



City of Columbia

Municipal Planning Commission

January 13, 2021

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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: January 13, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, January 13th 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 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.**
- 4. Request from Arrowhead Survey for preliminary and final plat approval of 700 West 12th Street.**
- 5. Request from Brett Smith for Multi-Family Site Plan approval with access management exception for developments located at 105 thru 109 East 9th Street.**
- 6. 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.**
- 7. 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.**

8. 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.
9. Request from Martin Engineering to rezone a portion of Tax Map 88 Parcel 51.00 off Williamsport Pike from Medium Density Residential to Commercial.
10. 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.
11. Request from Martin Engineering for final plat approval of Summerdale Phase 3 with surety in the amount of \$97,000.
12. Request from T-Square Engineering to rezone 413 Rutherford Lane being Tax Map 101 Parcel 36.03 from RS-40 to RS-10.

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

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MUNICIPAL PLANNING COMMISSION
December 9, 2020

CALL TO ORDER:

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

ROLL CALL:

All present and included the following:

Present were: Mr. Charlie Goatz
 Mr. Thomas Hutto
 Mr. Randy McBroom
 Dr. Rose McClain- (Zoom)
 Mayor Chaz Molder- (Zoom)
 Mr. Ray Pace
 Councilman Ken Wiles- (Zoom)

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)

APPROVAL OF MINUTES:

The November minutes were presented for approval. Mayor Molder made the motion to approve with Mr. Pace seconding. Motion to approve the minutes passed with a vote of seven to zero.

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.

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Director Paul Keltner stated that Council did have a few items for a update: Ordinance 4311, the rezoning to RS-40 at 471 Carters Creek Pike, also the comprehensive plan and rezoning on Park Plus Drive being Ordinance 4318 and 4319. The Carters Creek one was the final one, and Park Plus Drive passed on first reading.

AGENDA ITEM #3

Case #20-0245

Request from A1 Home Builders to annex with a plan of services for property along Tom Sharp Road being Tax Map 74 Parcel 42.00 with a Master Planned Unit Development Site Plan zoned RS-10.

Staff Recommendation:

Mr. Keltner presented the details of the staff report for this request including the review of Sections 3.19.6, and 3.18.7 (B) of the *Columbia Zoning Ordinance*.

Discussion:

Mr. Rob Molchan was present to answer questions. Discussion included coming back as a PUD, same number of lots, and renderings. Ms. Tamara Gonzales 772 Prominence Road, Columbia, stated that her home backs up to the applicant's property. Her concerns were the traffic flow, safety feature, access way, and the safety of the people walking on Tom Sharp Road, there are no sidewalks. Further discussion included fire vehicle turn around, and the turn radius being met. Mr. Johnny Smith, 612 Shadowbrook Drive, expressed concerns in reference to the line running through the property, he stated the line will not be serviced by Columbia Power and Water System, it belongs to Duck River Electric and it will not serve any of the proposed subdivision, and A1 will be in violation without the line being addressed. His request is for the committee to turn this request down again. Mr. Goatz inquired about the power line. Mr. Keltner stated he could only comment on what he knows, and has not had a conversation with Columbia Power, or any letter, the comment they gave us was they have a powerline that is adjacent to this property that they will be using to serve this development. Either way the City has worked with both Duck River and Columbia Power. It doesn't matter who supplies the power, we have a set of guidelines on how they are installed and that is what they will end up using.

Mr. Ron Sharp, 881 Tom Sharp Road, passed around a sheet.

Mr. Goatz inquired about the line that Mr. Smith was addressing.

Mr. Rob Molchan, A-1 Home Builders, stated that there is a single pole that cross their property, it does go north and it does feed Mr. Sharp's property on that side. He believes that it does continue on up toward Center Start Road on that side. It had been relocated at one time, but he was not aware of when. He is willing to work with whichever utility is on that side. They will work with them to relocate

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the line in a manner that suits both the development and the power company to their standards. Further discussion included setbacks, extra easement requirements, meeting city standards, the first Jamison product is plain, bonus room above the garage, material, Jamison having the same components, these are for purchase, Tom Sharp Road is in the City, sidewalks, ownership, county road, maintain and not to construct, City property location, feasibility of sidewalk responsibility, previous developer, paving surface, and gravel driveway. Mr. Harper gave the report of the traffic study. Further discussion included level of service being C or D. Mr. Brian McKelvy, District 5 County Commissioner, expressed concerns of water run off, natural water, sinkholes, traffic, property value, the people being against it, and he encouraged this to be voted down. Mayor Molder inquired about one way in and one way out of the area, he asked how it compared to other medium to high density neighborhoods that have single one in and one way out ingress, egress. Mr. Keltner stated that what is out there now is about 180 constructed homes. We have subdivisions that are much larger than this with the one way in and the one way out some of them may have emergency gates, but it is not uncommon to see this size subdivision only have one way in and out. All of these are being postured for future connection as we go along. Their entrance ways are placed in a certain position to follow the master transportation plan that was done in 2018 to link these together where you would have a parallel to Bear Creek Pike. Staff look at a much higher view of it, and long term and how this will turn out years down the road. Mr. Donald Gotd, 1208 Hampshire Pike, stated that he is part of the family that owns the sixty-eight acres. He stated that in reference to the water run off he understand that there will be landscape buffers, or detention ponds that would be seen in any development. The one lane road concerns, he thinks any contractor with any common sense would widen the road and still control the traffic coming in. His family feels that they have been discriminated against. The sell of this property is contingent on the annexation and the rezone of this property, the city could lose taxes on this if the vote is not yes. Mr. Bobby Harmon one of the owners of the property is for the project, because the farm is a rough land now, and he see where it could be developed into something that would benefit the community, and the city. The water issue was not on the property, it was along the road when there was rain in the spring. He stated that he sees that issues are being addressed, and he sees the benefits of raising the homes' values out there. Further discussion included the HOA can put in sidewalks in their area where the city is not. Mr. Molchan stated that the striping of the pavement from the Highlands down to Bear Creek is a lot larger than the city standards on that side when they restripe it will provide a level of safety. The stripes will help define the limits of where vehicles are supposed to drive, right now it is an overwide section of pavement that is not the typical city standards pavement. Mr. Rex Slatton, 609 Shadow Brook Drive, his main concern is more cars, the red light is past the school, they don't want anymore development. He urged that this be voted down. Further Discussion include traffic study, tonight's recommendation will not go to City Council until the

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February meeting. Mr. Goatz asked Mr. Molchan if he was familiar with any sinkholes, and Mr. Molchan stated yes, they had a HD study done for the property and did note a sink hole on the property, and the sink hole is actually in one of the green spaces and it will not be disturbed. They are under state standards, and they cannot release any more water than what is being released today. The detention ponds will gather up the water on the streets, and put it in the detention ponds, hold it for twenty-four to forty-eight hours then release it at the same rate. Mr. McBroom made a motion to approve subject to Tom Sharp being finished all the way up to the end of their property development to city standards, and eliminate the Jamison plan that does not have the bonus room. Mr. Ray Pace seconded the motion. Motion to approve passed six to one with Councilman Wiles voting nay.

AGENDA ITEM #4

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 presented the details of the staff report. The applicant asked for a deferral on this item to make corrections from our Technical meeting.

Discussion:

There is nothing to discuss on this item, except for the deferral request. Mr. Goatz made the motion to defer, and Mr. Pace seconded the motion. Motion to defer passed 7-0.

AGENDA ITEM #5

Case #20-0249

Request from TKC Engineering for preliminary subdivision plat approval of 913 Riverside Drive and 102 Rinks Circle being Tax Map 90J Group C Parcels 2 and 3.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. There is an exception being requested. The sidewalks that you would normally see along Moore and Rinks, is being asked to be excluded from this requirement by the applicant.

Discussion:

Mr. Cole Newton, TKC Engineering was present to answer questions. Discussion included existing drainage ditch, power line, installing a water line, each lot can only have one driveway, no access driveways off Riverside Drive, shared driveways off the back side, the duplexes will share the driveway, lot eight will have a driveway, and lot nine will have a driveway, product types, large lots,

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roads packed with utilities, risk of driveways on Moore Street, fitting the characteristics of what is there now, concerns have now been address, units have been reduced. Mayor Molder made the motion to approve with the sidewalk exception, subject to staff recommendation, and Dr. McClain seconded the motion. The motion failed two to five with Mr. Hutto, Mr. McBroom, Mr. Pace, Councilman Wiles, and Mr. Goatz voting nay. Mr. Hutto made the motion to approve without the sidewalk exception, and Mr. Goatz seconded the motion. Mr. Tisher said the request is to grant the sidewalk exception, that motion was denied, if they come back and say that they cannot proceed with the project without the exception, and the board wants to reconsider one of the members that voted to not grant the exception, would have to request that it be reconsidered. Mr. Keltner said the question is can there be a motion made different from the first motion. The question is to approve without granting the variance. Mr. Tisher stated yes. Mr. Cole asked if they did that and it is a deal killer for us, can it be brought back as a PUD and the exception requested again. Mr. Keltner stated yes. Mr. Newton said with that PUD he mainly would be showing the product types and hoping that swayed some folks. Mr. Newton asked if he would be able to put the sidewalk within the property. Mr. Keltner stated yes with an easement. Mr. Goatz seconded the motion. Motion passed five to two, with Mr. McBroom, and Mr. Goatz voting nay. Mr. Tim Tisher stated that the applicant asked the question about if he could put the sidewalk over in his property, the problem that he sees with that is the dedication of that sidewalk to the city could cause problems with distance. Mr. Keltner stated that the City has done it in the past and put a public ingress, egress easement on top of it so it actually still functions like a public sidewalk. The maintenance portion of that is on each homeowner. It is similar in Meritage, Taylor Landing to their sidewalks, because they had the same issue with spacing.

AGENDA ITEM #6

Case #20-0250

Request from Martin Engineering for preliminary subdivision plat approval off Bear Creek Pike being Tax Map 72 Parcel 53.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This commission saw the rezone of the property a few months back and Council approved that in October. This is a Preliminary plat starting to move this project forward. Within the MRC zoning it basically meet the standards of an R-6. The minimal lot size is six thousand square feet. This project will be done in five phases.

Discussion:

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Mr. Wesley Bryant, was present to answer questions. Discussion included traffic study, revisions, access, PUD, straight zone, Mayor Molder made the motion to approve, and Mr. Hutto seconded the motion. The motion to approve passed seven to zero.

AGENDA ITEM #7

Case #20-0251

Request from Martin Engineering for the site development plan and preliminary plat approval of townhomes off Bear Creek Pike being Tax Map 72 Parcel 53.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Wesley Bryant was present to answer questions. Discussion included no PUD, private road, HOA, future development, stub, connection, moving the road over to be connected. Mayor Molder made a motion to approve, and Dr. McClain seconded the motion. Motion passed seven to zero.

OTHER BUSINESS:

Election of Officers. Mr. McBroom made the motion to approve Mr. Goatz as Chairperson, motion seconded by Mr. Pace. Motion passed seven to zero.

Mr. Goatz made the motion to elect Mr. McBroom Vice-Chair, and Mr. Pace seconded the motion. Motion passed seven to zero.

Mr. Goatz made the motion to elect staff as Secretary, and Mr. McBroom seconded the motion. The motion passed seven to zero.

Mr. Wesley Bryant congratulated Mayor Molder and Councilman Wiles on the Columbia Mall revitalization project moving forward. He recalled about ten years ago the city put in a lot of money in The Boulevard 2050 project, and maybe it is time to dust it off for review and make recommendation. Mr. Goatz congratulated Mayor Molder also. Mr. Keltner stated that there are countless ways to make the area more pedestrian friendly. There are now townhomes in the area.

Mr. Pace wished everyone a Merry Christmas, he thanked the Council for their guidance, and he complimented Ms. Richardson for her professionalism in managing the telephones in City Hall Development Service Department. Mayor Molder also complimented City Hall Development Service Department, and stated that this year has been one of our busiest years on record, with permitting and packets coming together because of the hard work coming from the Development Services Department. Paul and the staff at City Hall are so valuable to this Commission and, in turn are valuable to the City of Columbia as a whole. They are really responsible for a lot of the good things that we are seeing in the growth and progress. He thanked everyone under the City of Columbia Development Service umbrella for the good hard work and is looking forward to an even bigger and better year 2021. Mr. Goatz thanked everyone who volunteers on the Commission.

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ADJOURNMENT:

Mr. Goatz made the motion to adjourn, with Mr. Pace seconding the motion.
Motion passed seven to zero. Meeting adjourned at 5:37 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

JANUARY 4, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivision, 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 (roads/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	08.14.2019	Fortuna Capital, LLC	Grove Park Subdivision, 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	01.24.2021	FP,TCI,CCS,LLC	Homestead Carter's Creek Station, Sec.2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00
18	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
19	03.13.2021	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	8/29/2008	\$210,000.00
20	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
21	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
22	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
23	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
24	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	\$ 75,500.00	4/8/2020	\$75,500.00
25	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
26	05.21.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 1BG89	\$ 120,000.00	6/29/2018	\$120,000.00
27	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
28	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
29	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
30	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	\$ 160,000.00	6/12/2020	\$160,000.00
31	07.31.2021	Meritage Homes of Tenn., Inc.	Taylor Landing , Phase 3 (roads and drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
32	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
33	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
34	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
35	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
36	10.05.2021	Fortuna Capital, LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	\$ 102,000.00		\$102,000.00
37	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
38	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
39	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	\$ 121,000.00		\$121,000.00
40	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
41	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00		\$97,000.00
42	12.20.2021	FP, TCI, CCS, LLC	Homestead@Carter's Station, Section 2, Phase 1	\$ 141,000.00	2/1/2018	\$141,000.00
43	12/21/2021	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00		\$142,000.00

Case Number:

20-0246

Request:

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.



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

20-0246

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Greg Gamble/ John Maher

PROPERTY ADDRESS/LOCATION

**2558 Greens Mill Road, Map 051
Parcel 55.00**

**SUMMARY OF REQUEST: Zoning Amendment/ Annexation
and Plan of Services.**

This request is for the **Annexation & RS-10 PUD (Planned Unit Development) Zoning** of a 376.96+/- acre tract located on the south side of Greens Mill Road and bounded by Rutherford Creek. As submitted in attached concept plan for development, the petitioner is requesting this RS-10 PUD zoning designation for 744 single-family residential building lots with most lots conforming closest to an R-6 zoning standard of a minimum of 6,000 SF and 50' lot width, and 22 1-acre estate lots for a total of 766 single-family homes.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land	RS 10 PUD & Vacant Land/Single-Family Residential	766 single-family residential building lots/ (typical lot size not given)	376.96 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

N/A: First request for annexation/rezoning on this property.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed Annexation & RS-10 PUD zoning. As highlighted, 766 single-family residential building lots are being proposed on a 376 +/- acre tract. 178 +/- acres is being dedicated to open space, specifically, areas bounded by the perimeter of the development nearest to Rutherford Creek. Two (2) roadway connection points are indicated within the submitted sketch showing a north connection with Greens Mill Road that will cross Rutherford Creek by construction of a new bridge, and a south connection with Double Branch Road. A submitted pattern book shows details of the pool amenity area consisting of a club house, pool, splash pad, playground, and community garden. Furthermore, A typical lot layout has not been



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PLANNING COMMISSION
STAFF REPORT

submitted with this request including limited home façade elevations and proposed development phasing. This submitted request would not meet the requirements for a completed PUD review. See technical comments for any additional items to address. **No additional information has been submitted by the applicant for review as Planning Commission had deferred this request at their December 9th, 2020 meeting.**

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 rural countryside which does support single-family residential development with the preservation of open space thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

All future development of the property will be required to conform to the zoning



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 single-family residential and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition.

- 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 a single-family residential development.

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 Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use.

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;



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

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, December 29, 2020

ITEM NO.

20-0246

DESCRIPTION: Annexation, rezoning, and PUD request. 766 lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Planning

1. 1:200 max scale
2. Provide typical lot layout for minor and collector roadways
3. provide phasing
4. Revise density table deducting the ROW and floodplain
5. Provide street names
6. 4 homes for 766 units?
7. provide renderings for all sides and materials
8. highlight preserved tree canopy
9. Connect Columbia identifies this property as Rural Countryside, with smallest lot size of 10,000 sf.
10. Provide street cross sections
11. Reforest non-usable pocket parks
12. No new items or communication since 11/24

Engineering

13. Subject to TIS and Construction Plans
14. Show Flood Hazard Area
15. Connection to Greens Mill Road shall not be in the curve
16. Minimum horizontal curve radius is 125'
17. Show phasing
18. Provide 4' minimum grass strip
19. Show preliminary bridge layout and grading
20. Provide ROW stub off eastern roundabout
21. Roadway design to meet subreg standards
22. City requests boulevard along entrance roadway

23. City requests roadway between Greens Mill Rd and Double Branch Rd be continuous and collector classification/section
24. Side lot swales between homes shall meet drawing provided

Columbia Water

25. Current infrastructure cannot provide fire protection for the proposed development. It will require system upgrade of the transmission line to serve properly.

Wastewater

26. A 24" gravity sewer main is located on the western side of this property. It should be noted that the area to be serviced by grinder pumps, a total of 35 lots, will be considered an extension of the individual service lines, and will remain the responsibility of the property owner. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plans for an extension of the sewer has been proposed at this time. (updated 11/30/20).

Public Works

27. Plan of Services includes: Garbage collection - Sanitation will provide weekly garbage collection. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Streets and Drainage - Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Service will include: Street sweeping, catch basin cleaning, street repair, snow removal, and drainage maintenance. Signage - upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Columbia Power

28. Columbia Power 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.

Fire

29. Hydrant spacing would need to be 500' or less. The City has a no commercial burning ordinance. (updated 11/30/20).

Building

30. No comments.

Police

31. No comments provided.

Atmos Energy

32. No comments provided.

Maury County E911

33. No comments provided.

Maury County Schools

34. No comments provided.

ATTACHMENTS: PUD Site Plan

PLAN OF SERVICES

FOR ANNEXATION

2558 Greens Mill Road PROPERTY

+/-377 ACRES,

BEING

TAX MAP 51 PARCEL 55.00

A. Water

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

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.
2. It should be noted that the area to be serviced by grinder pumps, a total of 35 lots, will be considered an extension of the individual service lines, and will remain the responsibility of the property owner.

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the residents and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at 2558 Greens Mill Road in Columbia, Tennessee. This location is approximately 2.2 miles from Columbia Fire Station, #5 located at 2633 Nashville Highway, 8.7 miles from Fire Station #3 located at 705 Tom Sharp Road, and 8.6 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

E. Development Services

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

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

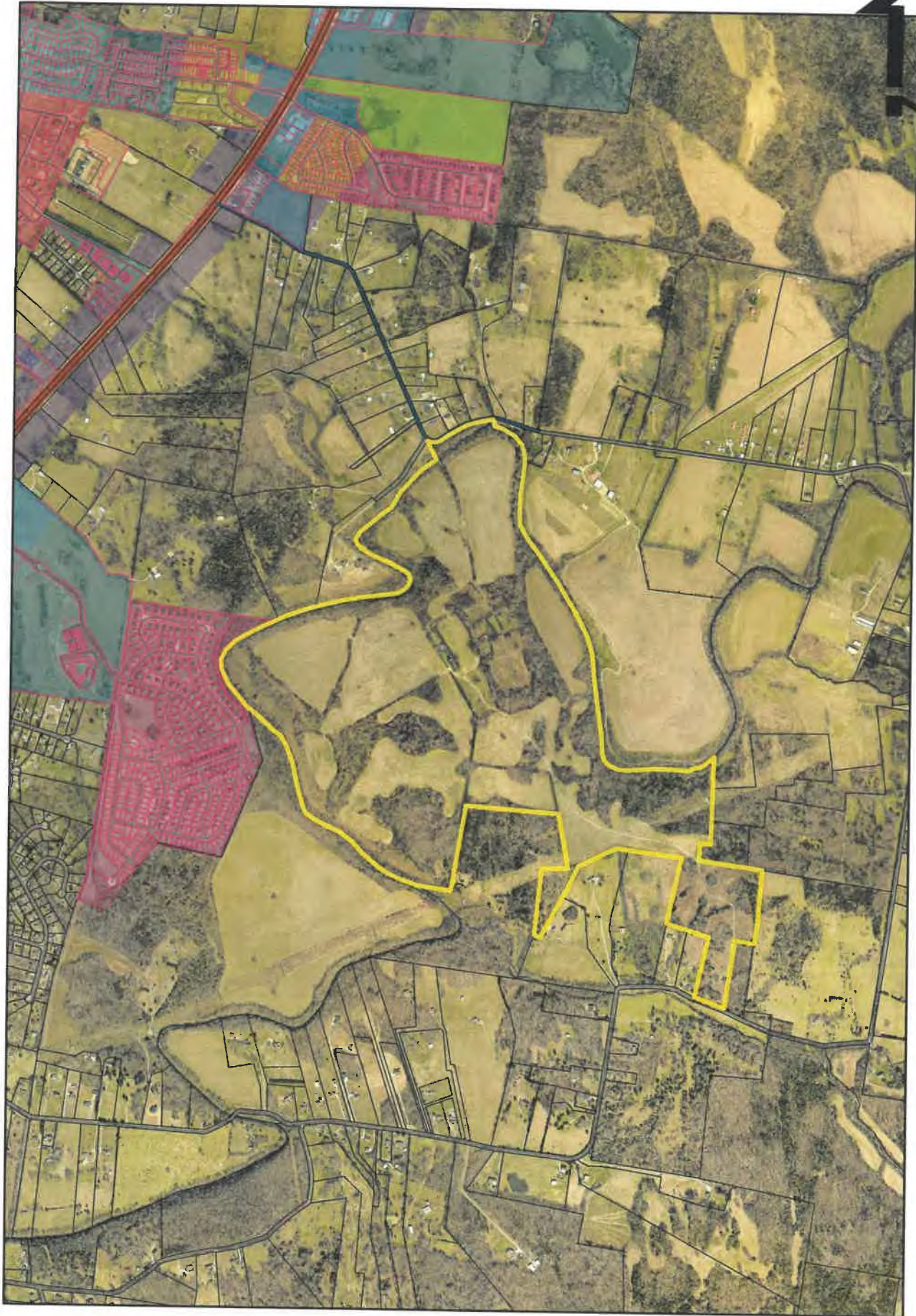
Sanitation will provide weekly garbage collection. Bi-weekly recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis.

