

CITY OF COLUMBIA



T E N N E S S E E

City of Columbia

Municipal Planning Commission

February 10, 2021

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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: February 10, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, February 10th 2021 at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Roll Call.....Secretary

Approval of Minutes.....Commission Members

Welcome of Visitors.....Chairman

- 1. Review of Bonds and/or Letters of Credit.**
- 2. Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.**
- 3. Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.**
- 4. Request from Martin Engineering to annex with a plan of services a portion of Tax Map 88 Parcel 51.00 off Oak Springs Drive and rezoning the western portion to High Density Residential Planned Unit Development with Master Plan.**
- 5. Request from Martin Engineering to rezone property off Bear Creek Pike and Harley Davidson Boulevard being Tax Maps 72 Parcel 53.00 and Map 93 parcels 2.00 and 2.01 to High Density Residential Planned Unit Development with Master Plan.**
- 6. Request from T-Square Engineering for Final Plat approval of Quail Run phase 1A at 1628 Lasea Road with surety in the amount of \$157,000.**

- 7. Request from Ragan Smith Associates for Final Plat approval of Taylor Landing phase 4A off Taylor Bend Road with surety in the amount of \$121,000.**
- 8. Request from Fulmer Lucas for driveway exception located at 2301 Carmack Boulevard.**
- 9. Request from Charles Phillips to rezone three properties being Tax Map 99H Group G Parcels 4, 5, and 6.00 off East 9th Street from Commercial to High Density Residential.**

***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:

Chairman Charlie Goatz called the January Planning Commission meeting for the City of Columbia to order at 4:03 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. Thomas Hutto
Mr. Randy McBroom
Dr. Rose McClain- (Zoom)
Mayor Chaz Molder- (Zoom)
Mr. Ray Pace
Councilman Ken Wiles

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Development Services Director
Mr. Tony Massey, City Manager (Zoom)
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate
Mr. Tim Tisher, City Attorney (Zoom)
Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

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

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

Director Keltner stated that we had a few items for December from City Council. The final and second reading the Comprehensive Plan Amendment for the eastern

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portion of Park Plus Drive passed along with the rezone request for 2484 of Park Plus Drive on that same agenda. There were several first readings that were approved. The first being the master PUD plan revision to Arden Village for the apartments and retail mixture there at the front, the rezone at the corner of Theta Pike and Highway 43 rezoning from Residential to a Commercial PUD District. There was also the article amending Article 832H, which is the townhome amendment was approved on first reading along with the master plan development for Bullock Street the Townhomes, and the annexation 2372 Nashville Highway the Drumright property passed on the first reading.

AGENDA ITEM #3

Case #20-0246

Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55.00 with a Master Planned Unit Development Site Plan zoned RS-10.

Staff Recommendation:

Mr. Keltner stated that the applicant requested this item be withdrawn.

AGENDA ITEM #4

Case #20-0280

Request from Arrowhead Survey for preliminary and final plat approval of 700 West 12th Street.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. Since the submittal of this project we have deficiencies in infrastructure in regard to water. Please note in the Water comments you will find the Water System stated that there is no water fronting lots two and three, with that being said we are unable to approve a final plat because the infrastructure is currently not installed which is required in order to approve a final plat. Staff recommends separating the motion into Preliminary and Final Plat. The Preliminary Plat does meet all of our standards as far as subdivision regulations are concerned, but the applicant needs to come back at a later date once the water line is installed in order to record the final plat.

Discussion:

No representative was present. Discussion included denying the final plat, no communication, Wastewater comment no service line easement, there is nothing to discuss on this item, except for the deferral request. Mr. Hutto made the motion to approve the preliminary plat with Mr. Pace seconding the motion. The motion to approve the preliminary plat passed seven to zero. Mr. Goatz moved to deny the final plat request with Mr. Hutto seconding. Motion to deny the final plat passed seven to zero.

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AGENDA ITEM #5

Case #20-0278

Request from Brett Smith for Multi-Family Site Plan approval with access management exception for developments located at 105 thru 109 East 9th Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Brett Smith, Planner landscape Architect, Ragan Smith Associates, Wes Harris, Project Engineer, and the client Mr. Charles Phillips, were present to answer questions. Discussion included film clip, street scape, renderings, pavers, storm water, elevation, struggling on the south side, parking, bringing residence back downtown, relocated sewer line, Mr. Phillips began to look at what is here, residential environment, trying to bring HPR type of construction here, there is not a zoning or anything that fits what we are trying to do, and trying to find out if there is a way that we can work together and develop this in the new zoning that is coming up. Mr. Goatz inquired about HPR's. Mr. Keltner stated that he is saying HPR, but it is just condos for us, they are essentially the same thing in our current book. Mr. Keltner stated that he didn't know if it would qualify for a PUD or not. What Mr. Phillips is asking for is not a standard Ordinance that you would see with our current Zoning Ordinance. It is not designed for a lot of this in fill at the level that he is talking about with lots that have some challenges with regards to the stream buffer. Mr. Phillips stated certainly the city has been great, understanding the aspect of these lots. Mr. Keltner stated that the one on the South side is probably a little more restraint because of the lot type, sewer lines, and electrical. It is unclear if it qualifies for a Planned Unit Development based on the size. Mr. Keltner stated the discussion is about two different things, and should just be for the North side. Further discussion included avoiding confusion, the survey, and location. Mr. McBroom asked for clarification, and Mr. Keltner recapped the request and project. Further discussion included conforming to the zoning, overflow parking, sidewalks, and access exception. Mr. Harper stated that the project is located along East Ninth Street which is a collector road. He is required to have a two hundred and twenty-foot separation from adjacent, opposite driveways, and from corner clearances. This project could not meet that, but working with the applicant they agreed to combine all their accesses into one location. But to the extreme on the west side and the existing properties on the east there was no need for cross access. Staff supports the exception and finds that it meets the criteria needed. Further discussion included street width, layout, product type, flexibility, landscaping, street wall, set up as condos, and owner occupied. Mayor Molder stated that he really like this project. He is a big fan of downtown density and he appreciates what the applicant said in that regard. He likes the fact that this is a project in East Columbia also. Mayor Molder made the motion to approve with Dr. McClain seconding. Motion passed seven to zero.

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AGENDA ITEM #6

Case #20-0279

Request from Allen O’Leary for final plat approval of Elan Phase 2 off Baker Road with a surety in the amount of \$142,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the final plat to be compliant with the Standards of the Zoning Ordinance and the Sub Regs.

Discussion:

Mr. Gerald Vick, WES Engineering, was present to answer questions. Discussion included technical comments, and this is the last section. Mr. Goatz made the motion to approve, and Mr. McBroom seconded the motion. The motion to approve passed seven to zero.

AGENDA ITEM #7

Case #20-0264

Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.

Applicant requested to defer.

Discussion:

Mr. Wesley Bryant was present to answer questions. Discussion included Mr. Goatz made a motion to defer, and Mr. Pace seconded the motion. Motion to defer passed seven to zero.

AGENDA ITEM #8

Case #20-0267

Request from Martin Engineering to annex with a plan of services a portion of Tax Map 88 Parcel 51.00 off Oak Springs Drive and rezoning the western portion to High Density Residential Planned Unit Development with Master Plan.

Staff Recommendation: *Applicant requested to defer.*

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Discussion:

Mr. Wesley Bryant was present to answer question. Mr. Goatz made the motion to defer, and Mr. Mc Broom seconded the motion. Motion to defer passed seven to zero.

AGENDA ITEM #9

Case #20-0265

Request from Martin Engineering to rezone a portion of Tax Map 88 Parcel 51.00 off Williamsport Pike from Medium Density Residential to Commercial.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The comprehensive plan for the area does have this as suburban corridor which suburban corridor does support commercial uses. Staff has included in your packet the review criteria section 3.19.6, and 3.18.7 that are the standards in reviewing for rezoning's for this particular piece of property.

Discussion:

Discussion included deferring this request, who is the appropriate party to make this request, very few technical comments, slope, sketch, and property location. Mr. Matthew Foster, 1450 Williamsport Pike, stated that he would like to know the intent to the property, he does not want to see the property value drop, and he has traffic concerns. Mr. Keltner stated that this is only discussing the five acres which is for rezoning. Mr. Dan Hines, 1500 Williamsport Pike, stated that he has the same concerns. Additional discussion included rezoning clarification, it is on the corridor, it does match the proposed commercial zoning, and the vote tonight will go on to City Council. Mrs. Lona Hines, 1500 Williamsport Pike, expressed concerns that this will affect the entire back part of their property. Further discussion included the property owner requested a deferral, material available, self storage, distance requirement, and commercial in the middle of residence. Mr. Goatz made the motion to deny based on review criteria 3.19.6, and 3.18.7, and Mr. Pace seconded the motion. Motion to deny passed six to one, with Dr. McClain voting nay.

AGENDA ITEM #10

Case #20-0266

Request from Martin Engineering to rezone property off Bear Creek Pike and Harley Davidson Boulevard being Tax Maps 72 Parcels 53.00 and Map 93 parcels

2.00 to 2.01 to High Density Residential Planned Unit Development with Master Plan.

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Staff Recommendation:

Applicant requested to defer.

Discussion: Mr. Goatz made the motion to defer, and Mr. Hutto seconded. Motion to defer passed seven to zero.

AGENDA ITEM #11

Case #20-0275

Request from Martin Engineering for final plat approval of Summerdale Phase 3 with surety in the amount of \$97,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The request does comply with the Preliminary plat, and the sub regs.

Discussion:

Mr. Harper stated that this plat was a larger plat previously, but due to paving they had to separate it up, if approved please state phase 3A. Further discussion included townhomes, conforming to the original plan, compatible with everything. Mr. Goatz made the motion to approve phase 3A subject to any comments. Mr. Hutto seconded the motion. The motion passed seven to zero.

