

City of Columbia

Municipal Planning Commission

June 9, 2021

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CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: June 2, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, June 2nd for study session and June 9th 2021 voting session at 4:00 P.M., in the Council Chambers at City Hall to consider the following:

AGENDA

Call to Order.....Chairman

Welcome of Visitors/ Rules of Conduct.....Chairman

CONSENT

- **Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.**
- **Request from Patrick Baker to rezone 705 West 12th Street, Tax Map 100E Group F Parcel 26.00 to R-6 Medium-High Density Residential.**
- **Request from Starling Davis to annex with a plan of services property off Theta Pike being Tax Map 75 Parcel 1.03 with a zoning of RS-10.**
- **Request from Kyle Kramer for preliminary plat approval Idlewild Farms Subdivision off Chickasaw Trail being Tax Map 89 Parcels 23.01and 23.03.**
- **Request from Crunk Engineering for preliminary plat review of Carters Station North Subdivision on Tax Map 41 Parcel 15.00.**

DISCUSSION

3. **Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55 with a Planned Unit Development Master Plan zoning of RS-10.**
4. **Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.**

6. **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.**

7. **Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.**

8. **Request from Pulte Homes Tennessee Limited Partnership for Master Plan revision of Independence at Carters Station Subdivision.**

9. **Request from Curt Harakas to annex with a plan of services property along Hampshire Pike being Tax Map 89P Group A Parcel 39.00 with a zoning of RS-10 Low Density Residential.**

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

CITY OF COLUMBIA

TENNESSEE

DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: June 9, 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, June 2nd for study session and June 9th 2021 voting session 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/ Rules of Conduct.....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 with a Planned Unit Development Master Plan zoning of RS-10.**
4. **Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.**
5. **Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.**
6. **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.**
7. **Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.**
8. **Request from Patrick Baker to rezone 705 West 12th Street, Tax Map 100E Group F Parcel 26.00 to R-6 Medium-High Density Residential.**

9. **Request from Pulte Homes Tennessee Limited Partnership for Master Plan revision of Independence at Carters Station Subdivision.**

10. **Request from Curt Harakas to annex with a plan of services property along Hampshire Pike being Tax Map 89P Group A Parcel 39.00 with a zoning of RS-10 Low Density Residential.**

11. **Request from Starling Davis to annex with a plan of services property off Theta Pike being Tax Map 75 Parcel 1.03 with a zoning of RS-10.**

12. **Request from Kyle Kramer for preliminary plat approval Idlewild Farms Subdivision off Chickasaw Trail being Tax Map 89 Parcels 23.01and 23.03.**

13. **Request from Crunk Engineering for preliminary plat review of Carters Station North Subdivision on Tax Map 41 Parcel 15.00.**

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City of Columbia

MUNICIPAL PLANNING COMMISSION
May 12, 2021

CALL TO ORDER:

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

ROLL CALL:

Quorum present and included the following:

Present were:	Mr. Charlie Goatz Mr. Thomas Hutto Mayor Chaz Molder Mr. Randy McBroom Mr. Ray Pace Councilman Ken Wiles
Absent was:	Dr. Rose McClain
Other attendees:	Mr. Austin Brass, City Planner Mr. Glenn Harper, City Engineer Mr. Paul Keltner, Development Services Director Mrs. Sandra Richardson, Secretary Mrs. Melissa Sanders, Planning Associate Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The April minutes were presented for approval. Mr. Goatz made a special request in the discussion on item number twelve of the minutes. He didn't see mention of the discussion he had pertaining to concerns of garage spaces and backing out and the distance between the two. Councilman Wiles made the motion to approve as amended with Mr. Goatz seconding. Motion to approve the minutes passed with a vote of to five to zero.

Mr. Goatz ask the Commission approval to move item twelve to the top of the agenda.

AGENDA ITEM #12
Case #21-0084

Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.

Staff Recommendation:

Director Keltner stated that the reason for moving this item up is the applicant is requesting additional time period on this before the Commission reviews it in order to host a community site meeting on the property. They will be posting the property notifying the neighbors with the same notification list that we sent out. They would like to have this before coming to Planning Commission to address concerns prior to the Commission reviewing it.

Discussion:

Mr. Goatz reiterated what Mr. Keltner stated. The applicant has requested the baker Road property to be deferred. He wants to post some information on the site and get in touch with anyone who has concerns, and host a special meeting. Mr. Keltner stated that a deferral will put this automatically on the June 9th Planning Commission meeting. Councilman Wiles moved to defer with Mr. Pace seconding. Motion to defer passed five to zero, with Mayor Molder arriving late.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

Director Keltner stated that a notice issue with the project at 108 through 112 East 9th Street, caused a rehearing of that item for the Public Hearing with no additional comments or changes. The Plan Unit Development request off Williamsport Pike for rezoning with the Master Plan, being Ordinance 4339 containing three different parts, was requested to be deferred. It will be heard on first reading tomorrow night at City Council meeting.

AGENDA ITEM #3

Case #20-0264

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

Staff Recommendation:

Mr. Keltner stated that this is the item the Planning Commission at the April meeting, requested to have the applicant discuss why this item is being requested to defer for several months now. Staff did notify the applicant, and notified Mr.

Bryant who was here during study session. Mr. Keltner stated that he didn't see either one at this meeting.

Discussion:

No one was present to answer questions. Mr. Goatz stated that the Commission deferred this item and asked for the applicant to be here to give an update as to why he is continuously requesting this item to be deferred. Mr. Keltner stated that this item was originally submitted to Development Service in December of 2020, and it has been deferred since that time. Mayor Molder inquired if staff has heard anything from Martin Engineering or Mr. Wes Bryant. Mayor Molder stated if they are aware that the Commission wanted them here today to explain, then he is a little less inclined to continue to defer. Director Keltner stated that this is one of the reasons why it is being brought up today, staff is having to track it every single month. The Commission is also potentially entering in to a discussion on the new Zoning Ordinance. This item is technically applied for in your current Ordinance so if this continues on he does has some legal rights in the old Ordinance. Mayor Molder inquired about the Commission options on this request for deferral and, what is the procedure. Mr. Keltner stated that the Commission has three options: the option to approve the request, the option to defer the request since the applicant is the one requesting the deferral not the actual Commission, or denial of the request. If denied it will be the recommendation of denial to City Council, and up to the applicant to remove before going to City Council. Mr. Goatz asked if it is a denial of the request for deferral or is it a denial for request as a whole. Mr. Keltner stated it is a denial of the actual request. Mr. McBroom asked if it is removed then it will go to City Council. Mr. Keltner stated what you are doing is making a recommendation. Mr. Mc Broom stated City Council will still vote on it. Mr. Keltner stated if the applicant does not pull it. Further discussion included recommendations, approval or denial, reviewing the project, voting on the project, and going back to the review of January's packet. Mayor Molder stated it seem kind of counter intuitive that we will make a motion to deny the request for deferral and if that passes then it is on the agenda, there would be a motion to deny the application, and then at that point it will go to Council just like everything goes to Council regardless if it received a positive recommendation or not. Whatever the recommendation is will be forwarded to City Council. Once you go to Council, if Council was to also vote against it due to lack of information then it will be a whole year before they can come back. Mayor Molder stated that we need basically two motions, the first to deny the request for deferral, and then if that passes we come back and either approve or deny the request. Mayor Molder made the motion to deny the request for deferral with Mr. McBroom seconding. Motion to deny the deferral request passed five to one, with Mr. Hutto voting nay. Further discussion included questions, lengthy comments in regards to the Townhome development, and lack of response. Mr. McBroom made the motion to deny, and Mr. Hutto seconded the motion. Motion to deny passed six to zero.

AGENDA ITEM #4
Case #21-0043

Request from Lennar Homes of Tennessee for Final Plat approval of Honey Farms Townhomes Phase 2 Section 3 off Honey Farm Way with surety in the amount of $50,000.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. He stated this meets the Master Plan, and is compliant subject to technical comments.

Discussion:

Mr. Eric McNeely was present to answer questions. Mr. Goatz made the motion to approve subject to technical comments. Mr. McBroom seconded the motion. Motion to approve passed six to zero.

AGENDA ITEM #5
Case #21-0060

Request from Chapdelaine and Associates for Final Plat approval of Hatton Hills Subdivision off West 4th Street with surety in the amount of $32,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the final plat compliant to the preliminary plat subject to Technical comments.

Discussion:

Mr. Hatton was present to answer questions. Mr. Goatz made the motion to approve subject to staff technical comments, with Mayor Molder seconding. Motion to approve passed six to zero.

AGENDA ITEM #6
Case #21-0068

Request from T-Square Engineering for Final Plat approval of Independence at Carter's Station Subdivision Sections 5.2A and 6.1 with surety in the amount of $254,000.

Staff Recommendation:

Mr. Keltner presented the staff report. The Preliminary Plat is compliant subject to technical comments.

Discussion:

Discussion included the binding, curbing, and stormwater. Mayor Molder made the motion to approve subject to

technical comments. Councilman Wiles seconded the motion. The motion passed six to zero.

AGENDA ITEM #7
Case #21-0069

Request from Mid-South Properties for Final Master Site Plan approval of MSC Apartments – Columbia off Old Highway 31 being Tax Map 42 Parcels 24.04 and 27.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and a recap from study session. As discussed at the meeting there were some structural changes to this development. There are a few minor technical comments that we would like to see should we move forward with this item, subject to technical comments.

Discussion:

Mr. Haddox, CSDG, was present to answer questions. Mr. Haddox stated that he is in agreement with technical comments. Mr. Goatz inquired these are just minor changes, adding garages. Mr. Keltner restated from study session they are adding garages and carports into the actual parking lot that was approved, in the end they do have carports and surface parking more than what was required for the project. Councilman Wiles moved to approve subject to technical comments. Mr. Hutto seconded the motion. Motion passed six to zero.

AGENDA ITEM #8
Case #21-0058

Request from Kellye Murphy for review and recommendation on the expansion of the Columbia Arts District.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Ms. Beverly Mitchell was here last week at the study session who is not here tonight, but she did send a letter of how she was very appreciative for everyone's comments.

Discussion:

Ms. Kellye Murphy was present to answer questions. Discussion included the discussion items from study session the Arts District, historic district overlap of some of the same buildings, current parking impact, and future demands for that how is it going to look, and the Carmack Boulevard splitting that into multiple areas. Mr. Keltner stated that Ms. Beverly sent a letter stating that she would not be here tonight, and is in agreement with basically taking the east side of Carmack, and making it into a phase two to not being a part of this approval. She was fine

with that if the Commission wishes to move forward with that. Inadvertently the map created had left out the section in the Northwest, but it is now showing on the map correctly, as requested. Mr. Goatz stated for clarification what was discussed at study session was the possibility of excluding where the Polk Theater and the property south of there on the east side of Carmack Boulevard may be excluded from this expansion. Mr. Keltner stated this expansion of the district is still in the master plan, and they can always come back, but having that clear delineation of the boundaries will end up benefiting the district. The master plan is strictly a guide to help the district have some vision to it. Mr. Goatz stated that it is also to pick up the Mulehouse along to the James K. Polk home. Mr. Keltner stated that was in the original submittal from the applicant, but when recreated, the map omitted the half block there. It was added to the map for approval. Mr. Goatz inquired about a Preliminary Map that was approved. Mr. Keltner stated yes this is following that plan. Mayor Molder recognized Kelly Murphy for being here, and appreciates her leadership in coordinating with the Arts Council. He stated that he will abstain due to the expansion area which where his law office is located. Mr. Goatz stated to reiterate from study session, the zoning and everything else will remain the same, including off site parking if there is an art event. Mr. Keltner stated from a zoning perspective what the waivers are currently inside this area there is a multitude of different zoning districts in there from industrial to residential. The creation of the Arts District overlay is basically saying that it really doesn't matter what zone the property is in if it is an Art related use it can be conducted there. At the same time it is still allowing that base zoning right the property owner has to still do what use that zoning is. It is not taking away anything from the property owner it is actually giving a little more allowances to do some things that weren't allowed previously. Further discussion included art being widely encompassing, design profession, working from home, studio classes, galleries, offices, an attempt to try to help mitigate the high cost of moving in to moving into traditional brick and mortar for professional space. Councilman Wiles moved for approval as amended with the adding of the map and excluding the east side. Mr. Goatz seconded the motion. Motion passed five to zero with Mayor Molder abstaining.

AGENDA ITEM #9
Case #21-0070

Request from A-1 Home Builders for Preliminary Plat approval of Kinloch Village Subdivision off Tom Sharp Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff does find the plat compliant of all regulations of the zoning and subdivision regulations.

Discussion:

Discussion included cluster zoning, meeting standard requirement of RS-10, and exceeding the requirements. Mr. Keltner stated part of the approval council did

modify slightly the recommendation from Planning Commission. The applicant will be providing street lights all the way down to Bear Creek Pike, and also they were not required to extend the road pass their entrance on Tom Sharpe. Sidewalks did not make it into the motion. They are continuing the sidewalks to the development next door to them and with inside of the development itself. Mr. Goatz stated that he noticed comments from the Maury County Highway Department included questions about a fifty foot right of way and there was no response. He wanted to make sure there were no concerns on that. Mr. Keltner stated that it has went back and forth on exactly where the city ownership starts and where it ends on this, but he believes everything have been resolved. Further discussion included the culdesac, subdivision, backing out, dead end, and no outlet sign. Mayor Molder made the motion to approve, with Mr. McBroom seconding. Motion passed six to zero.

AGENDA ITEM #10
Case #21-0071

Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55 with a Planned Unit Development Master Plan zoning of RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for the planned unit development master plan. The discussion in study session was the variances being requested with the RS-10, and the retainer wall closer than ten feet to the property line. The biggest item of discussion was the five-foot side yard setback, and the lot sizes of sixty-five hundred versus the ten thousand that RS-10 straight zoning would require.

Discussion:

Mr. Greg Gamble, applicant, and Mr. Adam Crunk, Engineering, were present to answer questions. Discussion included the Fire Department item number three plan of services comment about fire sprinkle system being added in future homes, and state laws. Further discussion included grinder pumps, septic, city standards, rural county road, adequate lane width, and an additional shoulder, the applicant was not requesting that the City takeover the road over. Mr. Goatz inquired about the road having adequate width and a shoulder, and it meeting the compaction requirements for fire trucks and equipment. Mr. Harper stated the assumption would be yes, but the applicant did not do anything of that nature. Mr. Goatz stated if a fire truck meet a concrete truck will it have enough shoulder. Mr. Keltner stated yes it has enough lane width like the other city streets. .Mr. McBroom asked if the twenty five foot setback is to the curve. Mr. Keltner stated it is from the property line. Further discussion included sidewalk is not in the property line, cars not in the sidewalk, Maury County Highway Department request, and making one inclusive motion.

Mr. Kevin Radecki, 731 Baker Road, had concerns of the impact from the development, road width, studying the total impact, and he asked the Commission to delay to further review. Mr. Harper gave the traffic impact study report. Mr. Steven Webb, 507 Baker Road, expressed concerns for Greens Mill Road, and Double Branch Road, the width, the shoulder, the lack of stripping, the road entrance needs attention, the curve on Greens Mill, the road being too small for this development, not meeting the character of the neighborhood, school concern, and extension of utilities services. Further discussion included alignment of the curve on Green Mill is a solution the applicant proposed for correction, getting Greens Mill Road up to city standards, not having a city standard for rural county road, average lane width, city standards, existing road, conservation, construction, be specific in approval, overall comprehensive plan, and urban growth boundaries. Mr. Goatz inquired about Mr. Boshers comments. Mr. Keltner stated that Mr. Boshers, asked for the section of road on Double Branch Road the front of the road be upgrading to County standards. Mayor Molder inquired about a landing strip. Further discussion included legal perspective, FAA, and there is a landing strip across the street from where this is going to be, height restrictions, overlay standards, spot annexation, state laws, touching the back side of Honey Farm, RS-10, variances, and lot sizes. Mr. Kenny Manire, stated that he grew up on Baker Road and expressed concerns of the master development plan, and density. Mr. Keltner stated there is a long range plan for the city. Further discussion included the architectural designs in the booklet, the different product types, and the different material. Mayor Molder stated that in terms of what the applicant stated today that they are willing to work with city staff on potential road modifications. He asked Mr. Keltner for a recommendation. Mr. Keltner stated the recommendation encompasses the whole thing. Mayor Molder stated that the Maury County Highway Superintendent has requested that the city annex this road subject to annexing the property, this is a valid request from a legal perspective. Mr. Keltner stated city staff does not know what the road improvements are at this point. Mr. Harper said it will have to be looked at closer to see what the road section is. Mr. Tooney stated knowing what the right of way is, and if it is adequate is most important.

Mr. Goatz made the motion to deny with Mr. McBroom seconding. Motion to deny failed two to four with Mr. Hutto, Mayor Molder, Mr. Pace, and Councilman Wiles voting nay. Mayor Molder made the motion to defer for one month to allow the developer and city staff to work together so when this item comes back in June this body will have an idea what the road improvements will be such that it can be sent to council with full recommendation or not. Mr. Mc Broom seconded the motion. Further discussion included recommendation from staff with road modifications, density requirement, atmosphere, variances, developers are aware. Motion to defer passed four to two with Mr. McBroom, and Mr. Goatz voting nay.

Mr. Harper, City Engineer, asked for one point of clarification if it was Greens Mill Road specifically or Greens Mill and Rock Springs Road. Mr. Goatz stated Greens Mill and Double Branch Road.

AGENDA ITEM #11
Case #21-0076

Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Based on the request at study session these are some items that were turned in with the Wastewater letter, Sewer easement, contract, and also some additional details in regards to the parking, and driveway areas showing that they can meet those requirements. Inside the packets are added architectural illustrations showing all sides and the material being brick stone, and fiber cement.

Discussion:

Mr. Scotty Bernick, 315 Woodland Street, Nashville, Ragan Smith, Architect, and Clint Smith, Developer, were present to answer questions. Discussion included the pump, plan of services, pump station, sewer, manhole, high intensity, overlay, amenities, garages in addition to off site, sewer agreement, and elevations. Mayor Molder made the motion to approve subject to technical comments. Mr. Hutto seconded the motion. Further discussion included variance restrictions, lot sizes, single family homes facing the back of Rock Springs Road and what can we do to mitigate that some. There is a set of townhomes on the south side it looks like essentially you have the patio, the home, and basically a seven-foot retaining wall that is at the edge of the patio. That one kind of concern staff that somebody can walk out on their patio and there is a seven-foot drop. Even with a guard rail there, the quality of life having no back yard is concerning to staff. Further discussion included landscape, buffers, vegetation, setback off Rock Spring Road, HOA, total separation from the back property line, setbacks for the homes, accessory structure, providing additional buffers, conforming to the set back, a goal for Bear Creek Pike four lanes, and fine tuning grading. Mr. Goatz inquired if there was anyway to reduce the variances. The applicant stated that they will be happy to look at it. Further discussion was inclusive of side setbacks. The motion to approve tied three to three with Mr. McBroom, Mr. Pace, and Mr. Goatz voting nay. Mr. Goatz asked if there was anyway to reduce the variances. Mr. Goatz made the motion to defer to allow time for the applicant to reduce the variances, with no second to the motion. The motion died. Further discussion included failed motion, and going to City Council with a recommendation. The applicant requested a deferral to work with staff. Mr. Goatz made the motion to defer based on the applicant's request, with Mayor Molder seconding the motion. Motion to defer passed six to zero.

AGENDA ITEM #12
Case #21-0084

Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.

Item # 12 was discussed first.

AGENDA ITEM #13
Case #21-0085

Request from Lennar Homes of Tennessee for Preliminary Plat approval of Drumwright Planned Unit Development Phase 1 being Tax Map 51 Parcel 32.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the preliminary plat compliant subject to technical comments.

Discussion:

Mr. Goatz stated that this has been seen before by the Commission. Mr. Keltner stated that this is a PUD following phase one as scheduled. Mr. Goatz made the motion to approve subject to technical comments with Mr. Pace seconding. Motion passed six to zero.

AGENDA ITEM #14
Case #21-0035

Request from Sunil Patel for multi-family site plan approval of 1548 Bear Creek Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This is a resubmittal. There were a few comments but no resubmittal on those comments, Mr. Chet Rhodes is present, just want to make sure Commission makes sure he understands those comments. The biggest one is the size of the unit it is showing as fifteen foot wide, and our requirement is twenty-two foot wide. The parking ratio should be ten and it is showing six.

Discussion:

Mr. Chet Rhodes, Rhodes Engineering, and Mr. Sunil Patel, Owner, were present to answer questions. Mr. Rhodes stated all comments were addressed. Mr. Keltner stated this is multi-family and that is correct. This was looked at as townhomes, and it is multi-family. The fifteen feet wide product is fine. Further discussion included multi family, compatibility and material, being treated as apartments, but looking like townhomes. Mr. Rhodes stated staff has been working with them for months trying to make it better. Additional discussion included just five units, the parking lot was already there, and the comments is not an issue. Mr. Goatz made the motion to approve with Mr. Wiles seconding. Motion passed six to zero.

OTHER BUSINESS:

In other business, Mr. McBroom discussed First Fridays in downtown Columbia, Mr. Pace discussed PUD's in the new ordinances, and Mr. Goatz discussed IPADs for the Commission.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Mr. Pace seconding the motion. Motion passed six to zero. Meeting adjourned at 6:15 p.m.

_____ _____

Planning Commission Chairman Date

CURRENT LETTERS OF CREDIT

MAY 24, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, 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	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	$ 203,500.00	6/27/2017	$203,500.00
7	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
8	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
9	08.14.2019	Fortuna Capital, LLC	Grove Park Subidivison, Phase 6 (roads and drainage)	$ 120,000.00	10/2/2018	$120,000.00
10	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000.00
11	09.09.2020	FP,TCI,CCS,LLC	Homestead @ Carter's Station, Section 1, Phase 1C	$ 21,000.00	6/22/2017	$121,000.00
12	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
13	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
14	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
15	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
16	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
17	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
18	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
19	05.20.2021	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision	$ 75,500.00	4/8/2020	$75,500.00
20	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
21	06.10.2021	P & L Development	Summerdale, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
22	06.12.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station, Section 4 , Phase 2	$ 121,000.00	6/21/2019	$121,000.00
23	07.08.2021	FP, TCI, CCS, LLC	Homestead @Carter's Station, Section 4, Phase 3	$ 160,000.00	6/12/2020	$160,000.00
24	07.31.2021	Meritage Homes of Tenn., Inc.	Taylor Landing , Phase 3 (roads and drainage)	$ 117,000.00	9/10/2020	$117,000.00
25	08.14.2021	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
26	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
27	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
28	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
29	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
30	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
31	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
32	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
33	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
34	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
35	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1	$ 141,000.00		$141,000.00
36	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
37	01.24.2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	$ 87,000.00	3/13/2018	$87,000.00
38	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
39	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
40	02.05.2022	Fortuna Capital,LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	$ 10,000.00		$102,000.00
41	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
42	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
43	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
44	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
45	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
46	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00		$50,000.00
47	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
48	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$ 254,000.00	3/23/2021	$254,000.00
49	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	$ 134,000.00	6/29/2018	$134,000.00
50	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	$ 120,000.00	6/29/2018	$120,000.00
51	6/11/2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Section 9 , Phase 2	$ 9,600.00	8/17/2019	$96,000.00

Case Number:

21-0071

Request:

Request from Greg Gamble to annex with a plan of services 2558 Greens Mill Road being Tax Map 51 Parcel 55 with a Planned Unit Development Master Plan zoning district of 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
21-0071

APPLICANT/PROPERTY OWNER
Greg Gamble/ Greens Mill Road LLC

PUBLIC HEARING DATE
N/A

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 with Plan of Services & 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 745 single-family residential building lots.



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	745 single-family residential homes	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 with previous deferral from planning commission (Dec 9th 2020).

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, dog park, and playground. An additional river access amenity and is provided. Furthermore,

proposed home elevations include a variety of façade materials per elevation including fiber cement board, vinyl, and brick. Each home elevation includes a front loaded 2 car garages with single- and two-story options with a concrete slab foundation. See technical comments for any additional items to address that this item would be subject to.

The Future Land Use Classification for this annexation would be Rural Countryside. The densest zoning that is allowed under this land use classification is RS-10 (Low Density Single Family Residential).

Requested Variances from the base RS-10 Zoning requirements include:

- 30' setback on collector streets. RS-10 Zoning requires 35' setback.
- 25' setback on local streets. RS-10 Zoning requires a 30' setback.
- 20' setback from rear lot lines. RS-10 Zoning requires a 30' setback.
- 5' side yard setbacks. RS-10 Zoning requires a 10' setback.
- A minimum lot size of 6,500 SF. RS-10 Zoning requires a minimum lot size of 10,000 SF.
- 50' minimum lot width. RS-10 Zoning requires a minimum 75' lot width.

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 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;

   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.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0071

DESCRIPTION: Annexation, rezoning, and development plan for the Greens Mill PUD_R subdivision. This proposal is for 745 homes on 376.96 acres. A minor Collector Road is being proposed to connect Greens Mill Road and Double Branch Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide minimum fire flow. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.

Engineering

3. Subject to TIS and construction plans
4. rounadabout at Greens Mill Rd doesn't appear large enough.
5. Provide radii of all centerlines of horizontal curves. Minimum radius 125'
6. "eyebrow" on road O cannot meet design requirements as shown.
7. traffic circles shall be single lane.
8. Westbound Road O lane shift at intersection of Road K needs a transition so the lane shift is not within the intersection. Median can be directionalized before the intersection.
9. Roadway geometry to meet subdivision regulation standards.
10. Road P, between Road S and Road U, provide ROW stub to Sourthern property line along the elevated portion of existing grade. Build 150' of roadway and intersectionalize the corner. Variance will be provided for the future connectivity.
11. Road E, continue a stub to the southern property line
12. Provide offsite graiding agreement. Grading shown along Road B extends into neighboring property. Provide any other areas where offsite grading is required.
13. Provide determination on all depressed areas. It looks like 4 areas in particular.
14. Label all proposed earth retaining structures. Provide top and bottom elevations. Or extend proposed grading to tie in with existing topo.

Wastewater

15. The Wastewater approves this request. There are several tie in points to the existing 24" gravity main located along the Rutherford Creek to obtain service for the development. Of course the Department must review the sewer plan prior to submittal to TDEC.

Building

16. No comments.

Police

17. No comments provided.

Public Works

18. Please see attached Plan of Services from Public Works.

Columbia Power

19. Columbia Power System has an existing power line near your proposed development. We are willing to service 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.

Columbia Water

20. CPWS cannot supply water to this project. To be able to supply water a new 12" or 8" water main will need to be extended from the Nashville Hwy. Map attached.

Atmos Energy

21. No comment provided.

Maury County Highway Department

22. Greens Mill Road has 50' of right-of-way with 24' of road. Double Branch Road is narrow and has 40' of right-of-way. Upgrade road to County standards from where the development is located from pin to pin. Collier Engineering, Randy Carroll, is assisting with projects and surface shall be determined by vehicle count.

Maury County E911

23. No comments provided.

Maury County Schools

24. No comments provided.

Planning

24. Plans not to scale, please provide plans that are drawn no smaller than 1:200
25. Staff recommends street setbacks of 25' on local and 30' on collector roads
26. Density calculation is on the net acreage that would be 3 DUA opposed to the 1.98 shown
27. The lots that are 1 acre is size are also requesting 5'side setbacks staff would recommend the standard side of 25' following RS-40 district
28. Building elevations shows all vinyl siding units but I see a note on a brick option please explain and as stated the homes could be all brick are all vinyl. Request some better understanding of what is being proposed.
29. List all variances requested
30. Looks as though there is some off-site grading has construction easements already been secured or negotiated.

ATTACHMENTS: Preliminary PUD Master Plan.

gamble design collaborative

May 25, 2021

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal of Greens Mill PUD-R Subdivision – Annexation Request, Rezoning, and PUD Masterplan

Dear Mr. Keltner,
Following the CMPC meeting and deferral on May 12, 2021, our team met to discuss what we heard from the Commissioners and how we could best respond to these concerns in our master plan. The submittal today documents several changes that we believe will help to improve the overall master plan. Below is a detailed summary of the plan changes. Both the PUD Technical drawings and Pattern Book have been updated to reflect these changes.

We are submitting revised documents for the PUD Masterplan for the Green Mills PUD-R Subdivision in coordination with Crunk Engineering on behalf of Safe Harbor Development. Included in the submittal are the following documents:

1. Fourteen (14) copies of this Plan Change Summary letter
2. Fourteen (14) full-sized copies of the PUD Technical drawings
3. Fourteen (14) copies of the Greens Mill Pattern Book
4. Flash Drive with digital copy of submittal

Plan Updates:

Preserving the overall master plan layout was import to us. Providing large open space buffers along the site perimeter and smaller pocket parks within the neighborhood establish a certain neighborhood character. Transitioning to smaller lots in the interior of the neighborhood and using the City's Alternative Plan Method to cluster density into the neighborhood core allows the plan to preserve the open space and provide one-acre estate lots. The proposed plan provides side walks on both sides of all streets as well as grass strip between the back of curb and sidewalk.

However, we did hear concern for the for the side yard setback request on the 50' minimum width lot and the total site density. The current plan was altered in order to increase the size of our smallest lot. **This resulted in a larger side yard setback, reduced total lot count, reduced density, and larger average lot size for the smaller lot category.**

Previously, we were requesting a 5' side yard setback on our 50' wide lot. The current plan requests 7.5' side yard setback and increases the minimum lot width from 50' to 55' wide. As with the previous

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Franklin, Tennessee 37064

plan, the 75' wide lots along the main spine road will have a 10' side yard setback; the one-acre estate lots will have a 20' side yard setback.

The total number of lots has been reduced from 745 to 700. There was no reduction to the one-acre estate lots or the 75' wide lots along the spine road. The lot reduction occurred in the smallest lot category. The average lot size in this category increased from 7,312 SF to 7,9997 SF.

Plan Change Summary Chart:

	Previous Plan	Current Plan
Total Lots	745 lots	700 lots
Net Density	3.05 DUA	2.86 DUA
Gross Density	1.98 DUA	1.85 DUA
Total Open Space	43.9 % of total site	43% of total site
Min. Lot Size	6,500 SF/ 50' wide	6,875 SF/ 55' wide
Total lots >10,000 SF	513 lots	463 lots
Total lots <10,000 SF	210 lots	215 lots
Average lot size >10,000 SF	7,312 SF	7,9997 SF
Average lot size <10,000 SF	12,400 SF	12,112 SF
Average lot size (total plan)	9,909 SF	10,369 SF

Greens Mill Road:

The team also heard concern for the capacity and condition of Greens Mill Road. In coordination with Glenn Harper, the team has evaluated Greens Mill and found that the road is largely consistent with the City Standards. The travel lanes are one-foot larger than City typical standards. The evaluation did find a 2' gravel shoulder that we are proposing to be upgraded with an asphalt treatment in order to bring them up to a standard DBST material surface. Below, please find more details about the existing conditions of Greens Mill and the proposed improvements.

Greens Mill Road Evaluation from Hwy 31 to the Project Entrance (0.8 Miles)

Existing Conditions

1) 11ft Striped Travel Lanes with 1ft asphalt shoulder and 2ft gravel shoulder. Gravel shoulder occasionally less than 2ft in width.
2) Posted Speed Limit of 45 MPH.
3) Sharp Curve 0.33 miles from Hwy 31 with 225ft centerline radius and approximately 4% superelevation – ideally rated for 25 to 30 MPH turns.

County Standards

1) County Major Thoroughfare Plan lists Greens Mill Road as 50ft ROW, Local Street.

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Franklin, Tennessee 37064

2) Typical section for Ditch Roadway and 50ft ROW is 10ft asphalt travel lanes with 3ft shoulders made with DBST.

City Standards

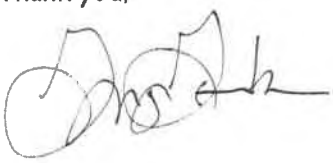
1) No standards for uncurbed roadway section.
2) Currently identified as a Collector Road on City's Transportation Plan.
3) Identified for reconstruction in the City's Transportation Plan with Federal/Local Funding
4) Greens Mill has a similar cross-section to other roadways within the City:
    a. Sunnyside
    b. Jackson Heights
    c. Campbellsville
    d. Mapleash
    e. Portions of Iron Bridge

Proposed Improvements

1) Add signage to warn travelers of the turn 0.33 miles from Hwy 31 to state 25 MPH turn.
2) Upgrade 2ft gravel sections to DBST. Add DBST to any gravel sections less than 2ft in width to create a total pavement width of 26ft to match County Standards.
3) Add guardrails to Roadway section adjacent to 2533 Greens Mill Road.

Members of our team will be present at the Planning Commission Study Session on June 2, 2021, to answer any questions and discuss the positive changes to our master plan. If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,



Gamble Design Collaborative
Greg Gamble
144 Southeast Parkway
Suite 200
Franklin, TN 37064

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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.

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 citizens 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

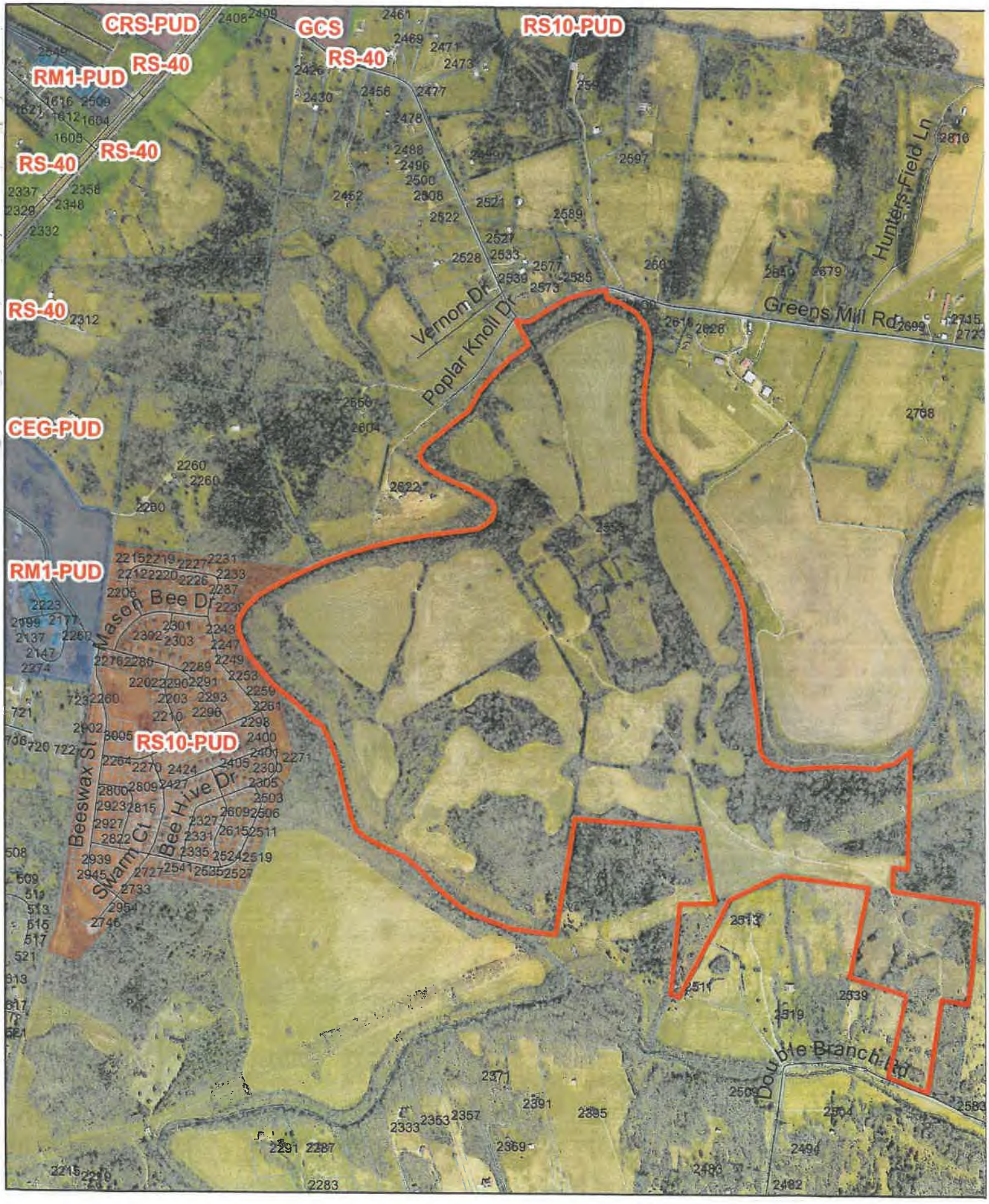
I. Power

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

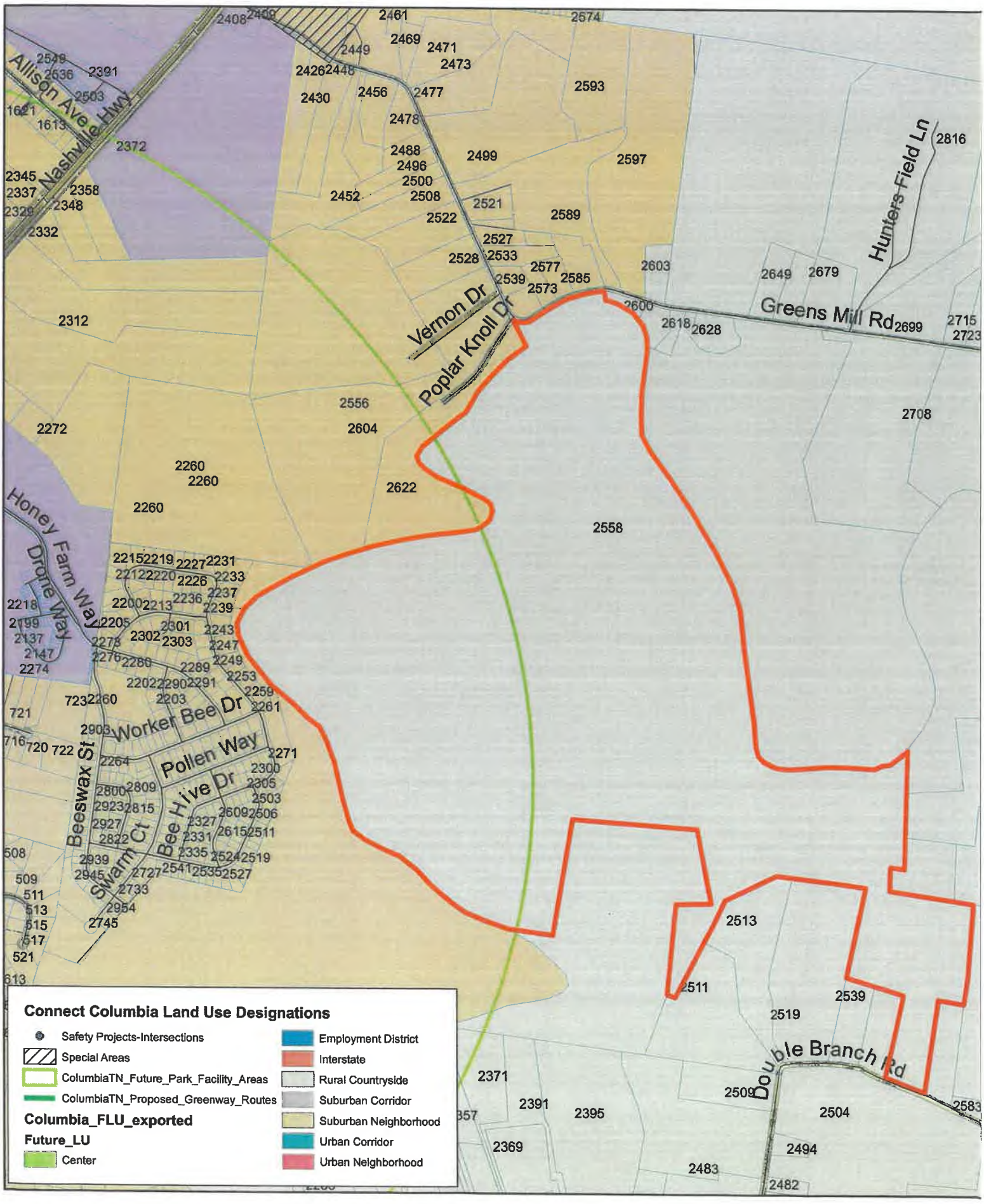
J. Schools

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

Case #21-0071
2558 Greens Mill Road



Case #21-0071
2558 Greens Mill Road



Greens Mill

Columbia, Tennessee







GREENS MILL PUD-R SUBDIVISION

DEVELOPER
CHRIS OOTEN
SAFE HARBOR DEVELOPMENT
KNOXVILLE, TN 37919

ENGINEER
ADAM CRUNK
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

Date: November 2, 2020
Revision: March 22, 2021
Revision: April 19, 2021
Revision: May 25, 2021

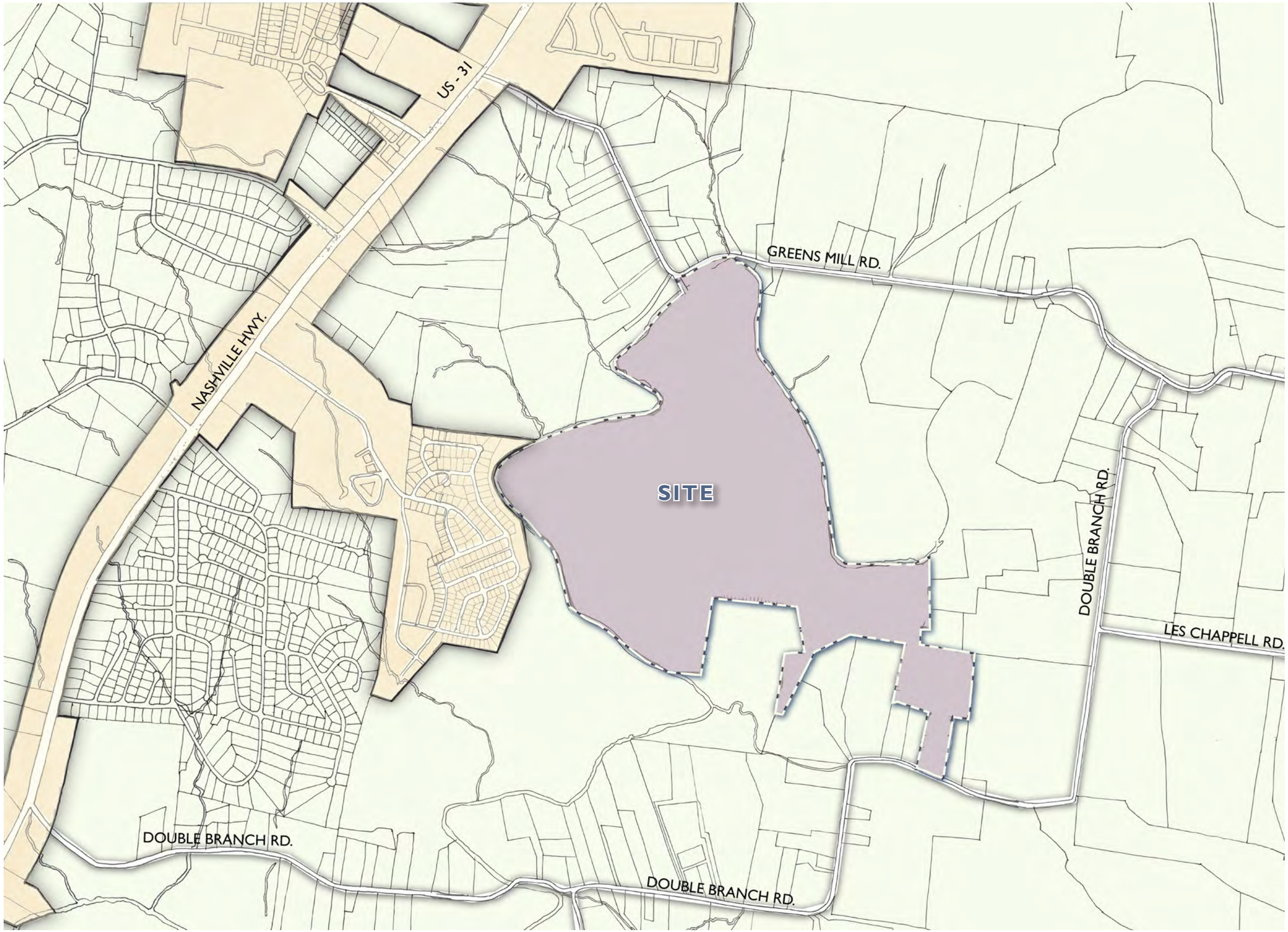


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2 - DEVELOPMENT TEAM
3 - CONTEXT MAP
4 - MASTER PLAN
6 - OPEN SPACE OVERVIEW
8 - AMENITIES
11 - ARCHITECTURAL PALETTE
18 - LOT DIAGRAMS
21 - STREET SECTIONS





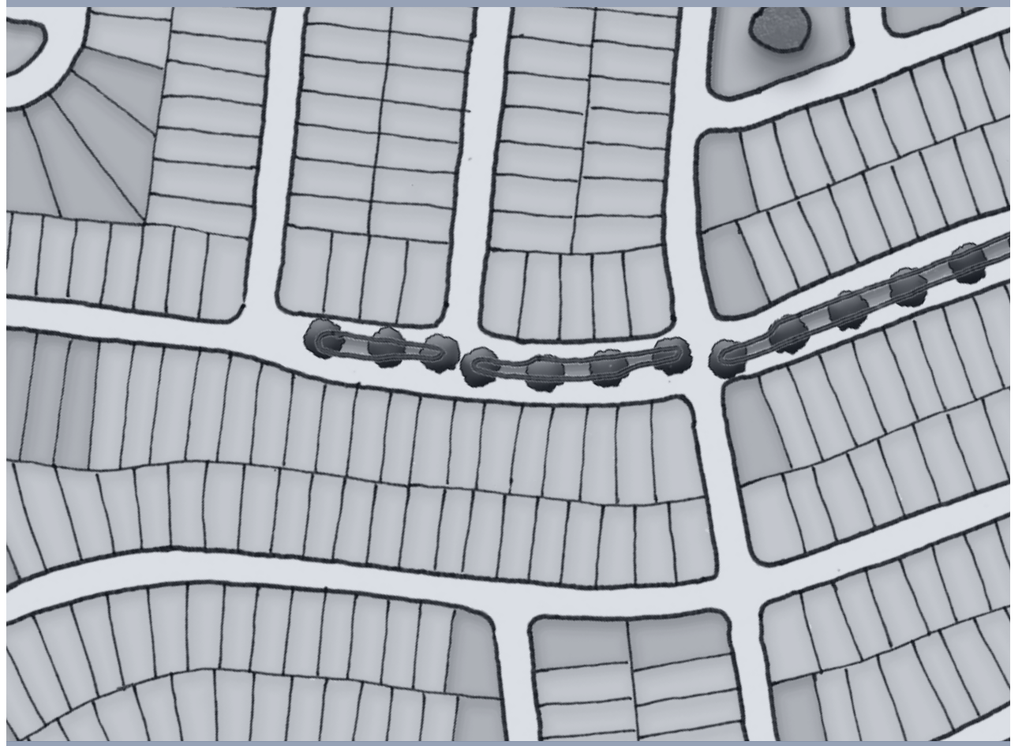


MASTER PLAN

NEIGHBORHOOD CHARACTER:

The neighborhood character is established by:

- Moderate-density development
- Clustered development to preserve large community open spaces & flood plain
- High level of connectivity
- Many variations of home styles with interchangeable floor plans, colors, and materials
- Street trees lining the boulevard and collector road
- Community amenities such as pocket parks, walking trails, a community pool, & dog park



Requested Variances:	Request	Standard	
Front Yard Setback - Collector	30’	35’	
Front Yard Setback - Local	25’	30’	
Rear Yard Setback	20’	30’	
Side Yard Setback (55’ Lots)	7.5’	10’	
Alternative Plan (Lot Size)	6,875 SF	10,000 SF	LOT MIN.
Alternative Plan (Lot Width)	55’	75’	LOT MIN.



DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	376.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R
MAP/PARCEL NUMBERS:	051--- 05500
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
TOTAL UNITS:	700 HOMES
AREA IN FLOOD PLAIN:	87.85 ACRES
AREA IN PROPOSED ROW:	44.7 ACRES

NET AREA CALCULATION:

376.96 AC - 87.85 AC - 44.7 AC = **244.41 AC**
TOTAL FLOOD ROW **NET**

PERMITTED DENSITY:	
MAX. UNITS:	**1,065 HOMES**
GROSS DENSITY:	2.83 DUA
NET AREA:	244.41 AC
MIN. LOT AREA:	10,000 SF

REQUESTED DENSITY:
UNITS: 700HOMES
GROSS DENSITY: 1.85 DUA

NET DENSITY: 2.86 DUA

LOT BREAKDOWN:

LOTS 6,875-9,999 SF:	463 HOMES
LOTS 10,000-20,000 SF:	215 HOMES
1 AC ESTATE LOTS:	22 HOMES
TOTAL LOTS:	700 HOMES

YARD REQUIREMENTS: 750 SF PER HOME
*Provided on each proposed residential lot in either side or rear yard

OPEN SPACE:
750 SF x 745 HOMES = 12.83 AC MIN. OPEN SPACE (3.4% of SITE)
COMMON OS PROVIDED = 162.62 AC (43.0% of SITE)
67.34 AC USABLE OPEN SPACE



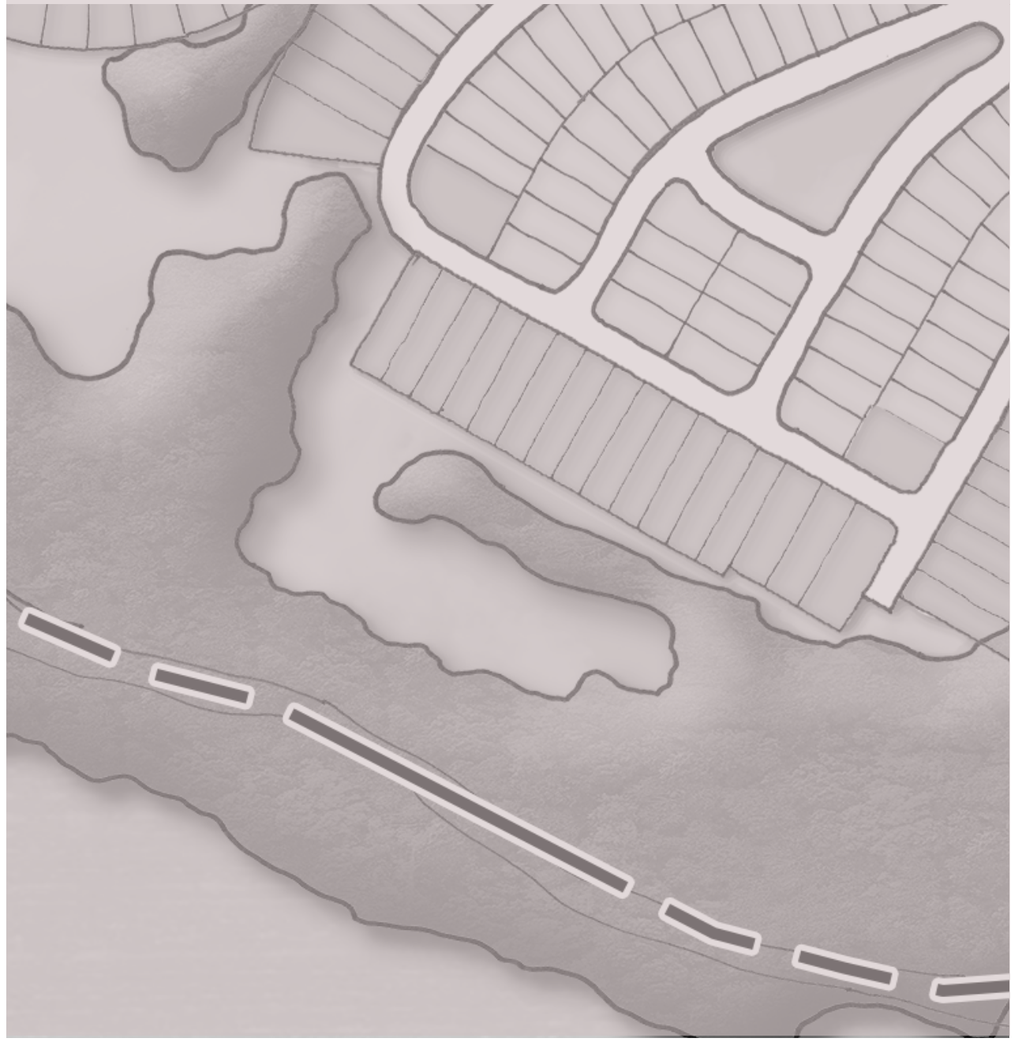


OPEN SPACE



COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Street trees along collector road & boulevard
- Passive walking trails & river access
- Community amenity & play area





OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN OPEN SPACE:	87.67 AC (53.0% of OS)
STORM WATER OPEN SPACE:	7.59 AC (4.6% of OS)
REMAINING OPEN SPACE:	67.34AC (41.4% of OS)
TOTAL OPEN SPACE:	162.62AC (43.0% of SITE)
TOTAL SITE ACREAGE:	376.96 AC

Total Open Space Provided:	165.45 AC (43.9% SITE)
Natural Open Space:	87.67 AC (23.3% of SITE)
Floodplain:	87.67 AC (53.0% of OS)
Other Open Space:	7.59 AC (2.0% of SITE)
Storm water:	7.59 AC (4.6% of OS)
Usable Open Space:	67.34 AC (41.4% of OS)

- Active recreation
- Walking paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse







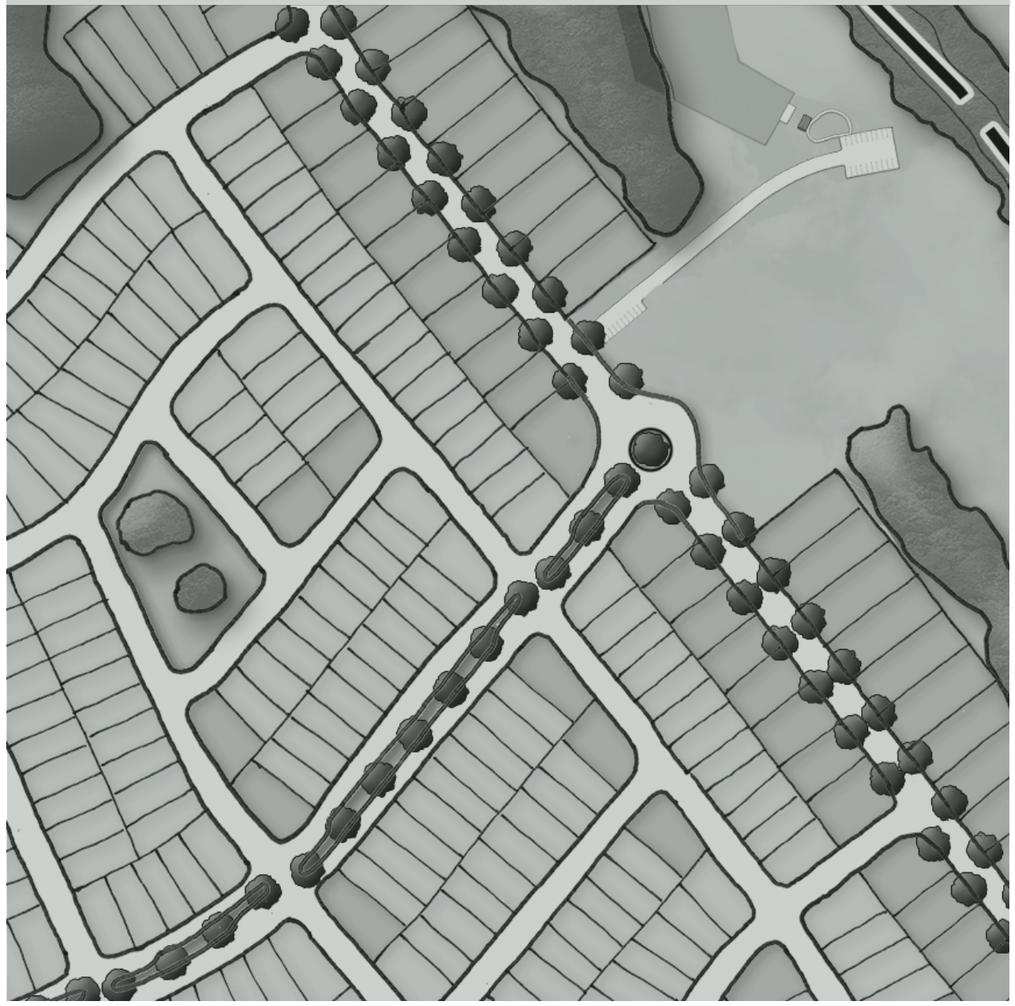
AMENITY SPACES

AMENITY SPACES:

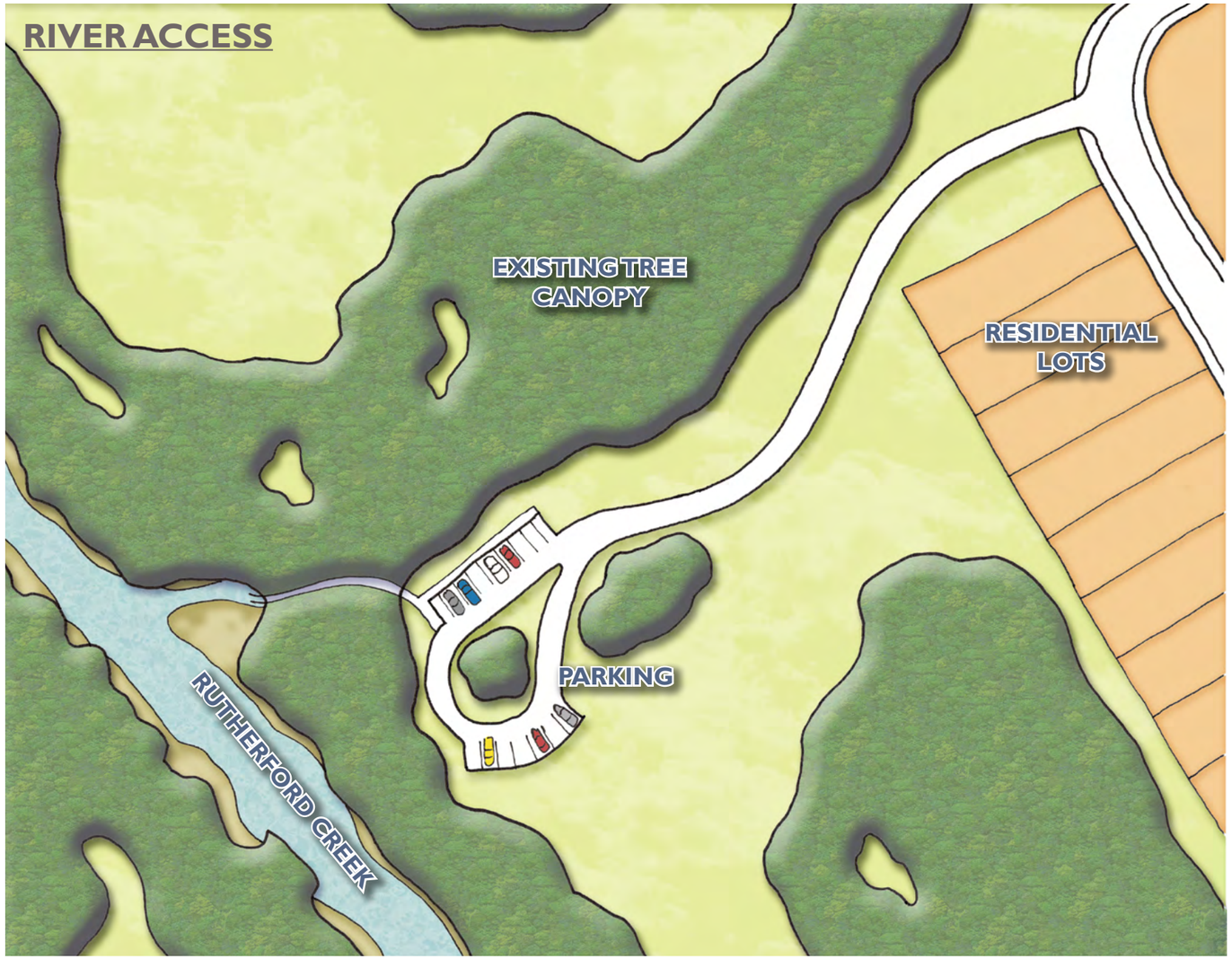
Greens Mill contains a large collection of open spaces for residents and the community. Along with the large natural open spaces, there are a few designed open spaces featuring different amenities for the residents.

Some of the amenities featured in this neighborhood are:

- Dog Park
- Pool and Clubhouse
- River Access
- Pavilions & picnic areas
- Bus stops & covered mail kiosks



RIVER ACCESS







MAIL KIOSK & BUS STOP



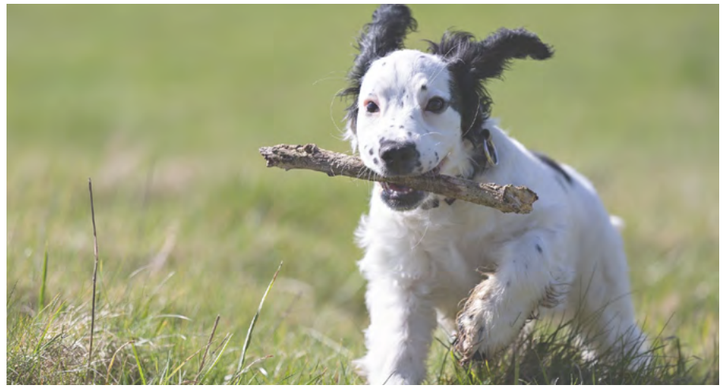






AMENITY ARCHITECTURE



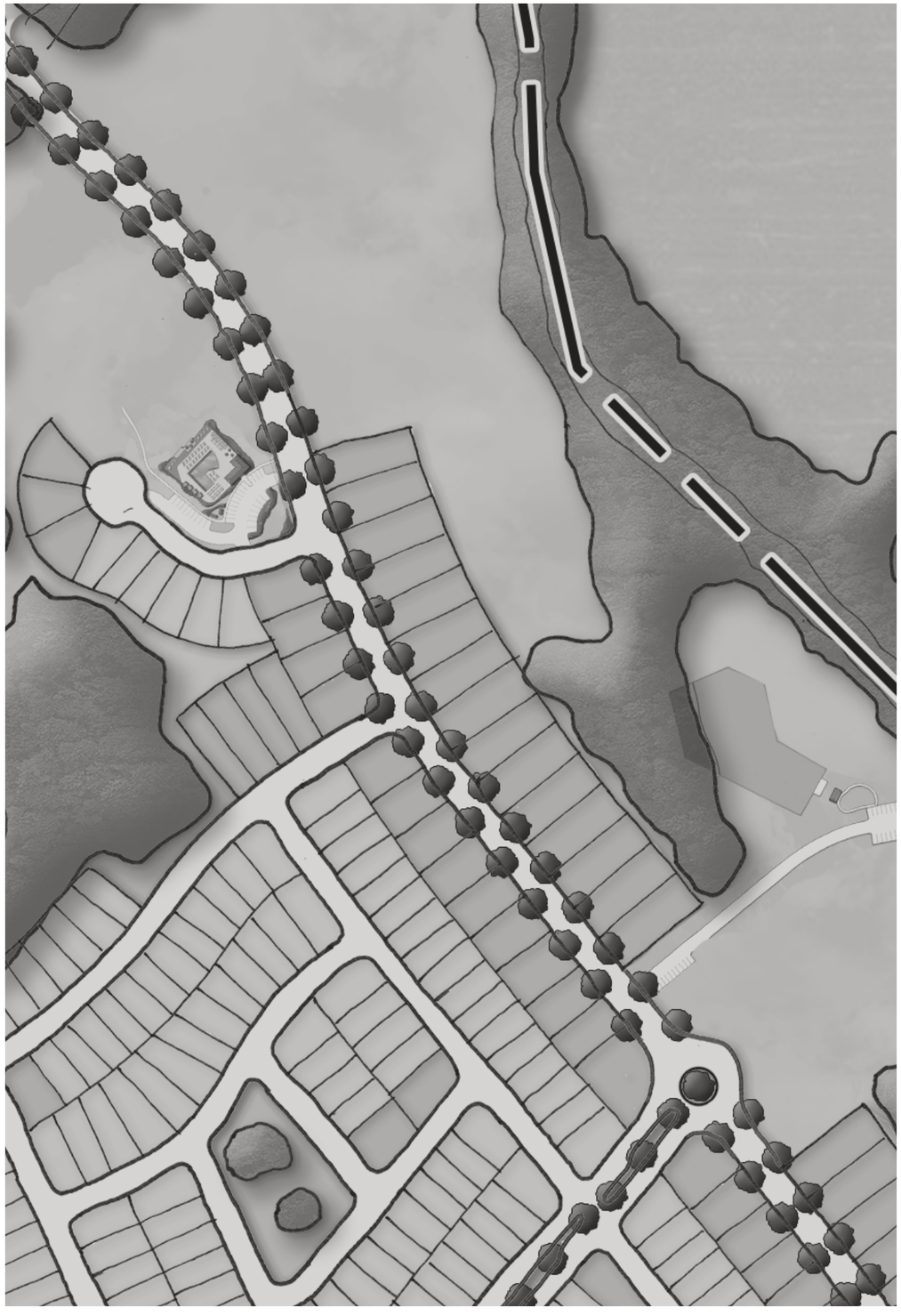






ARCHITECTURAL CHARACTER & LOT DIAGRAMS





FOUNDATIONS:
- Concrete slabs

FLATWORK:
- Driveways: Broom finish concrete.
- Sidewalks: Broom finish concrete.
- Porches/Patios: Broom finish concrete

SIDING & CORNICE:
- Fascia: Aluminum wrapped.
- Soffits: Ventilated vinyl soffits and non-ventilated vinyl soffits on the rakes.
- Porch Ceilings: Vinyl.
- Siding: Concrete board or LP Smart Siding, vinyl, horizontal lap, vertical, shake per plan elevation, brick front option

COLUMNS:
- 6”x6” posts per plans.

SHUTTERS:
- Vinyl shutters (style, size, & location per plan).

WINDOWS:
- Vinyl single hung and fixed windows per plan.
- Grid pattern: per plan elevation.

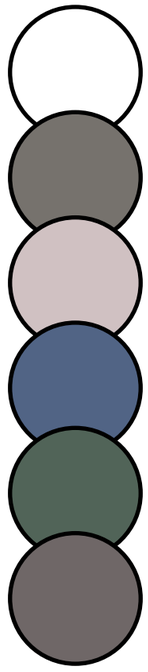
EXTERIOR DOORS:
- Front Door: Fiberglass insulated door w/adjustable threshold.
- Secondary Rear Door: Half lite insulated door.

ROOFING:
- Shingles: 3 tab asphalt shingles

GARAGE DOORS:
- 16’x7’ Classic Steel per plan elevation

GUTTERS:
- 5” aluminum k-style gutters
- 3’x4” downspouts.

COLOR PALETTE OPTIONS



FLOORPLANS & FACADE STYLES

This Legacy Community will feature **5 floor plans.** Each floor plan will provide **3 separate front facade variations:**

- Classic
- Craftsmen
- Traditional - brick used only on front facade

Each of the **6 color palette options** can be applied to each facade variation. This results in a total of **90 separate home options.**

Concrete board, LP smart siding, brick, and vinyl are all permitted materials. **Vinyl** may be used for a **maximum of 30%** of homes.



CLASSIC



CRAFTSMEN



TRADITIONAL - Brick used only on front facade

GENTRY FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



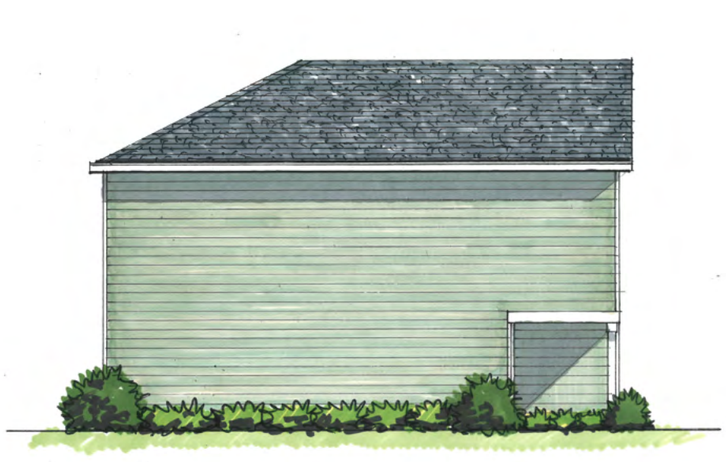
CRAFTSMEN

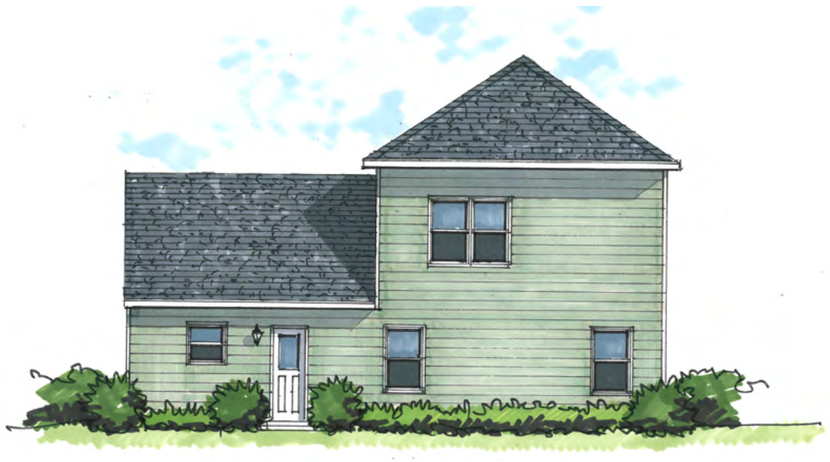


TRADITIONAL - Brick used only on front facade

CARTER FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



CRAFTSMEN

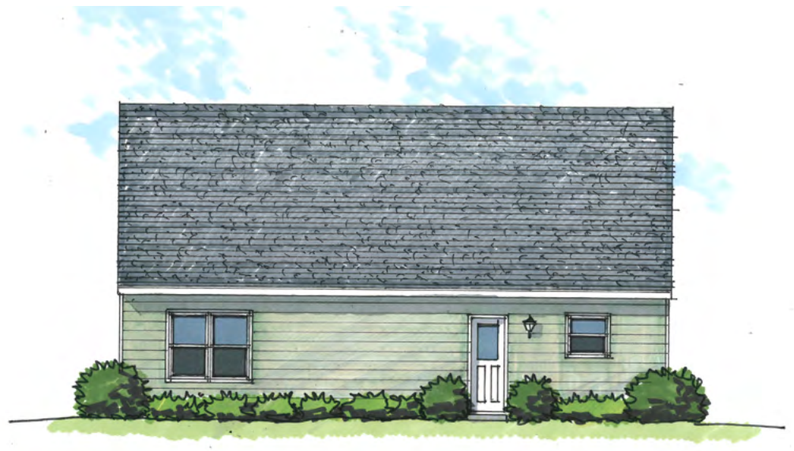


TRADITIONAL - Brick used only on front facade

HARRIS FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



HOMESTEAD



TRADITIONAL - Brick used only on front facade

JACKSON FLOORPLAN

SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL



CLASSIC



HOMESTEAD



TRADITIONAL - Brick used only on front facade

STUART FLOORPLAN

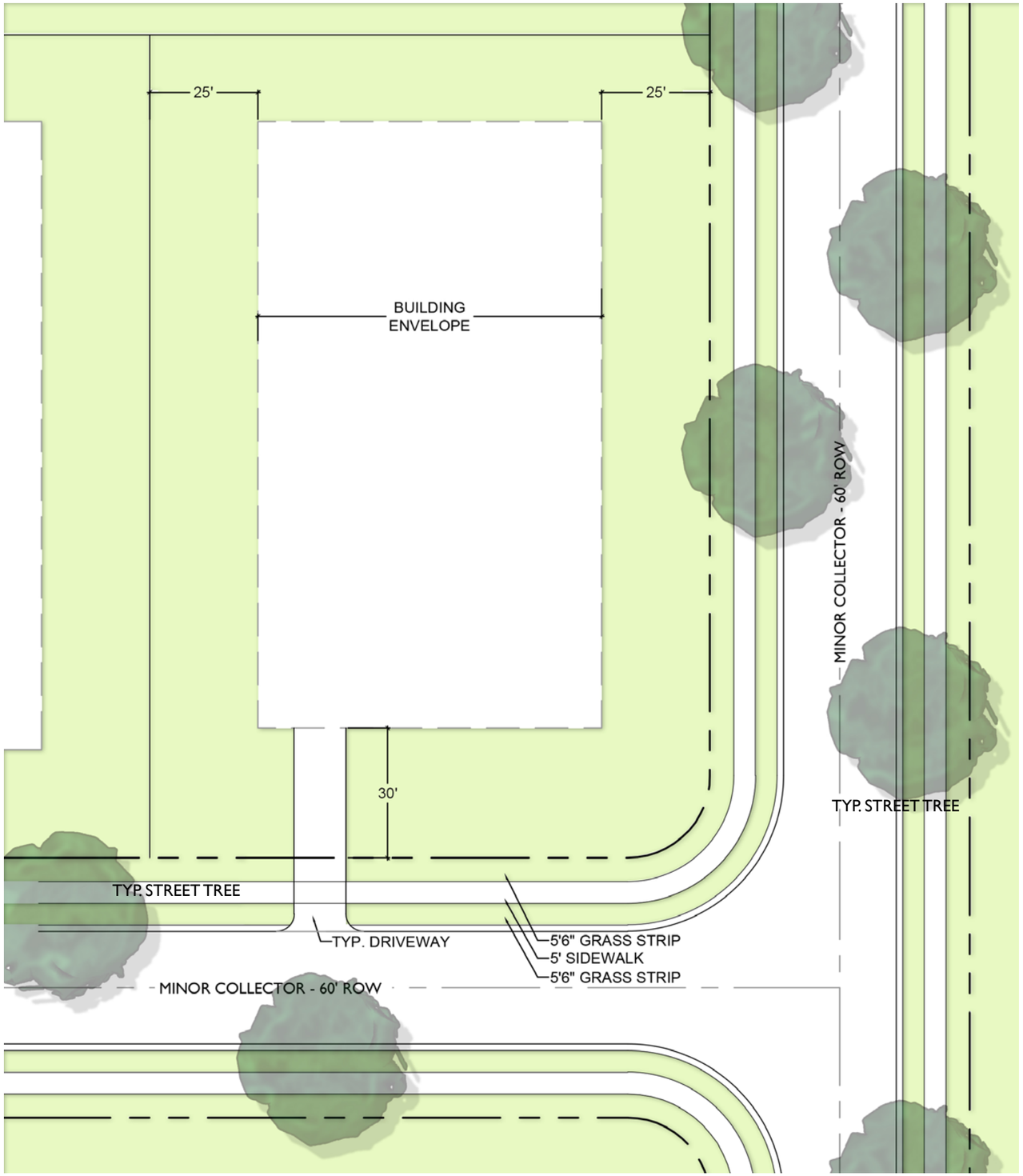
SIDE & REAR ELEVATIONS, TYPICAL PER FLOOR PLAN







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL





1 ACRE ESTATE LOTS: 22 HOMES

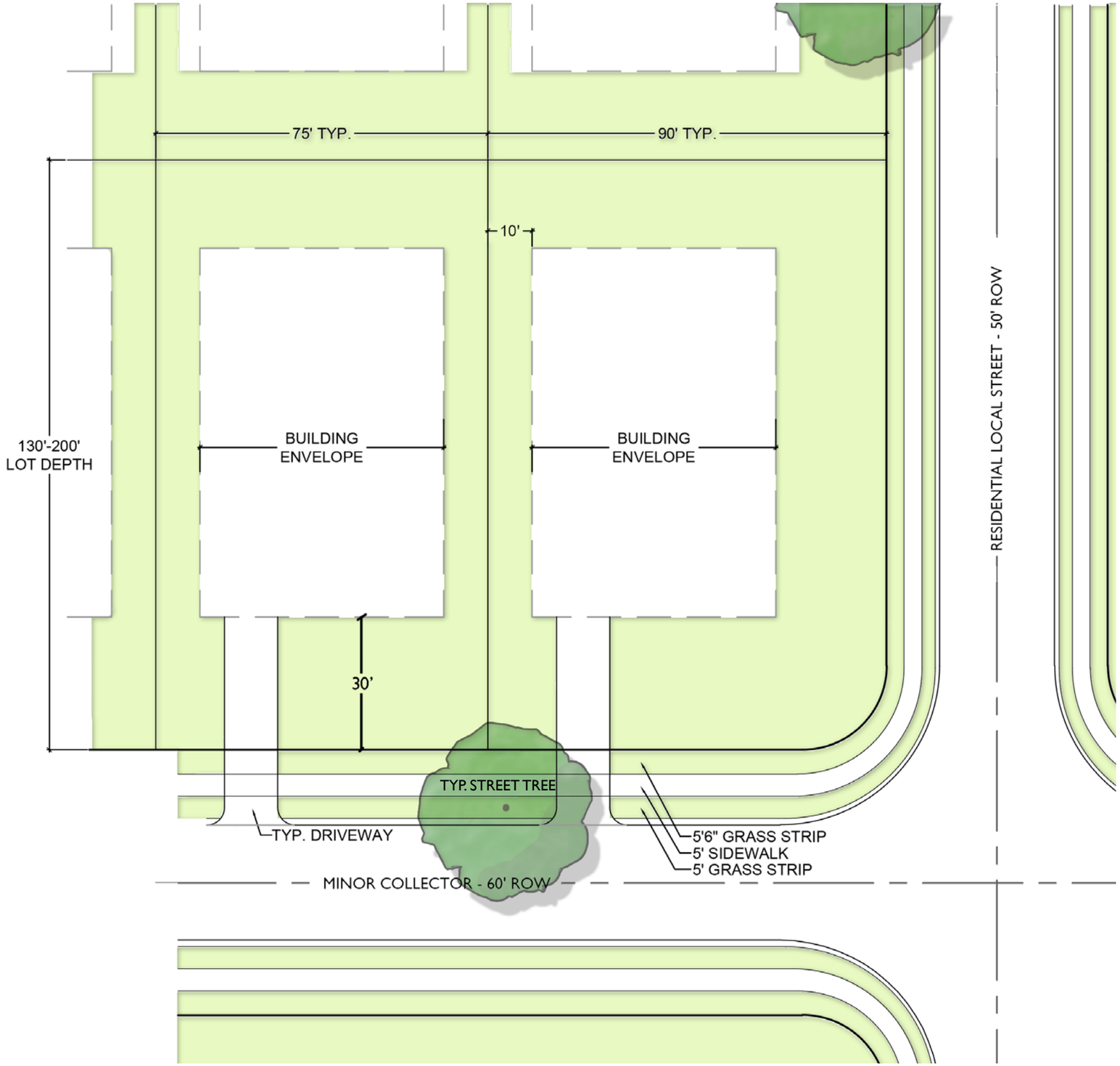
LOT SETBACKS:

FRONT:	30’
REAR:	20’
SIDE:	25’

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs





75' MIN WIDTH: **84 HOMES**

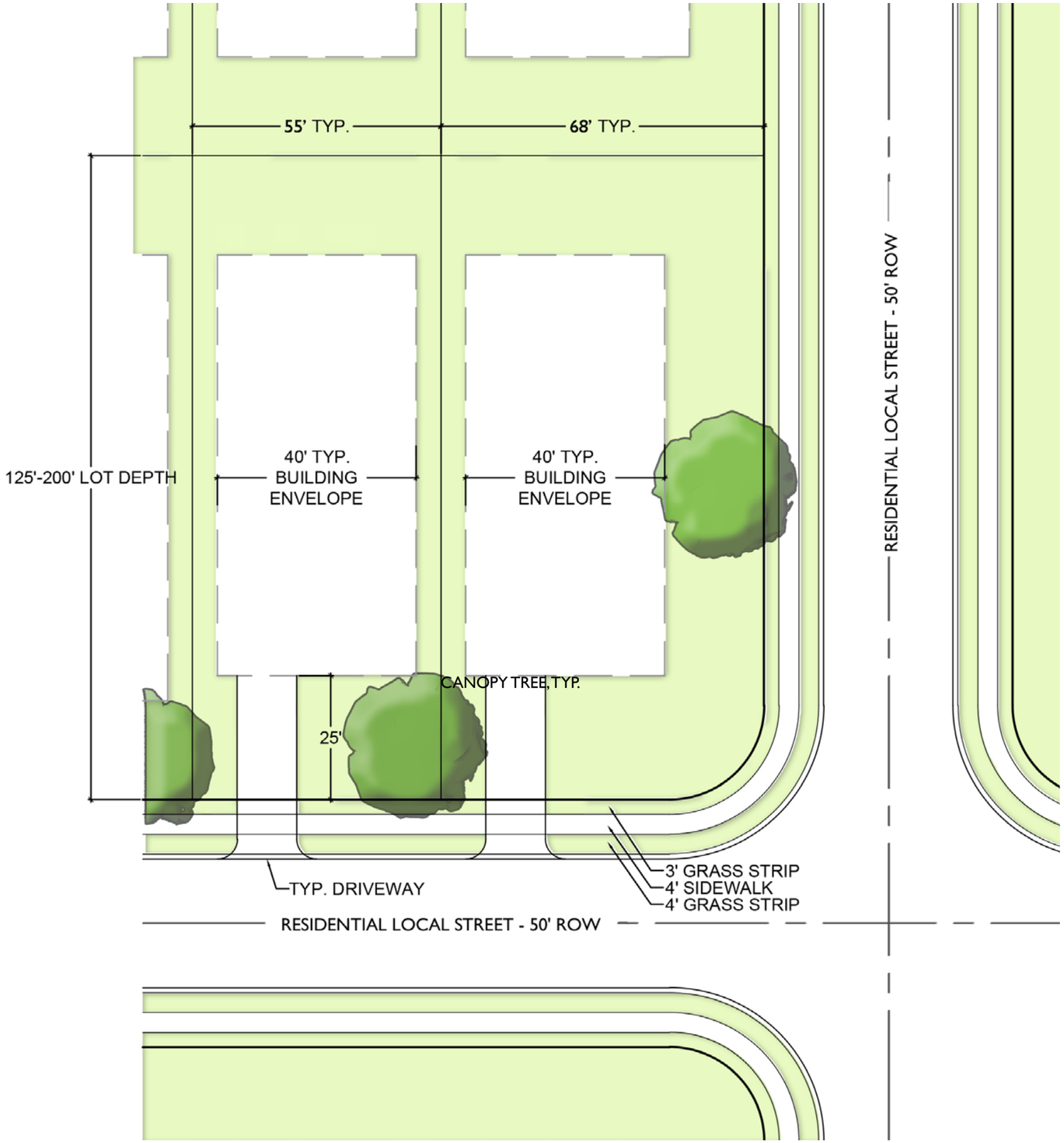
LOT SETBACKS:

FRONT:	30'
REAR:	20'
SIDE:	10' / 25' CORNER LOTS

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs





55' MIN WIDTH: **594 HOMES**

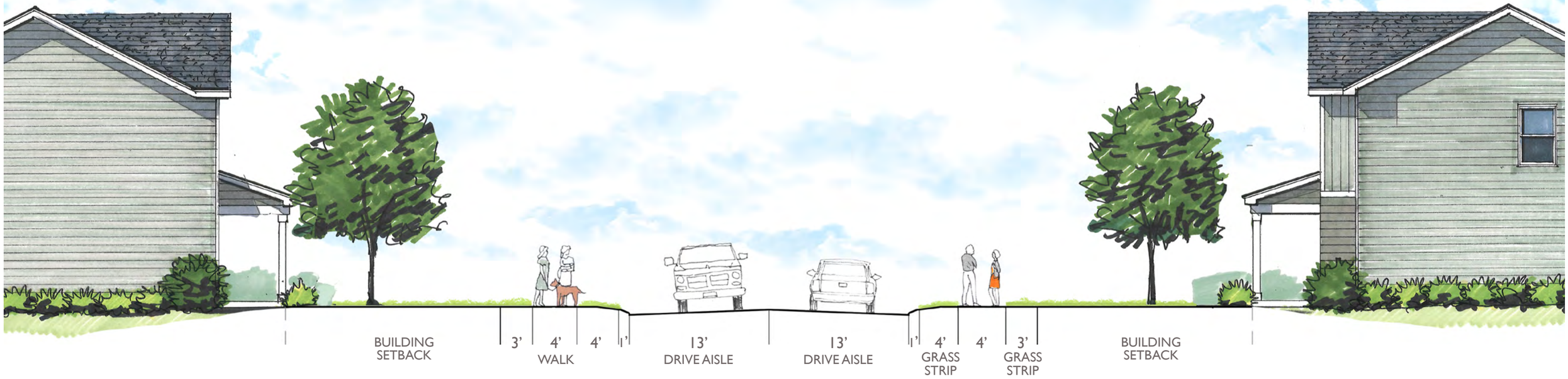
LOT SETBACKS:

FRONT:	25'
REAR:	20'
SIDE:	7.5' / 20' CORNER LOTS

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

TYPICAL LANDSCAPE:

- 1 CANOPY TREE
- FOUNDATION PLANTING:
  - 6 evergreen & 4 deciduous or flowering shrubs



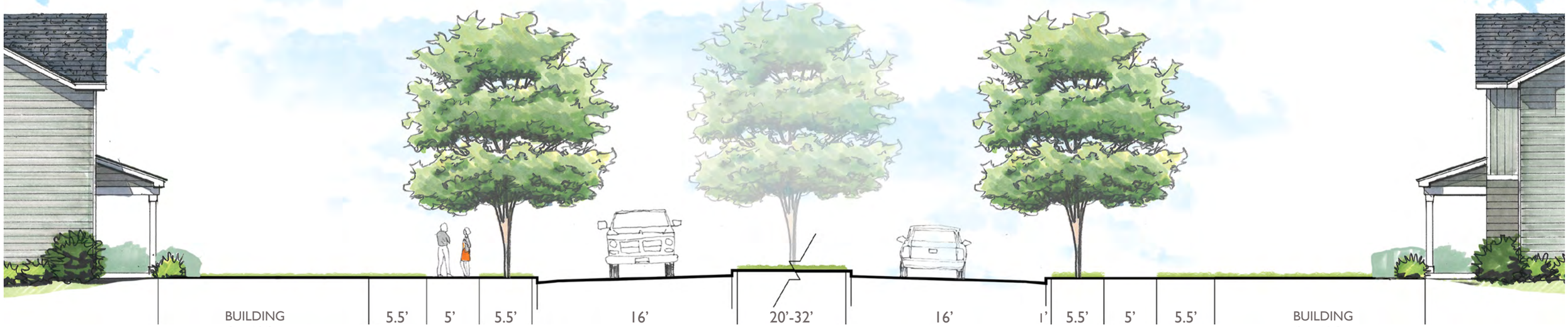
LOCAL STREET

50’ ROW



MINOR COLLECTOR ROAD

60' ROW



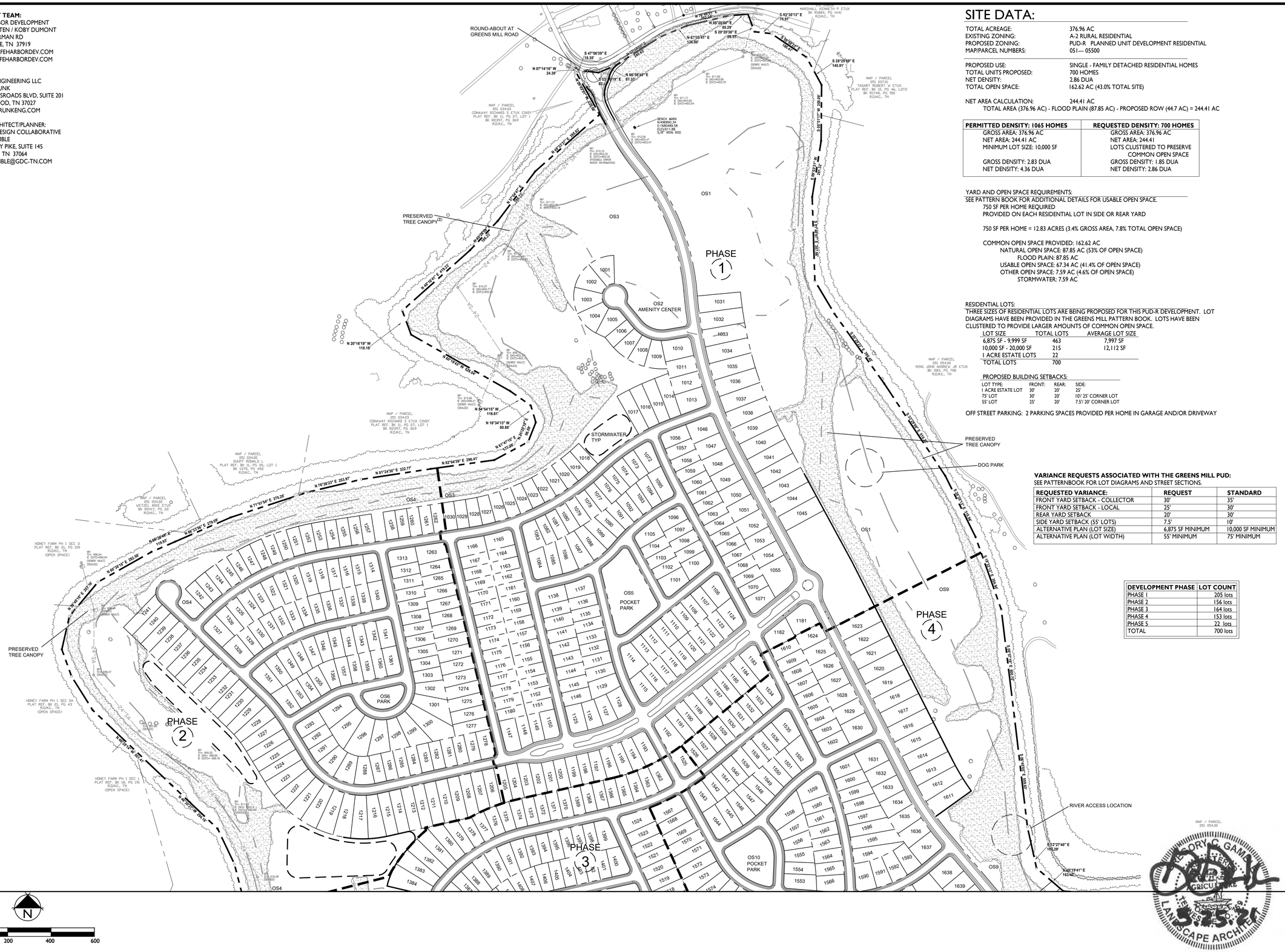
BOULEVARD

100' ROW

DEVELOPMENT TEAM:
SAFE HARBOR DEVELOPMENT
CHRIS OOTEN / KOBY DUMONT
308 LETTERMAN RD
KNOXVILLE, TN 37919
CHRIS@SAFEHARBORDEV.COM
KOBY@SAFEHARBORDEV.COM

ENGINEER:
CRUNK ENGINEERING LLC
ADAM CRUNK
7112 CROSSROADS BLVD. SUITE 201
BRENTWOOD, TN 37027
ADAM@CRUNKENG.COM

LANDSCAPE ARCHITECT/PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG.GAMBLE@GDC-TN.COM



SITE DATA:

TOTAL ACREAGE:	376.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
MAP/PARCEL NUMBERS:	051--- 05500
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES
TOTAL UNITS PROPOSED:	700 HOMES
NET DENSITY:	2.86 DUA
TOTAL OPEN SPACE:	162.62 AC (43.0% TOTAL SITE)

NET AREA CALCULATION: 244.41 AC
TOTAL AREA (376.96 AC) - FLOOD PLAIN (87.85 AC) - PROPOSED ROW (44.7 AC) = 244.41 AC

PERMITTED DENSITY: 1065 HOMES	REQUESTED DENSITY: 700 HOMES
GROSS AREA: 376.96 AC	GROSS AREA: 376.96 AC
NET AREA: 244.41 AC	NET AREA: 244.41
MINIMUM LOT SIZE: 10,000 SF	LOTS CLUSTERED TO PRESERVE COMMON OPEN SPACE
GROSS DENSITY: 2.83 DUA	GROSS DENSITY: 1.85 DUA
NET DENSITY: 4.36 DUA	NET DENSITY: 2.86 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

750 SF PER HOME = 12.83 ACRES (3.4% GROSS AREA, 7.8% TOTAL OPEN SPACE)

COMMON OPEN SPACE PROVIDED: 162.62 AC
NATURAL OPEN SPACE: 87.85 AC (53% OF OPEN SPACE)
FLOOD PLAIN: 87.85 AC
USABLE OPEN SPACE: 67.34 AC (41.4% OF OPEN SPACE)
OTHER OPEN SPACE: 7.59 AC (4.6% OF OPEN SPACE)
STORMWATER: 7.59 AC

RESIDENTIAL LOTS:
THREE SIZES OF RESIDENTIAL LOTS ARE BEING PROPOSED FOR THIS PUD-R DEVELOPMENT. LOT DIAGRAMS HAVE BEEN PROVIDED IN THE GREENS MILL PATTERN BOOK. LOTS HAVE BEEN CLUSTERED TO PROVIDE LARGER AMOUNTS OF COMMON OPEN SPACE.

LOT SIZE	TOTAL LOTS	AVERAGE LOT SIZE
6,875 SF - 9,999 SF	463	7,997 SF
10,000 SF - 20,000 SF	215	12,112 SF
1 ACRE ESTATE LOTS	22	
TOTAL LOTS	700	

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	SIDE:
1 ACRE ESTATE LOT	30'	20'	25'
75' LOT	30'	20'	10'/ 25' CORNER LOT
55' LOT	25'	20'	7.5'/ 20' CORNER LOT

OFF STREET PARKING: 2 PARKING SPACES PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY

VARIANCE REQUESTS ASSOCIATED WITH THE GREENS MILL PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE:	REQUEST	STANDARD
FRONT YARD SETBACK - COLLECTOR	30'	35'
FRONT YARD SETBACK - LOCAL	25'	30'
REAR YARD SETBACK	20'	30'
SIDE YARD SETBACK (55' LOTS)	7.5'	10'
ALTERNATIVE PLAN (LOT SIZE)	6,875 SF MINIMUM	10,000 SF MINIMUM
ALTERNATIVE PLAN (LOT WIDTH)	55' MINIMUM	75' MINIMUM

DEVELOPMENT PHASE	LOT COUNT
PHASE 1	205 lots
PHASE 2	156 lots
PHASE 3	164 lots
PHASE 4	153 lots
PHASE 5	22 lots
TOTAL	700 lots

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

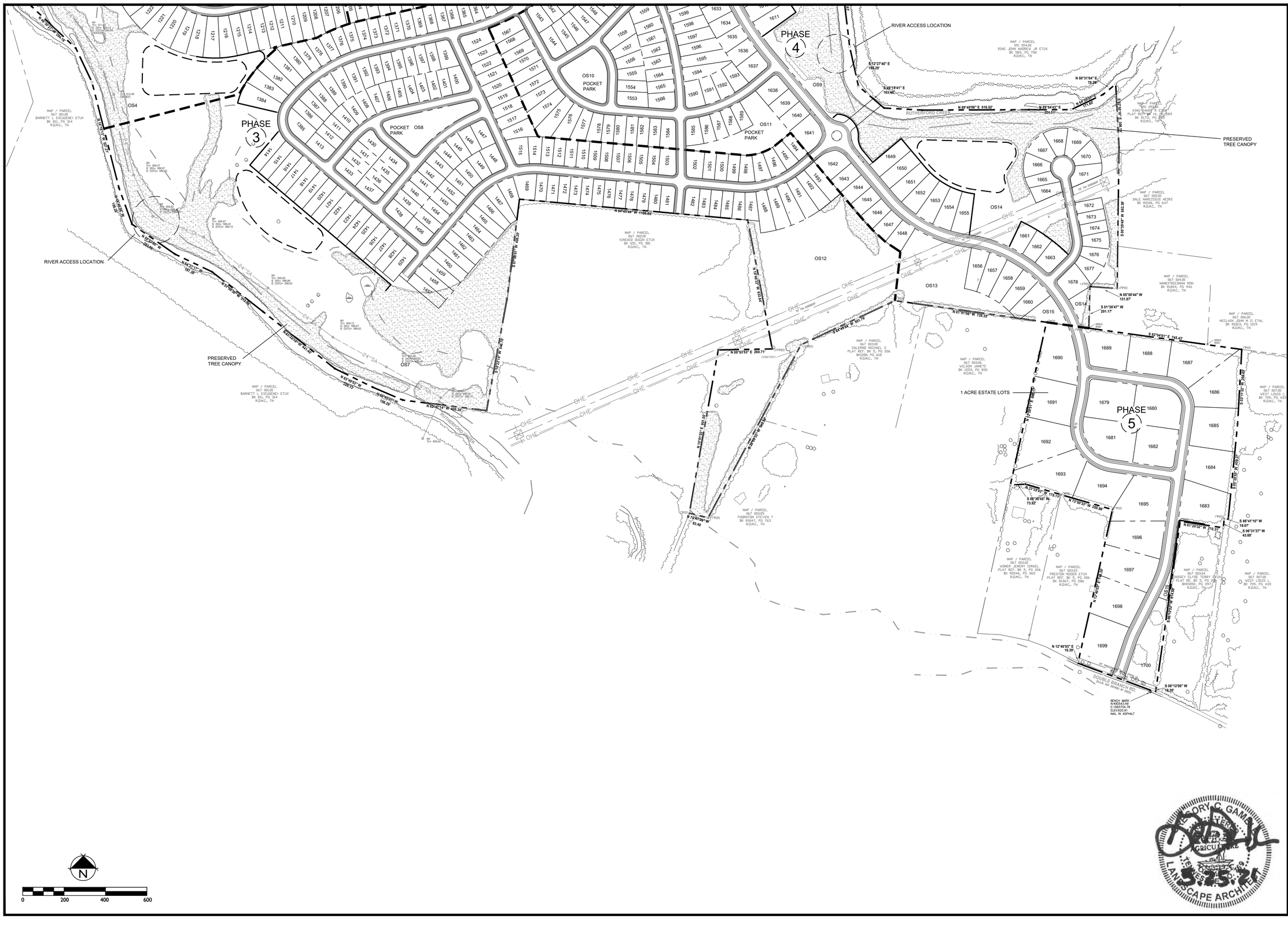
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1.	3.22.2021	
2.	4.19.2021	
3.	5.25.2021	

11/02/2020 17067

C1.0
SITE LAYOUT PLAN

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
5.25.21



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SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
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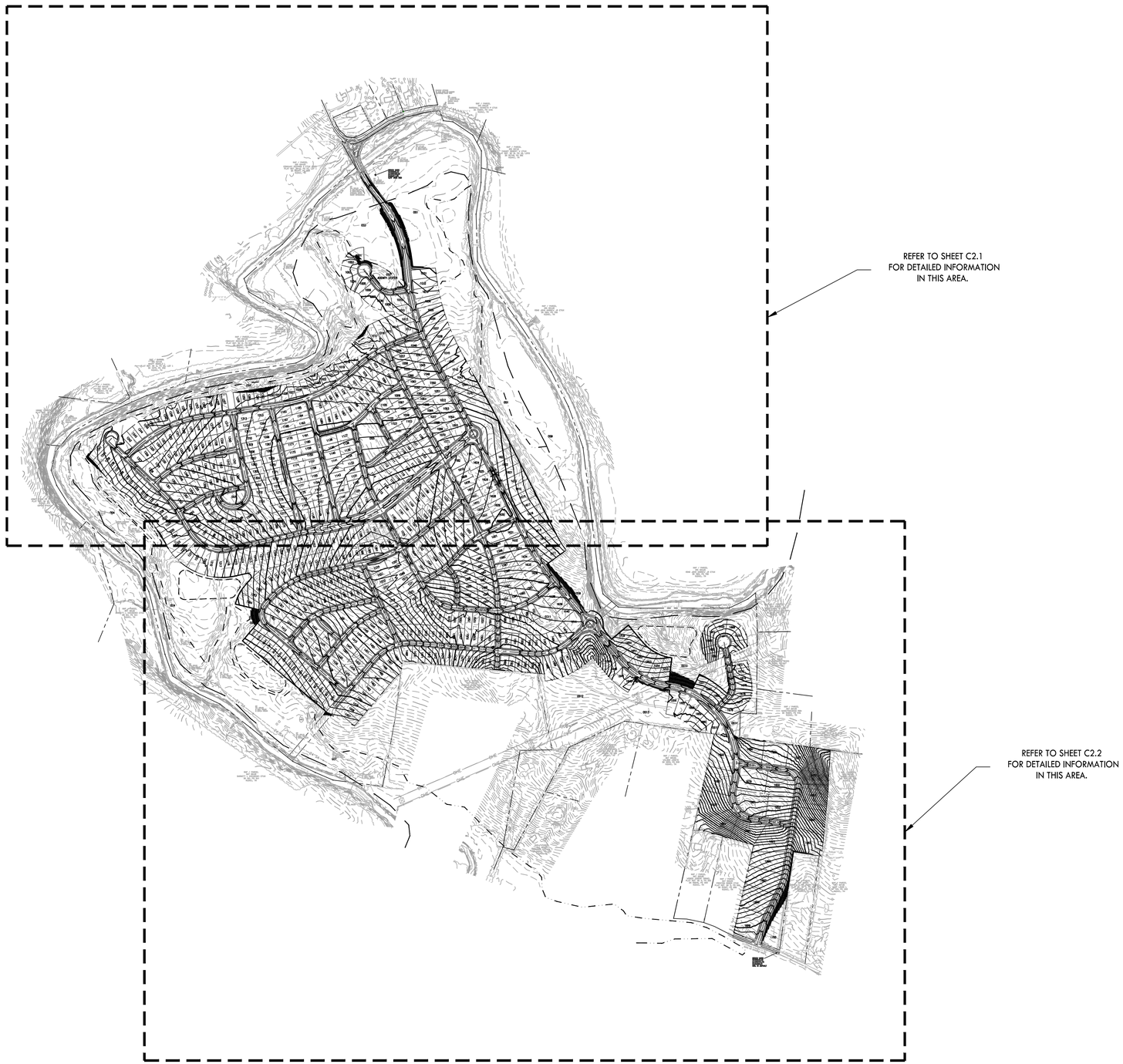
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1.	3.22.2021	
2.	4.19.2021	
3.	5.25.2021	

11/02/2020 17067

C1.1
SITE LAYOUT PLAN



REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.2
FOR DETAILED INFORMATION
IN THIS AREA.

0 225 450 900
GRAPHIC SCALE

N

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

RUSSELL WILSON CAMPBELL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
119180
STATE OF TENNESSEE
5/25/21

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

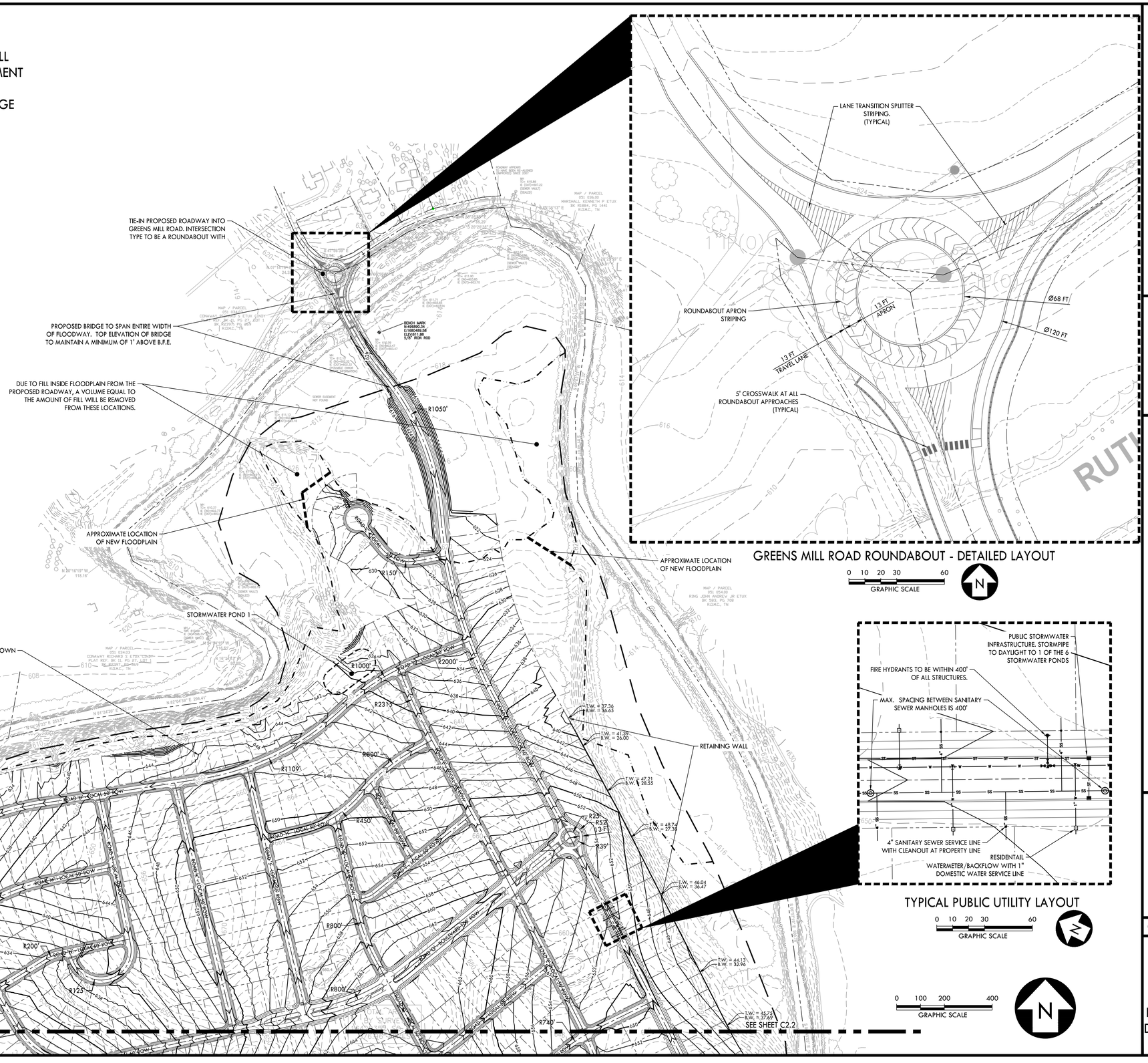
REVISIONS		
No.	DATE	

05/25/21 17067

C2.0
GRADING, DRAINAGE, & UTILITY PLAN

NOTES:

1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.