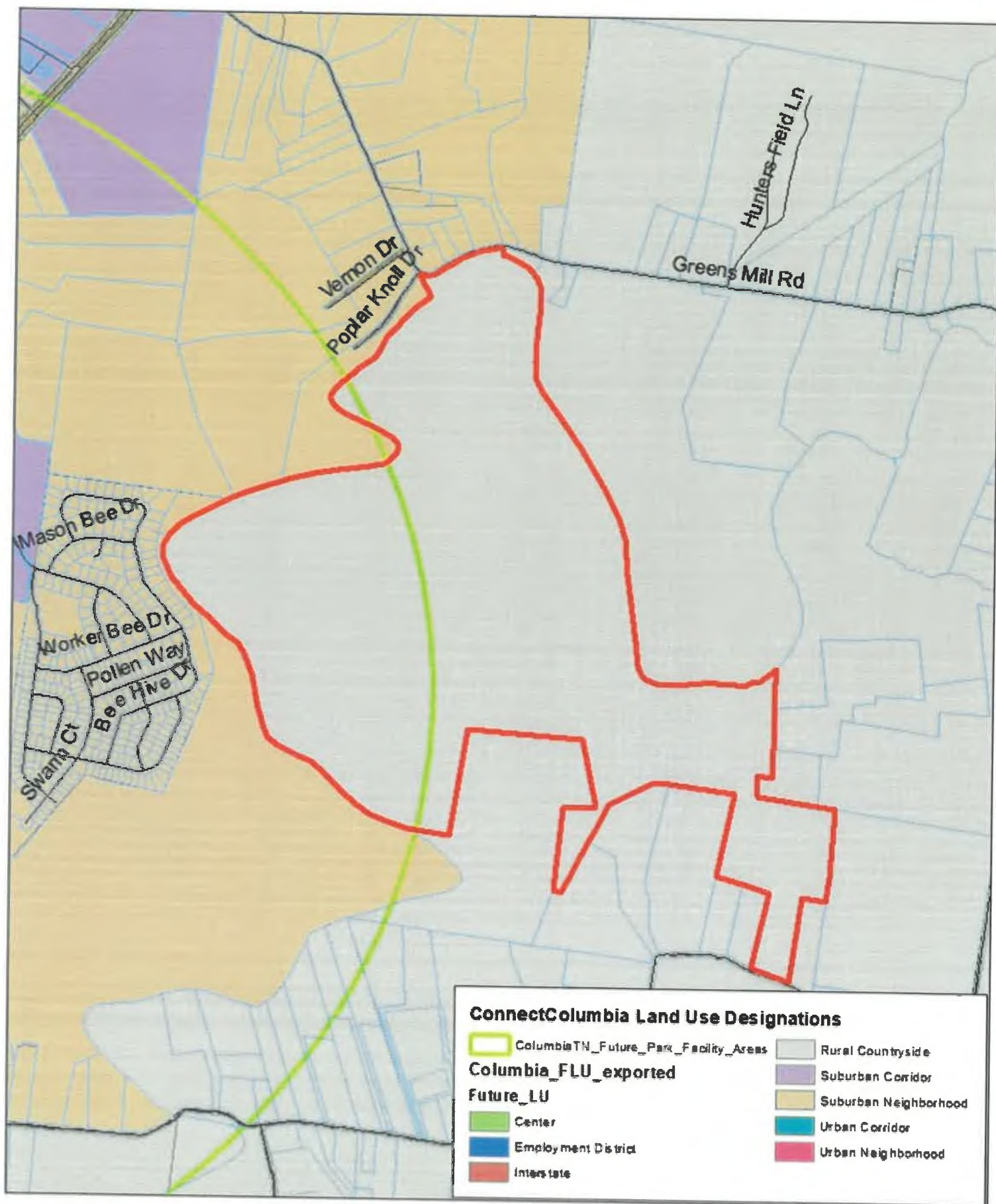
I. Power

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

J. Schools

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





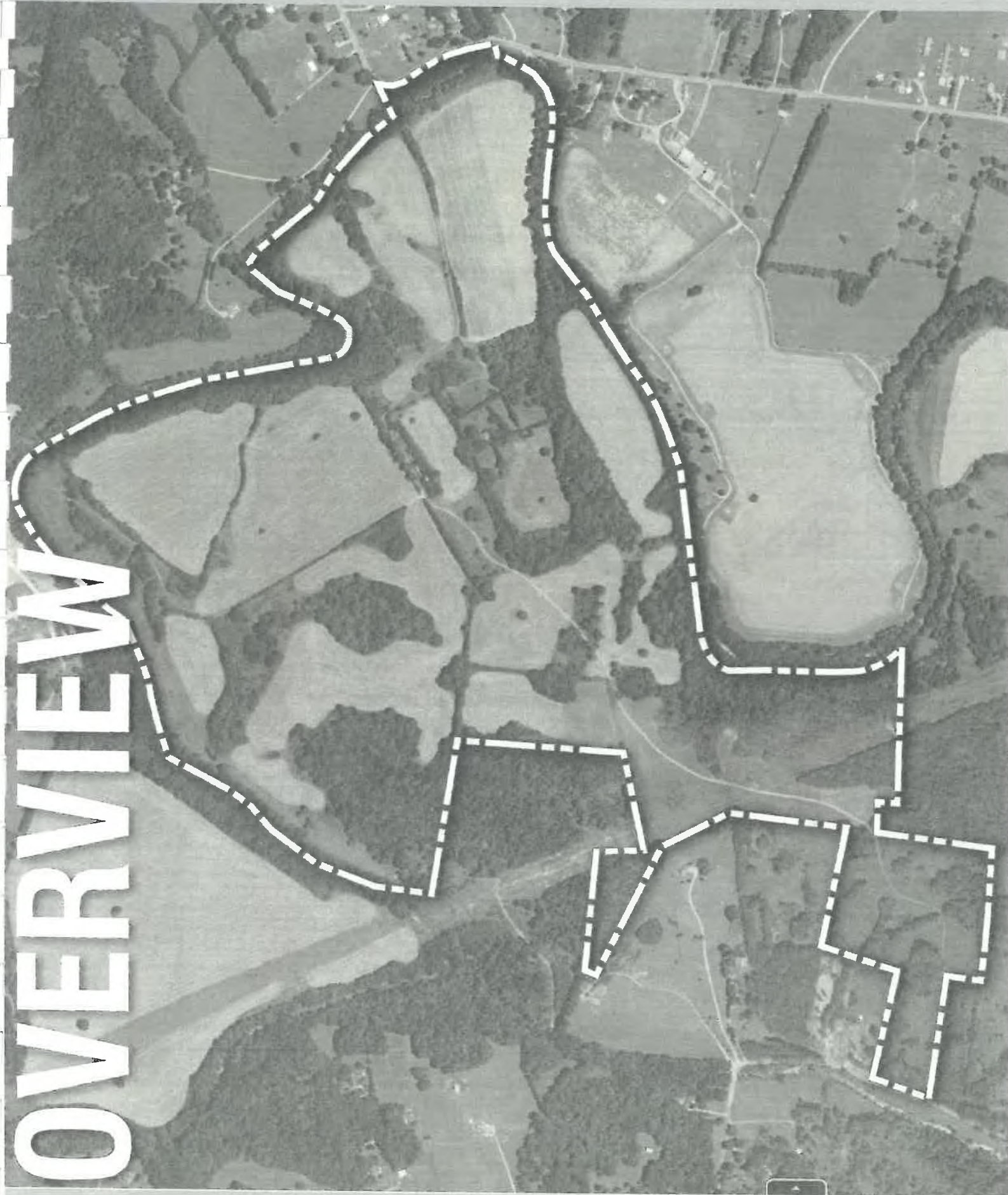
Greens Mill

Columbia, Tennessee

RECEIVED NOV 02 2020

246

OVERVIEW



DEVELOPER
SAFE HARBOR DEVELOPMENT
CHRIS OOTEN
KNOXVILLE, TN 37919

SAFE HARBOR
DEVELOPMENT

ENGINEER
PATRICK J. CARROLL IV
CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD SUITE 201
BRENTWOOD, TN 37027



LANDSCAPE ARCHITECT
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064

GDC
gamble design collaborative

DEVELOPMENT PROGRAM:

TOTAL ACREAGE: 376.96 AC
EXISTING ZONING: A-2 RURAL RESIDENTIAL
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
MAP/PARCEL NUMBERS: 051--- 05500
PROPOSED USE: RESIDENTIAL HOMES

TOTAL UNITS: 766
UNIT DENSITY: 2.03 DUA
TOTAL OPEN SPACE: 178.72 AC

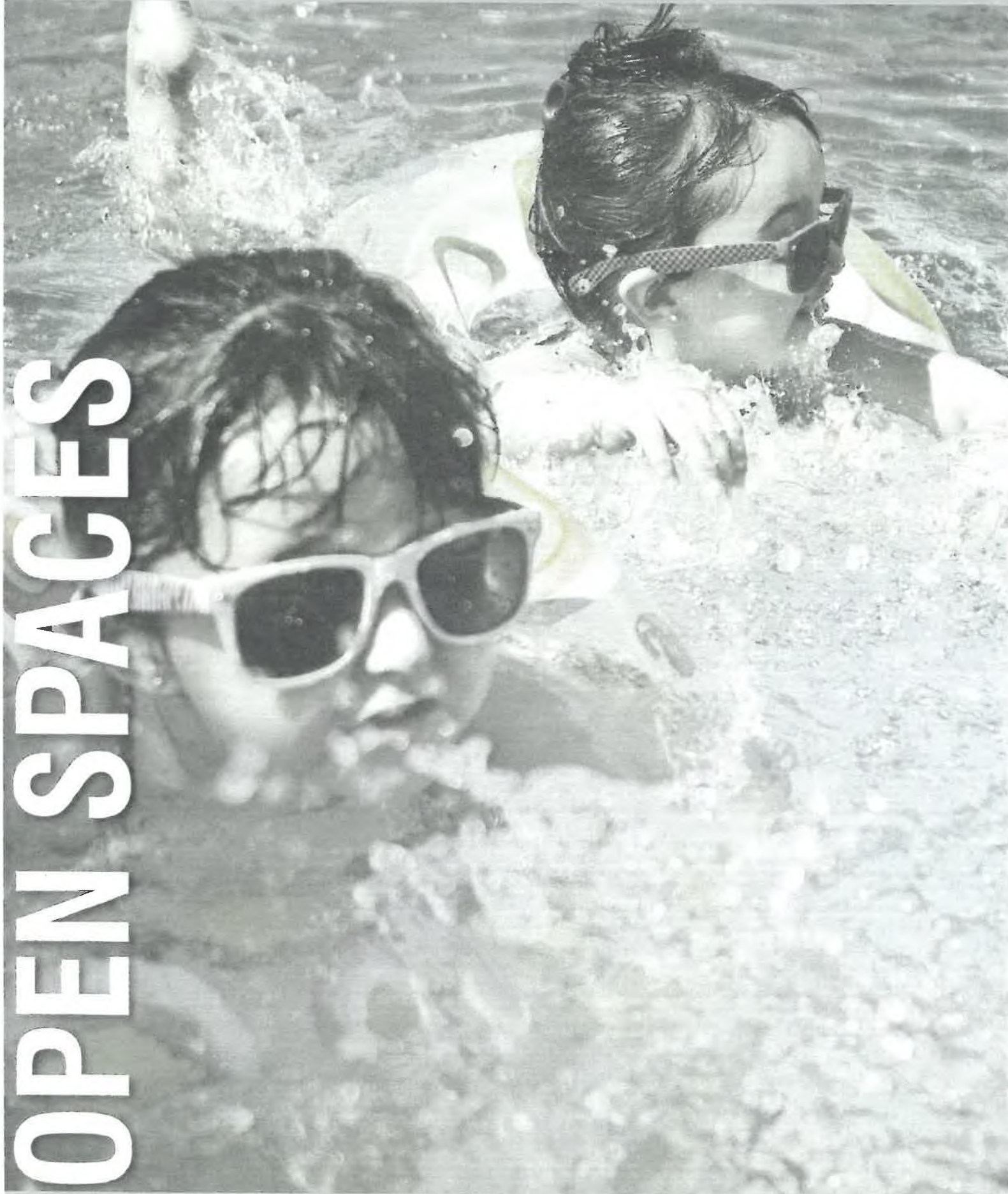
LOT BREAKDOWN:

50' SINGLE FAMILY LOTS: 744 HOMES
1 AC ESTATE LOTS: 22 HOMES
TOTAL LOTS: 766 HOMES





OPEN SPACES

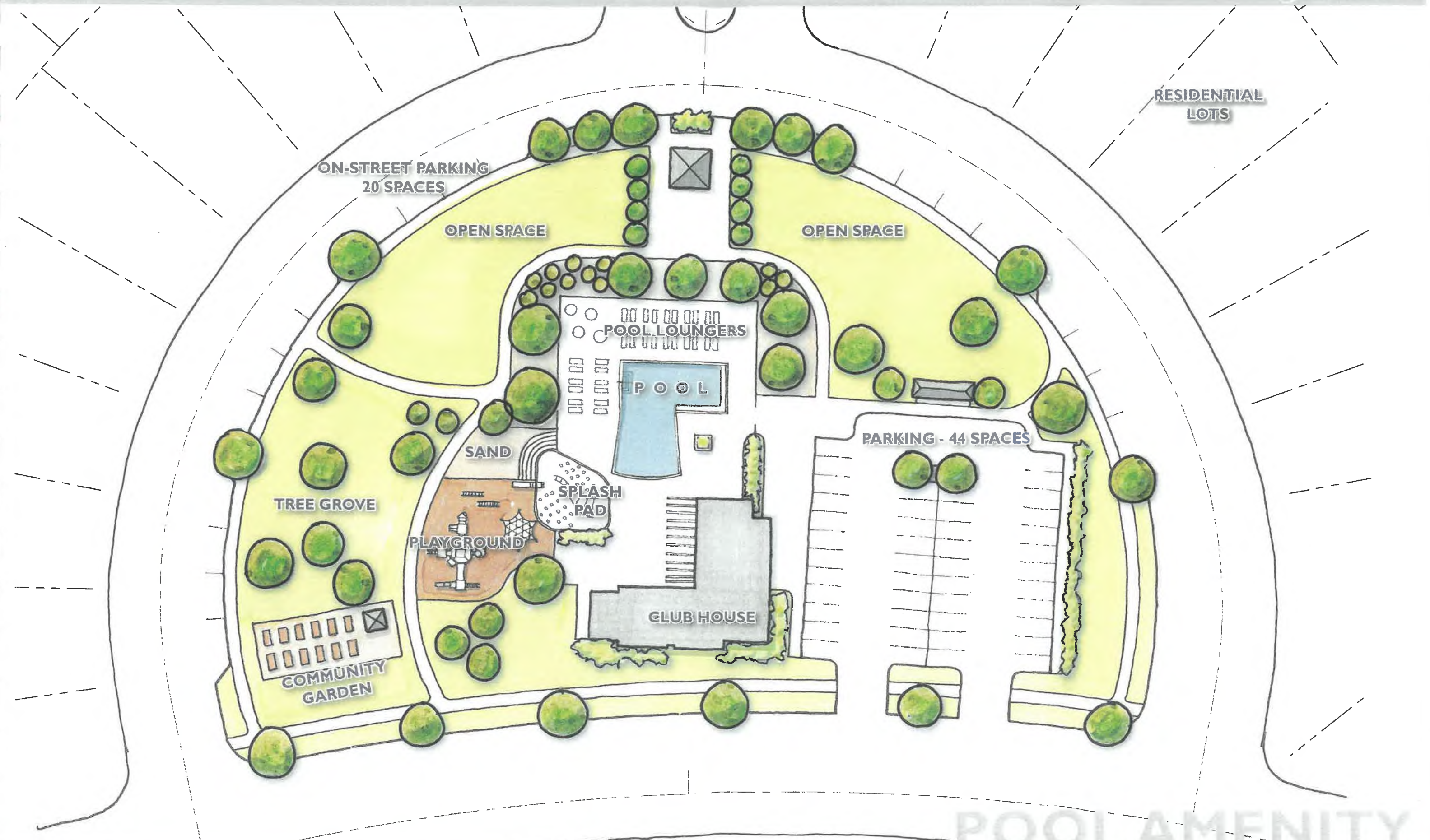


NEIGHBORHOOD CHARACTER:

The neighborhood character is established by:

- Moderate-density development.
- Moderate setbacks and spacing.
- Homes with street access.
- Open Space focused development with designed amenities.
- Intentionally planned development that incorporates natural features into a unique community.
- A high level of connectivity throughout the neighborhood.
- Architectural styles to create identify around pocket parks.









AMENITY SPACES:

Greens Mill contains a large collection of open spaces for residents and the community. Along with the large natural open spaces, there are a few designed open spaces featuring different amenities for the residents.

Some of the amenities featured in this neighborhood are:

- Dog Park
- Pool and Clubhouse
- River Access
- Multiple Pavilions
- Extensive Trail System







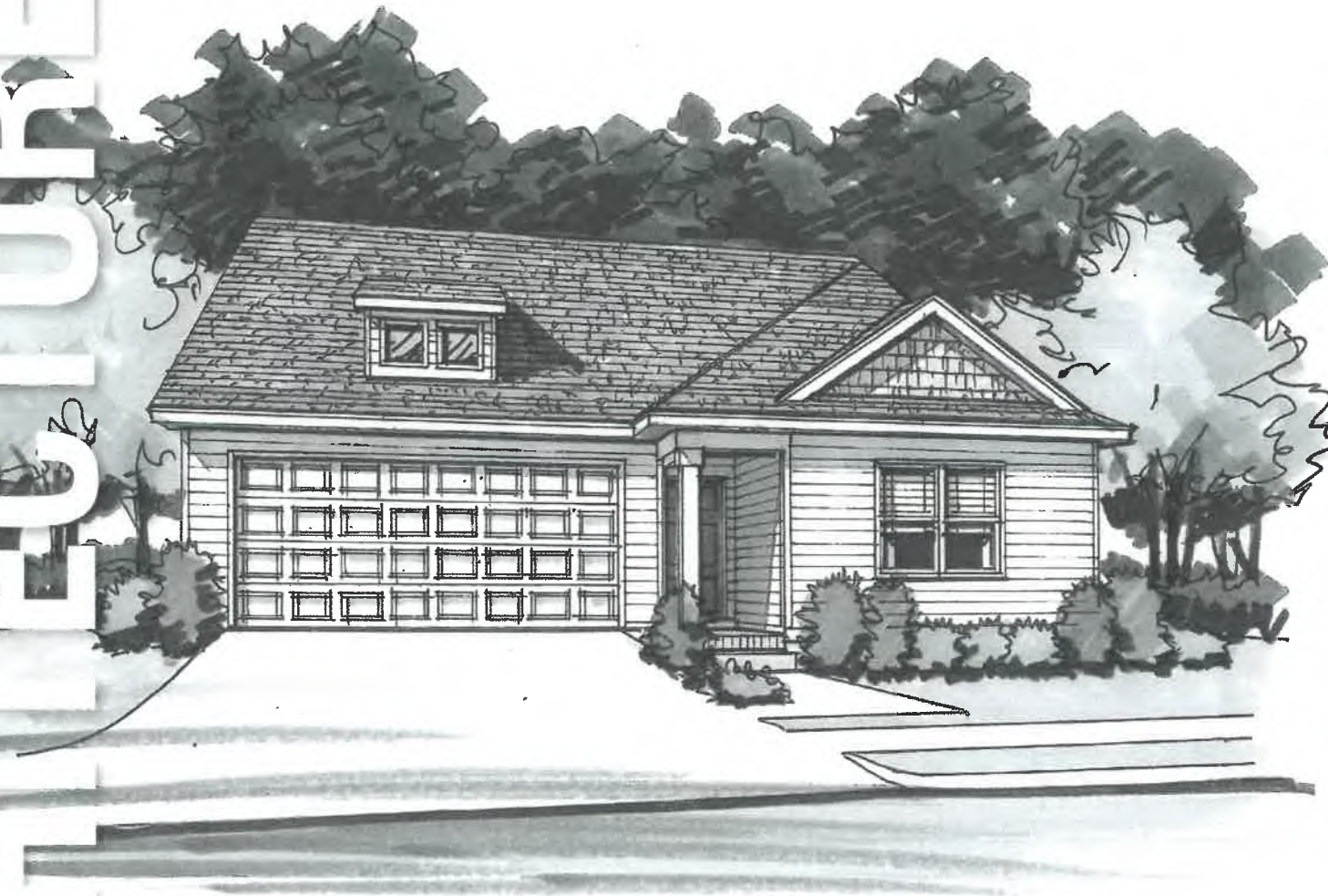
RIVER ACCESS



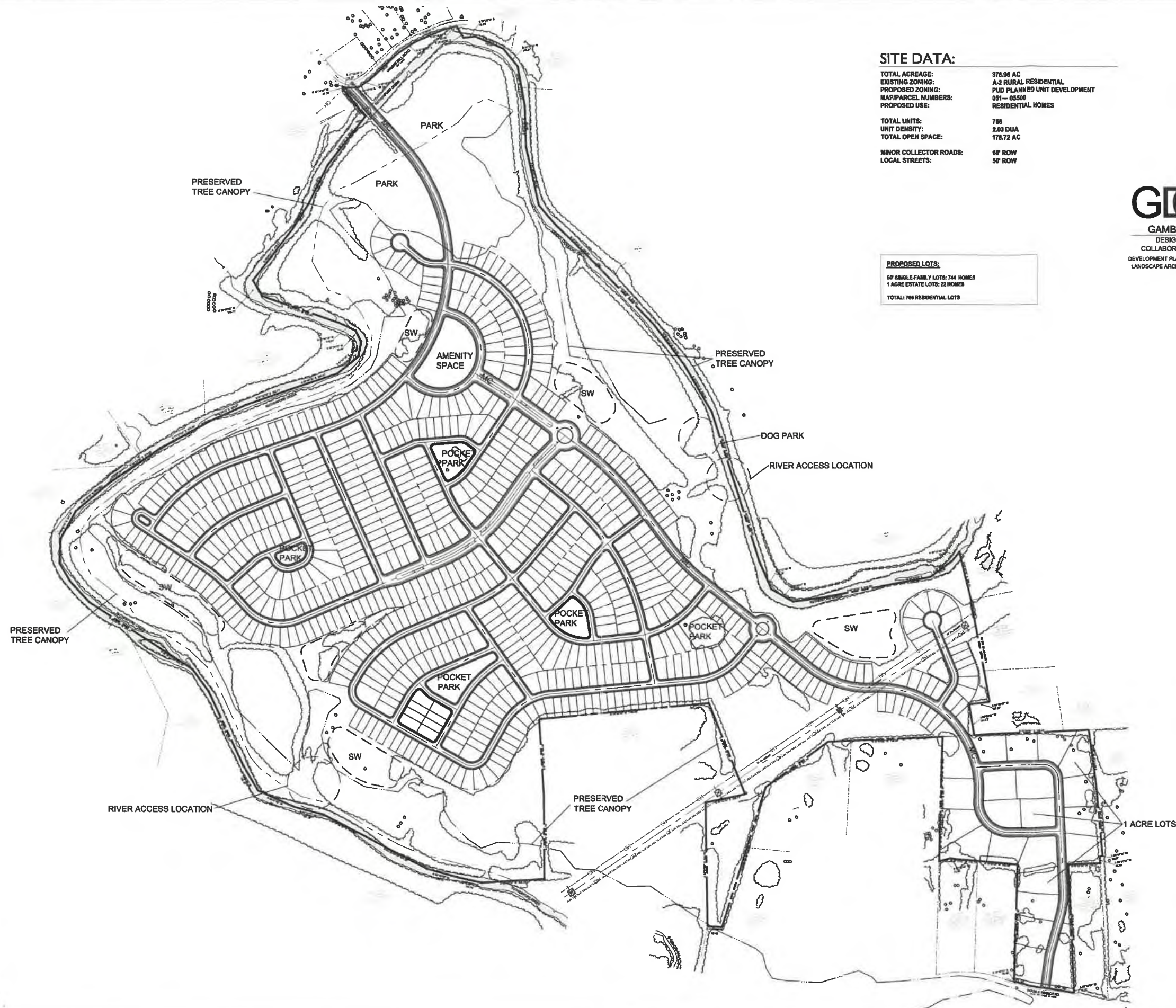
LEGACY

BY GOODALL HOMES
a division of MWH/AMCO

ARCHITECTURE







SITE DATA:	
TOTAL ACREAGE:	370.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD PLANNED UNIT DEVELOPMENT
MAP/PARCEL NUMBERS:	051-05600
PROPOSED USE:	RESIDENTIAL HOMES
TOTAL UNITS:	766
UNIT DENSITY:	2.03 DUA
TOTAL OPEN SPACE:	178.72 AC
MINOR COLLECTOR ROADS:	60' ROW
LOCAL STREETS:	50' ROW

PROPOSED LOTS:	
60' SINGLE-FAMILY LOTS:	744 HOMES
1 ACRE ESTATE LOTS:	22 HOMES
TOTAL:	766 RESIDENTIAL LOTS



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

GREENS MILL ROAD

MASTER DEVELOPMENT PLAN

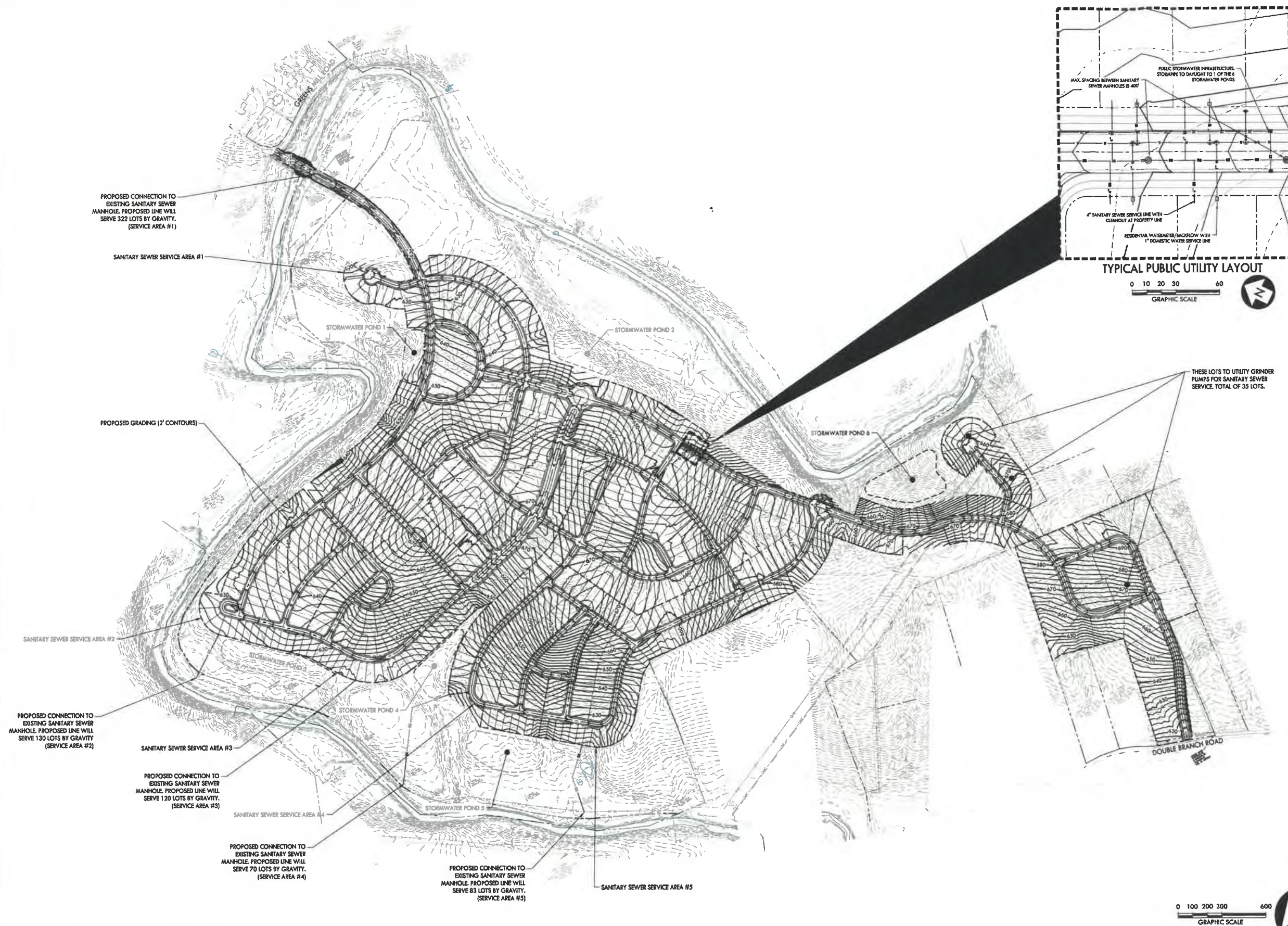
COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

11/02/2020 17067

C1.0

SITE LAYOUT PLAN



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



**GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE**

11/02/2020 17067

Case Number:

20-0280

Request:

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



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

20-0280

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Arrowhead Survey/ Recurve LLC

PROPERTY ADDRESS/LOCATION

**700 West 12th Street / Tax Map 100 E
Group F Parcel: 25.00 & 25.01**

SUMMARY OF REQUEST: Preliminary and Final Plat, 700 West 12th Street.

