = 22,500	34,200

TAX MAP 51
(23.00)
FAMILY CARE INTERNATIONAL, LLC.
D.B. 1358 PG. 191
R.O.M.C., TN

APARTMENT PARKING SUMMARY

BUILDING	NUMBER UNITS	PARKING REQUIRED 1.5 SP/UNIT	PARKING PROVIDED
BUILDING A	40 UNITS	60	60
BUILDING B	40 UNITS	60	60
BUILDING C	64 UNITS	96	96
BUILDING D	64 UNITS	96	96
TOTAL	208 UNITS	312	312

RETAIL OFFICE BUILDING & PARKING

BUILDING	AREA (SF)	RETAIL PARKING REQUIRED 1 SP/1000 SF.	RESTAURANT PARKING REQUIRED 1 SP/100 SF.	TOTAL REQUIRED PARKING	PARKING PROVIDED
BUILDING A	30,000	30	120	150	150
BUILDING B	22,000	22	88	110	121
TOTAL	52,000	52	208	260	271

20' SOUTHERN BOUNDARY BUFFER YARD
0.8 OPAQITY REQUIRED
2 CANOPY TREES / 100'
4 ACCENT TREES / 100'
6 SHRUBS / 100'

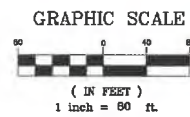
OUTPARCEL BUILDING & PARKING

OUTPARCEL	OUTPARCEL AREA (AC.)	BUILDING	OFFICE PARKING REQUIRED 1 SP/1000 SF.	RESTAURANT PARKING REQUIRED 1 SP/100 SF.	RETAIL PARKING REQUIRED 1 SP/1000 SF.	TOTAL REQUIRED PARKING	PARKING PROVIDED
OUTPARCEL 1	1.66	RESTAURANT / OFFICE	16.6	66.4	0	83	72
OUTPARCEL 2	1.15	RESTAURANT / RETAIL	11.5	46.0	0	57.5	54
OUTPARCEL 3	1.20	RETAIL / OFFICE	12.0	48.0	0	60	48
TOTAL	3.01		39.1	160.4	0	199.5	174

MIXED USE OPEN SPACE SUMMARY

OPEN SPACE	ACRES	PERCENT OF SITE	USABLE AREA
BUFFER	1.20	6.7%	0.3
DETENTION	1.20	7.0%	0.3
ISLANDS	0.20	3.7%	0
IMPROVED OPEN SPACE	2.12	11.2%	1.1
TOTAL	5.40	28.6%	2.3

VILLAGE AT CARTER'S STATION FP TCI CCS, LLC. COLUMBIA, TENNESSEE MAURY COUNTY JUNE 2, 2017



H M H A
H. Michael Hindman
Architects, P.C.

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

PURPOSE OF SUBMITTAL

TO REVISE THE EXISTING VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOPMENT.

PROJECT DESCRIPTION

REMOVING 59,000 s.f. OF OFFICE AND RETAIL SPACE, AND ADDING 56 APARTMENT UNITS FOR A TOTAL OF 264 APARTMENT UNITS.

ALL ROAD NAMES TO BE APPROVED BY E-911.

TRAFFIC IMPACT STUDY

AN EXISTING TRAFFIC IMPACT STUDY WAS SUBMITTED DURING THE PREVIOUSLY APPROVED VILLAGE AT CARTER'S CREEK MULTI-USE DEVELOPMENT. AN AMENDMENT LETTER HAS BEEN SUBMITTED WITH THIS REVISED SUBMITTAL TO CARTER'S CREEK TO UPDATE TRAFFIC VOLUME BASED ON THE REVISED PLANS.

ALTERNATE NUMBER 1 CANOPY BUFFER:
1 CANOPY TREE, 1 ACCENT TREE,
7 SHRUBS PER 100 L.F.

PROPOSED PUBLIC STREET (50' R.O.W.)

CATCH BASIN
RIM: 685.60
INV: 678.75

30" RCP
679.25
30" RCP
678.02

CATCH BASIN
RIM: 687.15
INV: 680.55

30" RCP
679.00

CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



VILLAGE AT CARTER'S CREEK
REVISED PUD PLAN
2425 NASHVILLE HWY
COLUMBIA, TENNESSEE

REVISIONS

DATE

No.

05/04/20

19054

C1.0

SITE LAYOUT

TOWNHOME PARKING SUMMARY

UNITS	PARKING REQUIRED (1.5 SP/UNIT)	PARKING PROVIDED
108	162	262
TOTAL	162	262

OUTPARCELS

PARCEL	ACRES
OUTPARCEL A	1.36
OUTPARCEL B	1.15
OUTPARCEL C	1.25
TOTAL	3.76

CONCEPT PLANT SCHEDULE

LARGE CANOPY TREE
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY
MAPLE
CLEDTISIA TR. INERMIS 'SKYLINE' / SKYLINE HONEYLOCUST
ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN
ZELKOVA

FLOWERING TREE
AMELANCHIER ARBOREA / SERVICEBERRY
MALUS X PRAIRIFIRE / PRAIRIFIRE CRABAPPLE
LAGERSTROEMIA 'NATCHEZ' / NATCHEZ CREPE MYRTLE
PRUNUS X YEDOENSIS / YOSHINO CHERRY

EVERGREEN SHRUB
JUNIPERIS CHINENSIS SARGENTII / SARGENTS JUNIPER
ILEX X MESERV. CHINA GIRL / CHINA GIRL HOLLY

LARGE SHRUB -
VIBURNUM PRAGENSE / PRAGENSE VIBURNUM

NOTE:
REQUIRED LANDSCAPING BY THE CITY OF COLUMBIA
WILL BE PROVIDED AS SHOWN ON THE FUTURE FINAL SITE
PLAN.

SITE DATA:

PROPOSED DEVELOPMENT:
REVISE THE APPROVED PUD PLAN
TO REPLACE 181 APARTMENT UNITS AND
59,000 SF OF RETAIL WITH 264 APARTMENT
UNITS ON APPROXIMATELY 11.8 ACRES

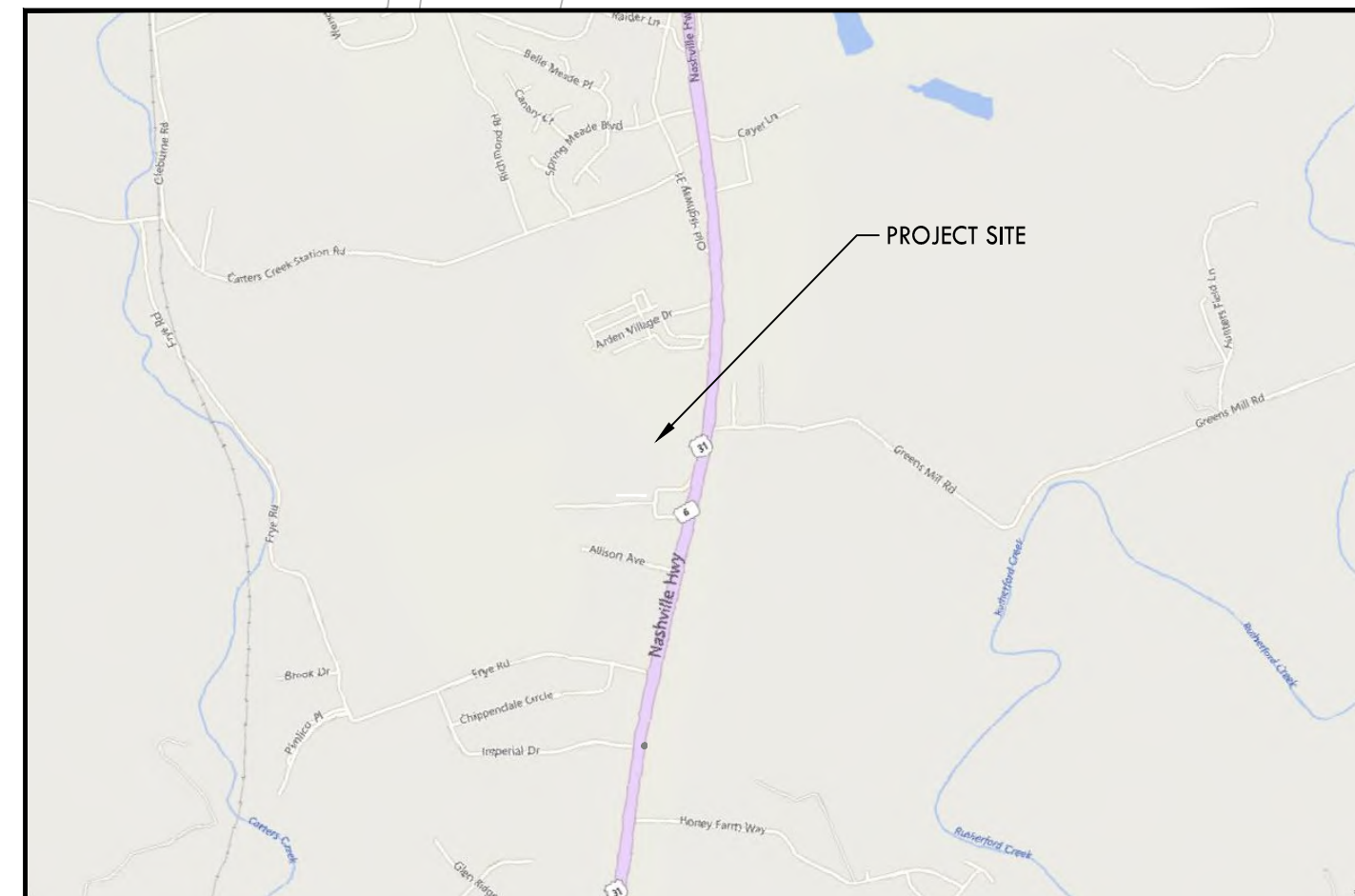
PHASE I				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	
1	12	12	0	
2	6	18	0	
3	12	12	0	
4	6	6	12	
5	12	12	0	
6	12	12	0	
7	12	12	0	
8	6	6	12	
TOTAL (PHASE I)	78	180	72	
PHASE II				
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	
9	12	12	0	
10	6	18	0	
11	12	12	0	
TOTAL (PHASE II)	30	84	0	
TOTAL (PROJECT)	108	264	72	
TOTAL BEDROOMS				444

REQUIRED PARKING:
1.5 SPACES / 2 BEDROOMS

PHASE I: 248 SPACES
PHASE II: 86 SPACES
TOTAL: 334 SPACES

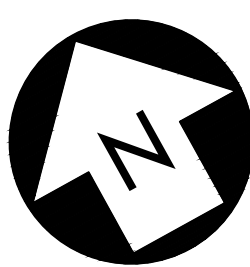
PROVIDED SPACES:

PHASE I: 300 SPACES
PHASE II: 96 SPACES
TOTAL: 396 SPACES

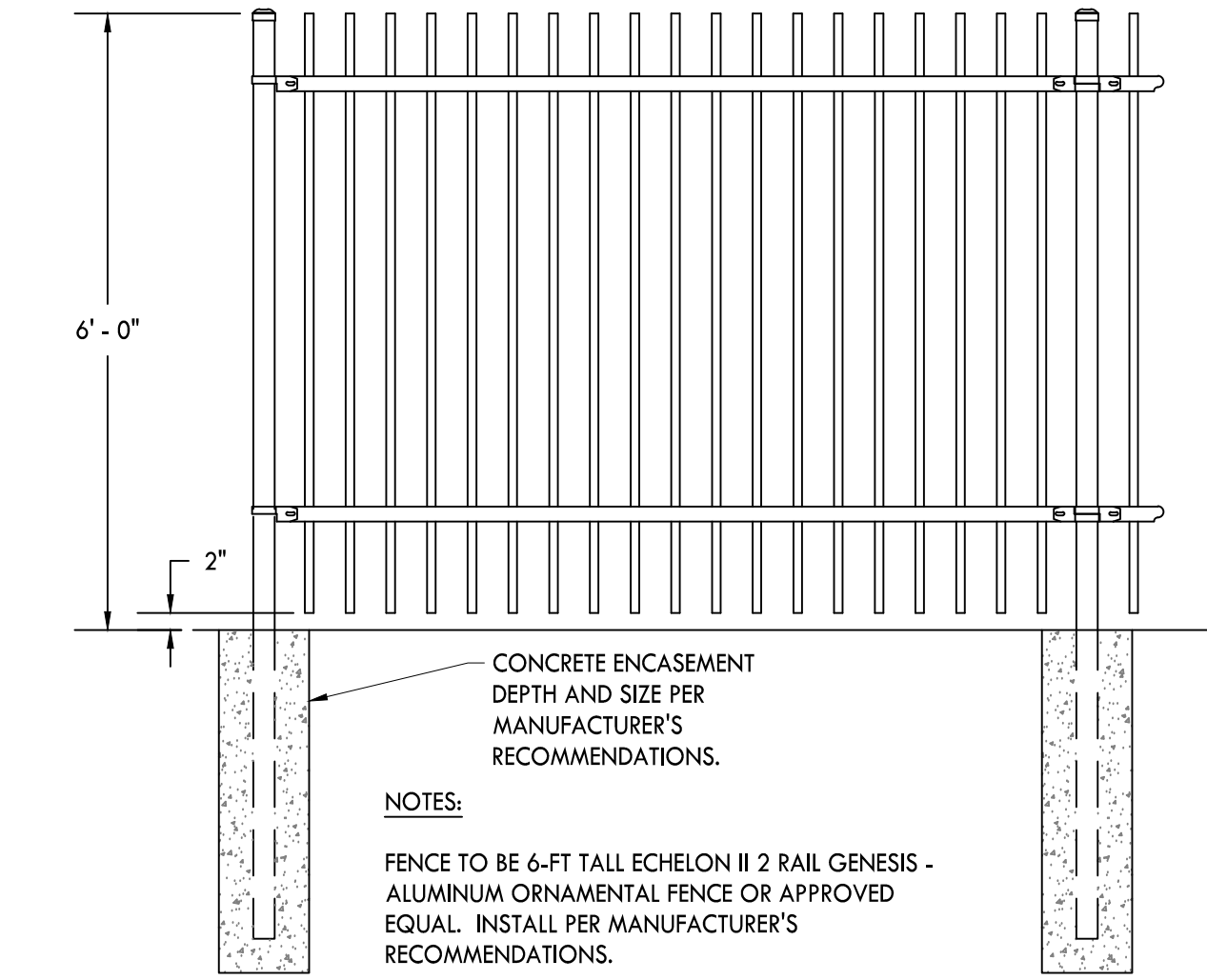


VICINITY MAP
NO SCALE

0 30 60 120
GRAPHIC SCALE



Drawing Path: P:\Projects\2019\19054 - Carter Station Multi-Family\Drawings\Construction\POD\Submit\Carter Station POD.dwg

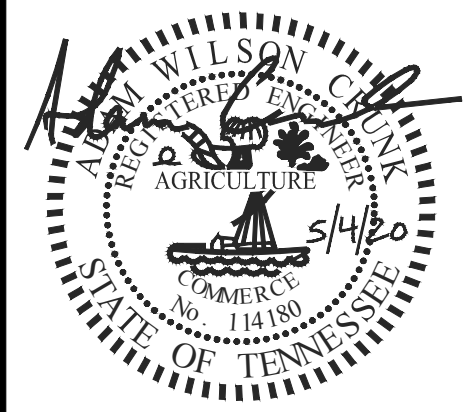


1 **BLACK ALUMINUM FENCE**
NOT TO SCALE

REVISIONS	
No.	DATE

05/04/20 19054

C3.0
DETAILS



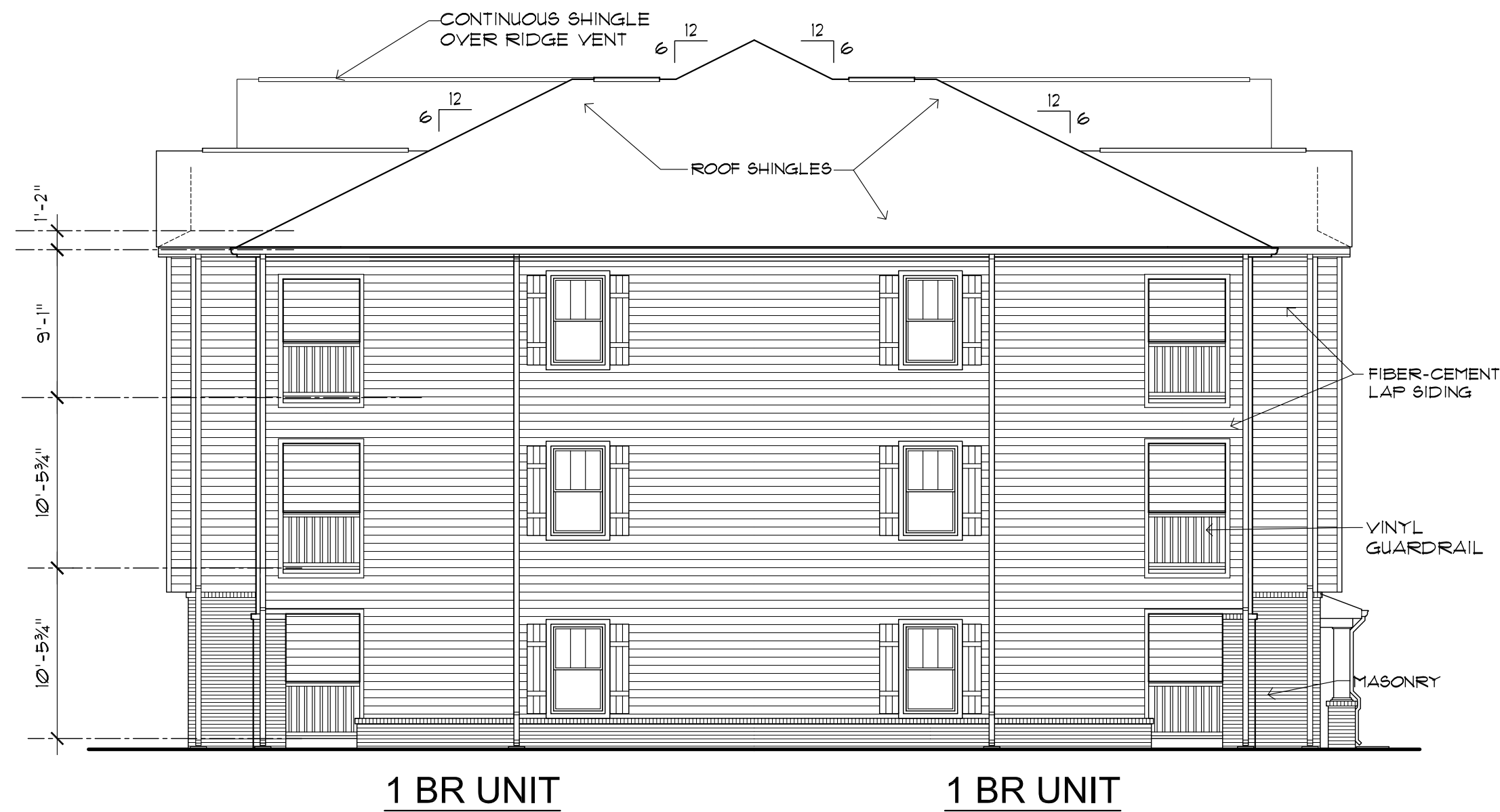
CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