CRUNK ENGINEERING LLC
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FRANKLIN, TN 37067
(615) 873-1795
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GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/25/21 17067

C2.1

DETAILED GRADING, DRAINAGE, & UTILITY PLAN



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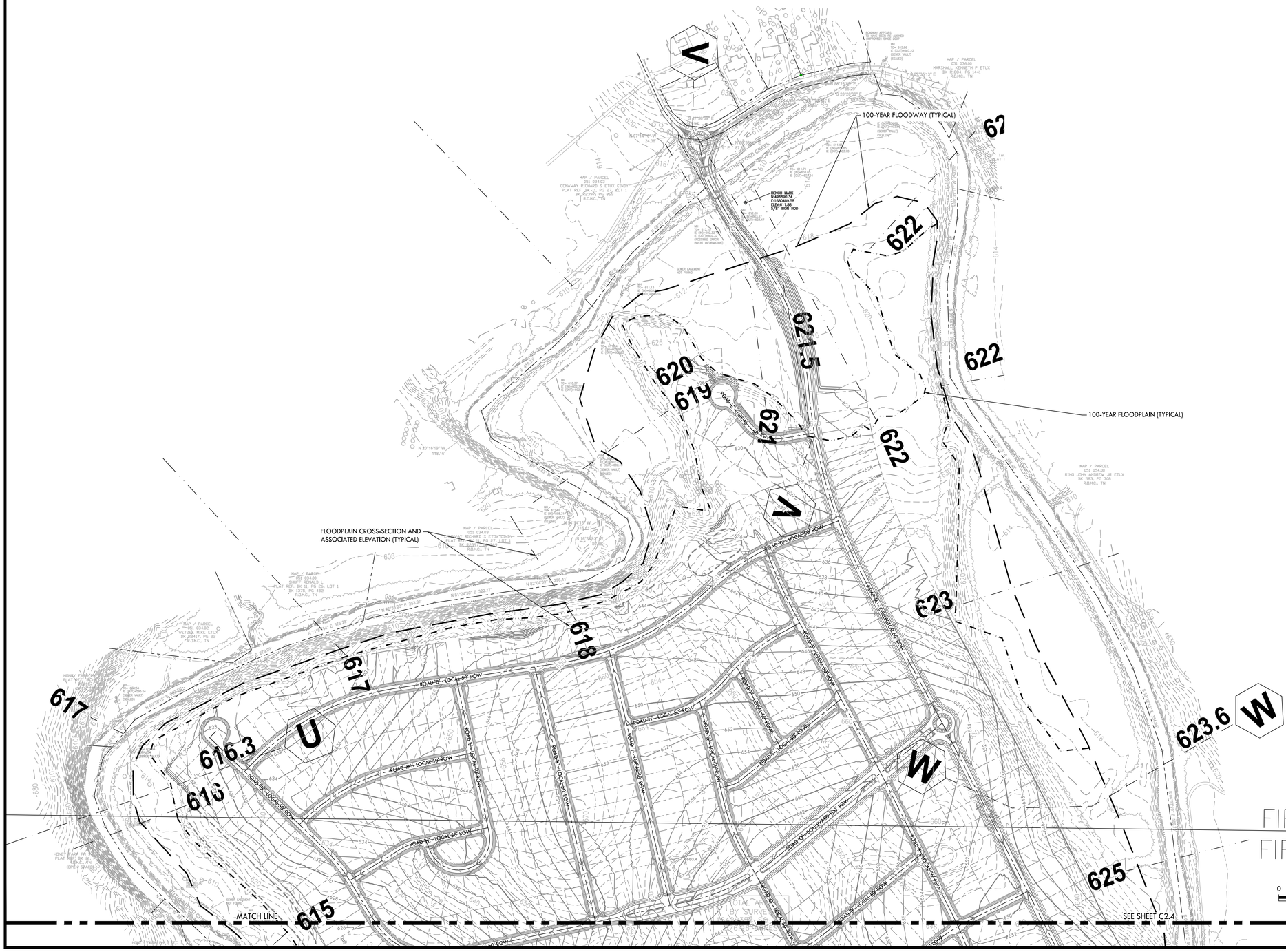
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/25/21 17067

C2.2
DETAILED GRADING, DRAINAGE, & UTILITY PLAN



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1894 GENERAL GEORGE PATTON DR.
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WWW.CRUNKENG.COM

ENGINEERING CRUNK

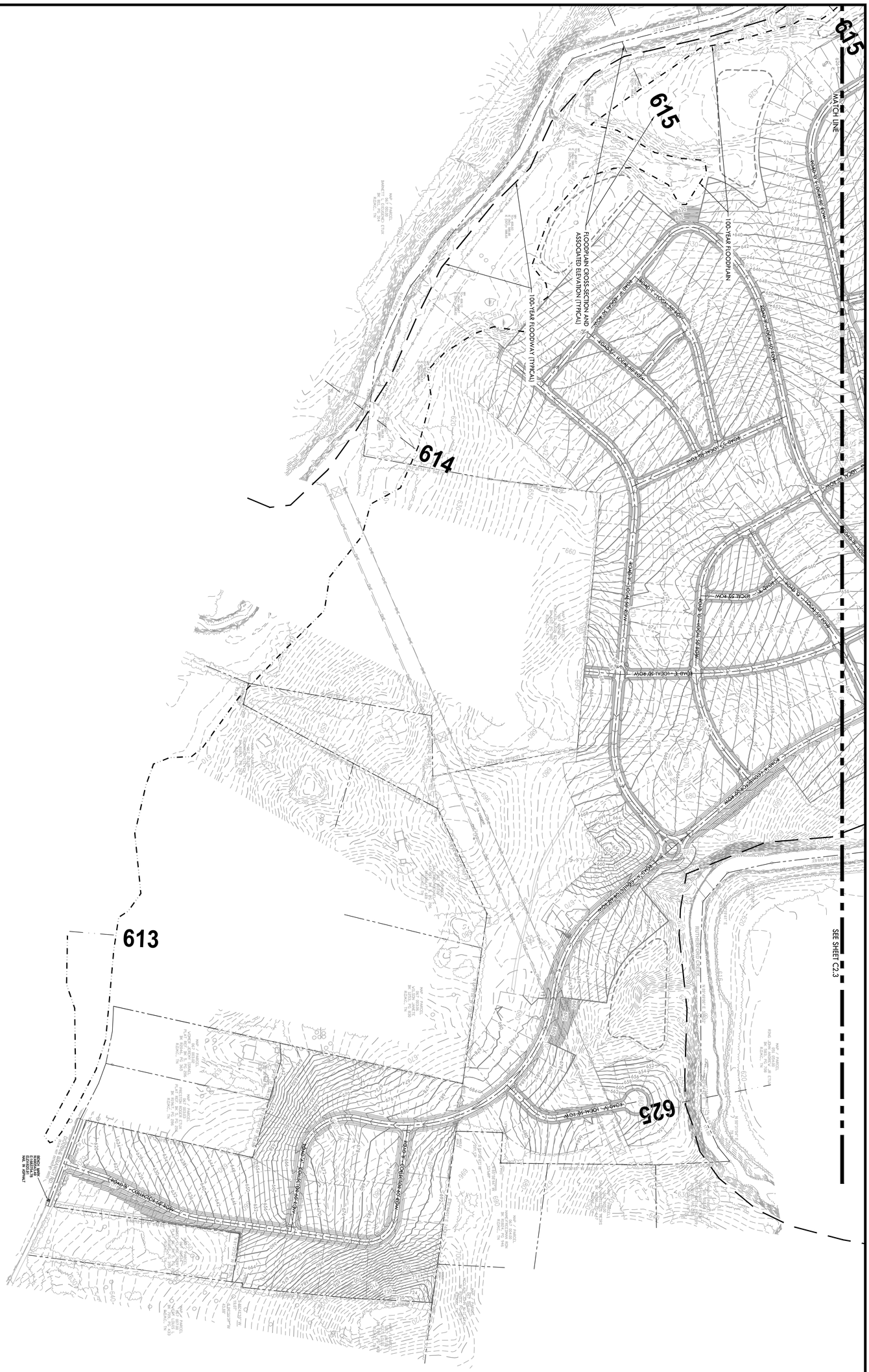
ROBERT A. WILSON CONTRACTOR
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 118180
STATE OF TENNESSEE
5/25/21

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/25/21 17067

C2.3
EXISTING FLOODPLAIN SECTIONS



0 100 200 400
GRAPHIC SCALE

N

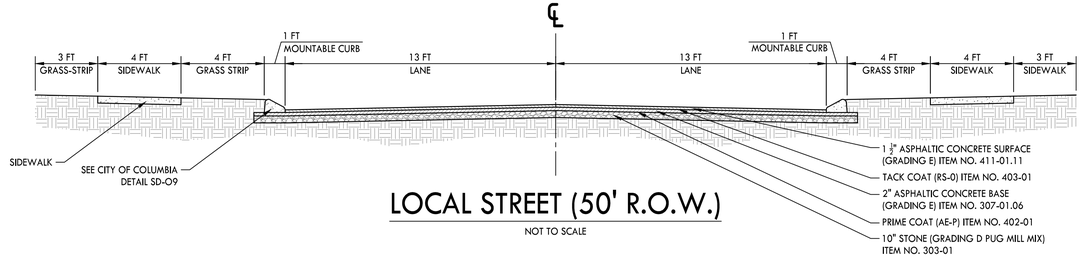
C2.4
EXISTING FLOODPLAIN SECTIONS

05/25/21
17067

REVISIONS	
No.	DATE

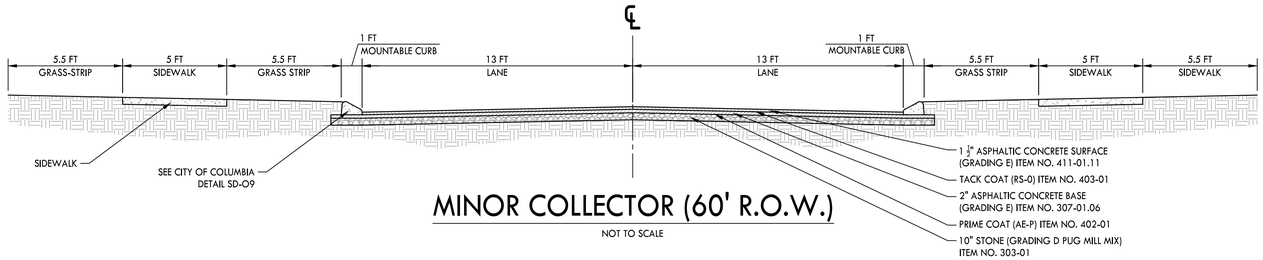
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

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



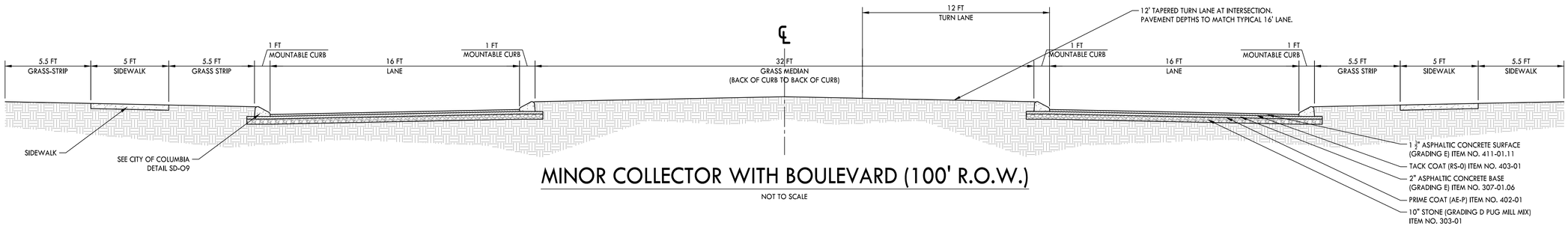
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE

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

ENGINEERING CRUNK

ANDREW MILLSON CAMPBELL
REGISTERED
AGRICULTURE
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

05/25/21 17067

C3.0

ROADWAY
CROSS-SECTIONS



NOTES:

1. WATER SERVICE TO BE PROVIDED BY CPWS THROUGH THE EXTENSION OF THE WATERMAIN SHOWN ON THIS EXHIBIT.
2. MINIMUM FIRE FLOW PROTECTION FOR THE SITE SHALL BE 1,000 GPM AT 20 psi.

0 100 200 400
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
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SUITE 600
FRANKLIN, TN 37067
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ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED
AGRICULTURE
5/25/21
ENGINEER
STATE OF TENNESSEE

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

05/25/21 17067

C4.0
OFF-SITE WATER LINE EXHIBIT

Case Number:

21-0076

Request:

Request from Scotty Bernick to annex with a plan of services for 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02 with a Planned Unit Development Master Plan for a Mixed Residential zone MRC which requires a Comprehensive Plan amendment of Rural to Center.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0076

APPLICANT/PROPERTY OWNER
Scotty Bernick/ Lisa Duvall

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1449 Rock Springs Road, Map 092 Parcel 12 and 12.02.

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

This request is for the **Annexation & Zoning for a Mixed Residential Commercial PUD (Planned Unit Development) Zoning** of a 106+/- acre tract located on the east side of Rock Springs Road just south of Bear Creek Pike. Furthermore, a Comprehensive Plan amendment from Rural Countryside to Center is being requested in support of this annexation to an MRC PUD zoning designation.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-40/ 100.3 +/- acres located within county.	Vacant Land	RS-40/ MRC/ ISD. Vacant Land	125 single-family residential building lots/ 336-unit apartments/ 234 unit attached townhomes.	106 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential on 10,000 SF lots. A request has been made to amend the Comprehensive Plan to a **Center Future Land Use.** This land use classification is adjacent to the subject site on current parcels zoned MRC & ISD. The Center Future Land use would support the requested MRC PUD zoning designation allowing for a mixture of single-family and multi-family within a site.

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 & MRC PUD zoning. As highlighted, 125 single-family residential building lots are being proposed within 35.27 acres of the overall 106-acre tract. In addition, 336-unit multi-family apartments consisting of 14 buildings, and 234 townhomes are proposed. A reminder of 20 +/- acres is dedicated to residual open space. Two (2) roadway connection points are indicated within the submitted sketch showing a north connection with Bear Creek Pike (Hwy 99) and a west connection with Rock Springs Road. Design elevations indicate one level homes with craftsman style design. In shall be noted that design materials would need to be specified by the applicant as part of the PUD submittal and agreement.

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 however, a comprehensive plan amendment to a center future land use would be required in order to support the proposed development with a mixture of single & multi-family residential as proposed.

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 and wooded open space & rural countryside with adjacent zoning that serves interstate orientated uses. The proposed plan will add to the center future land use that is adjacent allowing for a mixture of uses on a single site.

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 single-family and multi-family residential as a proposed Planned Unit 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 require a Comprehensive Plan amendment from Rural Countryside to Center to agree with such designation as an MRC Planned Unit Development.

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

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

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

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

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

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

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.

20-216/2099

RAGAN·SMITH

May 25, 2021

HAND DELIVERY

Mr. Paul Keltner
City of Columbia
Development Services
700 North Garden Street
Columbia, Tn 38401

RE: 1449 ROCK SPRINGS ROAD
COLUMBIA, TENNESSEE

Dear Paul:

Enclosed please find 14 half-sized copies of the revised plans and a CD containing digital files for the above-referenced project. In response to the Planning comments provided verbally on May12, 2021, we've made the following changes:

- Removed variance request for single family 5' side yard setback. Plans have been updated to provide 7.5' minimum side yard setback.
- Removed variance request for single family 20'/22' front yard setback. Furthermore, we've increased the min. front yard setback to be 25'.
- Removed variance request for single family lots to be less than 6,000 SF. All single family lots will be a minimum of 6,000 SF. This resulted in utilizing 45' & 50' wide lots in lieu of 40' wide lots.
- Removed variance language specific to fee-simple subdivision. Per our follow up meeting, it's our understanding that a variance is not required.
- Removed variance request for townhome width to be less than 20' wide. Plans have been updated so that all townhomes are a minimum 22' wide.
- Removed variance request for 3-story multi-family building to have a 20' side yard setback. The plan has been updated to provide the minimum 25' side setback between multi-family buildings.
- Removed variance request specific to retaining wall height. Per our follow up meeting, it's our understanding that wall height may exceed 6' in height, however, should be outside of the sight-triangle in front yards and shall be offset from the back of townhome units. Plans have been adjusted to provide more distance between the townhouse units and the wall while being a minimum of 10' off of the external property line.

If you have any questions or comments, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Scotty M. Bernick, PLA
Associate

SMB:cmm

Enclosures

20-216/2099

RAGAN SMITH

May 11, 2021

HAND DELIVERY

Mr. Paul Keltner
City of Columbia
Development Services
700 North Garden Street
Columbia, Tn 38401

RE: 1449 ROCK SPRINGS ROAD
COLUMBIA, TENNESSEE

Dear Paul:

Enclosed please find 14 copies of the revised plans and a CD containing digital files for the above-referenced project. In response to the work session comments provided verbally on May 5, 2021, we offer the following:

CMPC STUDY SESSION COMMENTS:

1. Planning recommended that additional elevations be provided to illustrate each side of the different proposed products.
   Response: Agree. Additional elevations and photos have been added to the PUD set to illustrate the design intent, anticipated material types, and architectural style of each product type. Furthermore, proposed materials are noted on the architectural sheets.

2. Planning and Planning Commission requested additional information to confirm parking for the garage loaded townhomes meets minimum zoning ordinance requirements.
   Response: Agree. The additional spaces discussed by the applicant at the work session have been added to illustrate and quantify the provided parking. Parking for the garage loaded townhouses is being satisfied via surface and driveway parking. Additionally, there will also be 100 garage spaces that are not being applied towards the minimum 2 spaces / unit requirement. The parking matrix has been updated to reflect this update. An 11x17 enlargement of the matrix has been provided per staff request.

3. Planning requested an 11x17 exhibit with labels noting the surface parking quantity for the surface-parked townhomes.
   Response: Agree. Parking stalls have been quantified and labeled on the 11x17 exhibit. The parking matrix has been updated and included on an 11x17 as well as updated on the cover page of the PUD set.

4. Planning and Planning Commission requested copy of the off-site sewer easement agreement executed with adjacent property owner.
   Response: Agree. A copy of this agreement is included with the resubmittal.

5. Planning Commission requested verification of utility availability for both sewer and water.
   Response: Agree. Copies of the availability letters have been resubmitted.

6. Planning recommended applicant submit supporting documents to identify the amenities within the development.
   Response: Agree. An additional sheet with inspirational images to convey design intent with leaders to the proposed amenity was added to the set. Final details shall be provided with the Construction Document phase.

RAGAN·SMITH

If you have any questions or comments, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Scotty M. Bernick, PLA
Associate

SMB:cmm

Enclosures

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 13, 2021
ITEM NO.
21-0076

DESCRIPTION: Request from Ragan Smith for annexation with plan of services approval for property at Tax Map 92 Parcels 12 & 12.02 off Rock Springs Road. This approval request includes an amendment to the Connect Columbia comprehensive plan from Rural Countryside to Center designation along with Preliminary PUD Master Plan and rezoning to MRC-PUD.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Shall provide fire flow. Check with CPWS.
2. Fire hydrants shall be within 400' of all structures.
3. Shall install fire sprinklers and fire alarms in all apartments.

Engineering

4. Subject to TIS and construction plans.
5. Show alignment with Lasea Road.
6. Traffic circle between apartments and single family needs center island directionalization or traditionally intersectionalize.
7. Provide phasing for specific for each housing type (single family phase 1, phase 2; apartments phase 1; townhomes etc.)
8. Roadway geometry to meet subdivision regulation standards. Show horizontal curve radii. 125' minimum centerline.
9. Provide sidewalks to townhouses and apartments
10. Label each road as public or private.
11. Label each road with a name or placeholder name.
12. roadways over 150' must have approved turnaround per subregs.
13. turning template appears to encroach into the parking stalls.
14. label all retaining walls with proposed top of wall and bottom of wall elevations.

Wastewater

15. The Wastewater Department approves this request with the understanding that sewer service can only be accessed by an easement obtained by the developer. This has been discussed previously between our department and the developer.

Building

16. No comments.

Police

17. No comments provided.

Public Works

18. Please see attached Plan of Services from Public Works and dumpster guidelines for mulit-family apartments and townhomes.

Columbia Power

19. Columbia Power 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.

Columbia Water

20. County Water has more road frontage on this project. If they do not have the capacity to provide water, CPWS has a 12" DI main on the north side of Bear Creek Pike. Map attached.

Maury County Water System

21. Maury County Water System intends to provide domestic water service and fire protection to this development. There is currently an active letter of water availability for this project.

Atmos Energy

22. No comments provided.

Maury County E911

23. No comments provided.

Maury County Schools

24. No comments provided.

Maury County Highway Department

25. Any portion of Rock Springs Road from development entrance to City limits (approximation of 600 feet) to be improved to department standards if not currently.

Duck River Electric Membership Corp

26. Double circuit line runs across from the development.

Planning

27. Show Lasea Rd on overall master plan
28. Staff recommends 25' street setbacks
29. Standard is 50' lots as layout shows also but some lots scale to be less, please verify frontages
30. Townhomes shall have sidewalks
31. Townhomes should be at least 22' from back of sidewalks
32. Staff recommends researching a better solution than double frontage single family lots.
33. Show parking schedule for all townhome and multi-family
34. Show building dimensions
35. List materials of buildings and show all sides of elevations
36. Define amenity area for 326 units.
37. Rear setbacks are 20' some places show 7'
38. Townhomes will need 750 sqft of private yard space per unit, show on typical lot layout
39. Show landscape buffers
40. Highlight retainer walls
41. Adjust phase lines to not split buildings
42. Provide solutions to reduce impact of rear facing homes on Rock Springs Road.

ATTACHMENTS: Preliminary PUD Master Plan.

TITLE: DUMPSTER ~~AND COMPACTOR~~ STANDARDS

SW1-3.A. GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B. GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C . DUMPSTER PAD REQUIREMENTS

Dumpster Pad Requirements

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

SW1-3.E. ACCESSIBLITY REQUIREMENTS FOR DUMPSTERS AND CONTAINERS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25 foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. Metro Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.

AGREEMENT FOR SEWER LINE EASEMENT

This agreement for a Sewer Line Easement made this 21st day of October 2020 by and between Red Oak Investment Partners(A Tn Limited Liability Company whose address is 213 Overlook Circle, Suite B-2, Brentwood, Tn. 37027), its successors and assigns and Cindy Williams, her successors and assigns, whose address is 4001 Nestledown Dr. Franklin, Tn. 37067.

A. Red Oak Investment Partners intends to develop a new residential subdivision on property located at the corner of Bear Creek Pike and Rock Springs Rd. in Columbia, Tn.(M.C. Tax Maps 92-12 and 92-12.02). This property is adjacent to Cindy William's property (Lot #7C, Tax Map 92-12.03). Red Oak Investment Partners request that Cindy Williams grant a 20' wide by an approximate 380' long permanent sewer easement and a 20' wide by an approximate 380' long temporary construction easement along the East boundary line (per Attached Exhibit "A) of property(Lot #7C, Tax Map 12.03).
B. Red Oak Investment Partners agree to pay Cindy Williams $25,000 (Twenty-Five Thousand Dollars) as consideration for agreeing to execute above mentioned easement(s) for the benefit of The City of Columbia, Tn.

CONTINGENCY

This agreement is contingent upon Red Oak Investment Partners deeming the proposed sewer easement route is financially feasible per completion of their engineering studies and the purchase/closing on property identified as M.C. Tax Map 92-12 & 92.12.02 on or before eight (8) months from the effective date of this agreement. Failure of Red Oak Investment Partners to purchase and close on above mentioned property on or before eight (8) months from the effective date of this agreement will render this agreement null and void. Any changes made to this agreement regarding change of location or size of sewer easement shall be agreed upon by both parties in writing prior to commencement of any construction.

CONSIDERATION

Red Oak Investment Partners will pay a sum of $25,000(Twenty five thousand and no cents) for sewer easement(s). Payment for sewer easement(s) will be due and payable on or before eight (8) months from the effective date of this agreement.

CONSTRUCTION

Temporary construction easement shall be in force for a **period** of **time**, shall commence on the Effective Date of this Agreement and shall automatically terminate and expire within eighteen (18) months after the effective date of this Agreement. Grantor of easement may extend construction time limit an additional three (3) months if construction is deemed 90%

complete per engineer signed report provided to Cindy Williams by Red Oak Investment Partners. Construction obligation of Red Oak Investment Partners is as follows:

1.Red Oak Investment Partners will hire and oversee a contractor to construct Sewer Line and will provide Cindy Williams with written copy of Contractor's proof of liability insurance prior to commencing construction.

2. Contractor will clear vegetation and temporarily remove topsoil within the easement and construction easement prior to excavating open trench and constructing Sewer Line per City of Columbia, Tn. guidelines/restrictions. Topsoil will be stored within the construction easement.

3.If any blasting is to occur on the Cindy Williams property, the Contractor will be required to complete a pre-blast survey of the Cindy Williams Property and adjoining properties. In the unlikely event of damage to nearby properties, Contractor will assume all liability and repair any such damage to properties' previous state or better.

4.Upon completion of Sewer Line Easement, Contractor will return the Construction Easement and Permanent Easement to pre-construction condition or better. Contractor will sow new grass seed and straw over new seed to encourage new grass growth. Contractor will warrant the grading work to a minimum of one year following the completion of Construction and will return to make correction for any ground settlement caused by Contractor's work.

5. Contractor will repair any damage caused to any existing roads, driveways, fences, walls, landscaping or other improvements to properties previous state or better.

6. Contractor will access the sewer easement and sewer construction easement through Red Oak Investment Partner's property identified as M.C. Tax Map 92-12. **NO contractors or construction equipment will be allowed to enter, block or access right of way easement located on Cindy William's property (M.C. Tax Map 92-12.03 property).**

MISCELLANEOUS

Upon satisfactory completion of the sewer line easement and approval of easement by the City of Columbia Codes Department, Cindy Williams will sign an Agreement for the Dedication of Easement for the benefit of Columbia, Tn.

In the event Cindy William's property is sold/transferred or Red Oak Investor Partner's property is sold/transferred, this agreement shall transfer to the new owner.

In Witness Whereof, the parties have executed this agreement.

D. Allen Patton Date 10/28/20

Red Oak Investment Partners

Date 10/29/2020

Cindy Williams

Maury County Board of Public Utilities

Maury County Water System
Post Office Box 1196
Columbia, Tennessee 38402-1196
Office 931-375-1159 FAX 931-375-1174

March 19, 2021

CPS Land, LLC
Cliff Smith
213 Overlook Circle, B-2
Brentwood, TN 37027

Re: Rock Springs Apt. Complex – LOA-FF

Mr. Smith:

Please find enclosed the Review of Water Availability and Fire Flow from Hethcoat & Davis, Inc. for the Rock Springs Apartment Complex. Please contact me if you have any questions or concerns.

This letter of water availability is only valid for 120 days.

Sincerely,

Todd Shultz, Superintendent
tshultz@mymcws.com
931-375-1161

TS/db

Enclosure

CC: Debbie Boehms

HETHCOAT DAVIS

HETHCOAT & DAVIS, INC.
278 Franklin Road
Gallatin Building, Suite 200
Brentwood, TN 37027
Phone: (615) 577-4300
Fax: (615) 577-4303

November 11, 2020 File: 1070-06.27

MEMORANDUM

From: Cory Borum, P.E.

To: Todd Shultz, MCWS Superintendent

Re: Rock Springs Development - Review of Water Availability and Fire Flow

---

We have completed our review of the proposed Rock Springs Rd. Development - a concept plan prepared by CPS Land, LLC and submitted for review by Cliff Smith. In general, the development will consist of 121 single family homes, 198 townhomes, and 408 multi-family homes. Provisions for sewage treatment was not identified on the concept plan. The proposed development is locate at the intersection of Rock Springs Rd. and Bear Creek Pike, near exit 46 off Interstate-65.

Existing water lines within the MCWS distribution system that are near the proposed development include a 6-inch PVC Class 200 water line along Rock Springs Road (see attached Exhibit 1). Based on current operating conditions within the distribution system, static water pressure will range between 80-115 psi at the proposed development. The water pressure at the proposed points of connection was determined by use of the Water System's hydraulic model which has been calibrated and field verified with pressure recording devices. Utilizing a typical MCWS residential customer demand of 200 gpd per residential connection and an additional 100 gpd per residential connection for irrigation and community dwelling areas, the projected domestic average demand for the proposed development is estimated to be approximately 150 gpm. Please note that hydraulic modeling evaluation of the proposed development included a 1.8 demand multiplier that was incorporated into the average demand of 300 gpd per connection for peak usage periods.

Summary of Findings

The water system is capable of providing domestic water service to the proposed development. It should be noted that the available pressures stated above are at the point of connection to the MCWS and does not include losses that may occur due to metering, backflow prevention, changes in site elevation, or multi-story construction.

In order to provide fire flow capabilities, the Water System must be able to meet TDEC's fire flow requirements of 500 gpm at 20 psi and the minimum pipe size to which a fire hydrant may be connected to is 6-inch. The Water System is capable of providing fire flow that meets TDEC's fire flow requirements. **However, off-site improvements will be required in order to meet the requisite level of fire flow.** The required off-site improvements include the replacement of approximately 3,400 LF of existing 6-inch water line with new 12-inch water line and the replacement and relocation of the existing Rock Springs Rd. pump station, as depicted in Exhibit 1. Implementation of these off-site improvements will ensure the provision of a system capable of meeting the required fire demands.

HETHCOAT & DAVIS

HETHCOAT & DAVIS, INC.
278 Franklin Road
Gallatin Building, Suite 200
Brentwood, TN 37027
Phone: (615) 577-4300
Fax: (615) 577-4303

As a reminder, the Developer will be required to use a licensed Professional Engineer[1] to design any distribution system improvements within the water system. The plans must be reviewed by the MCWS Engineer of Record to ensure they comply with MCWS specifications and requirements. Finally, the plans must be submitted to TDEC, Division of Water Resources for State approval.

Please call if you have questions or require additional information.

Sincerely,

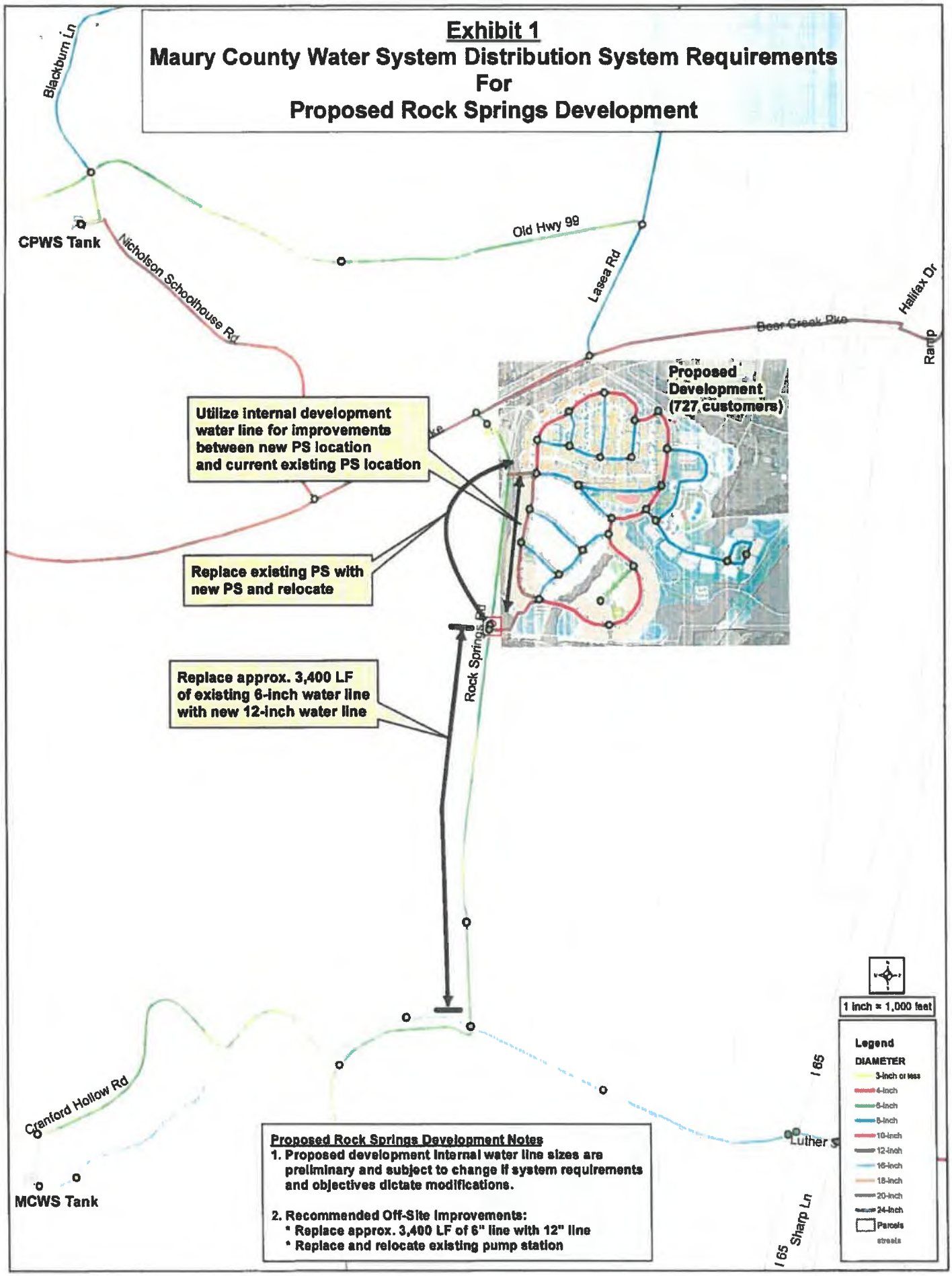


Cory Borum, P.E.

Attachments:
1. Exhibit 1 – MCWS Distribution System Requirements For Rock Springs Development

[1] MCWS has the sole discretion to utilize either their Engineer of Record or to allow the Developer's Engineer to provide design services.

Exhibit 1
Maury County Water System Distribution System Requirements For Proposed Rock Springs Development



Proposed Rock Springs Development Notes

1. Proposed development internal water line sizes are preliminary and subject to change if system requirements and objectives dictate modifications.

2. Recommended Off-Site Improvements:
   - Replace approx. 3,400 LF of 6" line with 12" line
   - Replace and relocate existing pump station

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

December 3, 2020

Cliff Smith, P.E.
Vice President, CPS land
213 Overlook Circle, Suite B2
Brentwood, TN 37027

Ref: 1449 Rock Springs Road
Tax Map 092, Parcel 012.00

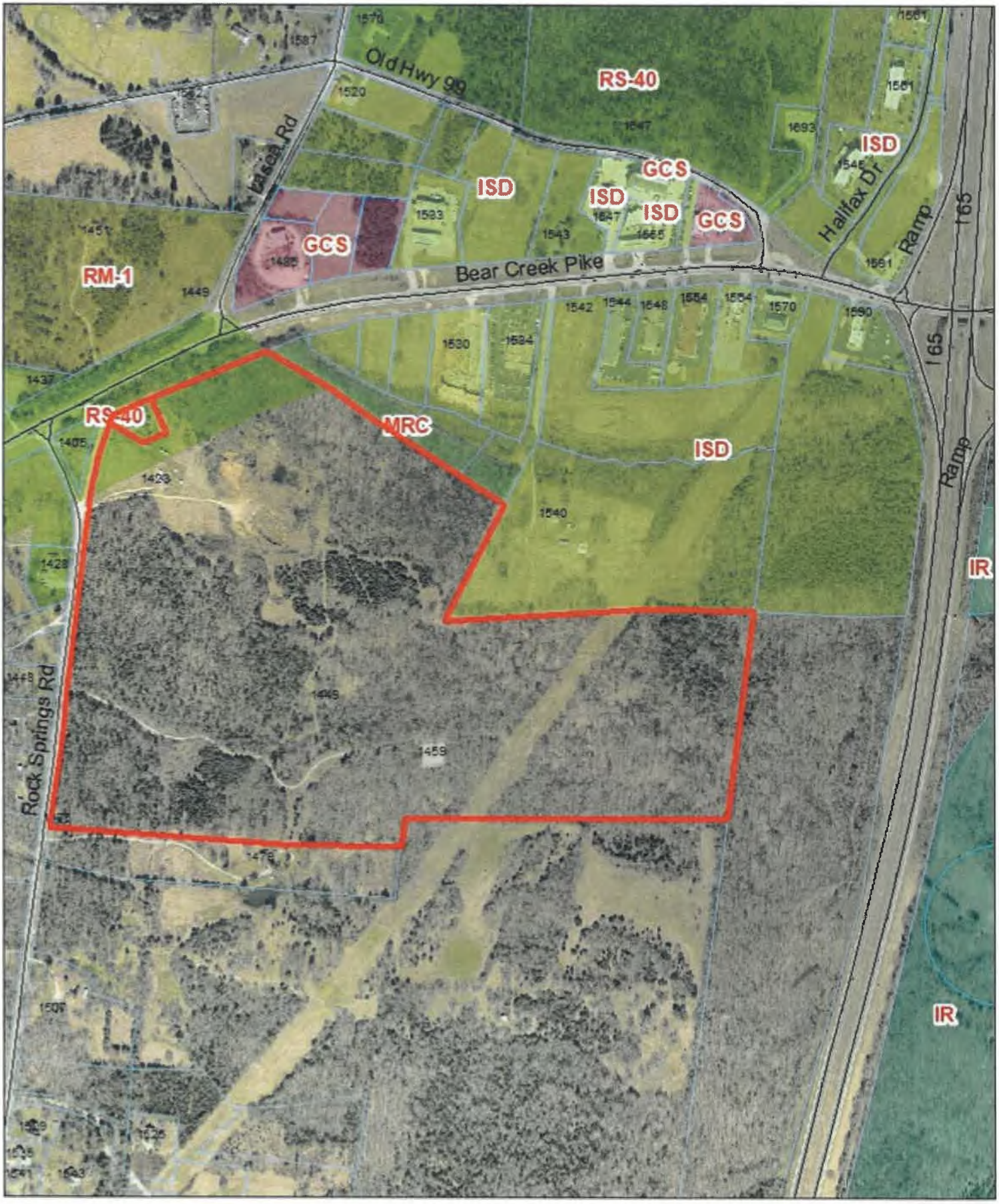
Cliff,

The above referenced property is not currently located in the City limits of Columbia, so it will require annexation. After annexation, an easement will be required to access the 8" gravity sewer line to the East of the property. The purpose of this letter is to confirm City sanitary sewer with adequate capacity will be available if these two conditions are met. 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.

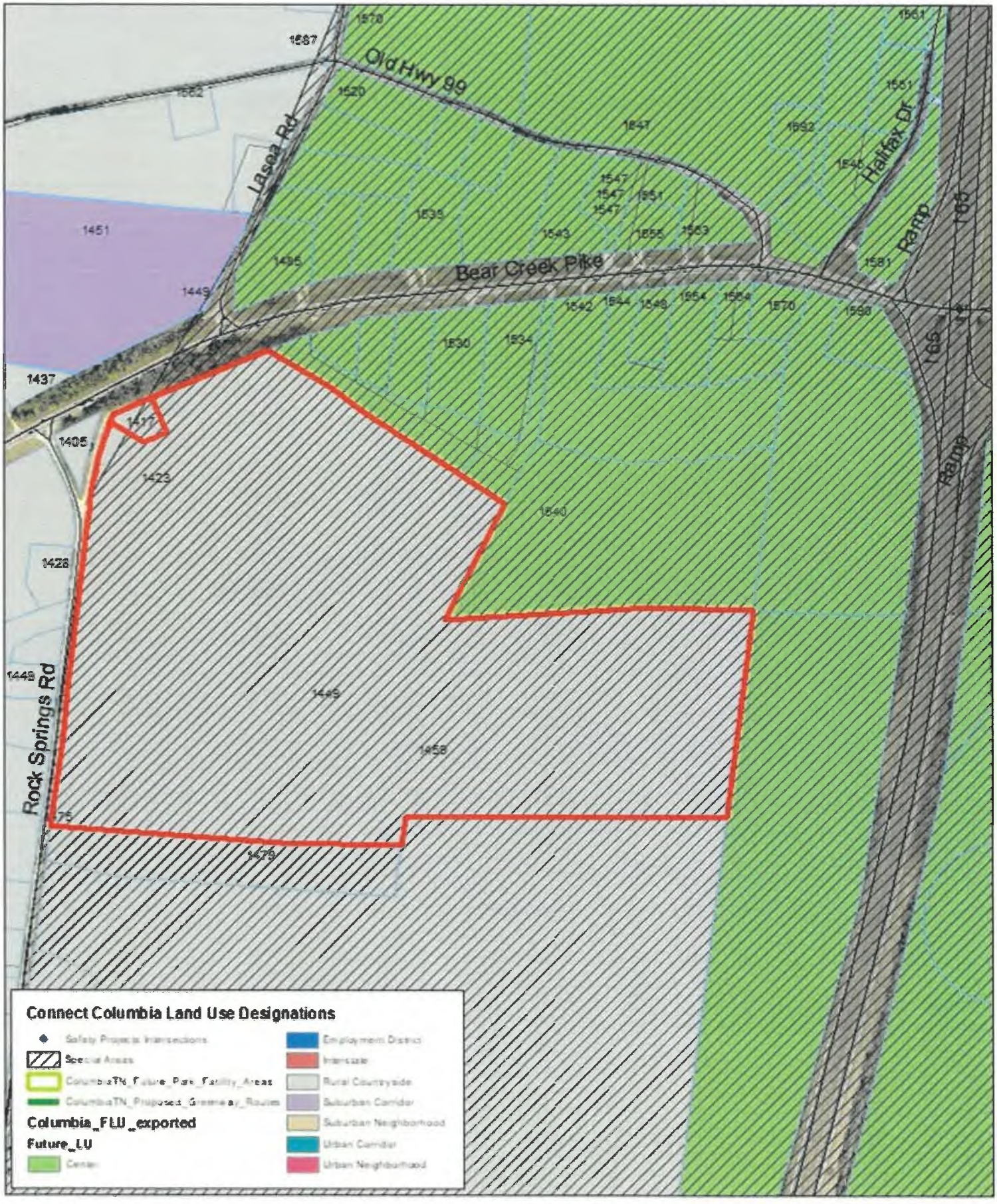
Sincerely,

Donald J. Boshers, Director
Columbia Wastewater Department

Case #21-0076
TM 92 Parcels 12 & 12.02
1449 Rock Springs Rd.



Case #21-0076
TM 92 Parcels 12 & 12.02
1449 Rock Springs Rd.



PLAN OF SERVICES

FOR ANNEXATION
1449 Rock Springs Road PROPERTY
+/-106 ACRES,
BEING
TAX MAP 92 PARCELS 12 & 12.02

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.

2. Maury County Water System has an active letter of water availability for this project.

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. The Wastewater Department approves this request with the understanding that sewer service can only be accessed through an easement obtained by the developer.

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 citizens 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 1449 Rock Springs Road, Tax Map 92 Parcels 12 and 12.02 in Columbia, Tennessee. This location is approximately 4.7 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 9.1 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 10.2 miles from Fire Station #5 located at 2633 Nashville Hwy. 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 MRC-PUD (Mixed Use Residential/Commercial Service 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

Columbia Power System does not have an existing power line near the proposed development. Duck River Electric Membership Corp. will be the provider with a double circuit line across from this development.

J. Schools

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

PRELIMINARY PUD PLANS
FOR
1449 ROCK SPRINGS ROAD
CPS LAND, LLC

CONTACTS

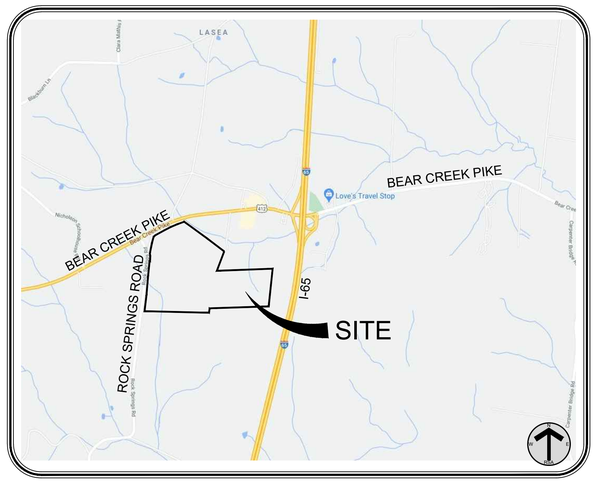
DEVELOPER
CLIFF SMITH
CPS LAND, LLC
213 OVERLOOK CIRCLE, STE B-2
BRENTWOOD, TN, 37027
(615) 376-5177
cliff.smith@li-tn.com

CIVIL
TAYLOR McMURTRY
RAGAN-SMITH ASSOCATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tmcmurtry@ragansmith.com

LAND PLANNING
SCOTTY BERNICK
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	ANNEXATION
C2.0	LAND USE PLAN
C3.0	REZONING EXHIBIT
C4.0	OVERALL MASTERPLAN
C4.1	OVERALL OPEN SPACE PLAN
C5.0	ANTICIPATED PHASING PLAN
C6.0	GRADING & UTILITY PLAN
C7.0	VEHICLE TRACKING PLAN
ARCHITECTURAL PLANS	
--	ARCHITECTURAL IMAGERY
--	ARCHITECTURAL IMAGERY CONT.



LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE INFORMATION	
Project Name:	1449 Rock Springs Road
Address:	1449 Rock Springs Road Columbia, Maury County
Map / Parcel:	92 / 12 & 12.02
Acreage of Site:	105.73± Ac.
Internal Right of Way Dedication	9.5± Ac.
Adjusted Site Acreage:	96.23± Ac.
REGULATIONS	
Base Zoning:	RS-40
Proposed Zoning:	HDRPUD (MRC Base Zone)
Density:	
Allowed Units:	699 Units
Proposed Units:	691 Units
Lot Width (Single Family):	45' Front 50' Front
Lot Size (Single Family):	6,000 SF Minimum
Lot Size (Townhouses):	2,970 SF Minimum
Setbacks:	
Street Yard (Bear Creek Road):	100'
Street Yard (Rock Springs):	20'
Street Yard (Single Family):	25'
Side Yard (Single Family):	7.5'
Rear Yard (Single Family):	20'
Street Yard (Multifamily/Townhouses):	22'
Side Yard (Multifamily/Townhouses):	0' Shared Sidewall, 20'
Rear Yard (Multifamily/Townhouses):	20'
Dwelling Unit Count, By Type:	
Multi-Family:	336 Units
Townhouse:	234 Units
Single Family:	121 Lots
Building Height:	
Multi-Family:	3-Stories
Townhouse:	2-Stories
Open Space Required:	14.39± Ac. (15%)
Open Space Provided:	20.33± Ac.

VARIANCE REQUEST

1. Amend 200' Street Setback along Bear Creek Pike/HWY 99 to be 100' for 1,2, or 3-story structures

Parking Calculations			
Units:	**Townhouse (Garage/Driveway)**	**Townhouse (Surface Parked)**	**Multi-Family**
1-BED:	0	0	202
2-BED:	0	0	67
3-BED:	95	136	67
Total Units:	**98**	**136**	**336**
Total Parking Required:	**196**	**272**	**402.75**
Ratio (Spaces/Unit):	2 / Unit	2 / Unit	.75 1-Bed / 1.5 2-Bed / 2.25 3-Bed
Total Parking Provided:	**203 (+ 98 Garages)**	**332**	**594**
Surface Provided:	66	332	594
Garage Provided:	98	0	0
Driveway Provided:	137	0	0
Ratio (Spaces/Unit):	2.07	2.44	1.77

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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615.890.7900
Chattanooga
423.490.9489
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
5/12/21

1449 ROCK SPRINGS ROAD
FOR
CPS LAND, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

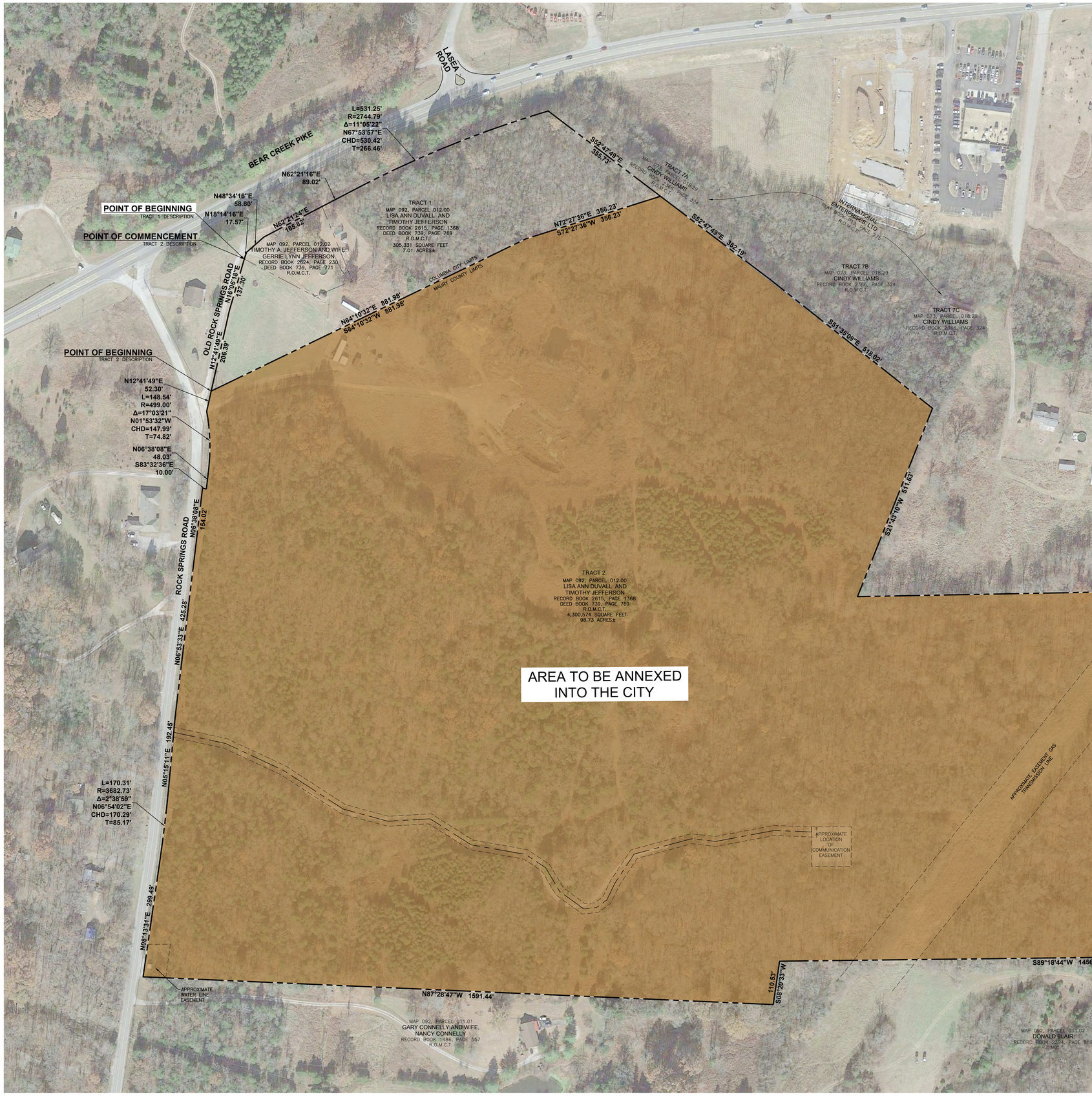
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-	-	-
-	-	-
-	-	-
2	05/12/2021	PER STAFF COMMENTS
1	04/19/2021	PER STAFF COMMENTS

JOB NO. 20-216
WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: NOT TO SCALE
DATE: MARCH 22, 2021

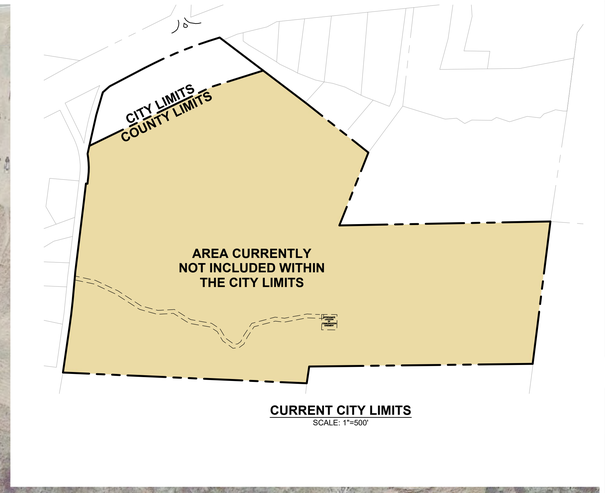
COVER

CVR

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PROPOSED ANNEXATION
SCALE: 1"=100'



CURRENT CITY LIMITS
SCALE: 1"=500'

SITE DATA CHART:

TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC

Know what's below. Call before you dig.