AGENDA ITEM #12

Case #20-0277

Request from T-Square Engineering to rezone 413 Rutherford Lane being Tax Map 101 Parcel 36.03 from RS-40 to RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Nathan McVey, T-Square Engineering, was present for questions. Mr. McVey stated by switching to RS-10 they have cut the density by thirty three percent. A neighborhood meeting invite was extended, but it was declined. Mr. Bruster Pate, adjourning property owner, stated that he did not hear anything from anybody (re: to the neighborhood meeting). Mr. Pate read from the City Zoning Ordinance section 3.18, items three, four, and five, and expressed his concerns about the density of the new neighborhood being connected to their neighborhood. Mr. Don Whitehead, 1711 Logan Drive, thanked the committee for denying the request last time. He stated that they just want things to be done properly, and density is an issue. Mrs. Carolyn Whitehead, 1711 Logan Drive, expressed concerns in reference to the schools, increased number of families to the schools, and overflowing schools. Mr. Tim Hood, 1710 Logan Drive, suggested RS-20 would be best for that area, with larger homes and less impact on the area is what he. Mrs. Kristen Lane, 549 Kingston Drive, stated that she has

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a special needs autistic daughter, and will have to build a large privacy fence if this project passes. Mr. Don Whitehead discussed flooding issues. Mr. Jerald Towler, 1705 Logan Drive, had flooding concerns, water run off, and storm drainage concerns. Further discussion included the concept plan having no provision for amenities. Mr. Nathan McVey stated that the big three items that he heard tonight was zoning, storm water and traffic. For storm water it might be existing flooding due to previous standards as it was probably built in 1975 and designed in 1975. This project is with new city specifications, regulations, and working with city staff to make sure things like the flooding is analyzed and storm water detention is per the City Ordinance. As far as traffic goes, and the turn arounds, he has heard the city's specification and there shouldn't be any concern about a fire truck not being able to turn around in the neighborhood. The-right-of-way is being given two long lanes north of their project and that was requested by the city for continuity. To address the zoning, Hampshire Pike is developing, and R-10 sets the character for the area. They have adjusted the plan and feels that it fits the character for the area. Further discussion included parking, concept plan, right-of-way, paving, willingness to make necessary changes, and supporting the current RS-40. Mr. Whitehead stated that city is considering changing the zoning on this property, and the neighborhood has to live with it whether these people develop it or not. He also stated that it may be too costly for them to put in a traffic light and have flood insurance. Additional discussion included looking at project boundary buffers. Mr. McVey stated that on the north side of the concept plan there is a buffer shown, and there is no intention of bringing the tree line down. Further discussion included there is not much RS-40 in Columbia, the comprehensive plan, and culvert under the road. Mayor Molder asked if this neighborhood connects to another neighborhood, and if this can be described to him. Mr. Keltner stated that Logan Drive itself has an already established stub road that comes from the south into this property, and what the applicant has shown in his concept is just connecting into the stub, into the right of way itself. Additional discussion included there is not a road there just a right of way, and no comments from the school system. Mr. Jerald Towler discussed flooding, stormwater taxes, stormwater detention, and holding ponds. Mr. Cameron Hunt, buyer stated that he does this for a living as he is in real estate. He looks at FEMA flood maps all the time, he has talked with Mr. Harper and this is not in a flood zone. They are going to address any type of storm water concerns with the engineering team and staff. Mr. McVey stated that everything will be built to city regulations. Mr. Neal Blair, 1714 Logan Drive, stated that he has lived on this street and have seen all of this development. They put the street in themselves, he has seen flooding, and flooding is the main issue about this subdivision. Mr. Goatz made the motion to deny this RS-10 request and preserve the RS-40. Mr. McBroom seconded the motion. Motion to deny failed three to four, with Mr. Hutto, Mr. McBroom, Dr. McClain, and Mayor Molder voting nay. Mr. Hutto made the motion to approve the request, and Dr. McClain seconded the motion. Motion to approve the request failed three to four, with Mayor Molder, Mr. Pace,

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Councilman Wiles, and Mr. Goatz voting nay. Mayor Molder clarified that he has a no vote on this project tonight, however, this matter could come before Council and his vote tonight is not necessarily an indicator of how he will handle this if this were to come to Council. However, at this time, he feels like based upon the information that was shared tonight in regard to flooding issues, and connectivity to the other neighborhood led him to vote no. Mr. Keltner asked Mr. Tisher for direction on this issue. Mr. Tisher stated that this request will go to City Council on the motion to approve being denied by a vote of three to four.

OTHER BUSINESS:

Mr. Goatz asked how the committee felt about Study Sessions. City Council does study sessions and they are usually a week before the meeting. The committee makes up the bylaws, and this may help get an understanding from the applicant. The Commission also discussed Staff is reviewing the Zoning Ordinance document, getting information from the schools, and adding a review of new versus old Zoning Ordinance requirements.

ADJOURNMENT:

Mr. Goatz made the motion to adjourn, with Mr. Wiles seconding the motion. Motion passed six to zero, with Dr. McClain, and Mayor Molder signing out of Zoom a few minutes before the vote. Meeting adjourned at 5:40 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

FEBRUARY 1, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivison, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
3	11.09.2018	McBroom Family Limited Partnership	Wellington Plac Subdivision, Section 2	\$ 25,000.00	7/6/2005	\$100,000.00
4	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
5	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
6	04.16.2019	FP,TCI, CCS, LLC	Homestead @Carter's Creek Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
7	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
8	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
9	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
10	08.14.2020	Fortuna Capital, LLC	Grove Park Subdivison, Phase 6 (roads and drainage)	\$ 120,000.00	10/2/2018	\$120,000.00
11	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 10,000.00	6/5/2019	\$103,000.00
12	06.20.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 96,000.00	8/7/2019	\$96,000.00
13	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	\$ 21,000.00	6/22/2017	\$121,000.00
14	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
15	09.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1A (roads and drainage)	\$ 90,000.00	9/26/2019	\$90,000.00
16	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
17	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
18	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
19	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
20	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
21	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
22	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
23	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	\$ 75,500.00	4/8/2020	\$75,500.00
24	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1 A	\$ 134,000.00	6/29/2018	\$134,000.00
25	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1BG89	\$ 120,000.00	6/29/2018	\$120,000.00
26	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
27	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
28	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
29	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	\$ 160,000.00	6/12/2020	\$160,000.00
30	07.31.2021	Meritage Homes of Tenn., Inc.	Taylor Landing , Phase 3 (roads and drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
31	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
32	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
33	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
34	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
35	10.05.2021	Fortuna Capital, LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	\$ 102,000.00		\$102,000.00
36	11.19.2021	FP,TCI,CCS,LLC	Homestead @ Carter's Station - Section 2.3 & 5.1	\$ 190,000.00	12/19/2019	\$190,000.00
37	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
38	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	\$ 121,000.00	1/15/2021	\$121,000.00
39	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	\$ 25,000.00		\$301,000.00
40	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	\$ 157,000.00	1/15/2021	\$157,000.00
41	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00	1/5/2021	\$97,000.00
42	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1	\$ 141,000.00		\$141,000.00
43	1/4/2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00	12/21/2020	\$142,000.00
44	1/24/2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00

Case Number:

20-0264

Request:

Request from Martin Engineering to annex with a plan of services a portion of property off Bear Creek Pike being Tax Map 90 Parcels 12 and 13.00, rezoning both properties High Density Residential Planned Unit Development with Master Plan.



TECHNICAL MEETING
Tuesday, January 12, 2021

ITEM NO.

20-0264

DESCRIPTION: To Annex and rezone to RM-1 PUD and obtain PUD Master plan approval for Pewett Place development consisting of 210 -Townhome Units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to construction plan approval
2. Provide public ROW or access easement along roadways from Bear Creek Pike to western property stub
3. Provide existing contours
4. Brouwer PI name is redundant. Name it Wilhelm.
5. Provide 4' grass strip on Myatt Drive from Bear Creek Pike to Cipher Way and along Wilhelm Dr.
6. Complete traffic improvements prior to first Certificate of Occupancy granted.

Fire

7. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
8. Access During Construction (IFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs
9. Required access (IFC 504.1): Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
10. Key Box Required to be Installed (IFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

Key Box Contents (IFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

11. Turning Radius: Fire access road turns and corners shall be designed to meet the City Engineers specifications.
12. Dead Ends: Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.
13. Designated Fire Lanes: in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
14. Fire Department Access Roads/Driveways: Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
15. Private Fire Hydrants: Additional private hydrants will be required.
16. R313.1 Townhouse automatic fire sprinkler systems.
An automatic residential fire sprinkler system shall be installed in townhouses.
Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Building

17. No comments.

Police

18. No comments provided.

Columbia Power

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

Maury County E911

20. No comments provided.

Maury County Schools

21. No comments provided.

Planning

22. Recommend all sides of buildings where siding is shown be fiber cement
23. Color rendering for Townhomes do not match the detailed elevation which one is correct
24. Renderings only show 4 unit townhomes but site plan shows some 5 qt. unit structures
25. Site plan says townhomes but are they condos or HPR's
26. Recommend extending sidewalk out to Bear Creek Pike
27. Parking table is not completely accurate, staff is showing a 60 space shortfall in numbers. If you help with that let us know and we can walk through it.
28. 20'x45' cottages are showing garage spaces in the parking table but the site plan does not reflect and garage accesses.
29. Recommend some parking overflow area for 20'x46' cottages, and Bear Creek Pike fronting Townhomes
30. 20' spacing between townhomes is the standard and would recommend using that separation vs 15'
31. The entire site is forest with mature trees, is there a tree preservation detail especially within the buffer areas and open space
32. Townhomes rear that are facing Bear Creek recommend they have higher level of brick added with the addition of an adequate earthen berm and landscape area along Bear Creek Pike.
33. Show existing gas line for site
34. Provide typical layouts for Townhomes and Cottages
35. Show details for dog park and tot lot

Public Works

36. No comments provided.

Columbia Water

37. 16' DI main on North side of Bear Creek Pike.

Atmos Energy

38. High pressure gas main in easement across parcels. Gas Available.

Wastewater

39. Presently there are no gravity sewer lines that service these two properties, so in the existing state, sewer is not available. It would be the responsibility of the owner/developer to obtain the needed easements to gain access to the existing infrastructure and any extension of that infrastructure would be initiated by said person. They would also be responsible for all fees and charges applicable at the time of construction. No detail design plans have been submitted at this time for the Wastewater Department to review and rule on viability of the extension to the existing infrastructure.

ATTACHMENTS: Concept Plan

Case Number:

20-0267

Request:

Request from Martin Engineering to annex with a plan of services a portion of Tax Map 88 Parcel 51 off Oak Springs Drive and rezoning the western portion to High Density Residential Planned Unit Development with Master Plan.



TECHNICAL MEETING
Tuesday, January 12, 2021

ITEM NO.
20-0267

DESCRIPTION: To obtain PUD, Master plan approval for Williamsport Pike development consisting of 218 single-family residential lots and 197- Townhome units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and Construction Plan Approval
2. Continue sidewalk to along both side of Twin Lakes Drive to the Lakes of Columbia Apartments access.
3. Provide 4' grass strip
4. Show all natural features including sinkholes and ponds and creeks. No roadways or structures shall be built over existing sinkhole locations
5. Recommend oak springs drive continues unbroken to stub at Western property line.
6. Provide existing contours
7. Provide response to TIS Review Memo and clear commitment of improvements by the developer. Provide any buildout schedule or timeframe for said improvements.
8. City requests cabinet equipment upgrade at Hampshire Pike and Oak Springs Drive be provided as a part of the traffic improvements.
9. Roadway geometry to meet subdivision regulations. Minimum horizontal curve radius is 125'. Specifically see Hopper Circle.
10. Extend sidewalk from Goldsberry Drive/Oak Springs on western side of roadway to Lakes of Columbia Apartments.
11. Show intersection of Williamsport Pike and Hampshire Pike. With current/proposed improvements.
12. Show Intersection of Oak Springs Dr and Hampshire Pike with lanes.