VILLAGE AT CARTER'S CREEK
REVISED PUD PLAN
2425 NASHVILLE HWY
COLUMBIA, TENNESSEE



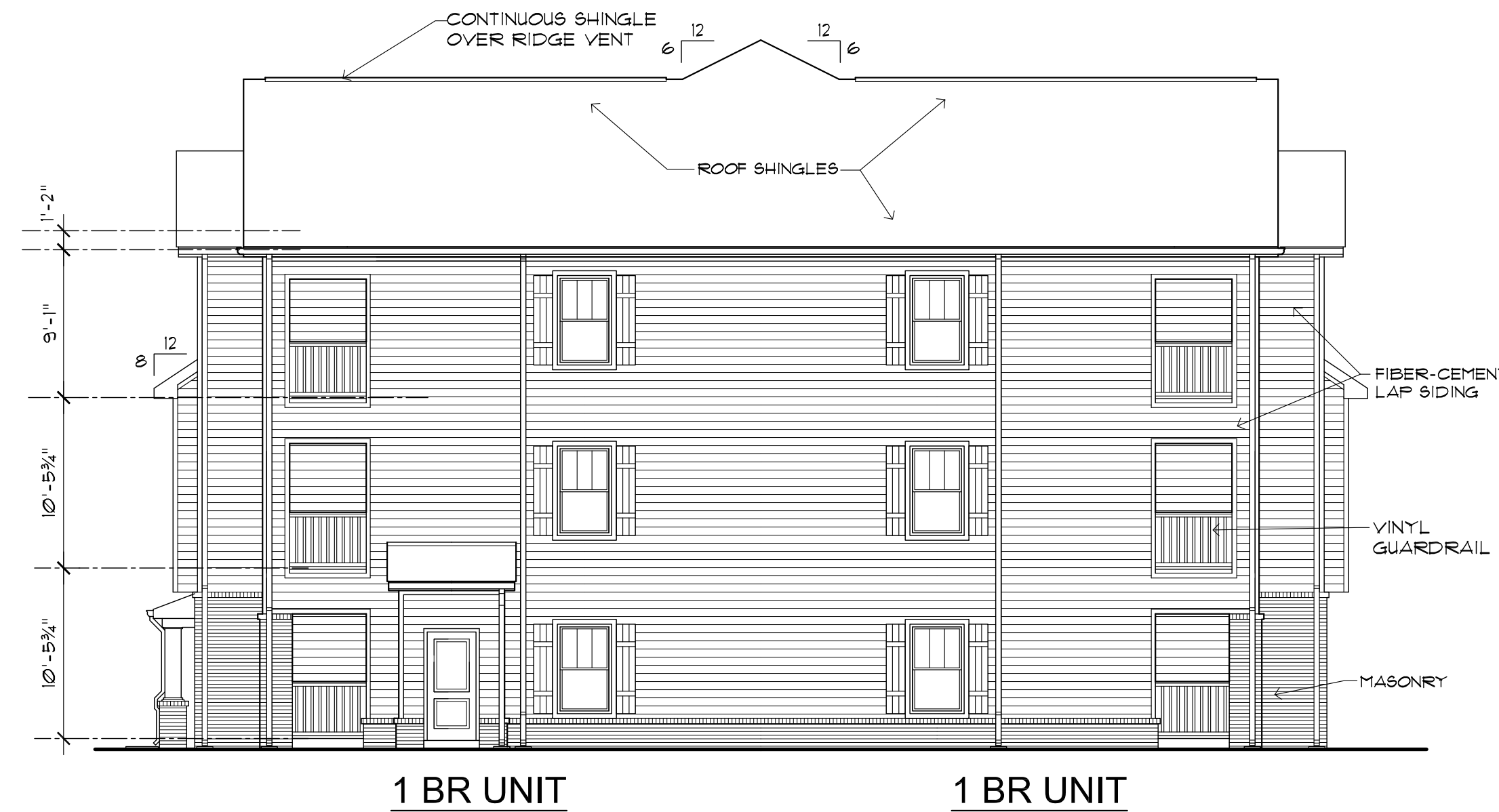
BUILDING A - REAR ELEVATION

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



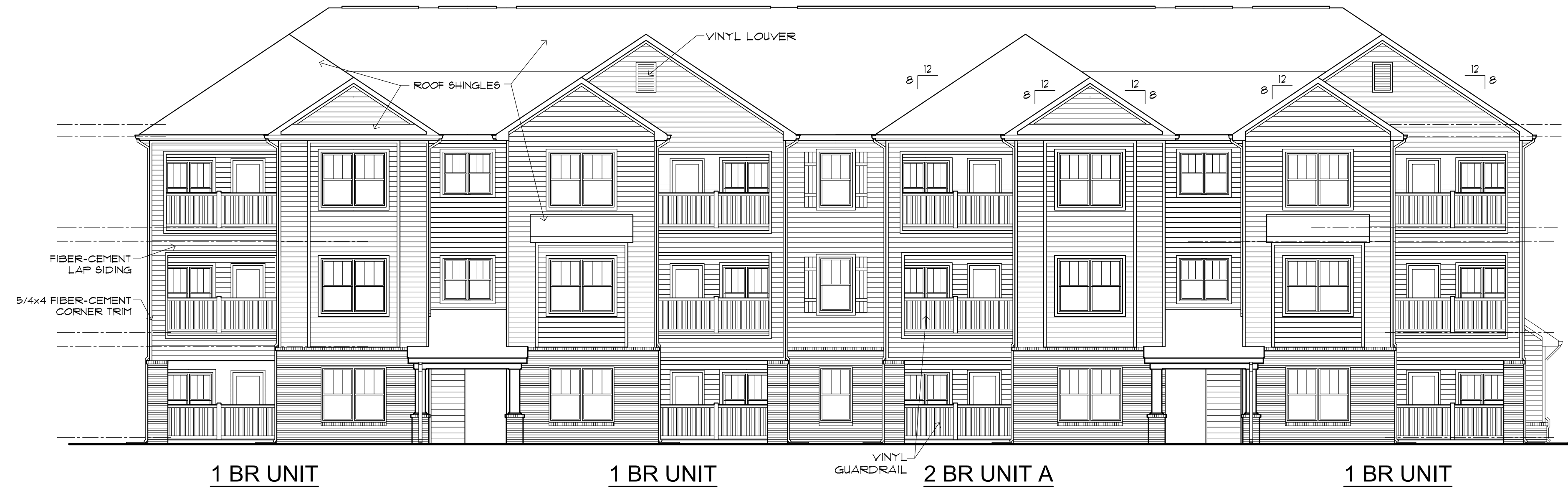
BUILDING A - LEFT ELEVATION

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



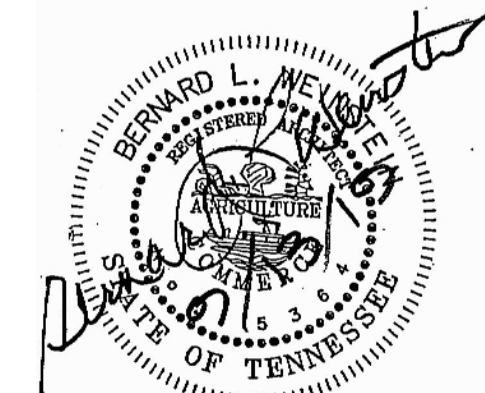
BUILDING A - RIGHT ELEVATION

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



BUILDING A - FRONT ELEVATION

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



BERNARD L. WEINSTEIN
& ASSOCIATES · ARCHITECTS
 NASHVILLE, TENNESSEE

PROJ. NO.
 DATE
 09/13/19
 REVISED

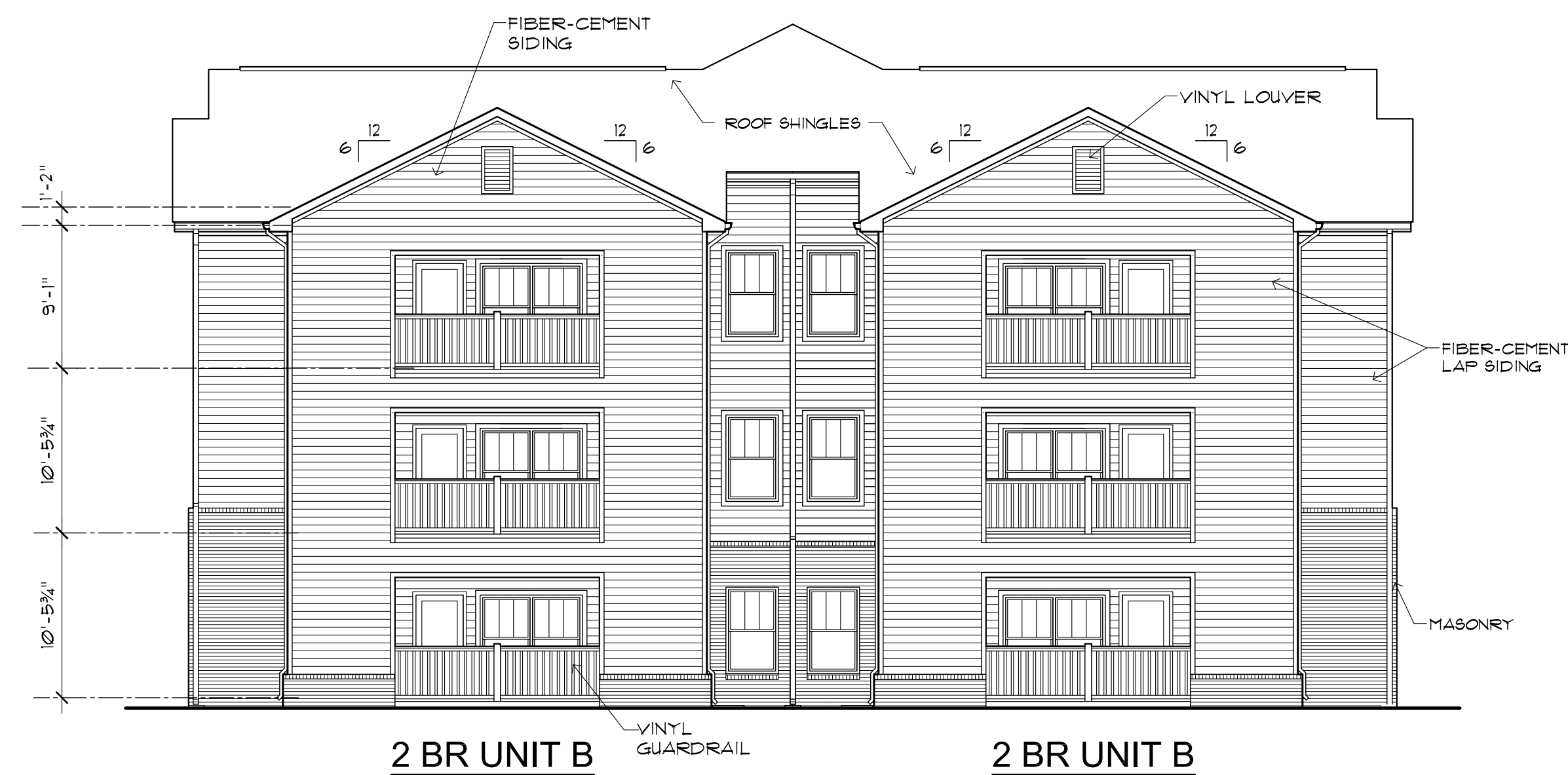
VILLAGE AT CARTER'S CREEK
 2425 NASHVILLE HIGHWAY
 COLUMBIA, TENNESSEE

BUILDING A ELEVATIONS

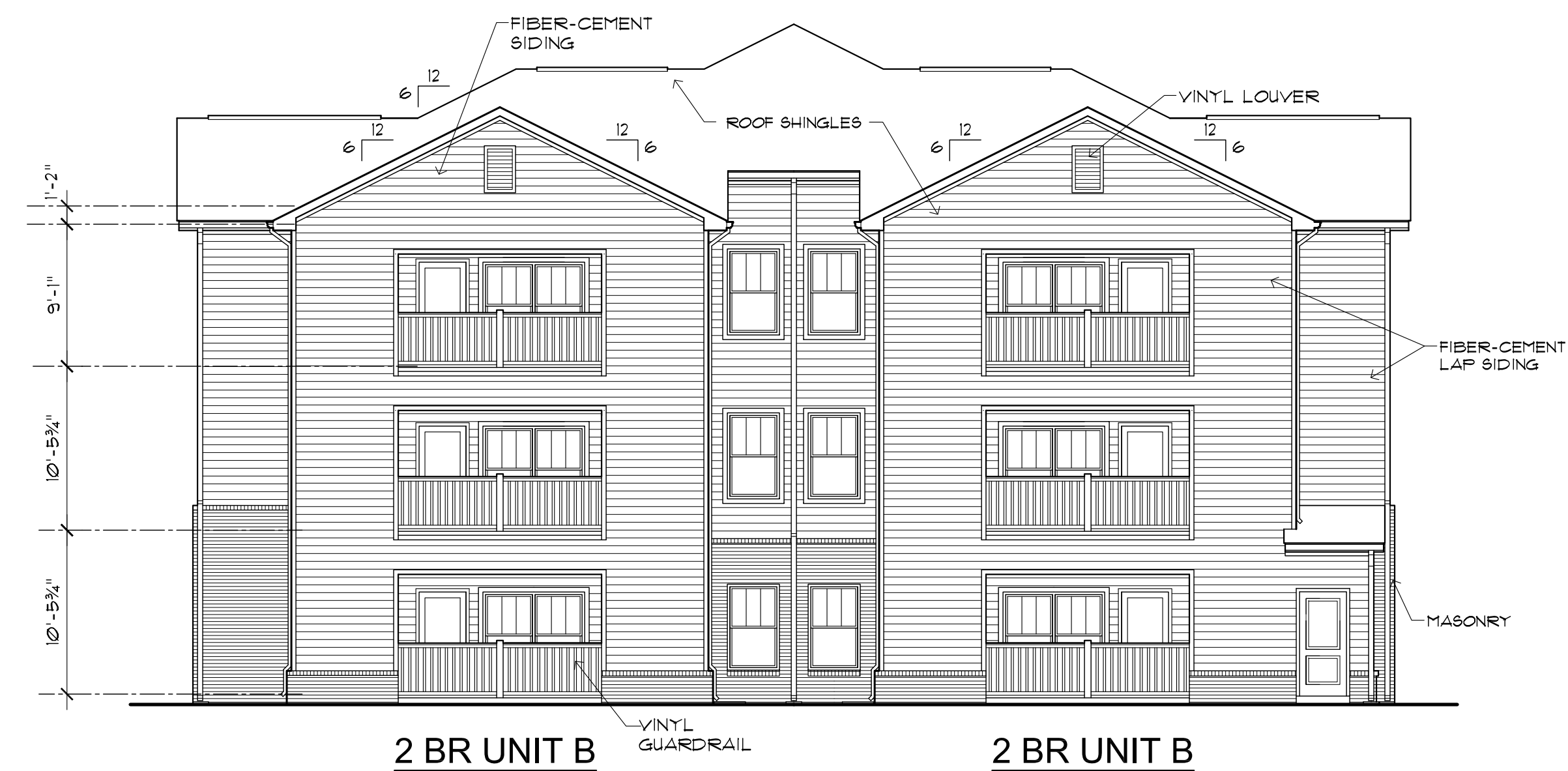
A1
BLW



BUILDING C - REAR ELEVATION
SCALE: 1/8" = 1'-0"



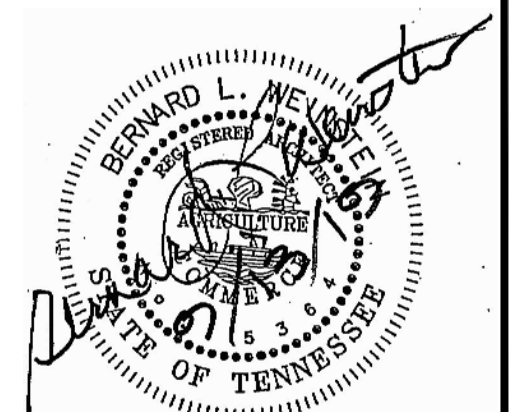
BUILDING C - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Case Number:

20-0070

Request:

Request from Nathan McBroom to approve rezoning with a Preliminary Master Plan property off Taylor Bend being Tax Map 90 Parcel 7.07 from General Commercial Service to RM-2 Planned Unit Development.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0070

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Nathan McBroom

PROPERTY ADDRESS/LOCATION

Taylor Bend Road, Map 90- 07.07

SUMMARY OF REQUEST: Zoning Amendment/ RM-2 PUD Master Plan

This request is for a **rezoning/PUD master plan** for a 1.22-acre parcel located on the east side of Taylor Bend Road directly north of the Northway Shopping Center. This rezoning request from GCS (*General Commercial Services*) to RM-2 PUD (*High Density Planned Unit Development*), is supported by a plan showing 16 townhomes on the site consisting of lot dimensions ranging from 20 X 70, to 19 X 76 at the front section and lots ranging from 20 X 85 and 20 X 70 at the rear section of proposed development.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS, General Commercial Services	Vacant	GCS & MU-PUD/ Vacant Land/Commercial Shopping Center	16 Townhomes	1.22 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings. The Comprehensive Plan would support this rezone request.

PROPERTY HISTORY:

The property is currently a vacant parcel with no prior history of development.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Section 7.3 of the Zoning Ordinance highlights that residential PUDS are considered by the Planning Commission and City Council to achieve maximum coordination from the proposed development and surrounding uses. The minimum size of a residential PUD is referenced by the base zoning district, or zoning that is currently on the property before the PUD is created. The Future Land Use of the Comprehensive Plan highlights this 1.22-acre parcel as Urban Neighborhood. Unlike Suburban Residential, the Urban Neighborhood future land use is characterized as **intermixed** with single family attached and detached dwellings connected by a pedestrian friendly environment linking future neighborhoods and commercial clusters. The current context of this location is surrounded by a Mixed-Use PUD zoning district adjacent to future mixed-use residential development and existing commercial shopping clusters. In sum, this proposal would be compatible with the City's adopted



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 being developed as mixed-use residential with single-family and townhomes interconnected by existing and proposed street rights-of-way on vacant land. The proposed plan will continue those established patterns within the area thus be compatible.

