

CITY OF COLUMBIA



T E N N E S S E E

**City of Columbia**

**Municipal Planning Commission**

**June 10, 2020**

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**Development Services**

**To: COLUMBIA MUNICIPAL PLANNING COMMISSION**

**RE: June 10<sup>th</sup>, 2020 MEETING**

**The Columbia Municipal Planning Commission will meet on Wednesday, June 10, 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**

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

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



**DEVELOPMENT SERVICES**

**To: COLUMBIA MUNICIPAL PLANNING COMMISSION**

**RE: June 10, 2020 MEETING**

**The Columbia Municipal Planning Commission will meet on Wednesday, June 10<sup>th</sup> 2020 at 4:01 P.M., in the Council Chambers at City Hall to consider the following:**

**AGENDA**

**Call to Order.....Chairman**  
**Roll Call.....Secretary**  
**Approval of Minutes.....Commission Members**  
**Welcome of Visitors.....Chairman**

- 1. Review of Bonds and/or Letters of Credit.**
- 2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 3. Request from Martin Engineering to annex with a plan of services 57 acres off Nashville Highway and Green Mills Road being Tax Map 51 Parcel 32.00 with a Master Plan and zoning of RM-1 Planned Unit Development.**
- 4. Request from Mid-South Companies to annex with a plan of services 3.9 acres being Tax Map 42 Parcel 24.04 with a zoning of RM-2 Planned Unit Development with a Comprehensive Plan amendment from Suburban Neighborhood to Suburban Corridor. Additionally, a request for recommendation of rezoning from CRS to RM-2 with a Preliminary Planned Unit Development Master Plan for the adjoining 13 acres being Tax Map 42 Parcel 27.00 off Old Highway 31.**
- 5. Request from Charles Hodge for driveway access exception at 313 North Hardin Drive.**
- 6. Request from Montrae Osborne for Preliminary and Final Plat approval for properties located at 308 East 9<sup>th</sup> Street and 1008 Bridge Street.**
- 7. Request from Zach Mckinney for Preliminary and Final Plat approval for property located at 100 Morningside Lane.**

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

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**CALL TO ORDER:**

Vice Chairman Charlie Goatz called the May Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

**ROLL CALL:**

All present and included the following:

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

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

*An Announcement was made informing attendees that no one can be standing in light of Covid-19. We must respect distance. We will announce each item that is being presented for review to people outside of the Council Chambers.*

**APPROVAL OF MINUTES:**

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

**APPOINTMENT OF PLANNING COMMISSION CHAIRPERSON:**

*Director Paul Keltner stated that the Commission lost the Chairman Mr. Wesley Bryant, who moved recently. Going by the Ordinance, Planning Commission members must live in the city limits of Columbia. There is that vacancy and it has been discussed with Mr. Tisher, City Attorney. This is on the agenda to fill that seat for the remainder of the year. A motion for a current member to be the new chairperson is needed.*

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*Mr. McBroom nominated Mr. Charlie Goatz for Chairman, and Dr. McClain seconded the motion. The motion passed six to zero.*

*Mr. Goatz stated that we need to vote in a Vice Chairman. Dr. McClain nominated Mr. Ray Pace, and Mr. McBroom seconded the motion. Mr. Pace declined the nomination. The recommendation was removed by Dr. McClain. Mr. Goatz nominated Mr. McBroom, and Dr. McClain seconded the motion. Motion to approve passed six to zero.*

**REVIEW OF BONDS:**

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

***Modification to the agenda:** Mr. Keltner stated that Staff requested that we Amend the agenda. Item number sixteen is removed. Item number seven, since applicant requested to change their application from a rezoning to just a multi-family site plan, the zoning they have in place now will work. They do not need the rezoning to accomplish what they are looking at doing there. This is a lesser request to a multi-family site plan.*

*For Item number twelve, staff is recommending a deferral on this item. We have been talking with the applicant, the item is missing significant detail, for this body to make a motion on that, but they do not want to withdraw it. We would like to move it up to the front of the agenda to get this item reviewed and taken care of. Mr. McBroom made the motion to approve, and Mr. Goatz seconded the motion. Motion passed six to zero.*

**OFFICIAL COMMUNICATIONS:**

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

Director Paul Keltner stated there are a few items at City Council. We have some deferrals from the previous meeting being Ordinance 4279 for annexation and zoning of RS-10 on Hampshire Pike, and also Ordinance 4280 being the master plan on Baker Road. The public hearing and the actual ordinance itself was deferred to tomorrow night's meeting. Along with that was 4281, which is James Campbell North the rezoning to Mixed Residential Commercial, and also 4285 which is the master plan revision for Polk Place off Theta Pike. You did have approvals of first consideration for 4286 which is Sunset Avenue rezoning to a high density residential, and also 4287 a comp plan amendment annexation and rezoning on Oakland Parkway being the Industrial Park.

**AGENDA ITEM #12**

**Case # 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.**

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**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff recommend deferral for this application. Seem like there was some miscommunication on what was exactly to be turned in, it is lacking some detail on the contour which is the biggest part that staff is looking at on this particular part due to the grade and, also some renderings and setbacks. At this time staff does not feel that the request is compatible in meeting the standard, and thus the reason for request for deferral.

**Discussion:**

Mr. Ron Sharp, 881 Tom Sharp Road, stated that there is only a one lane area to get home. The road is narrow. Mr. Tim Tisher, City Attorney, stated that if you are deferring the item you cannot have discussion on the item. If you defer the item you have a motion for deferral and your discussion is limited to the deferral. The discussion as to the underlying item is put off until you have the actual item brought back before the Commission. Mr. Goatz stated, based on Counsel there cannot be a discussion on this item unless it is on the deferral. Mr. Sharp said as long as citizens can meet to discuss. Mr. Goatz stated that if the item is deferred it will be on next month's agenda. Mr. Tisher stated that there will be ample opportunity for discussion, but you cannot have it at this time if the Commission is deferring the item. Mr. McBroom asked if the Commission can discuss our opinions now so the applicant can understand our concerns now on the deferral. Mr. Tisher stated that your discussion is limited to deferral, if you have a motion for deferral. Mr. Keltner stated if you make a motion for deferral. Mr. McBroom asked if we give them a motion to defer will that give them enough time to get this correct. Mr. Keltner stated in talking with the applicant he doesn't know if they will make the resubmittal, they will have to withdraw it then start over again with a new application for the next month's meeting, because if it is deferred now and he doesn't withdraw, then it will have to be heard. Dr. McClain asked if the applicant know that it is better for them to defer it. Mr. Keltner stated yes. Dr. McClain stated that it should have been taken off then. Mr. Keltner stated that they did not want to take it off they wanted it to be deferred. Dr. McClain made the motion to defer based on staff recommendation. Further discussion included deferral, withdrawal, and reason for deferral. Mr. Goatz asked Mr. Tisher if we do a second on this motion can we as a committee have a discussion about the deferral and the reasons why. Mr. Tisher stated that you can have a discussion about the deferral, but you cannot have a discussion about the underlying project. Mr. Goatz stated no one from the project is here. Mr. Keltner stated no. Mr. Goatz seconded the motion for deferral.

Further Discussion included a question from the floor, Mr. Brian McKelvy, Fifth District County Commissioner, representing the people of Tom Sharp Road, asked if the people would be notified of the next meeting. Mr. Keltner stated that if it is withdrawn it will start all over again and notices will be sent out, but we are announcing that it is going to be deferred to the next meeting, June 10th. Motion to defer passed five to one with Mr. McBroom voting nay.

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**AGENDA ITEM #4**

**Case #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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. It would be recommended that an RS-10 zone be established at time of annexation in lieu of the proposed R-10 zone. Staff finds this request to be compatible with the standards of the zoning ordinance.

**Discussion:**

Mr. Albert Wilson was present for questions. He stated that the main thing was to get it annexed so he could have the sewer and water. Further discussion included, private deed issue, subdividing, default RS-40 zoning, and one acre tract. Kitty Sokel, 301 Patterson Drive, stated that her understanding is that this is for single family. Mr. Keltner stated the RS-40 would limit it to single family one acre tract. Mr. McBroom made the motion to approve with the zoning of RS-40, and Mr. Pace seconded. Motion passed six to zero.

**AGENDA ITEM #5**

**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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This item was a deferral from the March meeting. Subject to Technical comments staff would find this request to be compatible with the adopted Master Plan.

**Discussion:**

Mr. Enoch Jarrell, Huddleston Steele Engineering, was present to answer questions. Discussion included side elevations, façade, parking, starting all at one time, water, sewer, and Technical comments. Mr. Goatz made the motion to approve subject to Technical Comments, and Dr. McClain seconded the motion. The motion passed six to zero.

**AGENDA ITEM #6**

**Case #20-0024**

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

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**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This was a deferral from the March meeting. Mr. Harper discussed the traffic study. The last item in the study was to look at funds provided for a future right turn lane at Cayce Lane, while we do feel like that improvement is needed, we are going to ask that the applicant work with the single family units and the apartments together and bring back that item with the single family units so that we can look at it at one time, and look at a pay in lieu of, for that improvement.

**Discussion:**

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Discussion included, Mr. Crunk stated that he received the comment letter in reference to traffic, and feels it is addressed. He has been in discussion in reference to providing a pump, large enough for not only the multi-family, but the single-family also, and feels like that has been provided as well. He requested approval with this request to move forward. Mr. Donnie Boshers, Director of Wastewater Department, stated that they are prepared to accept the multi-family development plan, but at this time they are not prepared to consider the entire development. Anything else that is done will be reviewed and approved separately, and apart from the multi-family. Further discussion included the pump, proceeding with the multi-family, specific plans for the pump station, and dumpster. Mr. Pace asked if before the construction, will all the roads, and water tank be in place. Mr. Crunk stated that he spoke with Fire Marshall Mr. Ring, and he explained that moving forward with this project would require the 12 inch main being tied off Monsanto, and to maintain an access road that is all weather durability from Monsanto Road up to the development and within and the hydrant that must be built. In order for a hydrant to be fed with water, the tank and pump would also have to be built. Further discussion included confirmation from Mr. Ring, all weather road, and grade. Councilman Wiles made the motion to accept the request on the multi-family side subject to technical comments, inclusive of Mr. Boshers recommendations, and Mayor Molder seconded the motion. The motion passed six to zero.

**AGENDA ITEM #7**

**Case #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.**

**Staff Recommendation:**

Chairman Goatz stated that he would abstain on this matter. Therefore, Vice Chair McBroom will lead this item.

Mr. Keltner gave the details of the staff report. Subject to Technical comments, staff finds this request for multifamily approval, compatible to City Ordinances.

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**Discussion:**

Mr. Gerald Vick, WES Engineers, was present to answer questions. Discussion included multi-family site plan, no rezoning, and three condo units. Mr. Keltner stated that this is an infill situation. Further discussion included ample parking. Mr. Pace made the motion to approve, seconded by Dr. McClain. The motion passed five to zero, with Mr. McBroom abstaining.

**AGENDA ITEM #8**

**Case #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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Subject to Technical comments, staff find this request compatible with City Ordinances.

**Discussion:**

Mr. Gerald Vick, WES Engineers, was present to answer questions. Discussion included adding parking and dedicated space. Motion to approve was made by Mr. McBroom with Dr. McClain seconding. The motion passed five to zero, with Mr. Goatz abstaining.

**AGENDA ITEM #9**

**Case #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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This is a revision request. Staff recommend that Building A have the same Architectural details on all sides. Subject to those items and Technical comments staff finds the request compliant to City standards and plans.

**Discussion:**

Mr. Ross Lucas, Fulmer Lucas Engineering, was present for questions. Discussion included layout change. Mr. Lucas stated that they are completely agreeable with Building A recommendation. There is an ongoing study in place by their water group. Mr. Lucas stated that they are willing to do any upgrade that is needed. The pump on the site plan is provisional. Phase I was a different Engineering group. His understanding is that the way the water system is

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designed the tank itself is really for fire suppression. Domestic is a separate loop, and he think it is a simple misunderstanding, and there is a group working on this and they are happy to upgrade as needed. In further discussion, Mr. Pace inquired if Mr. Lucas was in agreement with the Fire department statement number eight. Verification of existing water tank and fire pump will supply needed fire flow, and the fire hydrants must be added, so no portion of a commercial building is farther than 500 feet from a fire hydrant. Mr. Lucas stated that we will upgrade as needed. Mr. Goatz made the motion to approve subject to the technical comments, and subject to Building A per staff comments, Councilman Wiles seconded the motion. The motion passed six to zero.

**AGENDA ITEM #10**

**Case #20-0050**

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

**Staff Recommendation:**

*Mr. Goatz stated he would also abstain from this item.*

Mr. Keltner gave the details of the staff report. Subject to Technical comments staff finds this request to be compliant with city standards and plans.

**Discussion:**

Mr. Robby Harmon was present to answer questions. Discussion included two entrances and infilling an existing parcel. Mayor Molder made the motion to approve and Dr. McClain seconded the motion. The motion passed five to zero with Mr. Goatz abstaining.

**AGENDA ITEM #11**

**Case #20-0051**

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

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This mimics the master plan which was approved.

**Discussion:**

Discussion included townhomes and single-family subdivision. Mr. Pace stated that this is a good plan, private road and private development really concerns him, with the future road and sewer problems. The private aspect of this bother him, he rather see it public. There will be some people blind sided by this. Further discussion included private drive approval, parking lot being added, and townhomes with just private road because of the parking situation. Mr. Keltner stated that we are just looking at the City Council wishes making sure this is

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compliant with what was approved. Dr. McClain made the motion, and Councilman Wiles second the motion. The motion passed five to one with Mr. Pace voting nay.

**AGENDA ITEM #12**     *(Moved to the front of the agenda)*

**Case # 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.**

**AGENDA ITEM # 13**

**Case # 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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. A previous master plan was approved in 2017 representing the Village at Carters Station PUD. The original request was for 208 units and they are requesting an additional 56 units.

Mr. Harper reported on the amended traffic impact study. Mr. Harper stated that it was previously done in 2017, and it was updated through the master traffic study in 2019.

**Discussion:**

Mr. Adam Crunk, Crunk Engineering was present for questions. Discussion included a pool, traffic, the light will go in by the end of this project which the study says 2020, the connection will be part of this project, before people live there the light will be up, Phase one is one through eight, and Phase two is nine through eleven, 192 then the remaining 36 units, the proposed public road connection to Nashville Highway, the light goes in when the main entrance connects, until then they will go through Homestead to get out. Mr. Crunk stated that the public road will need to be built as part of phase one. Mr. Harper stated that the traffic signal at Greens Mill Road and the proposed Paddington Place will be installed as the Paddington Place roadway is being installed to connect to the new apartments. Mr. Goatz stated he understood that it in phase one. Mr. Crunk stated that is correct. Mr. Goatz made the motion to approve subject to technical comments, and subject to the traffic study which will take part in phase one, when the Northern part connection to Nashville Highway is established installation of the traffic signal. The motion was seconded by Mr. McBroom. Motion passed six to zero.

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**AGENDA ITEM # 14**

**Case # 20-0070**

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

**Staff Recommendation:**

Mr. McBroom stated he will abstain.

Mr. Keltner gave the details of the staff report. The request is compatible with the city adopted codes and outlines sections 3.19.6 and 3.18.7 (B) which goes along with the rezoning ordinance criteria.

**Discussion:**

Mr. Nathan McBroom was present to answer questions. Discussion included the area mix and materials. Motion to approve was made by Mayor Molder, and seconded by Dr. McClain. Motion passed to five to zero, with Mr. McBroom abstaining.

**AGENDA ITEM # 15**

**Case # 20-0071**

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

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Subject to technical comments staff finds this request compliant other than sewer and water issues that have already been discussed.

**Discussion:**

Mr. Hatton was present for questions. Discussion included detention, storm water maintenance agreement, HOA, exiting road, and individual driveways for the eight lots. Mr. Goatz made the motion to approve subject to staff comments, and technical comments, and seconded by Councilman Wiles. Motion passed six to zero.