Planning

13. Northern part of project next to Hwy 43 is not within city, will need legal description and annexation form.
14. Where will the villa homes go, lot numbers? Provide typical layout with fence detail. Recommend Villa structures to retain base zone district side setbacks
15. Are the 5' side setbacks for both 41' and 50' wide lots?
16. Please provide typical townhome lot layout.

17. Are the lots within curved areas maintaining the 41' and 50' road frontage, some of these look smaller
18. Would recommend landscaping and park like design within the open space areas on the interior of the site
19. Recommend landscape areas (Perimeter buffers) all be within HOA ownership
20. Show landscape buffering from remaining requested commercial property
21. Building material list for all homes needed
22. Would recommend townhomes facing Twin Lakes Drive be accessed from the rear
23. The collecting road of Goldsberry would recommend a street setback of 35'
24. Recommend product removal of Manchester, Greenbriar, and Ryman house plans
25. Would recommend removal of Meridian Court to eliminate the oddly shaped lots of 80 and 84.
26. Road detail of Williamsport Pike and Hampshire Pike not shown correctly at intersection.
27. Recommend front loaded garage homes have a street setback of 25'

Fire

28. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
29. Access During Construction (IFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
30. Required access (IFC 504.1): Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official
31. Key Box Required to be Installed (IFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

32. Key Box Contents (IFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
33. Dead Ends: Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

34. Turning Radius: Fire access road turns and corners shall be designed with the City Engineers specifications.
35. Designated Fire Lanes: in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
36. Fire Department Access Roads/Driveways: Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
37. Private Fire Hydrants: Additional private hydrants will be required
38. R313.1 Townhouse automatic fire sprinkler systems.
An automatic residential fire sprinkler system shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Columbia Power

39. 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.

Building

40. No comments.

Police

41. No comments provided.

Public Works

42. No comments provided.

Columbia Water

43. No comments provided.
44. 8' CI main on northwest side of Williamsport Pike and 8" DI main on the west side of Oak Springs.

Atmos Energy

45. No comment.

Maury County E911

46. No comments provided.

Maury County Schools

47. No comments provided.

Wastewater

48. The Wastewater Department has 8" gravity sewer available with adequate capacity to service this request as spelled out in an email from Mr. Martin dated December 02, 2020. No detailed design plans have been submitted to Wastewater for review.

ATTACHMENTS: Concept Plan

Case Number:

20-0266

Request:

Request from Martin Engineering to rezone property off Bear Creek Pike and Harley Davidson Boulevard being Tax Maps 72 Parcel 53.00 and Map 93 parcels 2.00 and 2.01 to High Density Residential Planned Unit Development with Master Plan.



TECHNICAL MEETING

Tuesday, January 12, 2021

ITEM NO.

20-0266

DESCRIPTION: Rezone to Rm-1 obtain PUD Master Plan

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
2. Access During Construction (IFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
3. Required access (IFC 504.1): Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
4. Key Box Required to be Installed (IFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

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5. Key Box Contents (IFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
6. Turning Radius: Fire access road turns and corners shall be designed to meet the City Engineers specifications.
7. Dead Ends: Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

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8. Designated Fire Lanes: in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering "NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
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An automatic residential fire sprinkler system shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Engineering

12. Subject to Construction Plans and TIS
13. Provide 4' grass strip
14. Provide public ROW along Melk Ln to Southern property line.
15. Lot1 driveway to be off Ableson Way
16. Lots 94-102 provide road name
17. Provide information on driveway to East. Will TDOT permit this driveway fronting other properties?

Building

18. No comments.

Police

19. No comments provided.

Atmos Energy

20. Gas not available at this time.

Maury County E911

21. No comments provided.

Maury County Schools

22. No comments provided.

Columbia Power

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

Planning

24. Need material list for all buildings
25. Provide typical layout for villas with fence detail
26. Townhome renderings looks to be missing some pages of details
27. Buffer areas should be within the HOA and not on private lots
28. Show detail of park areas and dog park in townhome section
29. Recommend a 25' street setback for front loaded garage homes
30. Rear of homes facing Bear Creek recommend increased rear setback of 30' with landscaped berm and homes to be upgraded to brick for lots 1-5
31. Add landscape berm along Harley Davidson Blvd
32. Recommend adding tree canopy between phase 5 and 6
33. Would recommend adding parking overflow areas on northern side Cheltenham Place and also along Auneau Circle area since the no parking on street is available and the required parking spaces are bookend with nothing in the middle.
34. Recommend lots retain side setbacks of the district be retained at 7.5'
35. Would ask that lot 1 face Merkel Road with side loaded garage option.

Public Works

36. No comments provided.

Columbia Water

37. 12" DI Main on Harley Davidson BLVD. 2-12" stub outs for future development 6" PVC on the north side of Bear Creek Pike.

Wastewater

38. There is existing sewer with adequate capacity adjacent to these properties to allow the owner/developer to connect with TDEC approved plans. No detail design plans have been submitted at this time.

ATTACHMENTS: Concept Plan

Case Number:

20-0276

Request:

Request from T-Square Engineering for Final Plat approval of Quail Run phase 1A at 1628 Lasea Road with surety in the amount of \$157,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0276

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

T-Square Engineering/ Joey Smith

PROPERTY ADDRESS/LOCATION

1628 Lesea Rd/ Tax Map 73 Parcel 17

SUMMARY OF REQUEST: Final Plat (Quail Run Meadows Phase 1A).

This request is for a **Final Plat** approval for Quail Run Meadows Phase 1A that will consist of 43 single-family residential lots conforming to all standards of the R-6 zoning district with proposed lots having access and frontage from Quail Run Way.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6 (Single-Family Residential)	Single-Family Residential	RS-40/ R-6 (Vacant Land)	Single-Family Residential	58.18 acres +/- / 11.26 +/- acres in phase area.

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A.

PROPERTY HISTORY:

AN 2017-06
CZ 2017-26
LP 2017-11. Request from Preston Ayer to rezone 58 acres to R-6 (Single-Family Residential) including a comprehensive plan amendment to suburban neighborhood.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the R-6 zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING

Tuesday, February 23, 2021

ITEM NO.

20-0276

DESCRIPTION: Request from T-Square Engineering for final plat approval with surety of \$157,000 for 43 lots in Quail Run Meadows Subdivision off Lasea Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
2. Access During Construction (IFC 503): Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
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6. Turning Radius: Fire access road turns and corners shall be designed to meet the City Engineers specifications.

TECHNICAL

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7. Designated Fire Lanes: in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
8. Private Fire Hydrants: Additional private hydrants will be required
9. Fire Department Access Roads/Driveways: Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.

Columbia Water

10. Contractor picked up boxes to install and also talked with contractor on testing line.

Maury County Schools

11. No comments provided.

Building

12. No comments.

Police

13. No comments provided.

Atmos Energy

14. Gas is not available at this time.

Maury County E911

15. No comments provided.

Columbia Power

16. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Wastewater

17. Wastewater approves this request.

Public Works

18. No comments provided.

Planning

19. No comment.

Engineering

20. No comment.

ATTACHMENTS: Final Plat



Lot Table		
Parcel #	Area SF	Area AC
1	6580.46	0.15
2	6598.27	0.15
3	6638.15	0.15
4	6547.14	0.15
5	8129.20	0.19
6	8436.77	0.19
7	7333.17	0.17
8	7347.17	0.17
9	7359.91	0.17
10	7372.65	0.17
11	7385.39	0.17
12	7398.13	0.17
13	7410.86	0.17
14	7423.60	0.17
15	7436.34	0.17
16	7449.08	0.17
17	7461.82	0.17
18	7474.56	0.17
19	7487.30	0.17
20	7500.04	0.17
21	7512.78	0.17
22	7525.52	0.17
23	7538.26	0.17
24	7551.00	0.17
25	7563.74	0.17
26	7576.48	0.17
27	7589.22	0.17
28	7601.96	0.17
29	7614.70	0.17
30	7627.44	0.17
31	7640.18	0.17
32	7652.92	0.17
33	7665.66	0.17
34	7678.40	0.17
35	7691.14	0.17
36	7703.88	0.17
37	7716.62	0.17
38	7729.36	0.17
39	7742.10	0.17
40	7754.84	0.17
41	7767.58	0.17
42	7780.32	0.17
43	7793.06	0.17
44	7805.80	0.17
45	7818.54	0.17
46	7831.28	0.17
47	7844.02	0.17
48	7856.76	0.17
49	7869.50	0.17
50	7882.24	0.17
51	7894.98	0.17
52	7907.72	0.17
53	7920.46	0.17
54	7933.20	0.17
55	7945.94	0.17
56	7958.68	0.17
57	7971.42	0.17
58	7984.16	0.17
59	7996.90	0.17
60	8009.64	0.17
61	8022.38	0.17

Lot Table		
Parcel #	Area SF	Area AC
62	8381.86	0.19
63	7906.23	0.18
64	7040.00	0.16
65	7149.55	0.16
66	8086.27	0.19
67	7531.15	0.17
68	7505.09	0.17
69	7477.04	0.17

Open Space Table		
OPEN SPACE	Area SF	Area AC
OS.1	17287.83	0.40
OS.2	4841.81	0.11
OS.3	5995.45	0.12
OS.6	27506.80	0.63

Parcel Line Table		
Line #	Length	Direction
L4	115.79	N7° 56' 36.26"E
L5	248.44	N76° 40' 45.75"W
L6	115.06	S77° 59' 01.26"W
L7	44.53	S82° 03' 23.74"E
L8	136.56	N8° 11' 07.19"E
L9	37.15	N76° 40' 45.75"W
L10	20.05	S8° 03' 15.98"W
L11	36.69	S82° 03' 23.74"E
L12	33.08	S8° 12' 00.87"W
L13	218.83	N81° 57' 55.75"W
L14	178.28	N86° 37' 34.22"W
L15	55.00	N12° 15' 27.35"E
L16	135.78	N8° 10' 54.12"E
L17	35.78	N82° 03' 23.74"W
L18	35.51	S82° 12' 23.88"E
L19	55.00	N82° 03' 23.74"W
L20	55.00	S82° 12' 23.88"E
L21	135.87	N8° 04' 05.21"E
L22	55.30	N82° 03' 23.74"W
L23	55.00	S82° 12' 23.88"E
L24	136.02	N8° 04' 04.74"E
L25	22.11	N82° 03' 23.74"W
L26	55.00	S82° 12' 23.88"E
L27	136.16	N7° 56' 36.26"E
L28	21.15	N65° 11' 22.64"W
L29	7.87	N82° 03' 23.74"W
L30	21.45	S7° 56' 36.26"W
L31	49.82	N83° 32' 03.16"W
L32	189.81	N7° 56' 36.26"E
L33	130.00	N7° 56' 36.26"E
L34	44.53	N82° 03' 23.74"W
L35	55.00	S82° 03' 23.74"E
L36	129.87	N7° 56' 36.26"E
L37	134.93	S7° 56' 36.26"W
L38	55.00	S82° 03' 23.74"E
L39	120.00	N77° 44' 32.65"E
L40	67.25	N12° 15' 27.35"W
L41	75.44	S77° 44' 32.65"W
L42	37.50	S12° 15' 27.35"E
L43	122.50	S77° 44' 32.65"W
L44	92.50	N77° 44' 32.65"E
L45	40.00	S12° 15' 27.35"E
L46	122.50	S77° 44' 32.65"W
L47	40.00	N12° 15' 27.35"E
L48	92.50	N77° 44' 32.65"E
L49	70.00	S12° 15' 27.35"E
L50	37.50	N12° 15' 27.35"W
L51	15.02	S77° 44' 32.65"W
L52	120.00	N77° 44' 32.65"E
L53	67.51	N77° 05' 28.54"E
L54	26.13	N12° 15' 27.35"W
L55	55.00	N12° 15' 27.35"W
L56	70.08	N7° 37' 40.98"W
L57	4.63	S79° 23' 26.71"E
L58	22.05	S85° 43' 18.67"E
L59	36.51	N79° 54' 03.05"E
L60	158.01	N6° 29' 18.54"W
L61	63.81	S79° 23' 26.71"E
L62	157.73	N2° 18' 21.22"W