This request is for a Preliminary and Final Plat approval for the creation of 3 single-family residential lots conforming to all standards of the R-6 Zoning District. It shall be noted that lot 1 will remain with existing single-family home however, shares ownership with adjacent lots numbered 2,3 & 4 as listed on plat that will be subdivided out from one L shaped lot.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6	Single-Family Residential	R-6/ R-MHP (Single-Family Residential)	N/A	1.13 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. Proposed Preliminary and Final plat has an existing zoning designation of R-6.

PROPERTY HISTORY:

None

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. Additional technical comments shall be addressed before recordation.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, December 29, 2020

ITEM NO.

20-0280

DESCRIPTION: Request from Arrowhead Survey for preliminary and final plat approval of 4 lots at 700 W. 12th Street.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

1. 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

2. No comments.

Maury County Schools

3. No comments provided.

Police

4. No comments provided.

Engineering

5. show all existing structures
6. Are there any changes to lot 1? If there are not, please label as an existing lot and do not assign a lot number.
7. Provide size of utilities
8. Provide nearest fire hydrant location
9. Provide lot square footage
10. Provide standard PUDE note
11. Provide building setbacks
12. Note 8 should reference R-6 Zoning. Note 9 should match R-6 Zoning requirements
13. Provide E911 certification block

- 14. label contours at 2' intervals
- 15. label road classification as minor residential

Planning

- 16. Note 8 should state R-6 as the zoning
- 17. Did not see a standard PUDE note
- 18. Please show flood designation and percent chance

Fire

- 19. No comment.

Wastewater

- 20. Wastewater approves this request with the understanding that the sanitary sewer line is on 12th Street with no direct access to Lot #4 on Haley Street. There may be cause for an easement to obtain sewer service to Lot #4.

Public Works

- 21. No comments provided.

Columbia Water

- 22. No comments provided.

Atmos Energy

- 23. No comments provided.

Maury County E911

- 24. No comments provided.

ATTACHMENTS: Preliminary and Final Plat

CITY OF COLUMBIA



TENNESSEE

ITEM #4

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

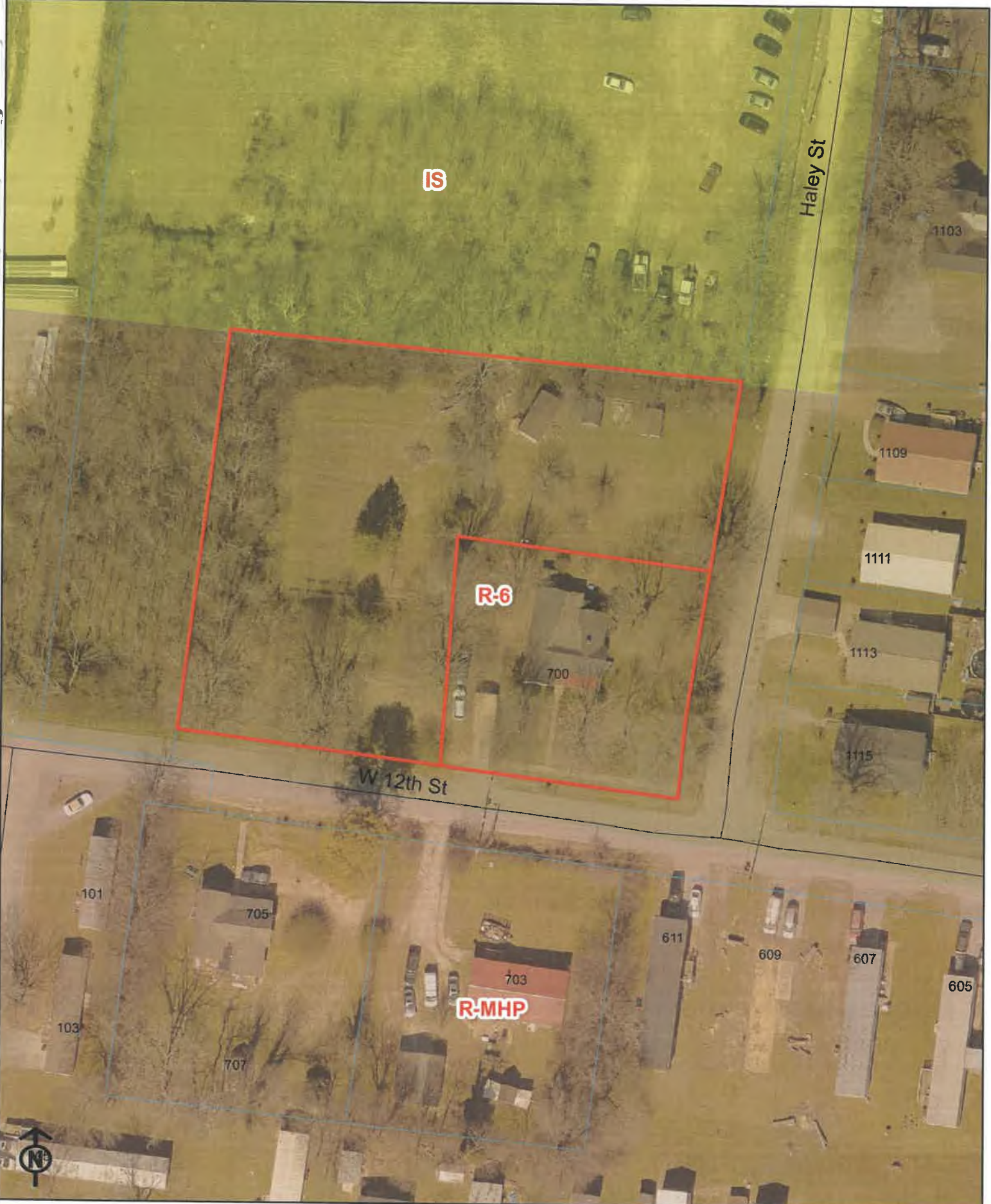
NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: 20-0280

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

COMMENTS: No water fronting lots 2 & 3 on West 12th, on Haley St. and West 12th going east there is a 8" PVC main

Case #20-0280
700 W 12 Street
Tax Map 100 Group E Parcels 25.00 & 25.01



Certificate of Approval for Recording

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

Secretary, Planning Commission _____ Date
Columbia, Tennessee

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2084, page 1032, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____ 20____
Date

Title (if action for partnership or corporation)

Certificate of Approval for Sewer System

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

Director of Wastewater Department _____ Date
Columbia, Tennessee

Certificate of Compliance

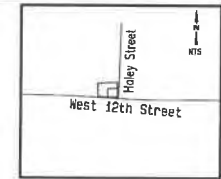
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date
Columbia, Tennessee

Certificate of Approval of Water System

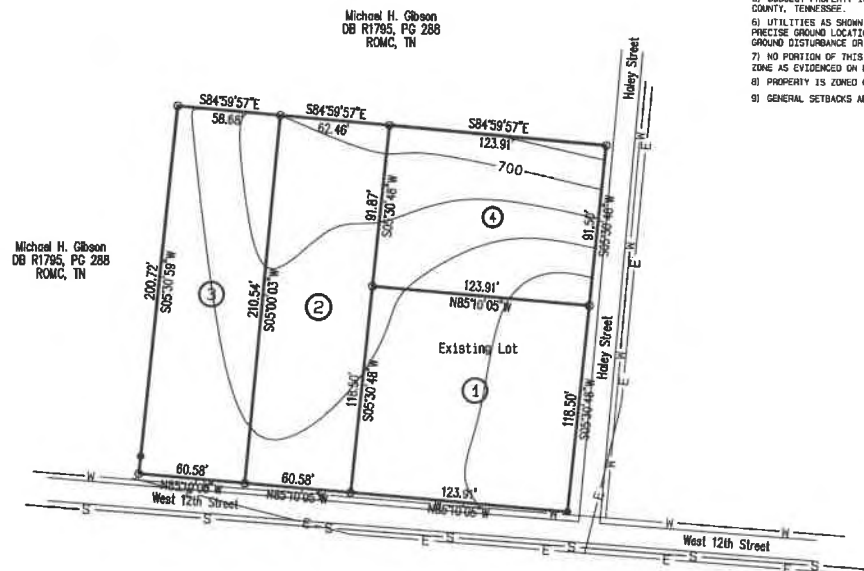
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ 20____
Date Name, Title, Agency of
Authorized Approving Agent



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 25.01 OF MAP 100E INTO 3 LOTS.
- 2) BEARINGS ARE BASED ON RECORD OF DEED.
- 3) THIS SURVEY HAS BEEN PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
- 4) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY, TENNESSEE.
- 5) SUBJECT PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, 9TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE.
- 6) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
- 7) NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #4719CD285E OF MAURY COUNTY, TN, DATED 04/16/2007.
- 8) PROPERTY IS ZONED OO- RESIDENTIAL.
- 9) GENERAL SETBACKS ARE: FRONT-40' SIDES-10' REAR-30'



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - △ CALCULATED POINT
 - UTILITY POLE
 - NO FENCE POST
 - ⊙ SS MANHOLE
 - FENCE LINE
 - ELECTRIC LINE
 - × GAS MARKS
 - SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE

I hereby certify that this is a Category 1 survey, that the ratio of precision of the unadjusted survey is better than 1: 1600, and is in compliance with the current Tennessee Standards of Practice for Land Surveying.

J. MARK CANTRELL, TN PLS# 1859

ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-699-7347

CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE
PRELIMINARY PLAT
MINOR SUBDIVISION

LOT 1, 2, 3, & 4
RECURVE LLC PROPERTY

TOTAL ACRES = 1.13	TOTAL LOTS = 4
MILES NEW ROADS = 0.00	ACRES NEW ROADS = 0.00
PARCEL: 25.00 & 25.01 OF TAX MAP: 100E GROUP: F PLAT BOOK 22, PAGE 151, LOT 1 & 2	
OWNER: RECURVE LLC 114 Churchhill Place, Franklin, TN 37067	
CIVIL DISTRICT: 9TH	SCALE: 1" = 50'
DATE: 12/18/2020	CLOSURE: 1/15,000
SHEET 1 OF 1	

Certificate of Approval for Recording

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

Secretary, Planning Commission _____ Date _____
Columbia, Tennessee

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2584, page 1032, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 20____ Date _____

Title (if action for partnership or corporation)

Certificate of Approval for Sewer System

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

Director of Wastewater Department _____ Date _____
Columbia, Tennessee

Certificate of Compliance

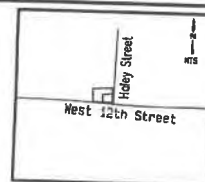
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date _____
Columbia, Tennessee

Certificate of Approval of Water System

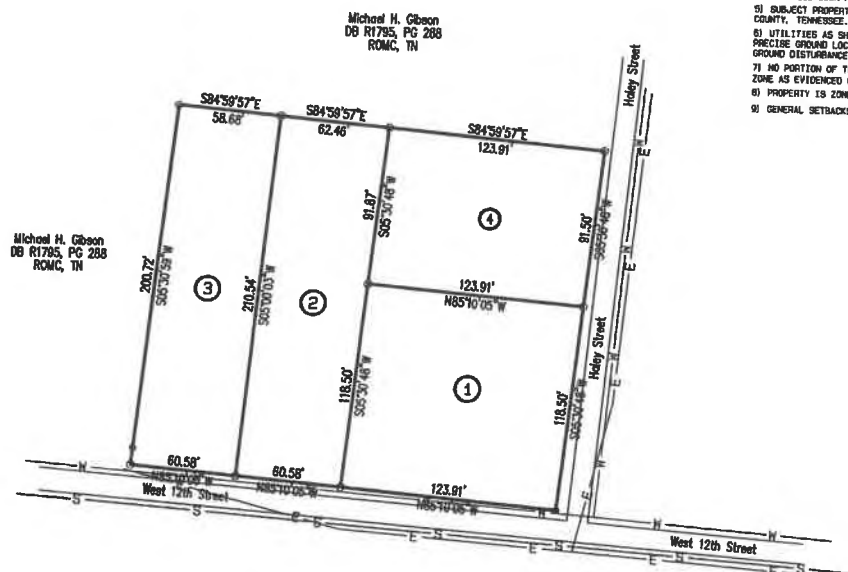
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 20____ Date _____
Name, Title, Agency of
Authorized Approving Agent



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 25.01 OF MAP 100E INTO 3 LOTS.
- 2) BEARINGS ARE BASED ON RECORD OF DEED.
- 3) THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
- 4) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY, TENNESSEE.
- 5) SUBJECT PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, 5TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE.
- 6) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
- 7) NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #473900080E OF MAURY COUNTY, TN. DATED 04/16/2007.
- 8) PROPERTY IS ZONED OO- RESIDENTIAL.
- 9) GENERAL SETBACKS ARE: FRONT-40' SIDES-10' REAR-30'.



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - △ CALCULATED POINT
 - UTILITY POLE
 - NO FENCE POST
 - ⊙ SS MANHOLE
 - ✕ FENCE LINE
 - ELECTRIC LINE
 - ✕ GAS MAIN
 - SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE

I hereby certify that this is a Category 1 survey, that the ratio of precision of the unadjusted survey is better than 1:1500, and is in compliance with the current Tennessee Standards of Practice for Land Surveying.

J. MARK CANTRELL, TN PLS# 1859

ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347

CITY OF COLUMBIA MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE
FINAL PLAT

MINOR SUBDIVISION

LOT 1, 2, 3, & 4
RECURVE LLC PROPERTY

TOTAL ACRES = 1.13	TOTAL LOTS = 4
MILES NEW ROADS = 0.00	ACRES NEW ROADS = 0.00
PARCEL: 25.00 & 25.01 OF TAX MAP: 100E GROUP: F	
PLAT BOOK 22, PAGE 151, LOT 1 & 2	

OWNER: RECURVE LLC 114 Churchhill Place, Franklin, TN 37067
CIVIL DISTRICT: 9TH SCALE: 1" = 50' CLOSURE: 1/16,000
DATE: 12/10/2020 SHEET 1 OF 1

Case Number:

20-0278

Request:

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



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

20-0278

APPLICANT/PROPERTY OWNER

**Brett Smith, Ragan Smith Associates/
Sound Investments Concepts.**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**105-109 E 9th Street/ Map 99, Parcel
014.00**

**SUMMARY OF REQUEST: Multifamily Master Site
Plan Review (East 9th Street)**

This request is for a multi-family site plan consisting of four buildings with each building containing 2 dwelling units for a total of 8 (3 bedroom) villa units on the site. Each building will be 3 stories with a ground level parking garage dedicated to each unit including 2 exterior parking stalls per unit.

**Note: CBD (Central Business District) zoning refers back to RM-2 (Multi-Family) base zoning for residential per the Zoning Code.*



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CBD (Central Business District)	Vacant Land	<u>North:</u> CBD/ Commercial Building <u>South:</u> GCS/ Single-Family Residential <u>East:</u> CBD/ Commercial Building <u>West:</u> CBD/ Tire Repair Shop	Residential (8 Single-Family Attached Units)	0.74 +/- acres or 32,172 +/- SF.

COMPATIBILITY with the COMPREHENSIVE PLAN:	PROPERTY HISTORY:
Center: This future land use is characterized by a mix of residential, commercial, and office activities.	<u>None Listed:</u>



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

This multi-family site plan request consists of a total of four buildings with each building comprising of 2 units each and will be three stories tall when including a ground level parking garage. The overall design of the structures consists of a contemporary style architecture with the primary exterior material being a smoothed panel siding accented by cedar wood siding. The site will be accessed by one 24' wide drive aisle with a decorative permeable paver material for all drive surface areas including each 9 x 19 parking stall. At the front elevation facing 9th street, a screened wall will be included providing separation between the parking stalls and the street tree buffer along 9th street. In addition to the street tree buffer, a landscape buffer will be provided on the east property line.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS



TECHNICAL MEETING

Tuesday, December 29, 2020

ITEM NO.

20-0278

DESCRIPTION: Request from Brett Smith for site development plan and access management exception for properties located at 108-112 E. 9th Street.

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.

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.

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.

TECHNICAL

20-0278

Page 1 of 3

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.
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.
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.
10. 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.

Engineering

11. All utility/street cuts shall meet utility and street cut ordinance.
12. Subject to construction plans
13. Minor plat required to combine lots.
14. Southern lot minimum FFE shall be at least 595'
15. Northern lot minimum FFE shall be at least: 595.5 C, 594.5 D, 594 for A & B

Planning

16. 16.7' wide for 2 parking stalls should be 18' wide min.
17. separation between buildings should be 20'
18. 16' wide drive aisle will need to be 24'
19. Garage depth and width?
20. Look for utility conflicts with landscaping and utilities
21. Will need bedroom count for calculate parking spaces needed

Building

22. No comments.

Police

23. No comments provided.

Columbia Power

24. 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 a approved final and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Maury County E911

25. No comments provided.

Maury County Schools

26. No comments provided.

Duck River Electric Membership Corp

27. No comments provided.

Wastewater

28. Wastewater approves this request. The sanitary sewer lines are as presented in the drawings with adequate capacity to service site.

Public Works

29. No comments provided.

Columbia Water

30. No comments provided.

Atmos Energy

31. No comments provided.

ATTACHMENTS: Multi-Family Site Plan



SITE GENERAL NOTES

- ## SITE CONSTRUCTION NOTES

- ## DEMOLITION NOTES

- ## EROSION PREVENTION AND SEDIMENT CONTROLS

- ## TREE PROTECTION NOTES

- ## SITE GRADING & STORM DRAINAGE NOTES

- ## SITE UTILITY NOTES

- ## GEOTECHNICAL NOTE

- ## RSA SPECIAL NOTES

PROJECT SPECIFIC NOTES

- 9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

DATE:	DECEMBER 16, 2020	REV:	DATE:	DESCRIPTION:
SCALE:	N/A	1	2021-01-04	PER TECH COMMITTEE COMMENTS
DRAWN:	XXX			
DESIGNED:	D. SIEBERG			
JOB NO.	20217	WK. ORDER	2101	

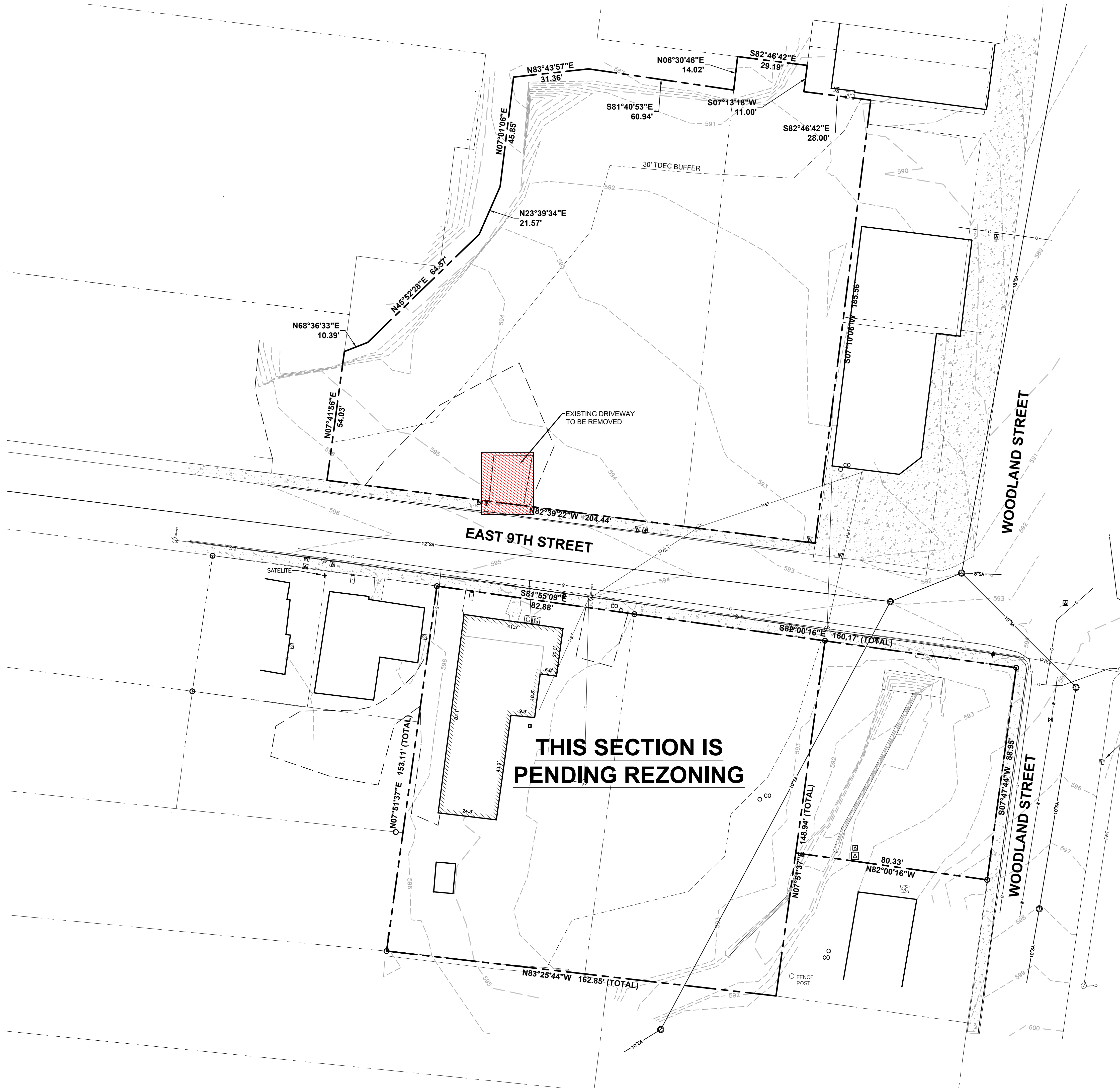
NOTES

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3:20217-21011-PLANNING SHEET82101 NOTES.DWG
 PLOTTED BY DENNIS SIEBERG ON: 1/4/2021 9:06 AM
 LAST UPDATED BY DSEBERG ON: 1/4/2021 8:52 AM

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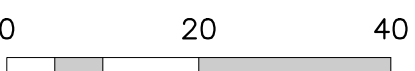
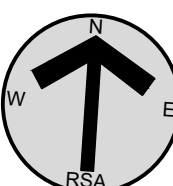


NOTES:

1. SHADING DEPICTS AREAS WHERE ALL ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.
2. WHERE PORTIONS OF EXISTING PAVEMENT AND/OR SIDEWALK ARE TO BE DEMOLISHED, SAWCUTTING SHALL BE USED TO PROVIDE CLEAN DEMO LINE.
3. EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN REFLECTS FIELD RUN SURVEY PERFORMED BY WES ENGINEERS & SURVEYORS, DATED JUNE 17, 2020.
4. SEE SHEET C2.1 FOR INITIAL EROSION CONTROL MEASURES.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES.
6. NO UTILITIES TO BE DISTURBED WITHOUT PRIOR COORDINATION WITH UTILITY PROVIDER.