**AGENDA ITEM # 16**

**Case # 20-0078**

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

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**AGENDA ITEM # 17**

**Case # 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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff has reviewed sections 3.19.7 (B) and 3.19.6 and finds this request compliant to comprehensive plan.

**Discussion:**

Discussion included the right of way, public street, this is sketch plat and zoning. Mr. John McCullough, representing Regions Bank, asked if there would be discussion before the vote. Mr. Keltner explained what they are requesting tonight is the rezoning, which is the RM-1 they are proposing for that to be attached housing. It could be single family, and that is their right should it move forward and get approved. This body is going to make a recommendation one way or the other to City Council, then City Council will actually vote on the item to make it into law and change the Ordinance. After that it will come back to Planning Commission with the plan itself. Whatever they are actually going to do if something was to happen and they do not do attached housing and say they want to do single family homes there it would then bring that in to us either way, bring in attached or single-family homes in to this body to review as a final product. Mr. Keltner stated that we are voting to make a recommendation, on just the rezoning. Mr. McCullough asked if this is the final vote today. Mr. Keltner stated no, in June is City Council, then the public hearing. Mr. McCullough stated that Regions can represent and have a conversation. Mr. Keltner stated yes. Further discussion included landscape buffers. Mr. McBroom made the motion to approve, and seconded by Dr. McClain. Motion passed six to zero.

**AGENDA ITEM # 18**

**Case # 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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff recommend approval subject to the attached Technical comments.

**Discussion:**

Discussion included there was a preliminary plat. Mr. Goatz made the motion to approve, and seconded by Mr. Pace. Motion passed six to zero.

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**AGENDA ITEM # 19**

**Case # 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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Subject to Technical Comments staff recommend approval.

**Discussion:**

Discussion included final plat approval. Mr. Goatz made the motion to approve subject to Technical Comments, and Dr. McClain seconded. Motion passed six to zero.

**AGENDA ITEM # 20**

**Case # 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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff find this request compliant with the Comprehensive plan designation of Urban Neighborhood.

**Discussion:**

Discussion included right of way separation. Councilman Wiles made the motion to approve, and seconded by Dr. McClain. Motion passed six to zero.

**AGENDA ITEM # 21**

**Case # 20-0080**

**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.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Subject to technical comments staff finds the request to be compliant.

**Discussion:**

Mr. Cole Newton, TKC Engineering, was present to answer questions. Discussion included increased lot sizes all but one. Mr. Newton stated that all of them were supposed to be nine thousand. Lot fourteen is seventy five square feet short, and they are hoping to amend lots thirteen and fourteen, thirteen is one hundred and sixteen square feet over, wanting to make them both nine thousand

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square feet. Further discussion included history. Mr. Pace stated that when we first looked at this development in it's initial stages we talked about Armstrong Street and it's connecting street. The beginning of this development the property that comes off West fourth Street going into this development. Once they got back to where the houses started they paved that street, but Armstrong Street has been cut four times for utilities. If the City accepts this now, immediately we will have to put curbs in and pave this section from Fourth down to where they have done this construction. If the developer doesn't do it the City will have to. Mr. Keltner stated that this part was not a part of their project, but they did a utility cut. Mr. Keltner stated that this is a straight zoning, and I don't have an avenue to require them to work outside of their project area. Further discussion included binder phase without the top coat, additional utility cuts, street cut ordinance for the final repair, cost, and developer. Mr. Keltner stated that the developer had existing zoning, and he had the right to build the subdivision to our standards, and our standards don't say anything about fixing a current city's street that was already a city street. We were going to be responsible for it whether they went in there or not. It is between the city and the utility that made the cut. Mr. Keltner stated that we will be sure to look at it to see if we can identify who made the cut. Further discussion included temporary repair, heavy equipment, construction traffic, bad weather, repair, and demolition. Mr. Goatz made the motion to approve subject to staff and Technical comments, and lots thirteen and fourteen coming in to conformance to nine thousand square feet. The motion was seconded by Dr. McClain. Motion passed five to one, with Mr. Pace voting nay.

**OTHER BUSINESS:**

No business to discuss.

**ADJOURNMENT:**

Mr. McBroom made the motion to adjourn, with Dr. McClain seconding the motion. Motion passed five to zero. Meeting adjourned at 6:08 p.m.

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Planning Commission Chairman

---

Date

**Case Number:**

20-0078

**Request:**

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



CITY OF COLUMBIA TENNESSEE  
PLANNING COMMISSION  
STAFF REPORT

**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director, [paul@columbiatn.com](mailto:paul@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**20-0078**

PUBLIC HEARING DATE

**August 13, 2020**

APPLICANT/PROPERTY OWNER

**Martin Engineering and Surveying**

PROPERTY ADDRESS/LOCATION

**Nashville Highway Map 51 Parcel 32**

**SUMMARY OF REQUEST:**

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

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



MAP SOURCE: City GIS

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

**COMPATIBILITY** with the COMPREHENSIVE PLAN:

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

**PROPERTY HISTORY:**

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



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

**COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:**

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

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

**ATTACHMENTS (CIRCLE)**

**SUBMITTED PLANS**

**CITY MAPS**

**LEGAL NOTICE**

**LEGAL DESCRIPTION**

**PUBLIC COMMENTS**

**AGENCY COMMENTS**

**RESPONSE TO  
STANDARDS**

**OTHER (DESCRIBE) :**

**Zoning Ordinance  
3.19.6, 3.18.7**

### 3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

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

### 3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

---

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

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

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

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

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

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

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

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

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

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

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

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

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



**TECHNICAL MEETING**  
**Tuesday, May 26, 2020**

**ITEM NO.**  
**20-0078**

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

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Building**

1. No comments.

**Police**

2. No comments provided.

**Public Works**

3. No comments provided.

**Columbia Power**

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

**Atmos Energy**

5. No comments provided.

### **Maury County E911**

6. No comments provided.

### **Maury County Schools**

7. No comments provided.

### **Engineering**

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

### **Fire**

10. No comments.

### **Wastewater**

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

### **Planning**

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

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

### **Columbia Water**

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

### **ATTACHMENTS: Concept Plan**

# PLAN OF SERVICES

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

### **A. Water**

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

### **B. Sewer**

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

### **C. Police**

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

## **D. Fire and Rescue**

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

## **E. Development Services**

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

## **F. Streets**

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

## **G. Parks and Recreation**

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

## **H. Refuse Collection**

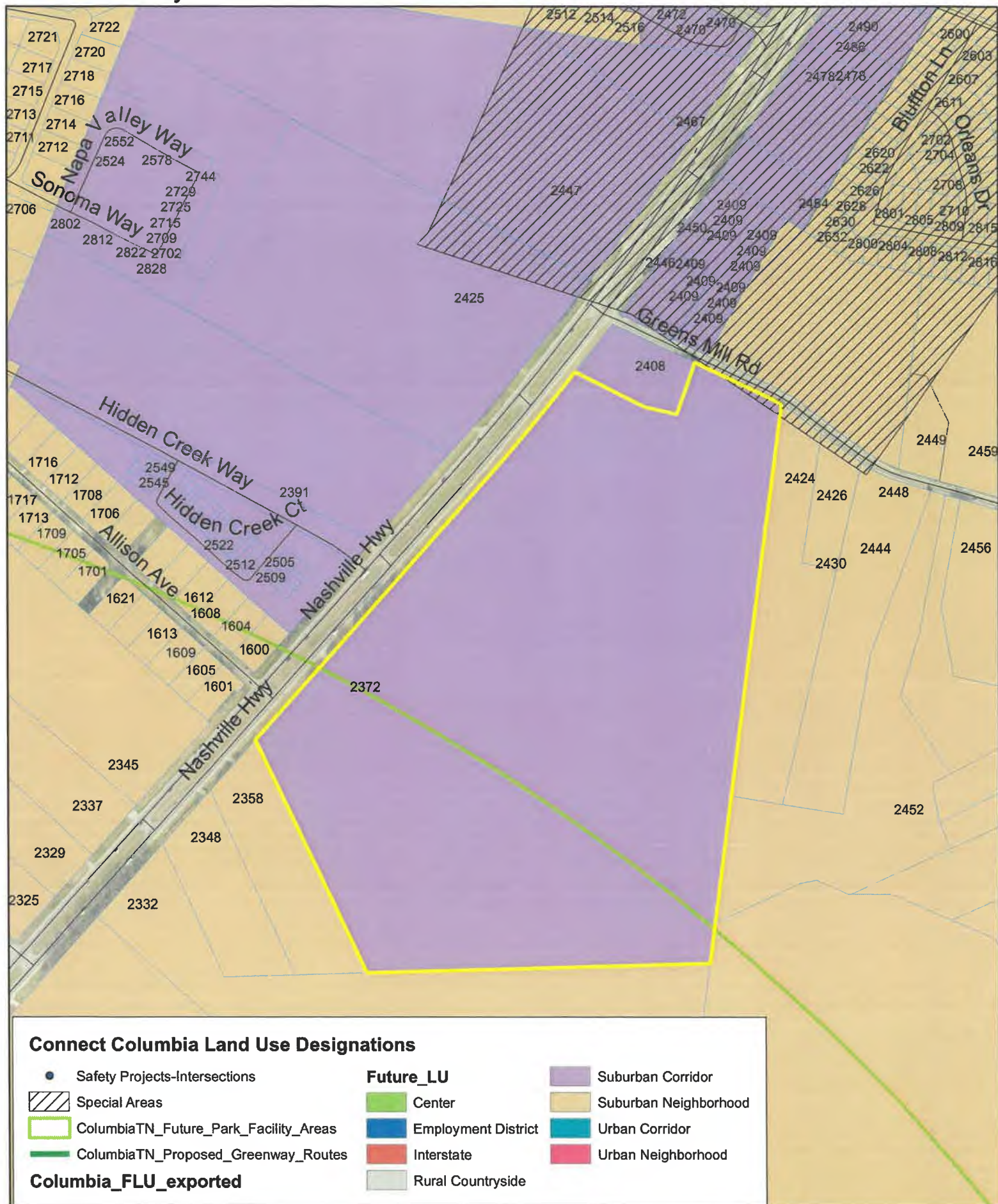
Sanitation will provide weekly garbage collection on Friday of each week. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis.

## **I. Power**

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

## **J. Schools**

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







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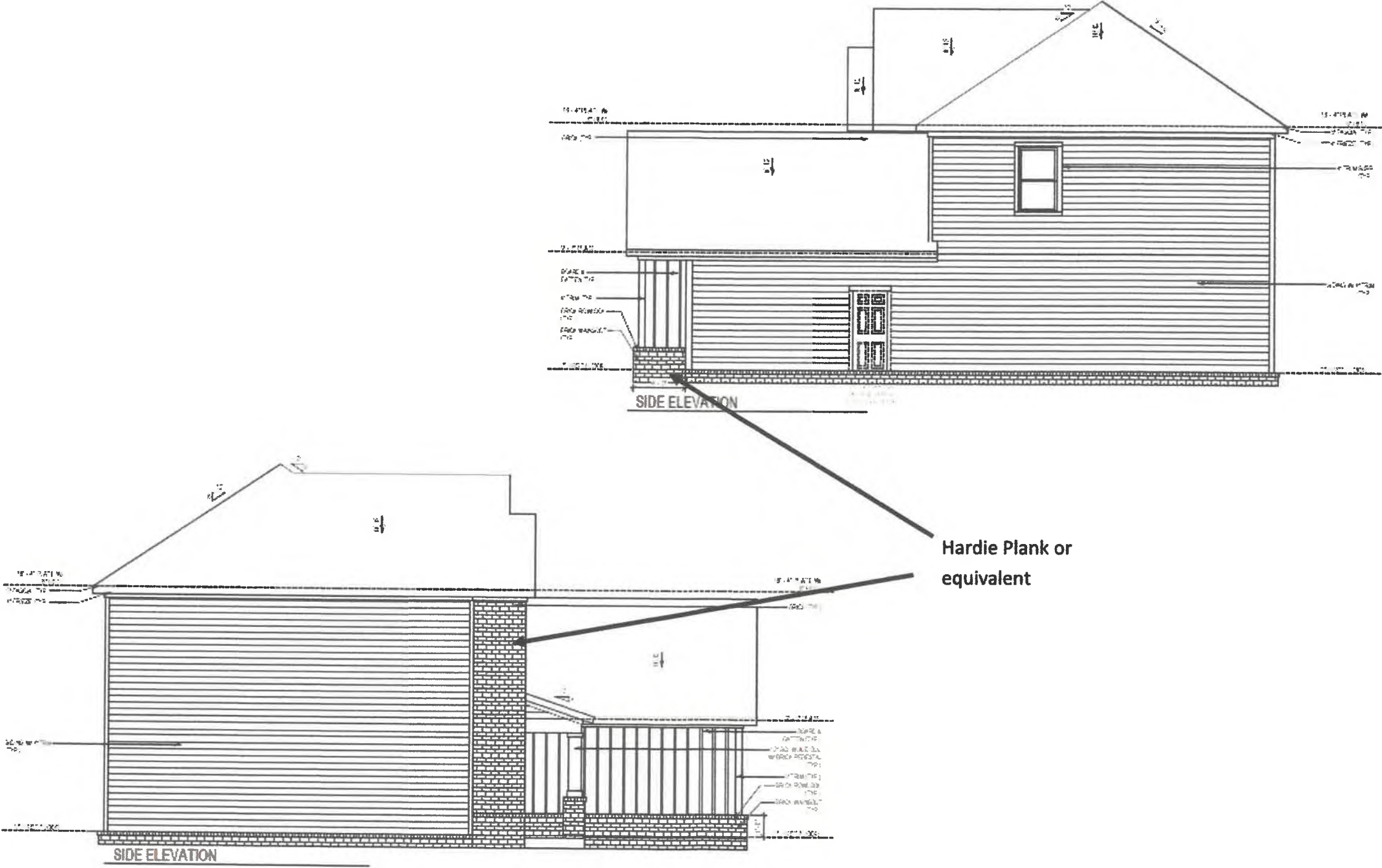