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

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



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0070

DESCRIPTION: Request to rezone property to RM-2 and approve PUD Master Plan.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. No comments provided.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. Subject to construction plans.
8. Label road as private
9. Cove and Court are both typical suffixes for road names. Pick one.

Fire

10. No comments.

Wastewater

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

Planning

12. Need building renderings
13. Landscape plan is .8 on the east, west, and north
14. remove sewer line from landscape island areas
15. Dumpster and Fence Detail needed

Public Works

16. Minimum 1-8 yard dumpster with 2x weekly collection.

Columbia Water

17. No comments provided.

ATTACHMENTS: PUD



ITEM #13

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

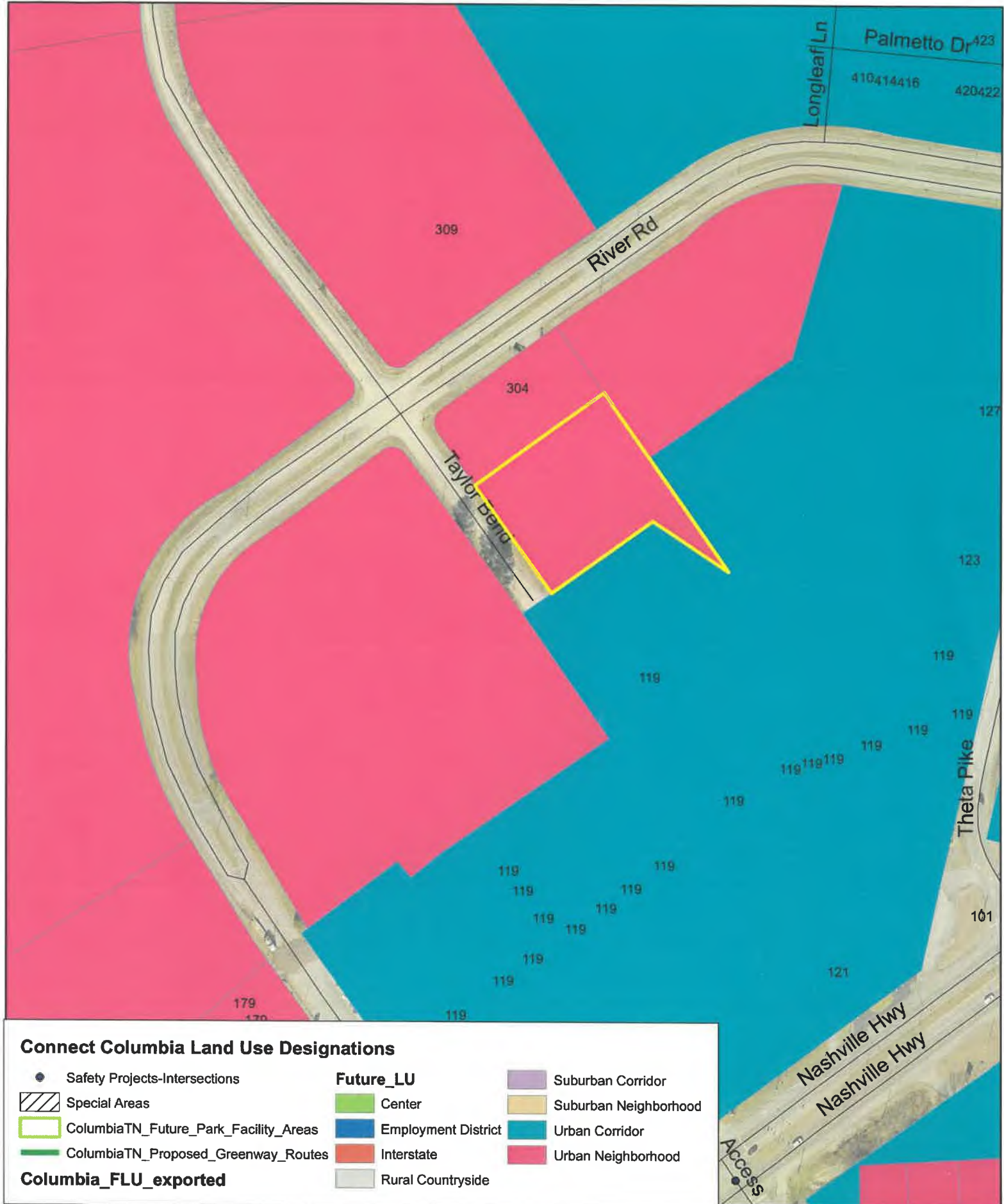
NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0070

Request from Nathan McBroom to approve rezoning with a Preliminary Master Plan property off Taylor Bend being Tax Map 90 Parcel 7.07 from General Commercial Services to RM-2 Planned Unit Development.

COMMENTS:

6" CI WATER MAIN AT THIS SITE







Proposed Decorative Fence



Front Elevation
50% Brick 50% Siding

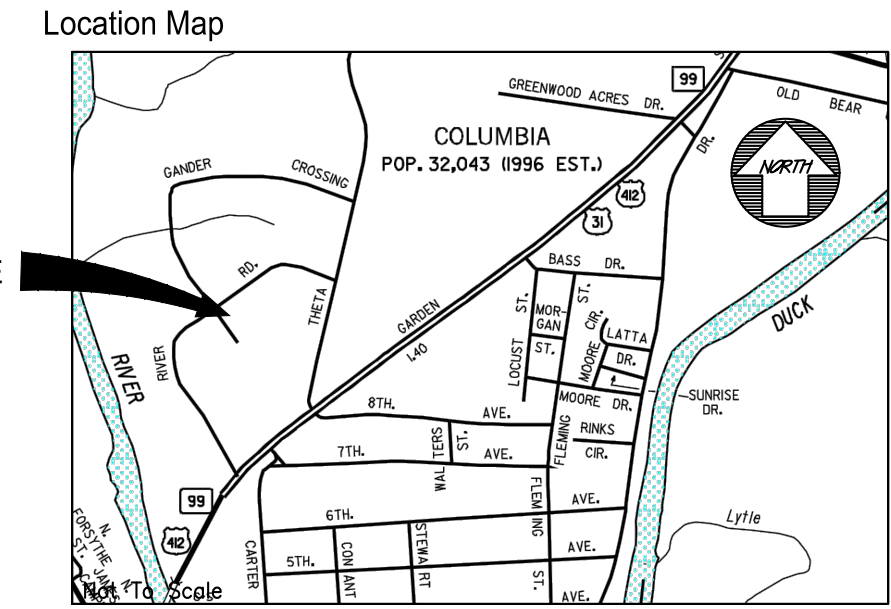
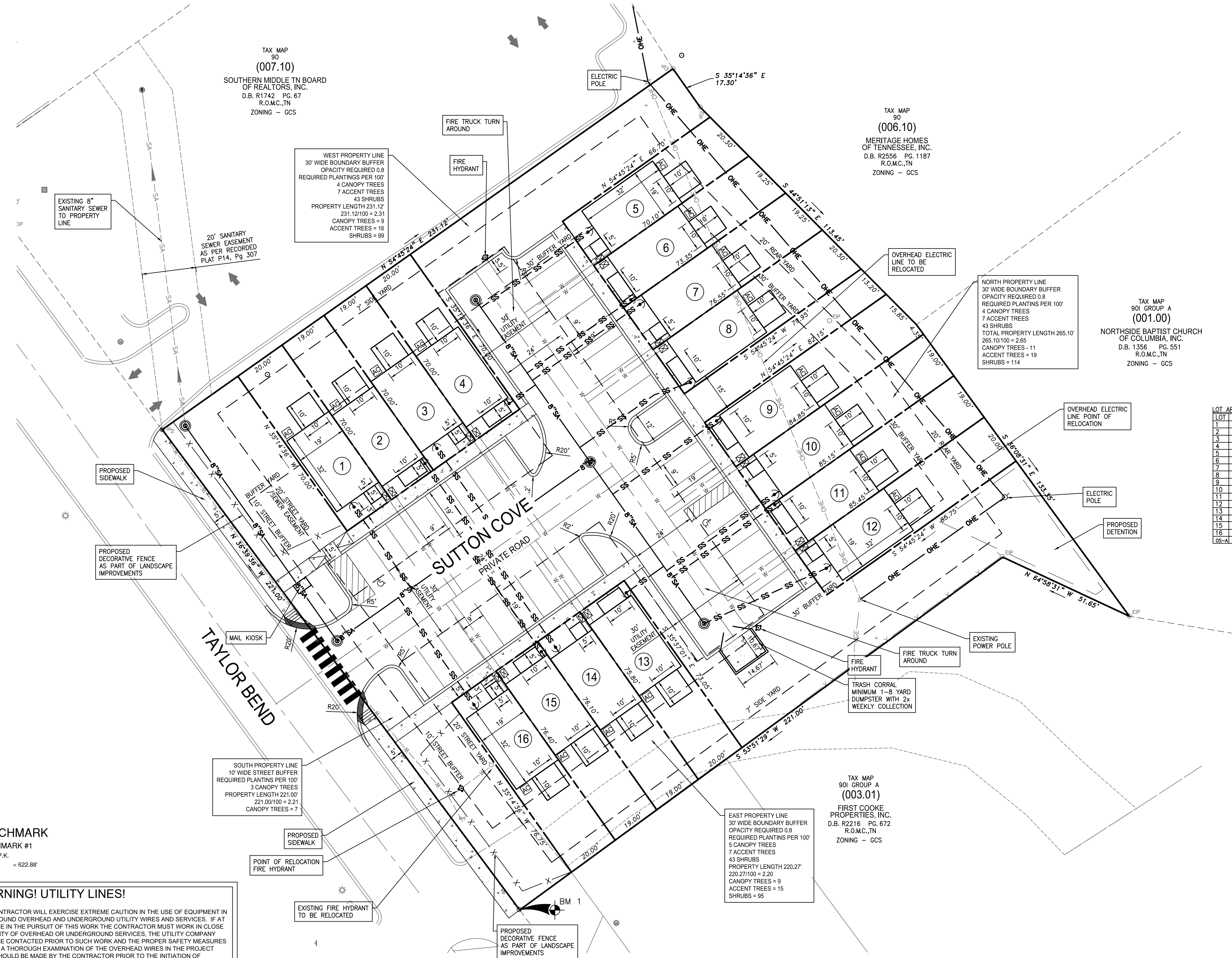


Side Elevation
100% Siding



Side Elevation
(Facing Taylor Bend Rd)
50% Brick 50% Siding

PUD MASTER PLAN



SITE DATA:

OWNER: RANDY E. MCBROOM & NATHAN E. MCBROOM
2478 NASHVILLE HIGHWAY
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 90 PARCELS 007.07
DEED BOOK: R2482, PG 1116
PLAT BOOK 14, Pg 307

SUBJECT PARCEL ZONING: GCS (GENERAL COMMERCIAL SERVICES)

PROPOSED PARCEL ZONING: RM-2 PUD

ACREAGE OF SITE: 1.22 ACRES

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

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

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

PURPOSE NOTE: REZONE THE EXISTING PROPERTY FROM GCS TO RM-2 PUD TO CONSTRUCT 16 RESIDENTIAL UNITS WITH RELATED APPURTENANCES

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM UNIT WIDTH IS 19'
- ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY HOMEOWNERS.

PARKING DATA: MULTIFAMILY/APARTMENT 1.5 SPACES PER TWO BEDROOMS

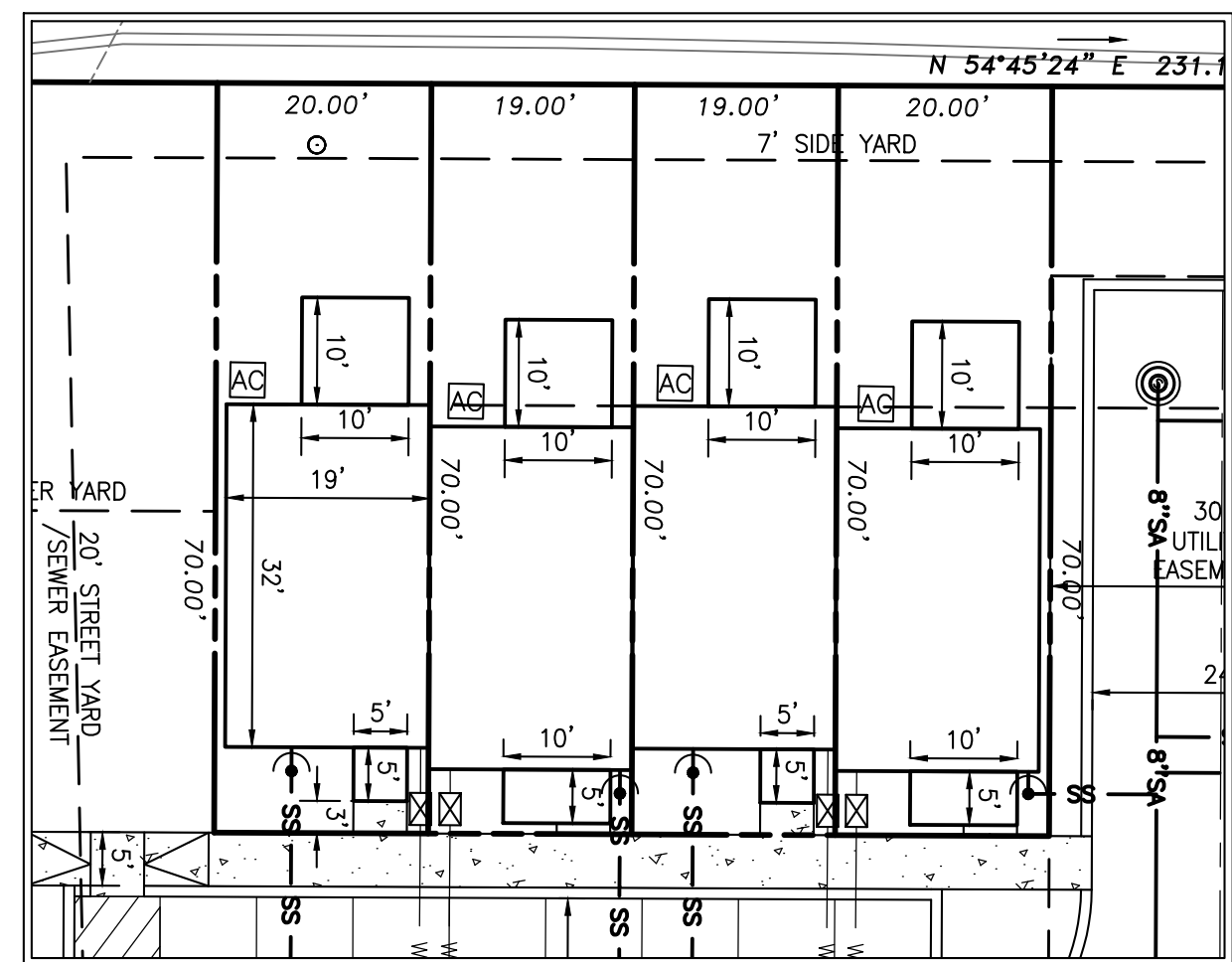
REQUIRED PARKING
16 UNITS @ TWO BEDROOMS/UNIT = 32 BEDROOMS
16 x 1.5 = 24 SPACES

PROPOSED PARKING 33 SPACES

NOTE:
PATIOS THAT FALL WITHIN THE BUILDING SETBACK WILL NOT BE PERMITTED TO HAVE ANY VERTICAL STRUCTURES INSTALLED.

DECORATIVE FENCING WILL BE PROVIDED ALONG THE PROPERTY BOUNDARY ADJACENT TO TAYLOR BEND ROAD.

LOT	SG. FT.	Ac.
1	1,400.00	0.03
2	1,330.00	0.03
3	1,330.00	0.03
4	1,400.00	0.03
5	1,368.33	0.03
6	1,362.64	0.03
7	1,423.77	0.03
8	1,564.74	0.04
9	1,675.04	0.04
10	1,614.97	0.04
11	1,620.63	0.04
12	1,712.04	0.04
13	1,513.35	0.03
14	1,443.49	0.03
15	1,449.15	0.03
16	1,531.54	0.04
GS-A	25,702.78	0.58



TYPICAL UNIT DETAIL
N.T.S.

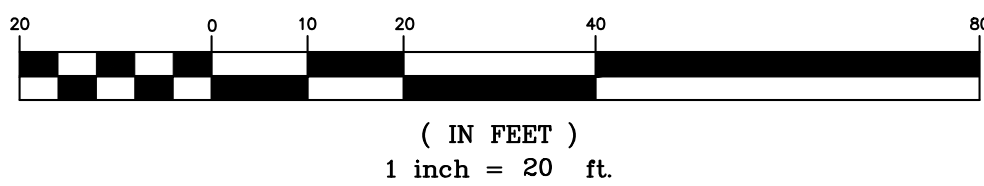
LANDSCAPE REQUIREMENTS

- STREET BUFFER: (Taylor Bend) (3 CANOPY PER 100 L.F.)
- FRONTAGE = 221.00 LF - 7 Canopy
- PROJECT BOUNDARY BUFFER:
- (East Boundary Line): Adjacent Zoning GCS
 - 220.27 LF - 9 Canopy, 15 Accent, 95 Shrubs
 - (West Boundary Line): Adjacent Zoning R-10
 - 231.12 LF - 9 Canopy, 16 Accent, 99 Shrubs
 - (North Boundary Line): Adjacent Zoning MCD
 - 265.10 LF - 11 Canopy, 19 Accent, 114 Shrubs

OPEN SPACE NOTE:

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

GRAPHIC SCALE



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

MP-1

BENCHMARK

BENCHMARK #1
FOUND P.K.
ELEV. = 622.88'

WARNING! UTILITY LINES!

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

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES
14



Case Number:

20-0071

Request:

Request from Chapdelaine and Associates
for Preliminary Plat approval of Hatton Hills
Subdivision off West 4th Street being Tax
Map 89M Group A Parcel 1.05.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0071 (Preliminary Plat)

APPLICANT/PROPERTY OWNER

Chapdelaine & Associates/ J.B. Real Estate Co

PUBLIC HEARING DATE

May 13th, 2020

PROPERTY ADDRESS/LOCATION

NW Corner of McGuire & W 4th Street

SUMMARY OF REQUEST: PRELIMINARY PLAT (Hatton Hills Subdivision)

This request is for a **preliminary plat approval** of a 4.92-acre property located at the NW corner of W 4th & McGuire Street. The intent of this request is to subdivide the property into 8 residential building lots with 1 additional lot serving as a detention/stormwater area for a total of 9 lots. Lots 1,2, and 3 will face McGuire Street and will be greater than 20,000 SF. Lots 8 to 5 will have frontage from W 4th street, including lot 4 serving as the stormwater detention area at the corner of W 4th & McGuire Streets. Lot 9 will be the largest lot within the proposed plat at 1.79 acres and will have access from W 4th street. In Sum, all proposed lots conform to the R-10 zoning standards (Single-Family Residential) that require a minimum 10,000 SF single family building lot with a 75' lot width.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10, Single Family Residential	Vacant Land	R-10 & R-6/ Vacant Residential Zoned Land	Eight Single-Family Dwellings	4.92 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings. This proposed plat would meet the intent of the Comp Plan.