Parcel Line Table		
Line #	Length	Direction
L67	145.13	N1° 01' 22.31"E
L68	61.68	S79° 23' 26.25"E
L69	61.79	S77° 59' 01.26"W
L70	136.15	N3° 54' 59.96"E
L71	61.17	S79° 23' 26.30"E
L72	130.39	N7° 15' 25.98"E
L73	127.93	N10° 29' 59.25"E
L74	41.27	N79° 30' 00.75"W
L75	55.00	S79° 23' 27.96"E
L76	127.73	N10° 29' 59.25"E
L77	55.00	N79° 30' 00.75"W
L78	55.00	S79° 23' 27.96"E
L79	61.79	S77° 59' 01.26"W
L80	127.63	N10° 29' 59.25"E
L81	61.79	S79° 30' 00.75"W
L82	127.63	N10° 29' 59.25"E
L83	37.50	N79° 30' 00.75"W
L84	97.50	S10° 29' 59.25"W
L85	170.00	N79° 40' 25.61"E
L86	41.27	S79° 30' 00.75"E
L87	90.00	S10° 29' 59.25"W
L88	172.37	S79° 30' 00.75"E
L89	55.00	N79° 30' 00.75"W
L90	124.00	N10° 29' 59.25"E
L91	175.00	S79° 30' 00.75"E
L92	53.23	N83° 17' 44.38"W
L93	13.96	S10° 14' 28.95"W
L94	14.81	S7° 44' 31.74"W
L95	120.00	S10° 29' 59.25"W
L96	41.27	S79° 30' 00.75"E
L97	49.82	N83° 32' 03.16"W
L98	189.81	N7° 56' 36.26"E
L99	130.00	N7° 56' 36.26"E
L100	44.53	N82° 03' 23.74"W
L101	55.00	S82° 03' 23.74"E
L102	129.87	N7° 56' 36.26"E
L103	134.93	S7° 56' 36.26"W
L104	55.00	S82° 03' 23.74"E
L105	120.00	N77° 44' 32.65"E
L106	67.25	N12° 15' 27.35"W
L107	75.44	S77° 44' 32.65"W
L108	37.50	S12° 15' 27.35"E
L109	122.50	S77° 44' 32.65"W
L110	92.50	N77° 44' 32.65"E
L111	40.00	S12° 15' 27.35"E
L112	122.50	S77° 44' 32.65"W
L113	40.00	N12° 15' 27.35"E
L114	92.50	N77° 44' 32.65"E
L115	70.00	S12° 15' 27.35"E
L116	37.50	N12° 15' 27.35"W
L117	15.02	S77° 44' 32.65"W
L118	120.00	N77° 44' 32.65"E
L119	67.51	N77° 05' 28.54"E
L120	26.13	N12° 15' 27.35"W
L121	55.00	N12° 15' 27.35"W
L122	70.08	N7° 37' 40.98"W
L123	4.63	S79° 23' 26.71"E
L124	22.05	S85° 43' 18.67"E
L125	36.51	N79° 54' 03.05"E
L126	158.01	N6° 29' 18.54"W
L127	63.81	S79° 23' 26.71"E
L128	157.73	N2° 18' 21.22"W

Parcel Line Table		
Line #	Length	Direction
L129	133.93	S12° 15' 27.35"E
L130	55.00	N77° 44' 32.65"E
L131	55.00	S77° 59' 01.26"W
L132	133.70	S12° 15' 27.35"E
L133	55.00	N77° 44' 32.65"E
L134	55.00	S77° 59' 01.26"W
L135	133.47	S12° 15' 27.35"E
L136	55.00	S78° 01' 52.90"W
L137	133.47	S12° 15' 27.35"E
L138	55.00	N79° 30' 00.75"W
L139	133.47	S12° 15' 27.35"E
L140	55.00	N79° 30' 00.75"W
L141	133.47	S12° 15' 27.35"E
L142	55.00	N79° 30' 00.75"W
L143	133.47	S12° 15' 27.35"E
L144	55.00	N79° 30' 00.75"W
L145	133.47	S12° 15' 27.35"E
L146	55.00	N79° 30' 00.75"W
L147	133.47	S12° 15' 27.35"E
L148	55.00	N79° 30' 00.75"W
L149	133.47	S12° 15' 27.35"E
L150	55.00	N79° 30' 00.75"W
L151	133.47	S12° 15' 27.35"E
L152	55.00	N79° 30' 00.75"W
L153	133.47	S12° 15' 27.35"E
L154	55.00	N79° 30' 00.75"W
L155	133.47	S12° 15' 27.35"E
L156	55.00	N79° 30' 00.75"W
L157	133.47	S12° 15' 27.35"E
L158	55.00	N79° 30' 00.75"W
L159	133.47	S12° 15' 27.35"E
L160	55.00	N79° 30' 00.75"W
L161	133.47	S12° 15' 27.35"E
L162	55.00	N79° 30' 00.75"W
L163	133.47	S12° 15' 27.35"E
L164	55.00	N79° 30' 00.75"W
L165	133.47	S12° 15' 27.35"E
L166	55.00	N79° 30' 00.75"W
L167	133.47	S12° 15' 27.35"E
L168	55.00	N79° 30' 00.75"W
L169	133.47	S12° 15' 27.35"E
L170	55.00	N79° 30' 00.75"W
L171	133.47	S12° 15' 27.35"E
L172	55.00	N79° 30' 00.75"W
L173	133.47	S12° 15' 27.35"E
L174	55.00	N79° 30' 00.75"W
L175	133.47	S12° 15' 27.35"E
L176	55.00	N79° 30' 00.75"W
L177	133.47	S12° 15' 27.35"E
L178	55.00	N79° 30' 00.75"W
L179	133.47	S12° 15' 27.35"E
L180	55.00	N79° 30' 00.75"W
L181	133.47	S12° 15' 27.35"E
L182	55.00	N79° 30' 00.75"W
L183	133.47	S12° 15' 27.35"E
L184	55.00	N79° 30' 00.75"W
L185	133.47	S12° 15' 27.35"E
L186	55.00	N79° 30' 00.75"W
L187	133.47	S12° 15' 27.35"E
L188	55.00	N79° 30' 00.75"W
L189	133.47	S12° 15' 27.35"E
L190	55.00	N79° 30' 00.75"W
L191	133.47	S12° 15' 27.35"E
L192	55.00	N79° 30' 00.75"W
L193	133.47	S12° 15' 27.35"E
L194	55.00	N79° 30' 00.75"W
L195	133.47	S12° 15' 27.35"E
L196	55.00	N79° 30' 00.75"W
L197	133.47	S12° 15' 27.35"E
L198	55.00	N79° 30' 00.75"W
L199	133.47	S12° 15' 27.35"E
L200	55.00	N79° 30' 00.75"W
L201	133.47	S12° 15' 27.35"E
L202	55.00	N79° 30' 00.75"W
L203	133.47	S12° 15' 27.35"E
L204	55.00	N79° 30' 00.75"W
L205	133.47	S12° 15' 27.35"E
L206	55.00	N79° 30' 00.75"W
L207	133.47	S12° 15' 27.35"E
L208	55.00	N79° 30' 00.75"W
L209	133.47	S12° 15' 27.35"E
L210	55.00	N79° 30' 00.75"W
L211	133.47	S12° 15' 27.35"E
L212	55.00	N79° 30' 00.75"W

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length
C2	62.76	475.00	7.57	S85° 50' 30"E	62.71
C3	69.55	425.00	9.38	N84° 23' 38"E	69.47
C4	33.13	156.00	12.17	N75° 58' 19"W	33.07
C5	12.79	156.00	4.70	N67° 32' 18"W	12.79
C6	14.72	50.00	16.87	N73° 37' 23"W	14.69
C7	10.47	425.00	1.41	N82° 40' 45"W	10.47
C8	55.28	425.00	7.45	N87° 11' 36"W	55.22
C9	14.56	425.00	1.96	S78° 43' 27"W	14.56
C10	47.12	30.00	90.00	S32° 44' 33"W	47.12
C11	47.12	30.00	90.00	S57° 19' 27"E	42.43
C12	47.12	30.00	90.00	N32° 44' 33"E	42.43
C13	47.12	30.00	90.00	N57° 19' 27"W	42.43
C14	69.29	1025.00	3.87	S79° 40' 45"W	69.28
C15	54.87	1025.00	3.07	S83° 08' 57"W	54.86
C16	53.85	1025.00	3.01	S86° 11' 16"W	53.84
C17	53.80	1025.00	3.01	S89° 11' 46"W	53.79
C18	53.96	1025.00	3.02	N84° 47' 37"W	53.95
C19	53.79	1025.00	3.01	N84° 46' 59"W	53.78
C20	53.84	1025.00	3.01	N81° 46' 20"W	53.83
C21	13.73	1025.00	0.77	N79° 53' 02"W	13.73
C22	47.12	30.00	90.00	S55° 29' 59"W	42.43
C23	47.12	30.00	90.00	S34° 30' 01"E	42.43
C33	17.32	975.00	1.02	S80° 00' 33"E	17.32
C34	60.01	975.00	3.53	S82° 16' 03"E	60.00
C35	60.01	975.00	3.53	S85° 48' 28"E	60.00
C36	60.01	975.00	3.53	S89° 20' 03"E	60.00
C37	60.01	975.00	3.53	N83° 38' 02"E	60.00
C38	60.01	975.00	3.53	N83° 36' 02"E	60.00
C39	65.01	975.00	3.82	N79° 56' 22"E	65.00
C40	48.68	517.66	0.54	N77° 53' 09"E	48.68
C41	49.68	475.00	5.99	N80° 44' 20"E	49.66
C42	55.03	475.00	6.84	N87° 03' 16"E	55.00
C43	16.19	156.00	5.95	N82° 44' 51"E	16.19
C44	33.38	156.00	12.22	S88° 10' 04"E	33.21

Case Number:

20-0282

Request:

Request from Ragan Smith Associates for Final Plat approval of Taylor Landing phase 4A off Taylor Bend Road with surety in the amount of \$121,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

20-0282

APPLICANT/PROPERTY OWNER

Ragan Smith Associates/ Kevin Birdwell, RLS/ Meritage Homes of TN.