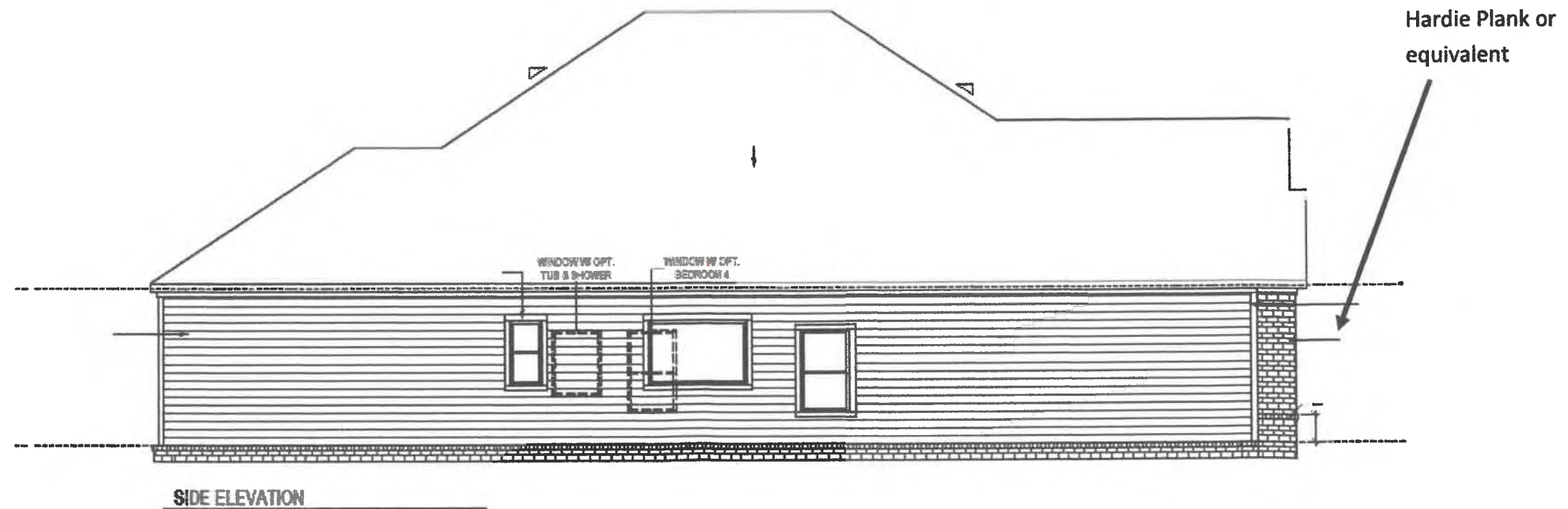
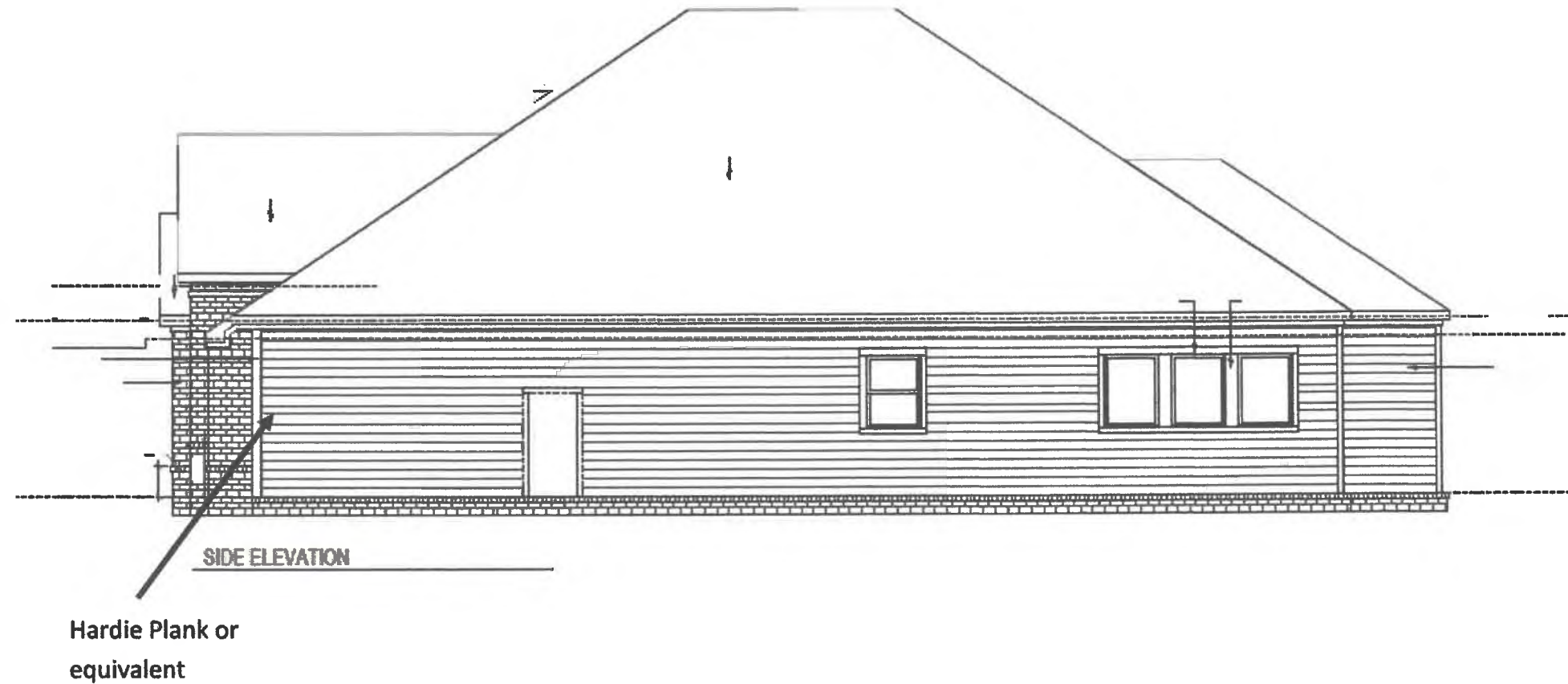
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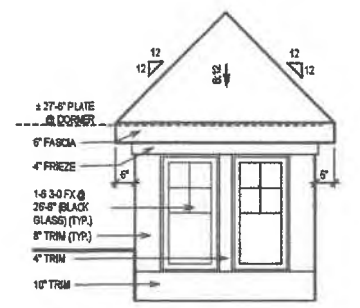




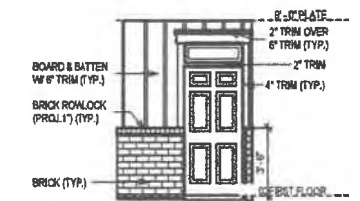




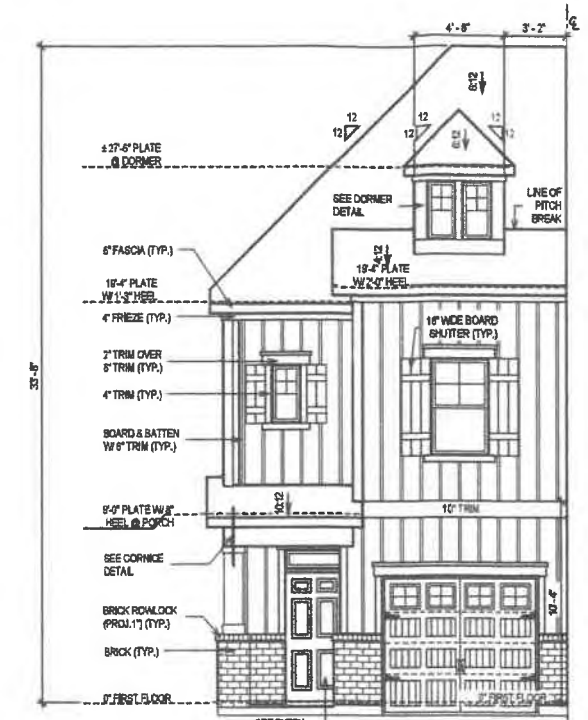




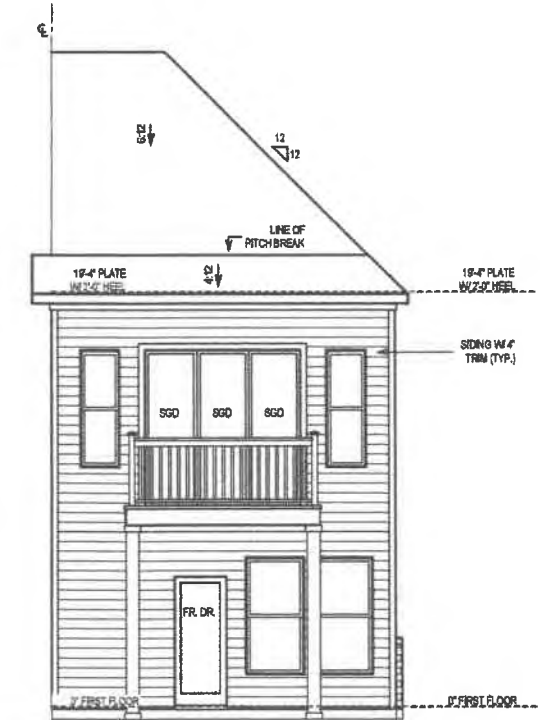
**DORMER DETAIL W/ OPT. END UNIT**  
SCALE: 1/4" = 1'-0"



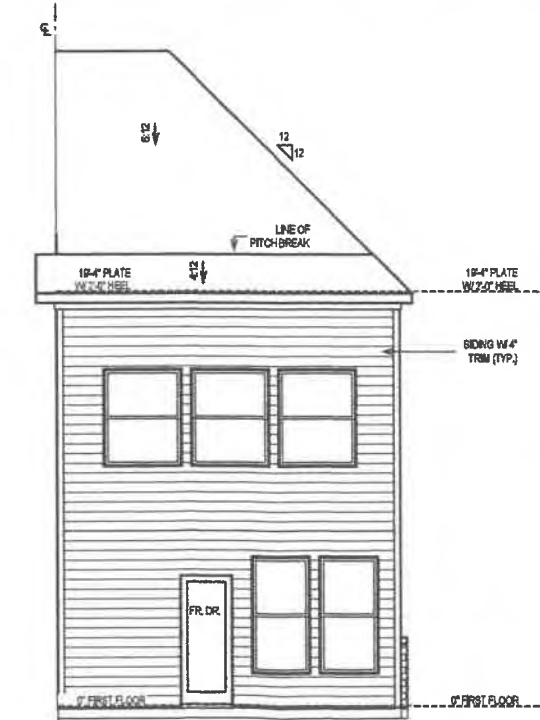
**ENTRY DETAIL**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION "A" W/ OPT. END UNIT**



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



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

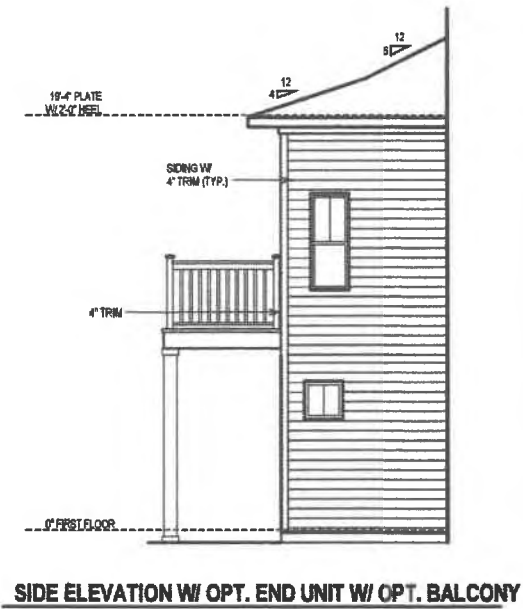
© Weekley Homes L.P. 2017  
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the materials and construction of the structure will be based on the specifications of what the completed structure will look like.

|                            |                     |                  |
|----------------------------|---------------------|------------------|
| <b>David Weekley Homes</b> |                     |                  |
| GSJCAWC/SM4                | Scale: 1/8" = 1'-0" | Rev: 09/27/17 EB |
| Date: 3/03/2017            |                     |                  |

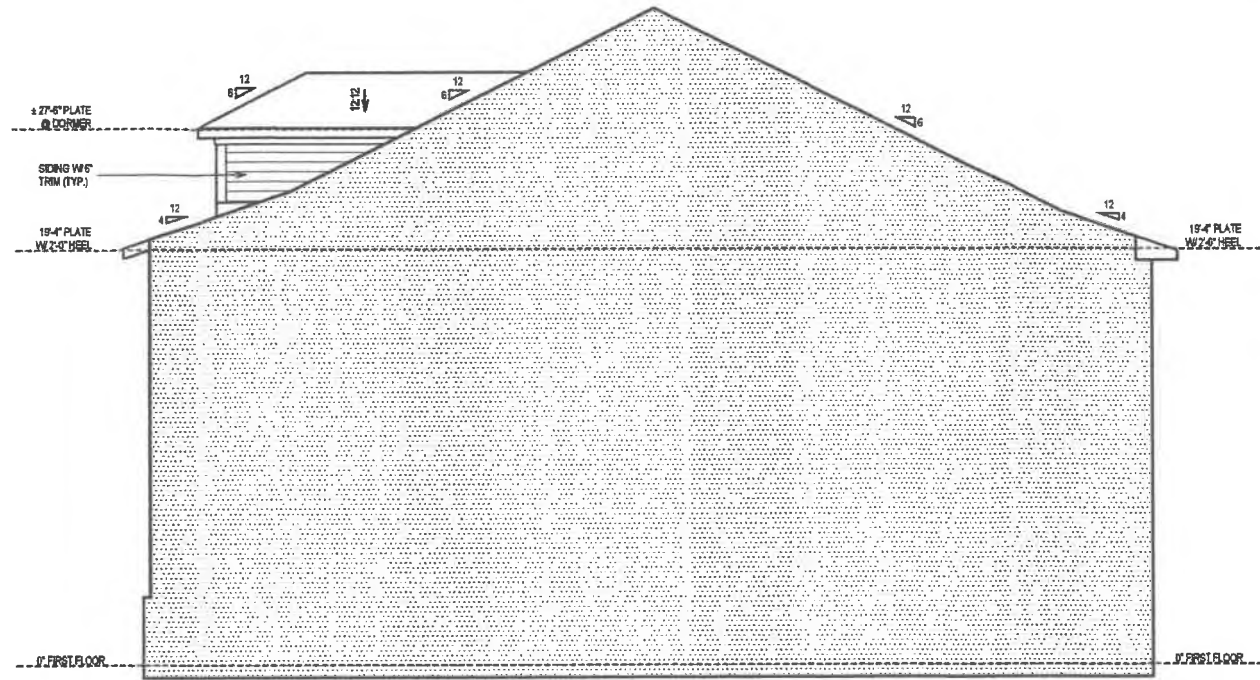
| Proj No.: | Lot: | Block: | Sect: |
|-----------|------|--------|-------|
|           |      |        |       |
| Job No.:  |      |        |       |
|           |      |        |       |

NORTH  
**3078-A**  
**ELV-3**  
VANDIVER  
RALEIGH

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



SIDE ELEVATION W/ OPT. END UNIT



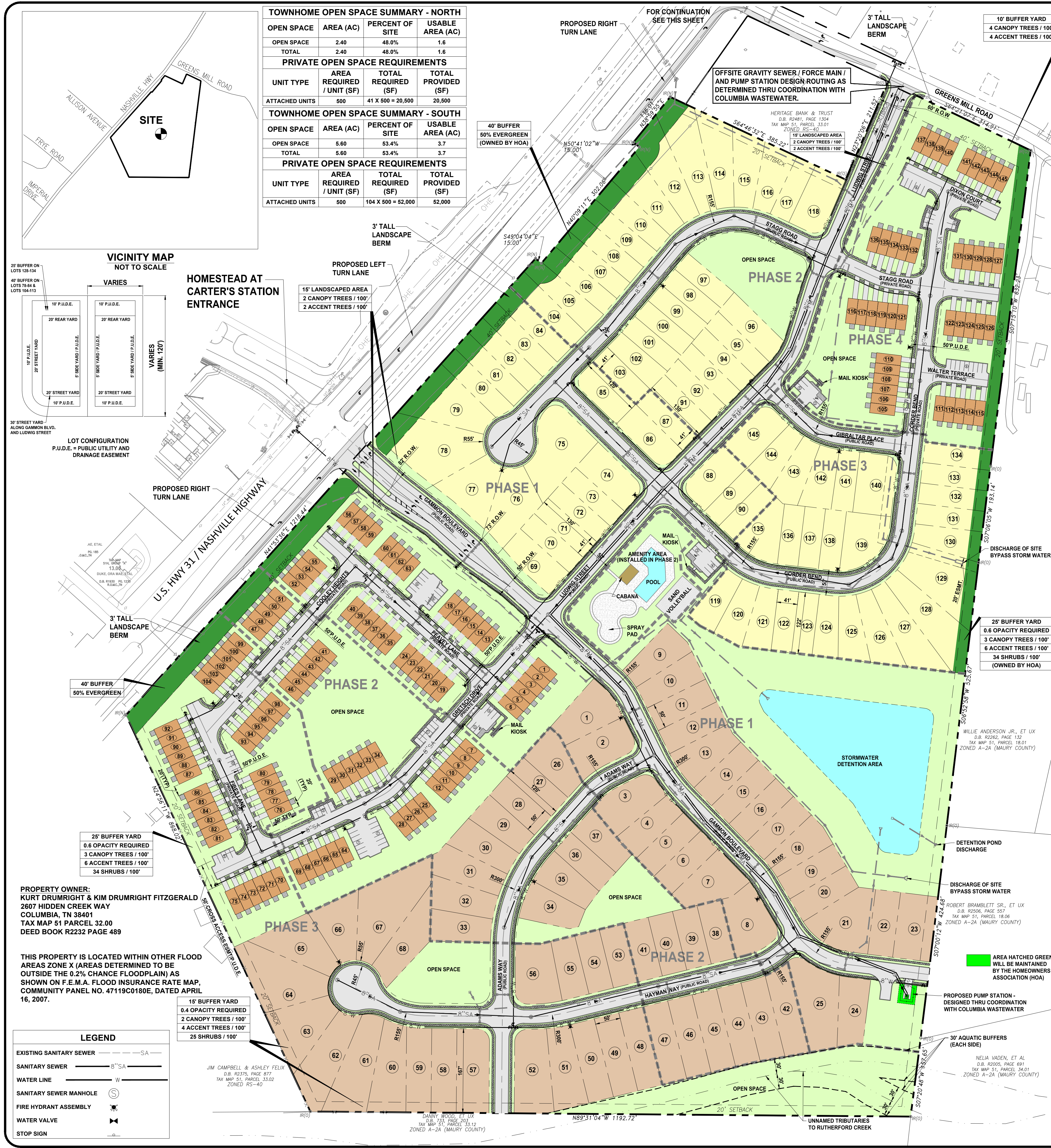
SIDE ELEVATION W/ OPT. END UNIT

© Weekley Homes L.P. 2017  
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document is based on an interpretation of what the completed structure will look like.