TO BE DEMOLISHED



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LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga Nashville Murfreesboro
423-490-9400 615-244-8591 615-546-6050
ragansmith.com

9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20217	2101	B. SMITH	D. SIEBERG	1"=20'	DECEMBER 16, 2020	1	2021-01-04	PER. TECH. COMMITTEE COMMENTS

EXISTING
CONDITIONS

C0.2

2021-01-04 11:00 AM
C:\Users\jagrawa\OneDrive\Documents\9TH STREET VILLAS\9TH STREET VILLAS.dwg
PLOT BY: JAGRAWA ENGINEERING, LLC
LAST UPDATED BY: JAGRAWA ENGINEERING, LLC ON: 11/02/2021 10:53 AM



SITE DATA:

ZONING INFORMATION (OVERALL):

BASE ZONING: CBD
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED (6.1.2)
LOT COVERAGE: N/A

BUILDING SETBACKS:

FRONT YARD (9TH STREET): 20' (16' REQUESTED)
SIDE YARD: 10'
REAR YARD: 20' MIN

MAX. BUILDING HEIGHT (FFE TO TOP OF ROOF): 45' (6.4.2)

PROPOSED BUILDING HEIGHTS: 41'-9" (PARAPET)

OVERALL GROSS S.F. PER UNIT: 1,850 S.F.

PARKING REQUIRED: 18 (1.5 SP PER 2 BEDROOM)

PARKING PROVIDED: 18 SPACES TOTAL (16 SURFACE & 2 ON STREET)

NORTH:

PROPERTY INFORMATION:

PROJECT NAME: 9TH STREET VILLAS
ADDRESS: 105 EAST 9TH STREET
COLUMBIA, TN 38401

MAP / PARCEL: 099HA GROUP B / PARCEL 14.00

ACREAGE / SQUARE FOOTAGE OF SITE: 0.74± AC. / 32,172± SF

PROJECT INFORMATION:

SINGLE FAMILY ATTACHED: 8 UNITS (3 BEDROOMS PER UNIT)

MAX FAR: 4.5:1

PROPOSED FLOOR AREA: 0.46:1

PROPOSED IMPERVIOUS AREA: 42.6% (13,719± S.F.)

SOUTH:

PROPERTY INFORMATION:

PROJECT NAME: 9TH STREET VILLAS
ADDRESS: 105 EAST 9TH STREET
COLUMBIA, TN 38401

MAP / PARCEL: 099HA GROUP B / PARCEL 004.00, 005.00, 006.00

ACREAGE / SQUARE FOOTAGE OF SITE: 0.74± AC. / 32,172± SF

PROJECT INFORMATION:

SINGLE FAMILY ATTACHED: 7 UNITS

MAX FAR: 4.5:1

PROPOSED FLOOR AREA: 0.41:1

PROPOSED IMPERVIOUS AREA: 39% (11,398± S.F.)

FLOOD INFORMATION:

FEMA MAP #: 47119C0285E

EFFECTIVE DATE: APRIL 16, 2007

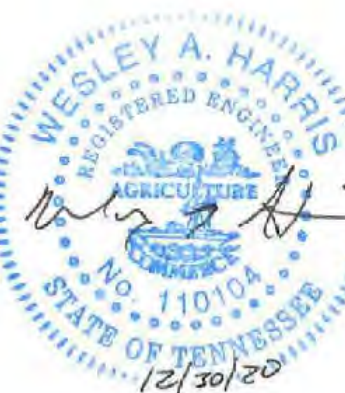
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 475423, PANEL NO. 0285, SUFFIX E, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.

9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

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JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
20217	2101	B. SMITH	D. SIEBERG	1"=20'	1	2021-01-04	2020-12-16	PER. TECH. COMMITTEE COMMENTS

SITE LAYOUT PLAN

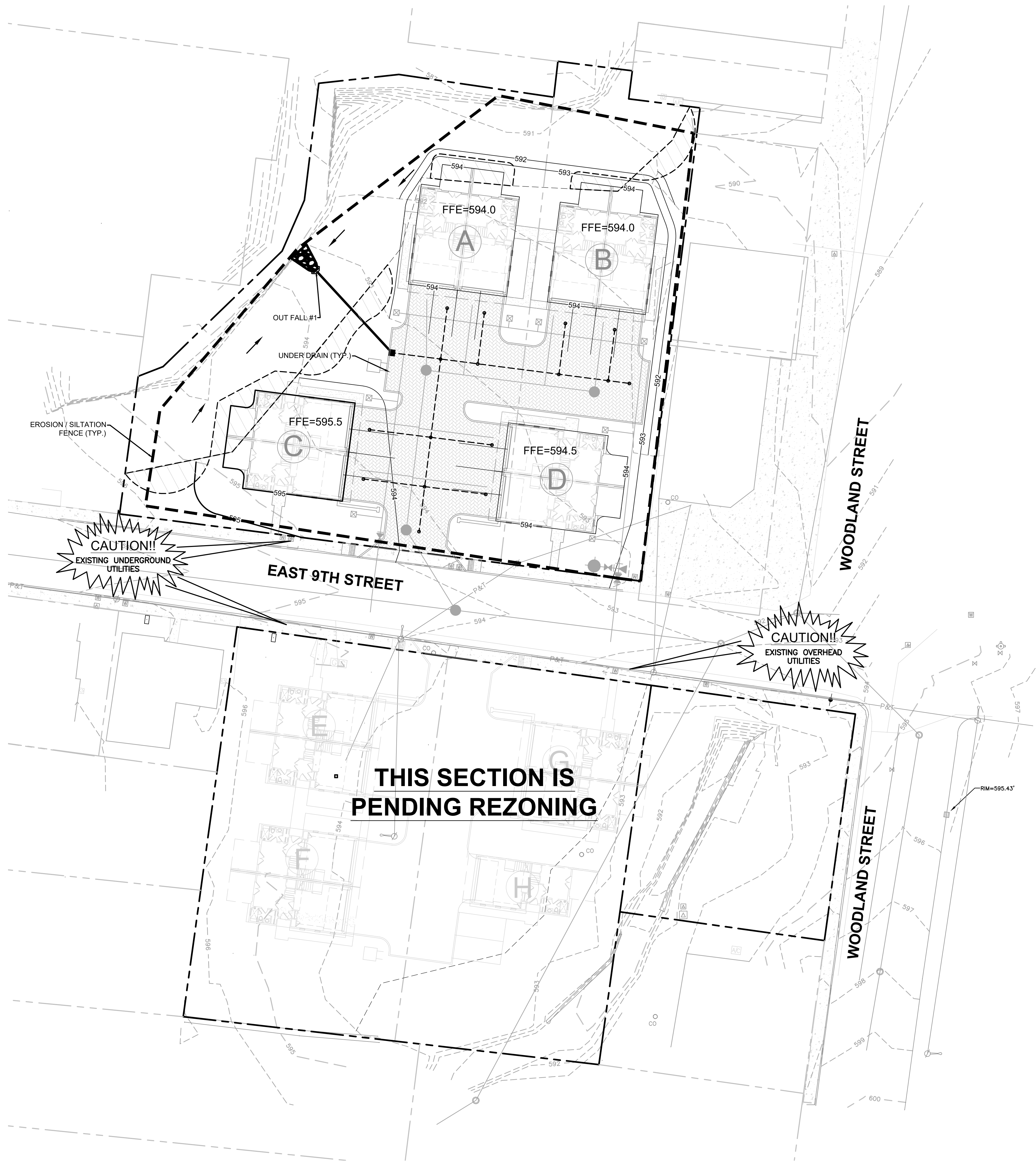
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FOR P.C. REVIEW ONLY



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PLOTTED BY DORIS RAGAN ON 11/02/21 10:00 AM
LAST UPDATED BY DORIS RAGAN ON 11/02/21 10:00 AM



STORM DRAINAGE NOTES:

1. ALL STORMWATER WORKS ON THIS PROJECT WILL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE CITY OF — PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS.
2. TRENCHES FOR STORMWATER PIPING WILL BE BEDDED WITH 4" OF CRUSHED STONE TO RECEIVE THE CULVERT PIPE AND GIVE A UNIFORM BEARING ALONG THE RUN OF THE TRENCH. REMAINING TRENCHSECTION TO BE BACKFILLED WITH CLEANSTONE #57 TO TOP OF PIPE OR TO SUBGRADE WHEN LOCATED IN PAVEMENT.
3. TOP OF CASTING EL. REFERS TO TOP OF GRADE OF "K" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.
4. REFER TO SHEET C5.2 FOR STORM STRUCTURE DETAILS.
5. ALL ROOF DRAINS (MAIN BUILDINGS AND GARAGES) TO BE TIED TO STORM NETWORK @1% MINIMUM SLOPE. ROOF DRAIN PIPE ROUTES AND INVERTS TO BE COORDINATED BY FIELD CONTRACTOR. PIPES SHALL BE DOUBLE WALL PVC (SMOOTH INTERIOR) OR ENGINEER-APPROVED EQUAL.
6. ALL STORM STRUCTURE INVERT ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION/SILTATION CONTROL NOTES:

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/ SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS  IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING, FILLING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG NEWLY ESTABLISHED CONTOURS AS A RESULT OF THE FILL OPERATIONS.
12. INSPECTION & MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS.
13. EROSION CONTROL DEVICES MUST BE IN PLACE AND INSPECTED BY CITY OF HENDERSONVILLE ENGINEERING DIVISION, PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.
14. COPIES OF THE SWPPP AND INSPECTIONS SHALL BE AVAILABLE ON SITE.
15. DURING TREE REMOVAL, SILT FENCE IS NOT TO BE REMOVED.

EROSION/SILTATION BARRIER MAINTENANCE:

1. EROSION/SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE EROSION/SILTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

BEST MANAGEMENT PRACTICES (BMP):

LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUCH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.

ANY NATURAL WATERCOURSE ON SITE SHALL NOT BE DISTURBED UNLESS ABSOLUTELY NECESSARY.

DENuded AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD.

SUITABLE BARRICADES AND GUARDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA.

PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

SLOPE AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE SEED AND MULCH. ALL DITCHES SHALL RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED AND ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THIS PROJECT.

STEep AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.

EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG THE NEWLY ESTABLISHED CONTOURS UNTIL THE DEVELOPMENT IS STABILIZED (SEE EROSION/SILTATION CONTROL NOTES)

STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.

9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

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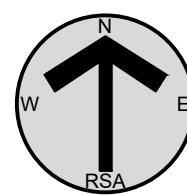
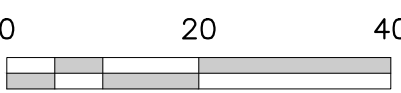


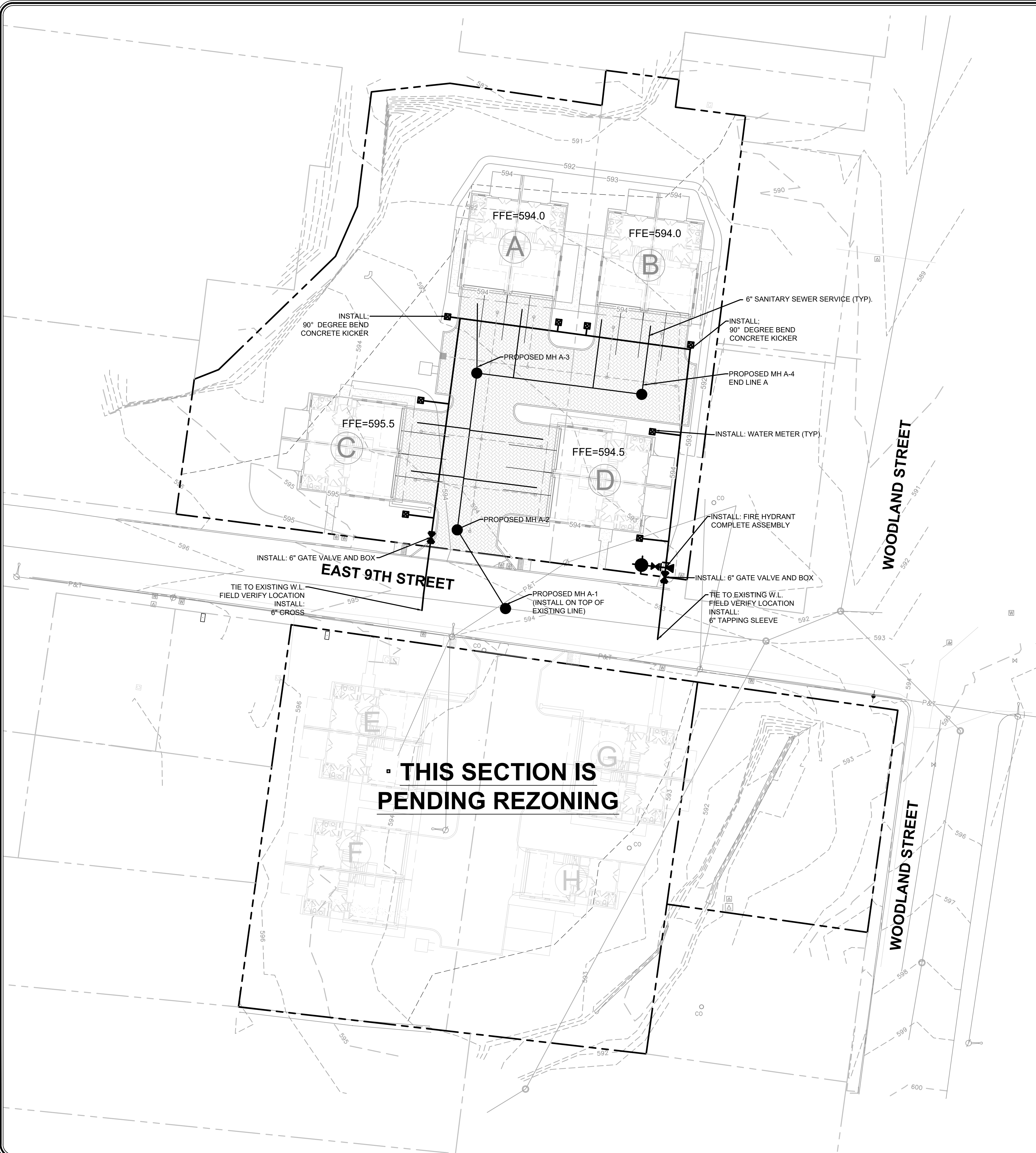
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20217	2101	B. SMITH	D. SIEBERG	1"=20'	1	2021-01-04	2021-01-04	PER. TECH. COMMITTEE COMMENTS

GRADING PLAN

C2.0

FOR P.C. REVIEW ONLY





GENERAL WATER AND SEWER NOTES:

1. ALL PUBLIC WATER LINES FOR DOMESTIC AND FIRE SERVICE USE TO THE BUILDING(S) SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE HENDERSONVILLE UTILITY DISTRICT REQUIREMENTS, SPECIFICATIONS AND DETAILS.
2. WATER LINE SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING MAIN TO A POINT 5 FEET OUTSIDE BUILDINGS WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO BUILDING PLUMBING SYSTEM.
3. FIRE SPRINKLER CONTRACTOR TO VERIFY ALL SIZING ASSOCIATED WITH FIRE SERVICES TO MEET CITY OF HENDERSONVILLE CODE.
4. THE SANITARY SEWER SERVICE LINE, SHOWN BY THIS PLAN, SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE HENDERSONVILLE UTILITY DISTRICT REQUIREMENTS, SPECIFICATIONS AND DETAILS.
5. SANITARY SEWER SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING MAIN TO A POINT 5 FEET OUTSIDE BUILDINGS WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO BUILDING PLUMBING SYSTEM.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING TENNESSEE ONE CALL (1-800-351-1111) TO LOCATE EXISTING UTILITIES.

WATER UTILITY NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BOTH HORIZONTALLY AND VERTICALLY.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE HENDERSONVILLE UTILITY DISTRICT FOR THE FEES OF INSPECTION.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING MAIN TO A POINT 5 FEET FEATURES (i.e. ROADWAYS, LAWNS, DRIVEWAYS, etc.) TO PRE-CONSTRUCTION CONDITIONS.
6. ALL MATERIALS AND CONSTRUCTION METHODS OF THE WATER AND SEWER FACILITIES SHALL CONFORM TO 2006 HENDERSONVILLE UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.
7. ALL TRENCHES CUT IN EXISTING DRIVEWAYS OR ROADAYS SHALL BE BACKFILLED TO 100% COMPACTION TO FINAL SUBGRADE WITH #57 STONE. REPAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HENDERSONVILLE UTILITY DISTRICT STANDARD SPECIFICATIONS.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL OR EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINE.
9. ALL CONCRETE CAPS ON SANITARY SEWER OR WATER LINES SHALL BE A MINIMUM OF SIX (6) INCHES IN THICKNESS AND SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE.
10. ALL WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (CL52) WITH A MINIMUM OF 36\"/>

UTILITY CONTACTS:

WATER	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833 JONATHAN HARDIN
PUBLIC WORKS	CITY OF COLUMBIA (931) 388-8650 JEFF DEWIRE
ELECTRIC	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833 DOUG BURGESS
SEWER	COLUMBIA WASTEWATER SYSTEMS (931) 560-1001 DONNIE BOSHERS

9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

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ragansmith.com

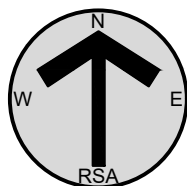
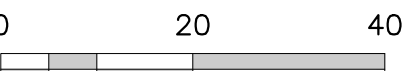


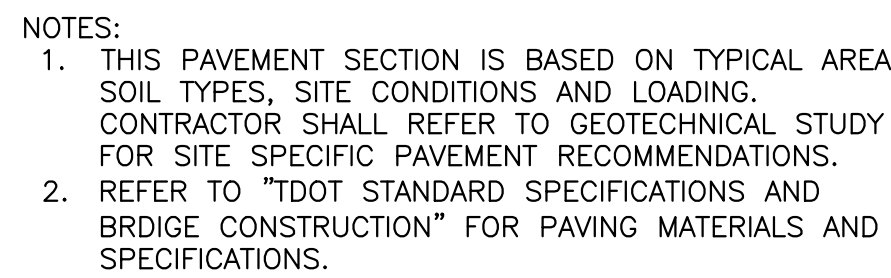
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20217	2101	T. MCURTRY	XXX	#=#	DECEMBER 16, 2020	1	2021-01-04	PER. TECH. COMMITTEE COMMENTS

UTILITY PLAN

C3.0

FOR P.C. REVIEW ONLY

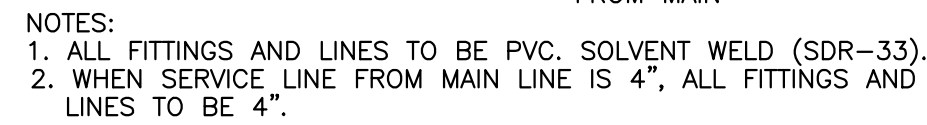




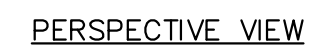
LIGHT DUTY PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT SURFACE	2	E

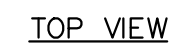


CLEANOUT



STONE FILTER RING

NOT TO SCALE



3/4" CHAMFER ON ALL EXPOSED EDGES

PIPE SIZE	A	D	E	F	(MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"



1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.
2. SIDEWALKS MUST BE EXPOSED, BROOM-FINISHED CONCRETE, OR BETTER. ACCESS PANELS AND MANHOLES ARE NOT PERMITTED IN WALKWAYS.

PARALLEL ACCESSIBLE RAMPS

NOT TO SCALE



METRO STANDARD DR-160

CONCRETE HEADWALL

NOT TO SCALE



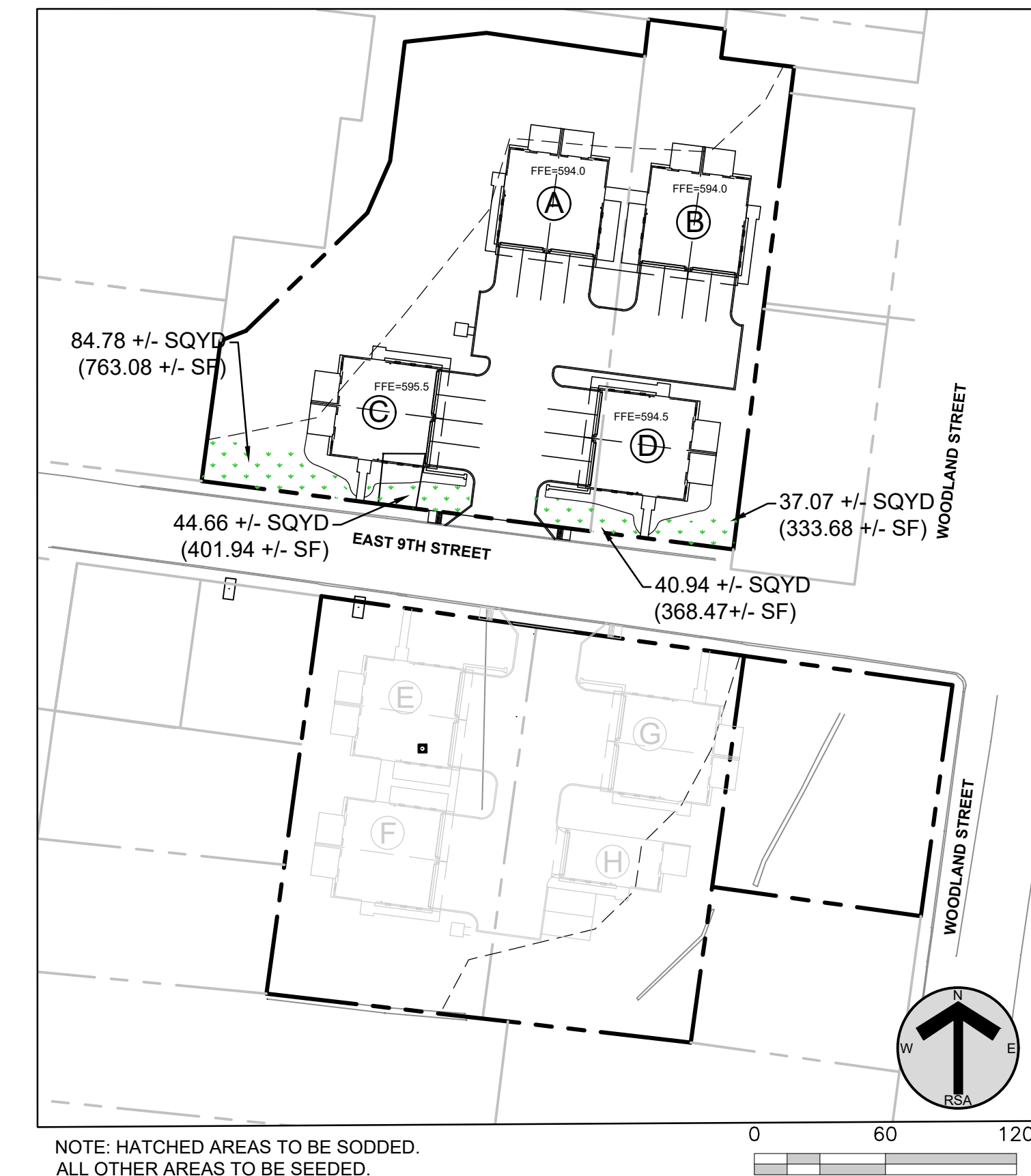
TAILWATER > 0.5 Hc AND ASSUMING FULL
CULVERT FLOW (HIGH TAILWATER CONDITIONS)



SILT FENCE DETAIL

NOT TO SCALE
REFER TO TDEC BMP MANUAL, SECTION 7.34

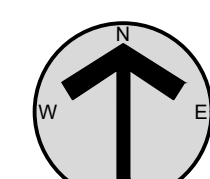
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NOTE: HATCHED AREAS TO BE SODDED.
ALL OTHER AREAS TO BE SEEDED.