0 100 200

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Chattanooga 423.648.4800
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
3/25/21

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

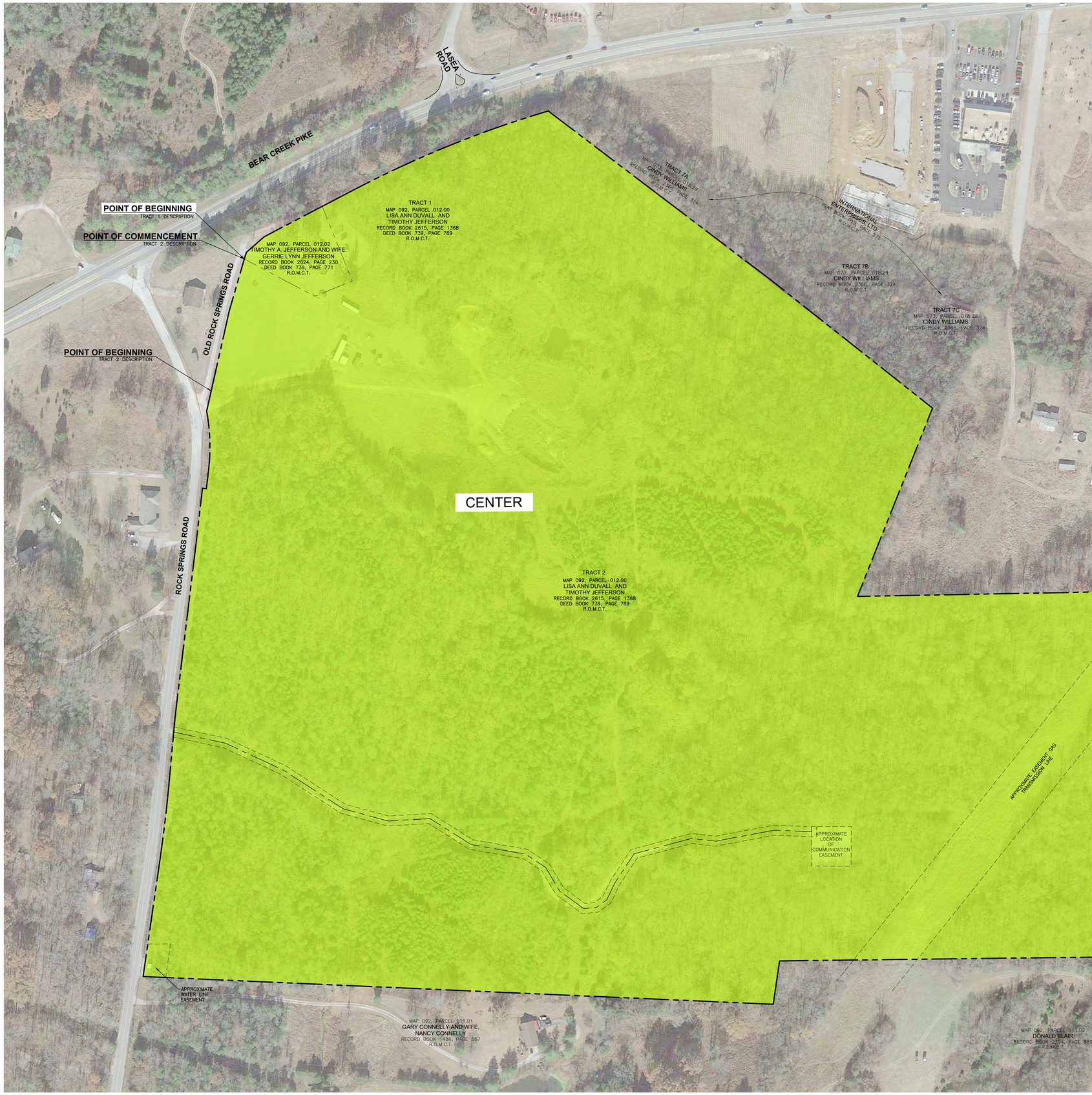
DESCRIPTION:	DATE:	REV. #

JOB NO.	20-216
WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

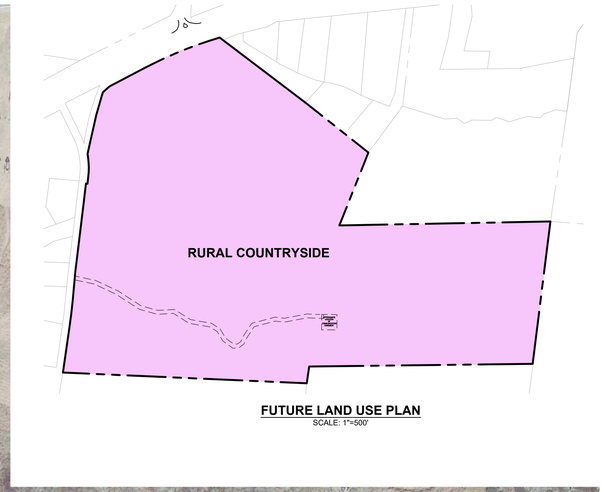
ANNEXATION

C1.0

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PROPOSED FUTURE LAND USE PLAN
SCALE: 1"=100'



FUTURE LAND USE PLAN
SCALE: 1"=500'

SITE DATA CHART:

TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC
LAND USE INFORMATION:	
FUTURE LAND USE:	RURAL COUNTRYSIDE
PROPOSED LAND USE:	CENTER

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

0 100 200

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Murfreesboro 615.544.5600
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
3/25/21

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

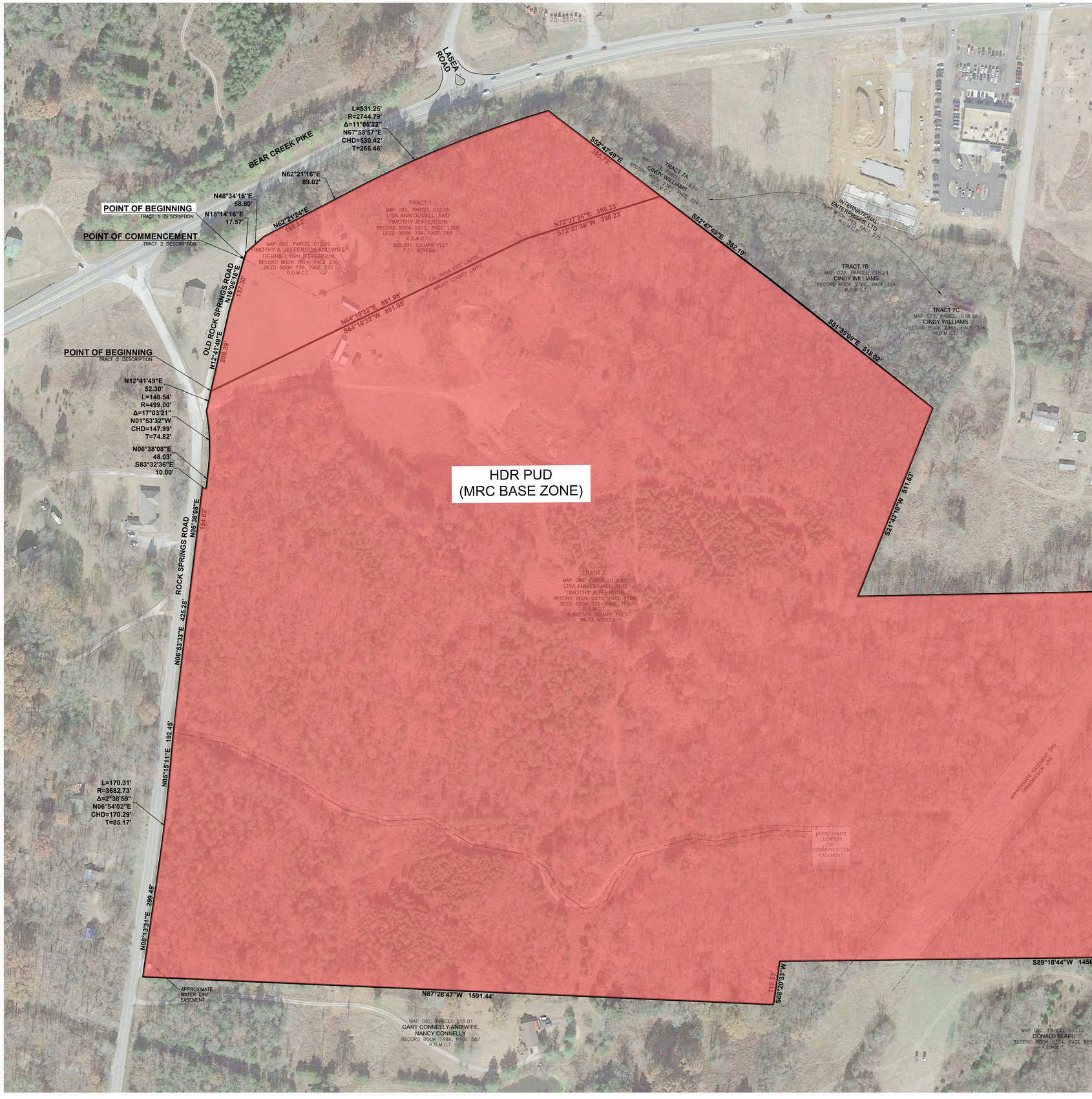
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WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
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DATE:	MARCH 22, 2021

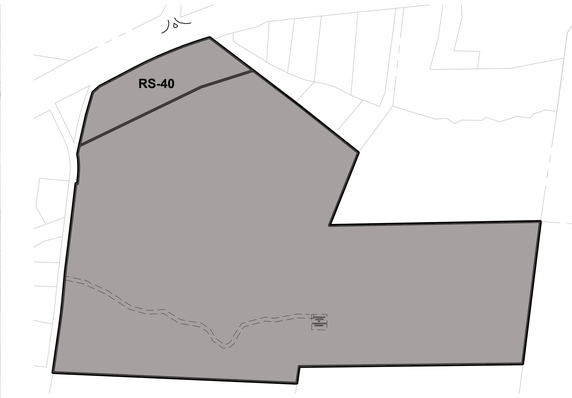
LAND USE PLAN

C2.0

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PLOTTED BY KATHERINE ROBERTS 3:16 PM - MAP OPERATION PERFORMED - 4/5/2021 3:37 PM



PROPOSED REZONING PLAN
SCALE: 1"=100'



CURRENT ZONING
SCALE: 1"=500'

SITE DATA CHART:

TAX MAP:	092
PARCEL:	12.0 & 12.02
ACREAGE OF SITE:	105.73± AC
ZONING INFORMATION:	
EXISTING ZONING:	RS-40 (LOW DENSITY RESIDENTIAL DISTRICTS)
PROPOSED ZONING:	HDRPUD (PLANNED UNIT DEVELOPMENT); BASE ZONING TO MRC

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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1
03/25/2021

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

JOB NO.	20-216	WK. ORDER	2099
DESIGNED:	S.BERNICK		
DRAWN:	K.CHOI		
SCALE:	1"=100'		
DATE:	MARCH 22, 2021		

REV.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
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7		
8		

REZONING EXHIBIT

C3.0

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LASEA ROAD TO BE ADJUSTED PER ADJACENT DEVELOPMENT PLANS. SEE TIS REPORT FOR DETAILS

LASEA RD

BEAR CREEK PIKE / HIGHWAY 99

ROCK SPRINGS ROAD

DOG PARK

AMENITY

100' SETBACK (10' ARTERIAL STREET BUFFER)

30' SETBACK (0.4 TYPE 4 STREET BUFFER)

20' SETBACK (10' COLLECTOR STREET BUFFER)

20' SETBACK

MULTI-FAMILY APARTMENTS
16.90± ACRES
336 UNITS

STORM

PUBLIC ROAD A

PUBLIC ROAD B

PUBLIC ROAD C

PUBLIC ROAD D

PUBLIC ROAD E

PUBLIC ROAD F

PRIVATE DRIVE

SINGLE FAMILY
35.27± ACRES
121 UNITS

TOWNHOMES
33.23± ACRES
221 UNITS

OPEN SPACE
20.33± ACRES

PRIMITIVE NATURE TRAIL (TYP.)

30' STREAM BUFFER

APPROX. EASEMENT LOCATION GAS TRANSMISSION LINE

APPROX. WATER LINE EASEMENT LOCATION

PRIVATE YARD SPACE DEDICATED FOR TOWNHOMES (TYP.)

20' SETBACK (0.2 TYPE 10' BUFFER)

20' SETBACK (0.8 TYPE 30' BUFFER)

20' SETBACK (0.6 TYPE 25' BUFFER)

TRACT 7A
MAP 073, PARCEL 018.28
CINDY WILLIAMS
RECORD BOOK 2305, PAGE 324
R.O.M.C.T.

TRACT 7B
MAP 073, PARCEL 018.27
CINDY WILLIAMS
RECORD BOOK 2305, PAGE 324
R.O.M.C.T.

MAP 092, PARCEL 012.01
MADCO LLC
RECORD BOOK 2573, PAGE 248
R.O.M.C.T.

CU BARKER SR ESTATE
PLAT BOOK P20, PAGE 104
R.O.M.C.T.

MAP 092, PARCEL 011.01
GARY CONNELLY AND WIFE, NANCY CONNELLY
RECORD BOOK 1466, PAGE 357
R.O.M.C.T.

MAP 092, PARCEL 011.02
DONALD BLAIR
RECORD BOOK 1384, PAGE 589
R.O.M.C.T.

MAP 092, PARCEL 0
MATTIE LORENE H
CORD BOOK 1750, P
R.O.M.C.T.

TYPICAL 50' R.O.W. CROSS SECTION
SCALE: NOT TO SCALE

50.0' RIGHT OF WAY
6.0' SIDEWALK
6.0' GREEN STRIP
28.0' DRIVE AISLE
28.0'
6.0' GREEN STRIP
6.0' SIDEWALK

TYPICAL LANDSCAPE BUFFER PLANTING
SCALE: NOT TO SCALE

100.0' / 30.0' — 0.8 BUFFER (TYPICAL PER 100 LINEAR FEET)

100.0' / 10.0' — 10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS (TYPICAL PER 100 LINEAR FEET - ONLY ON LOTS NOTED WITH O)

100.0' / 25.0' — 0.6 BUFFER (TYPICAL PER 100 LINEAR FEET)

100.0' / 10.0' — 10' ARTERIAL/COLLECTOR STREET BUFFER (TYPICAL PER 100 LINEAR FEET)

100.0' / 10.0' — 0.2 BUFFER (TYPICAL PER 100 LINEAR FEET)

200.0' / 6.0' — 0.1 LOCAL STREET BUFFER (TYPICAL PER 200 LINEAR FEET)

LANDSCAPE BUFFER NOTE:
EXISTING VEGETATION WITHIN THE BUFFER AREAS IDENTIFIED ON THE OVERALL MASTER PLAN MAY REMAIN IN LIEU OF NEW PLANTINGS. LOTS (OR THE OPEN SPACE BETWEEN THE ROAD AND LOT) NOTED WITH (*) ALONG ROCK SPRINGS ROAD SHALL PROVIDE (7) 6' HEIGHT EVERGREEN TREES PER 100 LF IN ADDITION TO THE EXISTING VEGETATION AND/OR THE 10' COLLECTOR STREET BUFFER. THIS PLANTING DETAIL IS IDENTIFIED AS "10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS".

TYPICAL SINGLE FAMILY LOT
SCALE: NOT TO SCALE

20.0' MIN. REAR YARD SETBACK
7.5' MIN. SIDE YARD SETBACK
7.5' MIN. SIDE YARD SETBACK
25' MIN. STREET YARD SETBACK
5' SIDEWALK
6' GREEN STRIP

SINGLE FAMILY LEGEND
- 40' LOT
- 45' LOT
- 50' LOT

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0 100 200

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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 371
03/25/2021

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
2	05/12/2021	PER STAFF COMMENTS
1	04/19/2021	PER STAFF COMMENTS

JOB NO. 20-216
WK. ORDER: 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: 1"=100'
DATE: MARCH 22, 2021

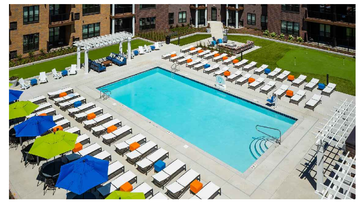
OVERALL MASTERPLAN

C4.0

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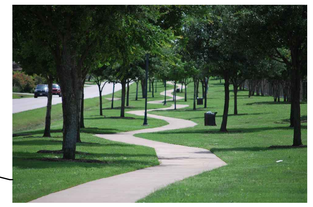
DOG PARK



POOL AMENITY



TOT LOT



LINEAR PARK



CENTRAL PASSIVE PARK



PRIMITIVE NATURE TRAIL

NOTE:
OPEN SPACE IMAGERY SHOWN FOR DESIGN INTENT ONLY

Know what's below. Call before you dig.

0 100 200

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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
3/25/2021

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

DESCRIPTION:	DATE:	REV. #

JOB NO. 20-216
WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: 1"=100'
DATE: MARCH 22, 2021

OVERALL OPEN SPACE PLAN

C4.1

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ANTICIPATED DEVELOPMENT PHASING SCHEDULE

PHASE 1: Commence Construction 1st Quarter 2022

PHASE 2: Commence Construction 3rd Quarter 2023

PHASE 3: Commence Construction 1st Quarter 2025

PHASE 4: Commence Construction 1st Quarter 2026

BEAR CREEK PIKE / HIGHWAY 99

LASEA RD

ROCK SPRINGS ROAD

DOG PARK

1A

1B

1C

1D

1E

1F

1G

2A

2B

2C

2D

2E

2F

2G

AMENITY

STORM

MULTI-FAMILY APARTMENTS
16.90± ACRES
336 UNITS

PHASE 2

20' SETBACK
(10' COLLECTOR
STREET BUFFER)

100' SETBACK (0.2 TYPE 10' ARTERIAL STREET BUFFER)

PUBLIC ROAD A

PUBLIC ROAD B

PHASE 2
SINGLE FAMILY
(LOT #201-221)

PHASE 1
SINGLE FAMILY
(LOT #101-142)

PHASE 3
SINGLE FAMILY
(LOT #301-335)

SINGLE FAMILY
35.27± ACRES
121 UNITS

PHASE 4
SINGLE FAMILY
(LOT #401-423)

TOWNHOMES
(UNITS #4001-4065)

TOWNHOMES
(UNITS #3001-3035)

TOWNHOMES
(UNITS #1001-1060)

TOWNHOMES
33.23± ACRES
221 UNITS

PHASE 2
TOWNHOMES
(UNITS #2001-2061)

PRIVATE DRIVE

20' STREAM BUFFER

30' STREAM BUFFER

APPROX. EASEMENT LOCATION
GAS TRANSMISSION LINE

OPEN SPACE
20.33± ACRES

PRIMITIVE
NATURE
TRAIL (TYP.)

APPROX.
WATER LINE
EASEMENT
LOCATION

20' SETBACK (0.8 TYPE 30' BUFFER)

20' SETBACK (0.2 TYPE 10' BUFFER)

20' SETBACK (0.6 TYPE 25' BUFFER)

TRACT 7A
MAP 073, PARCEL 018.28
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

TRACT 7B
MAP 073, PARCEL 018.29
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

TRACT 7C
MAP 073, PARCEL 018.29
CINDY WILLIAMS
RECORD BOOK 2366, PAGE 324
R.O.M.C.T.

INTERNATIONAL ENTERPRISES LTD
PLAT BOOK P20, PAGE 273
R.O.M.C.T.

MAP 092, PARCEL 012.01
MADCO LLC
RECORD BOOK 2573, PAGE 248
R.O.M.C.T.

CU BARKER SR ESTATE
PLAT BOOK P20, PAGE 104
R.O.M.C.T.

MAP 092, PARCEL
KING LAND INVESTI
RECORD BOOK 2507
R.O.M.C.T.

MAP 092, PARCEL 011.01
GARY CONNELLY AND WIFE,
NANCY CONNELLY
RECORD BOOK 1455, PAGE 357
R.O.M.C.T.

MAP 092, PARCEL 011.02
DONALD BLAIR
RECORD BOOK 2384, PAGE 588
R.O.M.C.T.

MAP 092, PARCEL 01
MATTIE LORENE H
CORD. BOOK 1750,
R.O.M.C.T.

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0 100 200

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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
3/25/2021

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

NO.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
1	04/19/2021	PER STAFF COMMENTS

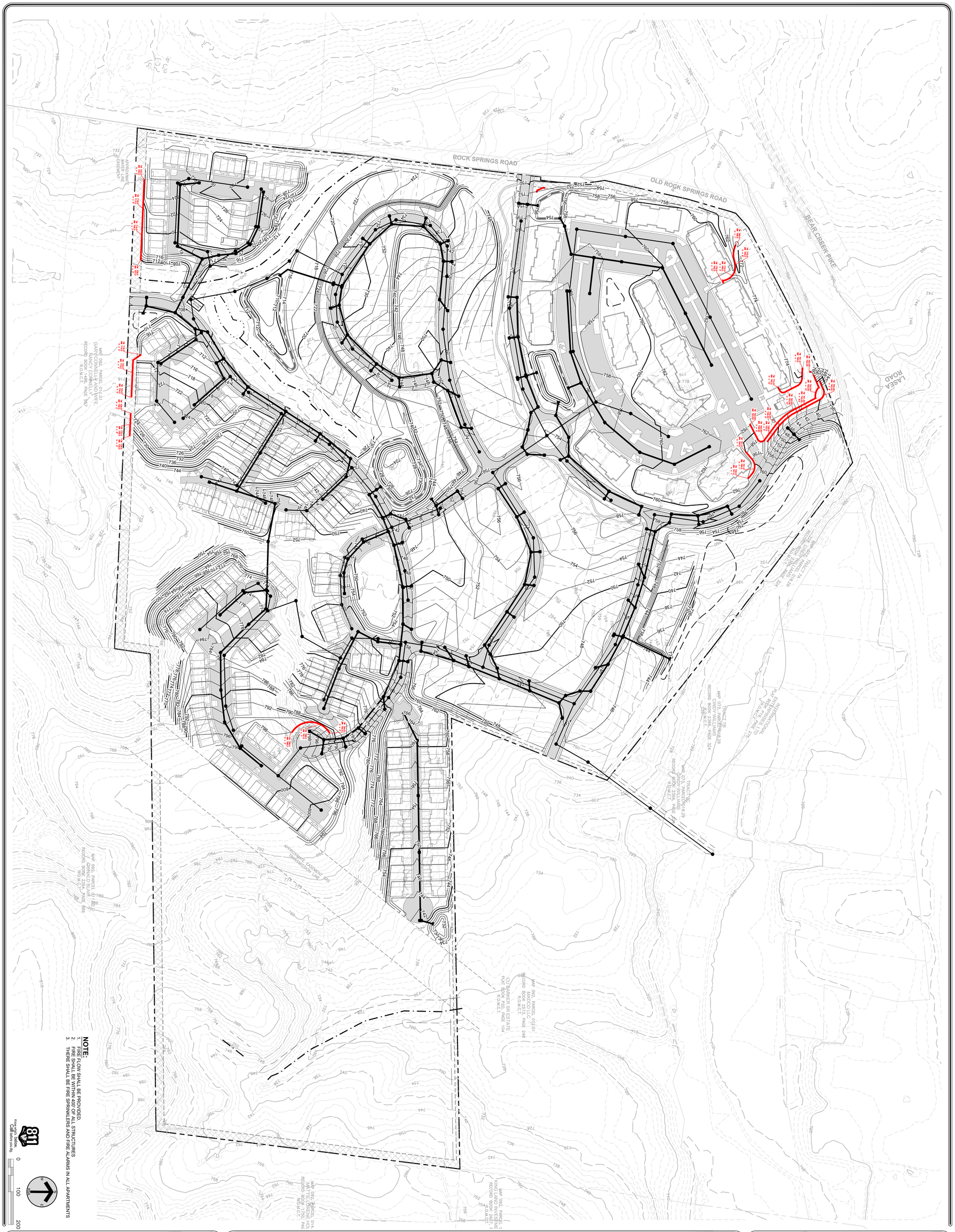
JOB NO.	20-216
WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

ANTICIPATED PHASING PLAN

C5.0

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ELIZABETH.BOYLES 4/20/2021 1:58 PM - KAY.CROSSLIN.RAGANSMITH.COM 4/20/2021 3:51 PM

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PLOTTED BY KATE CHOI ON 5/25/2021 8:15 AM LAST UPDATED BY KCHOI ON 5/13/2021 12:50 PM



NOTE:

1. FIRE FLOW SHALL BE PROVIDED.
2. THERE SHALL BE FIRE HYDRANTS WITHIN 600' OF ALL STRUCTURES
3. THERE SHALL BE FIRE SPRINKLERS AND FIRE ALARMS IN ALL APARTMENTS

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0 100 200

1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

C6.0

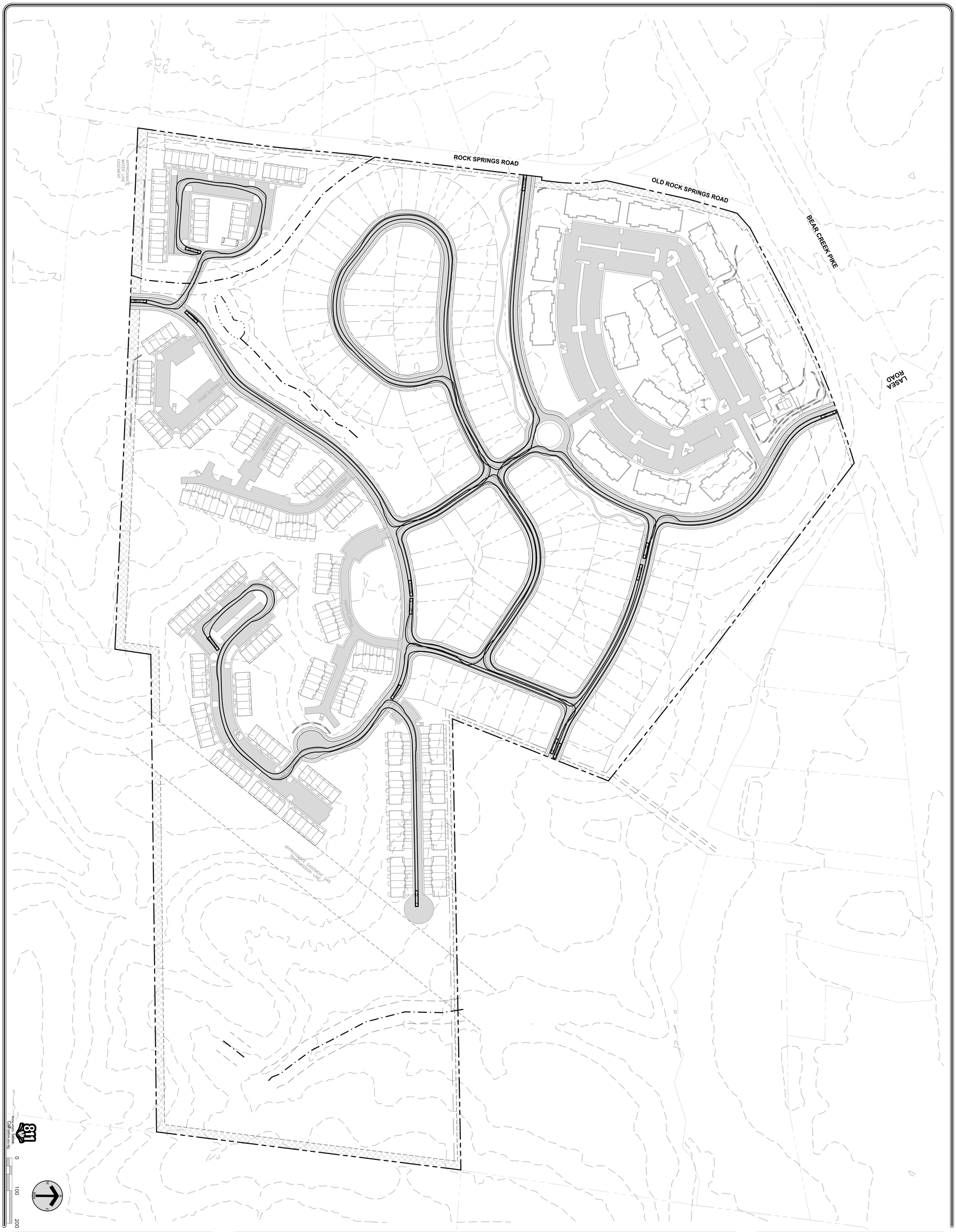
GRADING & UTILITY PLAN

JOB NO.	WK. ORDER
20-216	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

REV. #	DATE:	DESCRIPTION:
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-	-	-
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-	-	-
-	-	-
1	04/19/2021	PER STAFF COMMENTS

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PLOTTED BY KATE CHOI ON 3/23/2021 8:19 AM LAST UPDATED BY KCHOI ON 5/13/2021 12:50 PM



1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

C7.0

VEHICLE TRACKING PLAN

JOB NO.	20-216
WK. ORDER	2099
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=100'
DATE:	MARCH 22, 2021

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
1	04/19/2021	PER STAFF COMMENTS

SCOTT WILLIAM BERWICK
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1007

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FRONT LOADED SINGLE FAMILY







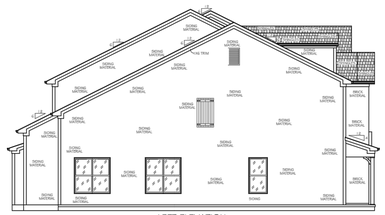




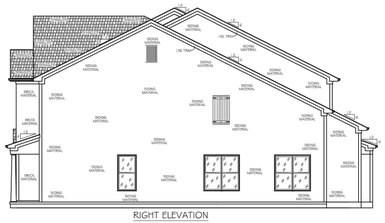
SINGLE FAMILY FRONT ELEVATION

BUILDING MATERIALS NOTE

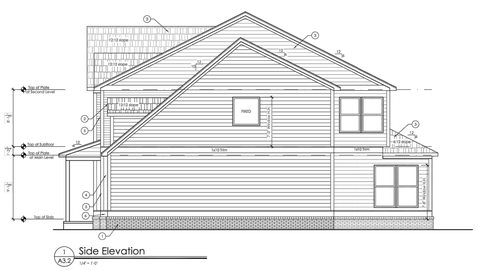
BUILDING MATERIALS TO CONSIST OF A COMBINATION OF BRICK, STONE, COMPOSITE STONE, AND CEMENTITIOUS SIDING



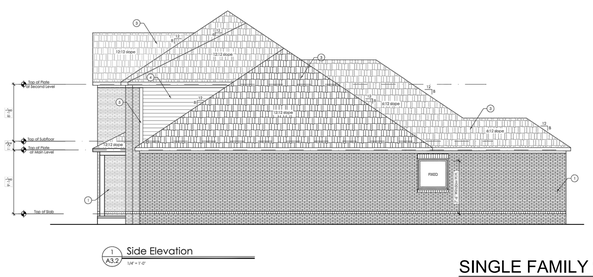
LEFT ELEVATION
LOTS 1206-1210



RIGHT ELEVATION
LOTS 1206-1210



1 Side Elevation
A3.2 1/4" = 1'-0"

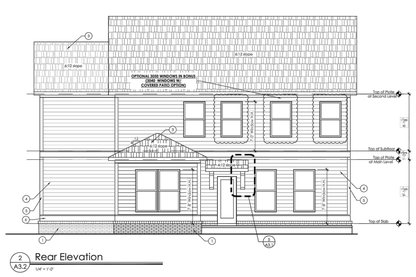


1 Side Elevation
A3.2 1/4" = 1'-0"

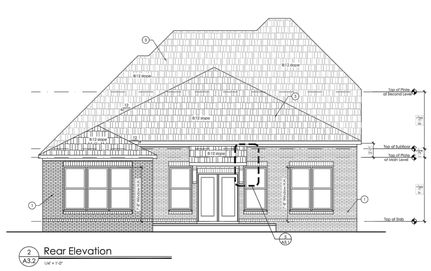
SINGLE FAMILY SIDE ELEVATION







2 Rear Elevation
A3.2 1/4" = 1'-0"



2 Rear Elevation
A3.2 1/4" = 1'-0"

SINGLE FAMILY REAR ELEVATION





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1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
20-216	2099	S.BERNICK	K.CHOI	NOT TO SCALE	MARCH 22, 2021

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
2	05/12/2021	PER STAFF COMMENTS
1	04/19/2021	PER STAFF COMMENTS

ARCHITECTURAL IMAGERY

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PLOTTED BY: KEVIN CHOI ON: 5/12/2021 8:13 AM
XREF: C:\PROJECTS\2020\20-216 CPS LAND, LLC - 1449 ROCK SPRINGS ROAD\CAD\ARCHITECTURAL ELEVATIONS.DWG





TOWNHOUSE FRONT ELEVATION
(GARAGE PARKING)





TOWNHOMES





TOWNHOUSE FRONT ELEVATION
(SURFACE PARKING)





TOWNHOUSE SIDE ELEVATION
(SURFACE PARKING)



TOWNHOUSE REAR ELEVATION
(SURFACE PARKING)



MULTI-FAMILY FRONT ELEVATION



MULTI-FAMILY SIDE ELEVATION



MULTI-FAMILY REAR ELEVATION



MULTI-FAMILY

BUILDING MATERIALS NOTE

BUILDING MATERIALS TO CONSIST OF A COMBINATION OF BRICK, STONE, COMPOSITE STONE, AND CEMENTITIOUS SIDING

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1449 ROCK SPRINGS ROAD

FOR

CPS LAND, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

NO.	DESCRIPTION:	DATE:

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WK. ORDER 2099
DESIGNED: S.BERNICK
DRAWN: K.CHOI
SCALE: NOT TO SCALE
DATE: MARCH 22, 2021

ARCHITECTURAL IMAGERY CONT

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ELEVATIONS, 3/22/2021 10:39:53 AM, KEVIN CHOI, 1:1, 24x36, PDF, ARCHITECTURE & ENGINEERING

Case Number:

21-0084

Request:

Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.

Deferral Requested

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.

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
20-0267

APPLICANT/PROPERTY OWNER
Martin Engineering & Surveying LLC / Baxter Enterprises

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Williamsport Pike/ Oak Springs Drive/ Tax Map 88 Parcel 51.00

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

This request is for the **Annexation & RM-1 PUD** (*High Density Residential) Planned Unit Development* Zoning of an 84.48 +/- acre tract located on the north side of Williamsport Pike located adjacent to Twin Lakes Drive. A PUD master plan in support of this rezoning/annexation includes the proposal of 209 single-family residential lots and 204 townhome units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 (Single-Family Residential); RM-1 (Multi-Family Residential). Remainder not in City Limits, County Zoning.	Vacant Land	RS 10 & RM-1 SF-Residential/ Apartments	209 Single-Family Homes/ 204 Townhome Units	84.48 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high density residential development. The proposed zoning of RM-1 PUD would be supported by the Suburban Corridor Future Land Use of *Connect Columbia.*

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A conceptual site plan has been submitted for this request in support of the proposed annexation & RM-1 PUD zoning. Access to the development will be from Twin Lakes Drive & Oak Springs Drive via Williamsport Pike with two access connections within a TVA transmission line easement. An additional stub-out is indicated for the property to the west. As noted within the submitted master plan for this property, a combination of townhomes and single-family residential lots are proposed. 134 single family residential lots with a lot width of 42' are shown in all proposed 5 phases, with (75) 50' wide lots in phases 1 to 4. The average single-family residential lot dimension includes a 20' front and rear yard setback with 5' side yard setbacks with lot sizes varying from 5,040 SF to 15,557 SF.

Proposed renderings of home designs include a combination of one- and two-story homes with vinyl at side and rear elevations and a brick/stone veneer base at the front elevation with front-loaded garages. In addition, 204 (20') wide townhome units proposed include a 1 car front loaded garage with an arts and crafts design element on a typical 20 X 79 lot. Townhome renderings indicate carriage style garage doors with a combination of vinyl siding and masonry at front elevations with rear and side elevations consisting of vinyl siding. Overall, this proposed Planned Unit Development/Rezoning varies from the base zoning of RS-10 by the reduction of lot sizes less than 10,000 SF with setbacks not being at least 30' on front, and 10' on sides. Lot widths have been reduced from a standard 75' to 42' and 50'. Moreover, townhomes do not adhere to the base zoning requirements that require a minimum 22' townhome when having a front-loaded garage such as proposed. In addition, the existing RM-1 zoning section of the property does not meet the base zoning with lots less than 6,000 SF and 5' side yard setbacks and some lot dimensions reduced to a 42' width. A 15' landscape buffer is shown whereas a base zoned would require 25' buffer between proposed development and existing single-family home to the south, and no buffering in phase 1 and 3 between existing apartments and proposed development. Additional buffering has not been extended along perimeter boundaries that would be required in a base zoning standard. **See additional technical comments attached from fire/utilities/planning & engineering.**

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 high-density 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 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 open space. The proposed plan will continue those established patterns within the area consisting of residential and 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 Planned Unit - 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 Suburban Corridor. The request would agree with such designation with RM-1 PUD 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;

   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.

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Wednesday, February 10, 2021
ITEM NO.
20-0267

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

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

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

Planning

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

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

Fire

27. 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.
28. 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.
29. 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
30. 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.

31. 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.
32. 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.
33. Turning Radius: Fire access road turns and corners shall be designed with the City Engineers specifications.

34. 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 afire 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.
35. 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.
36. Private Fire Hydrants: Additional private hydrants will be required
37. 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

38. 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

39. No comments.

Police

40. No comments provided.

Public Works

41. Please see attached Plan of Services from Public Works.

Columbia Water

42. 8' CI main on northwest side of Williamsport Pike and 8" DI main on the west side of Oak Springs.

Atmos Energy

43. No comment.

Maury County E911

44. No comments provided.

Maury County Schools

45. No comments provided.

Wastewater

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

ATTACHMENTS: PUD Master Plan.

SW1-3.E. ACCESSIBLITY REQUIREMENTS FOR DUMPSTERS ~~AND COMPACTORS~~

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25 foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. Metro Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.

TITLE: DUMPSTER ~~AND COMPACTOR~~ STANDARDS

SW1-3.A. GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B. GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C . DUMPSTER PAD REQUIREMENTS

Dumpster Pad Requirements

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

PLAN OF SERVICES

FOR ANNEXATION
OAK SPRINGS DRIVE PROPERTY
+/-1.92 ACRES,
BEING
TAX MAP 88 PARCEL 51.00

A. Water

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

2. 8' CI main on northwest side of Williamsport Pike and 8" DI main on the west side of Oak Springs.

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure, including but not limited to the existing pump station, is the responsibility of, initiated and funded by the property owner and must comply with existing rules, regulations and policies. If the Wastewater Department determines the 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.
   New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detailed design plans for the sanitary system proposed to service this project have been presented to the Department at this time.

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens 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 City of Columbia Fire 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 Oak Springs Drive Tax Map 88 Parcel 51.00 in Columbia, Tennessee. This location is approximately 1.6 miles from Columbia Fire Station, #2 located at 711 Lion Parkway, 3.2 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 3.3 miles from Fire Station #4 located at 5040 Trotwood Avenue. 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 RM-1 (High Density Residential Districts) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

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

Single Family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

Townhomes will receive the following services: The Sanitation Department will provide weekly dumpster collection. For the 164 townhomes, we recommend four (4) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option for multi-family apartments and townhomes.

I. Power

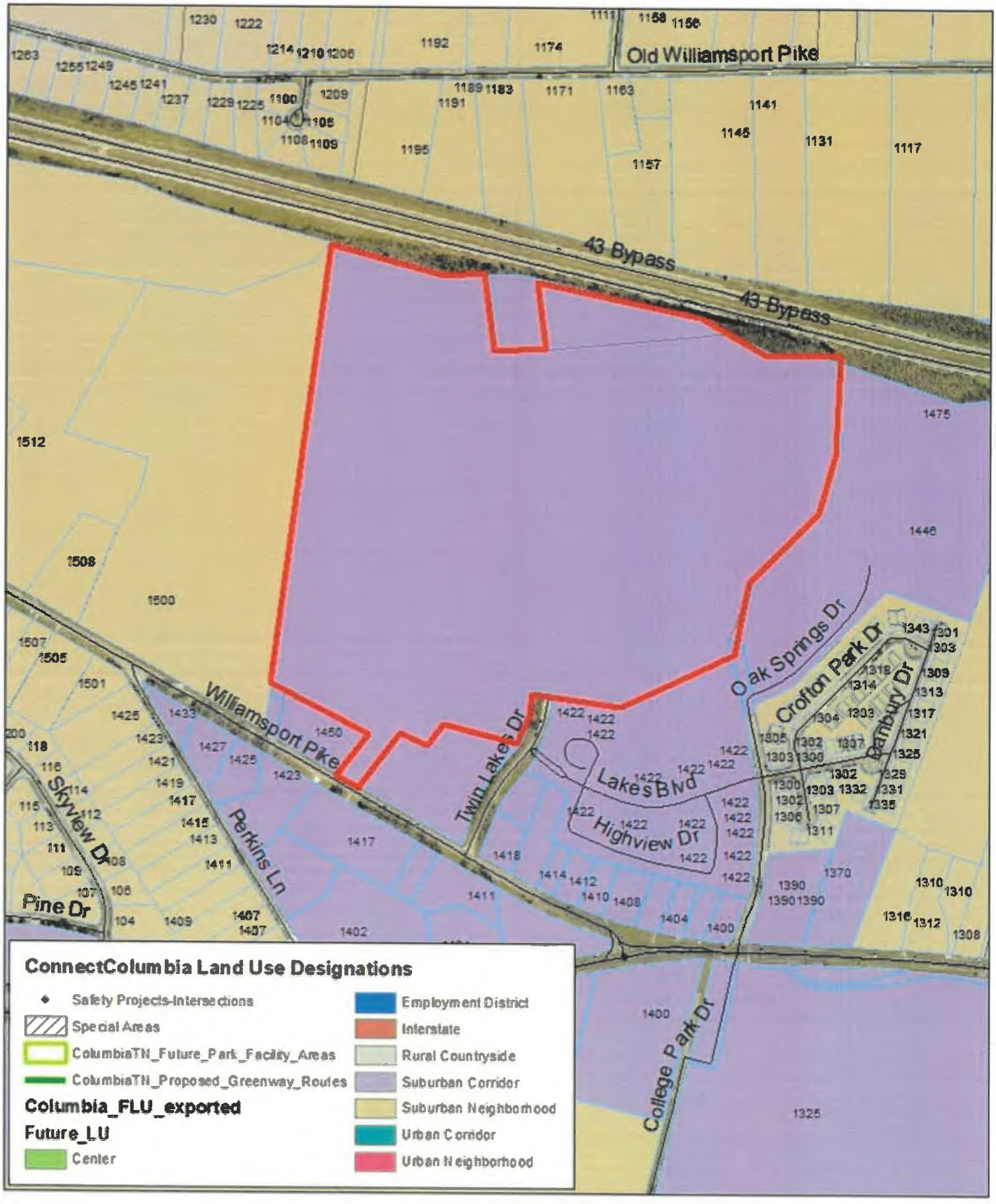
Columbia Power System has an existing power line near the proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical

load information is furnished as soon as possible prior to start of actual construction.

J. Schools

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

Case #20-0267
Williamsport Pike
Tax Map 88 Parcel 51, 84.48 acre portion of



Case #20-0267
Williamsport Pike
Tax Map 88 Parcel 51, 84.48 acre portion of



Norwood – 1,812sf - 3 bedroom 2.5 bath

Elevation C



Elevation D



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MAY 19 2021
By: 20.0267

Elevation E



Elevation K

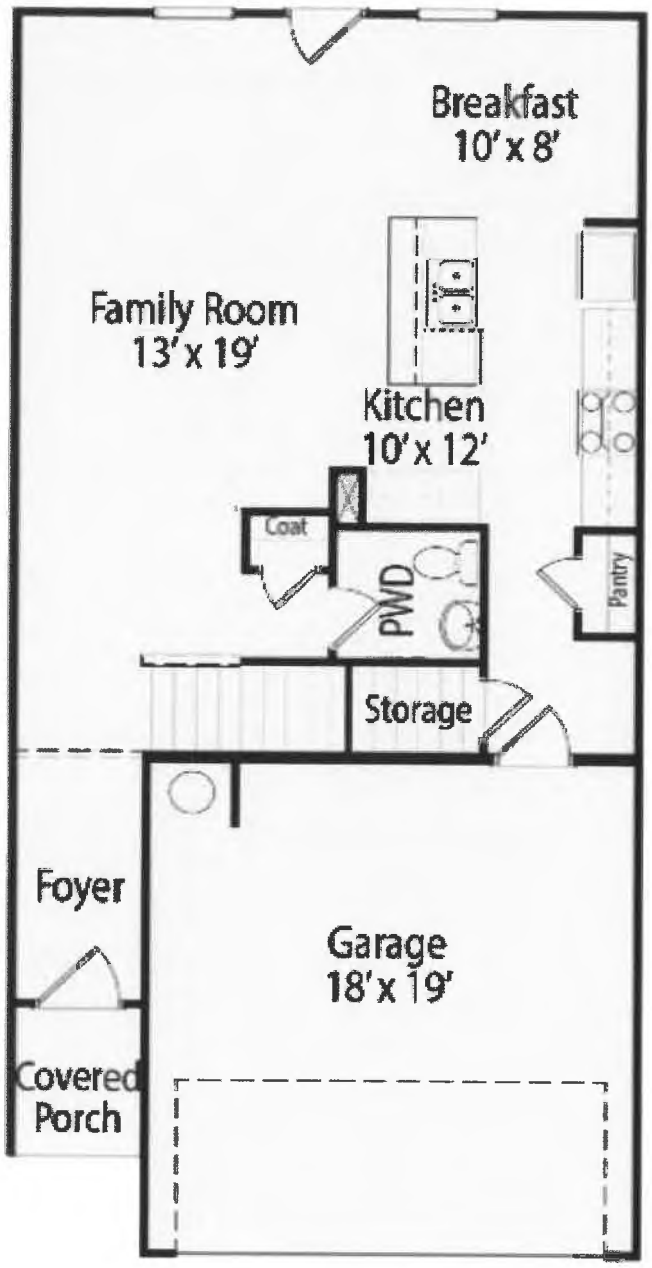


Elevation L

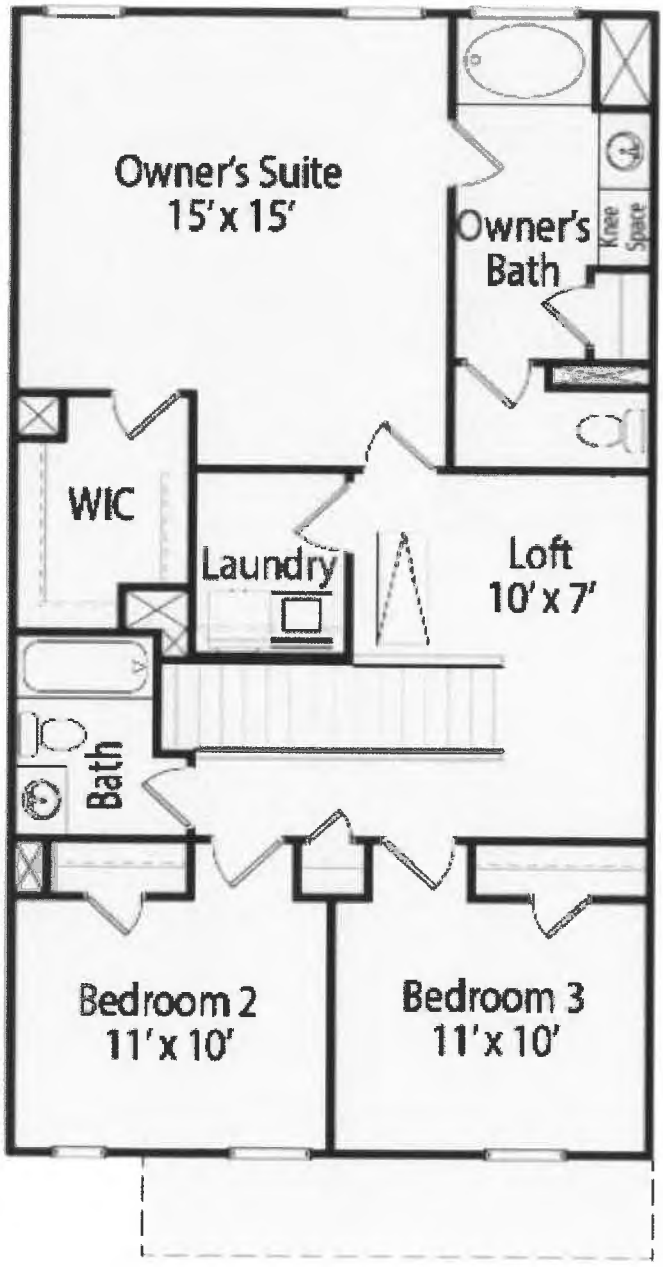


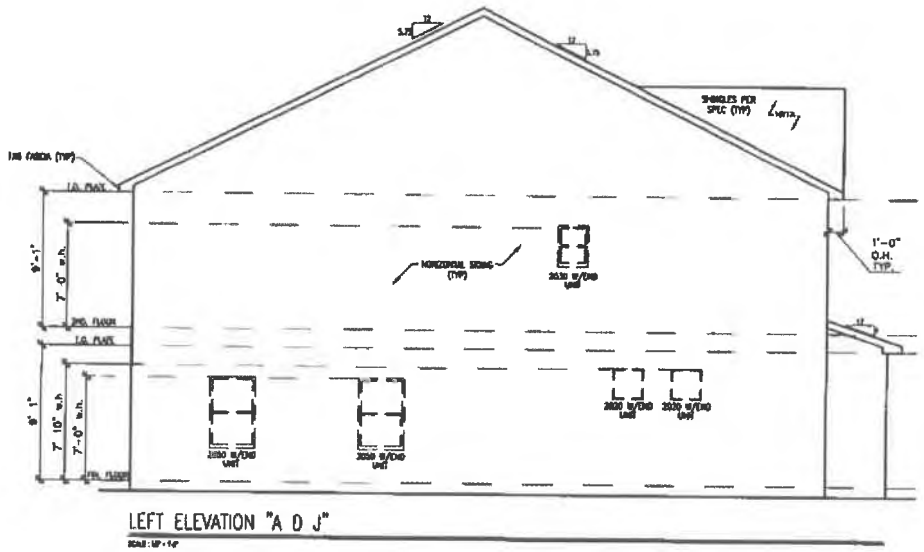
Floor Plan

First Floor

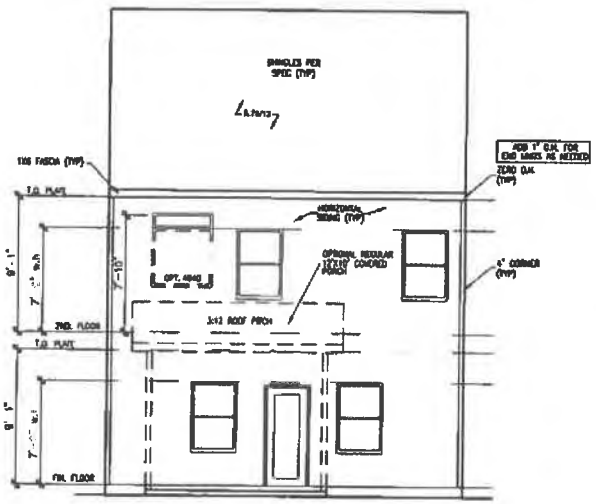


Second Floor

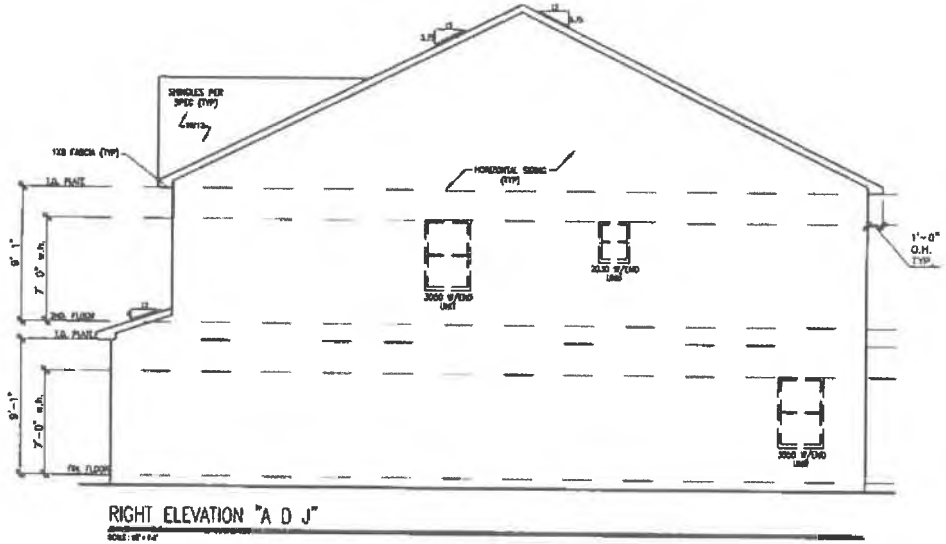




LEFT ELEVATION "A D J"



REAR ELEVATION



RIGHT ELEVATION "A D J"

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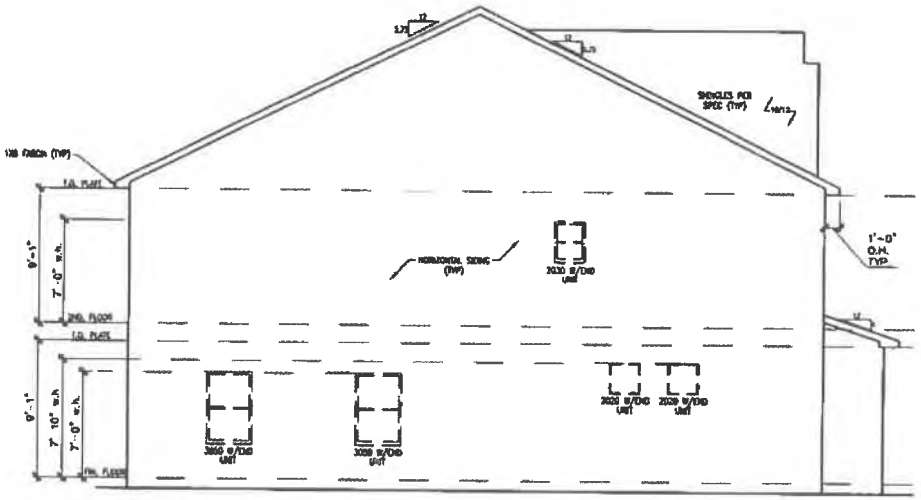
SMITH DOUGLAS HOMES

ELEVATIONS
SIDES & REAR
NORWOOD

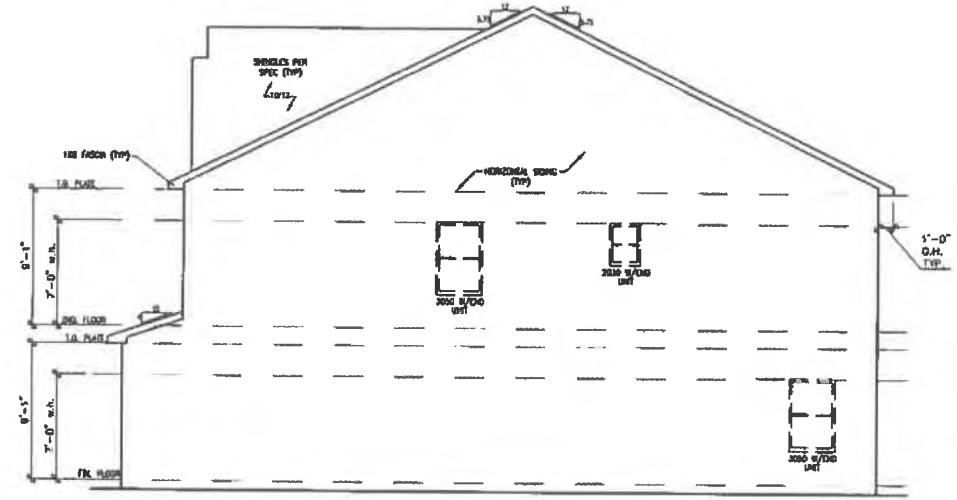
SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 215
WOODSTOCK, GA 30188

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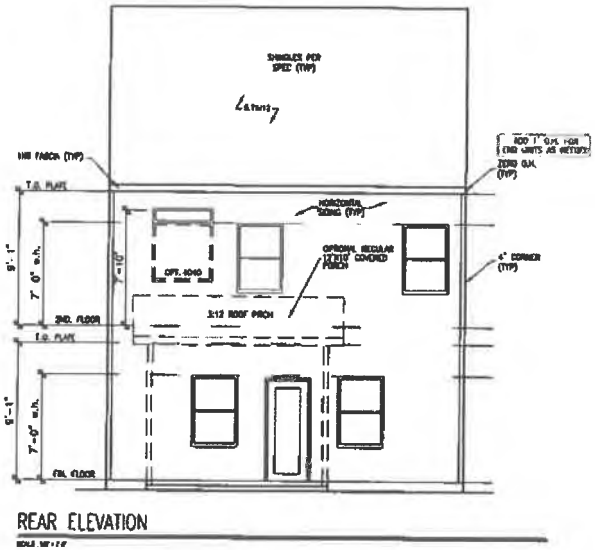
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BB	AW
DATE	
12/2/19	
PLOT SET	
A D J	
PLOT ID	
FILE	REV
A1	
SHEET NO.	
A2.1	



LEFT ELEVATION "B E K N"



RIGHT ELEVATION "B E K N"



REAR ELEVATION

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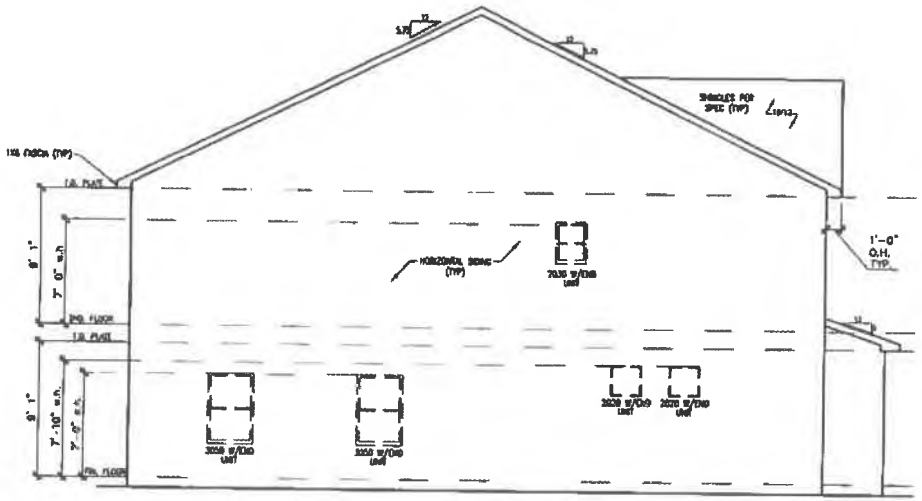
SMITH DOUGLAS HOMES

ELEVATIONS
SIDES & REAR
NORWOOD

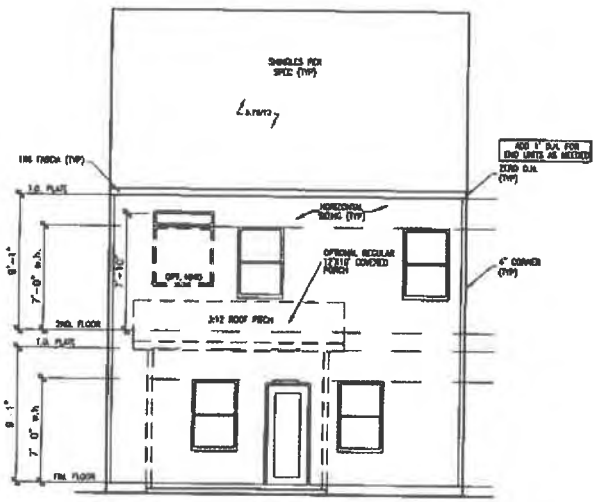
SMITH DOUGLAS HOMES
118 VILLAGE TRAIL
SUITE 210
WOODSTOCK, GA 30189

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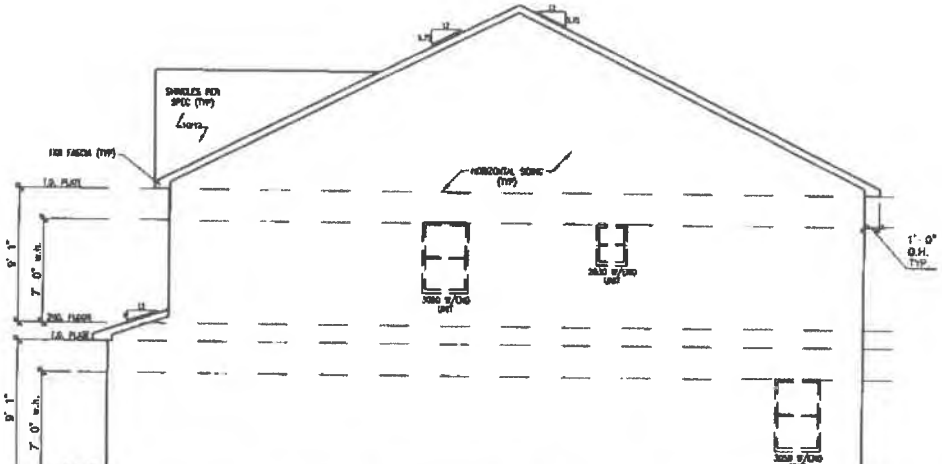
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12/2/19	
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A2.2	



LEFT ELEVATION "C F L O"



REAR ELEVATION



RIGHT ELEVATION "C F L O"

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ELEVATIONS
SDLS & REAR
NORWOOD

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 215
WOODSTOCK, GA 30188
www.smithdouglas.com

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JOB NO.	88
DRAWN BY	AW
DATE	12/2/19
SCALE	
CHECKED BY	
TYPE	A1
SHEET NO.	A2.3

Ellison – 1,933sf - 3 bedroom 2.5 bath

Elevation B



Elevation C



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MAY 19 2021
By: .....