PROPERTY HISTORY:

July 2nd, 2007, Request from World of Life Ministry for a Conditional Use Permit to locate a religious facility at the northwest corner of West 4th Street & McGuire Street, approved.



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

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this preliminary plat request to be compatible with the standards of the zoning ordinance and subdivision regulations specifically, lots fronting an existing public street and meeting the standards of R-10 (*Single-Family Residential*) zoning. Approval would be contingent up the satisfaction of all technical comments, including the extension of the water and sewer main for subject properties fronting West 4th Street.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0071

DESCRIPTION: Preliminary Plat for Creating a 9- lot Major Subdivision.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

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

Atmos Energy

4. No comment provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Engineering

7. Subject to construction plan approval.
8. Show existing water main.

9. Show existing/proposed fire hydrants
10. Provide guarantee letter of service and layout from water department. Per conditional approval of sketch plat.
11. Show proposed sewer.
12. Correct note #9 to reflect proper authority(s)

Fire

13. If no existing fire hydrants are within 500 feet of the proposed homes, a fire hydrant will need to be added.

Wastewater

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

Planning

15. no comments

Public Works

16. No comment.

Columbia Water

17. No comments provided.

ATTACHMENTS: PRELIMINARY PLAT

CITY OF COLUMBIA



ITEM #14

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0071

Request from Chapdelaine and Associates for Preliminary Plat approval of Hatton Hills Subdivision off West 4th Street being Tax Map 89M Group A Parcel 1.05,

COMMENTS:

16" DI MAIN ON EAST SIDE OF
BULLOCK ST.
CFD - REQUIRING FIRE HYDRANT PUT AT
CORNER OF BULLOCK ST + W. 4th ST.

Case #20-0071
Tax Map 89M Group A Parcel 1.05
W 4th & McGuire St.



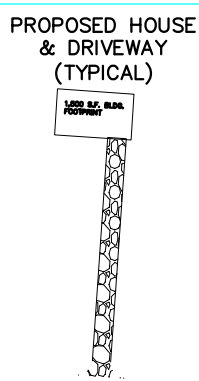
RICHARD T. MATTHEWS DONNA L. MATTHEWS
DEED BOOK 1224 PAGE 497 R.O.M.C.
TRACT 3 OF PLAT BOOK 9 PAGE 339 R.O.M.C.
PROPERTY MAP 89-N GROUP "D" PARCEL 14.04
ZONING R-10

JACPH PROPERTIES OF TENNESSEE, LLC.
DEED BOOK R1905 PAGE 1026 R.O.M.C.
PROPERTY MAP 89-M GROUP "A" PARCEL 1.10
ZONING RS-10

EXISTING FIRE
HYDRANT 940'
FROM PROPERTY
CORNER

GENERAL NOTES

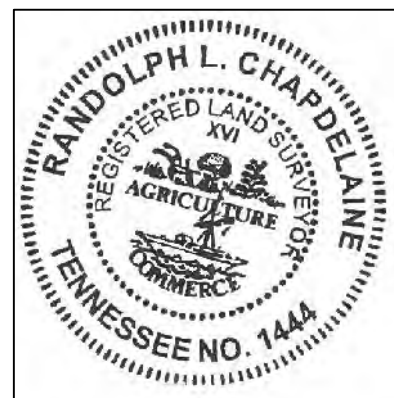
- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE A 9 LOT SUBDIVISION.
 - 2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
 - 3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 - 4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 - 5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 - 6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
 - 7.) PROPERTY ZONED R-10 SETBACKS ARE FRONT=30'; SIDE =8'/20' TOTAL; REAR=30'
 - 8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
 - 9.) POWER & WATER IS SERVED BY CPWS COLUMBIA POWER & WATER SYSTEMS.
 - 10.) SEWER IS SERVED BY COLUMBIA WASTEWATER DEPARTMENT
- VINCENT & DEBRA MOODY
DEED BOOK R2207 PAGE 37
R.O.M.C.
TRACT 1 OF PLAT BOOK 9
PAGE 339 R.O.M.C.
PROPERTY MAP 89-N GROUP
"D" PARCEL 14.05
ZONING R-10



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATION OF THE FAIRVIEW SUBDIVISION REGULATIONS, THE SURVEY IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:20,000 AS SHOWN HEREON.

DATE _____ SURVEYOR
RANDOLPH L. CHAPDELAINE TN R.L.S.NO. 1444



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	61.15'	55.37'	N 47°29'22" E	87°35'29"
C2	662.47'	60.57'	60.55'	N 88°39'57" E	5°14'19"
C3	662.47'	75.18'	75.14'	N 82°47'44" E	6°30'08"
C4	662.47'	104.74'	104.64'	N 75°00'53" E	9°03'33"
C5	189.80'	81.09'	80.48'	N 58°14'42" E	24°28'50"

UTILITY OWNERS

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

TELEPHONE
BELL SOUTH
1-888-757-6500

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

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

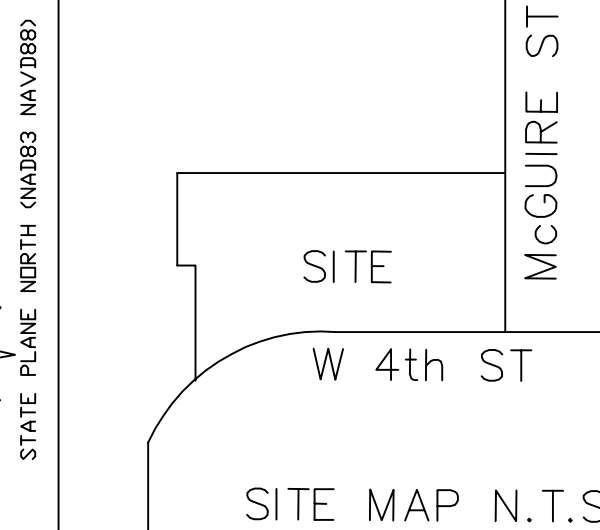
GAS
ATMOS ENERGY CORP.
810 NASHVILLE HWY
COLUMBIA, TN 38401
(931) 388-9136



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

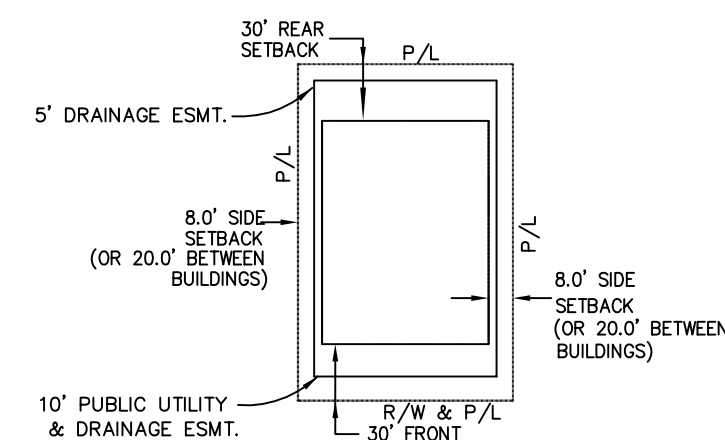
S 86°03'48" E 200.83'

S 86°03'17" E 338.10' (TOTAL)



PROPERTY	SQ FT	ACRES
LOT 1	23,226.31 SQ.FT	0.53 ACRES
LOT 2	25,805.17 SQ.FT	0.53 ACRES
LOT 3	28,566.59 SQ.FT	0.63 ACRES
LOT 4	11,356.14 SQ.FT	0.31 ACRES
LOT 5	11,359.60 SQ.FT	0.25 ACRES
LOT 6	11,294.63 SQ.FT	0.26 ACRES
LOT 7	12,190.88 SQ.FT	0.28 ACRES
LOT 8	12,397.34 SQ.FT	0.28 ACRES
LOT 9	77,694.38 SQ.FT	1.79 ACRES

TYPICAL LAYOUT



LEGEND

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

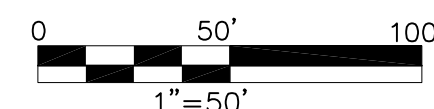
PLANNED URBAN DEVELOPMENT
OWNER / DEVELOPER
J & B REAL ESTATE COMPANY, LLC.

DEED BOOK R2571 PAGE 197
9th CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE
PROPERTY MAP 89-M GROUP "A" PARCEL
1.05

DATED MAY 5, 2020
TOTAL ACRES 4.92

JOB # 5436

ZONING R-10



CHAPDELAINE & ASSOCIATES

Land Surveying

7376 WALKER ROAD
Fairview, Tennessee 37062
(615) 799-8104 Office
chapelsurveyors@gmail.com

PRELIMINARY PLAN

HATTON HILLS SUBDIVISION

9TH CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE

General Notes

No. Revision/Issue Date

Date: MAY 5, 2020
Sheet: V-1.0
Scale: 1"=50'
SHEET 1 OF 1

Case Number:

20-0078

Request:

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



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0078

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

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. Phase 2 needs 6-8 yard dumpsters.
4. Phase 4 needs 2-8 yard dumpsters.

Columbia Power

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

Atmos Energy

6. No comments provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Engineering

9. Subject to construction plans and TIS.

Fire

10. No comments.

Wastewater

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

Planning

12. Home renderings material type list needed.
13. Elevations for sides and rear of Townhomes needed.
14. Green hatched buffer areas to be owned by the Homeowner Association.
15. Provide landscape berm to Zoning Ordinance standard for Nashville Hwy and Greens Mill Road.
16. Add landscaping between Townhomes and Single Family on Ludwig Street.
17. Dumpster details
18. Interior Landscaping for Townhomes?
19. Townhome parking North unit would need to be 62 spaces for the rate of 1.5 per unit.

Columbia Water

20. No comments provided.

ATTACHMENTS: PUD



ITEM #15

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0078

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

COMMENTS:

12" WATER MAIN ON WEST SIDE OF NASHVILLE
HWY. 4" PVC MAIN ON NORTH SIDE OF
GREENSMILL RD.

Case Number:

20-0081

Request:

Request from Justin Hicks to rezone 105 and 107 Polk Street being Tax Map 100M Group P Parcel 17 from General Commercial Service to RM-1.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0081

APPLICANT/PROPERTY OWNER

Justin Hicks/ Cole Investments LLC

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**2013 South Main Street/Tax Map
100M Parcel 017.00**

SUMMARY OF REQUEST: Rezoning, GCS to RM-1

This request is for a **rezoning** of a .53 -acre parcel located adjacent to Polk Street from GCS (*General commercial services district*) to RM-1 (*High Density Residential*). As shown in submitted sketch plan in support of this rezone, 6 townhomes are proposed containing 2 units within each townhome. These townhomes will have access off a proposed right-of-way (existing gravel alley) connecting with Polk Street.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS, General Commercial Services	Vacant Parcel	GCS & MCD / Commercial Building, Auto Service, Residential	6 Townhomes	0.53+/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings. The Comprehensive Plan would support this rezone request.

PROPERTY HISTORY:

This property contains no history of development proposals.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Primary differences from the GCS (*General Commercial Services District*) existing on site from the proposed high-density RM-1 zoning district ranges from the uses that would be allowed on the property. For example, the existing GCS zone allows for a wide variety of retail and services uses that would typically be found along major arterial corridors within the City of Columbia. As proposed, the RM-1 zoning district is a high-density residential zoning district that allows for all residential activities where sufficient urban facilities are available prior to development. The proposal for a 6 townhome development would be contingent upon the satisfaction of all technical review comments if approved for requested RM-1 Zoning.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC
COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS 3.19.6
and 3.18.7

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Urban Neighborhood which does support higher density residential developments thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding properties are primarily single-family residential and commercial and



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

would be considered an area of transitional use from residential to commercial. The proposed plan would be compatible.

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

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

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

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

5. Conditions affecting the area have changed to a sufficient extent to warrant an



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 from commercial to a residential use zone.

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

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



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0081

DESCRIPTION: Request from Justin Hicks to rezone 105/107 Polk Street from GCS to RM-1 for townhome development.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Public Works

3. No comments provided.

Columbia Power

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

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Fire

7. No comments.

Engineering

8. Note: sidewalks will be required with subdivision.
9. Note: parking stall depth must meet zoning ordinance.
10. Note: building separation and setbacks must meet Zoning Ordinance.

Wastewater

11. Wastewater approves this request.

Planning

12. As a future item of note, the setbacks and landscaping buffer will alter this concept.

Columbia Water

13. No comments provided.

Atmos Energy

14. No comments provided.

ATTACHMENTS: CONCEPT



ITEM #16

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

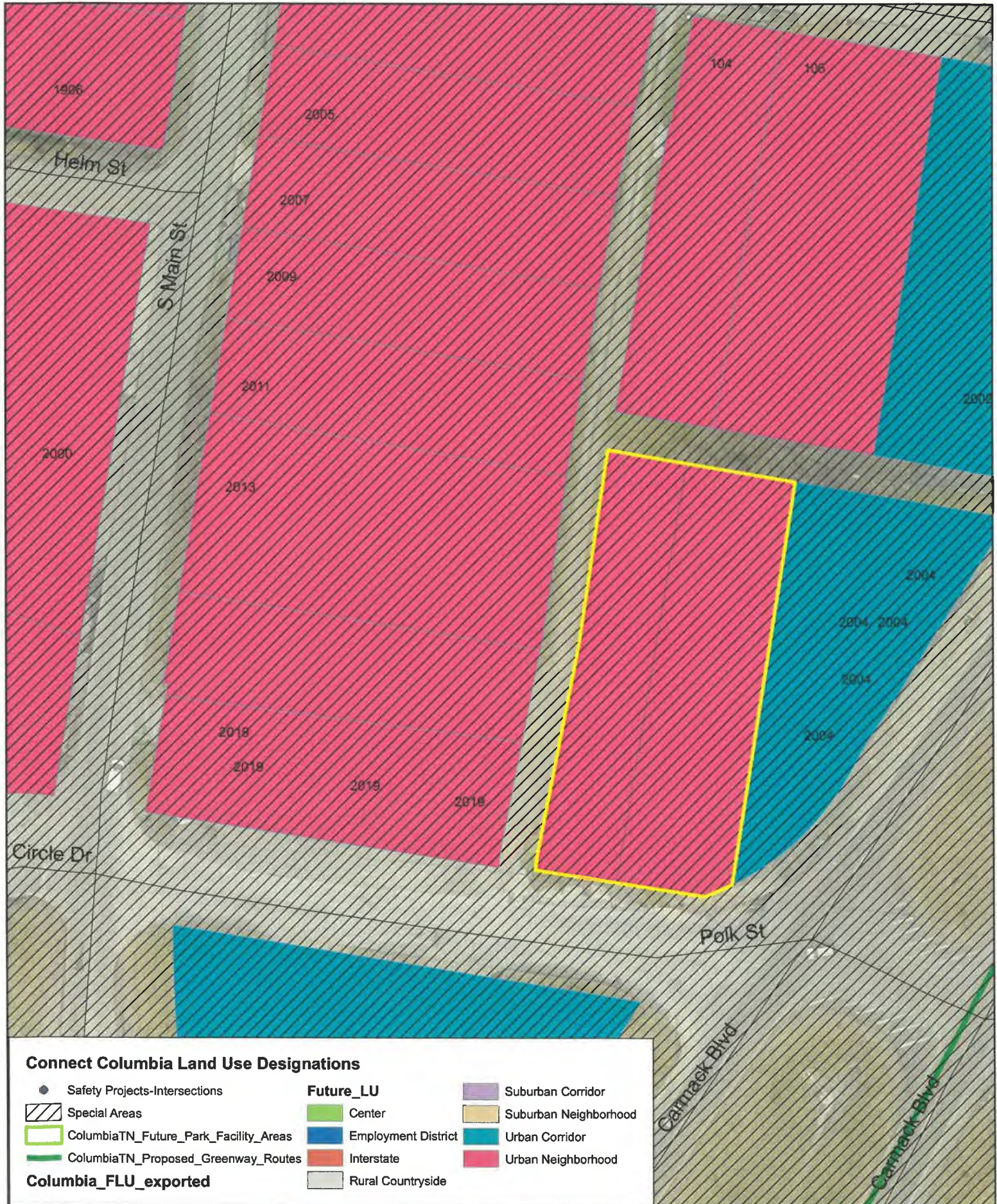
NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