FOR P.C. REVIEW ONLY

0 20 40



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FOR
SOUND INVESTMENT CONCEPTS, LLC.
CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

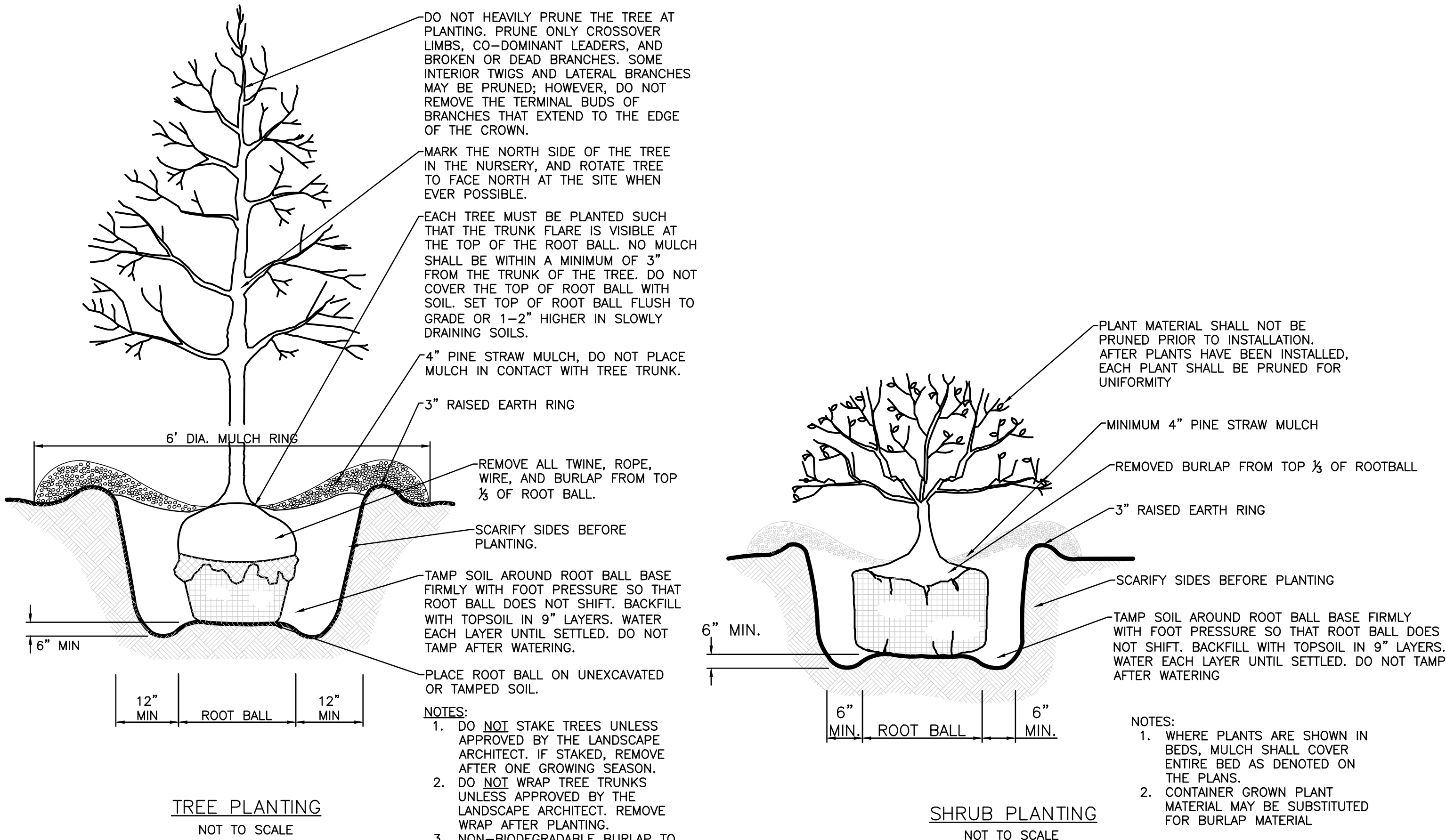
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20217	2101	P.KEFFABER	P.KEFFABER	VARIES	DECEMBER 16, 2020	1	2021-01-04	PER. TECH. COMMITTEE COMMENTS

LANDSCAPE PLAN
L1.0

PLANT_SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
JB	5	JUNIPERUS VIRGINIANA 'BLUE ARROW' / BLUE ARROW JUNIPER	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
ML	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
TD	12	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / COLUMNAR BALD CYPRESS	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, FULL CANOPY, STRONG CENTRAL LEADER
UA	5	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, FULL CANOPY, STRONG CENTRAL LEADER
SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
IG	21	ILEX GLABRA 'SHAMROCK' / INKBERRY HOLLY	EVERGREEN	24" HT.	-----	36"O.C.	FULL CONTAINERS
LG	12	LOROPETALUM CHINENSE 'RUBY' / CHINESE FRINGE FLOWER	EVERGREEN	24" HT.	-----	24"O.C.	FULL CONTAINERS
NP	4	NANDINA DOMESTICA 'FIRE POWER' / FIREPOWER NANDINA	DECIDUOUS	18" HT	-----	AS SHOWN	FULL CONTAINERS
PS	7	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	EVERGREEN	36" HT.	-----	36"O.C.	FULL CONTAINERS
ORNAMENTAL GRASS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
MC	20	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	GRASSES	12" HT.	-----	18"O.C.	FULL CONTAINERS
PV	12	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	GRASSES	24" HT.	-----	36"O.C.	FULL CONTAINERS
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
AU	170	ASTER X 'OUDSHOORN 1' TM / BLUE AUTUMN ASTER	GROUND COVER	4"POT	-----	10" O.C.	
DW	60	DIANTHUS GRATIANOPOLITANUS 'FIREWITCH' / FIREWITCH DIANTHUS	GROUND COVER	4"POT	-----	10" OC	
LB	70	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	GROUND COVER	4"POT	-----	10" O.C.	
SOD		207.45 +/- SQUARE YARDS (1867.17 +/- SQUARE FEET)					

NOTES:
1. ALL AREAS OTHERWISE NOT PLANTED SHALL BE SEEDED OR SODDED. SEE NOTES.



PLANTING NOTES:

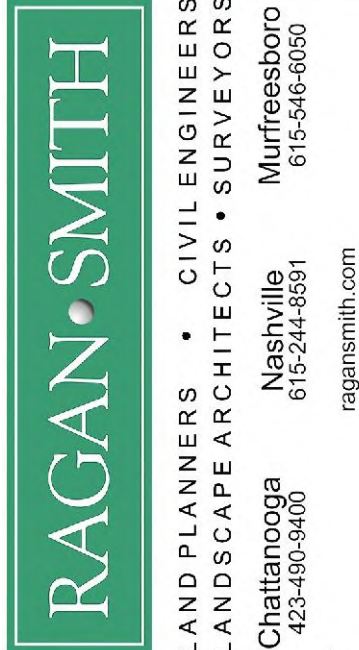
- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES:

- AREAS INDICATED FOR SOD SHALL BE TURF-TYPE TALL FESCUE, A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
- SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
- SOD SHALL BE DELIVERED ON PALLETS. STORE SOD AT A LOCATION PROTECTED FROM DAMAGING WINDS.
- APPLY 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
- LIGHTLY MOISTEN AREA TO RECEIVE SOD IMMEDIATELY PRIOR TO LAYING SOD.
- LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
- ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT AN MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
- PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
- AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. REPLACE DETERIORATED MATERIAL WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES:

- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTION, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.



9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20217	2101	P.KEFFABER	P.KEFFABER	NTS	1	2021-01-04	PER TECH COMMITTEE COMMENTS	
							DECEMBER 16, 2020	

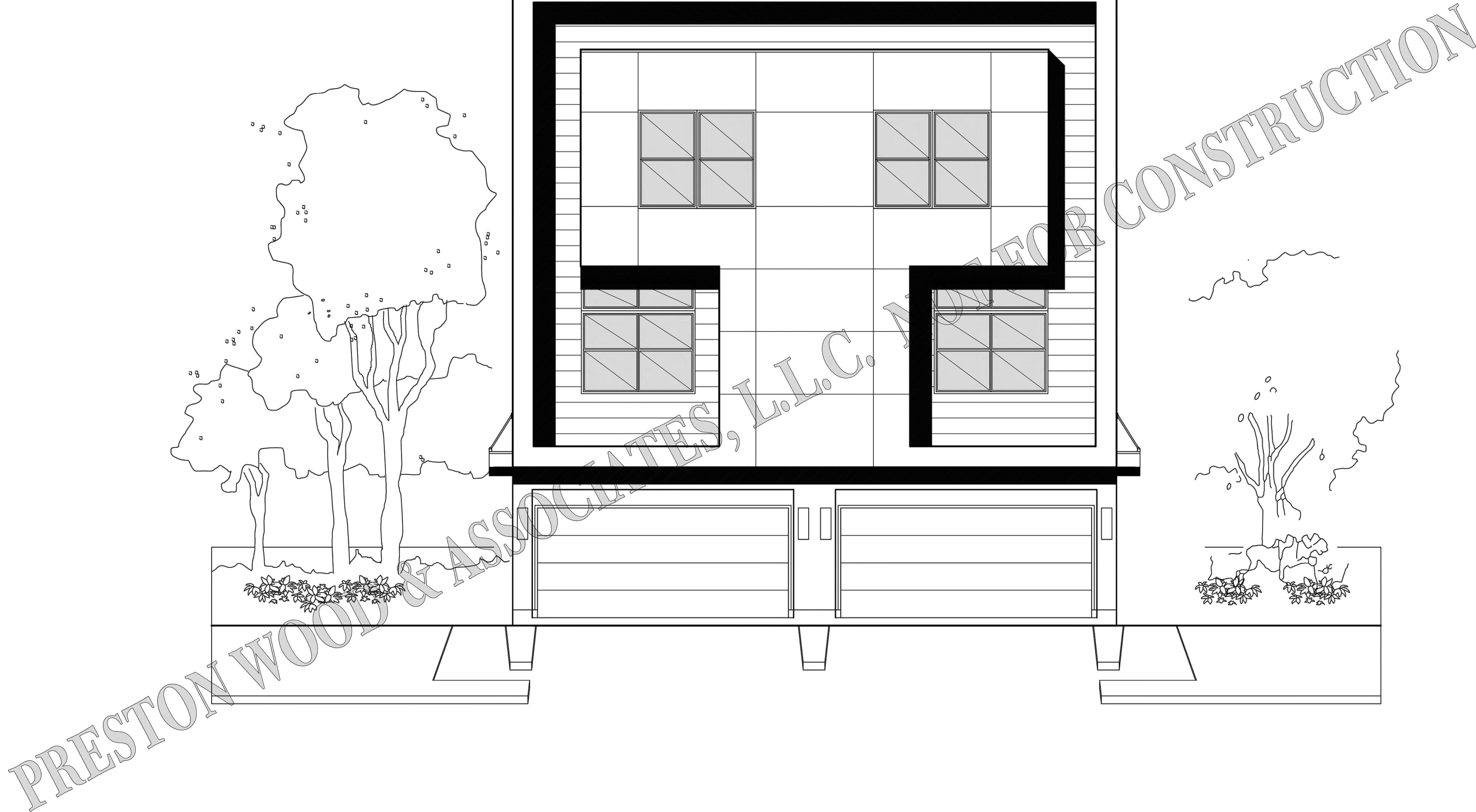
LANDSCAPE
NOTES AND PLANT
SCHEDULE

L1.2

FOR P.C. REVIEW ONLY



Know what's below.
Call before you dig.



PRESTON WOOD & ASSOCIATES, L. L. C.
500 Lovett Blvd., Suite 250 Houston, TX 77006



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500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4 :	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2 :	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

CODE INFORMATION

BUILDING CODE: 2018 I.R.C. WITH CITY OF COLUMBIA AMENDMENTS
OCCUPANCY: GROUP R-3 SINGLE FAMILY HOME
BUILDING CONSTRUCTION TYPE: TYPE V-B NON-RATED
FIRE PROTECTION: GROUP R-3 LESS THAN 4-STORIES NO FIRE SPRINKLER SYSTEM REQUIRED
ALLOWABLE HEIGHT: 2018 IBC, TABLE 503: 3 TOTAL FLOORS WITH MAXIMUM HEIGHT OF 50'-0"

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MASTER BUILDING:	
RENDERED FRONT	MI-1
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LEFT & RIGHT ELEVATION	MI-4
ROOF & FOUNDATION OUTLINE	MI-5

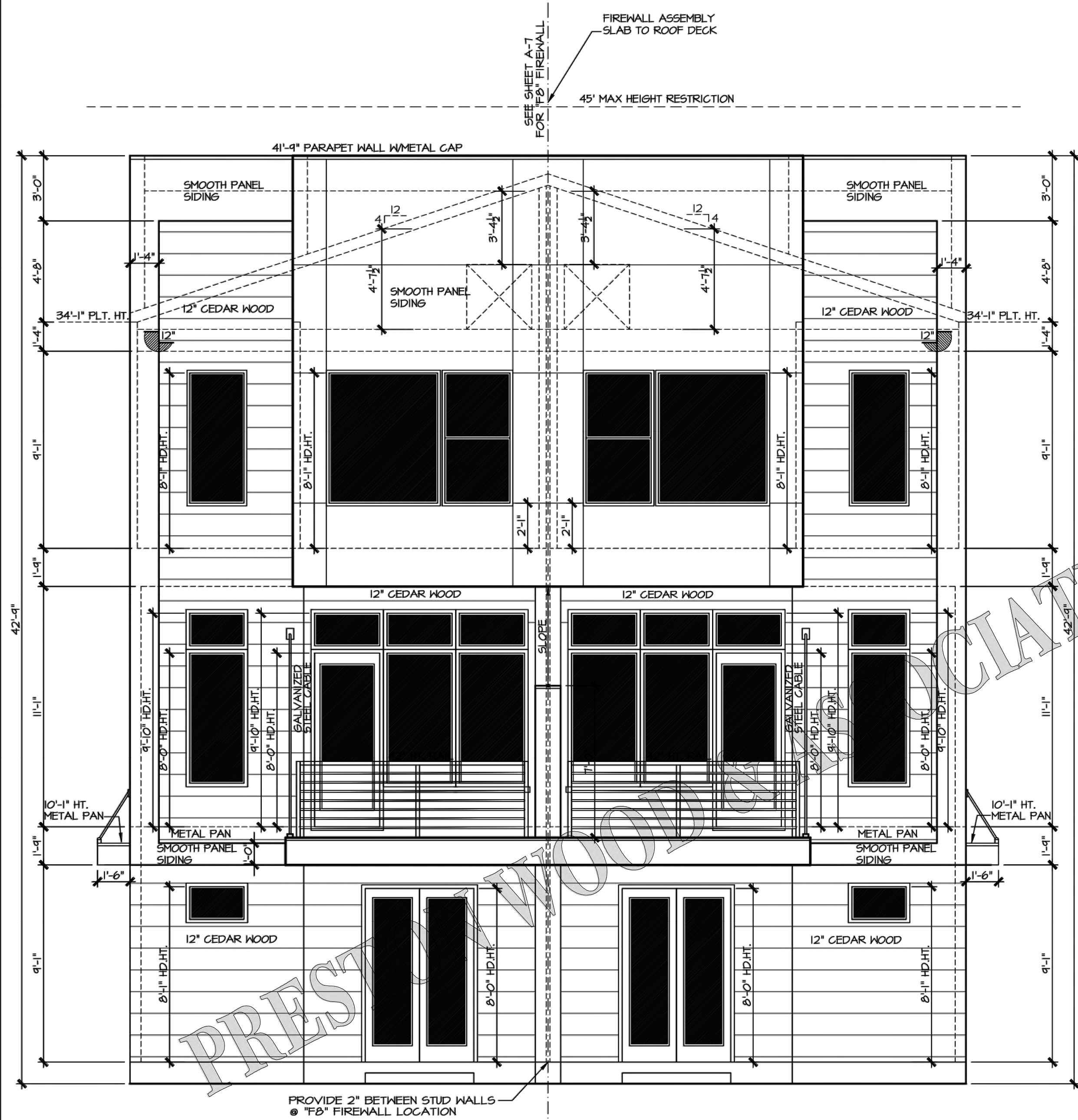
UNIT A1.1-L (LEFT):	
FIRST & SECOND FLOOR PLANS	A-5
THIRD FLOOR PLAN	A-6
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UNIT A1.1-R (RIGHT):	
FIRST & SECOND FLOOR PLANS	A-5
THIRD FLOOR PLAN	A-6
MILLWORK	A-7
SECTIONS A-A & B-B	A-8
FIRST & SECOND ELECTRICAL PLNS.	A-9
THIRD ELECTRICAL PLNS.	A-10

STANDARD DETAILS LAST SHEET

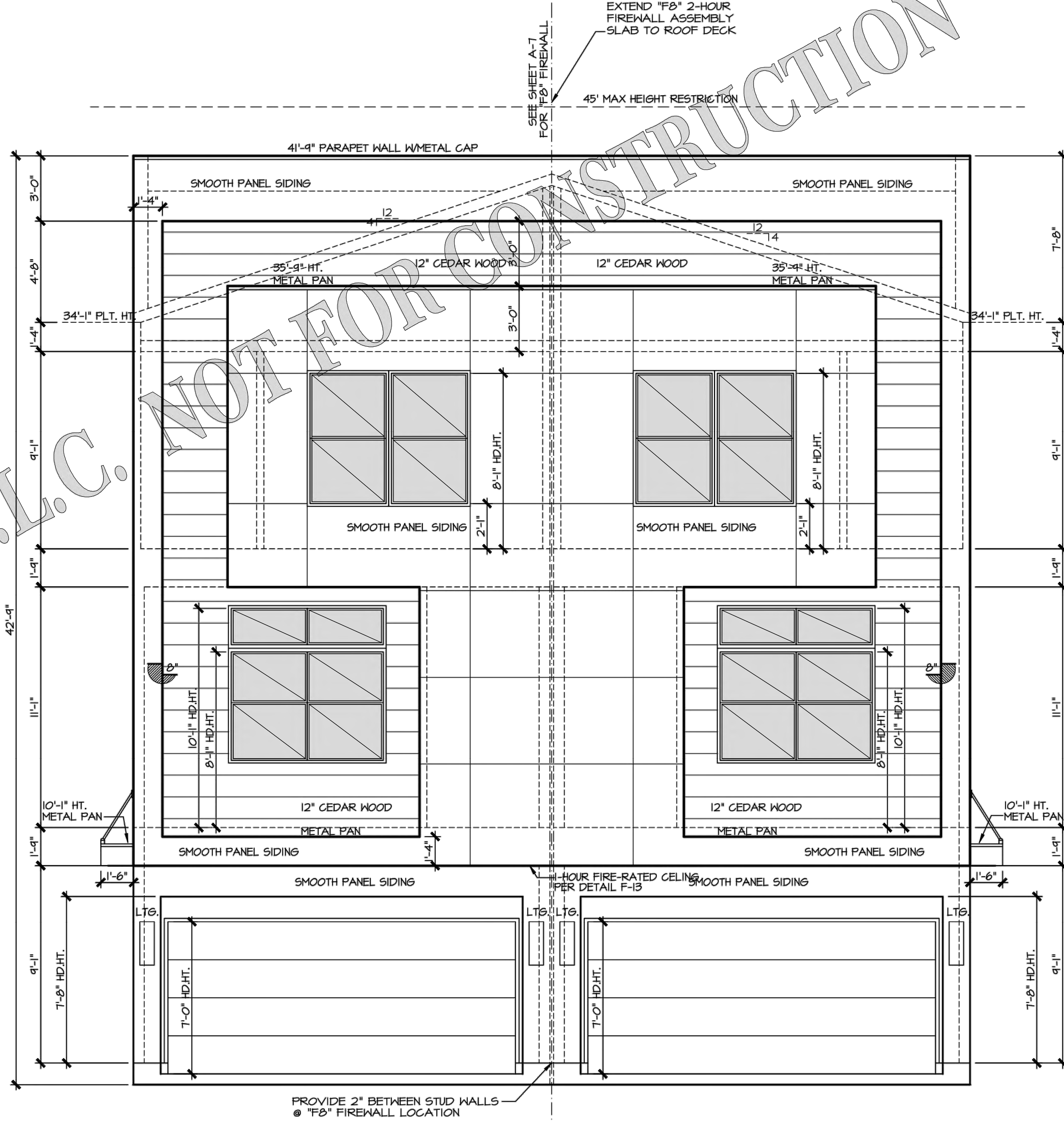
SOUND INVESTMENT CONCEPT, LLC.
XXXXXXXXXX
109 E. 9TH ST, COLUMBIA, TN 38401

JOB #	M1-1
F0268-MASTER-v2	
REVIEW SET	ISSUE DATE: 28 November 2020



REAR ELEVATION

SCALE: 1/4" = 1'-0"
FIELD VERIFY ALL TRANSOMS

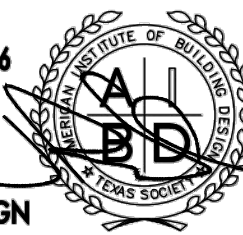


FRONT ELEVATION

SCALE: 1/4" = 1'-0"
FIELD VERIFY ALL TRANSOMS



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500 Lovett Blvd., Suite 250 Houston, TX 77006
phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4:	DATE:
XXX	XXX	XXX	XXX
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
XXX	XXX	XXX	XXX
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
XXX	XXX	XXX	XXX
PRODUCTION 3:	DATE:	CHECKED:	DATE:
XXX	XXX	XXX	XXX

ELEVATION NOTES

- ALL DRAWINGS HERE REFERENCES THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) CITY OF COLUMBIA AMENDMENTS AND THE 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
- ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2018 IRC CITY OF COLUMBIA AMENDMENTS, R310.2).
- ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
- OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IBC 2018, SECTIONS 714.3.1 AND 714.3.4 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2018, SECTION 711.3. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
- PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4):
 - GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
 - GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
 - GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
 - TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 - GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
- ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2018, SECTION R312. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2018 TABLE R301.4, AND ON THE LAST SHEET OF THIS DOCUMENT.
- INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
- EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
- ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL, U.O.N.
- ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2018, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (IF A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW).
- CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE); SEE IRC 2018, SECTION R101.6. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDINGS AND SETBACK LINES.
- PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2018 CHAPTER 10.
- ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

PRIMARY EXTERIOR MATERIAL: SMOOTH PANEL SIDING
SECONDARY EXTERIOR MATERIAL: 12" CEDAR WOOD
ROOF MATERIAL: COMPOSITION SHINGLE

ALL DOOR AND WINDOW ASSEMBLIES TO HAVE MATCHING BRICK MOLD OR EQUAL SURROUNDS. MATCH TRANSOMS TO UNITS BELOW. HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.