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Taylor Bend Road/ Tax Map 90 Parcel 6.01

SUMMARY OF REQUEST: Final Plat (Taylor Landing Phase 4A)

This request is for a **Final Plat** approval of 16 single-family residential lots and 2 multi-family lots including an open space area for Taylor Landing Phase 4A. This phase is part of an overall master plan development for Taylor Landing including a total of 4 phases and future mixed-use residential development.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1-PUD (High Density Residential)	Mixed-Use Residential	MU-PUD/ Mixed-Use Residential	Mixed Use Residential	18.93 acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood: Final plat is within the urban neighborhood future land use that met the future land use classification of the Comprehensive Plan as part of the Taylor Landing Master Plan.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance within the standards of the MU-PUD Master Plan for Taylor Landing. Any approval would be subject to technical comments attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, January 26, 2021

ITEM NO.

20-0282

DESCRIPTION: Taylor Landing, Phase 4A Plat to create 16 single family lots, 2 multi family lots, and 1 open space.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. Main has been installed also services and F.H.'s installed.

Atmos Energy

4. No comment.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and

procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Engineering

- 8. Add public access easement along 10' multi-modal trail
- 9. Show pipe material and size under multi-modal path in Open Space 8

Wastewater

- 10. Wastewater approves this request.

Planning

- 11. No comments.

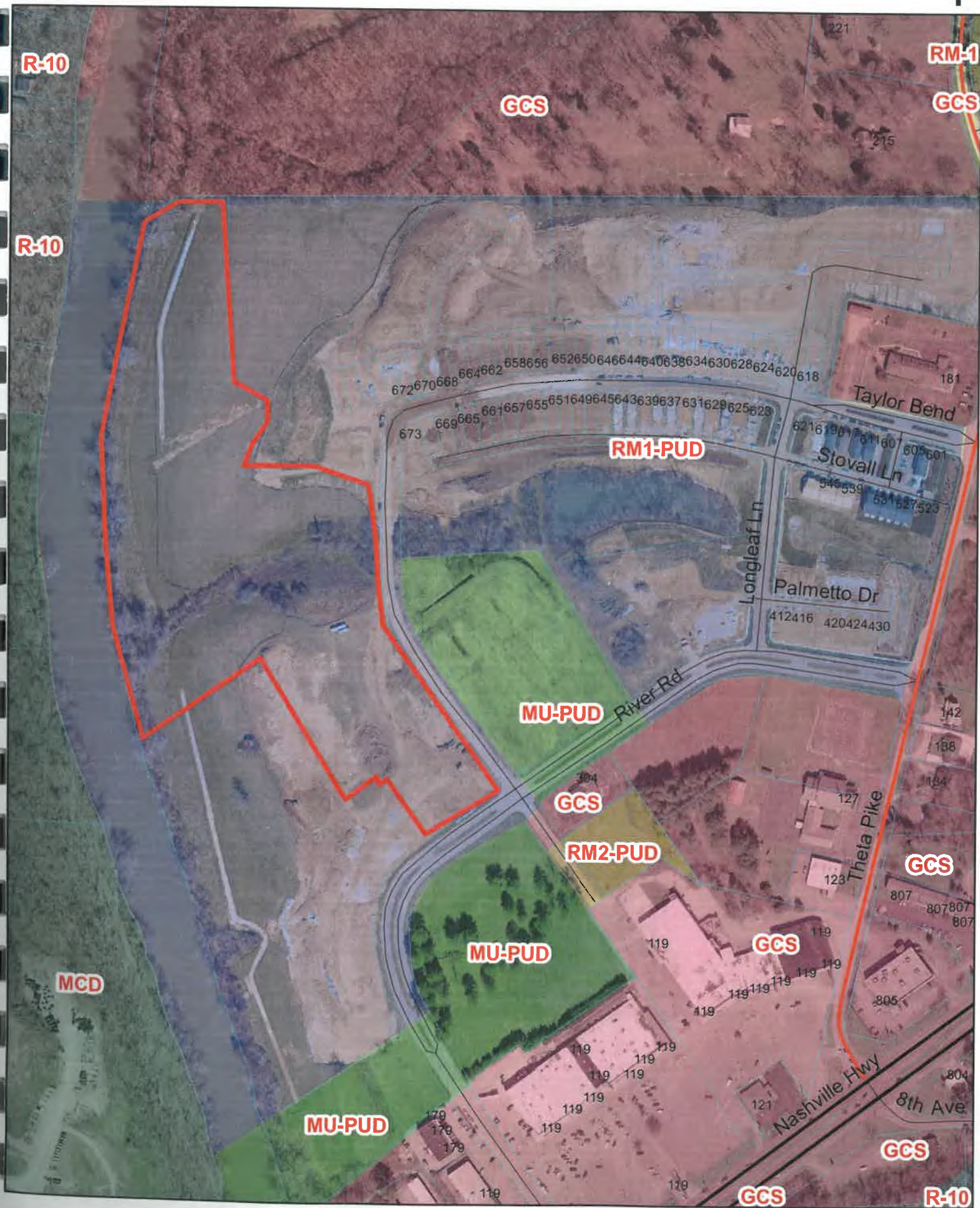
Public Works

- 12. No comments provided.

Fire

- 13. Fire hydrants shall not be further than 500' apart.

ATTACHMENTS: Final Plat

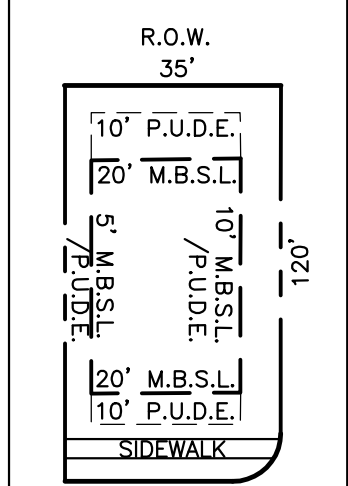
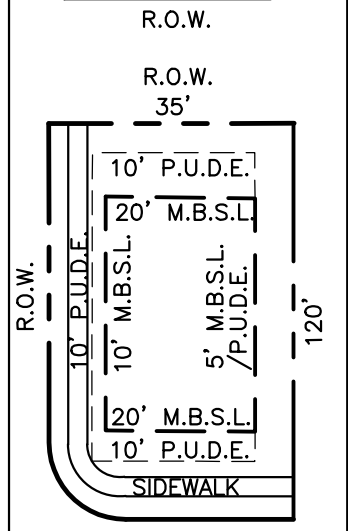
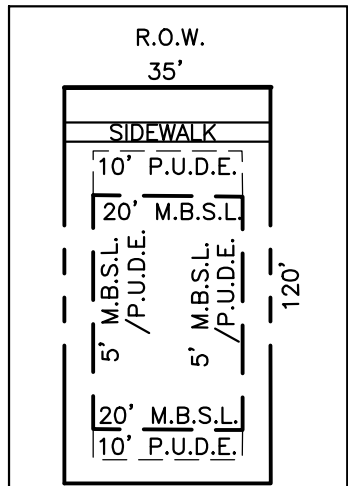


GENERAL NOTES

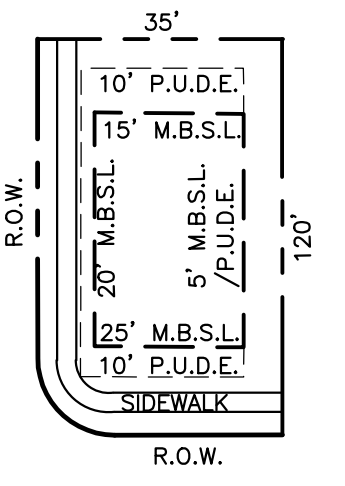
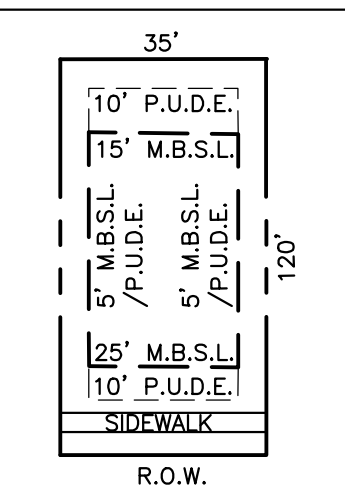
- THE PURPOSE OF THIS PLAT IS TO CREATE 16 SINGLE FAMILY LOTS, 2 MULTI-FAMILY LOTS, AND 1 OPEN SPACE.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
- THIS PROPERTY IS CURRENTLY ZONED MU-PUD - (MIXED USE - PLANNED UNIT DEVELOPMENT).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0170E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 475423 & 470123, PANEL NO. 170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- THE RECORDING OF THIS PLAT WILL VOID, VACATE, AND SUPERSEDE THE AFFECTED PART OF THE PLAN ENTITLED "WATERS EDGE AT TAYLOR BEND" OF RECORD IN PLAT BOOK P17, PAGE 319, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "PLATTING OF ROADS OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 494, R.O.M.C.T., THE AFFECTED PART OF THE PLAN ENTITLED "SEWER EASEMENT SURVEY OF RIVERPLACE AT NORTHWAY" OF RECORD IN PLAT BOOK 10, PAGE 445, R.O.M.C.T.
- A PUBLIC UTILITY AND DRAINAGE EASEMENT OF 5' ON ALL INTERIOR LOT LINES AND 10' ON ALL FRONT, REAR, AND ADJACENT TO STREETS SHALL BE MADE PART OF THIS PLAT.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,885.