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

| Proj. No.: | Lot: | Block: | Sect: |
|------------|------|--------|-------|
|            |      |        |       |

NORTH  
3078-A  
ELV-4  
VANDIVER  
RALEIGH



**TOWNHOME OPEN SPACE SUMMARY - NORTH**

| OPEN SPACE | AREA (AC) | PERCENT OF SITE | USABLE AREA (AC) |
|------------|-----------|-----------------|------------------|
| OPEN SPACE | 2.40      | 48.0%           | 1.6              |
| TOTAL      | 2.40      | 48.0%           | 1.6              |

**PRIVATE OPEN SPACE REQUIREMENTS**

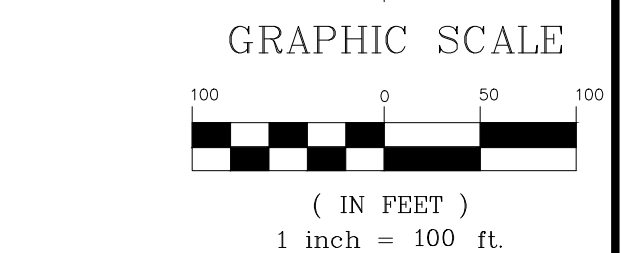
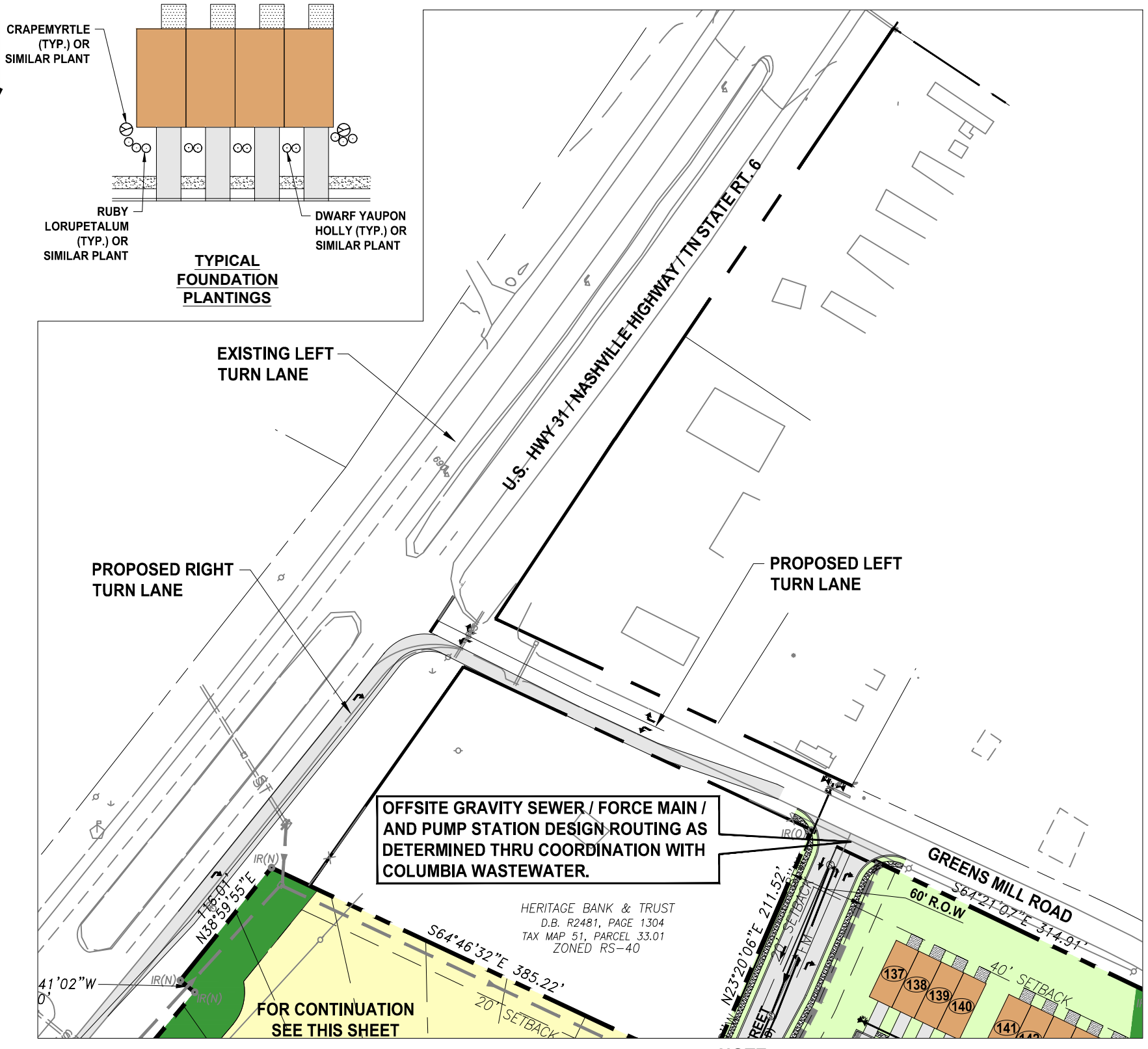
| UNIT TYPE      | AREA REQUIRED / UNIT (SF) | TOTAL REQUIRED (SF) | TOTAL PROVIDED (SF) |
|----------------|---------------------------|---------------------|---------------------|
| ATTACHED UNITS | 500                       | 41 X 500 = 20,500   | 20,500              |

**TOWNHOME OPEN SPACE SUMMARY - SOUTH**

| OPEN SPACE | AREA (AC) | PERCENT OF SITE | USABLE AREA (AC) |
|------------|-----------|-----------------|------------------|
| OPEN SPACE | 5.60      | 53.4%           | 3.7              |
| TOTAL      | 5.60      | 53.4%           | 3.7              |

**PRIVATE OPEN SPACE REQUIREMENTS**

| UNIT TYPE      | AREA REQUIRED / UNIT (SF) | TOTAL REQUIRED (SF) | TOTAL PROVIDED (SF) |
|----------------|---------------------------|---------------------|---------------------|
| ATTACHED UNITS | 500                       | 104 X 500 = 52,000  | 52,000              |



**50' WIDE LOTS**

| LOT NO. | AREA (SF) |
|---------|-----------|
| 1       | 9,408     |
| 2       | 9,154     |
| 3       | 9,383     |
| 4       | 6,873     |
| 5       | 6,500     |
| 6       | 6,500     |
| 7       | 9,364     |
| 8       | 10,237    |
| 9       | 7,750     |
| 10      | 7,017     |
| 11      | 6,500     |
| 12      | 6,500     |
| 13      | 8,258     |
| 14      | 6,500     |
| 15      | 6,500     |
| 16      | 6,500     |
| 17      | 6,500     |
| 18      | 7,588     |
| 19      | 6,500     |
| 20      | 6,623     |
| 21      | 11,039    |
| 22      | 6,500     |
| 23      | 9,745     |
| 24      | 7,335     |
| 25      | 13,099    |
| 26      | 7,814     |
| 27      | 6,000     |
| 28      | 6,000     |
| 29      | 6,669     |
| 30      | 7,365     |
| 31      | 8,265     |
| 32      | 7,434     |
| 33      | 6,863     |
| 34      | 7,360     |
| 35      | 7,175     |
| 36      | 6,000     |
| 37      | 6,675     |
| 38      | 6,000     |
| 39      | 6,000     |
| 40      | 6,000     |
| 41      | 6,000     |
| 42      | 8,750     |
| 43      | 8,151     |
| 44      | 8,006     |
| 45      | 8,000     |
| 46      | 8,000     |
| 47      | 8,000     |
| 48      | 8,000     |
| 49      | 8,000     |
| 50      | 8,000     |
| 51      | 9,927     |
| 52      | 11,067    |
| 53      | 6,000     |
| 54      | 6,000     |
| 55      | 6,335     |
| 56      | 9,750     |
| 57      | 10,721    |
| 58      | 8,306     |
| 59      | 8,393     |
| 60      | 11,037    |
| 61      | 12,996    |
| 62      | 12,288    |
| 63      | 11,468    |
| 64      | 14,866    |
| 65      | 10,768    |
| 66      | 8,824     |
| 67      | 17,338    |
| 68      | 9,796     |

**41' WIDE LOTS**

| LOT NO. | AREA (SF) |
|---------|-----------|
| 69      | 9,366     |
| 70      | 5,330     |
| 71      | 5,330     |
| 72      | 5,330     |
| 73      | 5,330     |
| 74      | 8,250     |
| 75      | 14,710    |
| 76      | 11,541    |
| 77      | 12,023    |
| 78      | 20,062    |
| 79      | 13,164    |
| 80      | 6,542     |
| 81      | 6,759     |
| 82      | 6,837     |
| 83      | 6,914     |
| 84      | 6,992     |
| 85      | 6,586     |
| 86      | 7,146     |
| 87      | 5,330     |
| 88      | 7,786     |
| 89      | 4,920     |
| 90      | 4,920     |
| 91      | 5,330     |
| 92      | 5,400     |
| 93      | 5,529     |
| 94      | 5,658     |
| 95      | 5,787     |
| 96      | 7,021     |
| 97      | 4,920     |
| 98      | 4,920     |
| 99      | 4,920     |
| 100     | 4,920     |
| 101     | 4,941     |
| 102     | 5,453     |
| 103     | 4,920     |
| 104     | 7,069     |
| 105     | 7,540     |
| 106     | 6,560     |
| 107     | 6,560     |

**41' WIDE LOTS**

| LOT NO. | AREA (SF) |
|---------|-----------|
| 108     | 6,560     |
| 109     | 6,560     |
| 110     | 7,271     |
| 111     | 8,890     |
| 112     | 10,837    |
| 113     | 12,883    |
| 114     | 9,607     |
| 115     | 7,629     |
| 116     | 6,787     |
| 117     | 5,126     |
| 118     | 8,363     |
| 119     | 6,071     |
| 120     | 6,165     |
| 121     | 5,904     |
| 122     | 5,002     |
| 123     | 5,002     |
| 124     | 5,558     |
| 125     | 6,349     |
| 126     | 7,438     |
| 127     | 9,880     |
| 128     | 12,958    |
| 129     | 15,022    |
| 130     | 7,375     |
| 131     | 5,495     |
| 132     | 5,502     |
| 133     | 5,509     |
| 134     | 5,517     |
| 135     | 7,375     |
| 136     | 4,920     |
| 137     | 4,920     |
| 138     | 5,038     |
| 139     | 8,514     |
| 140     | 9,048     |
| 141     | 5,065     |
| 142     | 6,531     |
| 143     | 6,671     |
| 144     | 6,061     |
| 145     | 7,816     |

**TOWNHOME DENSITY - SOUTH**

| UNITS | ACRES | UNITS/AC. |
|-------|-------|-----------|
| 104   | 10.85 | 9.59      |

**TOWNHOME DENSITY - NORTH**

| UNITS | ACRES | UNITS/AC. |
|-------|-------|-----------|
| 41    | 5.00  | 8.20      |

**TOWNHOME PARKING SUMMARY - NORTH**

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

**TOWNHOME PARKING SUMMARY - SOUTH**

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

**SITE USE SUMMARY**

| USE                  | ACRES | SITE% |
|----------------------|-------|-------|
| LOTS (77)            | 11.50 | 61.9% |
| ROAD R.O.W.          | 4.12  | 22.2% |
| AMENITY AREA         | 0.93  | 6.2%  |
| 40' BUFFER ON HWY 31 | 0.84  | 4.5%  |
| OPEN SPACE           | 1.20  | 5.2%  |
| <b>TOTAL</b>         | 18.59 | 100%  |

**SITE USE SUMMARY**

| USE            | ACRES | SITE% |
|----------------|-------|-------|
| LOTS (68)      | 12.97 | 54.7% |
| ROAD R.O.W.    | 4.14  | 17.5% |
| DETENTION POND | 2.10  | 8.9%  |
| OPEN SPACE     | 4.49  | 18.9% |
| <b>TOTAL</b>   | 23.70 | 100%  |

**DEVELOPMENT SCHEDULE**

| PHASE        | NUMBER OF TOWNHOME UNITS | UNITS                      | NUMBER OF 50' SINGLE-FAMILY LOTS | LOTS  | NUMBER OF 41' SINGLE-FAMILY LOTS | LOTS    | COMPLETION DATE |
|--------------|--------------------------|----------------------------|----------------------------------|-------|----------------------------------|---------|-----------------|
| PHASE 1      | 36                       | 1-6, 13-24, 35-40 & 52-63  | 25                               | 1-25  | 22                               | 69-90   | APRIL 2021      |
| PHASE 2      | 33                       | 7-12, 25-34, 41-51 & 64-69 | 22                               | 26-47 | 28                               | 91-118  | APRIL 2022      |
| PHASE 3      | 35                       | 70-104                     | 21                               | 48-68 | 27                               | 119-145 | APRIL 2023      |
| PHASE 4      | 41                       | 105-145                    |                                  |       |                                  |         | APRIL 2024      |
| <b>TOTAL</b> | 145                      |                            | 68                               |       | 77                               |         |                 |

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

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

# PUD MASTER PLAN DRUMRIGHT PROPERTY

COLUMBIA, TENNESSEE  
MAURY COUNTY  
JUNE 1, 2020



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

**Case Number:**

20-0089

**Request:**

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



CITY OF COLUMBIA TENNESSEE  
PLANNING COMMISSION  
STAFF REPORT

**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director, [paul@columbiatn.com](mailto:paul@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**20-0089**

PUBLIC HEARING DATE

**August 13, 2020**

SUMMARY OF REQUEST:

This request is for a High Density Master Planned Unit Development (RM2-PUD) request for 16 acres containing 254 units within 11 structures. The request includes an annexation and comprehensive plan amendment from neighborhood to corridor for a portion of the property. The gated community will contain a 1/3 more parking than required while hosting several amenities within the complex. The housing structure itself will have identical facades front and back with similar percentages of brick and fiber cement siding within multiple modulations along the exterior walls.

The proposed development will also contain several road network additions or improvements to the area with an extension of Old Highway 31, intersection reconfiguration, and additional paving along Old 31 Highway.

APPLICANT/PROPERTY OWNER

**Mid-South Companies**

PROPERTY ADDRESS/LOCATION

**Old Hwy 31 Tax Map 42 Parcel 24.04 / 27**



MAP SOURCE: City GIS

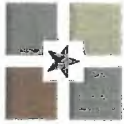
| EXISTING ZONING    | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED                 | SIZE OF PROPERTY |
|--------------------|-------------------|-------------------------------|--------------------------------------------|------------------|
| CRS-PUD and County | Vacant            | Residential & Commercial      | Multi-Family Housing (254 apartment units) | 16 +/- acres     |

COMPATIBILITY with the COMPREHENSIVE PLAN:

**Suburban Corridor.** The future land use characterized for the subject property allows for a PUD as described above. The Suburban Neighborhood district though would only allow for a medium density hence the request for amendment to the 4 acres.