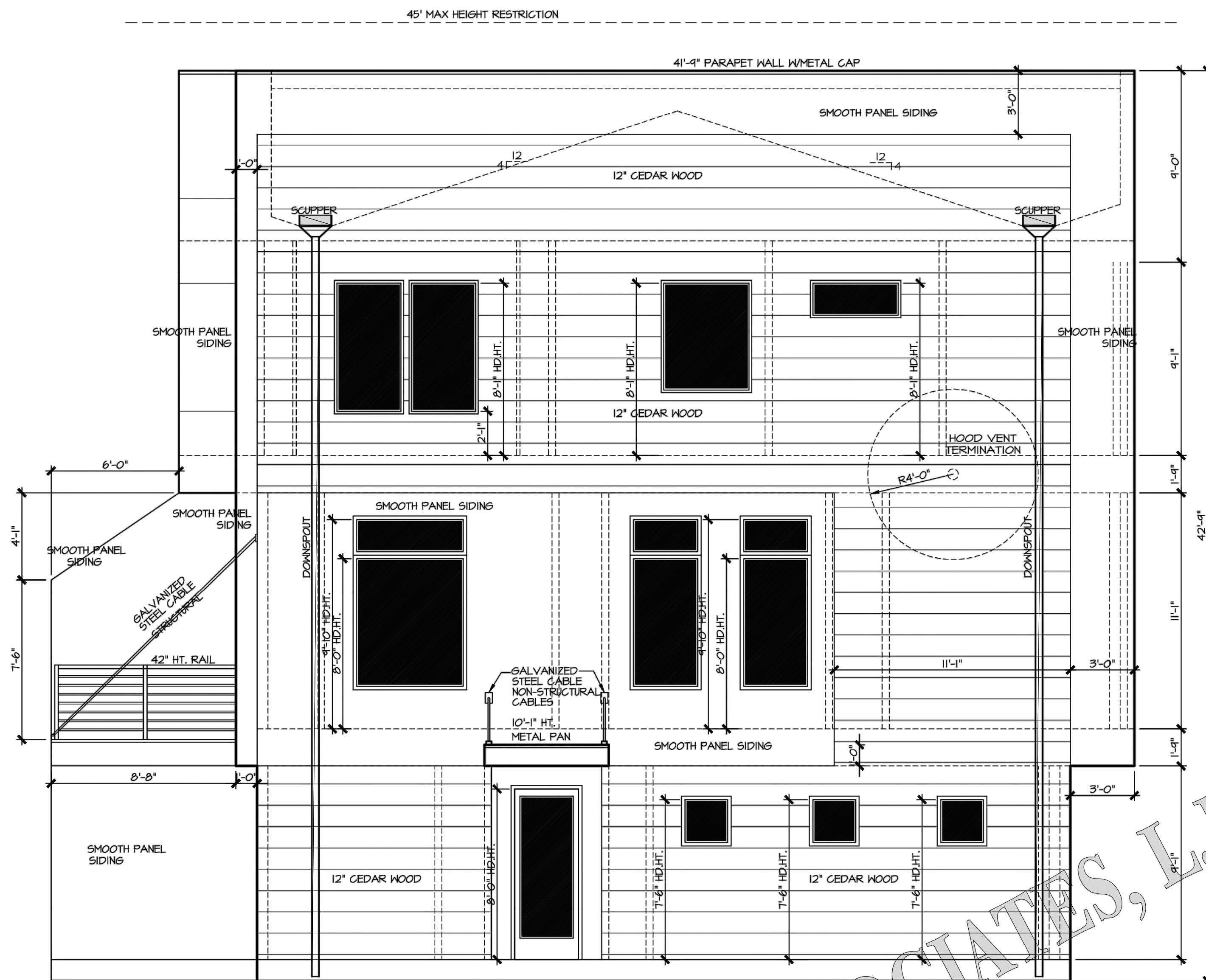
SOUND INVESTMENT CONCEPT, LLC.
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109 E. 9TH ST, COLUMBIA, TN 38401

JOB #
F0268-MASTER-v2

M1-3

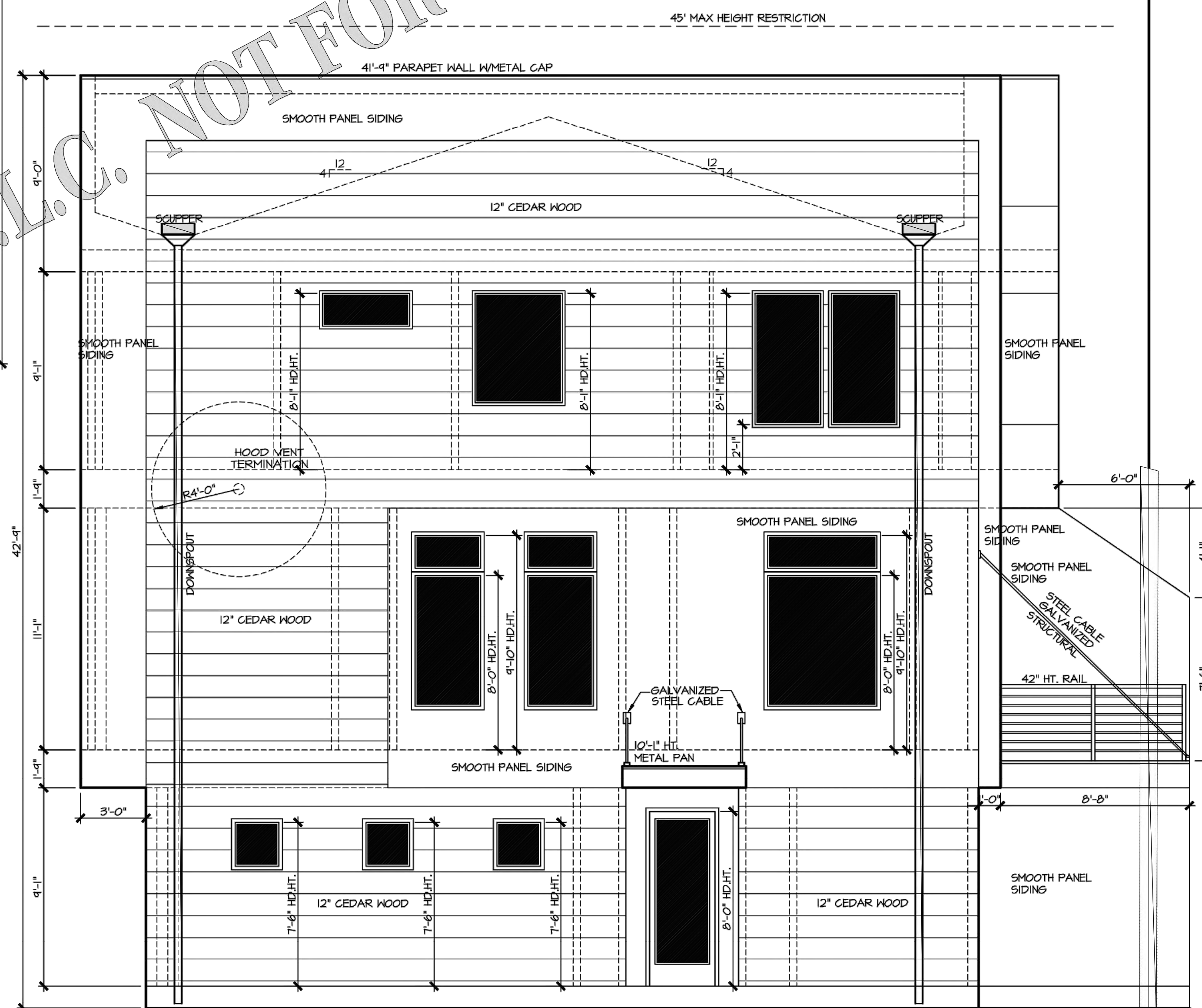
REVIEW SET
ISSUE DATE: 28 November 2020



LEFT ELEVATION

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

STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



RIGHT ELEVATION

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

STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



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phone: 713.522.2724
www.jackprestonwood.com
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REDRAW #			
DESIGNER:	DATE:	PRODUCTION 4 :	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1 :	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2 :	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3 :	DATE:	CHECKED:	DATE:
	X-X-XX	XXX	X-X-XX

SOUND INVESTMENT CONCEPT, LLC.
XXXXXXXXXX
109 E. 9TH ST, COLUMBIA, TN 38401

JOB #
F0268-MASTER-v2

M1-4

REVIEW SET

ISSUE DATE: 28 November 202

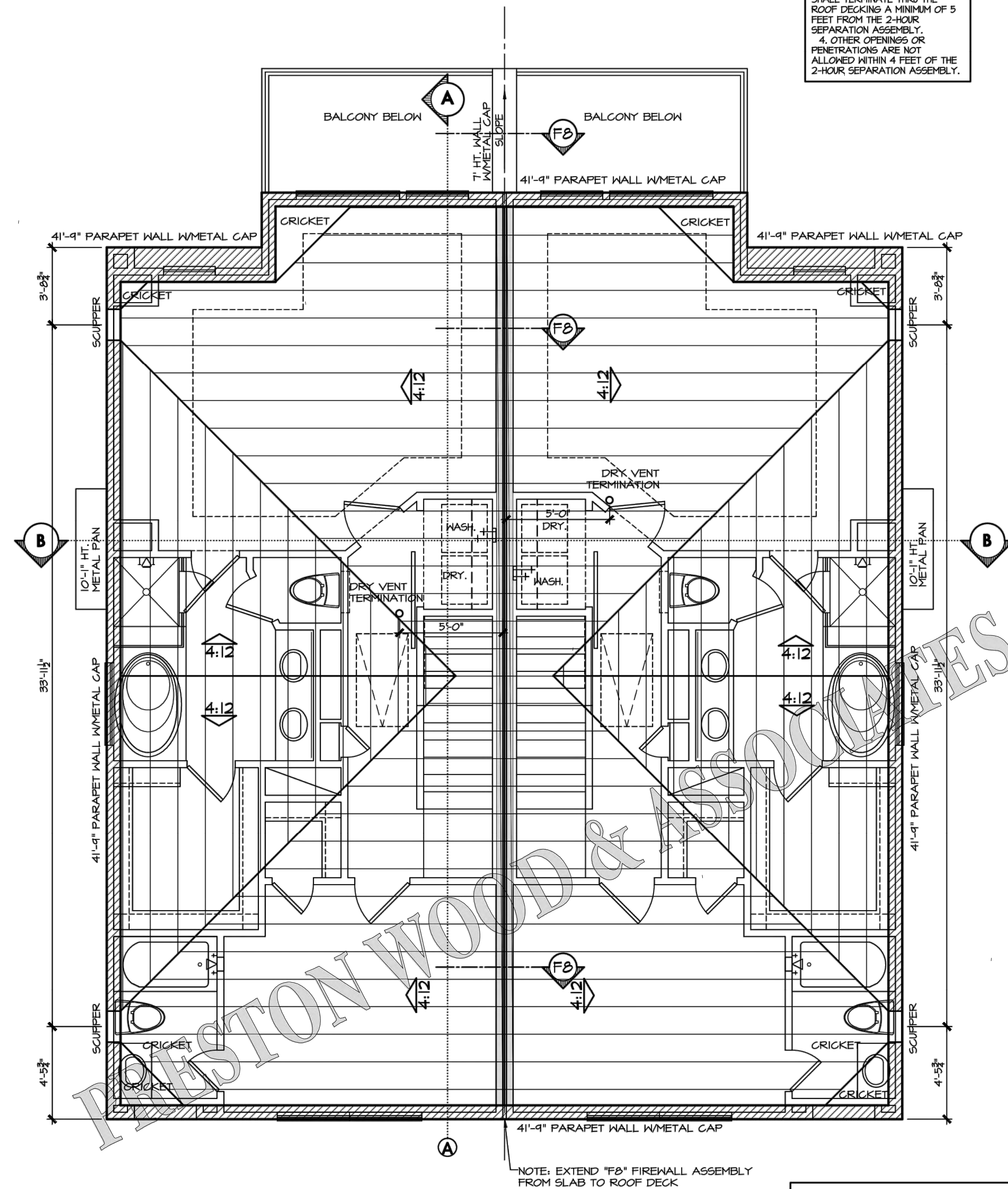
[illegible]

MINIMUM ROOF/ATTIC VENTILATION	
R206.2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/600 OF THE VENTILATED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 100 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.	
NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	800 sq.ft.
MINIMUM NFVA - UPPER HALF OF ATTIC (@50%):	192 sq.in.
MINIMUM NFVA - LOWER HALF OF ATTIC (@50%):	192 sq.in.
TOTAL MINIMUM NFVA REQUIRED:	384 sq.in.

GAS VENT PIPE TERMINATION

1. GAS APPLIANCE VENT PIPES THAT EXIT THRU THE ROOF DECKING MUST BE A MINIMUM 5'-0" FROM ANY PROPERTY LINE OR CENTERLINE OF ANY COMMON WALL. DIRECT THE VENT PIPE TO A BACK OR SIDE ROOF PLANE.
2. GAS VENTS THAT ARE 12 INCHES OR LESS IN SIZE SHALL NOT BE LOCATED NO CLOSER THAN 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION.
3. SEE FIGURE G2421B.3 FOR MINIMUM VERTICAL DISTANCE OF LOWEST DISCHARGE OPENING TO THE ROOF SURFACE.

COMMON WALL '78' NOTES
1. THE 2-HOUR DWELLING SEPARATION ASSEMBLY SHALL BE MADE FROM FRAMES TO THE FOUNDATION TO THE UNDERSIDE OF THE ROOF DECKING AND WITHOUT ANY PENETRATIONS.
2. PROVIDE FIRE-RETARDANT ROOFING OVER THE ROOF DECKING 5/8" INCH TYPE X GYPSUM UNDER THE ROOF DECKING A MINIMUM 4 FEET EACH SIDE OF THE 2-HOUR SEPARATION ASSEMBLY.
3. PROVIDE 1/2" MINIMUM CLASS C ROOF COVERING A MINIMUM OF 4 FEET EACH SIDE OF THE 2-HOUR SEPARATION ASSEMBLY.
3. GAS AFFLIANCE VENT PIPES SHALL BE PENETRATED THROUGH THE ROOF DECKING A MINIMUM OF 5 FEET FROM THE 2-HOUR SEPARATION ASSEMBLY.
4. OTHER OPENINGS OR PENETRATIONS SHALL NOT ALLOWED WITHIN 4 FEET OF THE 2-HOUR SEPARATION ASSEMBLY.

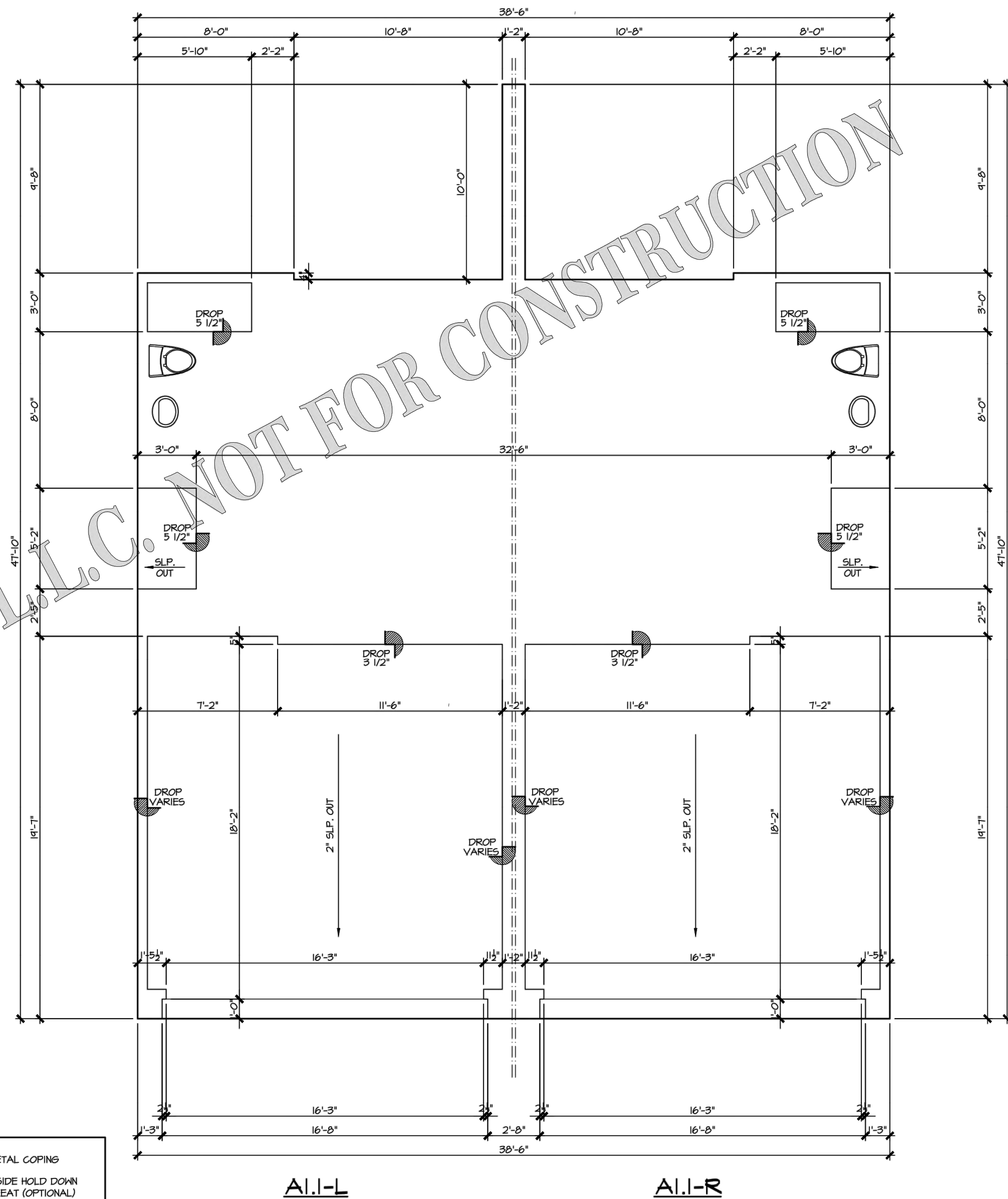
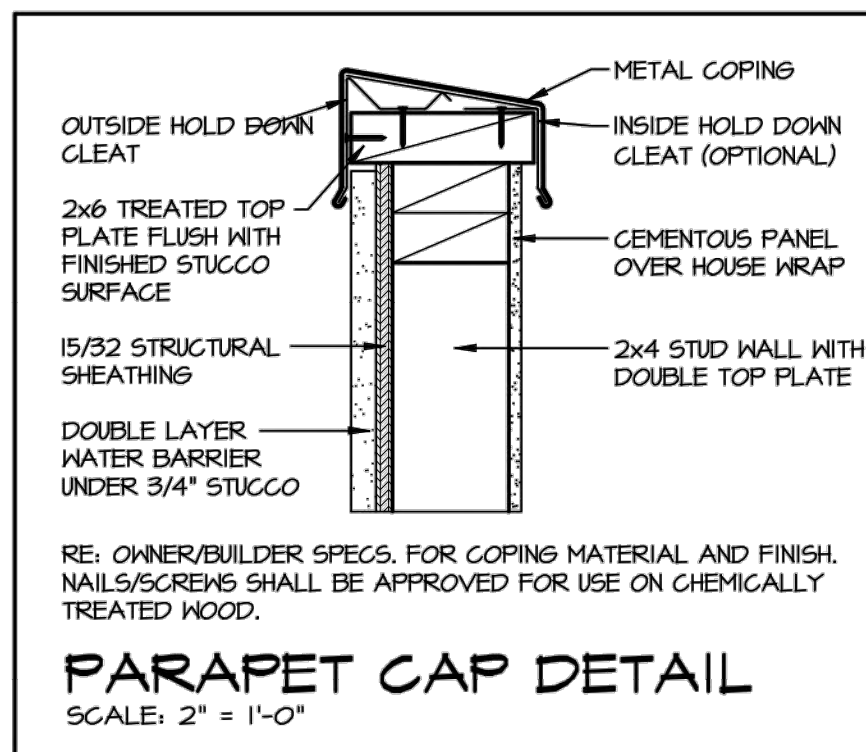


BUBBLE NOTES:

- 1) ADJUST SLOPES TO MATCH RIDGES.
- 2) ADJUST OVERHANGS TO MATCH FASCIA.
- 3) ADJUST PLATE HEIGHT TO MATCH FASCIA.

ROOF PLAN

SCALE: 1/4" = 1'-0"
 PLATE HEIGHTS AS NOTED.
 SLOPES AS NOTED.
 12" OVERHANGS FROM GABLE ENDS U.O.
 6" OVERHANG AT FRAME ENDS U.O.
 6" OVERHANG AT DORMERS U.O.
 SOFFIT AND RIDGE VENTING PER BUILDER SPECS.
 ROOF MATERIAL: COMPOSITION SHINGLE
 PLUMBING VENTS AND ALL OTHER PENETRATIONS THROUGH ROOF
 FLASHING SHALL BE DIRECTED TO BACK ROOF SLOPE.
 MINIMIZE PLUMBING VENT PENETRATIONS THROUGH ROOF DECKING.
 COLOR COORDINATE PIPING TO ROOF MATERIAL WHERE APPLICABLE.

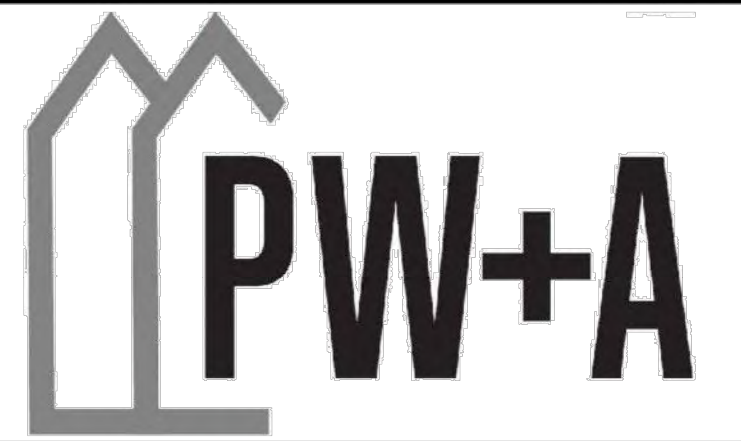


FOUNDATION OUTLINE

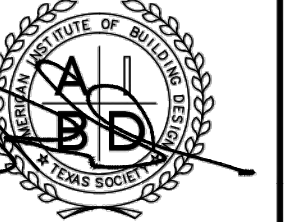
SCALE: 1/4" = 1'-0"

DIMENSION OF DROPS AND LABELING OF SLOPES
TAKES PRECEDENCE ON THIS PAGE.

DROP VALUES (U.O.N.):
3 1/2" FOR PORCHES, TIRE STOPS, SHOWER STALLS
1 1/2" FOR OVERHEAD DOORS.
12" FOR ELEVATOR PITS.



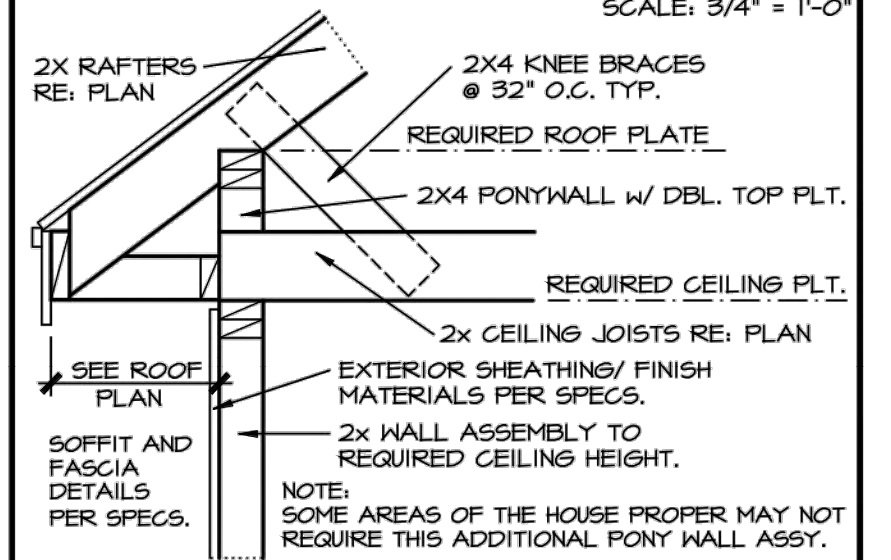
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500 Lovett Blvd., Suite 250 Houston, TX 77006
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AMERICAN INSTITUTE OF BUILDING DESIGN



REDRAW #			
DESIGNER: xxx	DATE: X-X-XX	PRODUCTION 4 : xxx	DATE: X-X-XX
PRODUCTION 1 : xxx	DATE: X-X-XX	SENT TO ENGINEER: xxx	DATE: X-X-XX
PRODUCTION 2 : xxx	DATE: X-X-XX	CORRECTIONS: xxx	DATE: X-X-XX
PRODUCTION 3 : X-X-XX	DATE: X-X-XX	CHECKED: xxx	DATE: X-X-XX

RAISED PLATE DETAIL

SCALE: 3/4" = 1'-0"



SOUND INVESTMENT CONCEPT, LLC.

XXXXXXXXXX

109 E. 9TH ST, COLUMBIA, TN 38401

JOB #

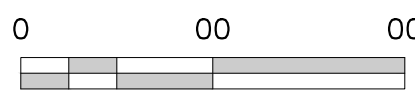
F0268-MASTER-v2

M1-5

REVIEW SET

ISSUE DATE: 28 November 2020

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PLOT BY CHS/BSG ON 12/20/2016 4:17 PM.



JOB NO.	W.K. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
20217	2101	XXX	XXX	N/A	DECEMBER 16, 2020	#		

ARCHITECTURAL
ILLUSTRATIVES

A1.5

9TH STREET VILLAS
FOR
SOUND INVESTMENT CONCEPTS, LLC.

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-9400
Nashville 615-244-8891
Murfreesboro 615-546-6050

ragan-smith.com

Case Number:

20-0279

Request:

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.



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

20-0279

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ Shaw Enterprises LLC

PROPERTY ADDRESS/LOCATION

**Baker Road/ Tax Map 075 Group B
Parcel 17.01**

SUMMARY OF REQUEST: Final Plat (Elan Subdivision)

This request is for a **Final Plat** of 31 single-family residential lots conforming to all standards of the R-10 zoning district with a new 50' right-of-way (Pretender Way) for access.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10	Single-Family Residential	R-10 (Single-Family Residential)	Single-Family Residential Homes	16.45 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood

Proposed Final plat has an existing zoning designation of R-10.

PROPERTY HISTORY:

September 2004, final plat approved with conditions. Updated construction plans submitted in 2018 to reflect preliminary plat.

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-10 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



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

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING

Tuesday, December 29, 2020

ITEM NO.

20-0279

DESCRIPTION: Request from Allen O'Leary for final plat approval of 31 lots in Elan Subdivision Phase 2 with surety in the amount of \$142,000.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

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

Maury County E911

4. No comments provided.

Maury County Schools

5. No comments provided.

Duck River Electric Membership Corp

6. No comments provided.

Engineering

- 7. Label Baker Rd as a collector roadway.
- 8. Label Pretender Way as minor residential

Planning

- 9. No comments

Wastewater

- 10. Wastewater approves this request.

Public Works

- 11. No comments provided.

Columbia Water

- 12. No comments provided.

Atmos Energy

- 13. No comments provided.

Fire

- 14. No comments.