DATE: 1/15/21



TYPICAL LOT DETAIL
TAYLOR BEND LOTS
(NTS)



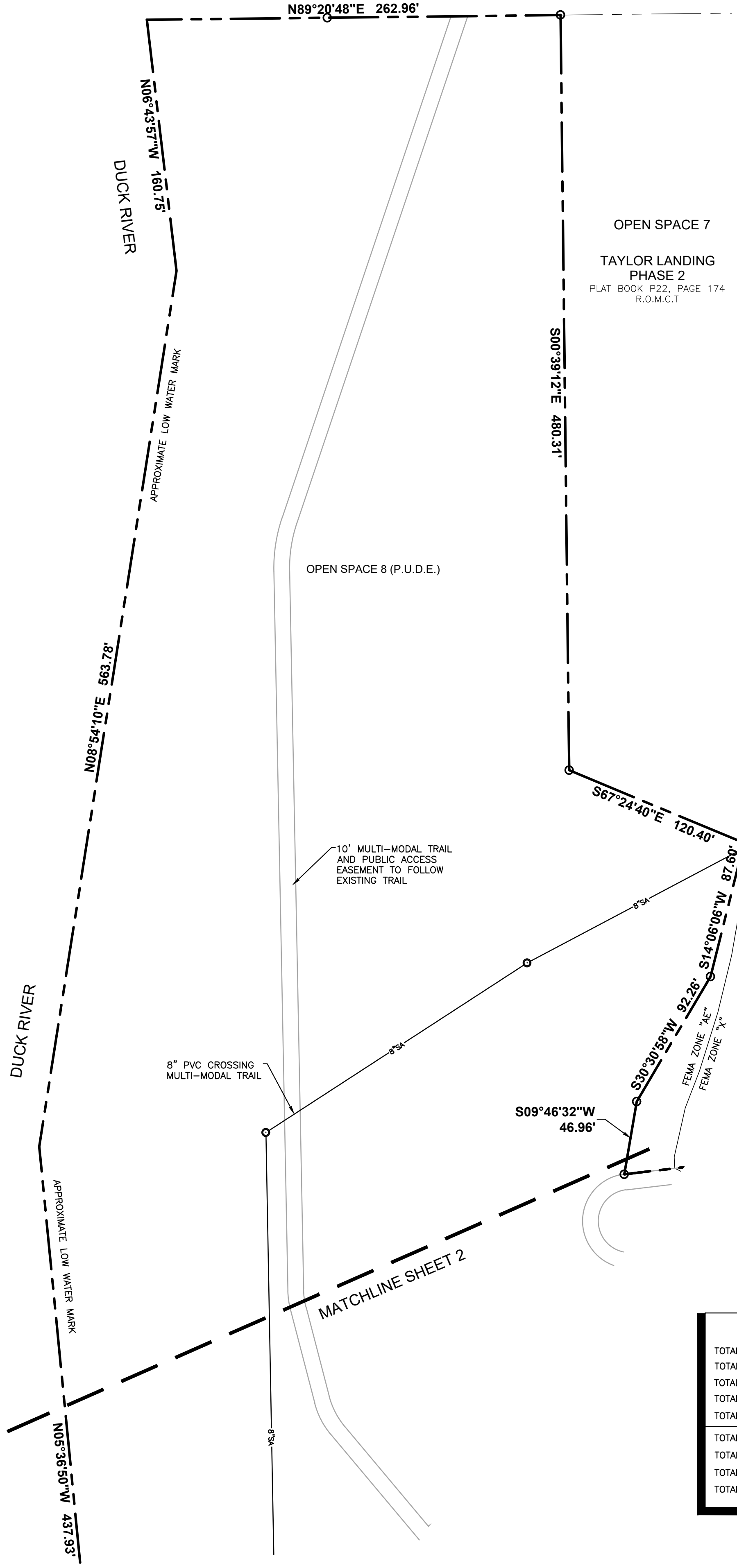
TYPICAL LOT DETAIL
RIVER ROAD LOTS
(NTS)

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
8	600,371	13.78

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
46	4,206	0.10
47	4,211	0.10
48	4,216	0.10
49	4,220	0.10
50	4,225	0.10
51	4,231	0.10
52	5,802	0.13
53	5,228	0.12
54	4,290	0.10
55	4,290	0.10
56	4,290	0.10
57	4,290	0.10
58	4,290	0.10
59	4,290	0.10
60	4,558	0.10
61	4,913	0.11
97-B	82,897	1.90
98	35,430	0.81

LEGEND		
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC w/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—SA— SANITARY SEWER LINE
●	IRON ROD (NEW) (1/2" x 18" w/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W— WATER LINE
○	IRON ROD (OLD)	—RCP— REINFORCED CONCRETE PIPE
■	CATCH BASIN/CURB INLET	—M.B.S.L.— MINIMUM BUILDING SETBACK LINE
○	SANITARY SEWER MANHOLE	—P.U.D.E.— PUBLIC UTILITY & DRAINAGE EASEMENT
⊙	FIRE HYDRANT	—CONC.— CONCRETE SURFACE
○	REGISTER'S OFFICE FOR MAURY COUNTY, TN	① LOT NUMBER

MAP 90, PARCEL 003.00
BRIDGNORTH LIQUIDATED TRUST
JEREMY W PRINCE TRUSTEE
BOOK R2474, PAGE 1300
R.O.M.C.T.

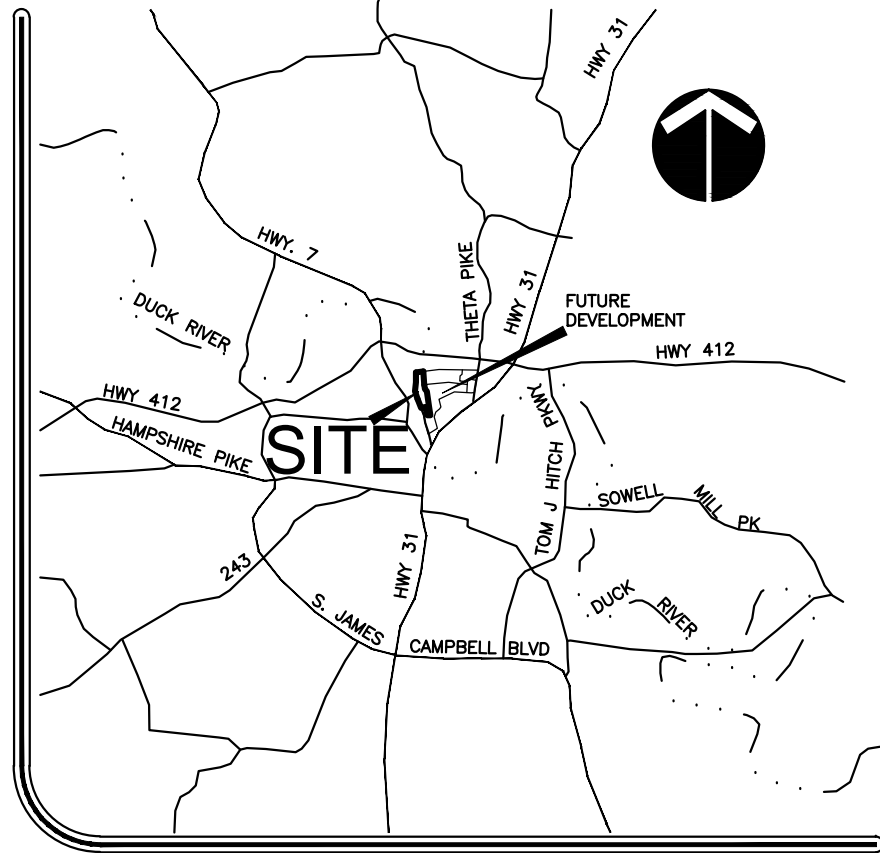
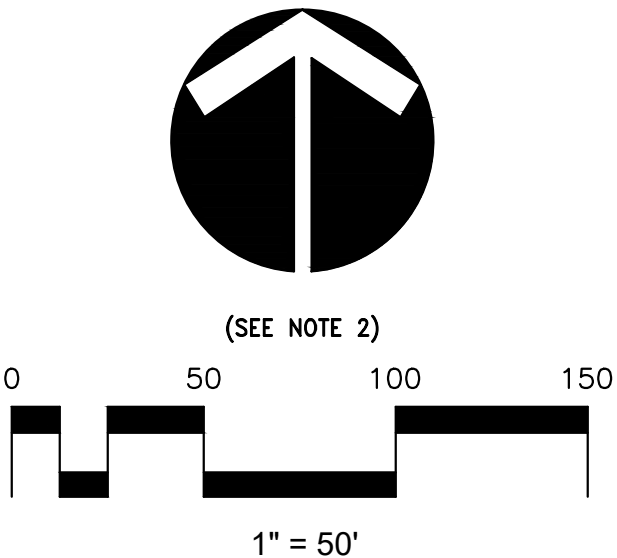


PROPERTY MAP REFERENCE

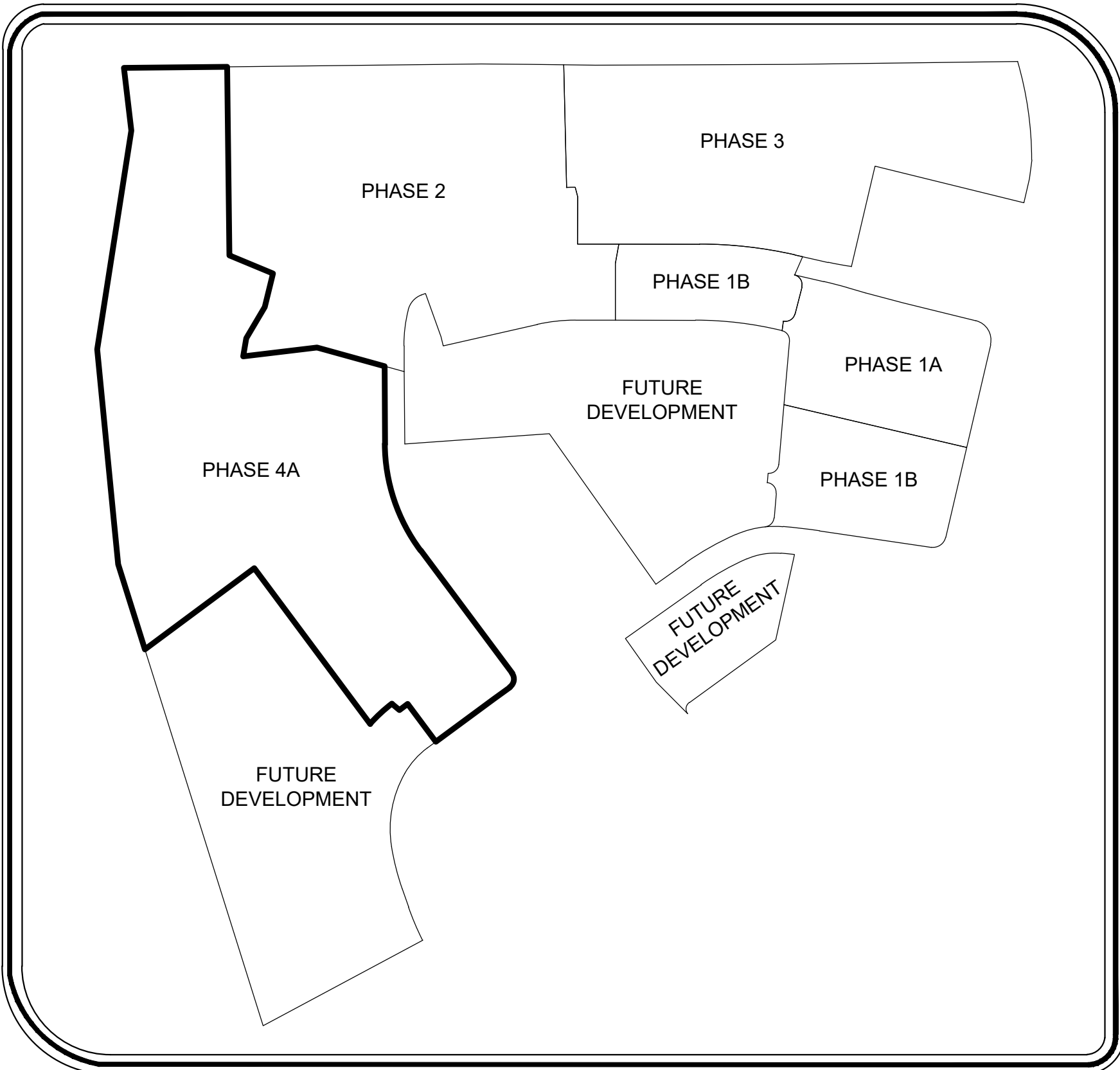
BEING A PORTION OF PARCEL NUMBER 6.01 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 90.