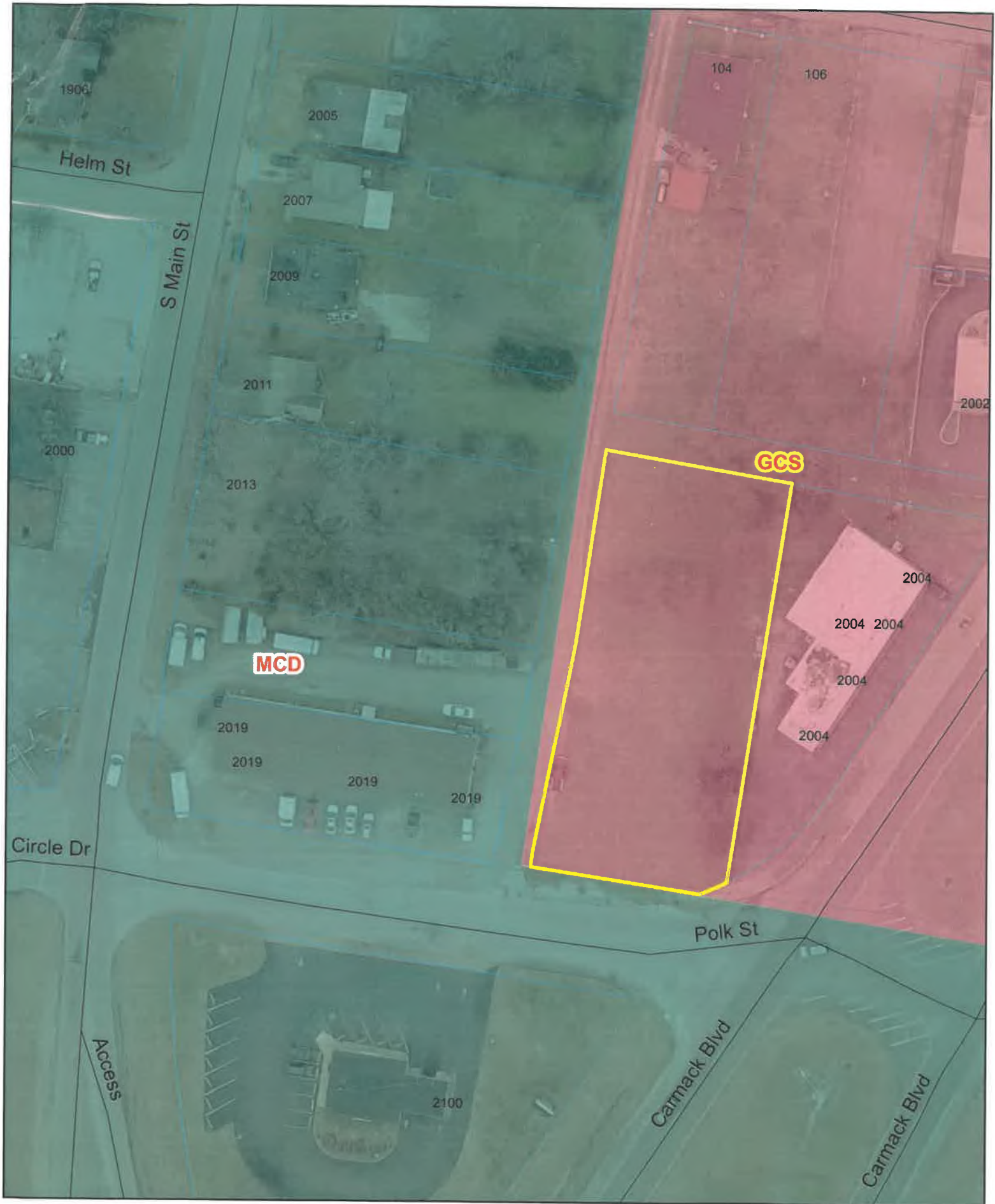
Case Number: 20-0081

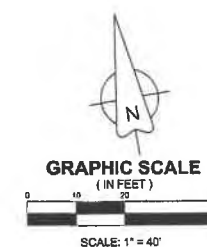
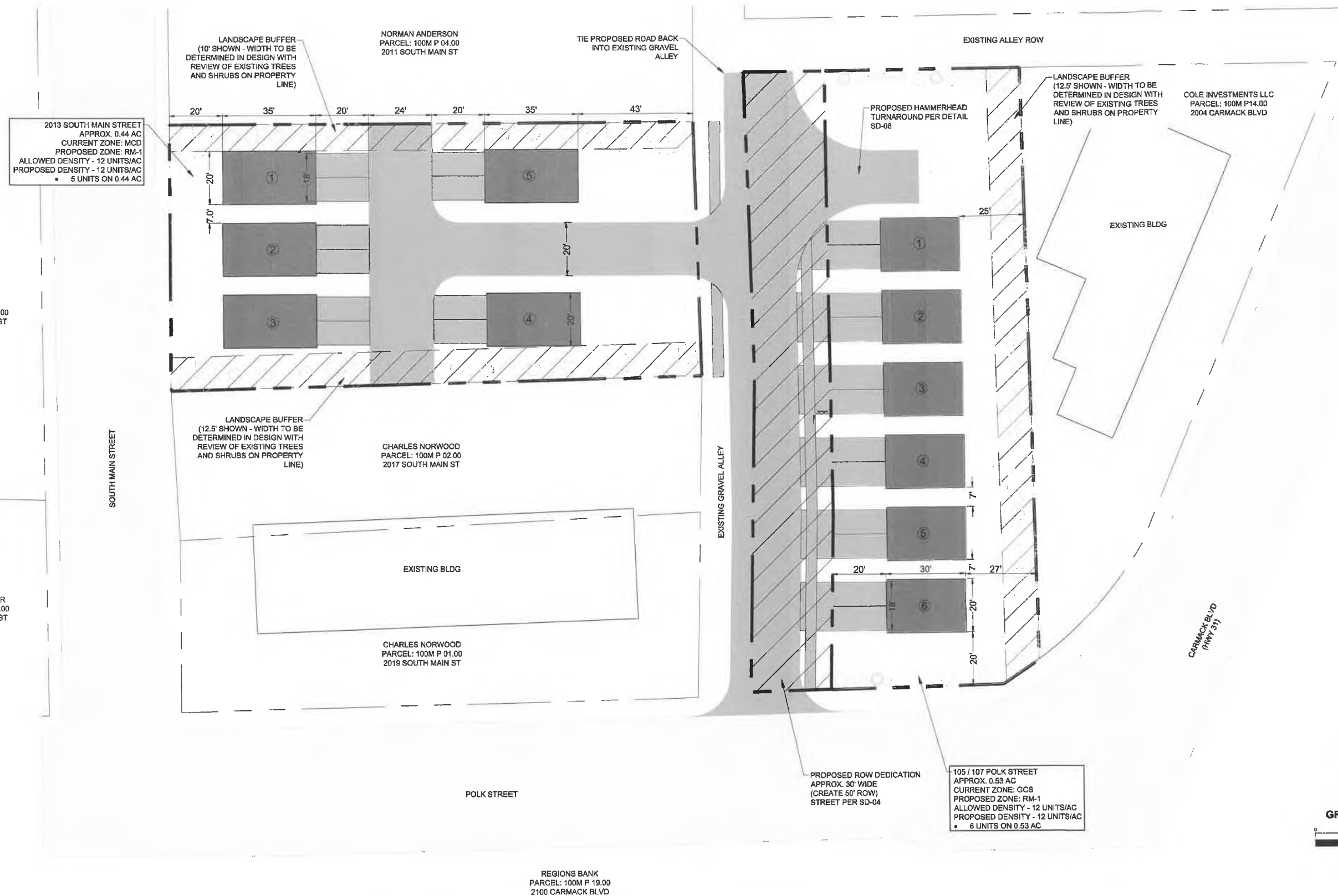
Request from Justin Hicks to rezone 105 and 107 Polk Street being Tax Map 100M Group P Parcel 17 from General Commercial Service to RM-1.

COMMENTS:

16" CI MAIN ON SOUTH SIDE OF POLK ST.







Case Number:

20-0082

Request:

Request from Advent Community for Final Plat approval of property off Mapleash Avenue being Tax Map 99H Group B Parcel 5.01 and 5.02.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0082

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Advent Community

PROPERTY ADDRESS/LOCATION

908-904 Mapleleash Ave

SUMMARY OF REQUEST: Final Plat

This request is for a Final Plat approval for 908-914 Mapleleash Ave. This plat includes the platting of 5 residential building lots that will have frontage on an existing city street (*Mapleleash Ave*) conforming to all standards of the R-6 (Single-Family Residential) Zoning District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6	Vacant Parcels	R-6/ Single-Family Residential	Residential Dwellings	0.56 +/- acres combined

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. The plat would be supported by the future land use of the subject property.

PROPERTY HISTORY:

Preliminary Plat previously approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Staff recommends that plat be subject to the satisfaction of technical comments attached, and recommends approval.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

Staff Report #20-0082

Page 1



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0082

DESCRIPTION: Request for final plat approval from Advent Community Development Corp. of 4 lots located at 908-914 Mapleash Ave.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Fire

6. No comments.

Engineering

7. Confirm water line and fire hydrant are installed.

8. All street cuts must follow Street Cut Guidelines and Ordinance.
9. Label proposed new lots as lots 2A and 3A.
10. Confirm water line can be or is installed within adequate easement(s).

Wastewater

11. Wastewater approves this request.

Planning

12. No comments.

Public Works

13. No comments.

Columbia Water

14. No comments provided.

Atmos Energy

15. No comments provided.

ATTACHMENTS: FINAL PLAT



ITEM #17

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

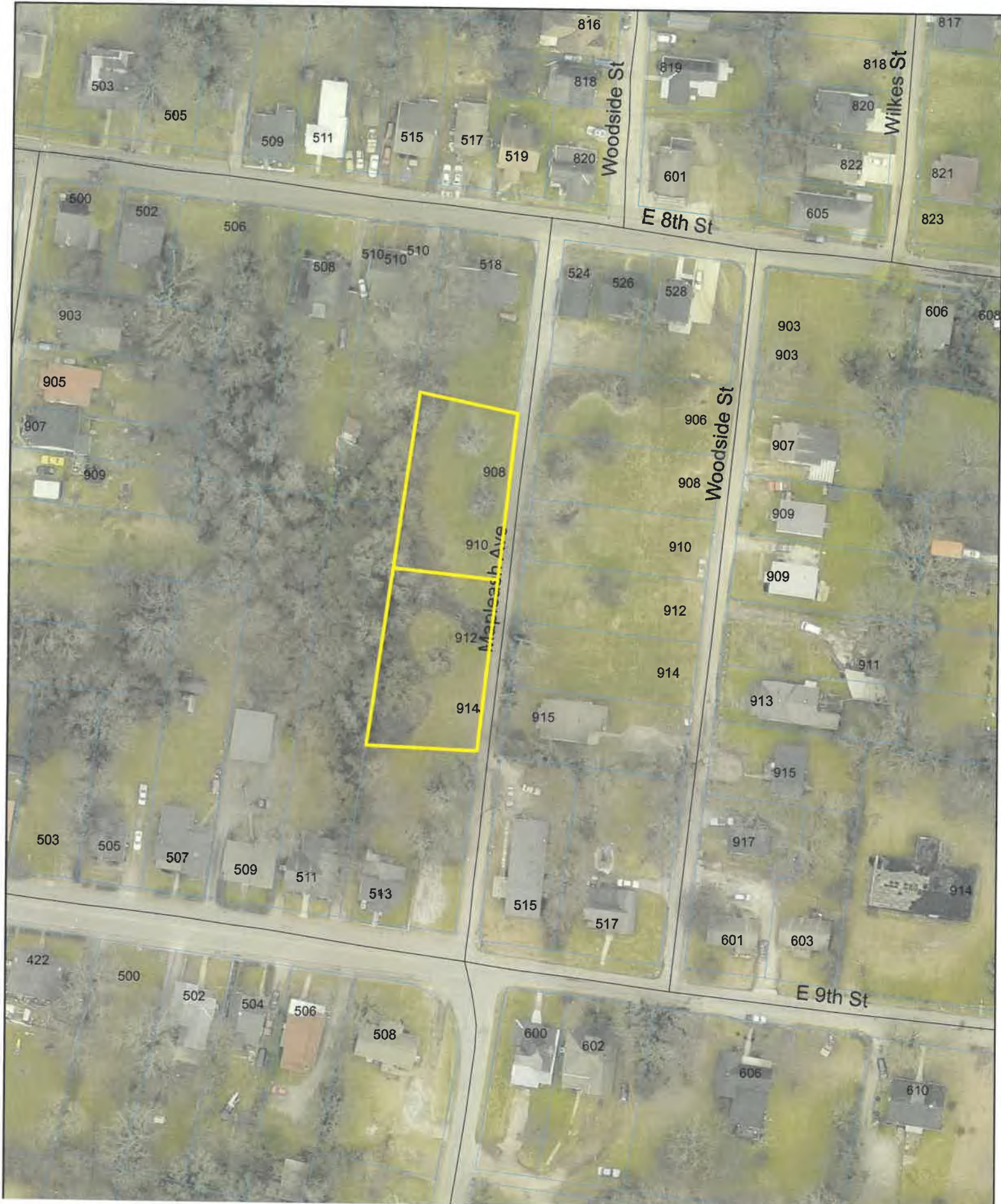
Case Number: 20-0082

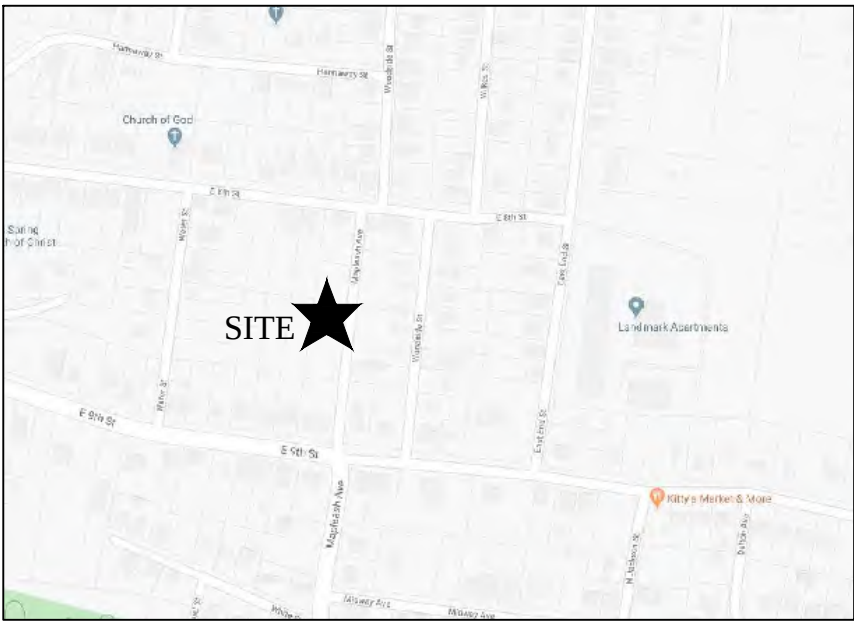
Request from Advent Community for Final Plat approval of property off Mapleash Avenue being Tax Map 99H Group B Parcel 5.01 and 5.02.

COMMENTS:

SMALL MAIN HAS BEEN REPLACED WITH
6" PVC (c-900) + F.H.

Case #20-0082
Tax Map 99H Group B Parcels 5.01 & 5.02
Mapleash Ave.





VICINITY MAP

N.T.S.

NOTES:
OWNER: ADVENT COMMUNITY DEVELOPMENT CORPORATION
ADDRESS: 101 PENNY AVENUE
COLUMBIA, TN 38401
PROPERTY LOCATION: MAPLEASH AVENUE
COLUMBIA, TENNESSEE 38401
MAURY COUNTY, TENNESSEE
9th CIVIL DISTRICT
DEED: BOOK R2181, PAGE 1229, R.O.M.C., TENNESSEE
TAX MAP 99H, GROUP B, PARCELS 5.01 & 5.02
CURRENT ZONING: R-6
TOTAL ACREAGE: 0.56 ACRES (24,217 SQ. FT.) MORE OR LESS
SURVEY DATED: 2-19-2020
BASIS OF BEARING: MAGNETIC NORTH
SETBACKS FOR ZONING R-6: 20' FRONT/ 20' REAR/ 15' COMBINED SIDE
PROPERTY IS LOCATED IN ZONE X (NOT A SPECIAL FLOOD HAZARD AREA) PER
FLOOD INSURANCE RATE MAP NO. 47119C0285 E DATED 4-16-07, INDEX
MAP DATED 4-16-07, CITY OF COLUMBIA, TN COMMUNITY # 475423

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CONTACT TENNESSEE ONE CALL AT 1-800-351-1111

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL.

THIS SURVEY IS PREPARED FROM CURRENT DEED OR 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 TITLE SEARCH WILL REVEAL.

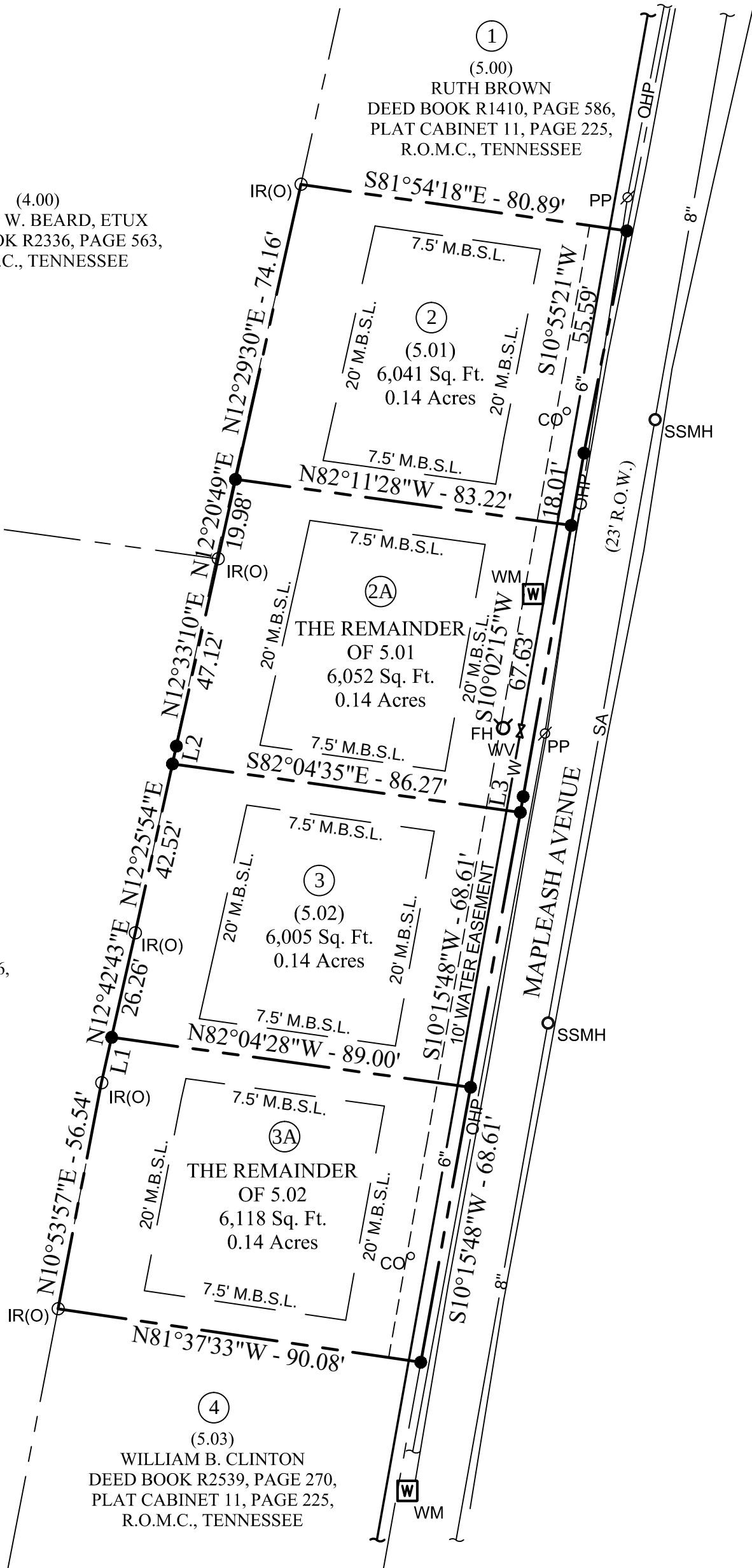
NOTE:
1. THE PUPOSE OF THIS PLAT IS TO CREATE 4 LOTS OUT OF PARCELS 5.01 AND 5.02.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF RECORD IN PLAT CABINET 11, PAGE 225, R.O.M.C., TENNESSEE.
3. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE TO BE 10' ALONG PARALLEL AND ABUTING PROPERTY LINES AND 5' ON ALL INTERIOR LOT LINES.