ATTACHMENTS: Final Plat



ITEM #6

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

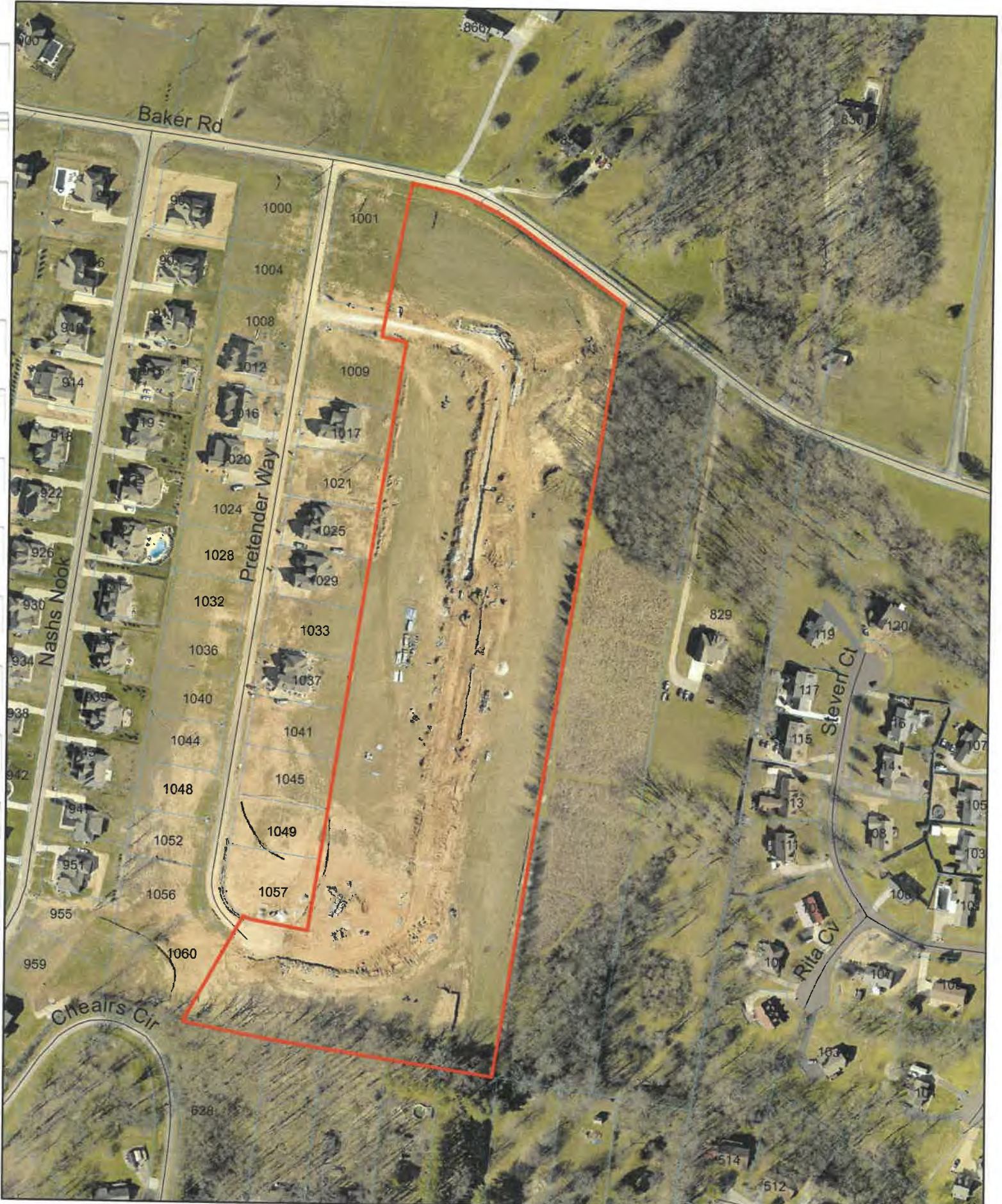
NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: 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.

COMMENTS: No fire hydrant between lot 54 & 55 and other 2 fire hydrants are where the Phase 1 stopped

Case #20-0279
Elan Subdivision
Phase 2



TN GRID NORTH

TAX MAP
75M, GRP "C"
(33.00)
KEITH G & DEBRA A
KILPATRICK
D.B. R1843 PG. 537
R.O.M.C., TN

TAX MAP
75M, GRP "C"
(32.00)
KEITH G & DEBRA A
KILPATRICK
D.B. R1843 PG. 537
R.O.M.C., TN
PORTER HILLS,
SECTION 2, LOT 2
PLAT BOOK: P4, PAGE 75

TAX MAP
75M, GRP "C"
(31.00)
JENNIFER GAYLE
DUNCAN
D.B. R2236 PG. 573
R.O.M.C., TN
PORTER HILLS,
SECTION 2, LOT 2
PLAT BOOK: P4, PAGE 75

TAX MAP
75M, GRP "C"
(30.00)
TANDY J & SIDNEY L JR
HARLIN
D.B. R1498 PG. 814
R.O.M.C., TN
PORTER HILLS,
SECTION 2, LOT 3
PLAT BOOK: P4, PAGE 75

TAX MAP
75M, GRP "C"
(29.00)
JOHN R
BILDERBACK
D.B. R2335 PG. 371
R.O.M.C., TN
PORTER HILLS,
SECTION 2, LOT 4
PLAT BOOK: P4, PAGE 75

Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 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 Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon is ± 16.45 Acres.
- This property currently identified as Tax Map No. 75 Parcel No. 17.01, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: n/a
- Deed reference: Book R1800, Page 1387
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C01100E & 47119C01100E, dated April 16, 2007, and shown hereon graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
- All property corners are $\frac{1}{2}$ " rebar with cap reading "WES 1987" unless otherwise noted.

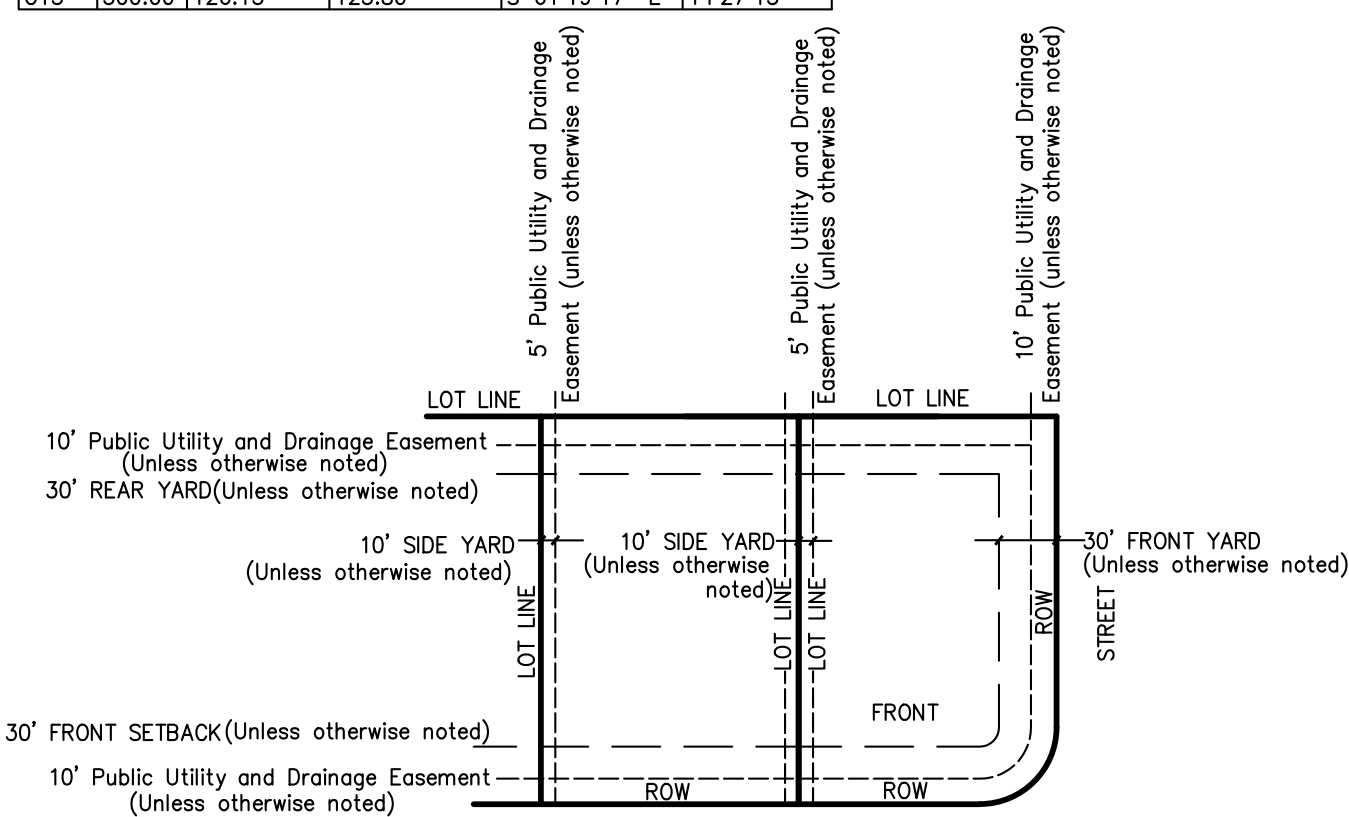
Legend

- | | | | | | |
|------------|----------------------------|--------------------------|---------------------|--------------------|------------------|
| ● EP | Iron Rod Found | ● Bench Mark | ■ Catch Basin | Ⓛ Electric Riser | Ⓜ Power Pole |
| ● I.P.F. | Iron Rod Set | ● Stake Found | ■ Curb Inlet | Ⓛ Telephone Riser | Ⓜ Flag Pole |
| ● AXLE | Asphalt Found | ● Fire Hydrant | ■ Storm Pipe | Ⓛ Telephone Booth | Ⓜ Guy Wire |
| ● CM | Concrete Monument | ● Water Meter | ■ Gas Meter | Ⓛ Gas Meter | Ⓜ Mailbox |
| ● CM | Concrete Monument Existing | ● Water Valve | ■ Electric Manhole | Ⓛ Gas Valve | Ⓜ Parking Block |
| ● P.K.F. | PK Nail Found | ● Water Reducer | Ⓛ Telephone Manhole | Ⓛ Light Pole | Ⓜ Satellite Dish |
| ● P.K.S. | PK Nail Set | ● Water Manhole | Ⓛ Power Pole | Ⓛ Handicap Parking | Ⓜ Clean Out |
| ● R.R.S.F. | Railroad Spike Found | ● Sanitary Sewer Manhole | Ⓛ Electric Meter | Ⓛ Telephone Pole | Ⓜ Water Spigot |
| ● R.R.S.S. | Railroad Spike Set | ● Storm Sewer Manhole | Ⓛ Cable Riser | Ⓛ Guy Pole | Ⓜ Bollard |

- | | | | | | | |
|-------|-------------------------|-------|-----------------------|-------|-----|----------------------------|
| ----- | Adjoining Property Line | ----- | Edge of Water | ----- | OHE | Overhead Electric Line |
| ----- | Subject Property Line | ----- | Ditch | ----- | OHT | Overhead Telephone Line |
| ----- | Easement Line | ----- | Creek Centerline | ----- | UG | Underground Utility Line |
| ----- | Minor Contour Line | ----- | Index Contour Line | ----- | UGC | Underground Cable Line |
| ----- | Building Setback Line | ----- | Sanitary Sewer Line | ----- | UGT | Underground Telephone Line |
| ----- | Centerline | ----- | Water Line | ----- | FM | Forced Main Line |
| ----- | Edge of Pavement | ----- | Storm Sewer Line | ----- | * | Critical Lot |
| ----- | Edge of Gravel | ----- | Overhead Utility Line | | | |
| ----- | Fence Line | ----- | Overhead Cable Line | | | |
| ----- | Landscape | | | | | |
| ----- | Woods | | | | | |
| ----- | Tree Line | | | | | |

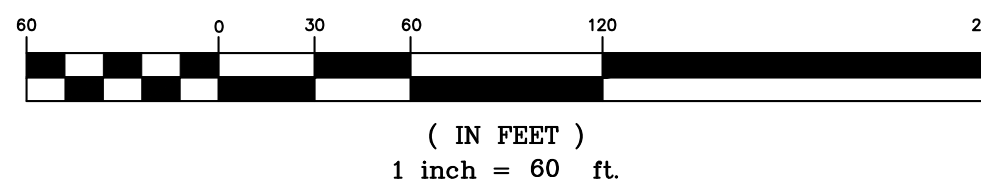
Curve Table

CURV	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	24.91	24.79	S 70°11'02" E	19°01'39"
C2	75.00	119.56	107.30	N 54°38'01" E	91°20'14"
C3	75.00	115.58	104.48	N 35°10'58" W	88°17'44"
C4	125.00	48.83	48.32	S 68°11'10" E	22°17'19"
C5	125.00	77.87	76.61	S 39°11'47" E	35°41'28"
C6	125.00	66.14	65.37	S 06°11'35" E	30°18'57"
C7	125.00	24.09	24.05	S 14°29'11" W	11°02'35"
C8	125.00	17.87	17.61	S 37°51'13" W	35°41'28"
C9	125.00	77.87	76.61	S 73°32'40" W	35°41'28"
C10	125.00	19.44	19.42	N 84°09'14" W	8°54'44"
C11	125.00	141.51	141.32	N 70°11'02" W	19°01'39"
C12	500.00	112.47	112.23	S 74°59'31" E	12°53'16"
C13	500.00	126.13	125.80	S 61°19'17" E	14°27'13"



TAX MAP
75
(16.02)
ROSENDO & AGUSTINA
HERNANDEZ
D.B. R1450 PG. 316
R.O.M.C., TN

PLAT BOOK: P12, PAGE 109

GRAPHIC SCALE

PURPOSE NOTE:
The purpose of this final plat is to create 31 single family lots.
STORMWATER DETENTION AREAS WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT THAT THE EASEMENT EXISTS ON.
* DENOTES CRITICAL LOT AND BEFORE A BUILDING PERMIT WILL BE ISSUED, A INDIVIDUAL LOT SITE PLAN WILL HAVE TO BE APPROVED BY THE CITY OF COLUMBIA ENGINEERING DEPARTMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R1800, Page 1387, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date

Shaw Enterprises, LLC

Title (if acting for partnership or corporation)

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

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

Date

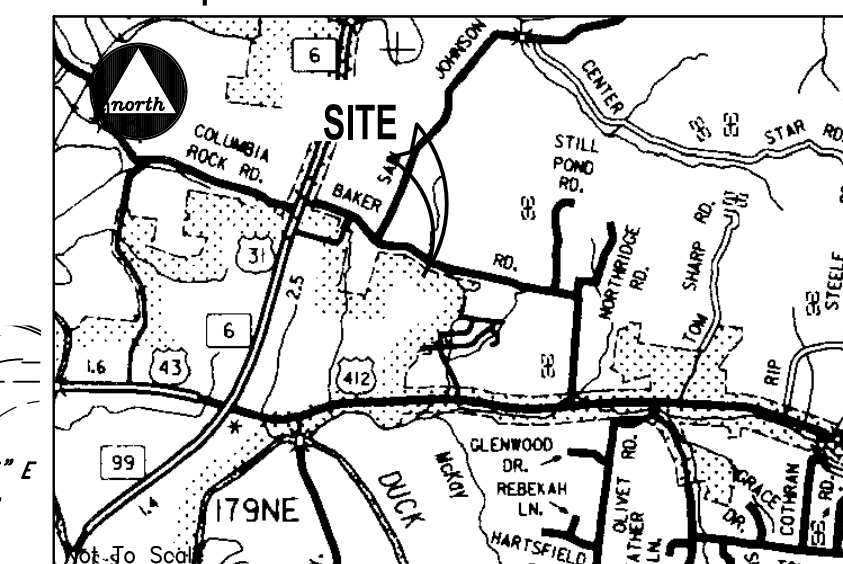
City Engineer
Columbia, Tennessee**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS**

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date

Director of Wastewater Department
Columbia, Tennessee**Location Map**

PARCEL NUMBER: TAX MAP 75, PCL 17.01

DEED BOOK: R1800, PAGE 1387

PARCEL ADDRESS: BAKER ROAD
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: R-10

BUILDING SETBACKS: FRONT - 30'

SIDE - 10'

REAR - 30'

ACREAGE OF PARCEL: ± 16.45 ACRE (716,684.3 SQFT) TOTAL
 ± 2.00 ACRE (87,191.6 SQFT) RIGHT OF WAY DEDICATION

PROPERTY OWNER: SHAW ENTERPRISES, LLC

PO BOX 8081
COLUMBIA, TN 38401

DENSITY: 1.88 LOTS/ACRE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Elan Subdivision, Phase 2 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

Columbia Power & Water Systems
Columbia, TN**CERTIFICATE OF COMPLIANCE**

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

Date

City Engineer
Columbia, Tennessee**CERTIFICATE OF APPROVAL FOR RECORDING**

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

Date

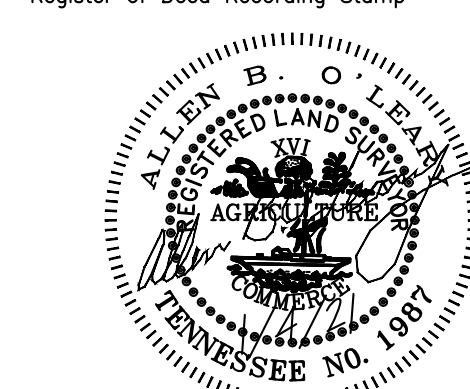
Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

Date

1/4/21
Allen B. O'Leary
TN RLS #1987
Number



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, December 29, 2020

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.

11. 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.
12. Turning Radius: Fire access road turns and corners shall be designed to meet the City Engineers specifications.
13. 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.
14. 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.
15. 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.
16. Private Fire Hydrants: Additional private hydrants will be required.
17. 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

18. No comments.

Police

19. No comments provided.

Columbia Power

20. 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

21. No comments provided.

Maury County Schools

- 22. No comments provided.

Planning

- 23. Recommend all sides of buildings where siding is shown be fiber cement
- 24. Color rendering for Townhomes do not match the detailed elevation which one is correct
- 25. Renderings only show 4 unit townhomes but site plan shows some 5 qty unit structures
- 26. Site plan says townhomes but are they condos or HPR's
- 27. Recommend extending sidewalk out to Bear Creek Pike
- 28. 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.
- 29. 20'x45' cottages are showing garage spaces in the parking table but the site plan does not reflect and garage accesses.
- 30. Recommend some parking overflow area for 20'x46' cottages, and Bear Creek Pike fronting Townhomes
- 31. 20' spacing between townhomes is the standard and would recommend using that separation vs 15'
- 32. The entire site is forest with mature trees, is there a tree preservation detail especially within the buffer areas and open space
- 33. 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.
- 34. Show existing gas line for site
- 35. Provide typical layouts for Townhomes and Cottages
- 36. Show details for dog park and tot lot

Wastewater

- 37. Wastewater Department has a 10" gravity sewer with adequate capacity in close proximity to the proposed development. No detailed design plans have been submitted for Wastewater review. Also, any elements required to tie into the existing infrastructure will be the responsibility of the developer.

Public Works

- 38. No comments provided.

Columbia Water

- 39. No comments provided.

Atmos Energy

- 40. No comments provided.

ATTACHMENTS: Concept Plan



ITEM #7

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: 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.

COMMENTS: 16" DI main on the north side of Bear Creek Pk.

Case Number:

20-0267

Request:

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.



TECHNICAL MEETING

Tuesday, December 29, 2020

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

Wastewater

40. Wastewater department has 8" gravity sewer with several points to tie into the existing infrastructure with adequate capacity to service the development as spelled out in an email from Mr. Gary Martin dated December 2, 2020, and also included the PUD Master Plan. No detailed design plans have been submitted for Wastewater review at this time.

Building

41. No comments.

Police

42. No comments provided.

Public Works

43. No comments provided.

Columbia Water

44. No comments provided.

Atmos Energy

45. No comments provided.

Maury County E911

46. No comments provided.

Maury County Schools

47. No comments provided.

ATTACHMENTS: Concept Plan



ITEM #8

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: **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.

COMMENTS: 8" CI main on the north side of Williamsport Pk. and a 8" DI main on the west side of Oak Springs Dr.

Case Number:

20-0265

Request:

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



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

20-0265

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying,
LLC / Baxter Enterprises**

PROPERTY ADDRESS/LOCATION

**NW Corner Williamsport Pike &
Twin Lakes Drive, Map 88/Parcel
51.00**

**SUMMARY OF REQUEST: Zoning Amendment, RS-10 to GCS
(General Commercial Services).**

This request is for the rezoning of the NW corner of
Twin Lakes Drive & Williamsport Pike from **RS-10
Single-Family Residential to GCS (General
Commercial Services).**



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 (Single-Family Residential)	Vacant Land	RS-10 RM-1, Single-Family Residential/ Multi-Family Residential	Commercial Building	5.37 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor:

This future land use characterized for the
subject property would support a GCS
zoning designation.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A concept plan showing an outline of a commercial building has been submitted to support the requested GCS Zoning designation of the 5.37 +/- acre site. It shall be noted that a site-specific business has not been identified for the subject property. The GCS zoning designation allows for a variety of retail uses including but not limited to vehicle sales, restaurants, offices, and self-storage. It shall be noted that any residential use including multi-family is a prohibited use in GCS zoning.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Suburban Corridor which does support Commercial 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;

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 single & multi-family residential. The proposed rezoning may not be consistent with existing adjacent Land Uses.

- 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 meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Corridor" The request would agree with an GCS Zoning Designation.

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

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

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

The surrounding properties are single-family & multi-family residential.

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

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

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

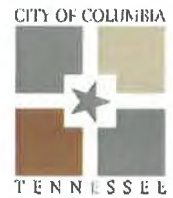
The planning commission may determine if there is sufficient extent to warrant a zoning map amendment at such location.

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.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT



TECHNICAL MEETING

Tuesday, December 29, 2020

ITEM NO.

20-0265

DESCRIPTION: To rezone 5.37 acres portion of property to commercial zoning.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. No comments on the zoning map amendment.

Engineering

2. No comments on rezoning.

Building

3. No Comments.

Police

4. No comments provided.

Columbia Power

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

Atmos Energy

6. No comments provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Planning

9. No Comments

Wastewater

10. Wastewater approves this request.

Public Works

11. No comments provided.

Columbia Water

12. No comments provided.

ATTACHMENTS: Concept Plan



ITEM #9

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER SYSTEM

Case Number: 20-0265

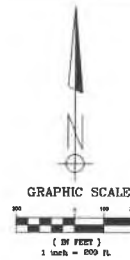
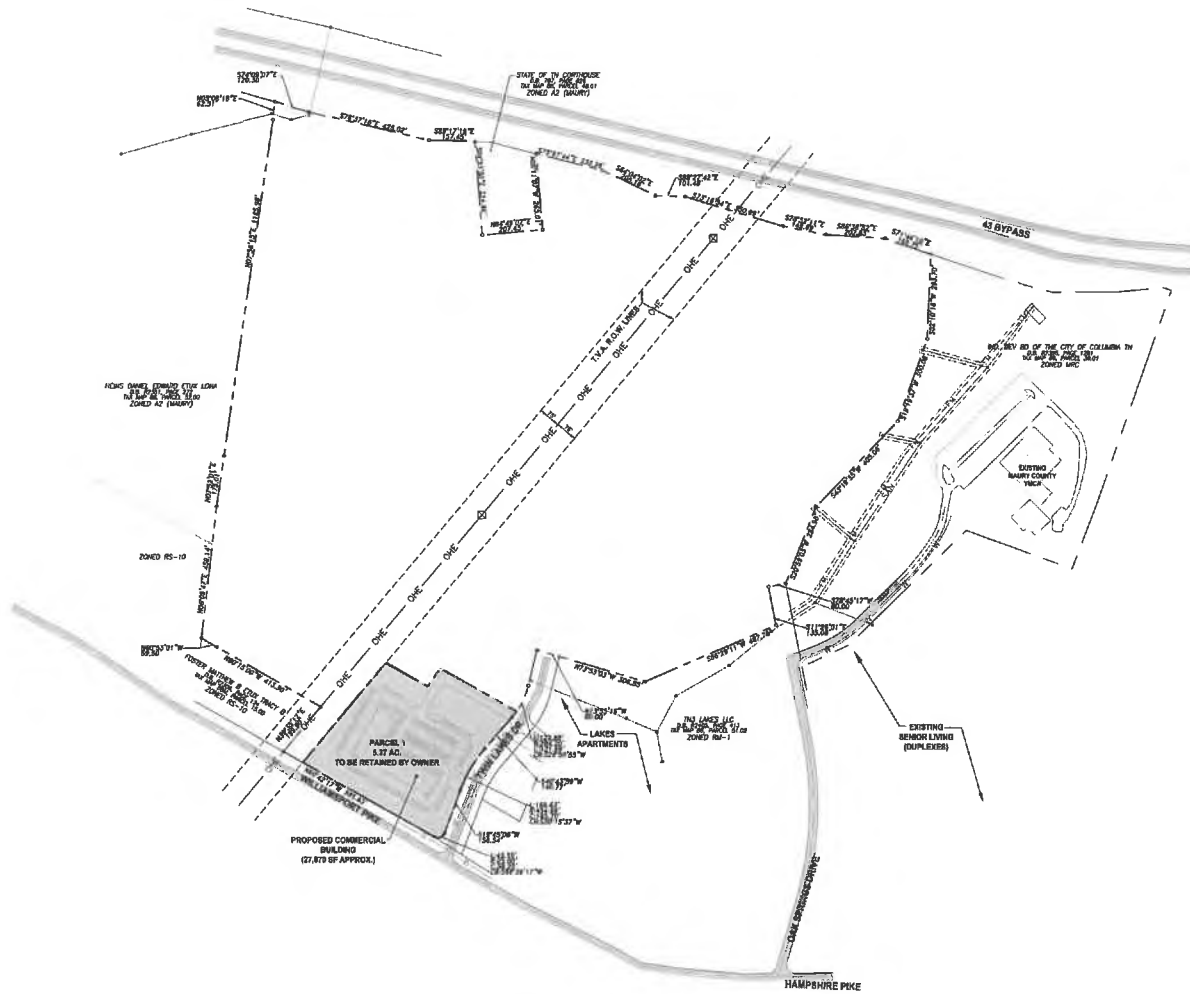
Request from Martin Engineering to rezone a portion of Tax Map 88 Parcel 51.00 off Williamsport Pike from Medium Density Residential to Commercial.