PROPERTY HISTORY:

The property has been through several proposed plans in 2017 and 2018 with the last project being approved by Planning Commission for 110 Townhomes, 10 single family, and some commercial. The proposal was ultimately removed by the applicant before council vote.



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

**COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:**

The majority of the site is within the Corridor which allows for multiple zones including high density developments. The 4 acres remaining are within an area of change that states this property could be modified as time progresses. Staff would agree that this proposal is compliant with the city's future land use and development ordinances. Any approval should be subject to the satisfaction of technical review comments from staff and review concurrence of ordinance 3.19.6 and 3.18.7 as attached.

**ATTACHMENTS (CIRCLE)**

**SUBMITTED PLANS**

**CITY MAPS**

**LEGAL NOTICE**

**LEGAL DESCRIPTION**

**PUBLIC COMMENTS**

**AGENCY COMMENTS**

**RESPONSE TO  
STANDARDS**

**OTHER (DESCRIBE):**  
**Zoning Ordinance**  
**3.19.6, 3.18.7**

### 3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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

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

*The Comprehensive Plan designation for this property is Suburban Corridor and an area of change which does support the RM-2 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.*

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

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

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

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

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

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

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

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



CITY OF COLUMBIA TENNESSEE  
PLANNING COMMISSION  
STAFF REPORT

### 3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

---

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

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

*The Comprehensive Plan designates the subject property as Suburban Corridor and an area of change. The request would be in agreement with such district.*

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

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

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

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

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

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

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

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

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

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



**TECHNICAL MEETING**  
**Tuesday, May 26, 2020**

**ITEM NO.**  
**20-0089**

**DESCRIPTION:** Request from Mid-South Companies for a comprehensive plan amendment of TM 42 Parcel 24.04 from Suburban Neighborhood to Suburban Corridor. This application includes a request for annexation and rezoning of the aforementioned property with approval of Plan of Services. In addition, the applicant is also requesting a PUD Master Plan and rezoning to RM1-PUD approval of both TM 42 Parcel 24.04 and 27.00 located off Carters Creek Station Rd and Nashville Hwy, respectively.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Fire**

1. No Comments.

**Building**

2. No comments.

**Police**

3. No comments.

**Maury County E911**

4. No comments provided.

**Maury County Schools**

5. No comments provided.

## **Columbia Water**

6. 12' BI Main on West side of Nashville Highway. No water on Old Highway 31- 4" runs south from Carters Creek Station Road to property line of 2631 and New Development 12" DI stops at property line of 2745 Carters Creek Station Road.

## **Engineering**

7. Extend Old Hwy 31 to Southern Property Line (Arden Village).
8. Resurface Old Hwy 31 from Nashville Hwy to Carters Creek Station Rd.
9. Median on access road to be mountable concrete/stripping.
10. Northern gate shall be 30' from public ROW and meet Fire Marshal requirements
11. Subject to construction plans and TIS
12. Gate swing shall not encroach upon crosswalk.
13. Confirm southern property line adjacent to Nashville Hwy.

## **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. The Wastewater Department approves this request.

## **Public Works**

15. No comments provided.

## **Columbia Power**

16. 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**

17. No comments provided.

## **Planning**

18. Identify mail kiosk location. Is it in the Clubhouse?
19. Will the trash compactor walls match the detail of the buildings?
20. Landscape buffers do not identify quantities. Will there be typical foundation packages for the buildings. Is there interior parking landscaping?
21. Expand interior landscape parking crosswalk islands for 10 ft. planting area.
22. Label building units

**ATTACHMENTS: Concept Plan**

# PLAN OF SERVICES

## FOR ANNEXATION *MOUSAVI* PROPERTY +/-3.9 ACRES, *BEING* TAX MAP 42 PARCEL 24.04

### **A. Water**

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

### **B. Sewer**

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

### **C. Police**

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

### **D. Fire and Rescue**

1. The City of Columbia Fire & Rescue provides an array of services to the residents and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at 2513 Nashville Hwy in Columbia, Tennessee. This location is approximately 0.6 miles from Columbia Fire Station, #5 located 2633 Nashville Hwy, 7.6 miles from Fire Station #3 located at 705 Tom Sharp Road, 7.6 miles from Fire Station #1 located at 1000 South Garden Street in Columbia, Tennessee. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed for all future homes.

## **E. Development Services**

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

## **F. Streets**

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

## **G. Parks and Recreation**

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

## **H. Refuse Collection**

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

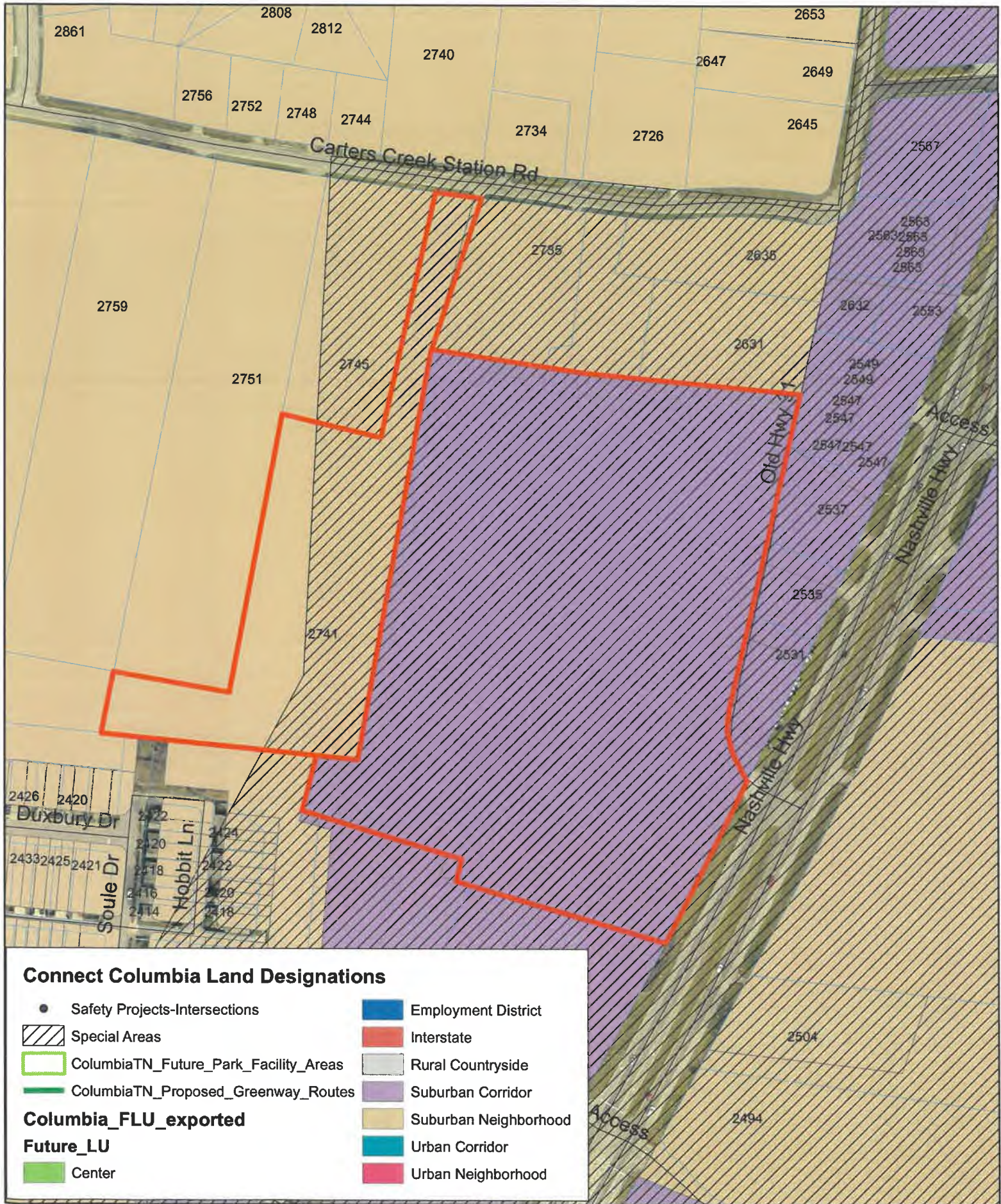
## **I. Power**

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

## **J. Schools**

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

Case #20-0089  
 Tax Map 42 Parcels 24.04 & 27.00  
 MSC Apartments

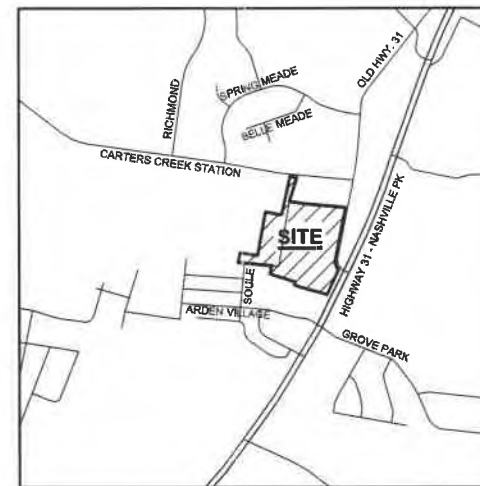


Case #20-0089  
Tax Map 42 Parcels 24.04 & 27.00  
MSC Apartments



# PRELIMINARY P.U.D. PLANS MSC APARTMENTS - COLUMBIA

HIGHWAY 31  
COLUMBIA, MAURY COUNTY, TENNESSEE  
MAP 42, PARCEL 24.04 & 27.00



## SHEET INDEX

|       |                                     |
|-------|-------------------------------------|
| C1.00 | COVER SHEET                         |
| C1.01 | SITE LAYOUT PLAN                    |
| C1.02 | SITE UTILITY PLAN                   |
| C2.00 | OFF-SITE ROAD IMPROVEMENT PLAN      |
| C2.00 | ARCHITECTURAL ELEVATION - APARTMENT |
| C2.01 | ARCHITECTURAL ELEVATION - CLUBHOUSE |



**CSDG**

Planning | Engineering  
Landscape Architecture

## PLANNER | ENGINEER

CSDG  
2305 KLINE AVE, STE 300  
NASHVILLE, TN 37211  
PH: (615) 248-9999  
CONTACT: JOE HADDIX, P.E.  
E-MAIL: joeh@csdgtm.com

## OWNER

PPAC DEVELOPMENT LLC  
2000 MALLORY LN. 130-175  
FRAKLIN, TN. 37067  
CONTACT: HOSS MOUSAVI

## DEVELOPER

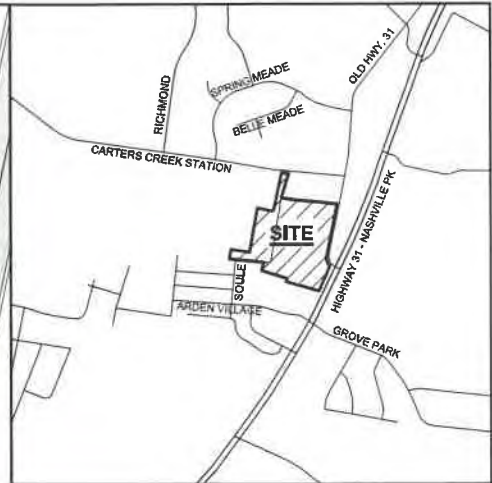
MID-SOUTH COMPANIES  
637 HIGHWAY 61 NORTH  
RIDGELAND, MS. 39157  
PH: (615) 956-1533  
CONTACT: STEVE BRYAN  
E-MAIL: mrc@mrcdevelopment.com



RECEIVED JUN 02 2020

| ISSUE   |
|---------|
| REVIS   |
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| 2 / C   |
| PRO     |

89



VICINITY MAP  
SCALE:

| RESIDENTIAL DENSITY SUMMARY                  |       |                  |
|----------------------------------------------|-------|------------------|
| UNITS                                        | ACRES | RATIO (UNITS/AC) |
| 254                                          | 16.24 | 15.64            |
| * PREVIOUS PUD APPROVAL ALLOWED 18.75 UN/AC. |       |                  |
| * DENSITY CALCULATED PRIOR TO ROW DEDICATION |       |                  |

| MULTI-FAMILY PARKING SUMMARY |                                  |                  |
|------------------------------|----------------------------------|------------------|
| BEDROOMS                     | PARKING REQUIRED 1.5 SP / 2 B.R. | PARKING PROVIDED |
| 507                          | 380 SP                           | 492 SP           |
| TOTAL                        | 380 SP                           | 492 SP           |

| RESIDENTIAL BUILDING SUMMARY |                |            |               |
|------------------------------|----------------|------------|---------------|
| BLDG TYPE                    | UNITS          | # OF UNITS | # OF BEDROOMS |
| 1-8, 10, 11                  | 6 - 1 BEDROOM  | 240        | 480           |
|                              | 12 - 2 BEDROOM |            |               |
|                              | 6 - 3 BEDROOM  |            |               |
| 9                            | 6 - 1 BEDROOM  | 12         | 24            |
|                              | 12 - 2 BEDROOM |            |               |
|                              | 6 - 3 BEDROOM  |            |               |
| CLUBHOUSE                    | 1 - 1 BEDROOM  | 2          | 3             |
|                              | 1 - 2 BEDROOM  |            |               |
| TOTAL                        |                | 254        | 507           |

| OPEN SPACE SUMMARY              |                           |                     |                     |
|---------------------------------|---------------------------|---------------------|---------------------|
| OPEN SPACE                      | ACRES                     | PERCENT OF SITE     | USEABLE AREA (Ac)   |
| DETENTION                       | 0.31                      | 1.90%               | 0.0                 |
| OPEN SPACE                      | 5.6                       | 36.00%              | 5.6                 |
| TOTAL                           | 5.91                      | 37.90%              | 5.6                 |
| PRIVATE OPEN SPACE REQUIREMENTS |                           |                     |                     |
| UNIT TYPE                       | AREA REQUIRED / UNIT (SF) | TOTAL REQUIRED (SF) | TOTAL PROVIDED (SF) |
| ATTACHED UNITS                  | 500                       | 254 X 500 = 127,000 | 243,936             |

**PURPOSE OF SUBMITTAL:**

- 1) TO ANNEX MAP 42 PARCEL 24.04.
- 2) TO AMEND THE COMPREHENSIVE PLAN FOR MAP 42 PARCEL 24.04 FROM SUBURBAN NEIGHBORHOOD TO SUBURBAN CORRIDOR.
- 3) TO REZONE THE ENTIRE DEVELOPMENT AREA (MAP 42 PARCELS 24.04 & 27.00) TO RM2-PUD.
- 4) TO OBTAIN PRELIMINARY PUD MASTER PLAN APPROVAL OF 254 MULTI-FAMILY UNITS ON THE PROPERTY, PARCEL 24.04 & 27.00 IN TAX MAP 042.

**PROJECT DESCRIPTION:**  
DEVELOP 254 MULTI-FAMILY UNITS ON APPROXIMATELY 16.24 ACRES OF LAND.

**PROJECT TIMELINE:**  
PROJECT TO BE COMPLETED IN ONE PHASE IN APPROXIMATELY 2 YEAR TIME.  
F.M.D.P. TO BE SUBMITTED IN 2 MONTHS AFTER APPROVAL OF P.M.D.P.

**DEVELOPER:**  
MID-SOUTH COMPANIES

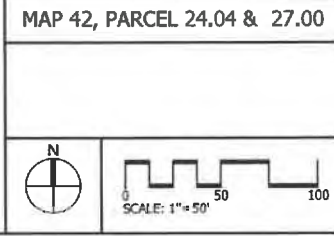
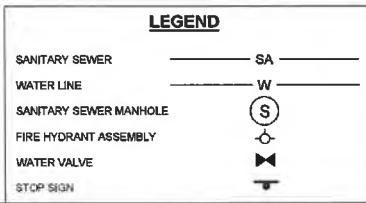
**NOTE:**  
MULTI-FAMILY TO BE BUILT IN ACCORDANCE WITH 2018 IRC.