LEGEND	
-----	10' WATER EASEMENT
■	SET MONUMENT
□	EXISTING MONUMENT
●	SET REBAR
○	EXISTING REBAR
—	PROPOSED ROAD
⊕	EXISTING HYDRANT

LINE	BEARING	DISTANCE
L1	S12°40'01"W	11.42'
L2	N12°32'19"E	4.48'
L3	N10°15'48"E	3.95'

(4.00)
JOHNNY W. BEARD, ETUX
DEED BOOK R2336, PAGE 563,
R.O.M.C., TENNESSEE

(23.00)
JUNE A. LONDON
DEED BOOK R1864, PAGE 566,
R.O.M.C., TENNESSEE

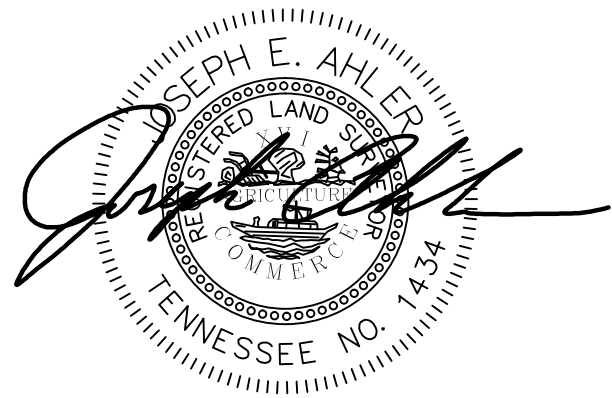


CERTIFICATE OF COMPLIANCE

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: _____, 20____



Amendment To The Plat Of Survey Advent Community Development Corporation Property City of Columbia, Tennessee

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 <u>Deed Book R2181, Page 1229</u>, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed. Date: _____, 20____ Owner: _____ Title (if acting for partnership of corporation) _____	CERTIFICATE OF SURVEY ACCURACY I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property as shown hereon: that this is a Category "1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000 FEB 28 20 20 Date Joseph Ahler Registered Land Surveyor 1434 Registered Land Surveyor No.	CERTIFICATE OF APPROVAL OF WATER SYSTEM I (we) hereby certify that the water system(s) outlined or indicated on the amended final plat entitled Advent Community Development Corporation Property 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. Director of Water Department Columbia Power and Water System Date: _____, 20____	CERTIFICATE OF APPROVAL OF SEWER SYSTEM I (we) hereby certify that the sewer system(s) outlined or indicated on the amended final plat entitled Advent Community Development Corporation Property 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. Director of Wastewater Department Columbia, Tennessee Date: _____, 20____	CERTIFICATE OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, are noted in the minutes of the Planning Commission, and if it has been approved for recording in the Office of the County Register. Date: _____, 20____ Secretary, Planning Commission THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ Date: _____	TOTAL ACRES <u>0.56</u> TOTAL LOTS <u>4</u> ACRES NEW ROAD <u>0</u> SQ. MILES NEW ROAD <u>0</u> OWNER <u>Advent Community Development Corporation</u> CIVIL DISTRICT <u>9th</u> SURVEYOR <u>Joe Ahler</u> CLOSURE ERROR 1:10,000 SCALE <u>1" = 30'</u> DATE <u>2/28/2020</u>
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Case Number:

20-0076

Request:

Request from Ragan Smith Associates for Final Plat approval of Taylor Landing Phase 2 with a Letter of Credit of \$188,000 for Tax Map 90 Parcel 6.01 and 7.15.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0076

PUBLIC HEARING DATE
N/A

APPLICANT/PROPERTY OWNER

**Regan Smith Associates/ Meritage
Homes of Tennessee, Inc.**

PROPERTY ADDRESS/LOCATION

**Taylor Landing Phase 2/ Map 90, Parcel
6.01 & 7.15**

SUMMARY OF REQUEST: Final Plat

This request is for a Final Plat approval for Phase 2 of the Taylor Landing Planned Unit Development. This final plat includes 28 single-family residential building lots and 1 multi-family lot.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MU PUD (Mixed Use PUD)	Vacant Parcels	MU PUD/ Open Space & Residential Development	Residential Dwellings/ Multi Family Unit	14.13 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
N/A

PROPERTY HISTORY:

Preliminary Plat previously approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Staff recommends that plat be subject to the satisfaction to technical comments as responded by the applicant on May 4th, 2020, and recommends approval.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

Staff Report #20-0076

Page 1



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0076

DESCRIPTION: Request from Ragan Smith for final plat approval of Taylor Landing Phase 2, to create 28 s/f lots and 1 multi-family lot, being a portion of Tax Map 90 Parcels 6.01 and 7.15.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

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

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Fire

7. No comments.

Engineering

8. Mckee Ct from Taylor Bend Rd to Stovall Lane should be Public.
9. Add graphical representation of Flood Hazard Area.

Wastewater

10. The sanitary sewer for Phase 1 has been completed and accepted by the City of Columbia, TN. Work is underway on the remaining sanitary sewer lines but they have not been accepted by council as of the date of this meeting.

Planning

11. no comments

Public Works

12. No comments.

Columbia Water

13. No comments provided.

ATTACHMENTS: FINAL PLAT



ITEM #18

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

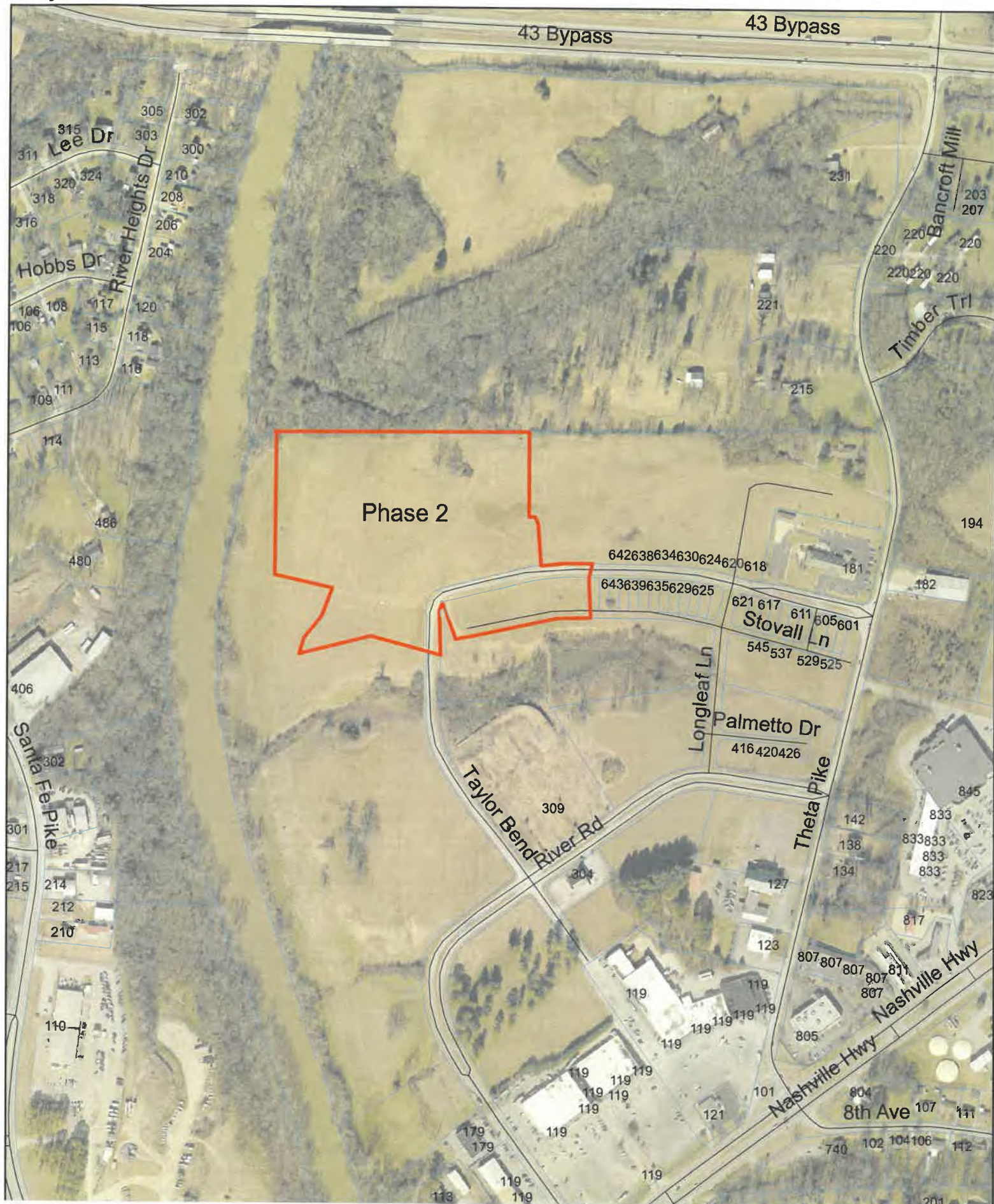
Case Number: 20-0076

Request from Ragan Smith Associates for Final Plat approval of Taylor Landing Phase 2 with a Letter of Credit of \$188,000 for Tax Map 90 Parcel 6.01 and 7.15.

COMMENTS:

✓

Taylor Bend Rd.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 SINGLE FAMILY LOTS, 1 MULTI-FAMILY LOT, AND 1 OPEN SPACE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THIS PROPERTY IS CURRENTLY ZONED MU-PUD - (MIXED USE - PLANNED UNIT DEVELOPMENT).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS) AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0170E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 475423 & 470123, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
8. THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF THE PLAN ENTITLED "TAYLOR BEND" OF RECORD IN PLAT BOOK P17, PAGE 319, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 494, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "SEWER EASEMENT SURVEY OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 445, R.O.M.C.T., AND THE AFFECTED PART OF THE PLAN ENTITLED "CHARLES W. TAYLOR IRREVOCABLE TRUST PROPERTY" OF RECORD IN PLAT BOOK 10, PAGE 252, R.O.M.C.T.
9. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF 5' ON ALL INTERIOR LOT LINES AND 10' ON ALL FRONT, REAR, AND ADJACENT TO STREETS SHALL BE MADE PART OF THIS PLAT.
10. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865.

BY: JOHN T. DARNALL, RLS #1571
DATE: APRIL 20, 2020

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG
C1	559.44'	10.99'	1°07'31"	5.49	10.99' S69°32'32"W
C2	54.08'	51.60'	5°41'04"	27.95	49.66' S41°38'10"W
C3	363.50'	93.07'	1°40'11"	46.79	92.82' S06°57'27"W
C4	762.00'	22.19'	1°40'06"	11.10	22.19' N89°14'42"E
C5	436.00'	98.00'	1°25'40"	49.20	97.79' S83°38'25"W
C6	559.44'	63.64'	6°31'02"	31.85	63.60' N73°21'48"E
C7	559.44'	42.85'	4°23'18"	21.43	42.84' N72°17'56"E
C8	559.44'	20.79'	2°07'45"	10.40	20.79' N75°33'27"E
C9	25.00'	39.52'	90°34'46"	25.25	35.53' S58°05'18"E
C10	25.00'	39.27'	90°00'00"	25.00	35.36' S32°12'05"W
C11	25.00'	39.27'	90°00'00"	25.00	35.36' N57°47'55"W
C12	25.00'	39.27'	89°59'57"	25.00	35.36' N32°12'03"E
C13	568.68'	127.82'	1°25'41"	64.18	127.55' N83°38'21"E
C14	568.68'	39.35'	3°57'53"	19.68	39.34' N79°10'57"E
C15	568.68'	42.42'	4°16'24"	21.22	42.41' N83°18'05"E
C16	568.68'	42.41'	4°16'24"	21.22	42.40' N87°34'30"E
C17	568.68'	3.64'	0°22'00"	1.82	3.64' N89°53'41"E
C18	460.00'	103.39'	1°25'40"	51.91	103.17' S83°38'25"W
C19	460.00'	3.95'	0°29'33"	1.98	3.95' S89°49'58"W
C20	460.00'	33.64'	4°11'26"	16.83	33.64' S87°29'29"W
C21	460.00'	33.64'	4°11'26"	16.83	33.64' S83°18'02"W
C22	460.00'	32.15'	4°00'15"	16.08	32.14' S79°12'12"W
C23	413.51'	105.87'	1°40'11"	53.23	105.58' N06°57'28"E
C24	104.06'	99.32'	5°41'04"	53.81	95.59' N41°38'11"E
C25	609.44'	82.26'	7°44'01"	41.19	82.20' N72°50'47"E
C26	25.00'	39.27'	90°00'03"	25.00	35.36' N57°47'57"W
C27	25.00'	39.27'	90°00'00"	25.00	35.36' N32°12'05"E
C28	738.00'	165.87'	1°25'40"	83.29	165.52' N83°38'25"E
C29	738.00'	11.08'	0°51'36"	5.54	11.08' N77°37'53"E
C30	738.00'	40.49'	3°08'35"	20.25	40.48' N79°37'59"E
C31	738.00'	40.49'	3°08'35"	20.25	40.48' N82°46'34"E
C32	738.00'	40.49'	3°08'35"	20.25	40.48' N85°55'09"E
C33	738.00'	33.34'	2°35'18"	16.67	33.34' N88°47'06"E
C34	618.68'	139.06'	1°25'41"	69.82	138.76' S83°38'21"W
C35	618.68'	27.91'	2°35'06"	13.96	27.91' S88°47'08"W
C36	618.68'	33.90'	3°08'22"	16.95	33.90' S85°55'24"W
C37	618.68'	33.90'	3°08'22"	16.95	33.90' S82°47'03"W
C38	618.68'	33.90'	3°08'22"	16.95	33.90' S79°38'41"W
C39	618.68'	9.45'	0°52'29"	4.72	9.45' S77°38'15"W
C40	762.00'	149.08'	1°12'34"	74.78	148.84' S82°48'22"W
C41	25.00'	39.27'	90°00'00"	25.00	35.36' N57°47'55"W
C42	138.00'	138.40'	57°27'48"	75.65	132.68' N15°55'59"E
C43	30.00'	47.13'	90°00'28"	30.00	42.43' N89°40'07"E
C44	30.00'	47.12'	89°59'32"	30.00	42.42' S00°19'53"E
C45	162.00'	162.47'	57°27'48"	88.81	155.75' S15°55'59"W
C46	25.00'	39.27'	90°00'00"	25.00	35.36' S32°12'05"W
C47	30.00'	47.12'	90°00'00"	30.00	42.43' N57°47'55"W
C48	30.05'	49.13'	93°40'18"	32.04	43.84' S32°12'05"W
C49	25.00'	39.27'	90°00'00"	25.00	35.36' S57°47'55"E
C50	25.00'	39.06'	89°30'43"	24.79	35.20' S31°57'26"W

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 6.01 AND 7.15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

DEED REFERENCE (PARCEL 6.01)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE CHARLES W. TAYLOR IRREVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE AND DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1187, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

DEED REFERENCE (PARCEL 7.15)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TAYLOR BEND PROPERTIES, LLC, BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1183, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

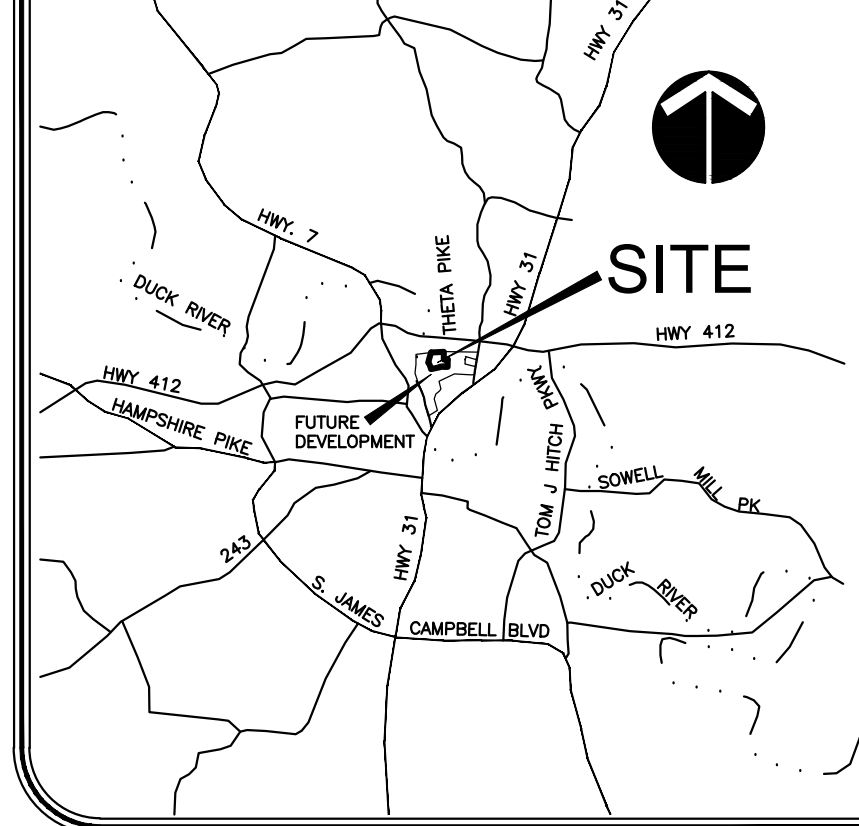
UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



LEGEND

- CONCRETE MONUMENT (NEW) (1" DIAMETER ALUMINUM DISC - W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")
- IRON ROD (OLD)
- CATCH BASIN/CURB INLET
- SANITARY SEWER MANHOLE
- HEADWALL
- FIRE HYDRANT
- LOT NUMBER
- SA - SANITARY SEWER LINE
- W - WATER LINE
- RCP - REINFORCED CONCRETE PIPE
- M.B.S.L. - MINIMUM BUILDING SETBACK LINE
- P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
- CONCRETE SURFACE
- R.O.M.C.T. - REGISTER'S OFFICE FOR MAURY COUNTY, TN



LOCATION MAP

NTS

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
7	262,589	6.03

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°47'55"W	24.00'
L2	S77°12'05"W	49.32'
L3	N89°55'18"W	6.18'
L4	S89°55'15"E	6.19'
L5	N89°55'15"W	101.18'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
22	4,206	0.10
23	4,206	0.10
24	4,247	0.10
25	4,559	0.10
26	4,560	0.10
27	4,543	0.10
28	4,207	0.10
29	4,207	0.10
30	4,207	0.10
31	4,628	0.11
32	4,906	0.11
33	4,527	0.10
62	4,206	0.10
63	4,206	0.10
64	4,206	0.10
65	4,206	0.10
66	4,206	0.10
67	4,206	0.10
68	4,206	0.10
69	5,247	0.12
70	6,177	0.14
71	4,205	0.10
72	4,205	0.10
73	4,278	0.10
74	4,469	0.10
75	4,469	0.10
76	4,469	0.10
77	4,423	0.10
97-A	144,800	3.32

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON BOOK R2556, PAGE 1183, AND BOOK R2556, PAGE 1187, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: _____ OWNER: _____
TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

MAY 4, 2020 DATE: _____ JOHN T. DARNALL, RLS NO. 1571

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

DATE: _____ SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN "TAYLOR LANDING, PHASE 2" 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 SEWER SYSTEM

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

DATE: _____ SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS 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 OF PLANNING COMMISSION, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE MAURY COUNTY E-911.