DEED REFERENCE

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



LOCATION MAP
NTS



KEY MAP
NTS

SITE DATA TABLE	
TOTAL LOT AREA	4.26 AC.±
TOTAL OPEN SPACE AREA	13.78 AC.±
TOTAL PRIVATE R.O.W. AREA	0.37 AC.±
TOTAL PUBLIC R.O.W. AREA	0.52 AC.±
TOTAL SITE AREA	18.93 AC.±
TOTAL LINEAR FEET OF ALLEYS	879 FT.±
TOTAL LINEAR FEET OF NEW ROADS	552 FT.±
TOTAL LINEAR FEET OF EXISTING ROADS	0 FT.±
TOTAL LINEAR FEET OF ROADS	552 FT.±

UTILITY NOTE

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

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE: _____ OWNER: _____
TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:36,885 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

1/15/21
DATE: 1/15/21 KEVIN L. BIRDWELL, RLS. NO. 1787

CERTIFICATE OF APPROVAL OF
WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TAYLOR LANDING, PHASE 4A" 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: _____ SUPERINTENDENT, COLUMBIA WATER SYSTEM

CERTIFICATION APPROVAL OF STREETS,
DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN "TAYLOR LANDING, PHASE 4A" SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE: _____ CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

DATE: _____ SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY OF PLANNING COMMISSION COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF
SUBDIVISION NAME AND STREET NAMES

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

DATE: _____ MAURY COUNTY E-911

CERTIFICATE OF COMPLIANCE

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

DATE: _____ CITY ENGINEER, COLUMBIA, TENNESSEE

FINAL PLAT

TAYLOR LANDING
PHASE 4A

LOTS 46-61, 97-B AND 98

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

DRAWN BY: C. KILGORE

REVISED: JANUARY 15, 2021
DATE: DECEMBER 21, 2020 SCALE: 1"=50'
JOB NO. 18097 W.O. 1210

OWNER/DEVELOPER

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

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 kbirdwell@ragansmith.com
CONTACT: KEVIN BIRDWELL, RLS

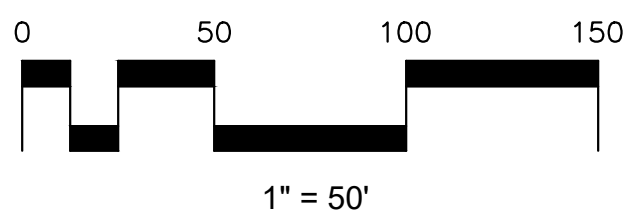
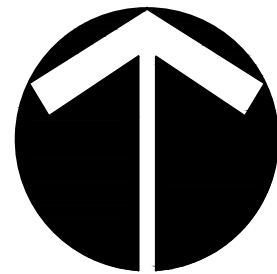
SHEET 1 OF 2

GENERAL NOTES

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, LOT AND OPEN SPACE AREA, AND SITE DATA TABLE.

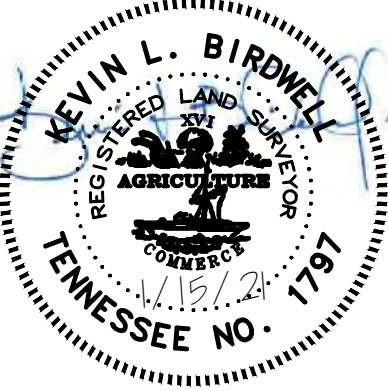
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°20'20"W	26.37'
L2	N49°42'11"W	24.60'
L3	S29°59'49"E	16.79'
L4	N60°00'11"E	56.00'
L5	N29°59'49"W	16.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG
C1	404.00'	75.56'	10°42'58"	37.89	S47°11'37"W
C2	458.60'	73.43'	9°10'27"	36.79	S18°10'00"E
C3	25.00'	36.11'	82°45'24"	22.02	S18°37'29"W
C4	25.00'	36.36'	83°20'09"	22.25	N78°19'45"W
C5	25.00'	38.93'	89°12'46"	24.66	S07°56'43"W
C6	25.00'	38.76'	88°49'36"	24.49	N07°45'08"E
C7	3.00'	5.12'	97°50'15"	3.44	S78°54'57"E
C8	3.00'	5.04'	96°15'48"	3.35	N18°08'05"E
C9	25.01'	36.01'	82°30'45"	21.93	S72°28'39"E
C10	598.00'	56.82'	5°26'38"	28.43	S33°56'21"E
C11	25.00'	39.27'	90°00'00"	25.00	S08°20'20"W
C12	25.00'	39.27'	90°00'00"	25.00	N81°39'40"W
C13	25.00'	39.27'	90°00'00"	25.00	S81°39'40"E
C14	578.00'	53.36'	5°17'22"	26.70	N34°00'59"W
C15	578.00'	32.12'	3°11'02"	16.06	N35°04'09"W
C16	578.00'	21.24'	2°06'20"	10.62	N32°25'28"W
C17	25.00'	39.87'	91°22'29"	25.61	N14°18'56"E
C18	25.00'	38.60'	88°27'23"	24.34	S75°46'07"E
C19	458.60'	15.27'	1°54'27"	7.63	S32°29'38"E
C20	458.60'	25.72'	3°12'50"	12.87	S35°03'16"E
C21	25.00'	39.27'	90°00'03"	25.00	S08°20'18"W
C22	25.00'	39.27'	89°59'57"	25.00	S81°39'42"E
C23	2450.92'	24.38'	0°34'12"	12.19	S54°27'33"W
C24	2450.92'	26.30'	0°36'54"	13.15	S53°52'00"W



(SEE NOTE 2)

1" = 50'



FINAL PLAT

TAYLOR LANDING
PHASE 4A

LOTS 46-61, 97-B AND 98

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

DRAWN BY: C. KILGORE

REVISED: JANUARY 15, 2021

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JOB NO. 18097

SCALE: 1"=50'

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CONTACT: KEVIN BIRDWELL, RLS

SHEET 2 OF 2

LEGEND

■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—SA—	SANITARY SEWER LINE
●	IRON ROD (NEW) (1/2" X 18" W/ CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	—W—	WATER LINE
○	IRON ROD (OLD)	—RCP—	REINFORCED CONCRETE PIPE
■	CATCH BASIN/CURB INLET	—HDPE—	HIGH DENSITY POLYETHYLENE PIPE
○	SANITARY SEWER MANHOLE	—M.B.S.L.—	MINIMUM BUILDING SETBACK LINE
⊙	FIRE HYDRANT	—P.U.D.E.—	PUBLIC UTILITY & DRAINAGE EASEMENT
○	REGISTER'S OFFICE FOR MAURY COUNTY, TN	—CONC.—	CONCRETE SURFACE
		①	LOT NUMBER

TOTAL AREA = 824,790 SQUARE FEET OR 18.93 ACRES±

Case Number:

21-0001

Request:

Request from Fulmer Lucas for driveway exception located at 2301 Carmack Boulevard.

STAFF REPORT

CASE NUMBER: 21-0001
APPLICANT: Fulmer Lucas (Josh Hutcheson)
SUBDIVISION: N/A
ZONING: GCS
PROPERTY LOCATION: 2301 Carmack Blvd.
MAP NUMBER: Tax Map: 113D; Group: F; Parcels: 001.00 & 014.00
REQUEST: Access Management Ordinance Exception

Project Proposal

The request is for an exception to the Access Management Ordinance to allow a right-in/right-out access at Tax Map 113D Group F Parcels 1.00 & 14.00 onto East James Campbell Blvd. The proposed drive is along a principal arterial, East James Campbell Blvd, and has a 440' separation requirement from existing adjacent and opposite drives; along with a 200' separation from Carmack Blvd. The current lot cannot achieve the required separation distances without an access easement through the adjacent property, which was requested and denied.

Points of Discussion

Access Management Ordinance

Public Notice

Public notice appeared in the Daily Herald two times prior to this meeting, fulfilling notice requirements.

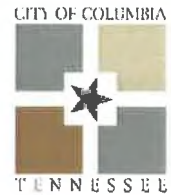
Review

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

1. The applicant provides a notarized affidavit that affirms the information provided in the exception request is true and correct.
2. The Conditions upon the request is 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.

Based on the technical review, staff finds the access location acceptable and compliant with required criteria for the exception, contingent on the applicant providing a cross access easement to the eastern adjacent properties

Attachments: Request Letter, Signed Affidavit, Drive location layout



TECHNICAL MEETING

Tuesday, January 12, 2021

ITEM NO.

21-0001

DESCRIPTION: Request from Fulmer Lucas for driveway exception for a proposed Mapco gas station development at 2301 Carmack Blvd.

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 Water

4. E. James Campbell BLVD 8: CI - Dyer Street. 8" CI - 12" CI Carmack BLVD. Existing 2" meter on Southeast corner of lot. Existing 1" meter on north side middle of lot.

Columbia Power

5. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Cost of relocation of pole line facilities shall be paid by the Project. Power line arrangement shall be maintained. Any new structure, including signage, must maintain 20'

Atmos Energy

6. No comment.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Engineering

9. Subject to TDOT approval
10. Provide Cross Access Easement to the property to the East for future development

Wastewater

11. Wastewater approves this request.

Planning

12. No comment.

Fire

13. No comments.

ATTACHMENTS: Concept Plan

21-0001
C

FULMER LUCAS

December 30, 2020

City of Columbia
Mr. Glenn Harper, P.E. – City Engineer
700 N. Garden Street
Columbia, TN 38401

Re: 2301 Carmack Blvd., Mapco
Driveway Exception Request

Dear Mr. Harper,

The owner of the above-referenced property will be redeveloping this existing commercial site with a new Mapco gas station. As part of this development, they will be combining two parcels into one. The two parcels were formerly a Jade Garden Chinese Restaurant and a Shoney's Restaurant. The locations of the existing driveway cuts are as follows: two driveways on Dyer Street, two driveways on Carmack Blvd., and one driveway on E. James Campbell Blvd. The proposed development will be closing all these existing driveways, and plans to construct a new full access driveway on Dyer Street and a right-in/right-out driveway on E. James Campbell Blvd. The proposed driveway on E. James Campbell Blvd. does not meet the City of Columbia's access management design standards for driveway spacing.