Elevation D



Elevation E



Elevation L

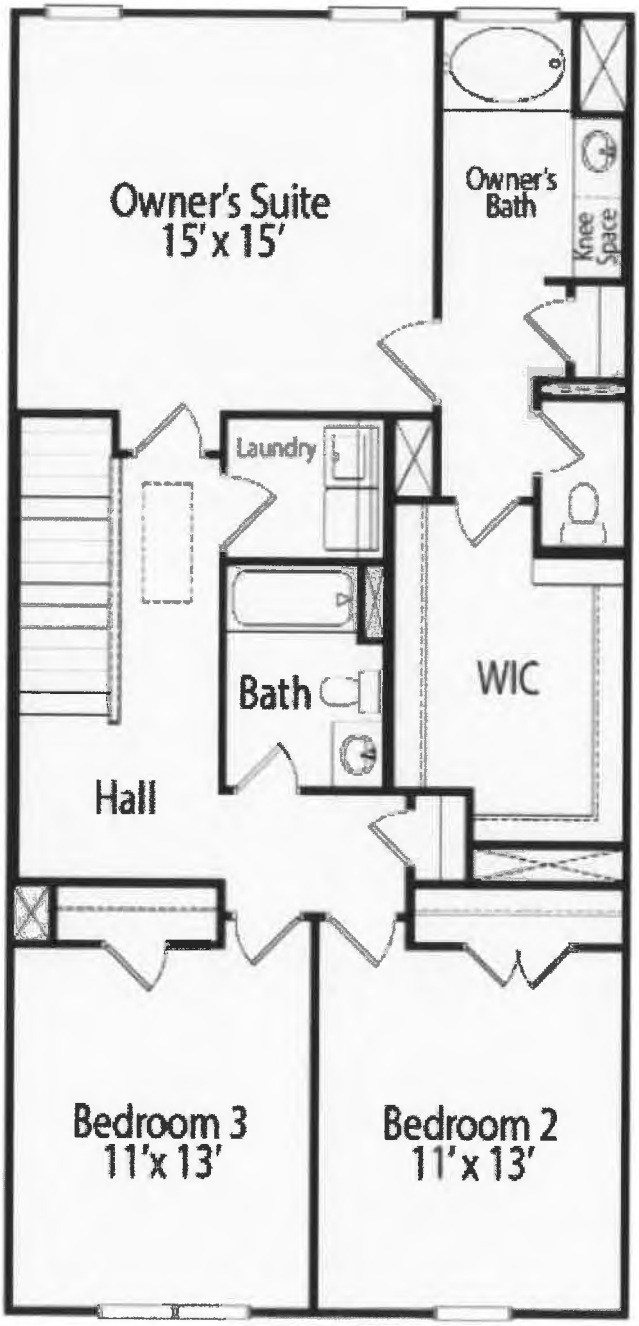


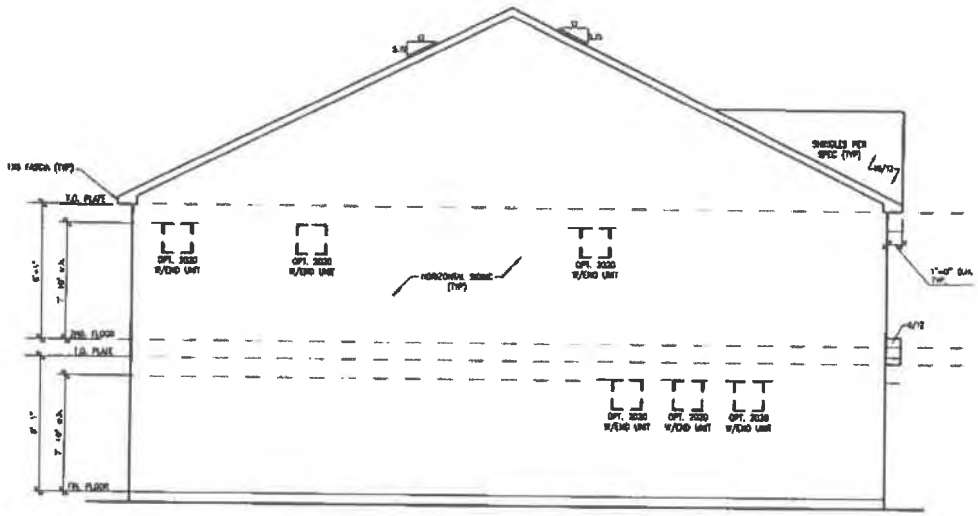
Floor Plan

First Floor

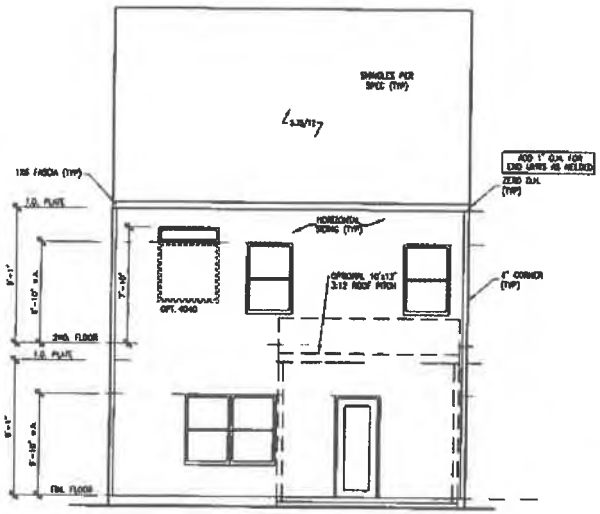


Second Floor

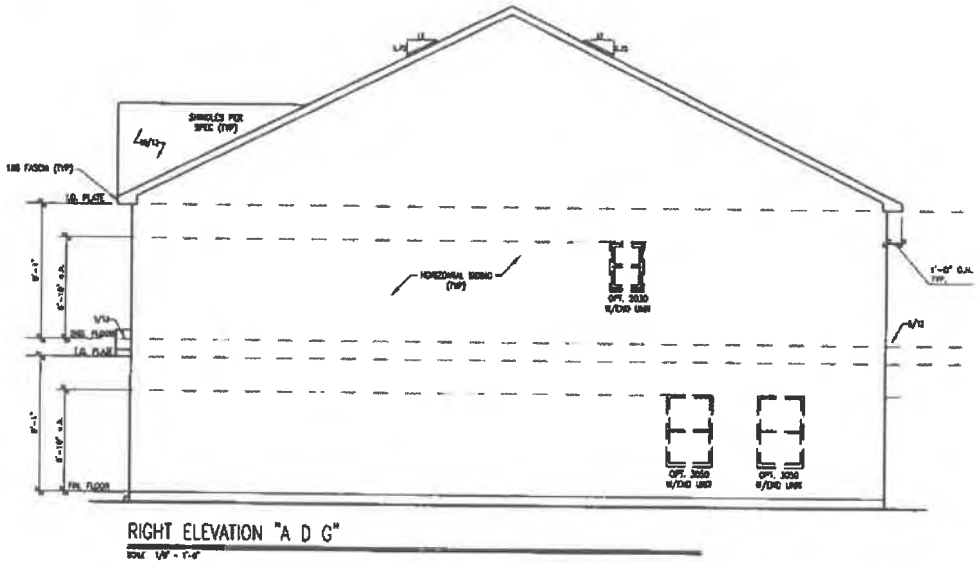




LEFT ELEVATION "A D G"



REAR ELEVATION "A D G"



RIGHT ELEVATION "A D G"

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REVISION

DATE

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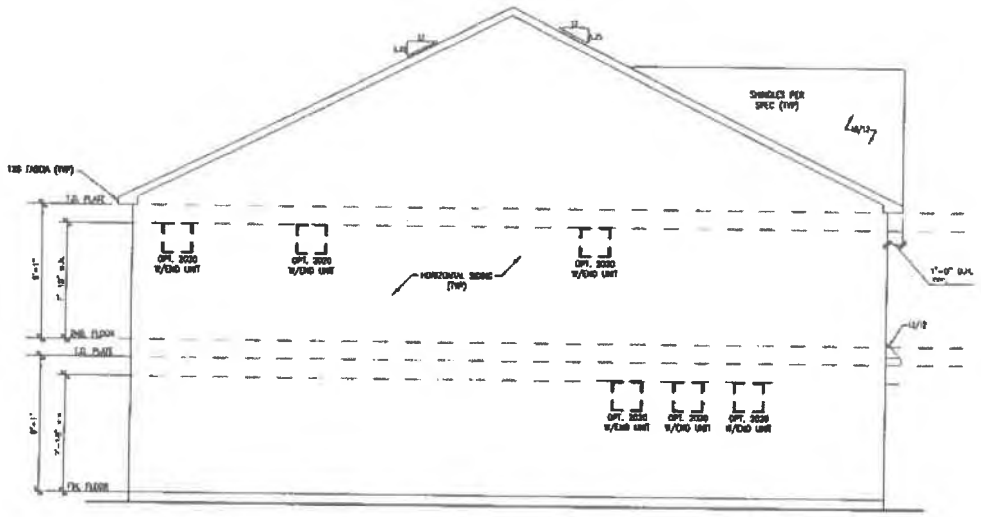
QUALITY PRIVACY

ELEVATIONS
SIDES & REAR
ELLISON

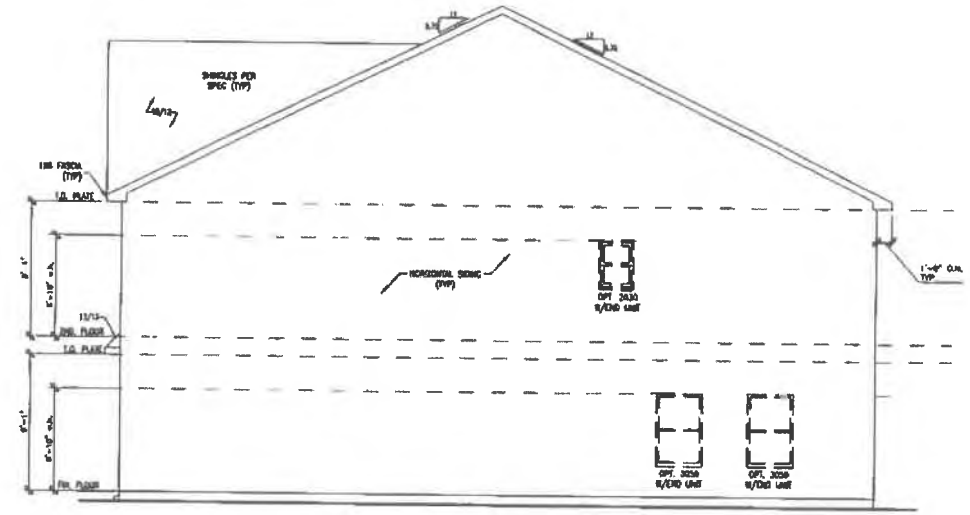
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1140 VILLAGE TRAIL
SUITE 210
WOODSTOCK, GA 30189

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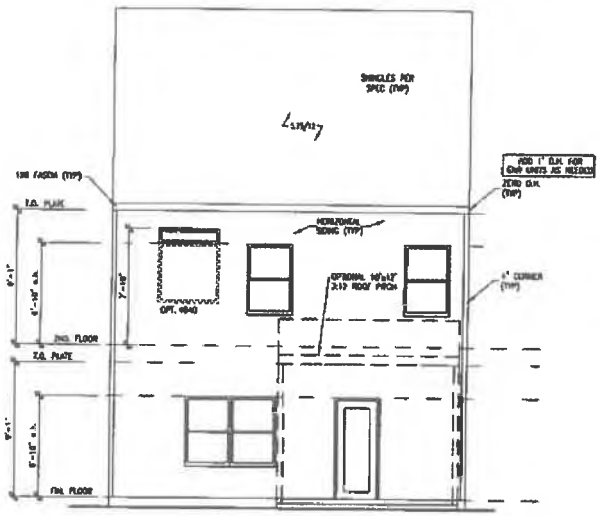
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DATE 12/11/2019
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LEFT ELEVATION "B E H"



RIGHT ELEVATION "B E H"



REAR ELEVATION "B E H"

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BY | DATE | REVISION

SMITH DOUGLAS HOMES

ELEVATIONS
SIDES & REAR
ELL SON

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110 VILLAGE BLVD.
SUITE 310
WOODSTOCK, GA 30188

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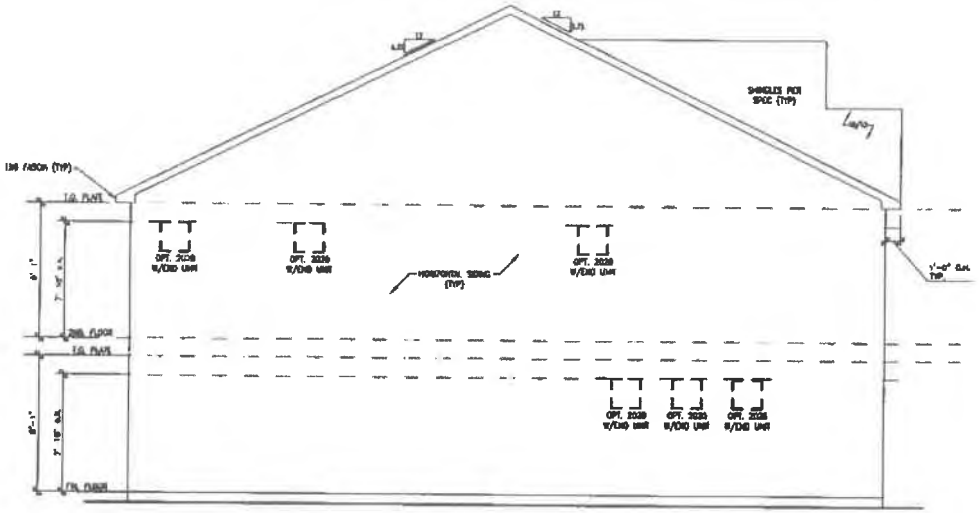
DR.	CK.
MM	AW

DATE: 12/11/2019

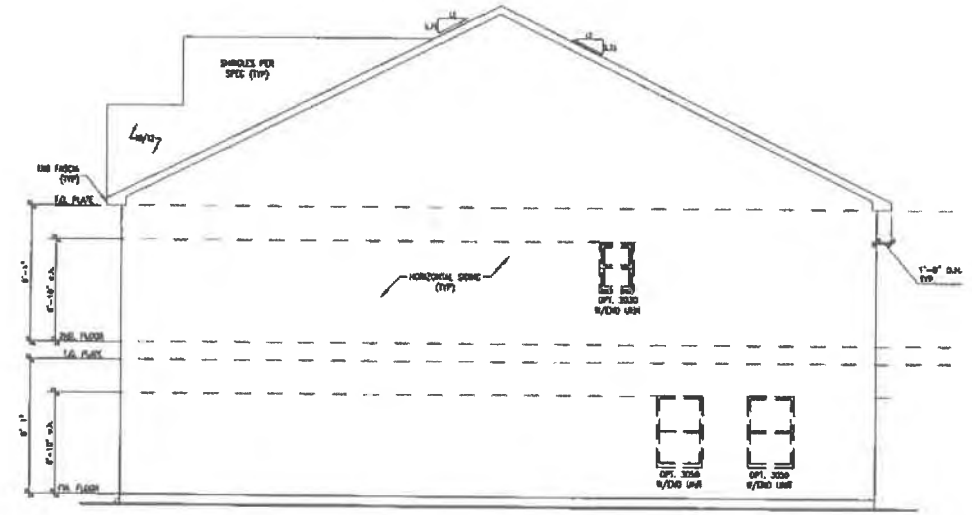
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PLAN	ELEV.
ALL	BEH

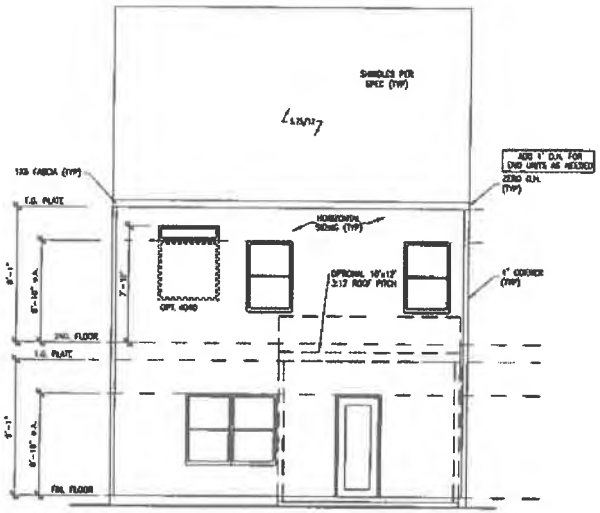
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LEFT ELEVATION "C F I"



RIGHT ELEVATION "C F I"



REAR ELEVATION "C F I"

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REVISION	DATE

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ELEVATIONS
SIDES & REAR
ELEVATION

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 214
WOODSTOCK, GA 30188

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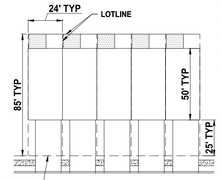
MM	AW
12/11/2019	
C	F
ALL	CFI
A2.3	

42' WIDE LOTS	
LOT NO.	AREA (SF)
8	8,938
9	5,250
10	5,250
11	5,250
12	5,250
13	5,250
14	5,250
15	11,115
16	5,250
17	5,250
18	5,250
19	5,250
20	5,250
35	5,250
36	5,250
37	5,250
38	5,250
39	5,250
40	5,250
41	5,250
42	5,250
43	8,866
44	5,250
45	5,250
46	5,250
47	5,250
48	5,250
49	5,250
50	5,250
51	5,250
52	5,250
69	18,508
70	10,021
71	7,597
72	6,387
73	5,630
74	5,607
75	12,305
76	16,715
77	14,791
78	9,991
79	16,665
80	5,253
81	6,523
82	7,638
83	10,112
84	9,099
85	8,139
86	8,627
87	11,291
88	10,518
89	7,660
90	6,529
91	7,024
92	5,756
93	8,718
94	10,177
95	14,416
96	11,206
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103	5,880
104	5,880

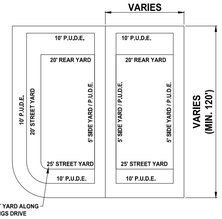
42' WIDE LOTS	
LOT NO.	AREA (SF)
105	5,880
106	5,880
107	5,880
108	5,878
109	5,627
110	9,693
111	5,629
112	5,893
113	6,157
114	6,421
115	6,679
116	6,481
117	7,721
118	22,502
119	17,990
120	10,878
121	10,052
122	7,092
123	6,941
124	7,663
125	7,568
126	6,941
127	6,313
128	9,996
134	10,116
135	5,250
153	6,547
154	5,250
155	5,250
156	5,250
157	7,021
158	6,945
159	5,250
160	5,250
161	5,250
162	5,250
163	5,250
164	5,250
165	5,250
166	5,250
167	5,250
168	7,782
169	5,250
170	5,250
171	9,120
172	5,724
173	5,797
174	5,250
175	5,250
176	7,962
177	5,250
178	5,250
179	6,926
180	5,349
181	5,503
182	5,250
197	9,218
198	5,460
199	5,460
200	6,304
201	7,520
202	9,833
203	10,111
204	7,606
205	6,693
206	6,023
207	13,748

50' WIDE LOTS	
LOT NO.	AREA (SF)
1	12,326
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	11,639
21	8,928
22	6,555
23	6,256
24	6,250
25	6,250
26	6,250
27	6,250
28	6,250
29	9,866
30	6,250
31	6,250
32	10,803
33	6,750
34	10,666
53	6,750
54	11,341
55	9,659
56	8,079
57	9,557
58	12,159
59	8,007
60	6,750
61	6,750
62	6,750
63	6,750
64	11,138
65	6,771
66	9,927
67	10,266
68	11,665
129	10,519

50' WIDE LOTS	
LOT NO.	AREA (SF)
130	9,536
131	8,784
132	8,035
133	7,484
136	8,641
137	10,078
138	6,750
139	6,750
140	6,750
141	6,750
142	6,750
143	9,464
144	7,545
145	6,856
146	7,135
147	15,766
148	13,207
149	13,168
150	17,581
151	14,634
152	11,835
183	6,750
184	6,750
185	7,908
186	7,696
187	7,028
188	6,775
189	6,750
190	8,314
191	12,283
192	11,651
193	10,336
194	9,895
195	11,400
196	11,048
208	9,025
209	6,750

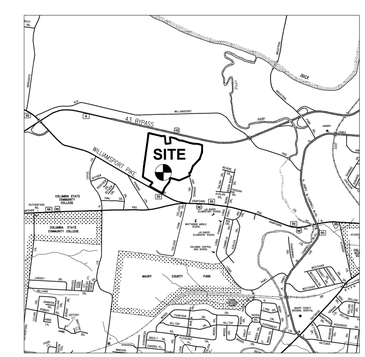


TYPICAL
TOWNHOME LOT LAYOUT



LOT CONFIGURATION
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

PROPERTY OWNER:
BAXTER ENTERPRISES
1100 HATCHER LANE
COLUMBIA, TN 38401
TAX MAP 88 PARCEL 51.00
DEED BOOK R2351 PAGE 893

THIS PROPERTY IS LOCATED WITHIN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0165E AND NO. 47119C0280E, BOTH DATED APRIL 16, 2007.

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
164	23.87	6.87

TOWNHOME OPEN SPACE SUMMARY
TOTAL OPEN SPACE PROVIDED ---------- 9 ACRES
OPEN SPACE PROVIDED PER UNIT ----- 9 AC * 43560 / 164 = 2,390 SF
OPEN SPACE REQUIRED PER UNIT ---------- 750 SF

TOWNHOME PARKING SUMMARY			
TYPE UNIT	# UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED
24'X50' (2 CAR GARAGE)	164	328(98)	328
TOTAL PARKING PROVIDED ---------- 98 + 328 = 426			
TOTAL PARKING REQUIRED ---------- 164 X 2 = 328			

SITE USE SUMMARY (SINGLE-FAMILY LOTS)		
USE	ACRES	SITE%
LOTS (209)	38.11	62.9%
ROAD R.O.W.	9.98	16.5%
DETENTION POND	5.34	8.8%
TVA ESMT.	4.24	7.0%
OPEN SPACE	2.95	4.8%
TOTAL	60.62	100%

LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER ——— 8"SA ———
- WATER LINE ——— W ———
- SANITARY SEWER MANHOLE Ⓢ
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- STOP SIGN

PURPOSE OF SUBMITTAL - TO OBTAIN PUD MASTER PLAN APPROVAL FOR 164-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON THE PROPERTY, PARCEL 51.00 IN TAX MAP 88.

PROJECT DESCRIPTION:
DEVELOP 164-TOWNHOME UNITS AND 209 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 84.49 ACRES OF LAND.

NOTE:

ALL ROAD NAMES TO BE APPROVED BY E-911.

TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.

DEVELOPMENT SCHEDULE							
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	NUMBER OF 42' SINGLE-FAMILY LOTS	LOTS	NUMBER OF 50' SINGLE-FAMILY LOTS	LOTS	COMPLETION DATE
PHASE 1	13	210-222	13	8-20	13	1-7 & 21-26	AUG. 2022
PHASE 2	14	223-236	11	69-79	16	53-68	FEB. 2023
PHASE 3	14	237-250	18	35-52	8	27-34	AUG. 2023
PHASE 4	14	251-264	21	110-128 & 134-135	10	129-133 & 136-140	FEB. 2024
PHASE 5	16	274-289	14	153-166	12	141-152	AUG. 2024
PHASE 6	14	265-273 & 348-352	17	167-182	8	183-190	FEB. 2025
PHASE 7	13	353-365	10	197-207	8	191-196 & 208-209	AUG. 2025
PHASE 8	16	340-347 & 366-373	30	80-109			FEB. 2026
PHASE 9	18	322-339					AUG. 2026
PHASE 10	15	307-321					FEB. 2027
PHASE 11	17	290-306					AUG. 2027
TOTAL	164		134		75		

PUD MASTER PLAN
WILLIAMSPORT PIKE DEVELOPMENT

COLUMBIA, TENNESSEE
MAURY COUNTY
APRIL 23, 2021

MARTIN ENGINEERING & SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengrg.com

Case Number:

21-0095

Request:

Request from Crunk Engineering to rezone Tax Map 90 Parcel 11.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0095

APPLICANT/PROPERTY OWNER
Crunk Engineering – Adam Crunk

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
Bear Creek Pike Tax Map 90 Parcel 11

SUMMARY OF REQUEST:

This is a proposal to re-zone approximately 13 acres on Bear Creek Pike just west of Cheairs Circle from Commercial (GCS) and Low Density Residential (RS-20) to High Density Residential (RM-1) Planned Unit Development. The Master Plan for this proposal is 121 townhomes surface parked units for a density of 9.7 units per acre.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS / RS-20	**Vacant**	**RS-20 / RS-40**	**Townhomes**	**12.51 Acres**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Corridor. The future land use characterized for the subject property allows for all residential districts and commercial uses.

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The site is within the Corridor district which allows for multiple zones including higher density developments such as this. A mixture of housing types and connected streets are a direct goal of Connect Columbia Comprehensive Plan.

Variances:
20' wide townhome vs 22' wide
Landscape Buffers
Parking Lot Landscaping
Private Yard Space
Street setback of 100' for rear parking areas

Buildings notables:
3 models
All side vinyl ground to roof
No windows or feature on the sides
No patio areas

Site
Many areas are sloping to buildings creating storm water swales in limited spaces
What landscaping is proposed will be on top of a gas line.
Access to the rear would be more functional for Bear Creek future

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

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS
Staff's review of Section 3.19.6 in relation to this request finds the following:

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

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

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

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

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

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

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Conveyance of Common Open Space

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

7.1.5 DEDICATION OF PUBLIC FACILITIES

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

7.1.6 WAIVER OF BOARD OF APPEALS ACTION

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

SEC. 7.2 PUDs Located Along Certain Major Highways

7.2.1 PURPOSE AND INTENT

These design standards are intended to accomplish the following:

A. Promote and protect the public health, safety, comfort, and convenience and general welfare of the people.

B. Protect the public safety on the public traffic ways by promoting improved vehicular movement, facilitating ingress and egress and providing for parking of motor vehicles.

C. Promote economic development through orderly and systematic design of the approaches into the city.

D. Protect the desired character and maintain the stability of the highway design district by promoting uses, buildings, and site development which are compatible with the existing character of the land and natural features.

E. Provide for open space in useful and meaningful locations and arrangements.

7.2.2 APPLICABILITY

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

A. The property fronts on the highway; or,

B. The property's primary route of access includes the highway; or,

C. The property will benefit from the City of Columbia's investment in utilities, road improvements, fire and police protection or other investment; or,

D. Development of the property will significantly affect the view shed of the highway.

7.2.3 TOPOGRAPHY AND GRADING

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

Suburban Corridor

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

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

Description:

The Suburban Corridor Character Area is characterized by a mix of residential, commercial, hospitability, office, and industrial development and neighborhoods, with intermixed and compatible civic uses. The general development pattern is largely site specific, since the Corridor, by definition, traverses through rural and urban settings. The specific character of the Corridor relies on the Area of Change determination, but can generally be defined by single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern. Street

networks and intersections are defined by site and transect context. Buildings have short to moderate setbacks and use the building structure or landscaping to frame the street.

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

Green space is largely incorporated on individual lots, but also accessed via pocket parks, community parks, and greenways.

Future development and redevelopment should emphasize access control, connectivity, and context-responsive development. Additionally, new development should create a pedestrian-friendly environment by adding sidewalks and/or creating other pedestrian-friendly multi-use trail/bike routes linking current and future neighborhoods and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, or other such uses.

Primary Future Uses

This Character Area is open to the widest range of primary future uses. Residential, Office, Commercial, Civic, and Industrial are all appropriate, depending on surrounding development pattern and site context. The context of the Corridor in relation to the Transect will indicate the most appropriate primary future uses. Single Family detached residential and Civic uses are the most appropriate in the Rural to Suburban portions of the transect. Residential, Office, Commercial, Civic, and Industrial uses are appropriate in the Suburban to Urban portions of the transect. Duplexes are appropriate but should not be concentrated within a neighborhood. All uses along the Corridor Character Area should be developed or redeveloped with in conjunction with Access Management and should incorporate multimodal transportation elements.

May 13, 2021

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Damron PUD – Preliminary PUD

Below are our responses to comments received on May 11th. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.
Response: Understood.

Engineering

2. Subject to TIS and Construction Plans
Response: Understood.
3. Ensure that stub connection to Eastern property line is appropriately aligned and construct roadway.
Response: The future connection to the eastern property has been aligned appropriately to line up with the future road that will be constructed on that property.
4. Ensure that fire apparatus can make all horizontal curves.
Response: A turning movement has been performed ensuring that the fire apparatus can make all horizontal curves on site.
5. Max grade for constructed slopes is 3:1
Response: Understood. There are no grades greater than 3:1 on site.
6. Is the whole frontage of the units concrete?
Response: The frontage of the units has been revised to provide a grass strip between the buildings and the sidewalks.
7. Ditches don't meet minimum specifications.
Response: The ditches have been removed from the plan.
8. Label all contours
Response: The contours have been labeled.
9. Provide connection to Crestland Drive.
Response: The developer does not have the section of property that abuts Crestland Drive under contract and is not sure if he can get it under contract. Therefore, this connection is not presently being shown.

Planning

10. Rendering is not site accurate. The amount of green space and walkways do not match the plans.

Response: The rendering has been updated to display more accurately what will be constructed.

11. Connect sidewalks between block groups and between adjacent property along stub road.
    Response: The sidewalk has been modified to connect the block groups and between the adjacent property along stub road.
12. Are you providing yards for each unit? Grades are pretty extreme at the rear of all units
    Response: Yards are provided ensuring greater than 750 sf on average for all units.
13. Provide landscaping plan.
    Response: A landscaping plan has been provided.
14. Provide list of variances requested.
    Response: The variance being requested is listed in the site data table.
15. Show elevations for all sides with material listed
    Response: The elevations are being provided with this submission.
16. Will need legal description and remaining fee for rezoning
    Response: The legal description is being provided with this submittal.
17. Parking stalls have a depth of 19'
    Response: The parking stalls have been revised to have a depth of 19 feet.
18. Remove utilities from landscape islands
    Response: The utilities have been removed from the landscape islands.
19. Show any tree preservation areas
    Response: Tree preservation areas are now shown on the landscape plan.
20. Statement of PUD variance benefit to warrant wavier from standards.
    Response: The statement of PUD variance benefit has been added to the site data table.

Public Works

21. We recommend at least three (3) 8- yard dumpsters serviced three (3) times a week. Please see attached dumpster guidelines.
    Response: Dumpsters have been added to the plan.

Building

22. No comments.

Police

23. No comments provided.

Columbia Water

24. Water is available- Vaults will be required if townhomes or apartments 16" DI main is on North Side of Bear Creek Pike.
    Response: Understood.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

Maury County Schools

27. No comments provided.

Fire

28. Shall provide water flow information. All water must be completed and available on site being any combustible material is left at the job site.
    Response: Understood. This will be provided.

Columbia Power

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

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0095

DESCRIPTION: Request from Crunk Engineering for PUD master plan approval and rezoning of Tax Map 90 Parcel 11 off Bear Creek Pike

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. Subject to TIS and Construction Plans
3. Ensure that stub connection to Eastern property line is appropriately aligned and construct roadway.
4. Ensure that fire apparatus can make all horizontal curves.
5. Max grade for constructed slopes is 3:1
6. Is the whole frontage of the units concrete?
7. Ditches don't meet minimum specifications.
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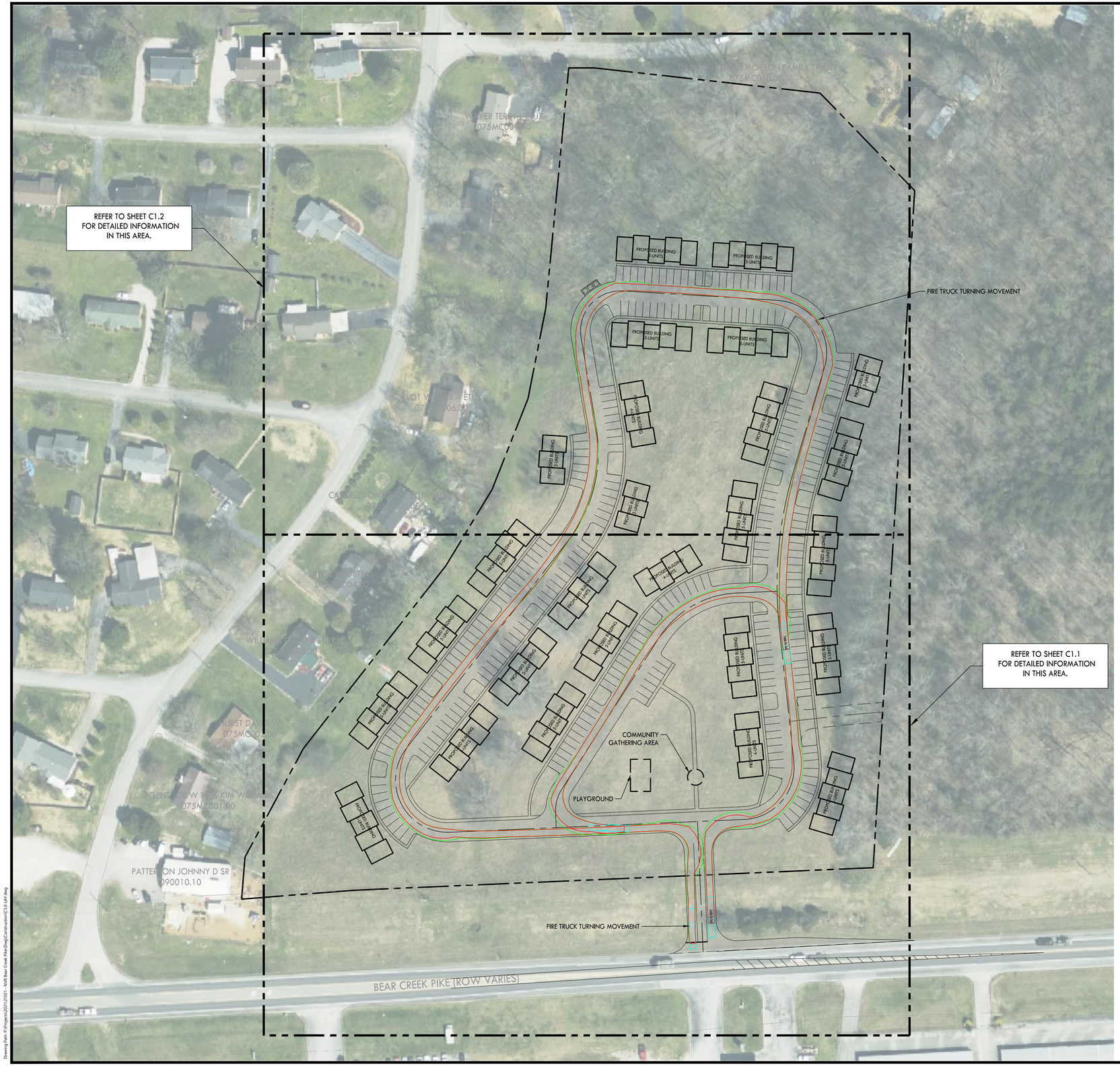
ATTACHMENTS: Concept Plan

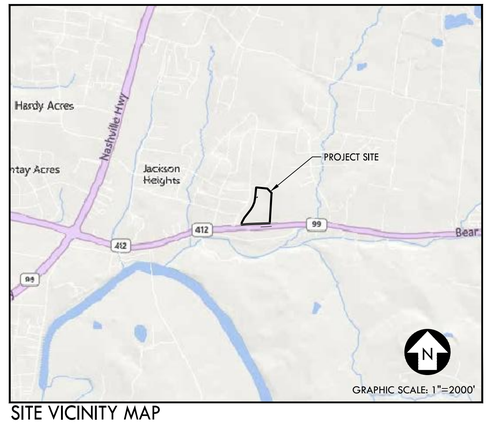
Case #21-0095
Bear Creek Pike
TM 90 Parcel 11



Case #21-0095
Bear Creek Pike
TM 90 Parcel 11







SITE VICINITY MAP

SITE DATA TABLE

SITE ACREAGE:	12.51	
EXISTING ZONING:		GCS, RS-20
PROPOSED ZONING:		PUD - R
PROPOSED USE:		TOWNHOMES
BUILDING SETBACKS:		
FRONT	=	20 FT
SIDE	=	7 FT
REAR	=	20 FT
MAXIMUM BUILDING HEIGHT:		35 FT
PROPOSED BUILDING HEIGHT:		2 STORIES

PROPOSED BUILDINGS: 121 UNITS
20 FT WIDE TOWNHOMES (REQUEST FOR VARIANCE FROM CODE)
DENSITY OF 9.7 UNITS PER ACRE

PROVIDED PARKING: 272 SPACES

CONSTRUCTION TO BE COMPLETED IN ONE PHASE

STATEMENT OF PUD VARIANCE BENEFIT:
SINCE THE TOWNHOMES WILL NOT HAVE GARAGES, LIMITING THE BUILDING TO A 20 FT WIDTH ALLOWS MORE OPEN SPACE/YARD SPACE FOR THE UNITS.

NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0170E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007 & PANEL NO. 47119C0190E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



COMMUNITY GATHERING AREA



PLAYGROUND



TOWNHOME ARCHITECTURAL RENDERING

0 30 60 120
GRAPHIC SCALE

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

ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
CAMERON LAING
STATE OF TENNESSEE
4/19/21

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

REVISIONS

No.	DATE

04/19/21 21021

C1.0
PUD MASTER PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwg\Construction\C1.0-LAY.dwg

CADDELL TOMMIE LEE ETUX VEDA R
075MC005.00

LARISCY DUSTIN L
075MC004.00

R ETUX
.00

MARTIN GARY WAYNE
090012.00

MATCH LINE A

SEE SHEET C5.2

PROPOSED BUILDING 5-UNITS

PROPOSED BUILDING 4-UNITS

R500'

R15'

R120'

CONCRETE SIDEWALK (TYP)

18 FT

24 FT TYP

18 FT

9 FT TYP

R4' TYP

FUTURE CONNECTION

OPEN SPACE

R50'

R65'

R20'

ASPHALT PAVEMENT (TYP)

24 FT

30 FT (TYP.)

20 FT (TYP.)

R25'

OPEN SPACE

CONCRETE SIDEWALK (TYP)

GAS

12 FT 12 FT 12 FT

36 FT

LEFT OUT TURN LANE

STRAIGHT AND RIGHT OUT TURN LANE

RIGHT IN TURN LANE

100 FT

150 FT

TURN LANE EXTENSION

12 FT

BEAR CREEK PIKE (ROW VARIES)

0 10 20 30 60
GRAPHIC SCALE

N

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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ANDREW WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
CAMERON
STATE OF TENNESSEE
4/19/21

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE

04/19/21 21021

C1.1

SITE LAYOUT PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwg\Construction\C1.0-LAY.dwg

DARMON OSCAR MORTON FAMILY TRUST
075MC010.00

KETO SAM ETUX
075MC011.00

WAVER TERRY L ETUX
075MC009.00

RIDER LOIS JEAN
075MC008.00

CAMPBELL JAMES M
075MC007.00

CLOT WALTER A ETUX
075MC006.00

MMIE LEE ETUX VEDA R
75MC005.00

MARTIN GARY W/
090012.00

PROPOSED BUILDING
5-UNITS

PROPOSED BUILDING
4-UNITS

PROPOSED BUILDING
3-UNITS

CONCRETE DUMPSTER PAD SIZED FOR 3 TRASH BINS

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

R50'

R65'

R180'

R500'

24 FT

R4' TYP

OPEN SPACE

19 FT

24 FT TYP

9 FT TYP

30 FT (TYP.)

20 FT (TYP.)

MATCH LINE A

SEE SHEET C5.1

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 10 20 30 60
GRAPHIC SCALE

N

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DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

REVISIONS

No.	DATE

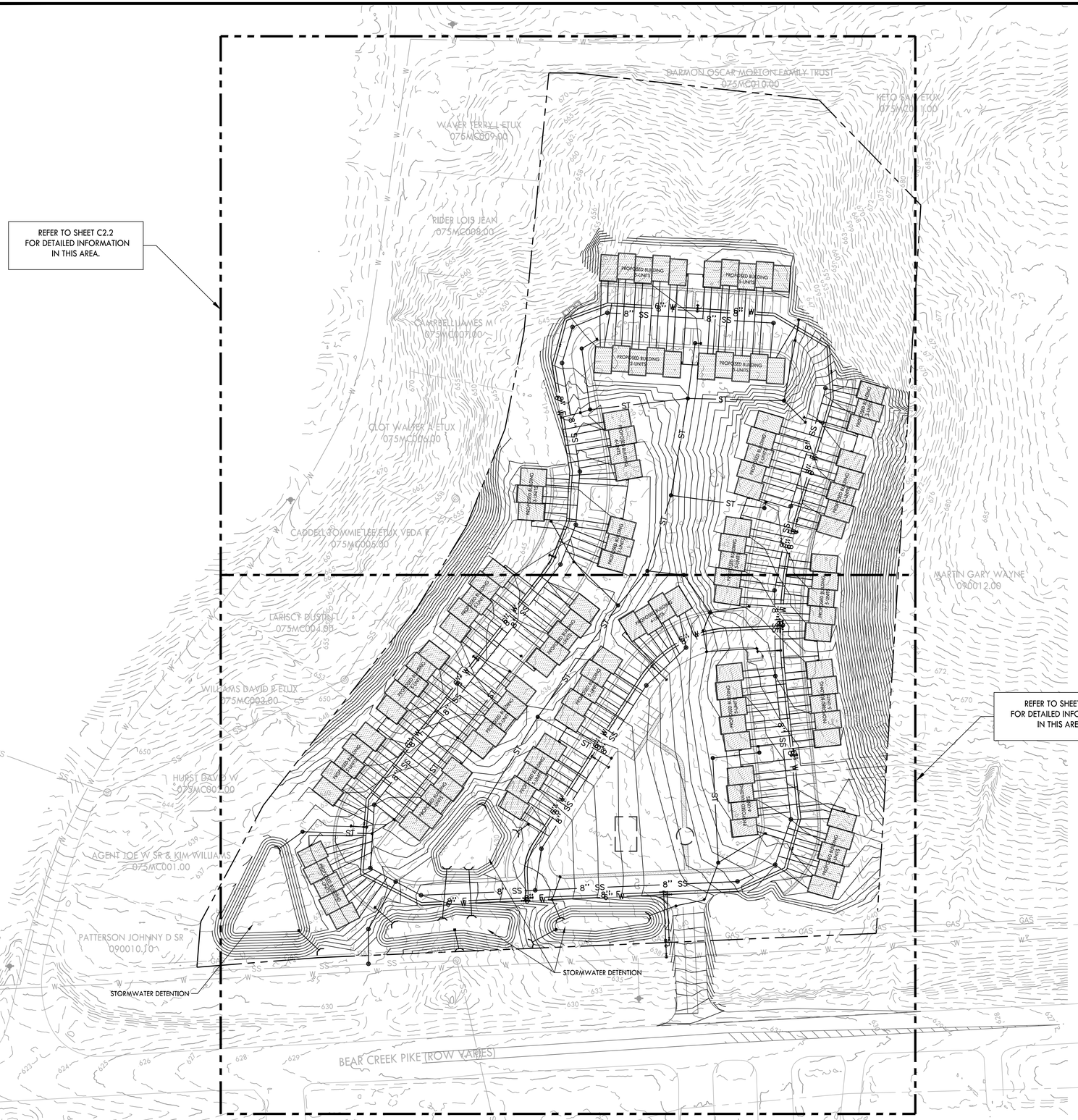
04/19/21 21021

C1.2

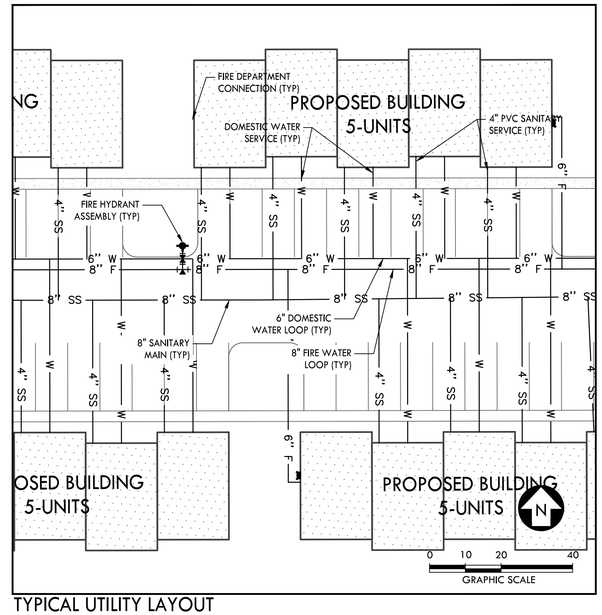
SITE LAYOUT PLAN

Drawing Path: P:\Projects\2021\21021 - 3609 Bear Creek Pike\Dwg\Construction\C1.0-1.4.dwg

REFER TO SHEET C2.2
FOR DETAILED INFORMATION
IN THIS AREA.



REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.