COMMENTS: 8" CI main on north side of Williamsport Pk. and 8" DI on the west side of entrance to the Lakes.

Case #20-0265
Williamsport Pike
Twin Lakes Drive







PROPERTY OWNER:
 BAXTER ENTERPRISES
 1100 HATCHER LANE
 COLUMBIA, TN 38401
 TAX MAP 88 PARCEL 51.00
 DEED BOOK R2381 PAGE 933

THIS PROPERTY IS LOCATED WITHIN OTHER AREAS
 ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
 5% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A.
 FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
 NO. 4718C0155E AND NO. 4718C0281E, BOTH
 DATED APRIL 18, 2007.

LEGEND	
EXISTING SANITARY SEWER	—
SANITARY SEWER	— 6" SA —
WATER LINE	— W —
SANITARY SEWER MANHOLE	⊙
PUMP HYDRAULIC ASSEMBLY	⊗
WATER VALVE	⊕
STOP SIGN	⊞

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



TECHNICAL MEETING

Tuesday, December 29, 2020

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.

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.

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.

TECHNICAL

20-0266

Page 1 of 3

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.
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.
10. Private Fire Hydrants: Additional private hydrants will be required.
11. 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.

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. No comments provided.

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.

Wastewater

36. Wastewater approves this request.

Public Works

37. No comments provided.

Columbia Water

38. No comments provided.

ATTACHMENTS: Concept Plan



ITEM #10

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: 20-0266

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.

COMMENTS: 6" PVC on north side of Bear Creek Pk. and on Harley Davidson Blvd. two stub outs 12" DI can also connect to.

Case Number:

20-0275

Request:

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



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

20-0275

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying, LLC/ P
& L Development, LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Summerdale Phase 3 / Tax Map 114
Group B Parcel 19.00**

SUMMARY OF REQUEST: Final Plat (Summerdale Phase 3)

This request is for a **Final Plat** of 13 single-family residential lots zoned RM-1 PUD (*Multi-Family Planned Unit Development*). Lot sizes within the final plat range from 6,042 SF to 9,321 SF. Access to proposed lots will come off of Precast drive & Hanson Lane, both public rights-of-ways.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM1- Residential PUD	Single-Family Residential	RM-1 PUD (Single- Family Residential)	Single-Family Residential Homes	4.50 Acres +/-

COMPATIBILITY with the COMPREHENSIVE
PLAN:

Suburban Corridor Proposed Final
plat has an existing zoning
designation of RM-1 PUD

PROPERTY HISTORY:

April 2020, Preliminary Plat for Summerdale Phase 3 & 4,
approved.

February 2019, Master Plan for Summerdale, approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the RM-1 PUD subject to any technical comments as attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

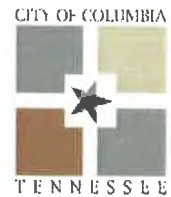
AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, December 29, 2020

ITEM NO.

20-0275

DESCRIPTION: Request from Martin Engineering for final plat approval and surety in the amount of \$97,000 for 13 lots in Summerdale Phase 3 Subdivision located off Precast Drive.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. There is no site plan attached to review in this file.

Building

2. No comments.

Police

3. No comments provided.

Columbia Power

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

Atmos Energy

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Engineering

8. No Comments

Planning

9. Adjust typical layout to reflect setbacks based on master plan

Wastewater

10. Wastewater approves this request.

Public Works

11. No comments provided.

Columbia Water

12. No comments provided.

ATTACHMENTS: Final Plat



ITEM #11

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: **20-0275**

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

COMMENTS: Still under construction- incomplete

Case #20-0275
Summerdale Subdivision
Phase 3



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 13 RESIDENTIAL LOTS (LOTS 30-42) AND TO DEDICATE OPEN SPACE AREAS.

Surveyor's Notes

- 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.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 4.50 acres ±.
- New Right-Of-Way dedication: 0.90 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47191C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related fixtures required for this service are encompassed by a 10-foot Public Utility Rights of Way Easement on all property lines parallel and abutting public or private roadways and 5 feet wide easement on all interior lot lines for utility and drainage easements.

Service lines and fixtures will branch from main utility line and extend to an individual multi-unit structure within this easement. The gang meter base will be attached to the exterior wall of the structure. This gang meter base will serve as a branch in which individual service lines will extend to each unit within the structure.

The gang meter base will be encompassed by a blanket utility easement for service and maintenance as needed and required. Gang meter bases, electrical service entrance conductors from transformer to gang meter bases as well as lines leaving the gang meter base to serve individual units will be the responsibility of the Home Owners Association.

Additionally, a 10-foot Public Utility Rights of Way Easement shall continue vertically from the foundation through the roof on the exterior wall at the location of the meter bases of each building.

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____, pages _____ in the Register's Office of Maury County, Tennessee.

8" water line to be owned and maintained by Columbia Power and Water Systems

8" sanitary sewer line to be owned and maintained by Columbia Wastewater Systems.

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer lines). 10 foot wide easement centered on water lines.

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2563, page 693, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date 2021

Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

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

Date 1/4/2021 Registered Land Surveyor Bobby G. Moore, RLS Number 1039

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 3a" 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 2021 Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 3a 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 2021 City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

Secretary, Planning Commission Columbia, Tennessee Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911, Date 2021 Maury County E-911

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.

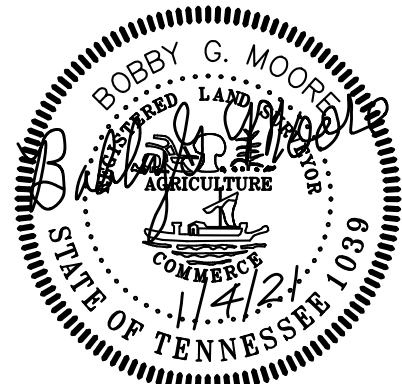
Date 2021 Superintendent, Columbia Wastewater System

Certificate of Compliance

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

City Engineer Columbia, Tennessee Date

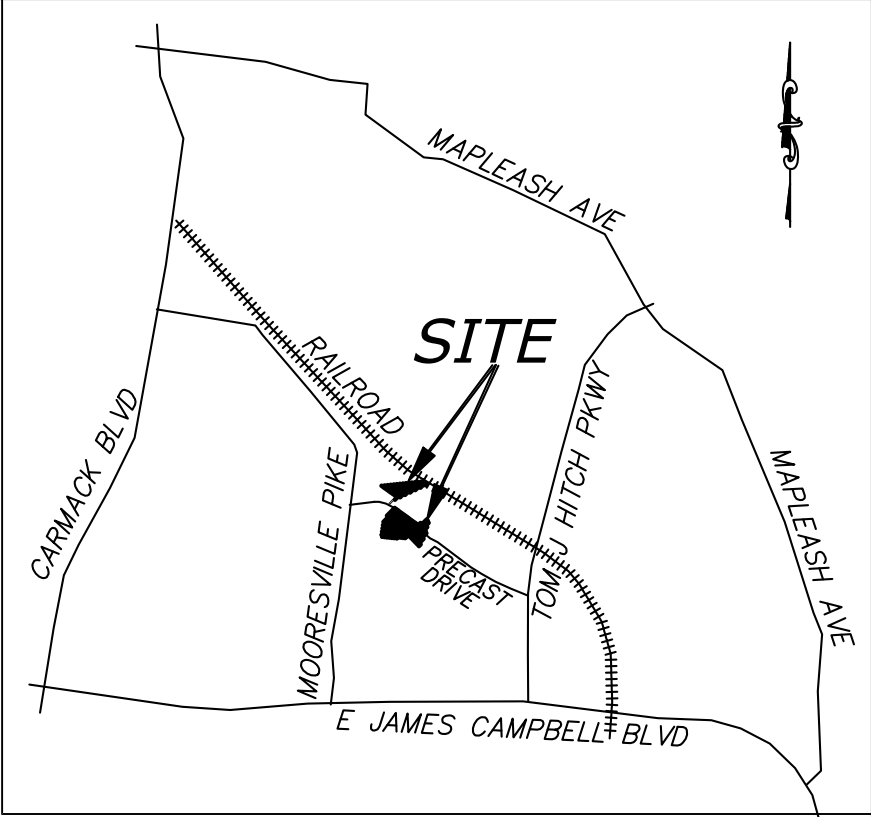
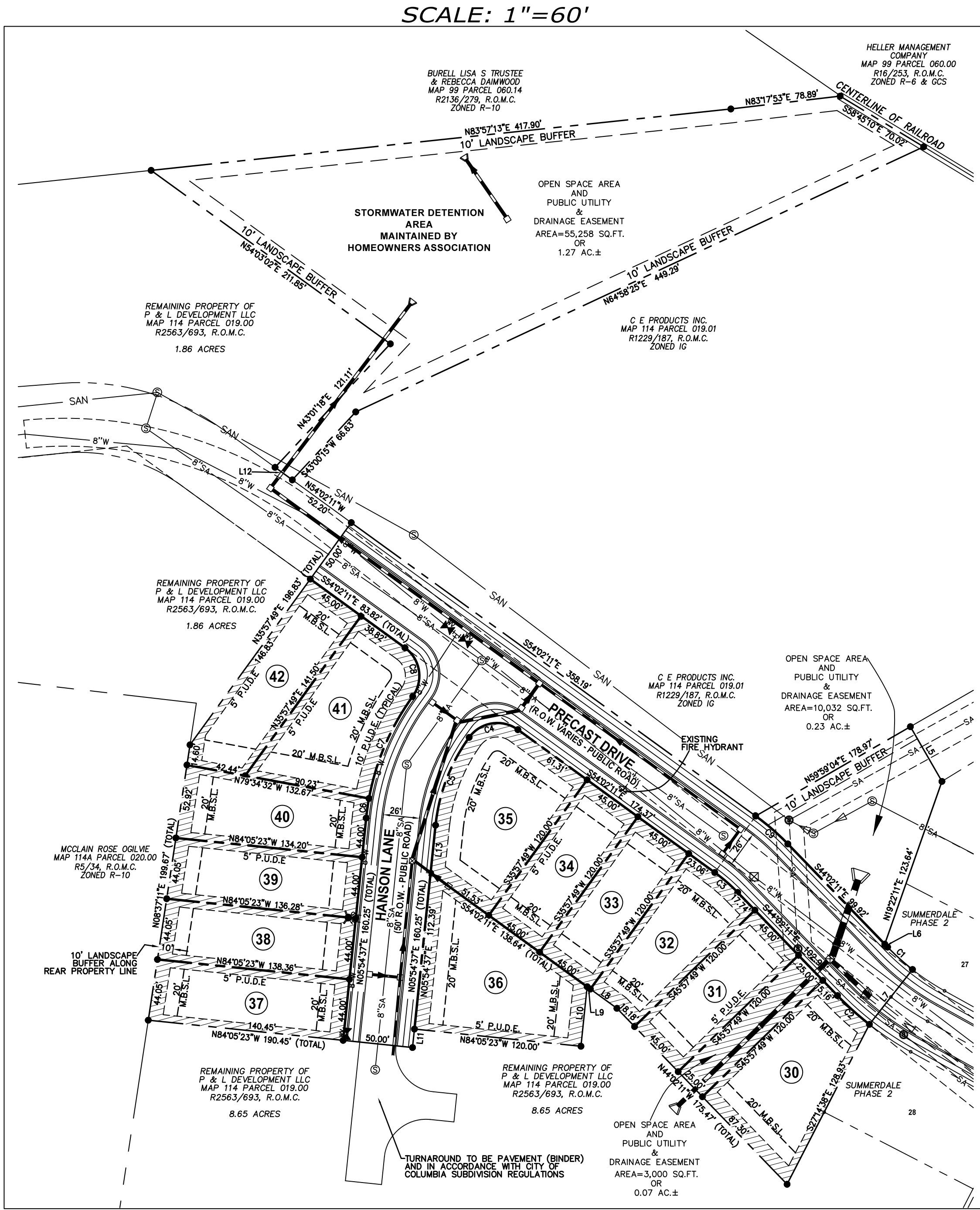
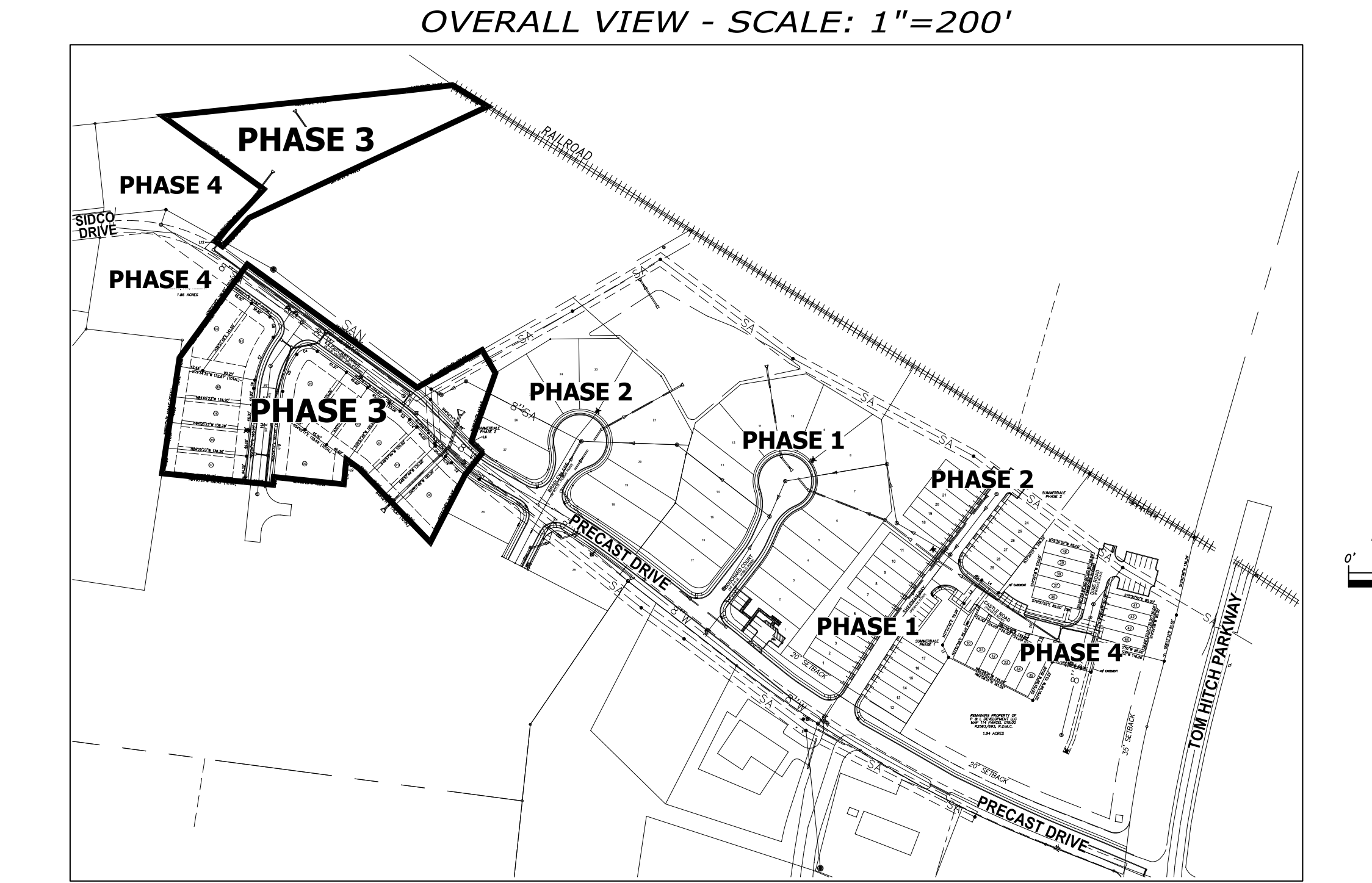
Owner:
P & L DEVELOPMENT LLC
818 S. MAIN STREET
COLUMBIA TN 38401



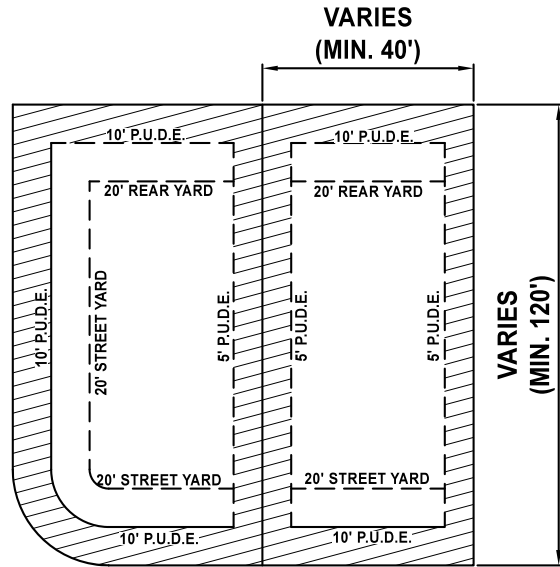
LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
30	8,058	0.18
31	5,400	0.12
32	6,257	0.14
33	5,400	0.12
34	5,400	0.12
35	9,073	0.21
36	9,321	0.21
37	6,134	0.14
38	6,042	0.14
39	5,951	0.14
40	6,346	0.15
41	8,443	0.19
42	6,797	0.16

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.47'	N26°13'35"W
L2	50.00'	N37°24'07"E
L3	49.12'	S14°29'08"W
L4	35.75'	S22°35'53"E
L5	45.30'	S29°57'02"E
L6	2.98'	S44°02'11"E
L7	50.00'	S38°06'28"W
L8	23.49'	N54°02'11"W
L9	2.90'	N54°02'11"W
L10	42.96'	S05°54'37"W
L11	13.33'	S05°54'37"W
L12	15.28'	N54°02'11"W
L13	34.54'	N05°54'37"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.99'	175.00'	7°51'20"	N47°57'51"W	23.97'
C2	30.85'	225.00'	7°51'20"	N47°57'51"W	30.82'
C3	21.82'	125.00'	10°00'00"	N48°02'11"W	21.79'
C4	39.27'	25.00'	90°00'00"	S80°57'49"W	35.36'
C5	68.19'	130.00'	30°03'12"	S20°56'13"W	67.41'
C6	14.18'	180.00'	4°30'51"	N08°10'03"E	14.18'
C7	80.23'	180.00'	25°32'21"	N23°11'39"E	79.57'
C8	39.27'	25.00'	89°59'59"	N08°02'11"W	35.36'
C9	30.54'	175.00'	10°00'00"	S48°02'11"E	30.50'



LOT DEVELOPMENT SUMMARY					
LOT WIDTH	AVERAGE LOT WIDTH	NO. LOTS	AVERAGE LOT SF	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40 FT.	40'	5	5,650	28'	12'
40 FT. - 44 FT.	42.5'	19	5,410	28'	14.5'
> 44 FT.	54.2'	65	7,680	28'	26.0'



TYPICAL LOT CONFIGURATION FOR LOTS 30-42
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

These standard symbols will be found in the drawing.

- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- WATER METER VAULT
- BUILDING SETBACK
- EASEMENT
- PROPERTY LINE
- IRON ROD (SET)

H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2020-0680

**Final Plat
Summerdale - Phase 3a**

9th CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 114, P/O PARCEL 19.00
ZONED: RM1 PUD

SCALE: 1"= 60'
AREA: 4.50 ACRES±

DATE: DECEMBER 15, 2020
REVISED: JANUARY 4, 2021

Case Number:

20-0277

Request:

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



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

20-0277

APPLICANT/PROPERTY OWNER

**T-Square Engineering/ Gaskin
Paige**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**413 Rutherford Lane, Map
101/Parcel 36.02**

SUMMARY OF REQUEST: Zoning Amendment, RS-40 to RS-10

This request is for the **rezoning of the subject property from RS-40 to RS-10**. A site plan has been submitted in support of this RS-10 rezoning request for 57 single-family residential building lots with a minimum lot area of 10,000 SF.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-40 (Single-Family Residential)	Vacant Land/ SF dwelling	RS-40, IG, R-10/ Single-Family Residential/ Industrial	57 Single Family Residential Lots	21.71 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood:

This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development and adds to the existing suburban neighborhood character pattern.

PROPERTY HISTORY:

November 18th, 2020. Zoning Amendment; rezoning of the subject property from **RS-40 to RS-6**. Denied recommendation by Planning Commission.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A concept plan has been submitted to support the requested RS-10 Zoning designation with 57 single-family residential building lots. One right-of-way access point is shown off of Rutherford Lane and a future stub out to an existing right of way connecting with Logan Drive to the north of the proposed subdivision. An existing sanitary sewer line is proposed to be relocated. It shall be noted that the suburban neighborhood future land use does support medium density residential that would include RS-10 Zoning with a minimum lot setback for dwelling of 30' (front); 10' (side); and 30' (rear).

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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

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

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

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

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

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

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

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

The surrounding property is single-family residential. The proposed rezoning would be consistent with the Suburban Neighborhood Future Land Use.

- 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 meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Neighborhood" The request would agree with an RS-10 Zoning Designation.

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

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

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

The surrounding properties are single-family residential and would be similar to other developments in 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.

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 may have increased to a sufficient extent to warrant a zoning map amendment at such location.

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, December 29, 2020

ITEM NO.

20-0277

DESCRIPTION: Request from T-Square Engineering to rezone property located at 413 Rutherford Lane from RS-40 to RS-10.

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.

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.

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.
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
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.
10. Private Fire Hydrants: Additional private hydrants will be required.

Engineering

11. No Comments on rezoning
12. Low-lying areas potentially flood prone will require investigation/mitigation with preliminary plat.

Building

13. No comments.

Police

14. No comments provided.

Columbia Power

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

Atmos Energy

16. No comments provided.

Maury County E911

17. No comments provided.

Maury County Schools

18. No comments provided.

Planning

19. Layout detail is showing R-6 standards

Wastewater

20. Wastewater department has an 8" gravity line with adequate capacity to service the proposed development. The department has discussed special consideration, sewer line to be relocated at the developer's expense and responsibility, to allow for more land use. No detail design plans have not been submitted for Wastewater review at this time.

Public Works

21. No comments provided.

Columbia Water

22. No comments provided.

ATTACHMENTS: Concept Plan



ITEM #12

TECHNICAL COMMITTEE COMMENT FORM

December 29, 2020

NAME OR DEPARTMENT: COLUMBIA WATER

Case Number: 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.

COMMENTS: 6" PVC main on the west side of Rutherford Ln. – main is actually in the roadway

Case #20-0277
413 Rutherford Lane

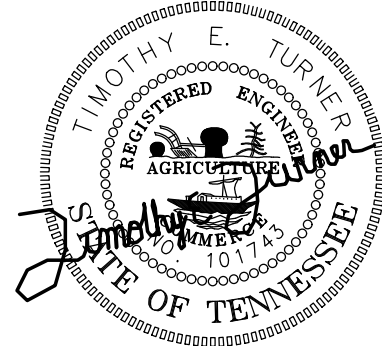






CONCEPT PLAN
MAP 101, PARCEL 036.03
MAURY COUNTY, TENNESSEE

413 RUTHERFORD LANE



1-4-21

PROJECT
20-0923

SHEET
C-2.0