We are requesting an exception from the City access management standards to construct the driveway on E. James Campbell Blvd. The concept plan included in this submittal package has been designed to meet these regulations as closely as possible. The required spacing from the intersection of Carmack and E. James Campbell according to City standards is 440'. The width of the parcel along E. James Campbell is only 186'. We have attempted to gain cross-access from the parcel at 105 E. James Campbell Blvd. (property directly to the east), but were denied by Ownership. This development will require fuel deliveries by 50' trucks and cannot function with only one driveway. Additionally, the development would provide a net reduction of three driveways which would be more in accordance with the intent of the City access design standards. For these reasons, strict adherence to the City's Access Management Ordinance on this parcel would prohibit future commercial development of the property.

It is our opinion that this exception would not be detrimental to the public good. Your consideration of this request is greatly appreciated.

Sincerely,

Josh Hutcheson

Josh Hutcheson, PE

GENERAL AFFIDAVIT

State of Tennessee
Williamson County

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

Regarding the letter provided by Josh Hutcheson from Fulmer Lucas Engineering, dated 12/30/2020, to the City of Columbia, 2301 Carmack Blvd., Mapco Driveway Exception Request ; this affidavit is to affirm that the information provided in the Access Management Exception Request is true and correct.

Date :

1/4/21
Neil Weber

Neil Weber, Director of Design and Development

Subscribed and Sworn before me, on

11/20/2022
Sherril Kimbrell

Notary Public





TECHNICAL MEETING

Tuesday, January 12, 2021

ITEM NO.

21-0001

DESCRIPTION: Request from Fulmer Lucas for driveway exception for a proposed Mapco gas station development at 2301 Carmack Blvd.

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 Water

4. E. James Campbell BLVD 8: CI - Dyer Street. 8" CI - 12" CI Carmack BLVD. Existing 2" meter on Southeast corner of lot. Existing 1" meter on north side middle of lot.

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5. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Cost of relocation of pole line facilities shall be paid by the Project. Power line arrangement shall be maintained. Any new structure, including signage, must maintain 20'

Atmos Energy

6. No comment.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Engineering

9. Subject to TDOT approval
10. Provide Cross Access Easement to the property to the East for future development

Wastewater

11. Wastewater approves this request.

Planning

12. No comment.

Fire

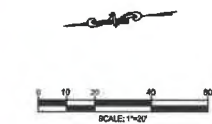
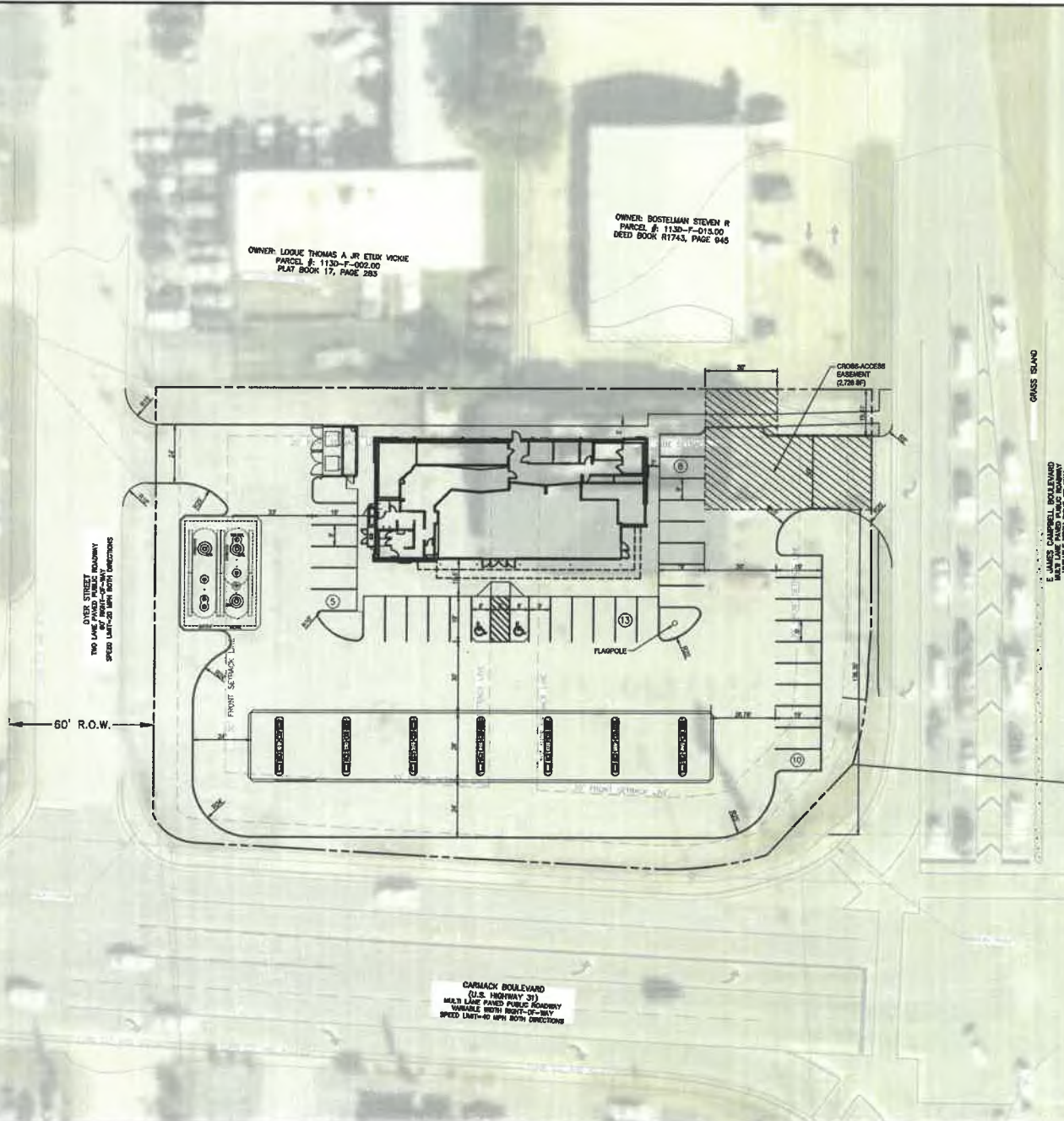
13. No comments.

ATTACHMENTS: Concept Plan



Know what's below.
Call before you dig.

Photo: August 11, 2021
Photo Provided: Tom Hester/Mapco/Mapco/Mapco



SURVEY INFO
PROVIDED BY: CANA & ASSOCIATES, ENGINEERS, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 83)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B000
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 240-0770

SITE DEVELOPMENT PLANS FOR:
MAPCO
2301 CARMACK BLVD.
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

AERIAL SITE
PLAN

C1.0

1070-31 MAPCO - DICKERSON

RECEIVED JAN 22 2021

21-0001



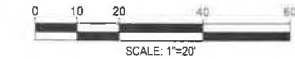
RECEIVED JAN 04 2021

21 2021



Know what's below.
Call before you dig.

File: 1070-21 MAPCO - DICKERSON
2/15/2021 10:00 AM
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SURVEY INFO
PROVIDED BY: CARR & ASSOCIATES, ENGINEERS, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

21-0001

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM (615) 345-3770

SITE DEVELOPMENT PLANS FOR:



2301 CARMACK BLVD.
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DESCRIPTION

DATE

AERIAL SITE
PLAN

C1.0

1070-21 MAPCO - DICKERSON

RECEIVED JAN 15 2021

Case Number:

21-0002

Request:

Request from Charles Phillips to rezone three properties being Tax Map 99H Group G Parcels 4, 5, and 6.00 off East 9th Street from Commercial to High Density Residential.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0002

APPLICANT/PROPERTY OWNER

**Charles Phillips/ Sound
Investment Concepts LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**108-112 E 9th Street, Map 90 Parcel
12.00 & 13.00**

SUMMARY OF REQUEST: Zoning Amendment.

This request is a for a Zoning Map Amendment from **GCS (General Commercial Services) to RM-2 (High Density Residential)** for 3 parcels located on the south side of E 9th Street. A concept plan has been submitted in support of this rezoning request indicating the proposal of 7 residential villa units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (<i>General Commercial Services</i>)	Single- Family Residential	CBD & GCS (Commercial/ Single-Family Residential)	7 Residential Townhome/Villa Units	Est. 30,809 SF/ .7 Acres (<i>Combined Parcels</i>)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. This future land use characterized for the subject property includes high density residential development. The proposed zoning of RM-2 would be supported by the Urban Neighborhood Future Land Use of *Connect Columbia*.

PROPERTY HISTORY:

None Listed

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed RM-2 zoning proposal indicating 7 residential villa units shared by a common access way off of East 9th Street. This proposed RM-2 zoning would be supported by the Comprehensive Plan and would be in character of surrounding site conditions consisting of residential and commercial uses adjacent to the downtown core. **See additional technical comments.**



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

Article 6 DISTRICT DEVELOPMENT STANDARDS

Sec. 6.3 Residential District Standards
6.3.8 Conventional Development

R Districts	RS-40	R-40	RS-20	R-20	RS-10	R-10	RS-6	R-6	RM-1	RM-2	R-MHP
Height (maximum)	35	35	35	35	35	35	35	35	35	75 ⁽²⁾	35
Lot Coverage (%)	15	15	20	20	30	30	35	35	50	50 ⁽²⁾	35
Residential Development											
Lot Area (minimum)	40,000	40,000	20,000	20,000	10,000	10,000	6,000	6,000	6,000	6,000	6,000
Lot Width (minimum)	150	150	125	125	75	75	50	50	50	50	— ⁽¹⁾
Street Yard (minimum)											

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Urban Neighborhood which does support high-density residential development such as the requested RM-2 Zoning thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

The surrounding property is residential and commercial. The proposed plan will continue those established patterns within the area consisting of high density residential that is characteristic of an urban core such as that within the vicinity of Downtown Columbia.

- 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 subject property is of adequate shape and size to accommodate an RM-2 zoning.

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 agrees with the general plan for the area;

The Comprehensive Plan designates the subject property as Urban Neighborhood. The request would agree with such designation of an RM-2 zoning proposal.

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

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

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

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

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

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 annexation within the city's zoning map to fulfill that demand.

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

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



TECHNICAL MEETING
Tuesday, January 12, 2021

ITEM NO.
21-0002

DESCRIPTION: Rezone 3 parcels from GCS to RM-1.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 6" CI main in roadway on North side.

Atmos Energy

4. No comment.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Columbia Power

7. Columbia Power System has an existing power line near your proposed development. The overhead distribution line along East 9th Street shall remain as it provides service to customer east and west of the development. Therefore, minimum setback of 20 feet from any part of buildings E and G is required to maintain NESC clearances. Canopy trees with growth more than 20 feet at maturity shall not be planted under overhead distribution. 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.

Fire

8. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus, if applicable
9. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
10. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility

Wastewater

11. Wastewater approves this request.

Public Works

12. No comments provided.

Planning

13. No comments.

Engineering

14. No comments.

ATTACHMENTS: Concept Plan