DATE: _____ MAURY COUNTY E-911

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 POLICES.

DATE: _____ CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT

TAYLOR LANDING PHASE 2

LOTS 22-33, 62-77, 97-A AND OPEN SPACE 7

9TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

REVISED: MAY 4, 2020
DATE: APRIL 20, 2020
JOB NO. 18097
SCALE: 1"=50'
W.O. 1210

OWNER/DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC.
C/O JOSHUA GIBBS
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 992-2028
joshua.gibbs@meritagohomes.com

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-8599 ddarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS

SHEET 1 OF 1

GENERAL NOTES

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C33	738.00'	33.34'	2°35'18"	16.67	33.34' N88°47'06"E
C34	618.68'	139.06'	12°52'41"	69.82	138.76' S83°38'21"W
C35	618.68'	27.91'	2°35'06"	13.96	27.91' S88°47'08"W
C36	618.68'	33.90'	3°08'22"	16.95	33.90' S85°55'24"W
C37	618.68'	33.90'	3°08'22"	16.95	33.90' S82°47'03"W
C38	618.68'	33.90'	3°08'22"	16.95	33.90' S79°38'41"W
C39	618.68'	9.45'	0°52'29"	4.72	9.45' S77°38'15"W
C40	762.00'	149.08'	11°12'34"	74.78	148.84' S82°48'22"W
C41	25.00'	39.27'	90°00'00"	25.00	35.36' N57°47'55"W
C42	138.00'	138.40'	57°27'48"	75.65	132.68' N15°55'59"E
C43	30.00'	47.13'	90°00'28"	30.00	42.43' N89°40'07"E
C44	30.00'	47.12'	89°59'32"	30.00	42.42' S00°19'53"E
C45	162.00'	162.47'	57°27'48"	88.81	155.75' S15°55'59"W
C46	25.00'	39.27'	90°00'00"	25.00	35.36' S32°12'05"W
C47	30.00'	47.12'	90°00'00"	30.00	42.43' N57°47'55"W
C48	30.05'	49.13'	93°40'18"	32.04	43.84' S32°12'05"W
C49	25.00'	39.27'	90°00'00"	25.00	35.36' S57°47'55"E
C50	25.00'	39.06'	89°30'43"	24.79	35.20' S31°57'26"W

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 6.01 AND 7.15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

DEED REFERENCE (PARCEL 6.01)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM PATRICIA LEE TAYLOR CLAYBORNE, TRUSTEE OF THE CHARLES W. TAYLOR IRREVOCABLE TRUST, PATRICIA LEE TAYLOR CLAYBORNE AND DAVID CHARLES TAYLOR, GLENDA KAYE TAYLOR MARSHALL AND JULIE ANN TAYLOR THOMPSON BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1187, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

DEED REFERENCE (PARCEL 7.15)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TAYLOR BEND PROPERTIES, LLC, BY WARRANTY DEED OF RECORD IN DEED BOOK R2556, PAGE 1183, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

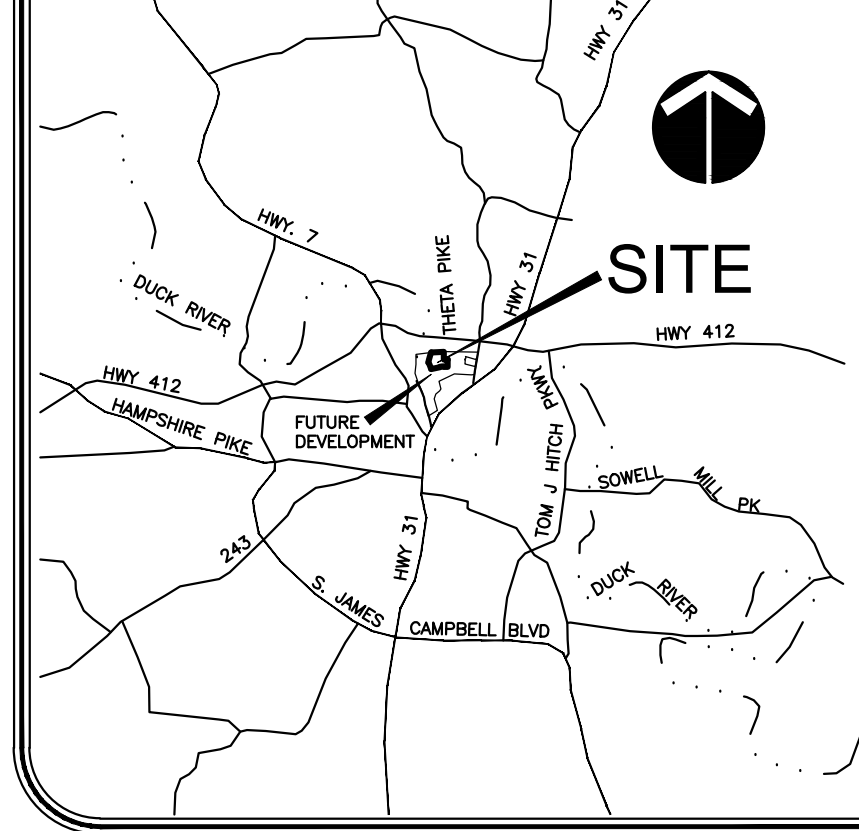
UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



LEGEND

- CONCRETE MONUMENT (NEW) (1" DIAMETER ALUMINUM DISC - W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")
- IRON ROD (OLD)
- CATCH BASIN/CURB INLET
- SANITARY SEWER MANHOLE
- HEADWALL
- FIRE HYDRANT
- LOT NUMBER
- SANITARY SEWER LINE
- WATER LINE
- REINFORCED CONCRETE PIPE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- CONCRETE SURFACE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TN



LOCATION MAP

NTS

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
7	262,589	6.03

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°47'55"W	24.00'
L2	S77°12'05"W	49.32'
L3	N89°55'18"W	6.18'
L4	S89°55'15"E	6.19'
L5	N89°55'15"W	101.18'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
22	4,206	0.10
23	4,206	0.10
24	4,247	0.10
25	4,559	0.10
26	4,560	0.10
27	4,543	0.10
28	4,207	0.10
29	4,207	0.10
30	4,207	0.10
31	4,628	0.11
32	4,906	0.11
33	4,527	0.10
62	4,206	0.10
63	4,206	0.10
64	4,206	0.10
65	4,206	0.10
66	4,206	0.10
67	4,206	0.10
68	4,206	0.10
69	5,247	0.12
70	6,177	0.14
71	4,205	0.10
72	4,205	0.10
73	4,278	0.10
74	4,469	0.10
75	4,469	0.10
76	4,469	0.10
77	4,423	0.10
97-A	144,800	3.32

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON BOOK R2556, PAGE 1183, AND BOOK R2556, PAGE 1187, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: _____ OWNER: _____
TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

MAY 4, 2020 DATE: _____ JOHN T. DARNALL, RLS NO. 1571

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,865 AS SHOWN HEREON.

DATE: _____ SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN "TAYLOR LANDING, PHASE 2" 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 SEWER SYSTEM

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

DATE: _____ SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS 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 OF PLANNING COMMISSION, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE MAURY COUNTY E-911.

DATE: _____ MAURY COUNTY E-911

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 POLICES.

DATE: _____ CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT

TAYLOR LANDING PHASE 2

LOTS 22-33, 62-77, 97-A AND OPEN SPACE 7

9TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DRAWN BY: C. KILGORE

REVISED: MAY 4, 2020
DATE: APRIL 20, 2020
JOB NO. 18097
SCALE: 1"=50'
W.O. 1210

OWNER/DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC.
C/O JOSHUA GIBBS
5217 MARYLAND WAY, SUITE 222
BRENTWOOD, TENNESSEE 37027
(615) 992-2028
joshua.gibbs@meritagohomes.com

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-8599 ddarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS

SHEET 1 OF 1

Case Number:

20-0079

Request:

Request from Justin Hicks to rezone 2013
South Main Street being Tax Map 100M
Group P Parcel 3.00 from Mixed
Commercial to RM-1.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0079

APPLICANT/PROPERTY OWNER

Justin Hicks/ Cole Investments LLC

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

2013 South Main Street/Tax Map 100M Parcel 3.00

SUMMARY OF REQUEST: Rezoning, MCD/ to RM-1

This request is for a **rezoning** of a .44 -acre parcel located adjacent to south Main street from MCD (*mixed commercial services district*) to RM-1 (*High Density Residential*). As shown in submitted sketch plan in support of this rezone, 5 townhomes are proposed containing 2 units within each townhome. These townhomes will have access off a proposed right-of-way connecting with Polk Street.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MCD, Mixed Commercial	Vacant Parcel	GCS & MCD / Commercial Building, Auto Service, Residential	5 Townhomes	0.44 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings. The Comprehensive Plan would support this rezone request.

PROPERTY HISTORY:

This property contains no history of development proposals and is currently a vacant lot that once served a single-family dwelling.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Primary differences from the MCD (Mixed Use Commercial Services District) existing on site from the proposed high-density RM-1 zoning district ranges from the uses that would be allowed on the property. For example, the existing MCD zone allows for less intense retail establishments that would be considered neighborhood serving. This zone was likely adopted comprehensively as a corridor serving (*Main Street*) buffer zone from the adjacent more intense GCS (General Services Commercial zone) from an adjacent R-6 (Single Family Residential) zone from W 18th Street to the S Main street/Carmack Blvd split. With the exception of a select few parcels, this MCD zoning district does not reflect the current character and use of this parcel and adjacent parcels that contain single-family dwellings. Nevertheless, existing single-family dwellings are legal non-conforming uses within an



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

MCD zone, and would be prohibited for new construction. However, the proposed RM-1 zoning district allows for a variety of residential types ranging from single-family, multi-family, and townhomes and is less intense from a use perspective than the existing MCD zone. In sum, the high-density residential zoning district allows for all residential activities where sufficient urban facilities are available prior to development. The proposal for a 5-unit townhome development would be contingent upon the stratification of all technical review comments if request for RM-1 zoning is approved.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC
COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS 3.19.6
and 3.19.7

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Urban Neighborhood which does support higher density developments thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 single-family residential and commercial and would be considered an area of transitional use from residential to commercial. The proposed plan would be compatible.

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

The use would be surrounded by residential uses thus continuing the development pattern



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

thus not effecting the area.

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

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

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

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an amendment to the City's Zoning Map from commercial to a residential use zone.

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

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



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.

20-0079

DESCRIPTION: Rezone

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Fire

6. No comments.

Engineering

7. Note: sidewalks will be required with subdivision.
8. Note: parking stall depth must meet zoning ordinance.
9. Note: building separation and setbacks must meet Zoning Ordinance.

Wastewater

10. Wastewater approves this request.

Planning

11. no comments

Public Works

12. No comments.

Columbia Water

13. No comments provided.

Atmos Energy

14. No comments provided.

ATTACHMENTS: CONCEPT PLAN



ITEM #19

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

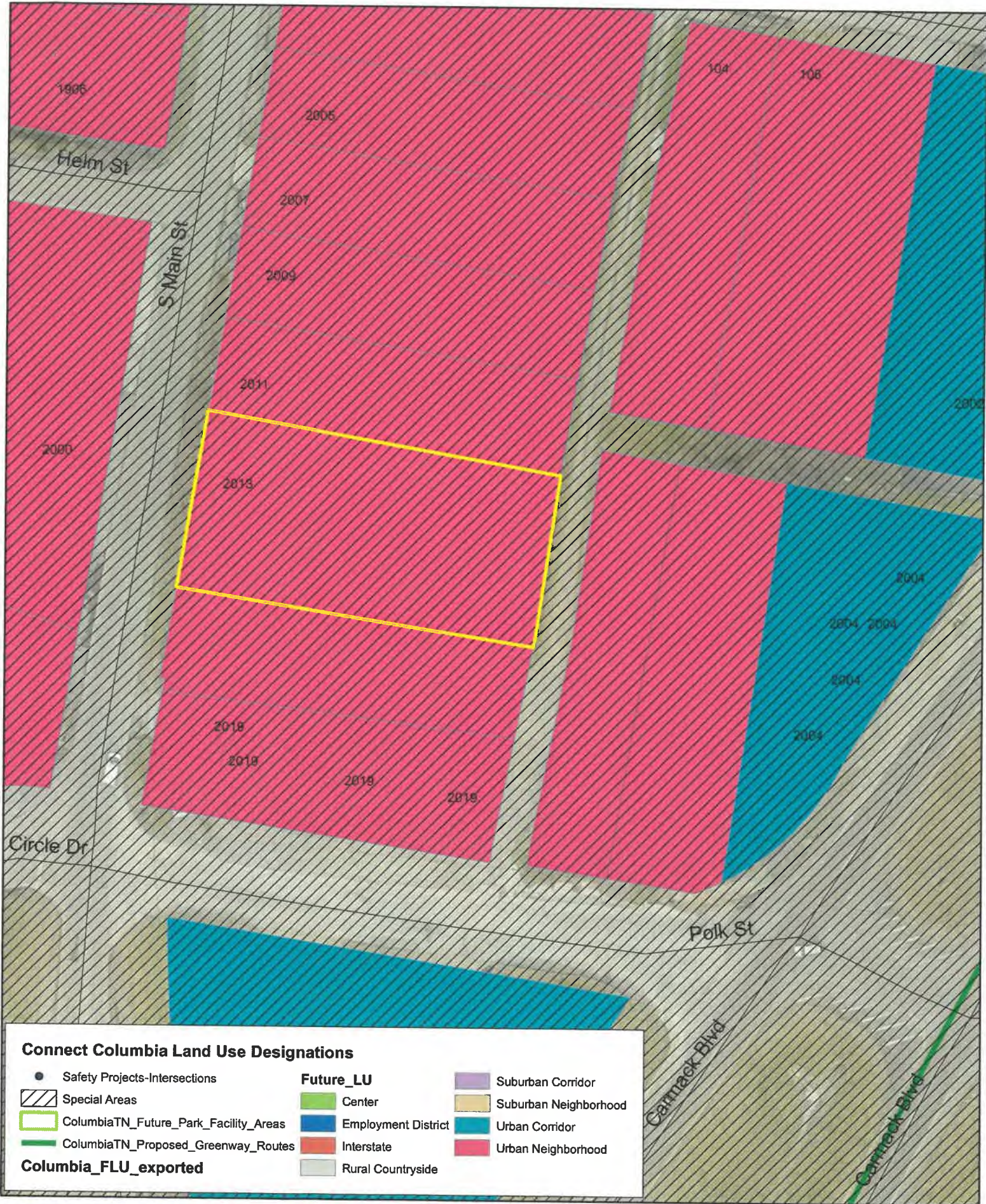
NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