**PROPERTY OWNER:**  
PPAC DEVELOPMENT LLC  
2000 MALLORY LN. 130-175  
FRANKLIN, TN. 37067

**TAX MAP 42, PARCELS 24.04 & 27.00**  
DEED BOOK R2445 PAGE 338

**NOTES:**  
1. 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. 47119C0180E, DATED APRIL 16, 2007

| DEVELOPMENT SUMMARY                                      |                  |
|----------------------------------------------------------|------------------|
| MAP 42, PARCEL 24.04 & 27.00                             | DB R2445, PG 338 |
| COMPREHENSIVE PLAN                                       |                  |
| PARCEL 24.04: SUBURBAN NEIGHBORHOOD TO SUBURBAN CORRIDOR |                  |
| PARCEL 27.00: NO CHANGE - SUBURBAN CORRIDOR              |                  |
| ZONING                                                   |                  |
| EXISTING: CRS-PUD                                        |                  |
| REQUESTED: RM2-PUD                                       |                  |
| SITE AREA: 16.24 Ac.                                     |                  |
| PROPOSED APARTMENTS                                      |                  |
| TOTAL UNITS: 254                                         |                  |



JUN 11, 2020 - 8:02pm T:\CADD\2020\20-02-01\20-02-01\20-02-01 - C1.01 - Site Utility Plan.dwg



VICINITY MAP  
SCALE: 1" = 50'

| LEGEND                 |    |
|------------------------|----|
| SANITARY SEWER         | SA |
| WATER LINE             | W  |
| SANITARY SEWER MANHOLE | ⊙  |
| FIRE HYDRANT ASSEMBLY  | ⊙  |
| WATER VALVE            | ⊕  |
| STOP SIGN              | ⊕  |

MAP 42, PARCEL 24.04 & 27.00

0 50 100  
SCALE: 1" = 50'

N

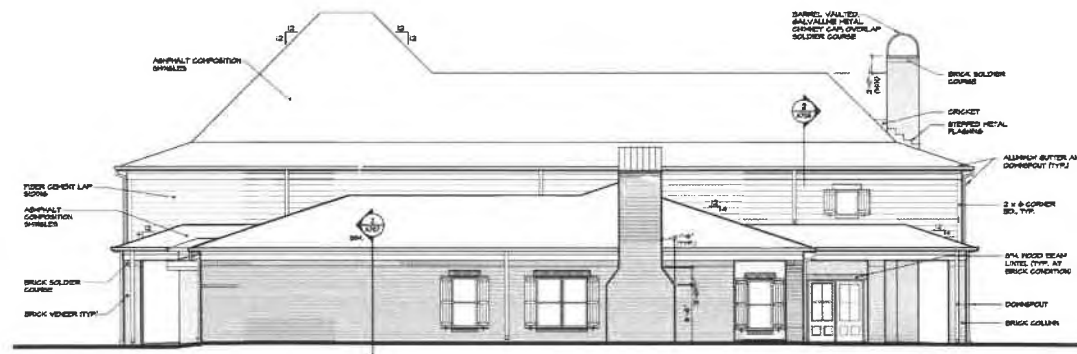






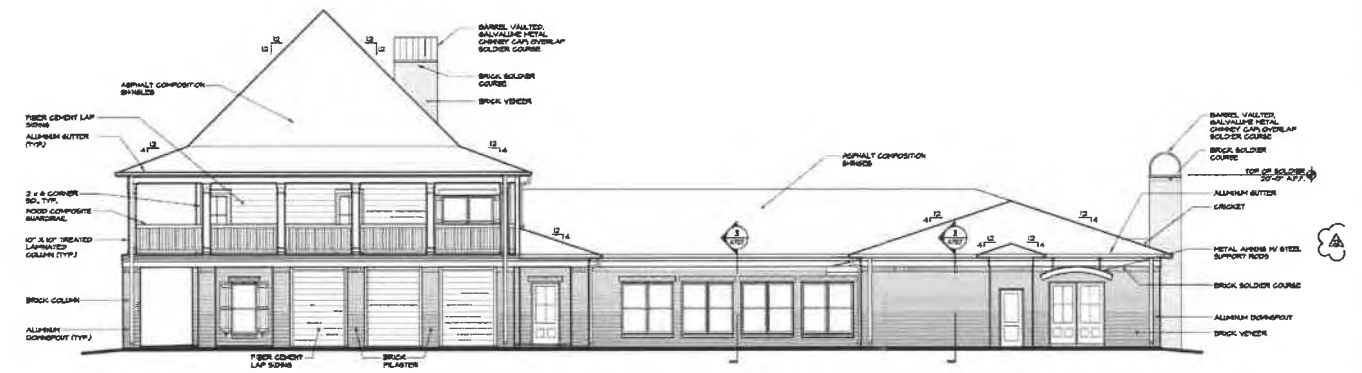
1 WEST ELEVATION - CLUBHOUSE (FACING INTERIOR TOWARD PARKING LOT)

MATERIAL PERCENTAGES:  
WINDOWS/GLAZING = 19%  
BRICK = 37%  
FIBER CEMENT SIDING = 44%



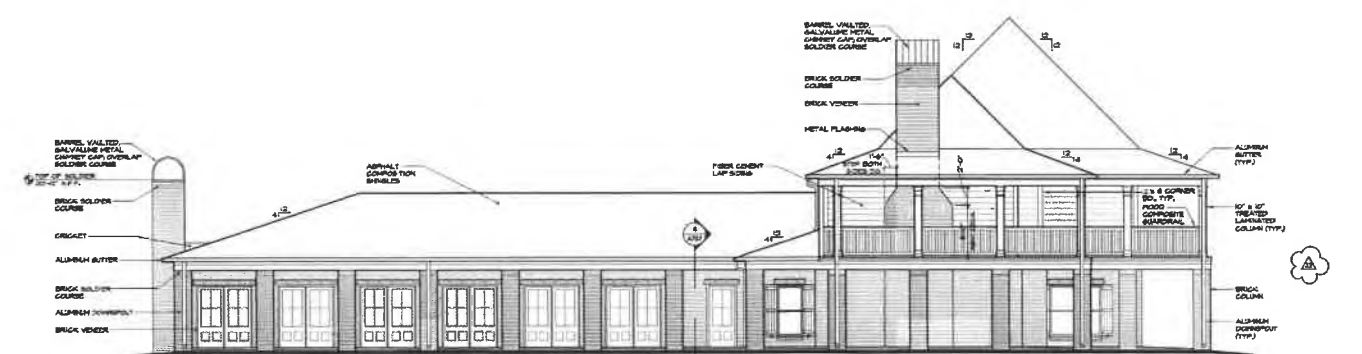
2 EAST ELEVATION - CLUBHOUSE (FACING ADJACENT PROPERTY)

MATERIAL PERCENTAGES:  
WINDOWS/GLAZING = 8%  
BRICK = 61%  
FIBER CEMENT SIDING = 31%



1 SOUTH ELEVATION - CLUBHOUSE (FACING HIGHWAY 70)

MATERIAL PERCENTAGES:  
WINDOWS/GLAZING = 19%  
BRICK = 53%  
FIBER CEMENT SIDING = 28%



2 NORTH ELEVATION - CLUBHOUSE (FACING POOL DECK, INTERIOR TO SITE)

MATERIAL PERCENTAGES:  
WINDOWS/GLAZING = 21%  
BRICK = 65%  
FIBER CEMENT SIDING = 16%

**Case Number:**

20-0094

**Request:**

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

**STAFF REPORT** CONTACT INFORMATION

Glenn Harper, City Engineer, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**20-0094**

APPLICANT/PROPERTY OWNER

**Charles Hodge**

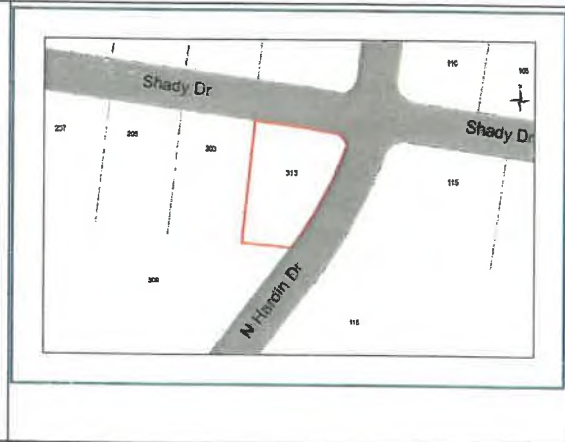
PUBLIC HEARING DATE

**NA**

PROPERTY ADDRESS/LOCATION

**313 North Hardin Drive****BRIEF SUMMARY OF REQUEST**

The request is for an exception to the Access Management Ordinance to allow a second access to a tract of land located at 313 North Hardin Drive. The existing driveway that serves this property is off Shady Dr and the proposed second drive is along a local road, North Hardin Drive. The property is only allowed one drive per the access management ordinance. The site cannot achieve access from the existing drive to the current accessory structure due to grade separation created by an existing rip rapped embankment.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------|------------------|
| R-20            | Residential       | Residential                   | Single Family Homes        | NA               |

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

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

**ATTACHMENTS** (CIRCLE)**SUBMITTED PLANS****CITY MAPS**

LEGAL NOTICE

LEGAL DESCRIPTION

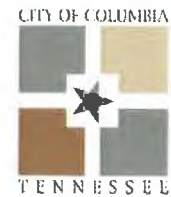
PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS

Items for Planning Commission consideration for an exception to the provisions of the access management Ordinance are:

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



**TECHNICAL MEETING**  
**Tuesday, May 26, 2020**

**ITEM NO.**  
**20-0094**

**DESCRIPTION:** Request to install a second drive for access to property.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Fire**

1. No comments.

**Building**

2. No comments.

**Police**

3. No comments provided.

**Maury County E911**

4. No comments provided.

**Maury County Schools**

5. No comments provided.

**Columbia Water**

6. Water Main (4") should not be in conflict - meter is on the East Side of house approximately middle of property.

### **Wastewater**

7. Wastewater approves this request.

### **Public Works**

8. No comments provided.

### **Columbia Power**

9. Columbia Power System has an existing overhead power line near your residence located at 313 N. Hardin Drive. This driveway access should not affect the vertical clearances from the ground to the overhead service line. If the new driveway access does not maintain proper clearances to the overhead power facilities, there could potentially be additional fees required to relocate the service according to Columbia Power Systems policies and procedures.

### **Atmos Energy**

10. No comments provided.

### **Planning**

11. No comments.

### **Engineering**

12. No comments.

**ATTACHMENTS: Affidavit**

City of Columbia, Tennessee  
Attention: Douglas Toney  
700 North Garden Street

May 18, 2020

RE: 313 North Hardin Drive - Access Management Exception Request

Dear Mr. Toney,

I (Charles Hodge) would like to add a second driveway to my property at 313 North Hardin Drive for access to additional parking for my work truck, recreational vehicles, and in hopes for a future garage. The access is off North Hardin Drive which is a low traffic residential street.

My current drive is an unacceptable access to this area due to the layout of the property. There is a small tool shed located in this area, which would also be easier to access from this additional drive. My current drive is located on Shady Drive that allows no access to the upper part of the property. Layout of property will be attached.

The strict enforcement of this ordinance would result in practical difficulties and undue hardship. When I inquired about the driveway requirements I was told that I would have to meet certain requirements because of the Access Management Ordinance. I am trying to comply with these requirements.

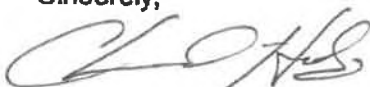
Part of the reason for purchasing this home was for the additional area located with this property.

I feel strongly that this additional access to my property will not have any negative impacts. I feel as though it will have positive impacts. It will allow me a place to safely park my vehicles. It will prevent from having to park on the road and will cause less distractions on the roadside for drivers in the neighborhood.

I have attached the layouts of the driveway.

Thank You for your consideration of this matter.

Sincerely,



Charles Hodge

General Affidavit

I, Charles Hodge, personally appeared before the Undersigned Notary Public, and under affirmation make the following statements:

Regarding my letter dated May 18, 2020 to the City of Columbia, 313 North Hardin Drive  
Access Management Request:

This Affidavit is to affirm that the information provided in the Access Management Request is true and correct.

Dated this 18th day of May 2020.

  
Charles Hodge

Subscribed and Sworn before me , this 18th day of May, 2020

  
Notary Public

My commission expires: 





15ft off of property line.  
20ft of new 15in solid  
drainage pipe  
4ft off of road edge to  
center of pipe with 6ft by  
18ft of concrete 4in thick to  
secure tile and prevent  
erosion.

**Case Number:**

20-0097

**Request:**

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

**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**2020-0097**

APPLICANT/PROPERTY OWNER  
**Montrae Osborne**

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION  
**1008 Bridge Street**

**NA**

**BRIEF SUMMARY OF REQUEST**

This is a preliminary plat and final plat request to subdivide 2 parcels into 5 lots conforming to the standards of the RM-1 zoning district. All the proposed lots will utilize existing road frontage along Bridge Street and East 9<sup>th</sup> Street.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------|------------------|
| RM-1            | Residential       | Residential                   | Housing                    | 1 acre           |

**COMPATIBILITY** with the COMPREHENSIVE PLAN

NA

**PROPERTY HISTORY**

NA

**COMPATIBILITY** with the ZONING ORDINANCE

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

ATTACHMENTS (CIRCLE)

**SUBMITTED PLANS**

CITY MAPS

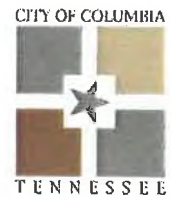
LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS



**TECHNICAL MEETING**  
**Tuesday, May 26, 2020**

**ITEM NO.**  
**20-0097**

**DESCRIPTION:** Request from Montrae Osborne for preliminary and final plat approval of 5 lots at 308 E 9th and 1008 Bridge Streets.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Fire**

1. No comments.

**Building**

2. No comments.

**Police**

3. No comments provided.

**Maurry County Schools**

4. No comments provided.

**Columbia Water**

5. 4" CI on South Side of East 9th Street. 8" DI on West side of Bridge Street.