TYPICAL UTILITY LAYOUT

0 30 60 120
GRAPHIC SCALE

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COLUMBIA, MAURY COUNTY, TENNESSEE

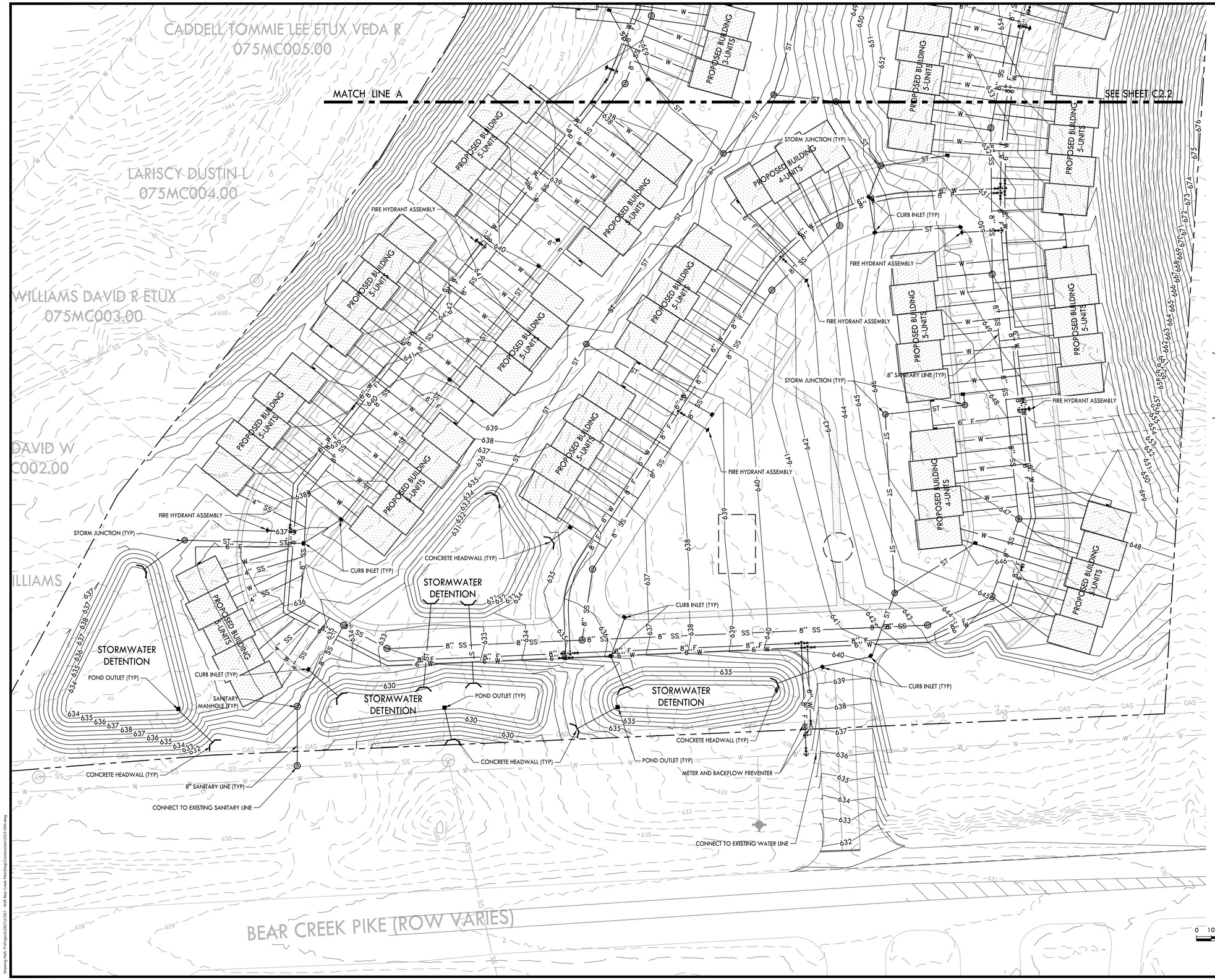
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No.	DATE

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C2.0

OVERALL GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Pike\Dwg\Construction\C2.0_GDA.dwg



PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SEWER STRUCTURE LABEL

0 10 20 30 60
GRAPHIC SCALE

N

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WILSON COUNTY TENNESSEE DEPARTMENT OF AGRICULTURE 4/19/21 STATE OF TENNESSEE

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GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - NVR Bear Creek Place\Dwg\Construction\CLG-GRA.dwg



PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- +55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- A1 — SEWER STRUCTURE LABEL

0 10 20 30 60
GRAPHIC SCALE

N

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STATE OF TENNESSEE

DAMRON PROPERTY PUD

COLUMBIA, MAURY COUNTY, TENNESSEE

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C2.2

GRADING, DRAINAGE & UTILITY PLAN

Drawing Path: P:\Projects\2021\21021 - NWK Barr Creek Pike\Dwg\Construction\C6.0-GRA.dwg



LANDSCAPE NOTES:

QUANTITY	TREE SELECTIONS:	
14 -	ACER FREEMANII 'AUTUMN BLAZE' MAPLE	3" CALIPER
19 -	ULMUS PARVIFOLIA 'BOSQUE' - BOSQUE ELM	3" CALIPER

33 TREES PROVIDED

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L1.0

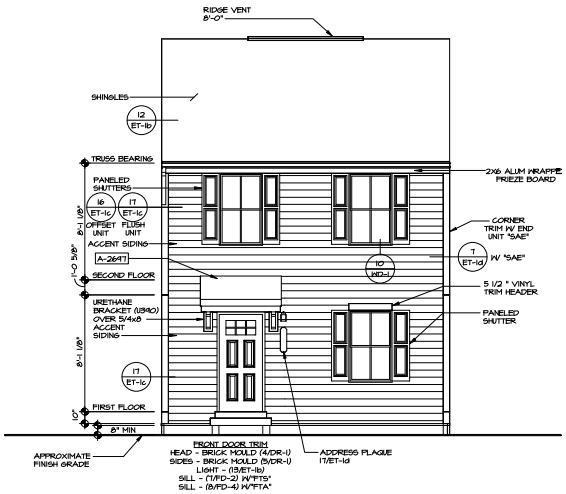
LANDSCAPE PLAN

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

0 30 60 120
GRAPHIC SCALE

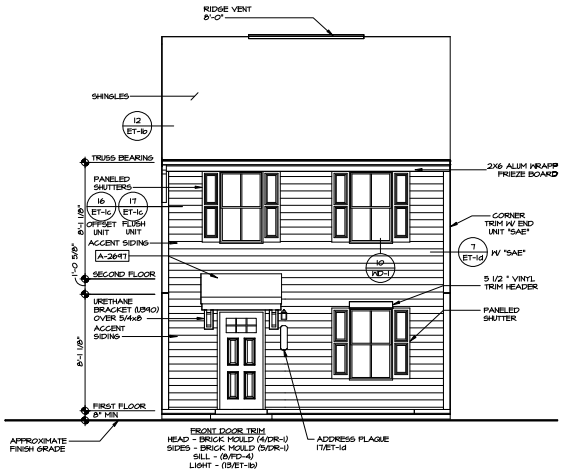
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Drawing Path: P:\Projects\2021\21021 - 3609 Bear Creek Pike\Dwg\Construction\L1.0 LAN.dwg



1 A-1 FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0" LEVEL ENTRY ON SLAB "FTS"



2 A-1 FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0" LEVEL ENTRY "FTA"

NOTE: PRIMARY AND ACCENT SIDING TO BE VINYL SIDING

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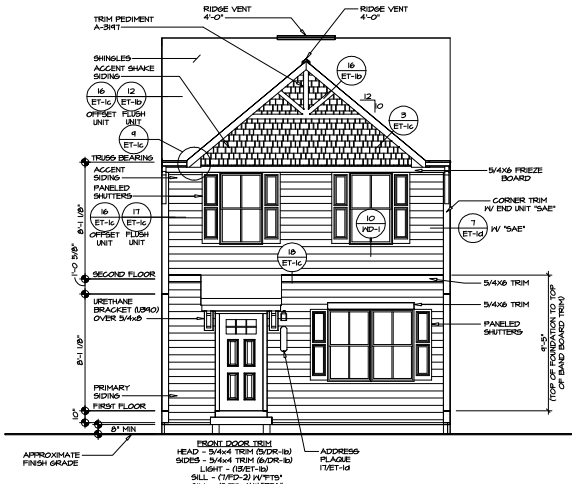
SET NO. JNOO
VERSION 01
DRAWN BY VFM
DATE: 2/26/2021
OPTION DESCRIPTION
ELEVATION A
EXTERIOR TRIM LINEAL VINYL

MODEL JUNIPER
DRAWING TITLE
FRONT ELEVATION

SHEET NO. A-1

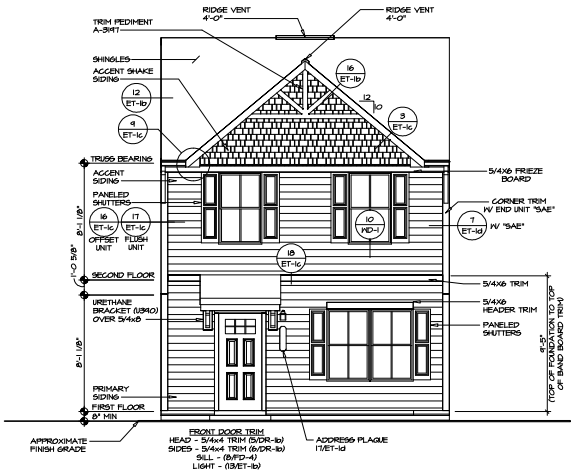
4.2

J:\Projects\Fairfield\Juniper\Juniper_JNOO_Fairfield\Juniper_JNOO_Fairfield_Plans\Juniper_JNOO_Fairfield_A-1_ELEVATIONS.dwg 03/30/21 - 10:27 am



1 / A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" LEVEL ENTRY ON SLAB "FTS"



2 / A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" LEVEL ENTRY "FTA"

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SHEET NO. A-1

MODEL JUNIPER
DRAWING TITLE FRONT ELEVATION

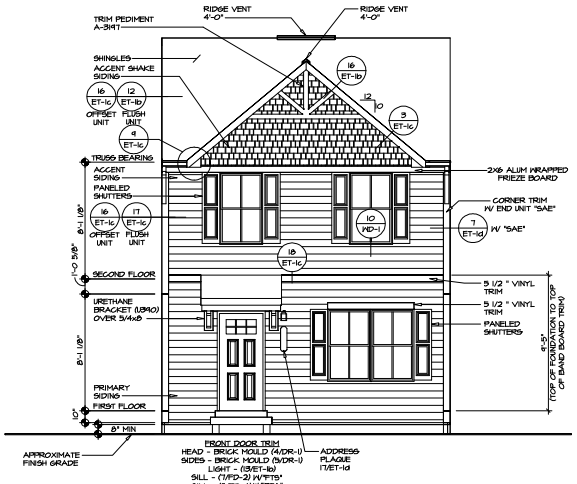
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VERSION 01
DRAWN BY SLS
DATE: 5/28/14

OPTION DESCRIPTION
ELEVATION B
EXTERIOR TRIM LINEAL PVC

ET-B
5T4

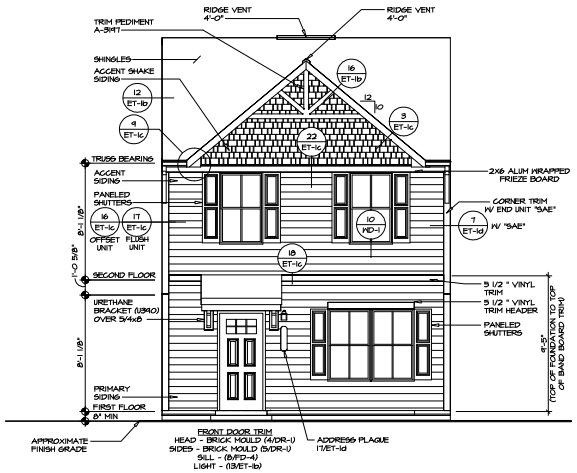
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1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" LEVEL ENTRY ON SLAB "FTS"



2 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" LEVEL ENTRY "FTA"

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SHEET NO. A-1

MODEL JUNIPER
DRAWING TITLE FRONT ELEVATION

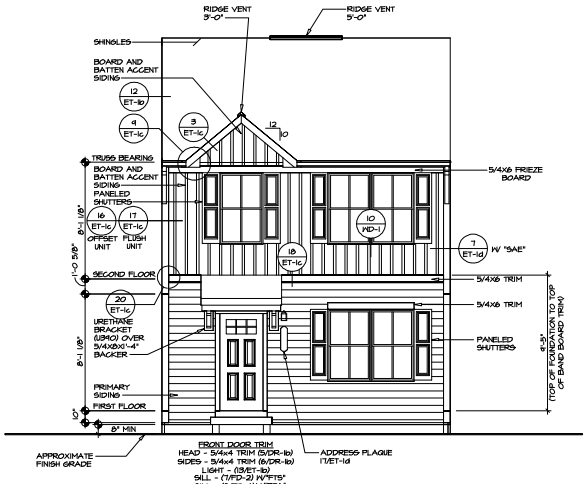
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VERSION 01
DRAWN BY VFM
DATE: 2/6/2021

OPTION DESCRIPTION
ELEVATION B
EXTERIOR TRIM LINEAL VINYL

ELEVATION ST-4

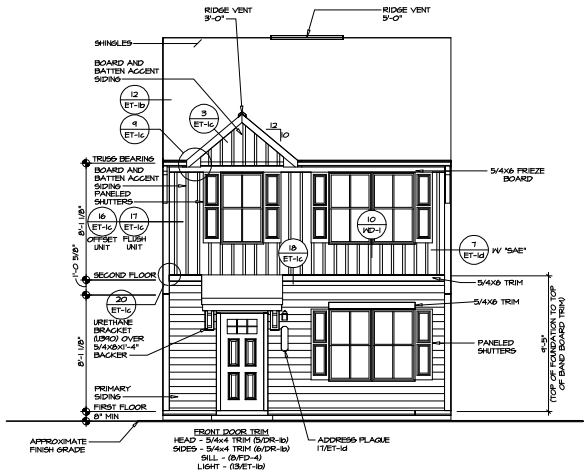
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J:\Projects\Frederick\Juniper\Juniper_JNOO_Series\Juniper_JNOO_Elevations\A-1 ELEVATIONS.dwg 2/7/2021 - 11:59 am



1 A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" LEVEL ENTRY ON SLAB "FTS"



2 A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" LEVEL ENTRY "FTA"

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SHEET NO. A-1

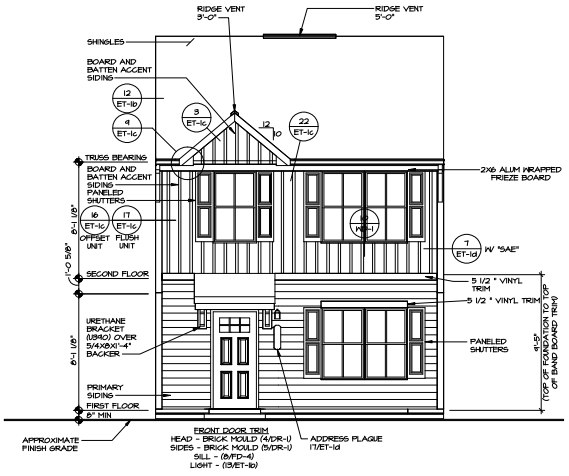
MODEL JUNIPER
DRAWING TITLE FRONT ELEVATION

SET NO. JNOO
VERSION 01
DRAWN BY SLS
DATE: 5/28/14

OPTION DESCRIPTION
ELEVATION C
EXTERIOR TRIM LINEAL PVC

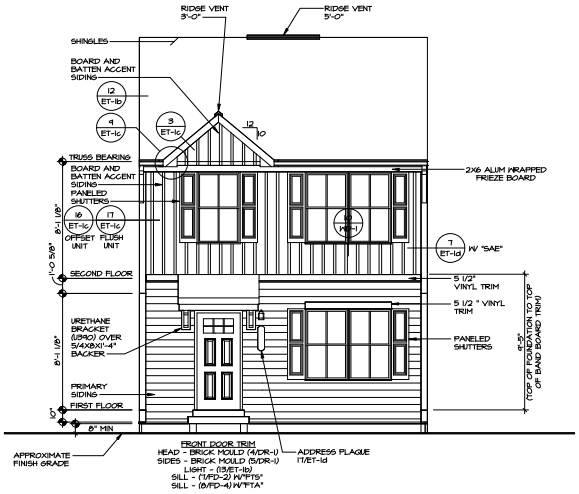
6.1 ET-C

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1 A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" LEVEL ENTRY ON SLAB "FTS"



2 A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" LEVEL ENTRY "FTA"

NOTE: PRIMARY AND ACCENT SIDING TO BE VINYL SIDING

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SET NO. JN00
VERSION 01
DRAWN BY MFM
DATE: 2/26/2021

SHEET NO. A-1

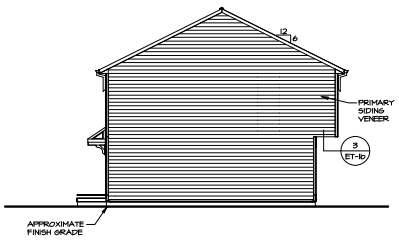
MODEL JUNIPER
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ELEVATION A EXTERIOR TRIM LINEAL VINYL

6.2

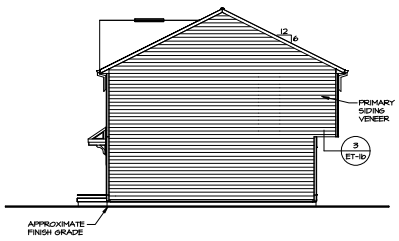
ET-1A
ST-1

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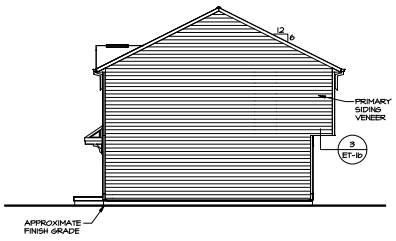
1 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY "FTA" AND ELEVATION A "ELA"



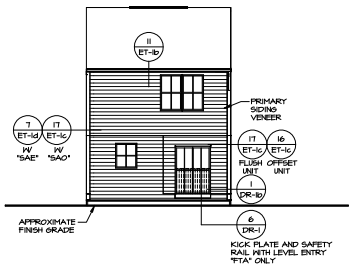
2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY "FTA" AND ELEVATION B "ELB"



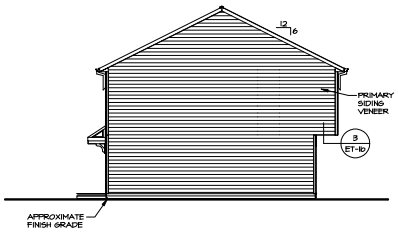
3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY "FTA" AND ELEVATION C "ELC"



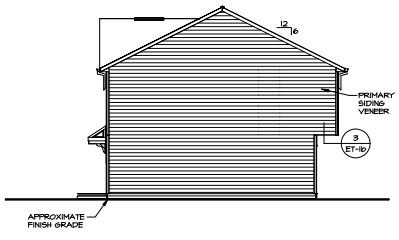
4 A-2 **REAR ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY "FTA"



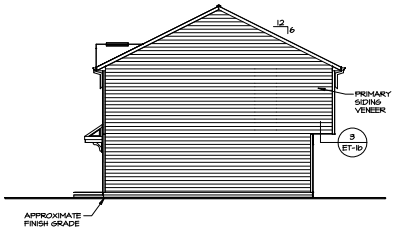
1 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY ON SLAB "FTS" AND ELEVATION A "ELA"



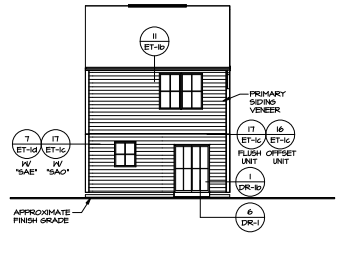
2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY ON SLAB "FTS" AND ELEVATION B "ELB"



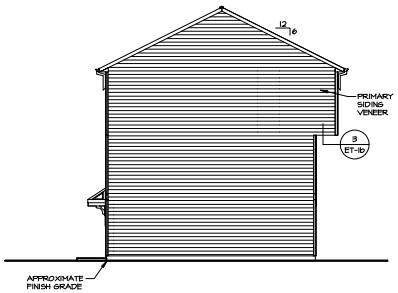
3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY ON SLAB "FTS" AND ELEVATION C "ELC"



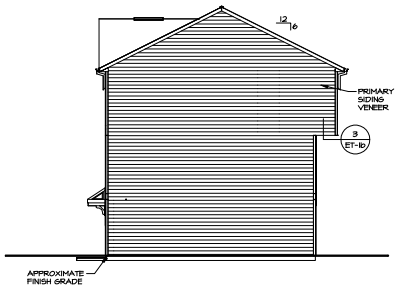
4 A-2 **REAR ELEVATION**

SCALE: 1/8" = 1'-0" — LEVEL ENTRY ON SLAB "FTS"



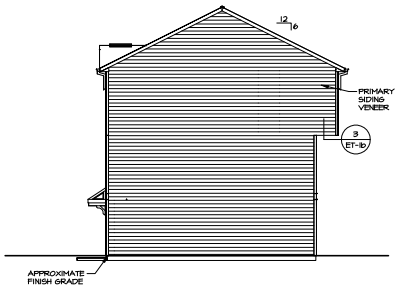
5 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — BASEMENT LEVEL ENTRY "FTD" AND ELEVATION A "ELA"



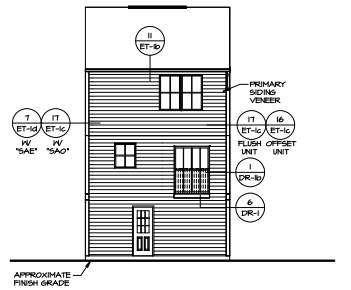
6 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — BASEMENT LEVEL ENTRY "FTD" AND ELEVATION B "ELB"



7 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0" — BASEMENT LEVEL ENTRY "FTD" AND ELEVATION C "ELC"



8 A-2 **REAR ELEVATION**

SCALE: 1/8" = 1'-0" — BASEMENT LEVEL ENTRY "FTD"

NOTE: PRIMARY AND ACCENT SIDING TO BE VINYL SIDING

REMARKS

REV. NO. DATE

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NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. JN00
VERSION 01
DRAWN BY ERD\1
DATE: 5/28/14
OPTION

MODEL JUNIPER
DRAWING TITLE SIDE AND REAR ELEVATIONS

OPTION DESCRIPTION

SHEET NO. A-2

7

J:\PROJECTS\FRANCHISE\JUNIPER_JN00\Drawings\Juniper.dgn\Elevations 5/27/2014 8:14:8 AM 8.4 pm

Case Number:

21-0096

Request:

Request from Patrick Baker to rezone 705 West 12th Street, Tax Map 100E Group F Parcel 26.00 to R-6 Medium-High Density Residential.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0096

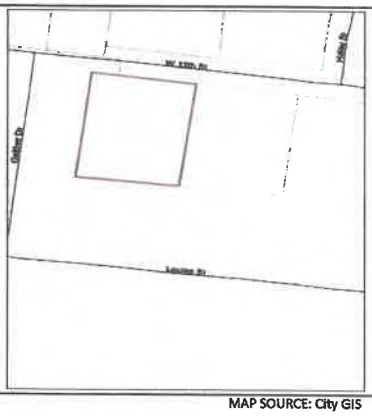
APPLICANT/PROPERTY OWNER
Patrick Baker

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
705 West 12th Street

SUMMARY OF REQUEST:

Request to re-zone 705 West 12th Street from Mobile Home Park District to medium high residential (R-6). The concept is to construct two homes with a shared access.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MHP	**Single Family home**	**MHP \ R-6**	**Residential Homes**	**19,000 sf**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Urban Neighborhood The future land use characterized for the subject property allows for all residential districts

PROPERTY HISTORY:

The property currently has a home on it with little activity over the years.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The site is within the Urban Neighborhood district which allows for multiple residential land use types. This property does adjoin the requested R-6 zone on the north side and with a mobile home park district on the remaining three sides.

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

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS
Staff's review of Section 3.19.6 in relation to this request finds the following:

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

The Comprehensive Plan designation for this property is Urban Neighborhood and an area of change which does support the R-6 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

The surrounding properties are primarily developed as residential uses. The proposed plan will continue the pattern within the area and thus be compatible.

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

   The use would be a similar development pattern to limit effects within the area.

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

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

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

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

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

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

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0096

DESCRIPTION: Request from Patrick Baker to rezone 705-707 W 12th Street from R-MHP to R-6.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. No comments on rezoning

Building

3. No comments.

Police

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments provided.

Fire

7. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

Columbia Power

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

Public Works

9. No comments.

Columbia Water

10. No water main fronting this property main extension will be required.

Atmos Energy

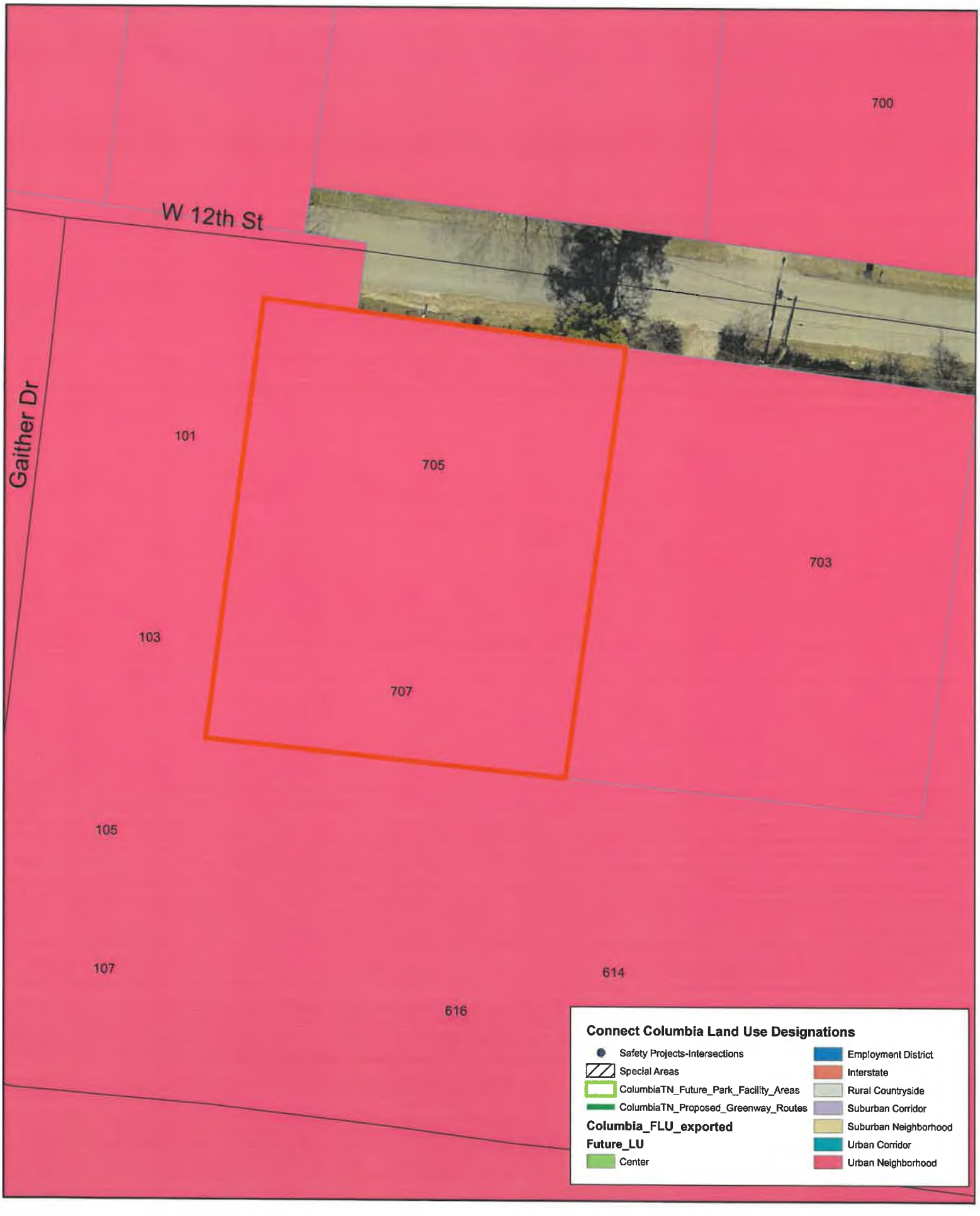
11. No comments provided.

Planning

12. no comment

ATTACHMENTS: Concept Plan

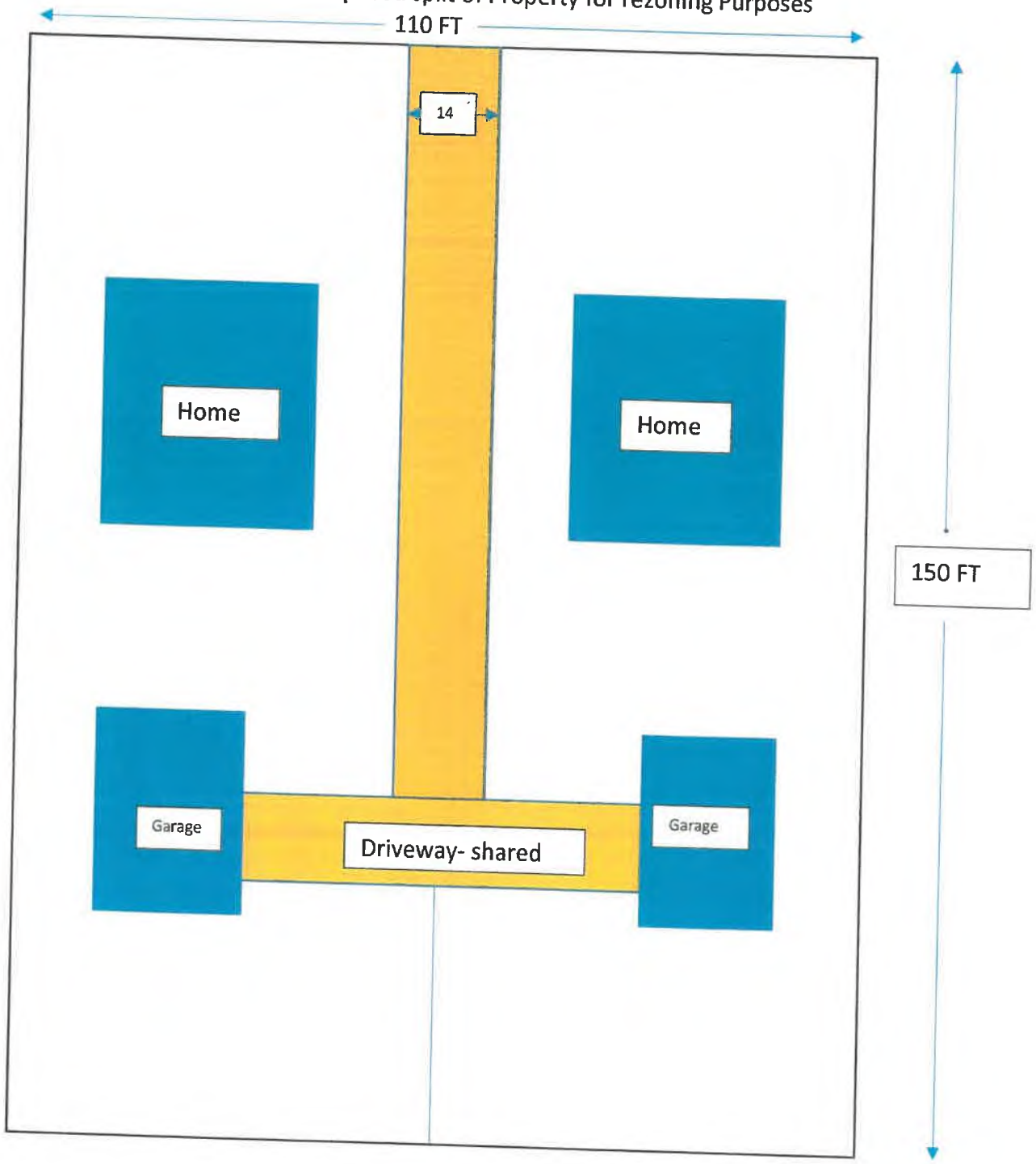
Case #21-0096
705-707 W 12th St



Case #21-0096
705-707 W 12th St



705 12Th street, Columbia TN- Proposed split of Property for rezoning Purposes



21 2096

Case Number:

21-0097

Request:

Request from Pulte Homes Tennessee Limited Partnership for Master Plan revision of Independence at Carters Station Subdivision.

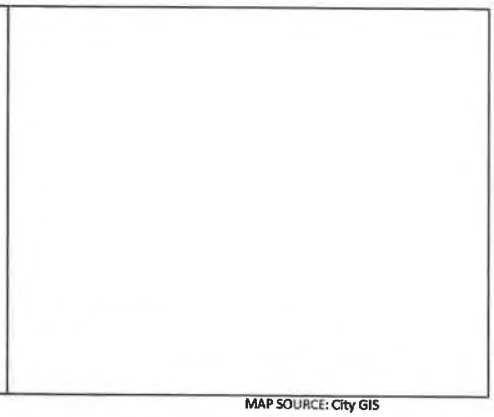
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
21-0097	**Pulte Homes Tennessee Limited Partnership**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
NA	**Hearth Hollow Road**

SUMMARY OF REQUEST:

This is a revision to the amenities area within in the Independence at Carter's Station Subdivision. The proposal will reduce the building overall size but increase the outdoor activities around the subdivision.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 PUD	**Single Family home**	**RS-10**	**Residential Homes**	**NA**

COMPATIBILITY with the COMPREHENSIVE PLAN:	**PROPERTY HISTORY:**
NA	NA

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The amenity area was approved as a part of the Planned Unit Development to service the area along with various outdoor uses. This master plan has been modified numerous times with this being the second time the amenity area has been revised.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0097

DESCRIPTION: Request from Pulte Homes for site plan revision to the Independence at Carter's Station amenities area off of Hearth Hollow Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:
RESPONSES IN RED

Wastewater

1. Wastewater approves this request.

Engineering

2. Label parking stall dimensions.

   Complete.

3. Provide 5' separation between ROW and curb.

   Complete.

Building

4. No comments.

Police

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Fire

8. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

   Fire comments will be included on the civil site plan for the building permit. Only the landscape architect's plan was submitted for the master plan revision.

9. Shall install a knox box at the club house.

   Fire comments will be included on the civil site plan for the building permit. Only the landscape architect's plan was submitted for the master plan revision.

Columbia Power

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

Public Works

11. No comments.

Columbia Water

12. Water is available. 8" PVC (C-900) on the east side of Hearth Hollow Road.

Atmos Energy

13. No comments provided.

Planning

14. Provide referenced sheet C2

    Complete.

15. Show items of change from the previous amenities area and any additional open space in trade

The original master plan showed a pool house and pool along Hearth Hollow Road. The proposed amendment now shows a pool, pool house, fire pit, and cornhole within the dedicated amenities area along Hearth Hollow. The shape of the pool was changed to allow for Olympic style swim lanes. The pictures of the original clubhouse is to be replaced with the submitted pictures showing the actual architectural design.

In addition to the amenities center, other amenity additions have taken place to supplement usable open space:

1. The approved master plan shows Songcatcher Court in the northeast corner. Those lots (formerly 172-177) have been removed and a dog park, accessed off Lively Street) will replace them (approx. 1.88 AC).
2. The approved master proposed a central park with gardens and a flag pole (between Tucker Trace and Peace Road); this will now be two separate tot lots. The tot lots will target two different age groups. This makes this central space more usable and valuable to the residents.
3. A 2,575' multi-use trail was proposed along the west side of section 6. The trail started at the amenities center and connected back at Banner road around (formerly) lot 70. This trail will be extended to connect to the cul-de-sac of Tucker Trace, approximately another 730 LF.

ATTACHMENTS: Master Plan

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0097

DESCRIPTION: Request from Pulte Homes for site plan revision to the Independence at Carter's Station amenities area off of Hearth Hollow Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. Label parking stall dimensions.
3. Provide 5' separation between ROW and curb.

Building

4. No comments.

Police

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided.

Fire

8. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

9. Shall install a knox box at the club house.

Columbia Power

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

Public Works

11. No comments.

Columbia Water

12. Water is available. 8" PVC (C-900) on the east side of Hearth Hollow Road.

Atmos Energy

13. No comments provided.

Planning

14. Provide referenced sheet C2
15. Show items of change from the previous amenities area and any additional open space in trade

ATTACHMENTS: Master Plan

Carter's Station Amenities



April 19, 2021

1:4,000

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

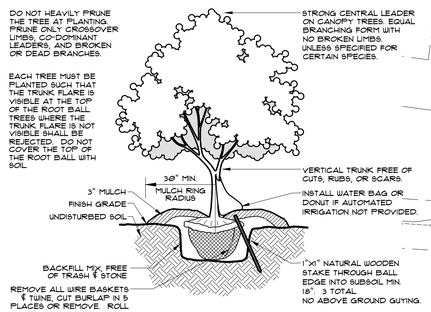


Amenities For
Independence at Carter's Station

CARTER'S STATION
REDISCOVERED

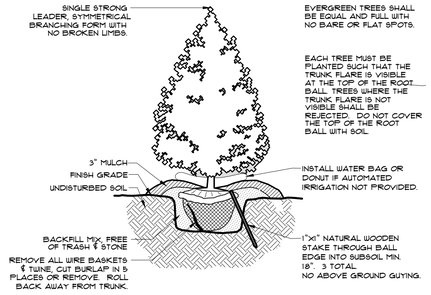


Note: Landscaping is only representative only. See Sheet C1 for Clubhouse & Open Space Planting Plan



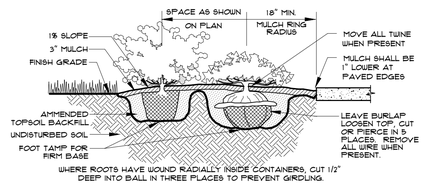
PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

DECIDUOUS TREE PLANTING DETAIL



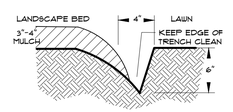
24" RADIUS MULCH RING ON ALL PROPOSED TREES
PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL



PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

SHRUB PLANTING DETAIL



MULCH BED EDGE



Layout & Planting Plan

30 20 10 0 30 60

Scale: 1" = 30'-0"

811 CALL BEFORE YOU DIG

NORTH

Date: 02-27-2020

Revisions:
09-01-2020
09-25-2020
11-23-2020
01-29-2021
05-17-2021

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
		TREES				
AB	6	Acer buergerianum/ Trident Maple	9'–10'	4'–5'	3 Cane	1.5" Each, Specimin
BN	3	Betula nigra/ River Birch	9'–10'	4'–5'	3 Cane	1.5" Each
CC	9	Cercis canadensis/ Redbud	7' Min.	2'–3'	1.5"	
CF	3	Cornus florida/ Flowering Dogwood	7' Min.	2'–3'	1.5"	
JV	9	Juniperus virginiana/ Eastern Red Cedar	7' Min.	2'–3'	FTB	
KP	5	Koelreuteria paniculata/ Golden Rain Tree	7' Min.	4'–5'	1.5"	
LI	4	Lagerstroemia fauriei 'Fantasy'/ Fantasy Myrtle	7' Min.	4'–5'	3 Cane	1" Each, Specimin
LT	6	Liriodendron tulipifera/ Tulip Poplar	14'–16'	6'–7'	3"	Symmetrical, Strong Leader
MG	9	Magnolia grandiflora/ Southern Magnolia	7' Min.	2'–3'	FTB	Symmetrical
NS	3	Nyssa sylvatica/ Black Gum	10'–12'	4'–5'	2"	Natural Form, Symmetrical
PO	4	Platanus occidentalis/ American Sycamore	10'–12'	4'–5'	2"	Natural Form, Symmetrical
QS	3	Quercus shumardii/ Shumard Oak	10'–12'	4'–5'	2"	Natural Form, Symmetrical
SB	1	Salix babylonica/ Weeping Willow	10'–12'	4'–5'	2"	Natural Form, Symmetrical
TA	6	Thuja occidentalis 'Green Giant'/ Green Giant Arborvitae	7' Min.	2'–3'	FTB	
		SHRUBS				
AG	6	Abelia grandiflora 'Rose Creek'/ Rose Creek Abelia	12"	15"	FTB	
BP	32	Berberis thunbergii 'Pygruzam'/ Dwarf Red Barberry	12"	15"	FTB	
IH	23	Ilex crenata 'Helleri'/ Helleri Holly	18"	18"	FTB	
JA	18	Juniperus horizontalis 'Plumosa Compacta' / Andorra Juniper	6"	18"	FTB	
SJ	6	Spiraea x bumalda 'Goldflame'/ Goldflame Spirea	18"	18"	FTB	Or Equal
TO	4	Thuja occidentalis 'Emerald Green'/ Emerald Green Arborvitae	5'	18"	FTB	
		GROUNDCOVER				
LM	100	Liriope muscari/ Lirope Monkeygrass	1 Gallon, divide out bibs. Install 18" O.C. in triangular pattern.			
		TURF				
SOD		Rebel II Fine Bladed Fescue 12,500 sf	Install where shown, tight joints, flush.			
		MISCELLANEOUS	REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			

NOTES
FTB = Full To Bottom

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

TOPSOIL NOTE
All mulched planting beds to recieve 50% mix of Holy Cow, or equal, topsoil additive to existing soil. Blended completely. No stone over 1/2" diam, concrete spill, or waste in planting beds.

Independence at Carter's Station

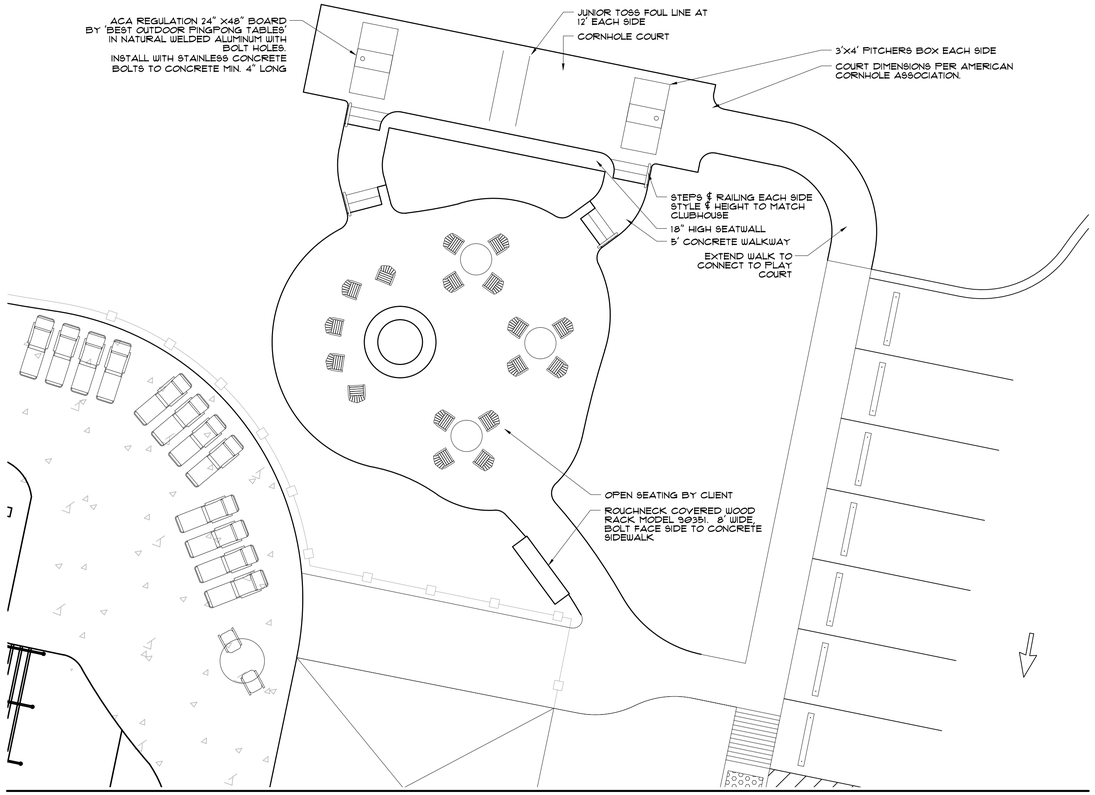
Clubhouse & Open Space
Maury County, Columbia, Tennessee

ROBERT BRIAN WRAY REGISTERED LANDSCAPE ARCHITECT AGRICULTURE SUMMERS TENNESSEE NO. 581

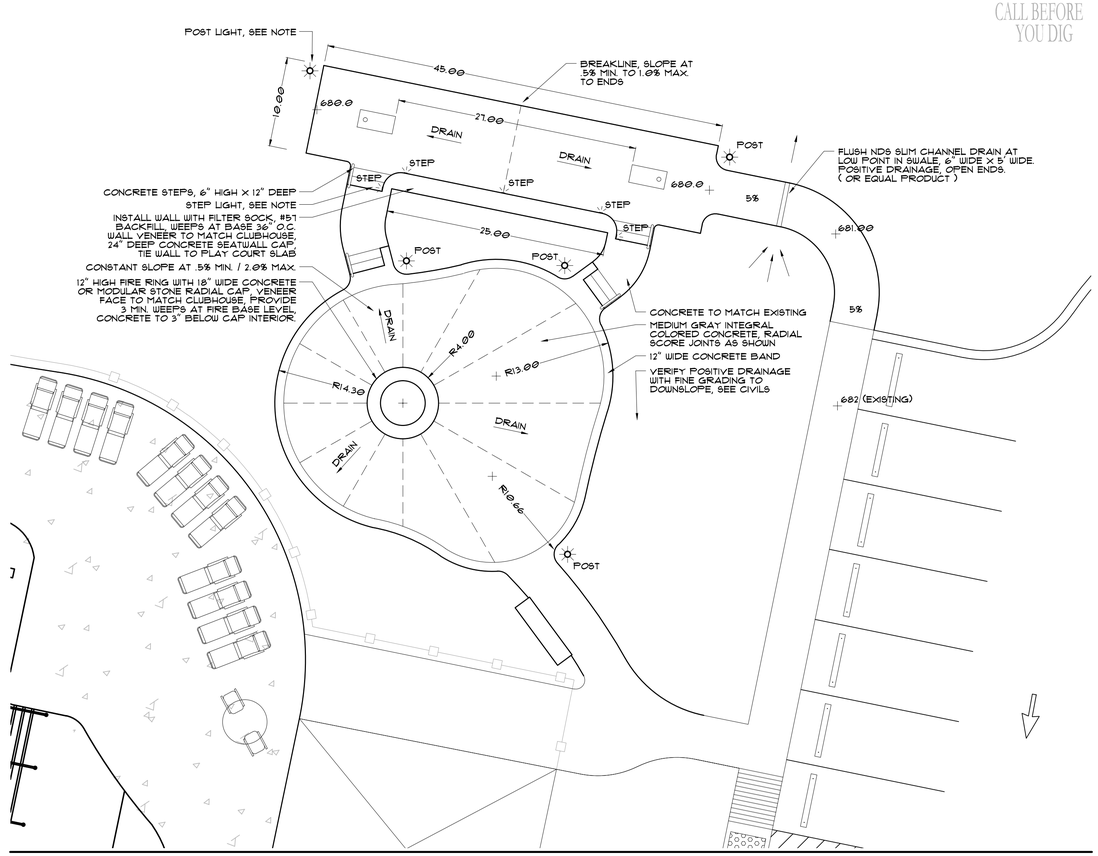
20104

Sheet:
C1.0
1 of 2

landscapearchitect-tn.com
615-333-4636
cumberlandesign@bellsouth.net
Nashville, TN
© 2019 - Cumberland Landesign Inc.
Solar Powered



Layout Plan



Detail Plan

8 4 2 0 10 20

Scale: 1" = 8'-0"

811 CALL BEFORE YOU DIG

NORTH

Date: 02-27-2020

Revisions:
03-20-2020
09-01-2020
09-25-2020
11-23-2020
01-29-2021

Independence at Carter's Station

Clubhouse Patio Area

Maury County, Columbia, Tennessee

GENERAL NOTES

REFERENCE CIVIL PLAN SPECIFICATIONS FOR:
CONCRETE TYPE, COLOR, FINISH, AND REINFORCEMENT.
GRADING, EROSION CONTROL, SEEDING, & STABILIZATION.
JOBSITE SAFETY REQUIREMENTS, SHORING, BRACING, & BARRIERS.
MINIMUM FINISHED PRODUCT PERFORMANCE STANDARDS.

LIGHT NOTE

POST LIGHT
CONRAD 4"X4"X 36" TALL 12V LED BOLLARD BY DAUER LAMPEN LIGHTING IN FLAT BLACK COLOR.
5 TOTAL

STEP LIGHT
CATALINA 3"X5.5" 12V LED STEP LIGHT BY DAUER LAMPEN LIGHTING IN FLAT BLACK COLOR.
5 TOTAL

COORDINATE LOW VOLTAGE TRANSFORMER LOCATION MOUNTING AT CLUBHOUSE WITH HARD WIRED CONNECTION OR DEDICATED PLUG WITH PROJECT ELECTRICAL CONTRACTOR. RUN LOW VOLTAGE WIRE ALONG BUILT EDGES AND WITHIN SLEEVES AT SOLID CROSSINGS. CLIENT SHALL DECIDE TRANSFORMER FEATURES SUCH AS TIMERS, PHOTO CELLS, & REMOTE CONTROL.

INSTALL PER MANUFACTURERS SPECIFICATIONS AND TO MINIMUM ADOPTED ELECTRICAL CODE.

ROBERT BRIAN WRAY REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 1511

20104

Sheet:

C2.0

2 of 2

landscapearchitect-tn.com
cumberlandesign@bellsouth.net
615-333-4636
Nashville, TN
Solar Powered
© 2019 - Cumberland Landesign Inc.

Case Number:

21-0098

Request:

Request from Curt Harakas to annex with a plan of services property along Hampshire Pike being Tax Map 89P Group A Parcel 39.00 with a zoning of RS-10 Low Density Residential.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0098

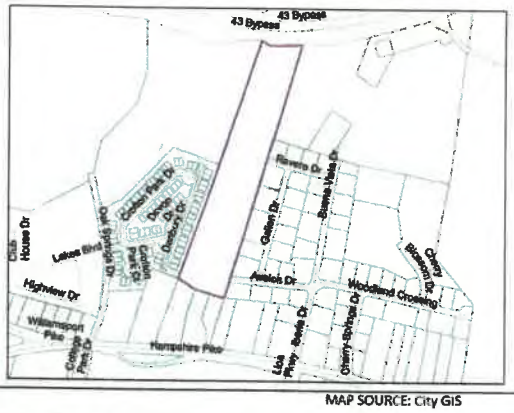
APPLICANT/PROPERTY OWNER
Curt Harakas

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
1316 Hampshire Pike

SUMMARY OF REQUEST:

This is a proposal to annex with a zoning of RS-10 for approximately 16 acres behind 1916 Hampshire Pike. The plan of services would cover approximately 43 lots adjacent to Ladue Manor Subdivision.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
A-2	**Vacant**	**R-10 \ RM-1**	**Residential**	**15.64 Acres**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Neighborhood The future land use characterized for the subject property allows for low and medium density residential districts.

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area that received favorable commission recommendation for annexation (2/12/20) but was removed by the applicant at final reading of council.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The property is within the Suburban Neighborhood district which allows for the requested RS-10 zoning designation. This area currently has attached housing, multi-family, and single family creating a mixture of housing opportunities.

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

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS
Staff's review of Section 3.19.6 in relation to this request finds the following:

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

The Comprehensive Plan designation for this property is Suburban Neighborhood which does support the RS-10 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

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

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

   The use would be similar in residential pattern thus to limit effects within the area.

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

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

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

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

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

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

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0098

DESCRIPTION: Request from Curt Harakas to annex with Plan of Services TM 89P Group A Parcel 39 and rezone to RS-10. Concept plan reflects the aforementioned property along with TM 89P Group A Parcel 15.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. There is a small pump station with the pump capacity of 200 GPM on the old YMCA property and an 8" gravity line along the Hampshire Pike. The Wastewater Treatment Plant has available capacity to handle the sewage from this property. Any extension of the sanitary sewer beyond the existing infrastructure would be initiated by and paid for by the property owner. It must be advanced in accordance with local, state and federal rules, regulations and policies. 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 have been submitted at this time for the Wastewater Department to review.

Engineering

2. No comments on annexation and rezoning.
3. Turnaround shall be a culdesac at the end of the proposed roadway.

Public Works

4. Please see attached Plan of Services from Public Works.

Police

5. No comments provided.

Maury County E911

6. No comments provided.

Maury County Schools

7. No comments provided

Building

8. No comment.

Fire

9. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

Columbia Power

10. Columbia Power System has an existing power line near your proposed residential development located at 1316 Hampshire Pike. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

11. Water is available - 6" PVC on Revere Drive. 6" PVC on Avalon Drive. 8" DI on North side of Hampshire Pike. 12" DI and 16" DI on West side and North side of development.

Atmos Energy

12. No comments provided.

Planning

13. Verified that parcel 15.00 is not a part of this request
14. for preliminary plat lot frontage will need to be the full 75' wide.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION
Norman PROPERTY
+/-15 ACRES,
BEING
TAX MAP 89 PARCEL 39.00

A. Water

1. Water is available - 6" PVC on Revere Drive. 6" PVC on Avalon Drive. 8" DI on North side of Hampshire Pike. 12" DI and 16" DI on West side and North side of development.

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by and paid by the property owner, and must comply with existing regulations. It must be advanced in accordance with local, state and federal rules, regulations, and policies. 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 have been submitted at this time for the Wastewater Department to review.

2. There is a small pump station with the pump capacity of 200 GPM on the old YMCA property and an 8" gravity line along the Hampshire Pike. The Wastewater Treatment Plant has available capacity to handle the sewage from this property.

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

No Fire and Rescue Plan of Services received.