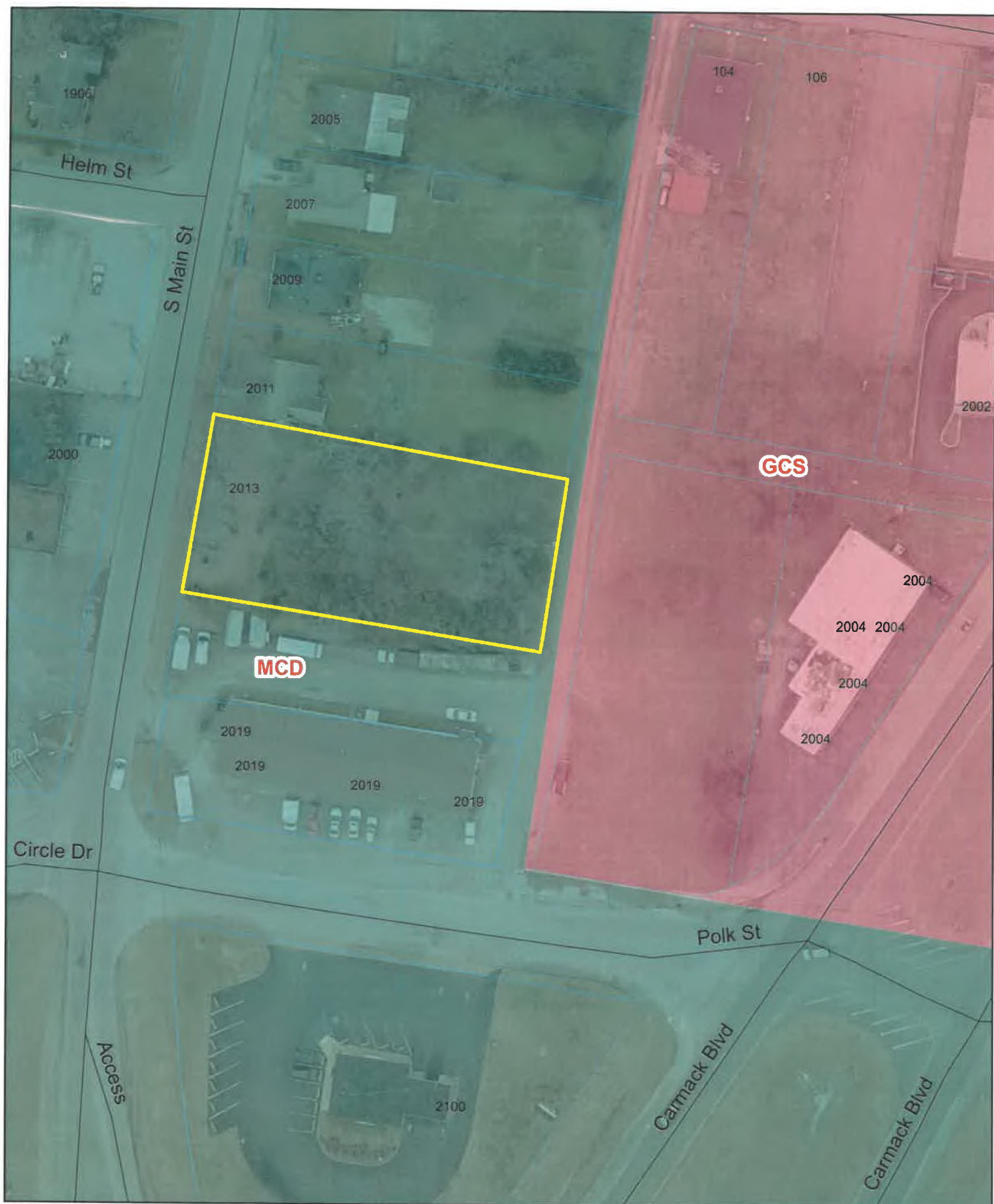
Case Number: 20-0079

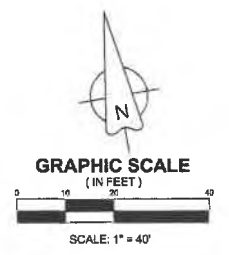
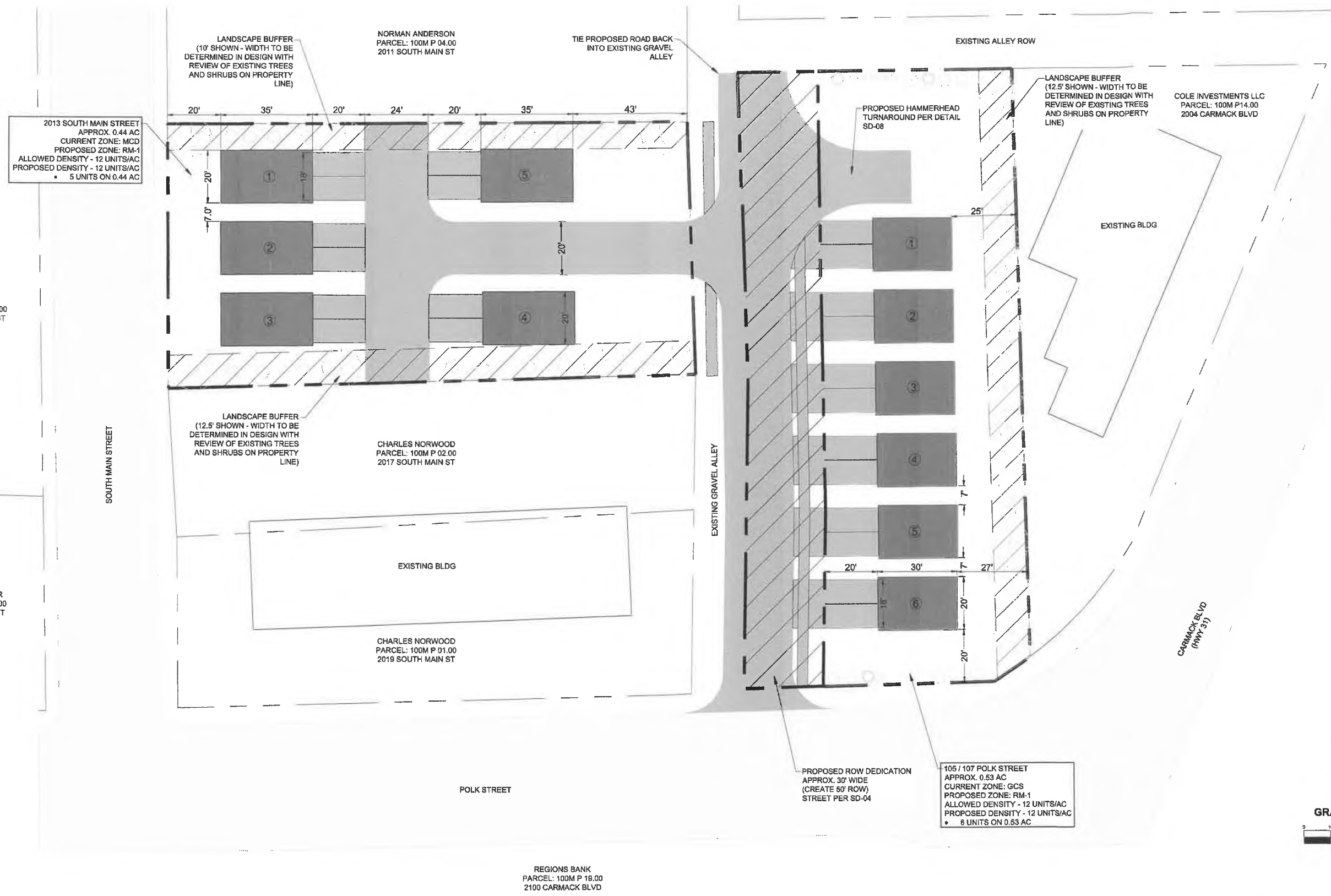
Request from Justin Hicks to rezone 2013 South Main Street being Tax Map 100M Group P Parcel 3.00 from Mixed Commercial to RM-1.

COMMENTS:

6" CI MAIN ON EAST SIDE OF SOUTH
MAIN ST.







Case Number:

20-0080

Request:

Request from Ken Shreeve for Final Plat approval of Armstrong Street Subdivision with a Letter of Credit of \$75,500 for Tax Map 89M Group E Parcel 30 and 31.01.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
20-0080

APPLICANT/PROPERTY OWNER
Ken Shreeve/ Tennessee Regional Holding LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
401 Armstrong Street/ Map 89, Parcel 30.00 & 30.01

SUMMARY OF REQUEST: Final Plat

This request is for a Final Plat approval of a 17-lot subdivision including a right-of-way extension of Armstrong Street. The applicant has stated that the plat exceeds the minimum requirement of the R-6 zoning district with 9,000 SF. residential building lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6	Vacant Parcels	R-6/ Residential	Residential Dwellings/ Multi Family Unit	4.83+/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
Urban Neighborhood.

PROPERTY HISTORY:

Preliminary Plat previously approved for platting of proposed lots conforming to the minimum standards of an R-6 zoning district. This site previously served as the vacant *Diamondwood Apartments*.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Staff recommends that plat be subject to the satisfaction to technical comments, and recommends approval.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

Staff Report #20-0080

Page 1



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

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



TECHNICAL MEETING
Tuesday, April 28, 2020

ITEM NO.
20-0080

DESCRIPTION: Final Plat request

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Columbia Power

2. 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.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Police

5. No comments provided.

Fire

6. No comments.

Engineering

7. Add standard PUDE note 5' on interior, 10' on front, rear, and abutting/parallel to ROW.

8. Correct street name. Incorrectly shown as Armstrong Road.

Wastewater

9. Wastewater approves this request.

Planning

10. No comments.

Public Works

11. No comments.

Columbia Water

12. No comments provided.

Atmos Energy

13. No comments provided.

ATTACHMENTS: FINAL PLAT



ITEM #20

TECHNICAL COMMITTEE COMMENT FORM

April 28, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0080

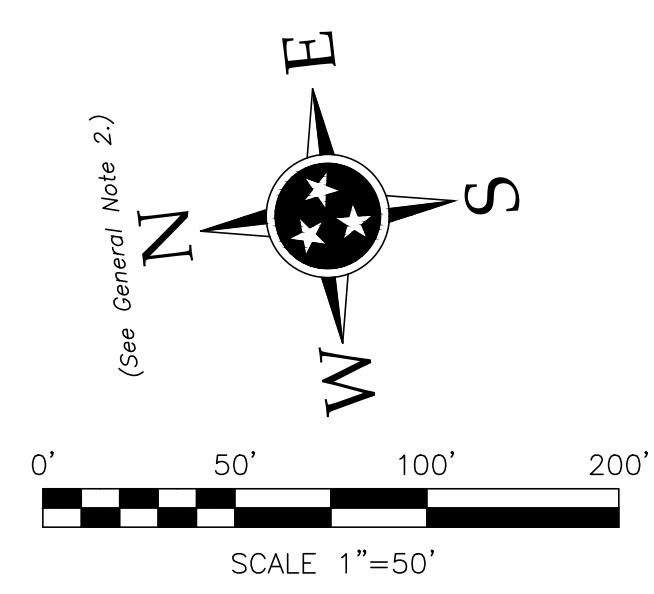
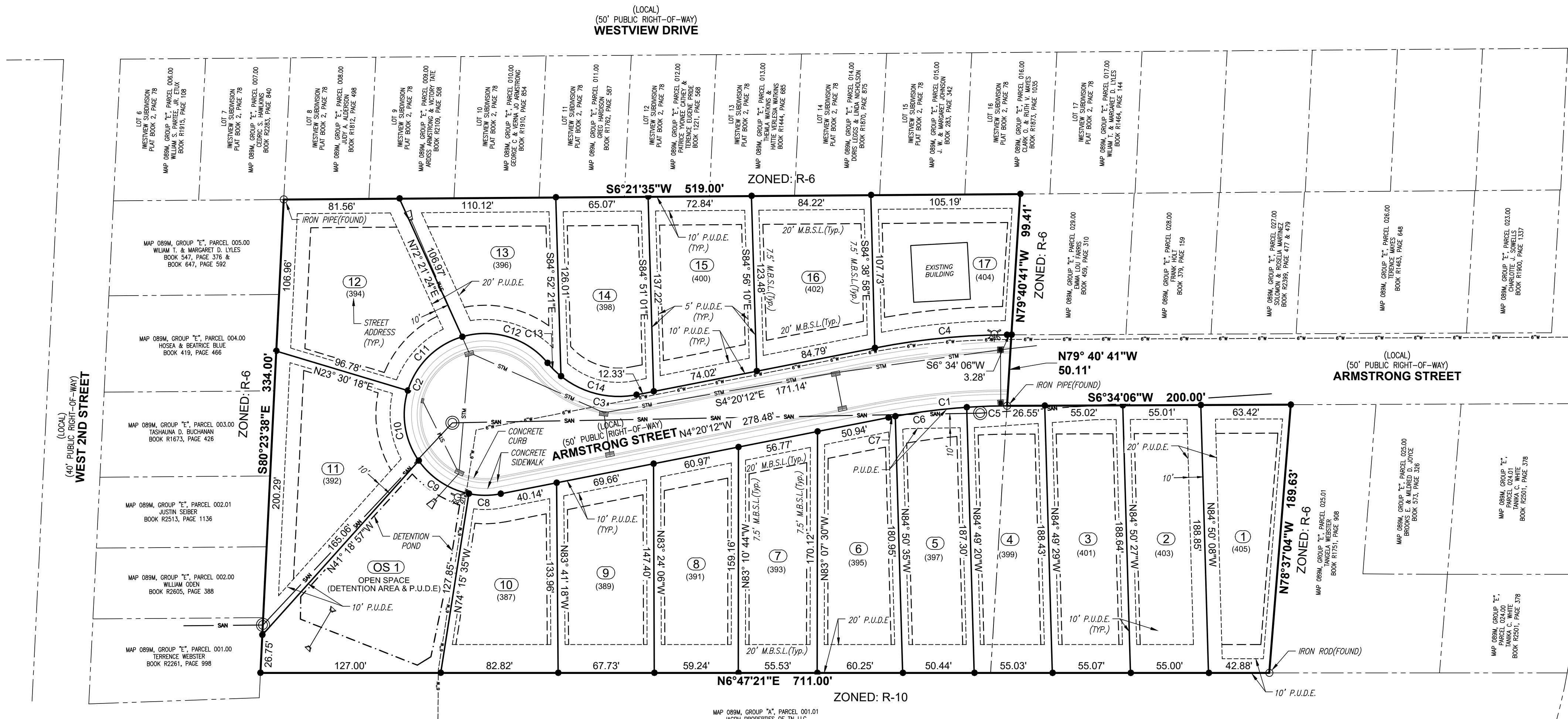
Request from Ken Shreeve for Final Plat approval of Armstrong Street Subdivision with a Letter of Credit of \$75,000 for Tax Map 89M Group E Parcel 30 and 31.01.

COMMENTS:

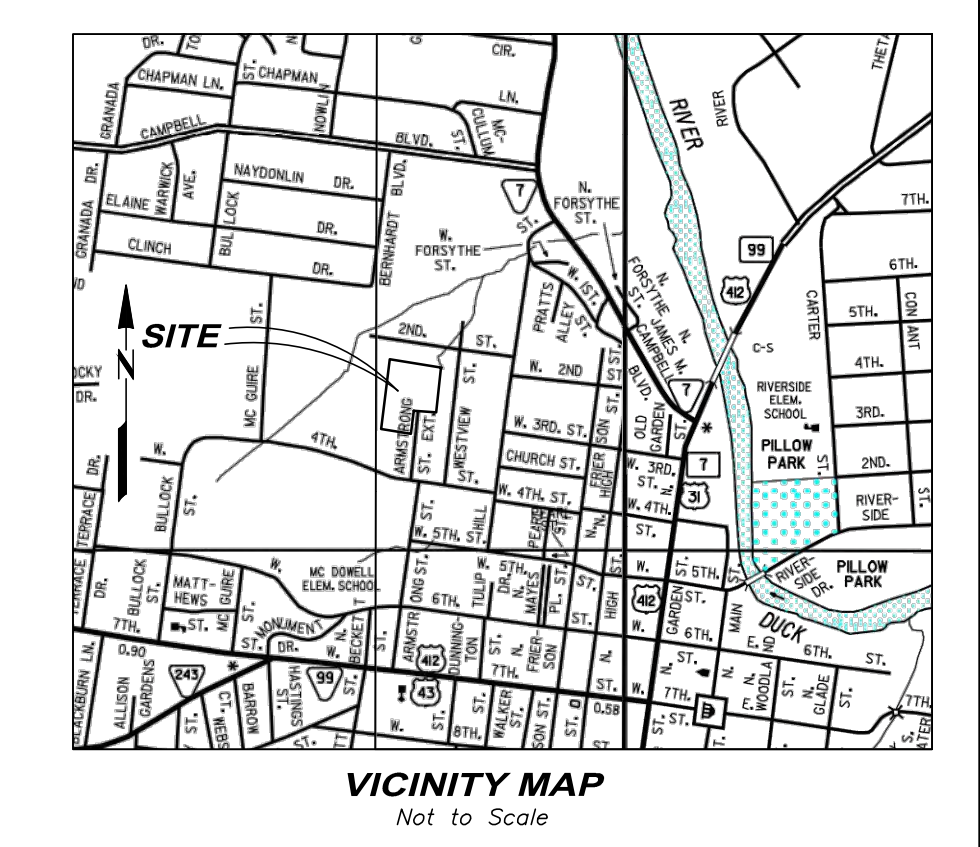
✓

Armstrong St.





- LEGEND**
- Iron Pin (Set) With Cap Stamped "TWM INC"
 - Catch Basin
 - Sanitary Sewer Manhole
 - Fire Hydrant
 - Water Line
 - STM Storm Sewer Line
 - SAN Sanitary Sewer Line
 - P.U.D.E. Public Utility & Drainage Easement
 - M.B.S.L. Minimum Building Setback Line (Residential)
 - (Typ.) Typical



VICINITY MAP
Not to Scale

PROPERTY MAP REFERENCE
Subject Property is Parcel Numbers 030.00 and 030.01, as shown on Maury County Property Map No. 098M, Group "E".

DEED REFERENCE
Being the same property conveyed to TENNESSEE REGIONAL HOLDING, LLC by General Warranty Deed of record in Book R2370, page 25, Register's Office for Maury County, Tennessee.

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 R2370, Page 25, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date: 04/20/2024 OWNER: Kenneth R. Shreeve, R.L.S. 2298

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 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: 04/20/2024 Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the streets, drainage and utilities designated in Armstrong Street Subdivision have been installed in accordance with City specifications, or a performance surety in the amount of \$ 100,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: 04/20/2024 City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

Date: 04/20/2024 Maury E911

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 surety has been filed to guarantee said installation.

Date: 04/20/2024 Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date: 04/20/2024 Director of Wastewater Department, Columbia, Tennessee

CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	010°54'18"	442.19'	84.16'	N01°06'57"E
C2	241°36'50"	57.00'	240.37'	N63°31'47"W
C3	061°36'50"	65.00'	69.90'	S26°28'13"W
C4	010°54'18"	492.19'	93.68'	N01°06'57"E
C5	003°41'16"	442.19'	28.46'	N04°43'27"E
C6	006°34'33"	442.19'	50.75'	N00°24'27"W
C7	000°38'29"	442.19'	4.95'	N04°00'58"W
C8	022°41'28"	57.00'	22.57'	S07°00'32"W
C9	043°36'10"	57.00'	43.38'	N40°09'20"E
C10	051°58'00"	57.00'	51.70'	S87°56'25"W
C11	056°27'17"	57.00'	56.16'	N37°50'56"W
C12	066°53'56"	57.00'	66.55'	N23°49'40"E
C13	011°43'20"	65.00'	13.30'	S51°24'58"W
C14	049°53'31"	65.00'	56.60'	S20°36'33"W

LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
1	10039	0.230
2	10379	0.238
3	10374	0.238
4	10350	0.238
5	9313	0.214
6	10112	0.232
7	9156	0.210
8	9126	0.210
9	9577	0.220
10	9269	0.213
11	12407	0.285
12	13002	0.298
13	9116	0.209
14	8925	0.205
15	9505	0.218
16	9700	0.223
17	10264	0.236

- GENERAL NOTES**
- The purpose of this plat is to subdivide this property into 17 lots, one open space lot and dedicate right-of-way and easements.
 - Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.
 - By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0285E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 475423, Panel No. 0285 Suffix e, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
 - No title report has been furnished therefore this survey is subject to the findings of an accurate title search.
 - This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
 - All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Maury County, Tennessee.
 - This survey has been signed and sealed digitally.
 - Unless otherwise noted hereon, there shall be a 5' P.U.D.E. along all interior lot lines, a 10' P.U.D.E. along all rear lot lines and a 10' P.U.D.E. abutting and parallel to all right-of-way.

SPECIAL UTILITY NOTE

This survey has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible apertures at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per The Underground Utility Damage Prevention Act, that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-815-355-1987 or 1-800-351-1111.

SITE DATA

Current Zoning: R-6 (Medium - High Residential Districts).

Minimum Building Setbacks:
Front: 20 Feet
Rear: 20 Feet
Side: 7.5 Feet

Total Area: 4.838± Acres
New Streets: 0.617± Acres
Open Space: 0.304± Acres

RECORDERS INFORMATION

Ken Shreeve, PLS, CFS

RECEIVED
KENTHETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2298
04/20/2024

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

Revised 04-30-2020 Per Staff Comments.

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FINAL SUBDIVISION PLAT

MAP 098M - GROUP "E" - PARCELS 030.00 & 030.01

ARMSTRONG STREET SUBDIVISION

CITY OF COLUMBIA
THIRD CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE.

PREPARED FOR: Tennessee Regional Holding, LLC
3542 Jim Warren Road
Spring Hill, TN 37174

PROJECT I.D.: T50-200483
TASK I.D.: 01

DATE: April 20, 2020

SCALE: 1" = 50'

SHEET 1 of 1