**Engineering**

6. Lots 1&2 to share driveway off Bridge Street (local).

### **Wastewater**

7. Wastewater approves this request.

### **Public Works**

8. No comments provided.

### **Columbia Power**

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

### **Atmos Energy**

10. No comment provided.

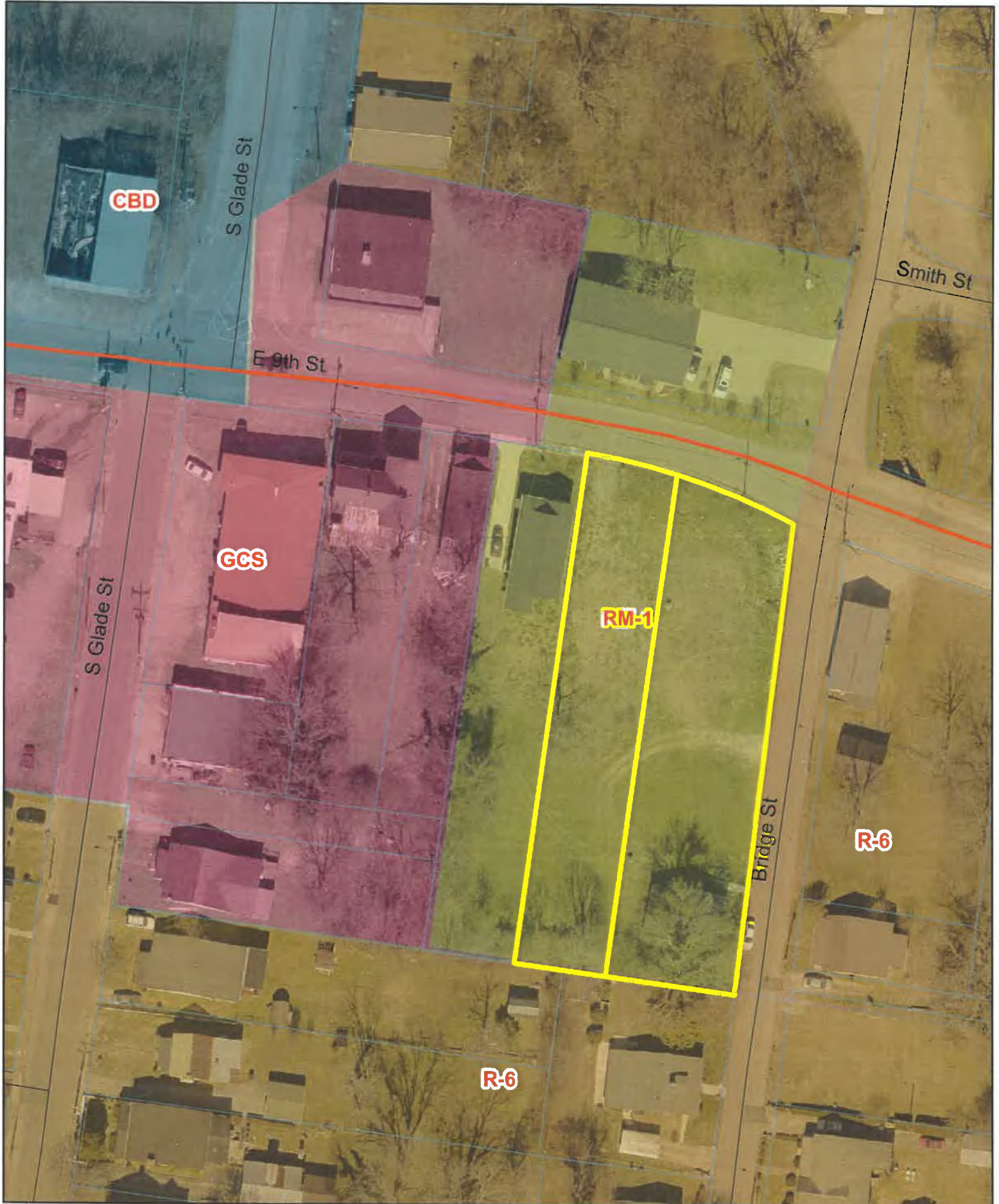
### **Maury County E911**

11. No comments provided.

### **Planning**

12. Street setback should be 35' on E. 9th St. (collector)
13. label lot 5 structure as existing.

**ATTACHMENTS: Preliminary and Final Plat**

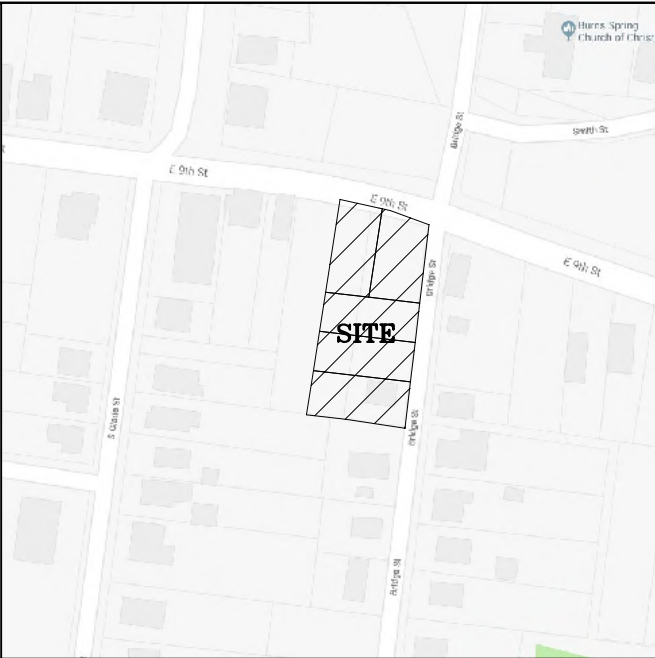
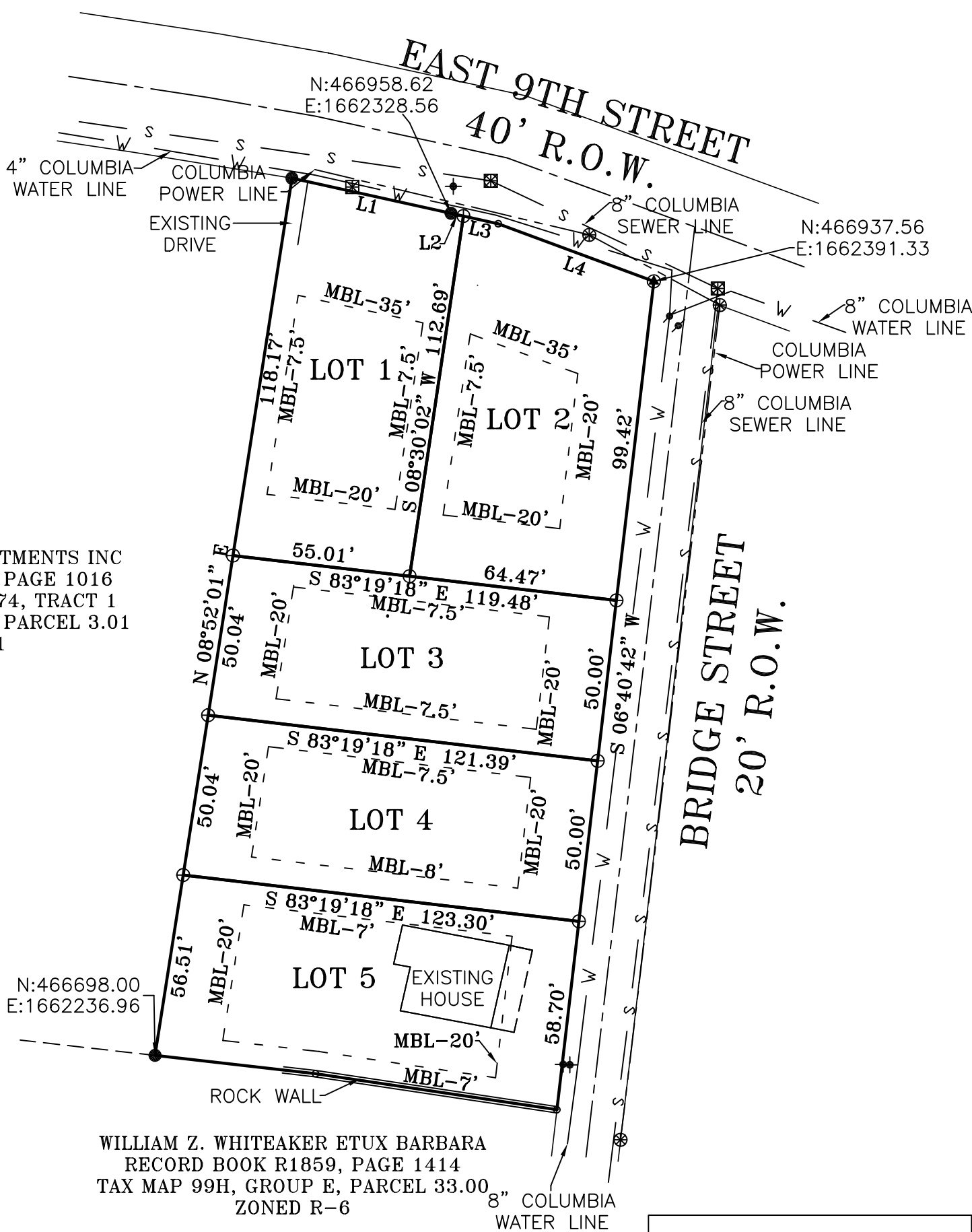
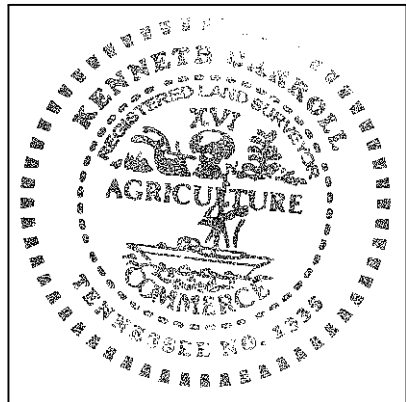


CARROLL LAND SURVEYING  
495 EAST MAIN STREET, SUITE 1  
HOHENWALD, TN 38462  
PHONE: (931)796-1654  
FAX: (931)796-1651  
EMAIL: csurvey@bellsouth.net

STATE PLANE COORDINATES  
4-21-20

| Lot   | Acres | Sq. Feet |
|-------|-------|----------|
| LOT 1 | 0.14  | 6303.65  |
| LOT 2 | 0.15  | 6695.79  |
| LOT 3 | 0.14  | 6021.81  |
| LOT 4 | 0.14  | 6117.36  |
| LOT 5 | 0.16  | 7096.54  |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 77°34'38" E | 50.43'   |
| L2   | S 77°29'46" E | 3.93'    |
| L3   | S 77°29'46" E | 11.05'   |
| L4   | S 69°41'30" E | 51.34'   |



CLJ REAL ESTATE INVESTMENTS INC  
RECORD BOOK R2478, PAGE 1016  
PLAT BOOK 21, PAGE 374, TRACT 1  
TAX MAP 99H, GROUP E, PARCEL 3.01  
ZONED RM-1

N:466698.00  
E:1662236.96

WILLIAM Z. WHITEAKER ETUX BARBARA  
RECORD BOOK R1859, PAGE 1414  
TAX MAP 99H, GROUP E, PARCEL 33.00  
ZONED R-6

## LEGEND

- ☒ = STORM DRAIN
- ☒ = SEWER MAN HOLE
- ⊕ = WATER METER
- ⊙ = UTILITY POLE
- = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ✂ = WATER VALVE

NOTE:  
LOTS 1 AND 2 TO SHARE A  
DRIVEWAY OFF BRIDGE STREET.  
NO LEGAL ACCESS TO EAST 9TH STREET.

## NOTES

- (1) ZONED RM-1
- (2) MINIMUM BUILDING LINES  
FRONT = 20'  
SIDES = 7.5' OR 15' TOTAL  
REAR = 20'
- (3) IRON PINS SET OR EXISTING CORNERS
- (4) ALL CULVERTS WILL BE 15" OR LARGER
- (5) MAILBOXES AND OTHER STRUCTURES ON  
A COUNTY OR STATE RIGHT-OF-WAY  
SHALL BE NO LARGER THAN A SINGLE  
4"WOOD POST OR A SINGLE 2" DIAMETER  
METAL POST EMBEDDED NO MORE THAN  
24" INTO THE GROUND.
- (6) WHEN DRIVE WAY PIPES AND CROSS  
DRAINS ARE CONSTRUCTED, SAID  
DRIVEWAY PIPES AND CROSS DRAINS  
FOR EAST 9TH STREET SHALL HAVE  
HEADWALLS WITH THE TOP OF CONCRETE  
NOT EXCEEDING 4" ABOVE ROAD LEVEL.
- (7) OWNER'S ADDRESS:  
MONTRAE Q. OSBORNE  
1115 SALISBURY DRIVE  
COLUMBIA, TN 38401
- (8)NOTE: 10' EASEMENT ON ALL PROPERTY  
LINES PARALLEL AND ABUTTING PUBLIC  
ROADS AND 5' EASEMENT ON ALL INTERIOR  
LOT LINES FOR UTILITY AND DRAINAGE

0 40 80 120

## FINAL PLAT FOR MONTRAE OSBORNE AND TYSON OSBORNE

SCALE: 1" = 40' APPROVED BY: DRAWN BY: **BRITTANY R.**  
DATE: 5-28-20 **KENNETH CARROLL** REVISED: / /

**9TH CIVIL DISTRICT - MAURY COUNTY, TN**

RECORD BOOK R2623, PAGE 278  
PLAT BOOK 21, PAGE 374, TRACT 2  
RECORD BOOK R2331, PAGE 615  
TAX MAP 99H, GROUP E, PARCELS 3.00 & 4.00  
JOB NAME:  
HATT218\_3  
(JC)

### 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 R2331 PAGE 615 AND  
BOOK NUMBER R2623 PAGE 278 COUNTY REGISTERS  
OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUB-  
DIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE  
MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE  
DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER  
FACILITIES HAVE BEEN FILED.

DATE MONTRAE Q. OSBORNE  
DATE TYSON J. OSBORNE

### E-911 CERTIFICATION OF APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS  
BEEN REVIEWED AND IS IN COMPLIANCE  
WITH THE MAURY COUNTY E-911 PROGRAM

DATE

### CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE NAME, TITLE, AND AGENCY OR  
AUTHORIZED APPROVING AGENT

### CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE DIRECTOR OF WASTEWATER DEPARTMENT  
COLUMBIA, TENNESSEE

### CERTIFICATION OF APPROVAL FOR RECORDING

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

SECRETARY PLANNING COMMISSION  
COLUMBIA, TENNESSEE

DATE

## CERTIFICATE OF COMPLIANCE

I HERBY 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, TN

DATE

NOTE: MY REVIEW OF THE  
"FEMA" FLOOD HAZARD MAP  
AVAILABLE INDICATES THAT  
THIS PROPERTY IS IN ZONE  
"X" AS INDICATED BY MAP

47119C0285E 475423  
AS DATED APRIL 16, 2007.

*Kenneth Carroll*

PURPOSE STATEMENT  
TO DIVIDE TAX MAP 99H, GROUP E,  
PARCELS 3.00 & 4.00 IN FIVE PARCELS.

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

(Date) Registered Land Surveyor Number 1335

**Case Number:**

20-0098

**Request:**

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

**STAFF REPORT** CONTACT INFORMATION

Paul Keltner, Director of Development Services, [paul@columbiatn.com](mailto:paul@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**2020-0098**

APPLICANT/PROPERTY OWNER  
**Zach McKinney**

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION  
**100 Morningside Lane**

**NA**

**BRIEF SUMMARY OF REQUEST**

This is a preliminary plat review that contains 4 lots at the corner of Morningside Lane and Santa Fe Pike. The property is within the R-10 zoning district in which these lots will exceed the lot size requirements for such and will not require additional road extensions.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------|------------------|
| R-10            | Residential       | Residential                   | Housing                    | 2.78 acres       |

| COMPATIBILITY with the COMPREHENSIVE PLAN | PROPERTY HISTORY                                               |
|-------------------------------------------|----------------------------------------------------------------|
| NA                                        | The area is a remnant of an abandoned undeveloped subdivision. |

| COMPATIBILITY with the ZONING ORDINANCE                             |
|---------------------------------------------------------------------|
| Staff finds this request to be compliant subject to staff comments. |

ATTACHMENTS (CIRCLE)

**SUBMITTED PLANS**

CITY MAPS

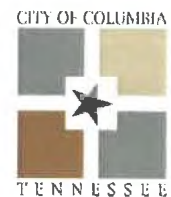
LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

**AGENCY COMMENTS**

RESPONSE TO STANDARDS



**TECHNICAL MEETING**  
**Tuesday, May 26, 2020**

**ITEM NO.**  
**20-0098**

**DESCRIPTION:** Request from Zach McKinney for preliminary plat approval of four lots located at 100 Morningside Lane.

**RECOMMENDATION:** For final recommendation please see staff report.

**TECHNICAL AND DIVISION COMMENTS:**

**Fire**

1. No Comments.

**Building**

2. No comments.

**Police**

3. No comments provided.

**Maury County E911**

4. No comments provided.

**Maury County Schools**

5. No comments provided.

**Columbia Water**

6. 6" main on South Side of Rainbow Circle. 4" main on South Side of Morningside Lane. 16" Main on East Side of Santa Fe Pike. Needs to be 6" main installed on Loves Circle for fire protection.

### **Engineering**

7. Provide reference to recordation of easement to Snowden property.
8. Note 4. Correct zoning reference to RS10
9. If existing driveway for lot 2 does not exist, driveway exception will be required.