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 RS-10 (Single-Family Low Density Residential) 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

Columbia Power System has an existing power line near the proposed development located at 1316 Hampshire Pike. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

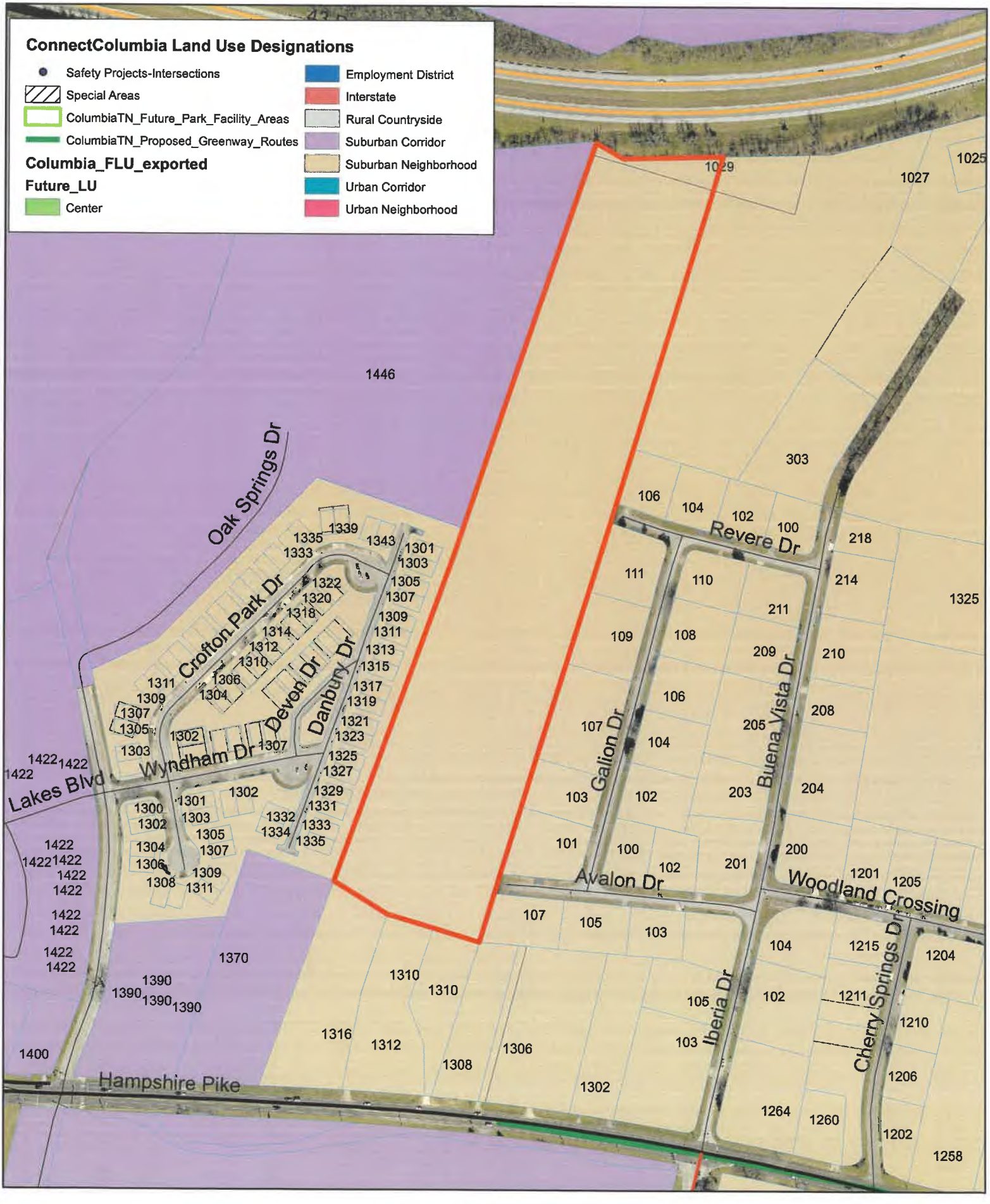
J. Schools

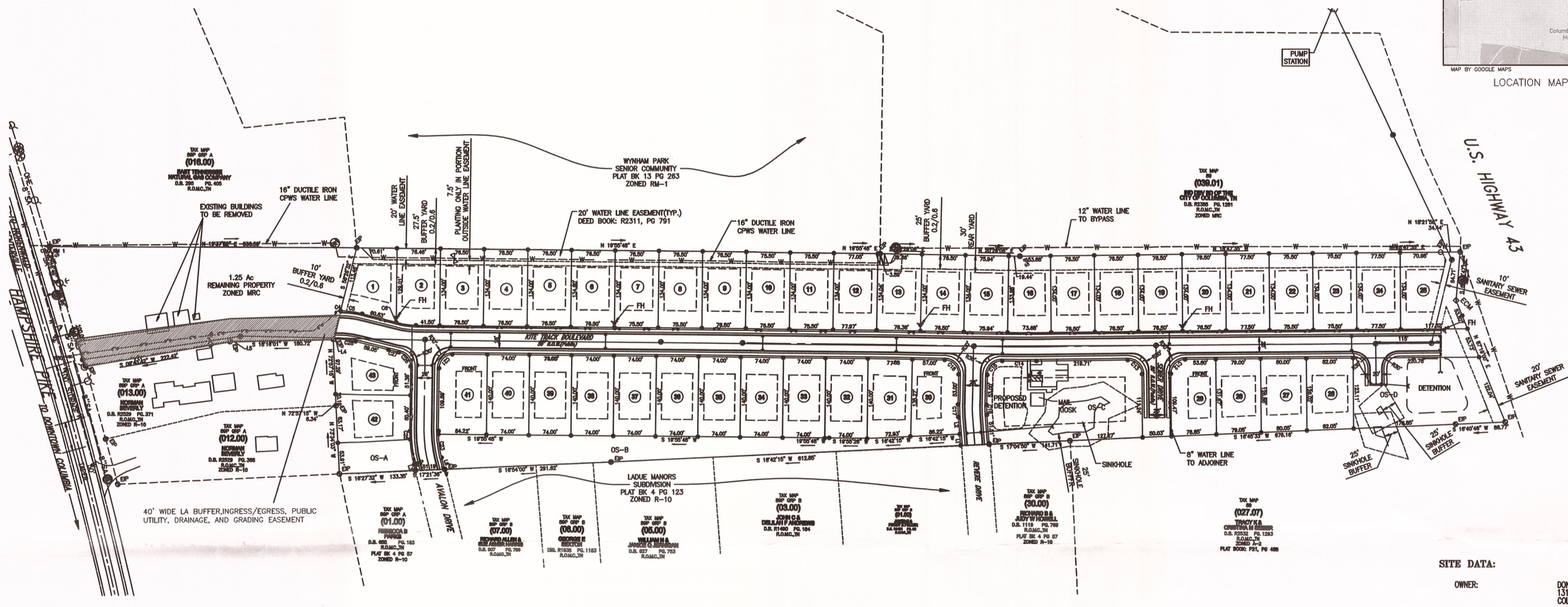
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0098
Hampshire Pike
TM 89 Parcel 39



Case #21-0098
Hampshire Pike
TM 89 Parcel 39




HAMPSHIRE PIKE TO DOWNTOWN COLUMBIA
WYNHAM PARK SENIOR COMMUNITY PLAT BK 13 PG 263 ZONED RM-1
LADUE MANORS SUBDIVISION PLAT BK 4 PG 123 ZONED R-10
U.S. HIGHWAY 43
PUMP STATION
EXISTING BUILDINGS TO BE REMOVED
1.25 Ac REMAINING PROPERTY ZONED MRC
16" DUCTILE IRON CPWS WATER LINE
20' WATER LINE EASEMENT(TYP.) DEED BOOK: R2311, PG 791
12" WATER LINE TO BYPASS
6" WATER LINE TO ADJOINER
10' BUFFER YARD 0.2/0.8
20' WATER LINE EASEMENT
25' BUFFER YARD 0.2/0.8
30' REAR YARD
7.5' PLANTING ONLY IN PORTION OUTSIDE WATER LINE EASEMENT
10' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
KITE TRACK BOULEVARD
PROPOSED DETENTION
MAIL KIOSK
OS-A
OS-B
OS-C
OS-D
DETENTION
SINKHOLE
25' SINKHOLE BUFFER
40' WIDE LA BUFFER,INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE, AND GRADING EASEMENT
TAX MAP 89P GRP A (016.00) EAST TENNESSEE NATURAL GAS COMPANY D.B. 260 PG. 455 R.O.M.C.,TN
TAX MAP 89 (039.01) RD DEV BLOCK 7TH CITY OF COLUMBIA, TN D.B. R2395 PG. 1291 R.O.M.C.,TN ZONED MRC
TAX MAP 89P GRP A (013.00) NORMAN DONALD D.B. R2939 PG. 371 R.O.M.C.,TN ZONED R-10
TAX MAP 89P GRP A (012.00) NORMAN DONALD D.B. R2939 PG. 369 R.O.M.C.,TN ZONED R-10
TAX MAP 89P GRP A (01.00) REBECCA B EVANS D.B. 665 PG. 183 R.O.M.C.,TN PLAT BK 4 PG 57 ZONED R-10
TAX MAP 89P GRP B (07.00) BROWN ALANA & GEE ALEXANDRIA D.B. 807 PG. 709 R.O.M.C.,TN
TAX MAP 89P GRP B (08.00) THOMPSON M SHERON DEL. R1930 PG. 1163 R.O.M.C.,TN
TAX MAP 89P GRP B (05.00) WILLIAMS A. JAMES JR & WILLIAMSON D.B. 627 PG. 793 R.O.M.C.,TN
TAX MAP 89P GRP B (04.00) JOHN C.& DELILAH P ANDERSON D.B. R1460 PG. 184 R.O.M.C.,TN
TAX MAP 89P GRP B (01.00) RICHARD D.& JUDY MITCHELL D.B. 1115 PG. 769 R.O.M.C.,TN PLAT BK 4 PG 57 ZONED R-10
TAX MAP 89 (027.07) TRACY K.& CHRISTINA M BRUMMER D.B. R2532 PG. 1283 R.O.M.C.,TN ZONED A-2 PLAT BOOK P91, PG 486
S 16°27'32" W 133.35'
S 16°54'00" W 291.62'
S 16°42'15" W 612.85'
S 17°04'50" W 141.71'
S 16°40'46" W 86.77'
S 16°45'33" W 676.16'
N 18°21'32" E 30.40'
N 19°55'48" E 553.68'
S 16°18'01" W 180.72'
N 72°57'15" W 6.34'
N 72°57'15" W 53.17'
S 16°18'01" W 53.17'
S 16°18'01" W 53.17'
S 16°18'01

Case Number:

21-0099

Request:

Request from Starling Davis to annex with a plan of services property off Theta Pike being Tax Map 75 Parcel 1.03 with a zoning of RS-10.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0099

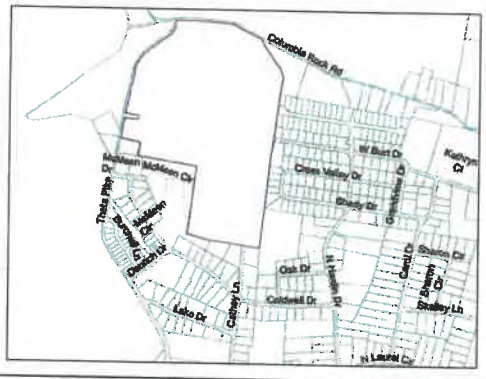
APPLICANT/PROPERTY OWNER
Starling Davis

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
Theta Pike and Rock Product Road

SUMMARY OF REQUEST:

This annexation request is for 92 acres on the corner of Theta Pike and Rock Product Road. The property touches the current city limits on two sides with multiple residential zoning districts. The concept plan for this request shows approximately 179 lots with a zoning of RS-10.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
A-2	Vacant	R-10 \ RM-1\ R-20	Residential	92.4 Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Neighborhood The future land use characterized for the subject property allows for low and medium density residential districts.

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

The property is within the Suburban Neighborhood district which allows for the requested RS-10 zoning designation. This area currently has attached housing, multi-family, and single family with several existing stub roads into this property allowing for connectivity and natural continuance of similar development.

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

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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

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

The Comprehensive Plan designation for this property is Suburban Neighborhood which does support the RS-10 designation zoning request thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

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

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

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

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

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

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

   The use would be similar in residential pattern thus to limit effects within the area.

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

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

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

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

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

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

TTL
330 North 2nd Street
Clarksville, TN 37040
931.647.6959
www.TTLUSA.com

May 17, 2021

Melissa Sanders
City of Columbia Development Services
700 N Garden St
Columbia, TN 38401
931-560-1560

Re: Item No. 21-0099
Starling Davis Annexation and Rezone
Technical Review Comments

Ms. Sanders,

We received the technical review comments from the May 11th, 2021 technical meeting and addressed the concerns accordingly. This letter outlines the corrections and/or understanding of the noted items.

1. Wastewater comments are understood. Design plans to be provided at a later time.

2-5.
- Electronic plans were updated with hard copies mailed to Planning Department.
- Traffic Impact Study (TIS) and downstream stormwater corrective issues are understood.

6. Public Works plan of service regarding garbage collection, streets & drainage, and signage is understood
7-10. No comment provided from Building, Police, E911, or Schools
11. Fire comments regarding water flow data and working hydrants are understood
12. Columbia Power information is understood.
13. Columbia Water information is understood. Plans to be provided at a later time
14-15. No comment provided from Atmos Energy or Planning

Please let me know if you have any questions.

Thank you,

Houston Smith, PE
TTL, Inc

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0099

DESCRIPTION: Request from Starling Davis for annexation with Plan of Services of TM 75 Parcel 1.03 off Theta Pike and Rock Products Rd with a zoning of RS-10.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. There is an 8" gravity sewer line on the SE corner of the property. The Wastewater Treatment Plant has available capacity to handle the sewage from this property. Any extension of the sanitary sewer beyond the existing infrastructure would be initiated by and paid for by the property owner. It must be advanced in accordance with local, state and federal rules, regulations, and policies. 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 plan have been submitted at this time for the Wastewater Department to review.

Engineering

2. No comments on annexation and rezoning
3. Electronic plan and paper sets do not match.
4. TIS required at Preliminary Plat
5. Known downstream stormwater issues will require additional on-site detention with construction plans

Public Works

6. Please see attached Plan of Services from Public Works.

Building

7. No Comments.

Police

8. No comments provided.

Maury County E911

9. No comments provided.

Maury County Schools

10. No comments provided.

Fire

11. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

Columbia Power

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

Columbia Water

13. Water does not front property on Theta Pike and Columbia Rock Road. On East side of Theta Pike a 6" PVC main stops at 482 - Can be extended. Also 6" PVC at end of West Burt Drive. Also 6" PVC (c-900) at end of Davis Valley Drive.

Atmos Energy

14. No comments provided.

Planning

15. No comment

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION
Starling Davis PROPERTY
+/-92 ACRES,
BEING
TAX MAP 75 PARCEL 01.03

A. Water

1. Water does not front property on Theta Pike and Columbia Rock Road. On East side of Theta Pike a 6" PVC main stops at 482 - Can be extended. Also 6" PVC at end of West Burt Drive. Also 6" PVC (c-900) at end of Davis Valley Drive.

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by and paid by the property owner, and must comply with existing regulations. It must be advanced in accordance with local, state and federal rules, regulations, and policies. 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 have been submitted at this time for the Wastewater Department to review.

2. There is an 8" gravity sewer line on the SE corner of the property. The Wastewater Treatment Plant has available capacity to handle the sewage from this property.

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

No Fire and Rescue Plan of Services received.

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 RS-10 (Single-Family Low Density Residential) 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 and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

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

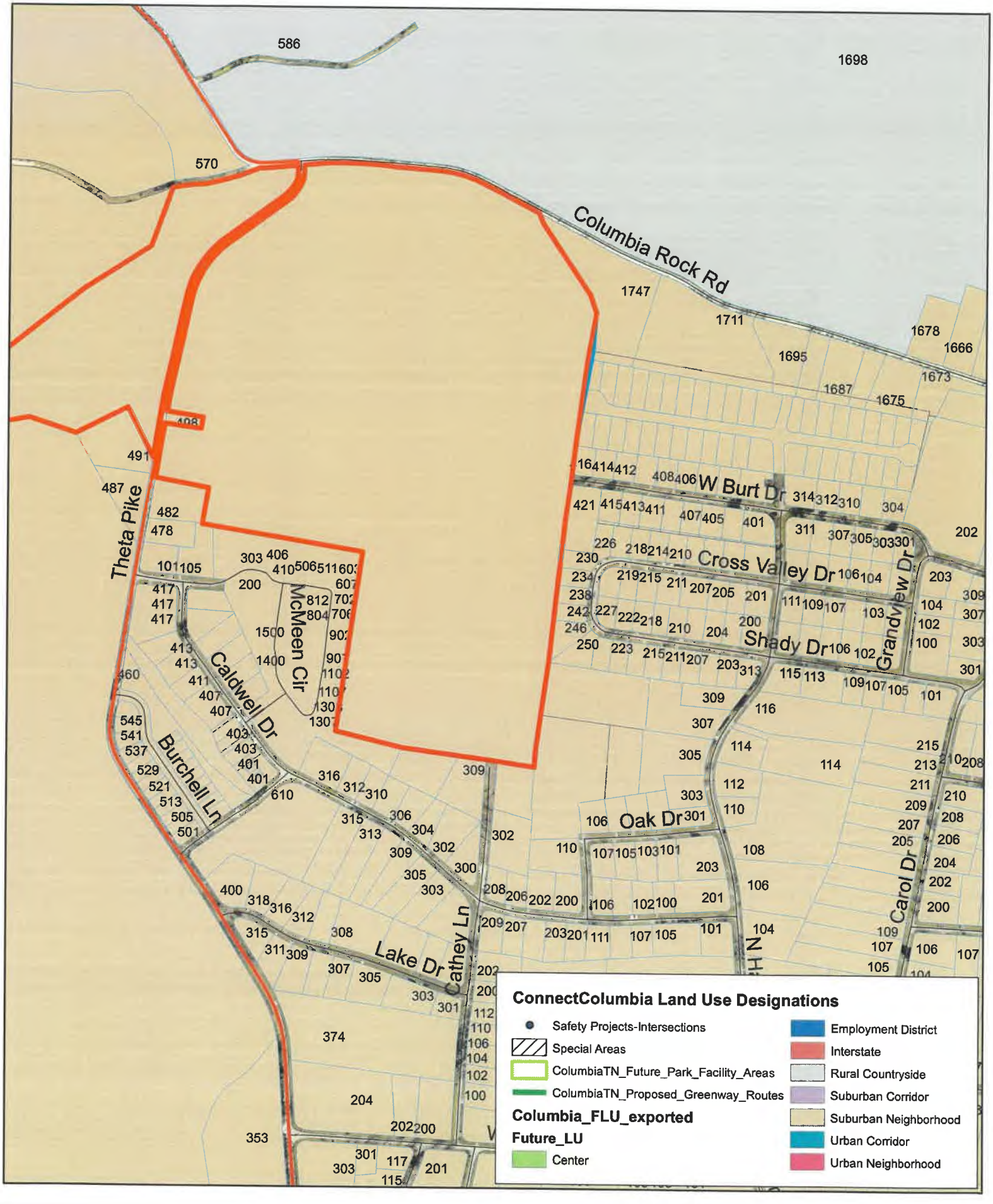
J. Schools

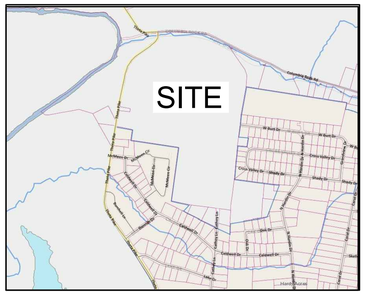
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0099
Theta Pike
TM 75 Parcel 1.03



Case #21-0099
Theta Pike
TM 75 Parcel 1.03





VICINITY MAP
(NOT TO SCALE)

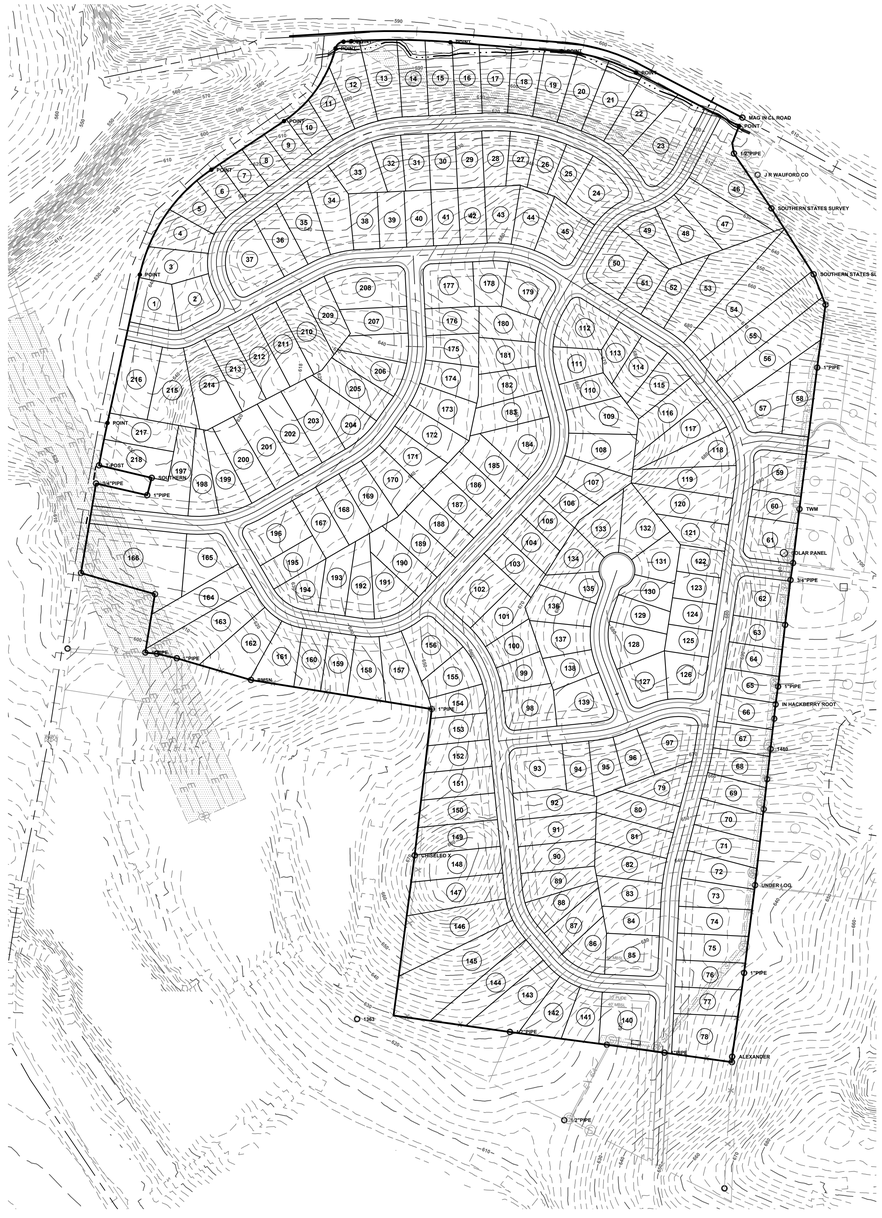
GENERAL INFORMATION:

OWNER/DEVELOPER
DAVIS STARLING P LEGACY TRUST ETAL
C/O STARLING DAVIS CLARK TRUSTEE
32 WASHINGTON PARK
NASHVILLE, TN 37025

TAX MAP NO. 75 PARCEL NO. 1.03
PROPOSED ZONING: RS-10
CIVIL DISTRICT: 9TH
DEED REF. # R2366, PG 170
TOTAL (SITE) ACREAGE: +\- 92.44 AC
TOTAL LOTS: 218

SITE LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- ROADWAY CENTERLINE
- MBSL
- 500 — EXISTING CONTOUR LINE
- G — GIS — GAS LINE
- W — GIS — WATERLINE
- EX SA — EXISTING SANITARY SEWER LINE
- EDGE OF PAVEMENT
- PROPOSED CURB
- 500 — PROPOSED CONTOUR LINE
- 8"SA → PROPOSED SANITARY SEWER LINE
- SA — SA — PROPOSED SEWER SERVICE
- 6"W — PROPOSED WATER LINE
- W — W — PROPOSED WATER SERVICE
- IRON PIN
- UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GV GAS VALVE
- PROPOSED BUILDING
- PROPOSED HANDICAP PARKING
- PROPOSED HANDICAP PARKING AISLE/ NO PARKING AREA



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

GRAPHIC SCALE 1"=200'

0 200 400 600

LOT TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
1	14797.72	0.340
2	14143.65	0.325
3	15263.12	0.350
4	13308.29	0.306
5	11486.81	0.264
6	10022.85	0.230
7	9732.46	0.223
8	9535.01	0.219
9	9337.85	0.214
10	9643.65	0.221
11	12528.60	0.288
12	19597.27	0.450
13	19228.58	0.441
14	16281.21	0.374
15	15448.40	0.355
16	14768.59	0.339
17	15196.90	0.349
18	15069.20	0.346
19	15873.06	0.364
20	16595.31	0.381
21	17983.21	0.413
22	19628.28	0.451
23	28173.84	0.647
24	18230.05	0.419
25	10502.55	0.241
26	10464.49	0.240
27	10450.56	0.240
28	10893.95	0.250
29	11774.40	0.270
30	11774.40	0.270
31	11519.41	0.264
32	10216.01	0.235
33	15032.14	0.345
34	19308.87	0.443
35	17453.26	0.401
36	14052.42	0.323
37	21904.54	0.503
38	12076.50	0.277
39	11774.40	0.270
40	11774.40	0.270
41	11774.40	0.270
42	11774.40	0.270
43	13382.74	0.307
44	13630.98	0.313
45	18080.34	0.415
46	30436.86	0.699
47	23421.87	0.538
48	17039.50	0.391
49	13885.65	0.319
50	19205.50	0.441

LOT TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
51	11586.43	0.266
52	14744.66	0.338
53	31840.62	0.731
54	42425.51	0.974
55	29289.05	0.672
56	28575.13	0.656
57	18581.81	0.427
58	18025.40	0.414
59	16109.98	0.370
60	10549.00	0.242
61	16030.27	0.368
62	16726.31	0.384
63	11157.11	0.256
64	11371.61	0.261
65	11556.13	0.265
66	11694.04	0.268
67	11905.91	0.273
68	12991.19	0.298
69	13049.94	0.300
70	13857.14	0.318
71	14664.34	0.337
72	14066.54	0.323
73	14112.58	0.324
74	15153.11	0.348
75	14721.45	0.338
76	14271.75	0.328
77	13756.17	0.316
78	21020.95	0.483
79	12522.26	0.287
80	16567.23	0.380
81	16387.65	0.376
82	16041.91	0.368
83	13690.76	0.314
84	11711.23	0.269
85	16828.33	0.386
86	11396.18	0.262
87	12989.95	0.298
88	12287.77	0.282
89	13114.53	0.301
90	15918.13	0.365
91	16656.73	0.382
92	15625.98	0.359
93	18762.88	0.431
94	10756.78	0.247
95	11913.70	0.274
96	10902.70	0.250
97	19576.48	0.449
98	16389.45	0.376
99	10734.55	0.246
100	11068.05	0.254

LOT TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
101	14291.55	0.328
102	20971.25	0.481
103	12963.26	0.298
104	11847.02	0.272
105	10730.78	0.246
106	10949.59	0.251
107	15578.87	0.358
108	17338.68	0.398
109	16326.40	0.375
110	10870.72	0.250
111	11547.40	0.265
112	18037.87	0.414
113	10071.26	0.231
114	12873.96	0.296
115	13777.43	0.316
116	16724.42	0.384
117	17724.37	0.407
118	15436.36	0.354
119	18677.87	0.429
120	18489.88	0.424
121	12413.29	0.285
122	9375.00	0.215
123	9375.00	0.215
124	9375.00	0.215
125	9375.00	0.215
126	13814.52	0.317
127	15305.00	0.351
128	14340.43	0.329
129	11278.79	0.259
130	9615.28	0.221
131	12335.43	0.283
132	17237.40	0.396
133	14251.02	0.327
134	11731.90	0.269
135	9910.70	0.228
136	15382.98	0.353
137	13042.85	0.299
138	10962.91	0.252
139	17952.93	0.412
140	23035.56	0.529
141	12407.37	0.285
142	15159.12	0.348
143	22043.39	0.506
144	23806.40	0.547
145	43578.79	1.000
146	33892.10	0.778
147	21987.31	0.505
148	18657.66	0.428
149	17377.66	0.399
150	16139.31	0.371

LOT TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
151	14900.96	0.342
152	13662.61	0.314
153	12424.27	0.285
154	10649.00	0.244
155	13139.60	0.302
156	16682.23	0.383
157	19133.93	0.439
158	15059.24	0.346
159	12633.97	0.290
160	12595.72	0.289
161	15899.09	0.365
162	20710.44	0.475
163	28002.79	0.643
164	23367.20	0.536
165	17274.35	0.397
166	47988.86	1.102
167	14054.59	0.323
168	14038.66	0.322
169	14724.11	0.338
170	15241.93	0.350
171	14590.65	0.335
172	14758.98	0.339
173	15367.81	0.353
174	13283.42	0.305
175	11974.53	0.275
176	11225.65	0.258
177	17365.87	0.399
178	10944.81	0.251
179	16241.81	0.373
180	13651.07	0.313
181	13387.74	0.307
182	13995.46	0.321
183	15353.91	0.352
184	18836.39	0.432
185	14738.37	0.338
186	14697.68	0.337
187	14697.68	0.337
188	14697.68	0.337
189	15029.61	0.345
190	15753.78	0.362
191	13275.93	0.305
192	13608.83	0.312
193	13564.14	0.311
194	11709.41	0.269
195	12694.41	0.291
196	19162.37	0.440
197	27519.49	0.632
198	13296.64	0.305
199	14687.50	0.337
200	16987.56	0.390

LOT TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
201	17588.14	0.404
202	17352.85	0.398
203	17117.57	0.393
204	15859.93	0.364
205	16084.93	0.369
206	12764.92	0.293
207	24499.61	0.562
208	23461.87	0.539
209	13853.92	0.318
210	16666.67	0.383
211	17239.62	0.396
212	17240.72	0.396
213	17241.82	0.396
214	22605.53	0.519
215	22048.04	0.506
216	22066.77	0.507
217	14782.03	0.339
218	15798.06	0.363

330 North 2nd Street
P.O. Box 949
Clarksville, TN 37041-0949
P: (931) 647-6959 • F: (931) 647-7135
visit us online: www.dbsengr.com
DBS & Associates Engineering
A TTL COMPANY
Engineers • Surveyors • Planners

STARLING PROPERTY

CONCEPT PLAN

THETA PIKE, COLUMBIA
MAURY COUNTY, TENNESSEE

NO.	ISSUED	DATE

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DRAWN BY: VES

CHECKED BY: ___

P 1.00

PROJECT NO.	P20-12-03355
PROJECT DATE	1-13-2021

P:\20-12-03355 (STARLING PROPERTY MAURY COUNTY)\PLANS\NO_DXF_DGN\STARLING PROPERTY.DWG
PLOTTED: 3/12/2021 9:04 AM

Case Number:

21-0101

Request:

Request from Kyle Kramer for preliminary plat approval Idlewild Farms Subdivision off Chickasaw Trail being Tax Map 89 Parcels 23.01 and 23.03.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0101

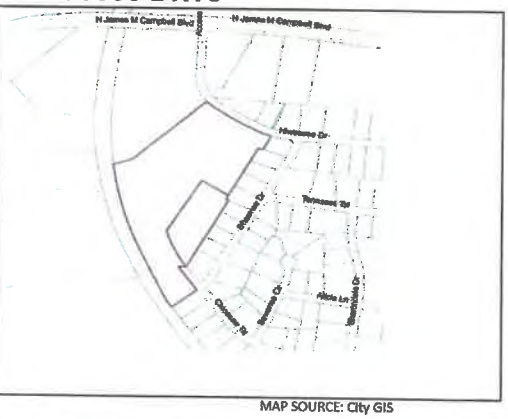
APPLICANT/PROPERTY OWNER
Kyle Kramer

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
Hiwassee Drive

SUMMARY OF REQUEST:

This preliminary plat is for and extension of Chickasaw Trail in the Idlewild Subdivision. The property is 14 acres zoned R-20 with the plat showing 16 residential lots and two stormwater areas.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-20	**Vacant**	**R-20 \ IR**	**Residential**	**14.6 Acres**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Suburban Neighborhood The future land use characterized for the subject property allows for low and medium density residential districts.

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area. A rezoning request for townhomes was denied in past applications.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

Subject to technical comments the request is complying with city standards for subdividing the property.

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	

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

21-0101

WES
ENGINEERS & SURVEYORS

May 17, 2021

Paul Keltner, ACIP
Development Services Director
Columbia, Tennessee
700 N. Garden Street
Columbia, TN 38401

RE: **Idlewild Farms – Extension of Chickasaw Trail**
Revised Preliminary Plat
Responses to Staff Review Comments

Dear Paul:

On behalf of K2L Group, LLC, the owner for this Proposed Residential Development, **WES Engineers & Surveyors** would like to present this document as well as the attached information for the Columbia Planning Commission for resubmittal regarding the proposed project on Chickasaw Trail. I have taken an opportunity to address your comments below in GREEN as well as on the attached Preliminary Plat submittal.

Engineering

1. Subject to construction plans
2. Make Chickasaw Trail through, and Shawnee Drive stop conditions. Pave and restripe the intersection.
   Proposed intersection is revised per staff comment and will be included in the construction documents.
3. Show existing and proposed utilities (location, size, and type)
   Proposed and existing size, location and type are shown.
4. Provide adequate stormwater facilities to accommodate existing stormwater ditches.
   Stormwater facilities have been updated to include a pipe crossing the new road to transfer the drainage from the existing drainage ditches into the open space / detention / etc.
5. Request 4' Grass strip
   All sidewalks were moved to follow property boundaries and accommodate a 4' minimum grass strip.

Fire

6. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.
   A fire flow letter has been obtained and provided with this submittal.

Columbia Water

7. 6" PVC on Southwest side of Hiwassee Drive. 6" PVC on West side of Shawnee Drive, and 6" PVC on Southside of Chickasaw Trail.
   Labels have been added to the preliminary plat to show the location of these utilities.

If you have any questions or comments with this resubmittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0101

DESCRIPTION: Request from Kyle Kramer for preliminary plat approval of Idlewild Farms consisting of 16 s/f lots off of Chickasaw Trail

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. Subject to construction plans
3. Make Chickasaw Trail through, and Shawnee Drive stop conditions. Pave and restripe the intersection.
4. Show existing and proposed utilities (location, size, and type)
5. Provide adequate stormwater facilities to accommodate existing stormwater ditches.
6. Request 4' Grass strip

Building

7. No comments.

Police

8. No comments provided.

Public Works

9. No comments.

Atmos Energy

10. No comments provided.

Maury County E911

11. No comments provided.

Maury County Schools

12. No comments provided.

Fire

13. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.

Columbia Power

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

Columbia Water

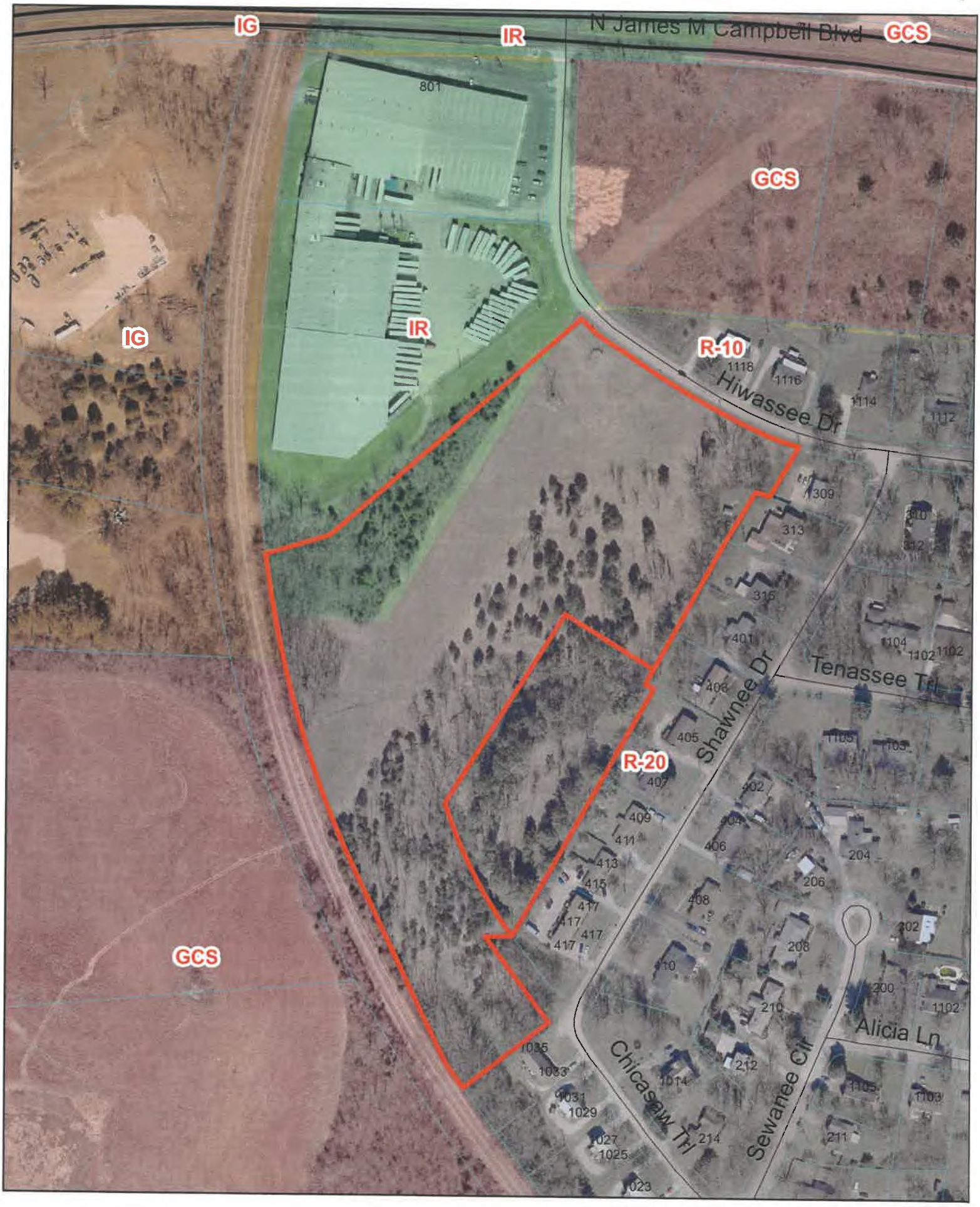
15. 6" PVC on Southwest side of Hiwassee Drive. 6" PVC on West side of Shawnee Drive, and 6" PVC on Southside of Chickasaw Trail.

Planning

16. no comment

ATTACHMENTS: Preliminary Plat

Case #21-0101
Idlewild Farms - ChickasawTrl.



PRELIMINARY PLAT

Columbia Fire & Rescue
Underground Water Plan Review for Fire Protection

* Fill all spaces. If N/A, enter word and explain why in N/A.

Date: 5/17/2021 Plan Check No: TBD Water Purveyor: CPWS
Address: Idlewild Farms
Property Type: Residential ☑ Commercial/Industrial ☐ Construction Type V ☐ or ☐ TBD
NFPA Sprinkler Type: N/A

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours *without sprinkler credit
Fire Flow: N/A gpm Duration: N/A hours *with sprinkler credit

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

a. Minimum number of hydrants: 1
b. Average spacing between hydrants: 500 ft
c. Maximum distance from frontage to hydrant: 250 ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required N/A Location: N/A

Fire Flow: N/A gpm Duration: N/A hours *without sprinkler credit
Fire Flow: N/A gpm Duration: N/A hours *with sprinkler credit

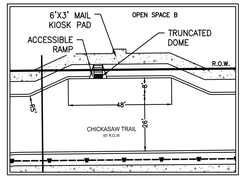
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

a. Minimum number of hydrants: N/A
b. Average spacing between hydrants: N/A ft
c. Maximum distance from frontage to hydrant: N/A ft

Plan reviewer: Stephen Chero Date: 5/17/2021

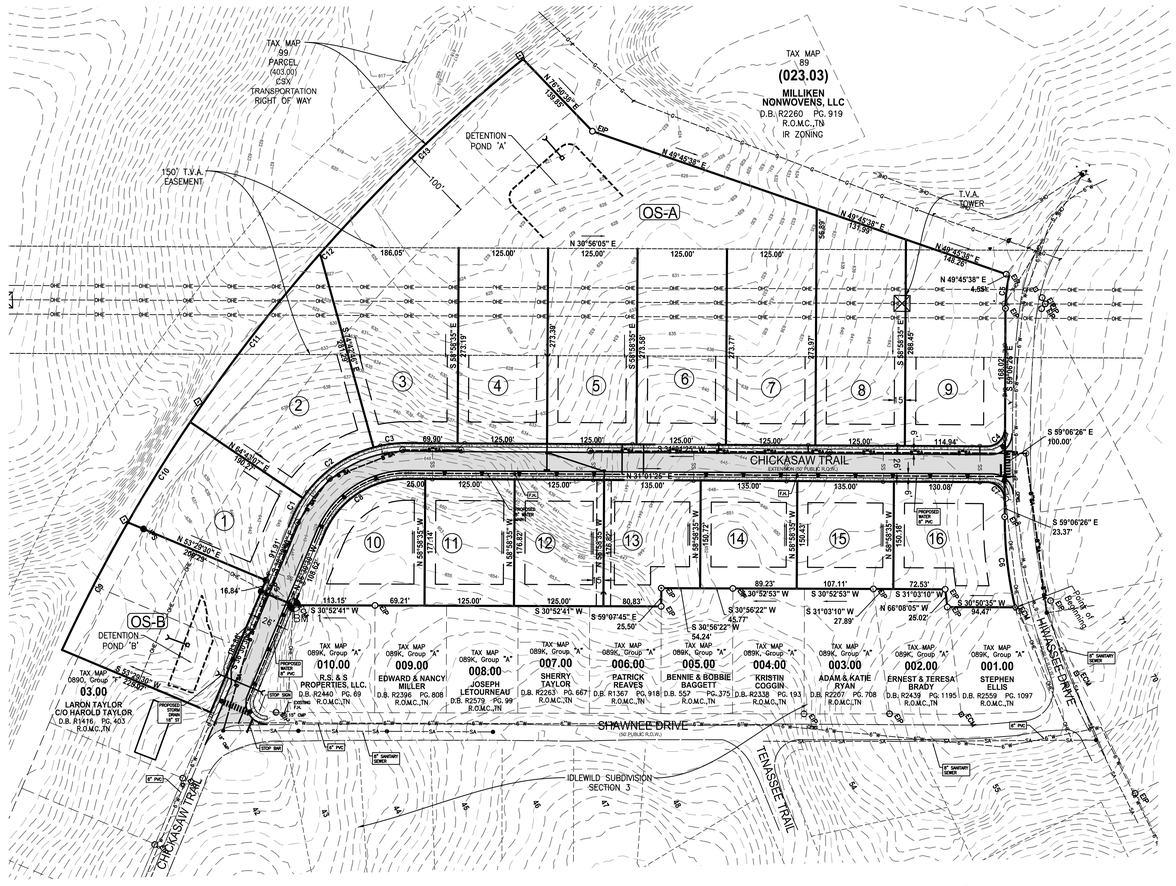
FFCU Plan Reviewer

An approval note means for fire prevention, office inspection or processes, shall be made available at site to authorized persons and not to be set.



MAIL KIOSK DETAIL
N.T.S.

LOT AREA TABLE		
LOT #	Sq. Ft.	Acre
1	28,911.1	0.66
2	44,308.1	1.02
3	61,326.4	1.41
4	63,218.1	1.45
5	34,185.0	0.78
6	49,306.7	1.13
7	44,006.7	1.01
8	38,706.7	0.89
9	36,943.7	0.85
10	24,519.9	0.56
11	22,122.4	0.51
12	22,102.5	0.51
13	22,436.7	0.51
14	20,329.3	0.47
15	20,286.2	0.47
16	25,820.7	0.59
OS-A	93,836.7	2.15
OS-B	43,728.3	1.01



BENCHMARK

BENCHMARK #1
CONC. MONUMENT
ELEV. = 645.98'
N = 471,239.77
E = 1,653,222.11

WARNING! UTILITY LINES!

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

Tennessee811
Know what's **below**
Call before you dig.

LEGEND

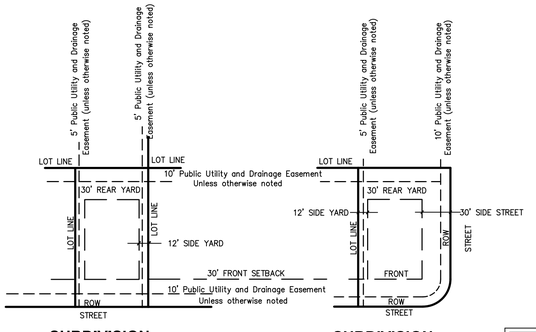
	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET	IPS	
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		
TREE LINE		
STORM STRUCTURE LABEL		(#1)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

ACTIVITY	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

OPEN SPACE NOTE:

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



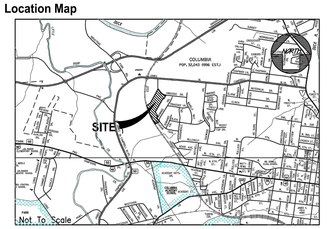
SUBDIVISION TYPICAL LOT LAYOUT

SUBDIVISION TYPICAL CORNER LOT LAYOUT

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Location Map



SITE DATA:

OWNER: K2L GROUP LLC
116 MAJESTIC LANE
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 89 PARCEL 23.01
DEED BOOK: R2664, PG 649

TAX MAP 89 PARCEL 23.02
DEED BOOK: R2664, PG 649

SUBJECT PARCEL ZONING: R-20

ACREAGE OF SITE: 14.61 ACRES
(PROPOSED 56,276.48 S.F. - 1.29 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT (MINOR)
30' REAR
12' SIDE

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 125'

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

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

PURPOSE NOTE: CONSTRUCT 1,329.90 L.F. OF ROADWAY AND PROVIDE 16 RESIDENTIAL LOTS.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.29'	175.00'	11°13'37"	N 30°53'42" W	34.24'
C2	123.91'	175.00'	40°34'07"	N 04°59'50" W	121.34'
C3	48.06'	175.00'	15°44'11"	N 23°09'20" E	47.91'
C4	39.33'	25.00'	90°07'51"	N 14°02'30" W	35.40'
C5	46.68'	206.10'	12°58'31"	S 52°37'10" E	46.58'
C6	127.61'	561.36'	13°01'30"	S 65°50'03" E	127.34'
C7	39.21'	25.00'	89°52'09"	N 75°57'30" E	35.31'
C8	147.33'	125.00'	67°31'50"	S 02°44'32" E	138.95'
C9	200.69'	2,301.59'	4°59'45"	N 31°59'47" W	200.62'
C10	165.12'	2,301.59'	4°06'38"	N 27°26'35" W	165.08'
C11	297.55'	2,301.59'	7°24'26"	N 21°41'04" W	297.34'
C12	11.57'	2,301.59'	0°17'17"	N 17°50'12" W	11.57'
C13	381.84'	2,301.59'	9°30'20"	N 12°56'24" W	381.40'

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

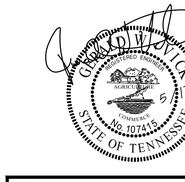
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0285E DATED APRIL 16, 2007 (ZONE "X")



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

©2021

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client
KYLE KRAMER, AIA
FUSION ARCHITECTURE
1104 WEST MAIN STREET
FRANKLIN, TN 37064

REVISIONS	DATE

IDLEWILD FARMS
HIWASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Drawn: RP
Checked: GV
Approved: GV
Date: 5/17/2021

Job. no. 17571
Scale:
Vertical: 1"=100'
Horizontal:

1 of 1

FILE: J:_WES_Engineers_Surveyors 2017\17571 - Hiwassee - Reeves\Dwg\Engineering\17571_16 LOTS Hiwassee Base.dwg

Case Number:

21-0102

Request:

Request from Crunk Engineering for preliminary plat review of Carters Station North Subdivision on Tax Map 41 Parcel 15.00.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Director, paul@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0102

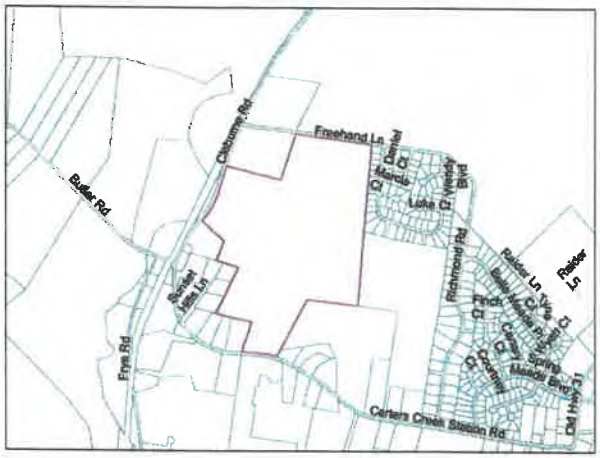
APPLICANT/PROPERTY OWNER
Kyle Kramer

PUBLIC HEARING DATE
August 12, 2021

PROPERTY ADDRESS/LOCATION
Carters Creek Station Road and Freehand Lane

SUMMARY OF REQUEST:

This plat review is for Carters Station North subdivision off Freehand Lane. The 400 lot subdivision is a mix of R-10 and R-6 zoning districts. The R-6 area will consist of approximately 341 lots with the R-10 district at 51 lots with 4 access points to city or county public roads. In addition to the plat approval a cluster request has been shown in the R-10 property. The cluster lots will be reduced to 5,000 sqft with 50' frontage and more compact yard setbacks.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6 \ R-10	**Agriculture**	**R-10 \ MCD**	**Residential**	**Acres**

COMPATIBILITY with the COMPREHENSIVE PLAN:
Rural Countyside

PROPERTY HISTORY:

The property is currently undeveloped green space and forest area.

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

Request notables:

Cluster lots in R-10 area and required lot difference of open area
Open Space areas locations
Critical Lots

The plat will need to address a few comments to be substantially compliant with city standards.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

OTHER (DESCRIBE):
Zoning Ordinance
3.19.6, 3.18.7

6.3.9 ALTERNATIVE DEVELOPMENT (CLUSTERING)

These provisions are intended to provide for variations in lot size and open space requirements within the Residential districts.

A. Planning Commission Approval Required

Alternative developments shall require Site Development Plan (Sec. 3.5) approval by the Planning Commission. In its review, the Planning Commission shall consider the following:

1. The preservation and protection of existing trees, ground cover, top soil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading of streets and building sites;
2. The provisions for surface drainage control, sewage disposal, water supply, recreation and traffic control;
3. The protection of the character, property values, privacy and other characteristics of the surrounding neighborhood;
4. Generally all public utilities, specifically including water and a central sewage collection and treatment system shall be available. Where public sewer is not available, no lot or housing site may be created which is less than 20,000 square feet in area and all septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit; and
5. The standards found in this Section.

B. Permitted Uses

1. Generally, only one-family and two-family residential uses may be permitted in an alternative development. Multifamily and manufactured homes may not be permitted in an alternative development.
2. Up to 10% of the total site may be townhouse units, however all townhouses shall be located on the interior of a site.

C. Minimum Development Size

Alternative development standards may only be used for projects of 10 or more dwelling units.

D. Permitted Net Density

The aggregate density permitted is intended to be within the range of that allowable within a Conventional Development offering no common open space. The maximum number of dwelling units permitted shall be computed as follows:

1. From the gross acreage available within the development site shall be subtracted:
   a. Any portion of the site which is within the right – of – way and/or easement for major utilities such as gas or electric transmission lines; and
   b. Any portion of the site which lies within a floodway district.
2. The area remaining after the above adjustments shall be divided by the minimum development area per dwelling unit for the base district. For developments located in more than one zoning district the density shall be computed separately for portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.

May 17, 2021

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

RE: Carter's Station North – PUD Master Plan

Below are our responses to comments received on May 13th. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Wasterwater

1. Wastewater approves this request
   Response: Noted.

Engineering

2. Subject to TIS and Construction Plans.
   Response: Noted

3. Request 4' grass strip
   Response: 4' Grass Strip has been provided.

4. Eyebrow connection not allowed. Does not meet intent, safety standards, and technical standards for roadway design.
   Response: Eyebrow has been revised to conform with city standards.

5. City requests 70' ROW along Cleburne Rd.
   Response: 70' ROW has been provided off Cleburne Road.

6. Loop roadway intersection, maximum of 70 degrees scew.
   Response: Loop intersection has been revised to be 90°.

7. Provide temporary road names (Road A, Road B,). Label as public. Denote local roadways.
   Response: Roadway names have been provided.

8. City requests 50' ROW along Freehand Ln with an additional reserve strip of 20' for future ROW
   Response: 50' ROW along Freehand Lane with an additional reserve strip shown as an easement has been provided.

9. Show FEMA flood hazard areas.
   Response: FEMA Flood Hazard Areas have been delineated. The denotation line is shown from GIS Mapping and not by actual elevation data.

10. Show existing depressions/sinkholes. Geotechnical investigation and design will be required for closure. All roadway layouts, grading, and lots shown that may be affected by said areas cannot be approved.
    Response: A geotechnical investigation will be completed to further investigate the existence of sinkholes. Any sinkholes discovered will be remediated as necessary.

RECEIVED
MAY 17 2021
By: ..LO.2.....

11. Provide ROW extension to property line from the culdesac fronting lot 170.
    Response: ROW extension to southern property line has been provided.

12. Preliminary grading will need to be defined to match building type, any lots over 20% grade should be labeled as critical
    Response: A note has been added to the plans stating building type and lots over 20% grade to be labeled as critical.

13. No driveways off Cleburne or Freehand.
    Response: No driveways are being shown off Cleburne or Freehand Lane.

Public Works

14. No Comments.
    Response: Noted.

Building

15. No comments.
    Response: Noted.

Police

16. No comments provided.
    Response: Noted.

Atmos Energy

17. No comments provided.
    Response: Noted.

Maury County E911

18. No comments provided.
    Response: Noted

Maury County Schools

19. No comments provided.
    Response: Noted

Columbia Power

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

Fire

21. Shall provide water flow information. All water must be completed and available on site before any combustible material is left at the job site.
    Response: Noted

Columbia Water

22. Water is available. 16" DI on South side of Freehand Lane. 12" DI on East side of Cleburne Road. 8" PVC (c-900) can be connected in Overlook at Carters Station.
Response: Noted

Planning

23. Provide typical lot layout for both zones and requested cluster development portion with matching table summary
Response: Noted.

24. Show open space for the reduction in aggregate lot area for each cluster lot.
Response: No open space is required due to the cluster lots being less than 100 lots/25 acres.

25. Highlight the 33% of the total required open space area that is useable.
Response: The Usable Open Space has been shown as a hatching pattern on Sheet C1.0.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

TECHNICAL MEETING
Tuesday, May 11, 2021
ITEM NO.
21-0102

DESCRIPTION: Request from Crunk Engineering for Preliiminary plat approval of 400 lots in Carters Station North off Carters Creek Station Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Wastewater

1. Wastewater approves this request.

Engineering

2. Subject to TIS and Construction Plans
3. Request 4' grass strip
4. Eyebrown connection not allowed. Does not meet intent, safety standards, and technical standards for roadway design.
5. City requests 70' ROW along Cleburne Rd.
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23. Provide typical lot layout for both zones and requested cluster development portion with matching table summary
24. Show open space for the reduction in aggregate lot area for each cluster lot
25. Highlight the 33% of the total required open space area that is useable.

ATTACHMENTS: Preliminary Plat

Case #21-0102
Carter's Station North
Carters Crk Sta Rd.



REFER TO SHEET C1.8 FOR DETAILED INFORMATION ON ZONING R-10 CLUSTERED LOT

REFER TO SHEET C1.1 FOR DETAILED INFORMATION IN THIS AREA.

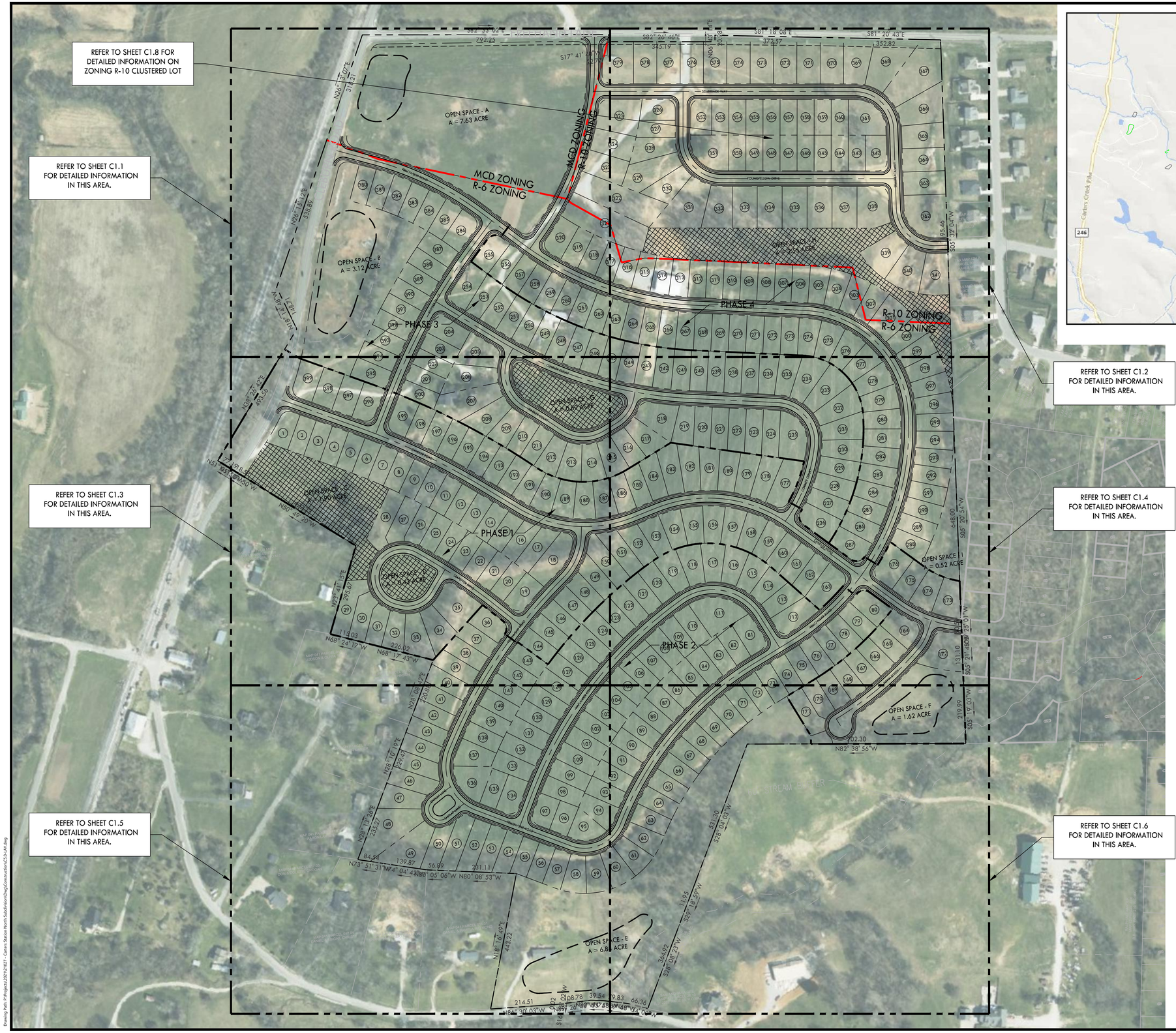
REFER TO SHEET C1.3 FOR DETAILED INFORMATION IN THIS AREA.