### **Wastewater**

10. Wastewater approves this request.

### **Public Works**

11. No comments provided.

### **Columbia Power**

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

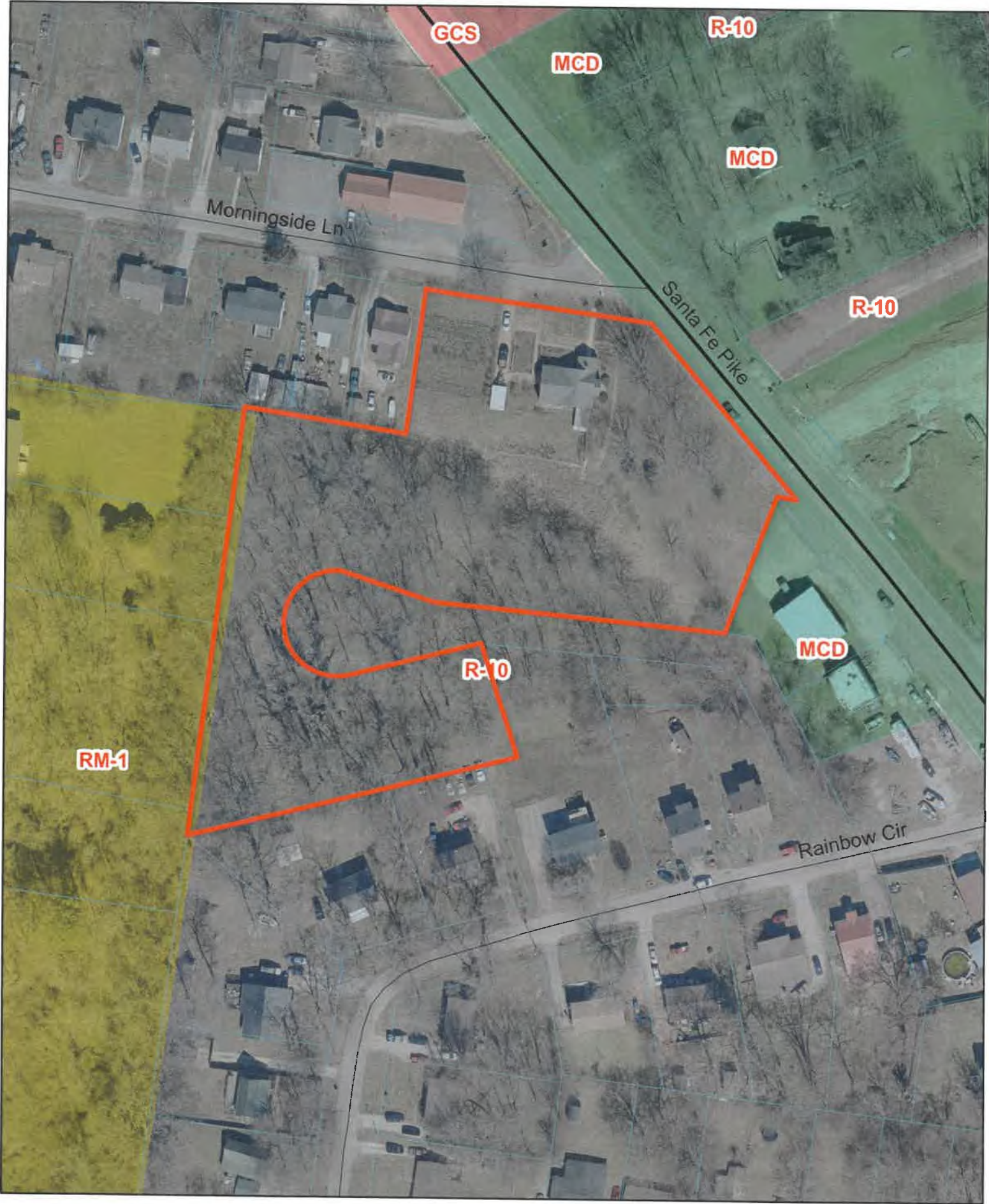
### **Atmos Energy**

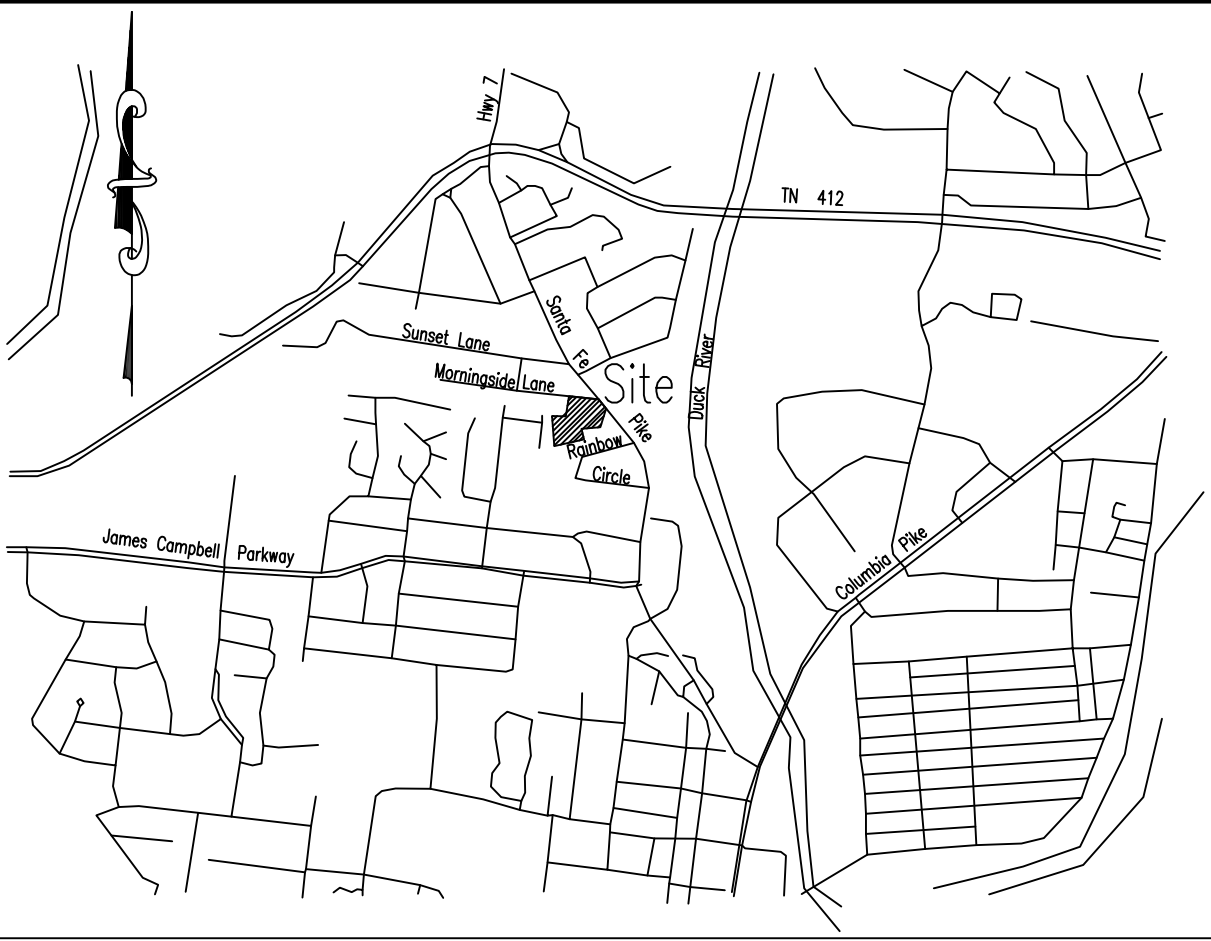
13. No comments provided.

### **Planning**

14. Show location and provide ownership of all utilities.

**ATTACHMENTS: Preliminary Plat**





Vicinity Map  
not to scale

- Legend
- Old Iron Rod
  - New Iron Rod
  - Highway Right of Way
  - Monument
  - Fire Hydrant
  - Water Meter
  - Area Drain
  - Utility Pole
  - Sanitary Manhole
  - Street Address

- OVHD Overhead Utility Lines
- Water Line
- Fence Line

- Building Hatch
- Concrete Hatch
- Pavement Hatch
- Easement Hatch

| LOT AREA SUMMARY |         |         |
|------------------|---------|---------|
| Lot No.          | Sq. Ft. | Acreage |
| 1                | 19,669  | 0.45    |
| 2                | 17,010  | 0.39    |
| 3                | 16,206  | 0.37    |
| 4                | 67,994  | 1.56    |

DEED REFERENCE

BANDED PROPERTIES, LLC: RECORD BOOK R2566 PAGE 771 ROMC, TN

Survey Notes:

- This subdivision plot is based on a survey of the Banded Properties, LLC property by Dividing Line Survey Services, dated 12/17/19.
- Bearings are referenced to the Tennessee State Plane Coordinate System and were established via gps utilizing the Tennessee Department of Transportation (TDOT) reference network and Geoid Model 12B.
- Subject property ownership: Banded Properties, LLC – Record Book R2566 Pg 771.
- Subject property is zoned RS-10, City of Columbia.
- All parcel numbers shown thus (000.00) pertain to property map 89E group F for Maury County unless otherwise indicated. Subject property is parcel 025.00 of said map.
- Subject property lies in Zone "X" as shown on the FEMA FIRM 47119C0170E, with an effective date of 4-16-2007.
- Love's Circle as shown on this drawing was a recorded and dedicated public road. It was never built or otherwise utilized by the City of Columbia.
- The right of way of Santa Fe Pike (TN Highway 7) was established from sheet #4 of the TDOT Right of Way drawing entitled "Plan and Profile of Proposed State Highway – Federal Aid Project No. NRS 292 – Section A", dated 1934. No right of way markers were found by this surveyor on the right of way of Santa Fe Pike. The right of way was established using field locations of the road as built, with other available field evidence. Right of way is subject to verification by the State of Tennessee.
- The location and identification of the sinkholes shown were provided by CEC, dated 11/19. The edges of said sinkholes were field located as shown by this surveyor.
- This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, karst features (except as provided by CEC, see survey note 7) or any other archeologic, geologic, environmentally sensitive and/or any other protected features on the subject property. Owners/developers/contractors should contact the appropriate agencies before beginning any construction.
- This surveyor did not physically locate any underground utilities shown on the face of this drawing. Locations of any utilities shown were taken from above ground evidence. No reliance should be made as to the size and type of utility reported, or that all such utilities as may exist have been shown. In Tennessee it is the law to call the Tennessee One Call System at least 3 and not more than 10 days before digging. Tennessee One Call System: dial 811.
- Ownership of Utilities: Water & Electric: Columbia Power & Water – Gas: Atmos Energy Corporation



Know what's below.  
Call before you dig.

| CERTIFICATE OF COMPLIANCE                                                                                                                                       | CERTIFICATE OF APPROVAL FOR SEWER SYSTEM                                                                                                                                                                                                                | CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES                                             | CERTIFICATE OF APPROVAL FOR RECORDING                                                                                                                                                                                                                                                                               | CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES                                                                                                                                                                                                                                                         | CERTIFICATE OF APPROVAL OF WATER SYSTEMS                                                                                                                                                                                                                                                                         | CERTIFICATE OF ACCURACY                                                                                                                                                                                                                                                                                 | CERTIFICATE OF OWNERSHIP AND DEDICATION                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I hereby certify that the subdivision plot herein has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies. | I hereby certify that the sewer system outlined on this subdivision plot 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. | Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County. | I hereby certify that the subdivision plot shown herein 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. | I hereby certify that the water system(s) outlined or indicated on the final subdivision plot entitled "Morningside Subdivision" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation. | I hereby certify that the water system(s) outlined or indicated on the final subdivision plot entitled "Morningside Subdivision" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation. | I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000. | I (we) hereby certify that I (am) (we are) the owner(s) of the property shown and described hereon as evidenced in Record Bk R2566 Pg 771, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public ways, utilities and other facilities here. |
| Date: _____<br>City Engineer                                                                                                                                    | Date: _____<br>Director of Wastewater Department<br>Columbia, Tennessee                                                                                                                                                                                 | Date: _____<br>Maury County E911                                                                         | Date: _____<br>Secretary, Planning Commission<br>Columbia, Tennessee                                                                                                                                                                                                                                                | Date: _____<br>Local Health Authority (BRIAN CORWIN)                                                                                                                                                                                                                                                             | Date: _____<br>Local Health Authority (BRIAN CORWIN)                                                                                                                                                                                                                                                             | Date: 5/18/2020<br>J. R. Faulk<br>TN Registered Land Surveyor                                                                                                                                                                                                                                           | Date: _____<br>BY: BANDED PROPERTIES, LLC                                                                                                                                                                                                                                                                                                                                                                                       |

Total Area: 2.78 Acres±

120,910 Square Feet

Sharon Skinner  
Record Bk R2027 Pg 762  
(Map 89E Gp AD 002.04)  
R-10

Phillip Evers  
Record Bk R1411 Pg 774  
(Map 89E Gp AD 008.00)  
Lot 4  
River Heights

Austin Carson  
Record Bk R2277 Pg 801  
(Map 89E Gp AD 007.00)  
Lot 3  
River Heights

George Trillos  
Record Bk R2557 Pg 412  
(Map 89E Gp AD 006.01)  
Lot 2  
River Heights  
MCD

Elizabeth Cook & William Grisby  
Record Bk R2574 Pg 1244  
(Map 89E Gp AD 004.00)  
MCD

Elizabeth Cook & William Grisby  
Record Bk R2574 Pg 1242  
(Map 89E Gp AD 003.00)  
MCD

Montgomery Turner Sr  
Record Bk R2620 Pg 1254  
(Map 89E Gp AD 002.00)  
MCD

| INGRESS/EGRESS & UTILITIES EASEMENT LINE TABLE |          |
|------------------------------------------------|----------|
| LINE BEARING                                   | DISTANCE |
| L1 S 40°11'15" E                               | 50.00'   |
| L2 S 85°12'33" W                               | 28.88'   |
| L3 S 74°02'53" W                               | 7.28'    |
| L4 N 00°34'50" E                               | 52.23'   |

| CURVE DATA TABLE |            |         |               |
|------------------|------------|---------|---------------|
| CURVE DATA       | ANGLE      | RADIUS  | LENGTH        |
| C1               | 213°28'47" | 145.00' | 116.67'       |
| C2               | 136.19'    |         | N 00°37'02" W |

Maxine Webster  
Record Bk R1802 Pg 997  
(Map 89E Gp AD 002.042)  
MCD

Scale: 1"=50'

Francis Thompson  
Bk 773 Pg 825  
(Map 089 E Gp E 004.00)  
Lot 1  
Rolling Acres Subdivision  
R-10

Sharon Sewell  
Record Bk R2187 Pg 918  
(Map 89E Gp AD 001.01)  
MCD

Sharon Sewell  
Bk R 1523 Pg 378  
(Map 089 E Gp E 005.00)  
Lot 1  
Rolling Acres Subdivision  
R-10

Karen Rietz  
Record Bk R192 Pg 84  
(Map 89E Gp E 003.00)  
Lot 1  
Rolling Acres Subdivision  
R-10

Robert Newburn  
Record Bk R204 Pg 614  
(Map 89E Gp E 011.00)  
Lot 2  
Rolling Acres Subdivision  
R-10

Latoya & Charles  
Record Bk R2251 Pg 764  
(Map 089 E Gp E 011.01)  
Lot 24-2  
Rolling Acres Subdivision  
R-10

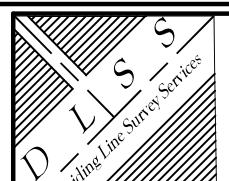
Kerry Stovall  
Record Bk R2358 Pg 636  
(Map 089 E Gp E 010.00)  
Lot 21-2  
Rolling Acres Subdivision  
R-10

Francis Thompson  
Bk 773 Pg 825  
(Map 089 E Gp E 004.00)  
Lot 1  
Rolling Acres Subdivision  
R-10

PRELIMINARY PLAT  
MORNINGSIDE SUBDIVISION

9TH CIVIL DISTRICT MAURY COUNTY, TENNESSEE

PREPARED FOR: BANDED PROPERTIES, LLC  
422 BOYD MILL AVENUE  
FRANKLIN, TN 37064  
PHONE : (615) XXX-XXX



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