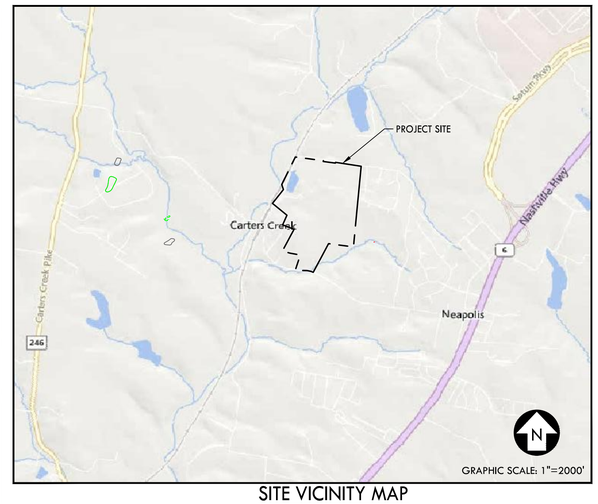
REFER TO SHEET C1.5 FOR DETAILED INFORMATION IN THIS AREA.

REFER TO SHEET C1.2 FOR DETAILED INFORMATION IN THIS AREA.

REFER TO SHEET C1.4 FOR DETAILED INFORMATION IN THIS AREA.

REFER TO SHEET C1.6 FOR DETAILED INFORMATION IN THIS AREA.





SITE VICINITY MAP

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

SITE DATA TABLE

PROJECT: CARTERS STATION NORTH
ADDRESS: 3040 CLEBURNE ROAD
PARCEL ID: 060041 0 1500
SITE ACREAGE: 113.55 ACRES
IMPERVIOUS AREA: 234,050 SF

EXISTING ZONING: MCD & R-6 & R-10
PROPOSED ZONING: MCD & R-6 & R-10

ZONING DISTRICT:	R-6	R-10	MCO
AREA:	93.16 AC	19.63 AC	0.48 AC
PROPOSED LOTS:	399	71	N/A
BUILDING HEIGHT:	35 FT	35 FT	N/A
MIN. LOT SIZE:	6,000 SF	5,000 SF	N/A
MIN. LOT WIDTH:	50 FT	50 FT	N/A
FRONT YARD:	20 FT	20 FT	N/A
SIDE SETBACK:	15 FT TOTAL	15 FT TOTAL	N/A
REAR SETBACK:	20 FT	20 FT	N/A
OPEN SPACE REQ'D:	10% OF TOTAL	N/A	N/A
	9.32 AC	N/A	N/A
OPEN SPACE PROVIDED:	15.32 AC (16.4%)	N/A	N/A
USABLE OPEN SPACE REQ'D:	33% OF REQUIRED	N/A[1]	N/A
USABLE OPEN SPACE PROVIDED:	3.22 AC (34.5%)	2.55 AC	7.63 AC

PROJECT PHASING:
PHASE I: 96 LOTS
PHASE II: 108 LOTS
PHASE III: 71 LOTS
PHASE IV: 125 LOTS

1 - OPEN SPACE FOR ZONING R-10 LOTS IS NOT REQUIRED SINCE THE TOTAL LOTS IS LESS THAN 100 AND TOTAL AREA OF LOTS IS LESS THAN 25 ACRES.

NOTES:
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE

0 50 100 150 300
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

WILSON, JEFFREY CRUNK, 120, REGISTERED ENGINEER, AGRICULTURE, COMMERCE, 114,880, STATE OF TENNESSEE, 5/17/21

CARTERS STATION NORTH

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

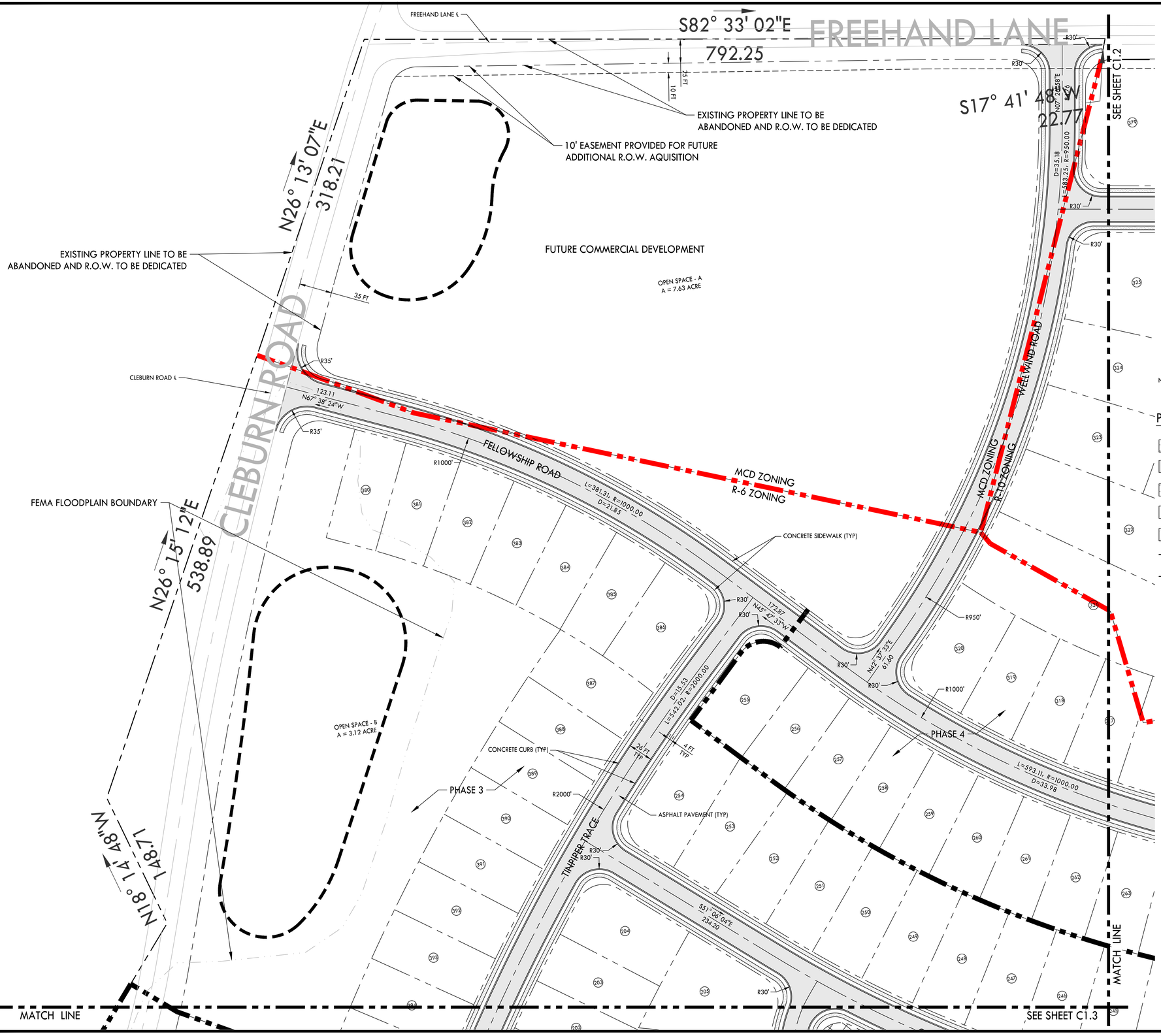
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C1.0

PRELIMINARY PLAT

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ANDREW WILSON FRANK
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
5/17/21
COMMERCE
114389
STATE OF TENNESSEE

CARTERS STATION NORTH

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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C1.1

SITE LAYOUT PLAN

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S82° 26' 46"E
345.19
N06° 43' 14"W
20.98
S81° 18' 08"E
372.57
S81° 20' 43"E
352.82
SEE SHEET C1.1
25 FT
10 FT
FREEHAND LANE ℄
EXISTING PROPERTY LINE TO BE ABANDONED AND R.O.W. TO BE DEDICATED
10' EASEMENT PROVIDED FOR FUTURE ADDITIONAL R.O.W. AQUISITION
ASPHALT PAVEMENT (TYP)
SELLERBACK WAY
840.77
N82° 26' 46"W
R30'
R30'
155.00
S07° 33' 14"W
L=192.12, R=125.00
D=88.06
PHASE 4
4 FT TYP
4 FT TYP
26 FT TYP
N05° 36' 59"E
253.62
SELLERBACK WAY
CONCRETE CURB (TYP)
YOUNGFELLOW DRIVE
S82° 26' 46"E
557.57
R30'
R30'
D=90.00
L=196.35, R=125.00
CONCRETE SIDEWALK (TYP)
TAX MAP 42H A, PARCEL 00700 STANLEY & BRENDA FITZGERALD
TAX MAP 42H A, PARCEL 00800 SHARI & MELVIN BELFER
TAX MAP 42H A, PARCEL 00900 JAY RICHARD & SARA MILLER
TAX MAP 42H A, PARCEL 01000 LORRAINE KRAUSE
TAX MAP 42H A, PARCEL 01100 [illegible] & CRYSTAL [illegible]
1195.46
S05° 32' 04"W
L=196.71, R=125.00
D=90.17
R125'
38.51
N84° 32' 55"W
OPEN SPACE - H
A = 2.55 ACRE
R-10 ZONING
R-6 ZONING
FELLOWSHIP ROAD
256.04
N79° 46' 31"W
R1000'
R350'
L=519.61, R=350.00
D=85.06
MATCH LINE
MATCH LINE
SEE SHEET C1.4

NOTES:
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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ANDREW WILSON CRUNK
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STATE OF TENNESSEE
5/17/21

CARTERS STATION NORTH

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

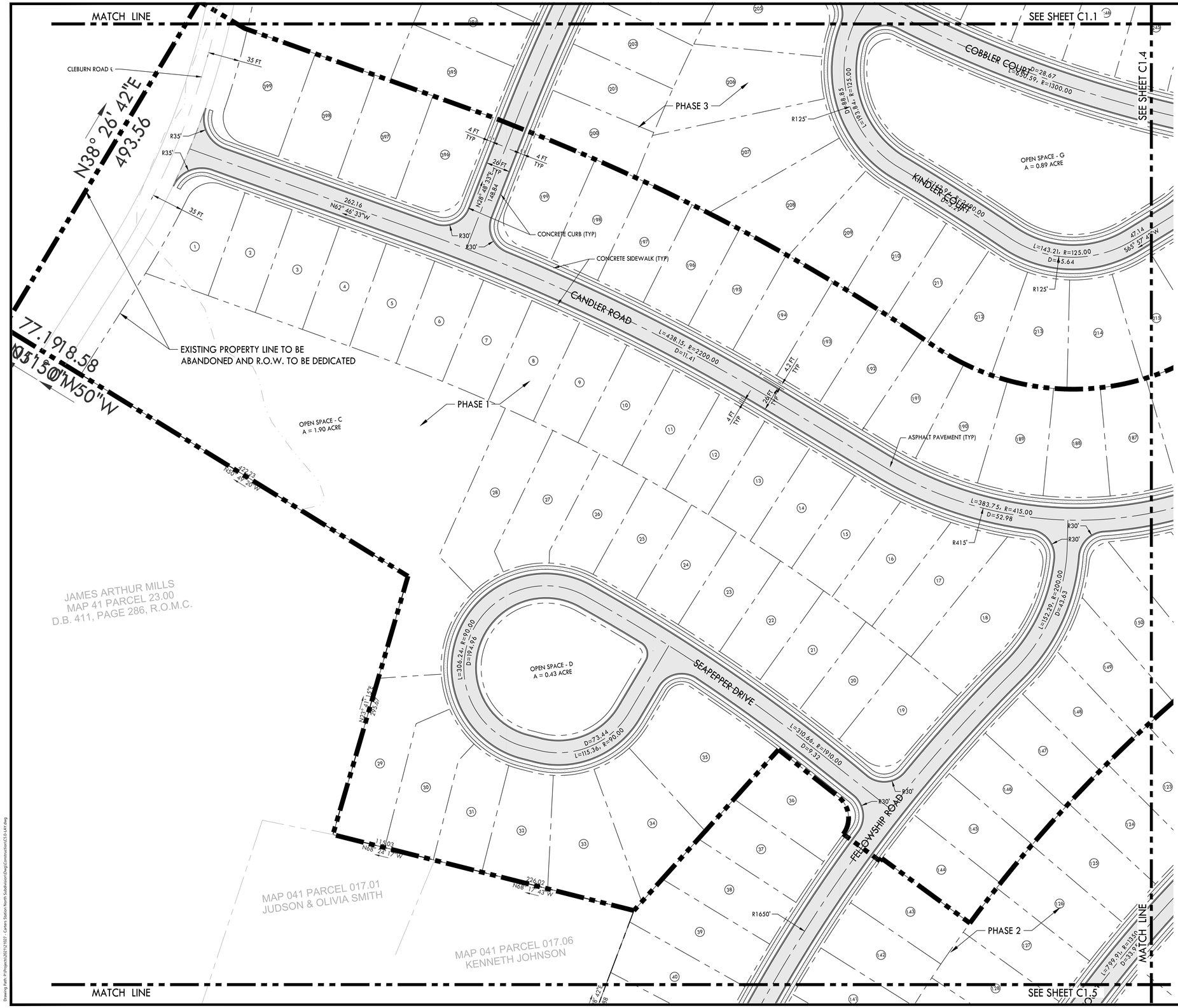
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C1.2

SITE LAYOUT PLAN

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NOTES:
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 10 20 30 40 50 100
GRAPHIC SCALE

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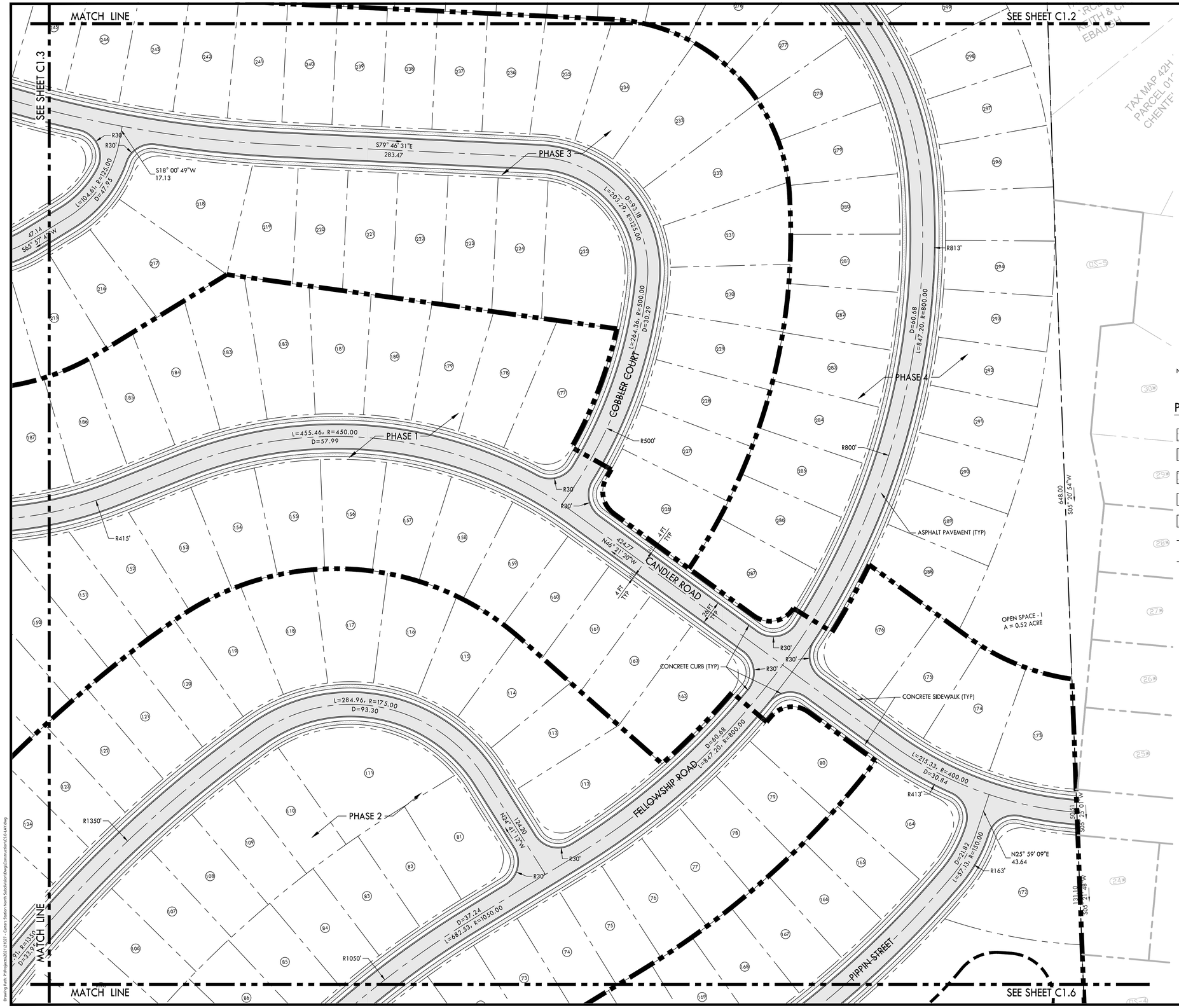
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C1.3

SITE LAYOUT PLAN

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NOTES:
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

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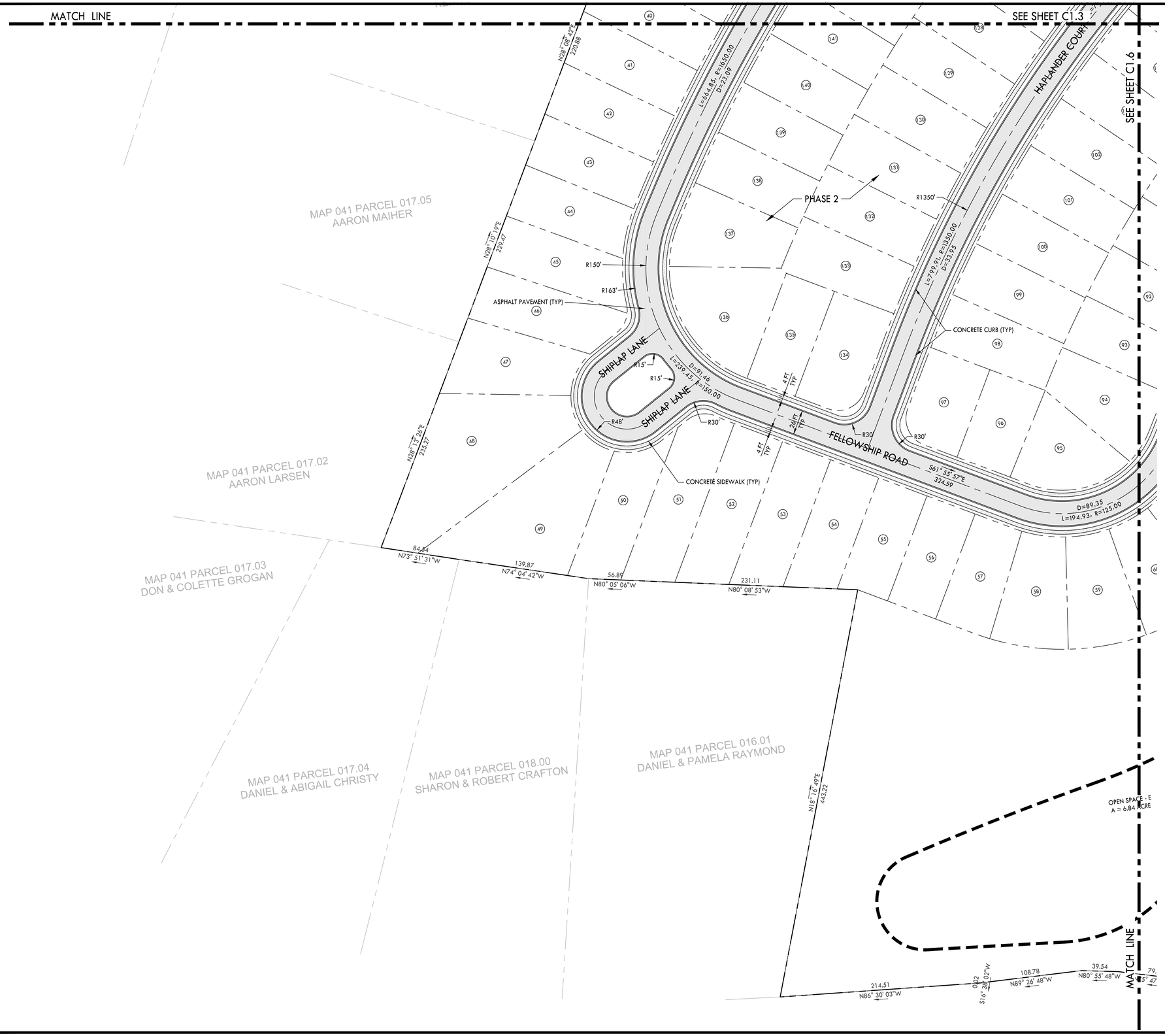
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SITE LAYOUT PLAN

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NOTES:
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PROPOSED LAYOUT LEGEND

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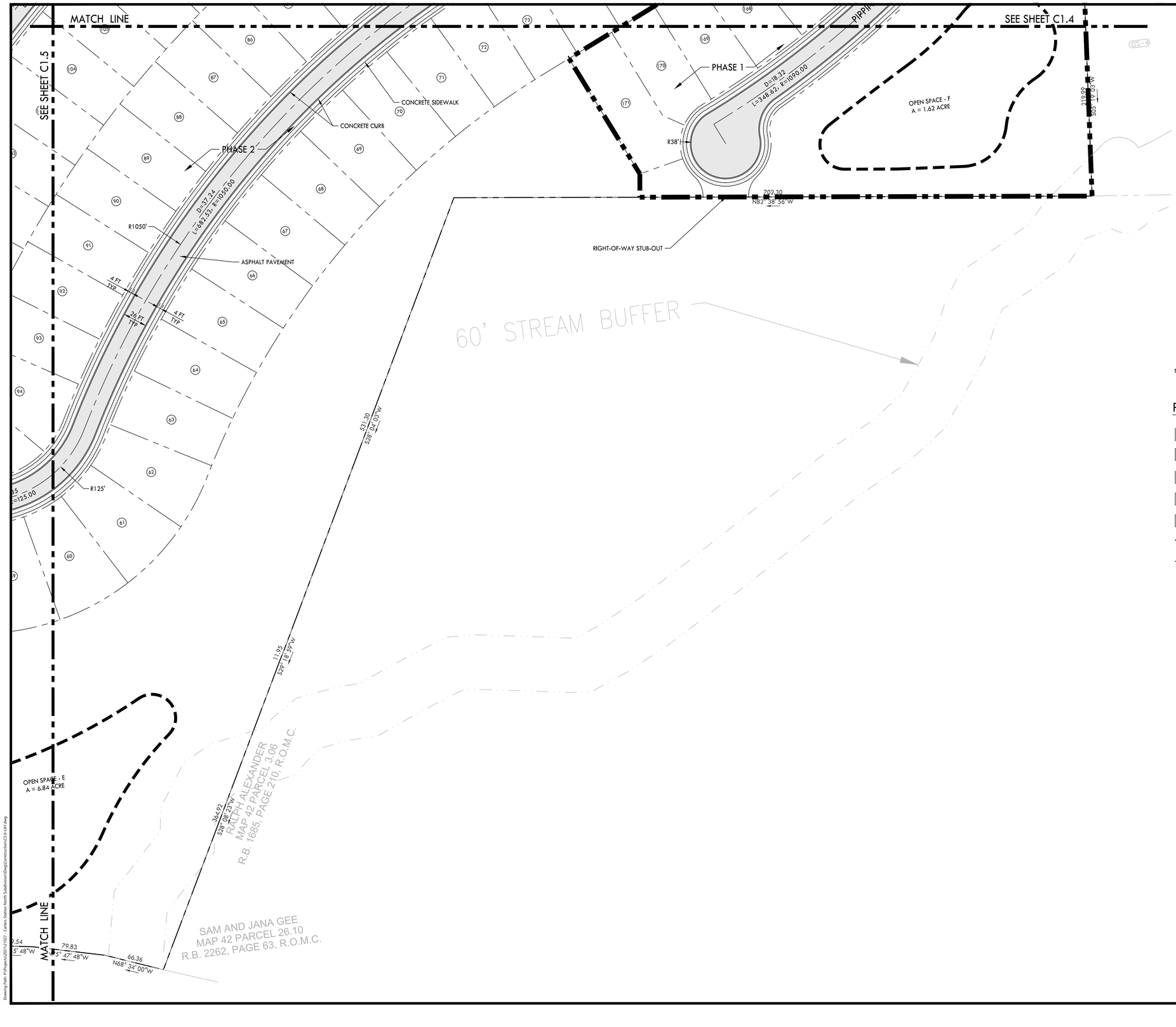
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C1.5

SITE LAYOUT PLAN

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1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

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- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 10 20 30 40 50 100
GRAPHIC SCALE

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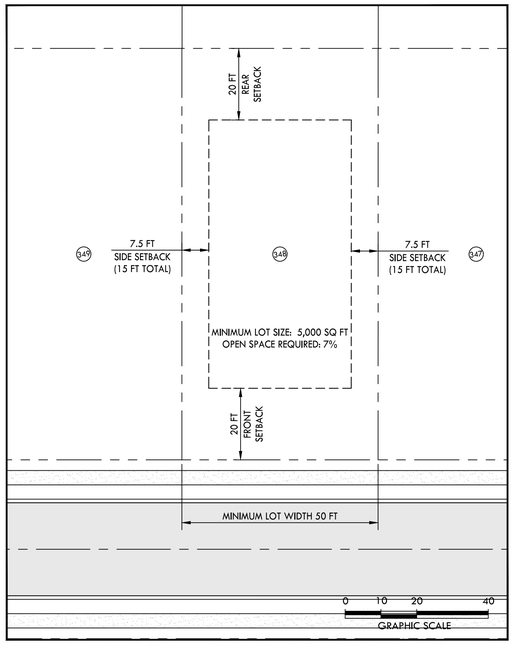
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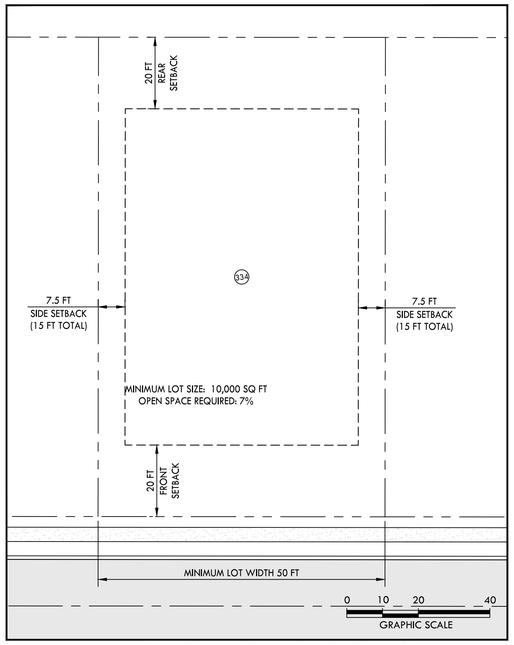
C1.6

SITE LAYOUT PLAN

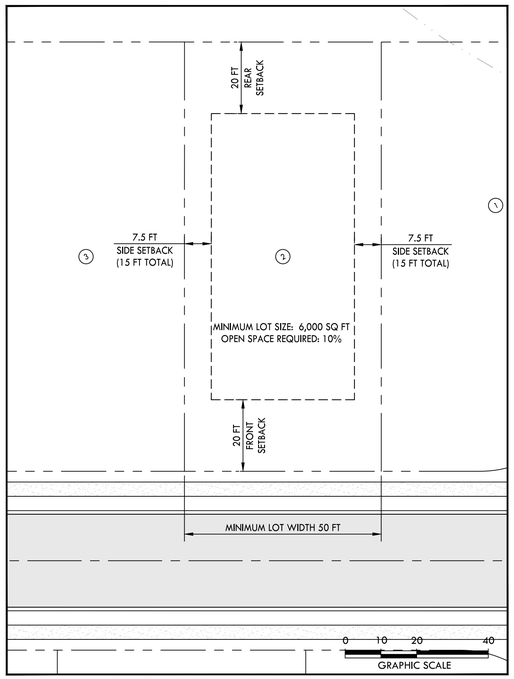
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TYPICAL LOT LAYOUT - R-10 CLUSTER ZONING



TYPICAL LOT LAYOUT - R-10 ZONING



TYPICAL LOT LAYOUT - R-6 ZONING

ZONING R-6 - LOT TABLE

Parcel Table	
Lot #	Area
1	7347
2	6600
3	6600
4	6600
5	6673
6	6727
7	6727
8	6727
9	6727
10	6727
11	6727
12	6727
13	6745
14	6838
15	7040
16	7610
17	8782
18	11947
19	8056
20	6704
21	6718
22	6718
23	6718
24	6718
25	6718
26	6962
27	8400
28	10769
29	11488
30	8574
31	6900
32	7526
33	10396
34	9792
35	13682
36	7886
37	6962
38	7491
39	8108
40	7967
41	7553
42	7252
43	7064
44	7141
45	8060
46	8429
47	8822
48	19413
49	15380
50	8277
51	10247
52	9468
53	8472
54	7477
55	6672

Parcel Table	
Lot #	Area
56	6600
57	6886
58	7953
59	7953
60	7953
61	7953
62	7517
63	7293
64	7293
65	7293
66	7293
67	7293
68	7293
69	7293
70	7293
71	6886
72	6886
73	6659
74	6600
75	6696
76	6873
77	6873
78	6873
79	6873
80	8268
81	7844
82	6925
83	6935
84	6935
85	6935
86	6935
87	6935
88	6935
89	6935
90	6935
91	6935
92	6935
93	6935
94	7969
95	7522
96	6182
97	6563
98	7480
99	7415
100	7415
101	7415
102	7415
103	7415
104	7415
105	7415
106	7415
107	7415
108	7415
109	7415
110	7415

Parcel Table	
Lot #	Area
111	13959
112	9409
113	7390
114	7072
115	7338
116	7793
117	8182
118	8475
119	8600
120	7583
121	7583
122	7583
123	7583
124	7583
125	7583
126	7583
127	7583
128	7583
129	7583
130	7583
131	7583
132	7583
133	7695
134	7911
135	6600
136	9821
137	8462
138	6880
139	6880
140	6880
141	6880
142	6880
143	6880
144	6880
145	6880
146	6880
147	6880
148	6976
149	7908
150	10093
151	9451
152	8124
153	7693
154	7529
155	7529
156	7529
157	7529
158	7529
159	7454
160	6809
161	7094
162	7386
163	10035
164	8663
165	6875

Parcel Table	
Lot #	Area
166	6875
167	6875
168	6875
169	6918
170	6651
171	8719
172	13365
173	8966
174	8168
175	7471
176	10163
177	11001
178	8777
179	8070
180	7899
181	8246
182	9147
183	9692
184	8174
185	7102
186	6989
187	7523
188	7447
189	7374
190	7307
191	6941
192	6799
193	6861
194	6867
195	6867
196	6867
197	6867
198	6867
199	8089
200	6267
201	6470
202	6470
203	6470
204	8211
205	10718
206	11808
207	15211
208	9775
209	7540
210	6513
211	6513
212	7664
213	7929
214	7929
215	7703
216	7037
217	8687
218	11199
219	7652
220	7116

Parcel Table	
Lot #	Area
221	7390
222	7665
223	7940
224	8212
225	11639
226	9497
227	7673
228	7673
229	7673
230	8151
231	9323
232	10799
233	11291
234	10384
235	8156
236	7614
237	7150
238	7150
239	7150
240	7145
241	7427
242	7427
243	7427
244	7427
245	7427
246	7427
247	7427
248	7427
249	7427
250	7427
251	7313
252	7623
253	7819
254	9564
255	7906
256	6691
257	6821
258	6821
259	6821
260	6821
261	6821
262	6821
263	6821
264	6821
265	6821
266	6821
267	6801
268	6694
269	6694
270	6694
271	6694
272	6694
273	6694
274	7536
275	7884

Parcel Table	
Lot #	Area
276	7884
277	7884
278	7884
279	7884
280	7203
281	7091
282	7091
283	7091
284	7091
285	7091
286	7091
287	8540
288	7596
289	6866
290	6864
291	6863
292	6863
293	6865
294	6868
295	6801
296	7183
297	7183
298	7183
299	7183
304	7183
305	7183
306	6701
307	6600
308	6600
309	6600
318	6903
319	6903
320	8233
380	6678
381	6903
382	6903
383	6903
384	6903
385	6903
386	8144
387	7413
388	6713
389	6713
390	6713
391	6713
392	6713
393	6713
394	6713
395	7601
396	8036
397	8144
398	8329
399	8806

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No. 114189
5/17/21
STATE OF TENNESSEE

CARTERS STATION NORTH

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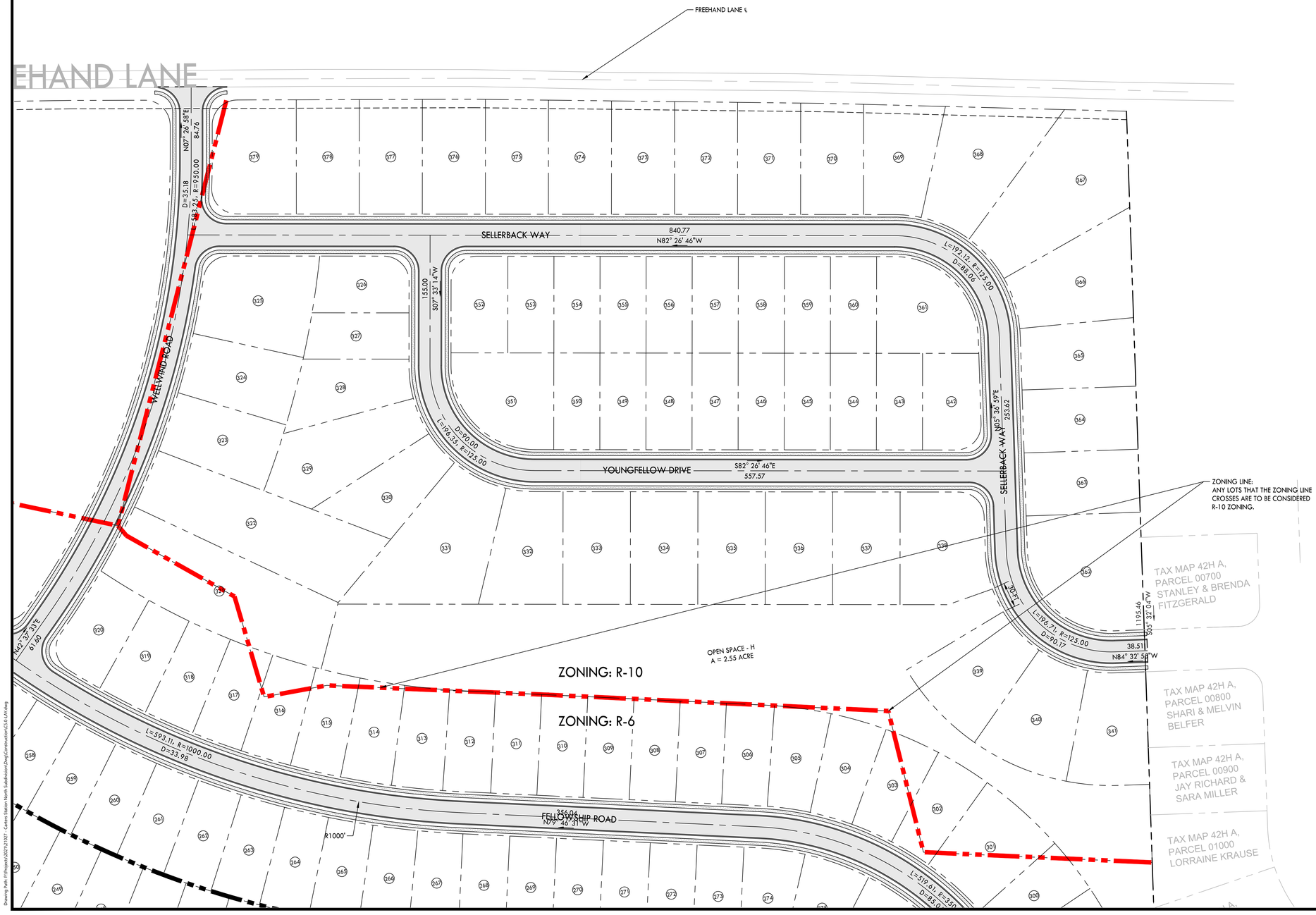
C1.7

TYPICAL LOT LAYOUTS

Drawing Path: P:\Projects\2021\21027 - Carters Station North Subdivision\Dwgs\Construction\C1.0-LAY.dwg

ZONING R-10 (CLUSTERED LOTS):

BASE ZONING:	R-10
MINIMUM LOT AREA:	5,000 SQ-FT
GROSS ACREAGE:	855,211 SQ-FT
RIGHT-OF-WAY/EASEMENT AREA:	139,462 SQ-FT
NET ACREAGE:	715,748 SQ-FT
PERMITTED NET DENSITY:	715,748/10,000 = 71.57 UNITS (4.36 UNITS/ACRE)
TOTAL LOTS ZONED R-10:	71 UNITS
REQUIRED OPEN SPACE:	NONE (PROJECTS UNDER 25 ACRES OR 100 UNITS MAY NOT BE REQUIRED TO DEDICATE OPEN SPACE)



ZONING R-10 LOTS:

Parcel Table	
Lot #	Area
300	7183
301	11428
302	7183
303	7183
310	6600
311	6600
312	6706
313	6903
314	6903
315	6903
316	6903
317	6903
321	25310
322	23398
323	10422
324	10422
325	14329
326	7261
327	6623
328	9198
329	13506
330	9364
331	18730
332	11402
333	10746
334	10746
335	10746
336	10746
337	10746
338	13126
339	12205
340	12205
341	11329
342	7704
343	6306
344	6306

Parcel Table	
Lot #	Area
345	6306
346	6306
347	6306
348	6306
349	6306
350	6306
351	11918
352	7569
353	6306
354	6306
355	6306
356	6306
357	6306
358	6306
359	6306
360	6306
361	11784
362	16867
363	10173
364	10165
365	10484
366	14039
367	21877
368	15120
369	10870
370	9898
371	9971
372	10031
373	10091
374	10152
375	10212
376	10244
377	10224
378	10193
379	13214

0 30 60 120
GRAPHIC SCALE

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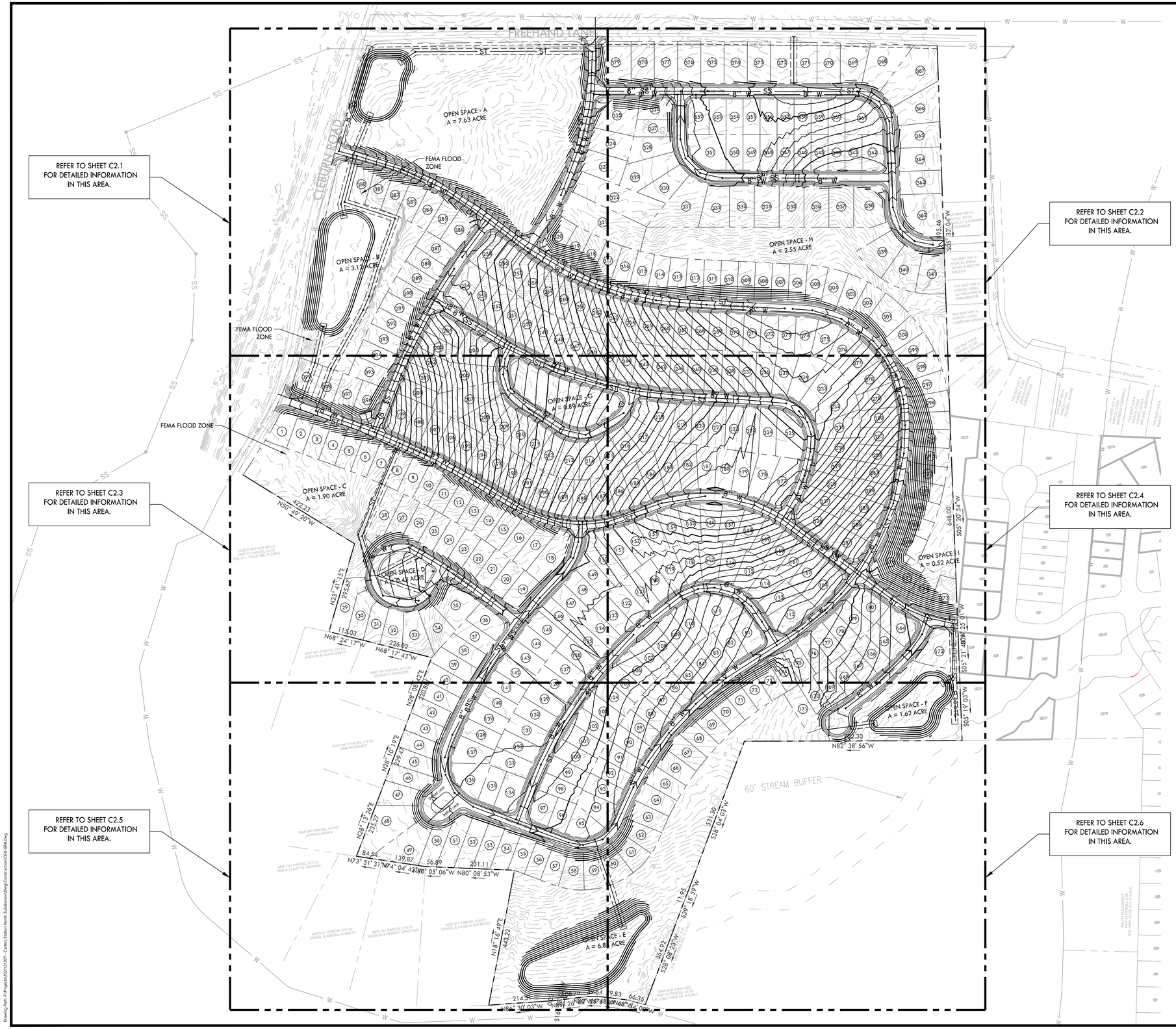
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C1.8

CLUSTER LOT SITE LAYOUT PLAN

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NOTES:

1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

0 50 100 150 300
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C2.0

OVERALL GRADING, DRAINAGE & UTILITY PLAN

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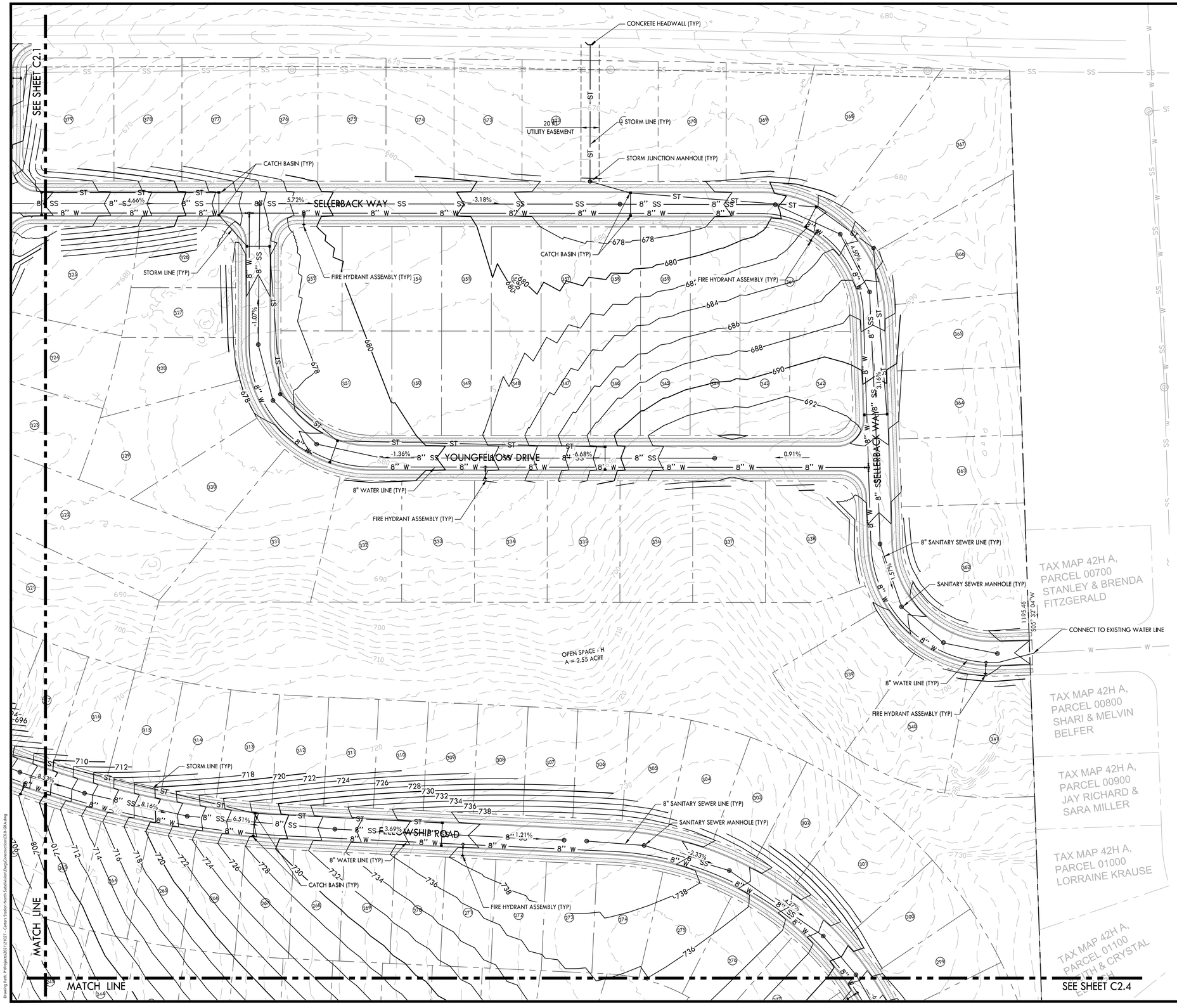
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C2.1

GRADING, DRAINAGE & UTILITY PLAN

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PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

0 10 20 30 40 50 100
GRAPHIC SCALE

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C2.2

GRADING, DRAINAGE & UTILITY PLAN

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MATCH LINE

SEE SHEET C2.1

SEE SHEET C2.4

FIRE HYDRANT ASSEMBLY (TYP)

CONNECT TO EXISTING WATER LINE

20 FT UTILITY EASEMENT

8" SANITARY SEWER LINE (TYP)

8" WATER LINE (TYP)

SANITARY SEWER MANHOLE (TYP)

COLLIER COURT

HANDLEY COURT

OPEN SPACE - G
A = 0.89 ACRE

SEANDLER ROAD

STORM LINE (TYP)

OPEN SPACE - C
A = 1.90 ACRE

N30° 49' 20"W 422.23

STORM JUNCTION MANHOLE (TYP)

JAMES ARTHUR MILLS
MAP 41 PARCEL 23.00
D.B. 411, PAGE 286, R.O.M.C.

CATCH BASIN (TYP)

OPEN SPACE - D
A = 0.43 ACRE

SEAPEPPER DRIVE

N23° 41' 15"E 295.67

MAP 041 PARCEL 017.01
JUDSON & OLIVIA SMITH

N68° 24' 17"W 115.03

N68° 17' 43"W 226.02

MAP 041 PARCEL 017.06
KENNETH JOHNSON

FELLOWSHIP ROAD

MATCH LINE

SEE SHEET C2.5

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

0 10 20 30 40 50 100
GRAPHIC SCALE

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C2.3

GRADING, DRAINAGE & UTILITY PLAN

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MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.2

8" WATER LINE (TYP)

FIRE HYDRANT ASSEMBLY (TYP)

STORM LINE (TYP)

CATCH BAIN (TYP)

SANITARY SEWER MANHOLE (TYP)

8" SANITARY SEWER LINE (TYP)

STORM JUNCTION MANHOLE (TYP)

CATCH BASIN (TYP)

CUBBER COURT

CANDLER ROAD

FELLOWSHIP ROAD

PIPPIN

TAX MAP 42H PARCEL 01 CHENTE

OPEN SPACE - 1 A = 0.52 ACRE

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

GRAPHIC SCALE 0 10 20 30 40 50 100

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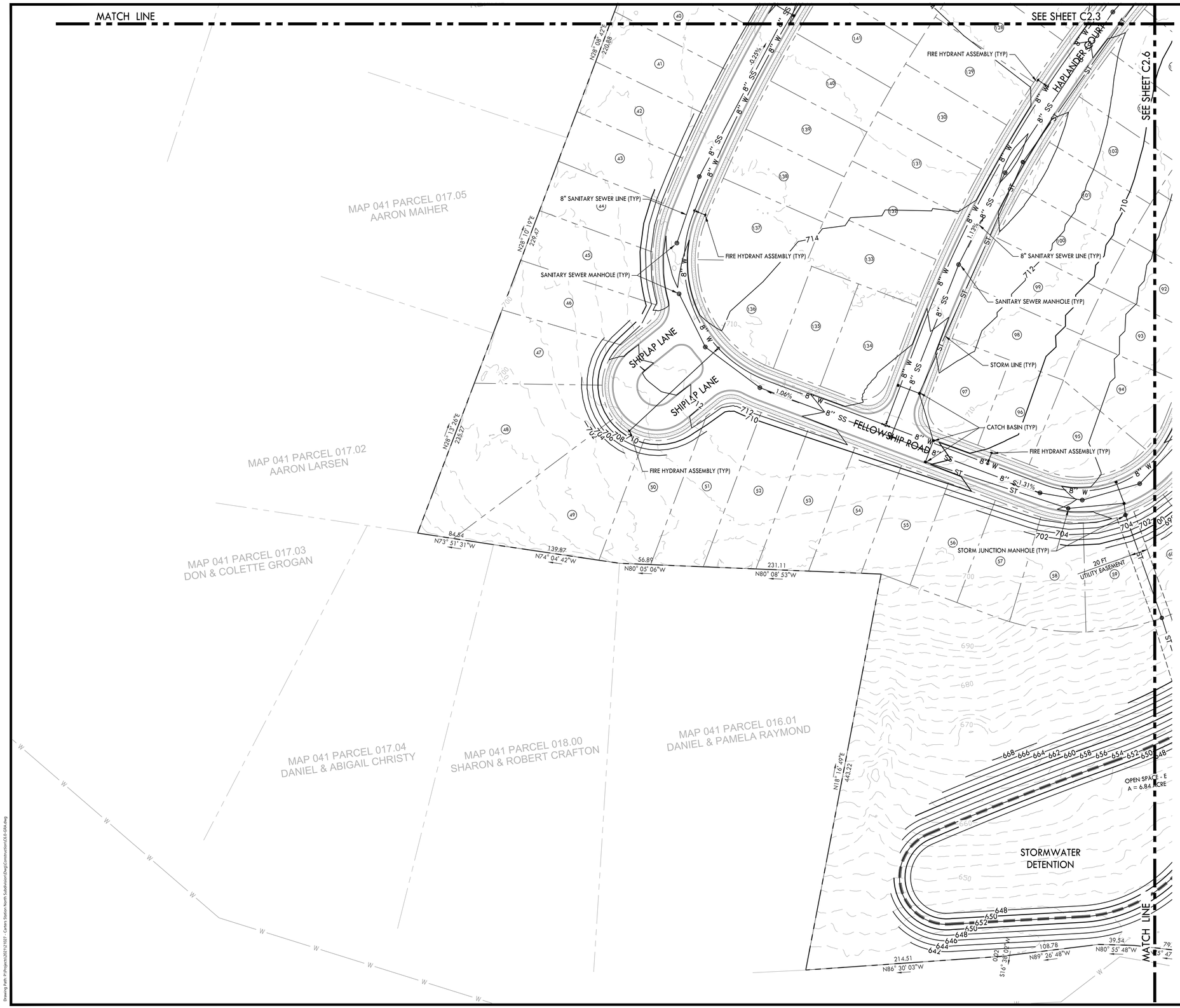
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C2.4

GRADING, DRAINAGE & UTILITY PLAN

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PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

0 10 20 30 40 50 100
GRAPHIC SCALE

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C2.5

GRADING, DRAINAGE & UTILITY PLAN

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PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

0 10 20 30 40 50 100
GRAPHIC SCALE

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C2.6

GRADING, DRAINAGE & UTILITY PLAN

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