

CITY OF COLUMBIA



T E N N E S S E E

City of Columbia

Municipal Planning Commission

September 8, 2021

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**Staff Report
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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: September 8th 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, September 1st for study session and September 8th 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 Allen O'Leary for Final Plat and Master Plan approval of River Village Subdivision off Taylor Bend Road.**
- **Request from TKC Architecture and Engineering for Preliminary Plat approval of 913 Riverside Subdivision off Moore Drive.**

DISCUSSION

- 3. Request from Crunk Engineering for preliminary plat approval of Jim Baker Subdivision off Morrow Lane.**
- 4. Request from Martin Engineering to annex with a plan of services and master plan for property off Bear Creek Pike being a portion of Tax Map 90 Parcels 12 and 13.00 and rezone the remaining portion with a base zoning of High Density Residential Planned Unit Development.**
- 5. Request from Chapdelaine and Associates to rezone properties off East 7th Street being Tax Map 99A Group G Parcels 5,6,7, and 8.00 from MCD to R-6.**
- 6. Request from Scott Bernick to rezone 431 Cord Drive being Tax Map 113E Group B Parcel 12.00 from GCS to RM-2.**

- 7. Request from T-Square Engineering to annex with a plan of services a portion of Tax Map 52 Parcel 14.00 at off Frye Road with a zoning of R-6.**
- 8. Request from Mary McGowan for access management exception located at 323 East James Campbell Boulevard and Patrick Lane.**
- 10. Request from K2 Development to rezone property off Rutherford Lane being a portion of Tax Map 112 Parcel 3.00 from MU-PUD to RS-6.**
- 12. Request from TKC Architecture and Engineering to annex with a plan of services 1690 and 1691 Bear Creek Pike being Tax Map 93 Parcel 3.00, 3.01 and Map 72 Parcel 65.00 with a base zoning RS-10.**
- 13. Request from Civil Design Consultants to annex with a plan of services 221 Porter Circle and 911 Baker Road being Tax Map 75 Parcels 51.06 and a portion of 17.00 with a rezoning of properties to R-6.**



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: September 8th 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, September 1st for study session and September 8th 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 Crunk Engineering for preliminary plat approval of Jim Baker Subdivision off Morrow Lane.**
- 4. Request from Martin Engineering to annex with a plan of services and master plan for property off Bear Creek Pike being a portion of Tax Map 90 Parcels 12 and 13.00 and rezone the remaining portion with a base zoning of High Density Residential Planned Unit Development.**
- 5. Request from Chapdelaine and Associates to rezone properties off East 7th Street being Tax Map 99A Group G Parcels 5,6,7, and 8.00 from MCD to R-6.**
- 6. Request from Scott Bernick to rezone 431 Cord Drive being Tax Map 113E Group B Parcel 12.00 from GCS to RM-2.**

7. Request from T-Square Engineering to annex with a plan of services a portion of Tax Map 52 Parcel 14.00 off Frye Road with a zoning of R-6.
8. Request from Mary McGowan for access management exception located at 323 East James Campbell Boulevard and Patrick Lane.
9. Request from Allen O'Leary for Final Plat and Master Plan approval of River Village Subdivision off Taylor Bend Road.
10. Request from K2 Development to rezone property off Rutherford Lane being a portion of Tax Map 112 Parcel 3.00 from MU-PUD to RS-6.
11. Request from TKC Architecture and Engineering for Preliminary Plat approval of 913 Riverside Subdivision off Moore Drive.
12. Request from TKC Architecture and Engineering to annex with a plan of services 1690 and 1691 Bear Creek Pike being Tax Map 93 Parcel 3.00, 3.01 and Map 72 Parcel 65.00 with a base zoning RS-10.
13. Request from Civil Design Consultants to annex with a plan of services 221 Porter Circle and 911 Baker Road being Tax Map 75 Parcels 51.06 and a portion of 17.00 with a rezoning of properties to R-6.

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

City of Columbia
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CALL TO ORDER:

Chairman Charlie Goatz called the August 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
 Dr. Rose McClain
 Mr. Ray Pace

Absent was: Councilman Ken Wiles

Other attendees: Mr. Austin Brass, City Planner
 Mr. Glenn Harper, City Engineer
 Mr. Paul Keltner, Development Services Director
 Mrs. Sandra Richardson, Secretary
 Mrs. Melissa Sanders, Planning Associate
 Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The July minutes were presented for approval. Mayor Molder moved to approve with Mr. McBroom seconding. Motion to approve the minutes passed with a vote of six to zero.

REVIEW OF BONDS:

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

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OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

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

Director Keltner stated that there were a few items that were reviewed by City Council all being on first consideration. Williamsport Pike with a PUD Master plan was approved on first reading. The ARTS District expansion was deferred. Greens Mill Road annexation and master plan was deferred. The Rocks Springs Road Master plan annexation and rezoning to MRC was approved on first reading. The rezone at 705 – 707 West 12th street to R-6 was approved on first reading, as well as the annexation and zoning RS-10 on Hampshire Pike next to LaDue Manor was also approved on first reading. Mr. Goatz inquired about the ARTS District deferral. Director Keltner stated there were some communication with some of the owners in the area some in the District opposed some outside, and some already inside the District were aware of that. It was thought by Council and the City Manager to step back and host an actual open meeting in reference to this. From that it has been pushed to tomorrows meeting. Mayor Molder stated for the record the First Presbyterian Church has asked to be excluded from the expansion, but that is the only property owner heard from.

AGENDA ITEM #3

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.

Mr. Keltner stated that this item was withdrawn from Planning Commission, and they have already stated that they do plan to return with this item as a Planned Unit Development.

AGENDA ITEM #4

Case #21-0100

Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. This is a deferral from the previous month. There were some questions about the constructability, the placement for some of the units, and meeting district standards. The northern property is zoned RM-1, and the southern property is zoned R-6. The setbacks are within standards for the district and some places exceeding that along the front. There are new handouts, but there are no revisions.

Discussion:

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Mr. Clint Camp, Civil Engineer, WA Engineering, and Mark McDonald the developer, were present to answer questions. Mr. Keltner stated that this vote would be a recommendation for the City Council. Mr. Camp stated, to concur with Mr. Keltner's statement, there is no other revision to the architecture components to the project from the resubmittal. The information is to provide a complete submittal packet for the review of the PUD. They carried forward the layout that was shared at the work session in the previous week where they have reduced the density of the townhomes, and single-family units, and the landscape buffers that are required by the base zoning. Mr. Goatz asked Mr. Harper to reiterate to him in reference to the traffic, and specifically looking at the exit on the north side of the property is it a right out only. Mr. Harper stated correct it is a southbound left in, and a northbound right out. The median will be changed to mimic the one across that will serve all Highway 31. Further discussion included, MSC apartments, construction, their land disturbance permit, red light, parking reconfiguration of Grove Park onto Nashville Highway, improvements, decreased townhomes, building and material, the grading component in this packet, revisions, the northern portion saw the biggest change, and the original PUD. Mayor Molder asked for clarification on this project we are not being asked for a rezone because that has already been done as has the PUD, the revision is for the Master Plan that was originally approved in a different era under a different format. That is the only thing we are being asked to do here is revise the Master Plan. Mr. Keltner confirmed, and stated that this does comply with the zoning. Additional discussion included the density, houses versus detached houses, the right to develop, how to develop, traffic, and its impact. Mr. Goatz asked about the two commercial parcels, and a red light is not a good idea at that location. Mr. Harper stated from the city's perspective that is the best for traffic. Mr. McDonald stated obviously a light would be perfect, but after the traffic study we recognize that this way is going to work, and we have had discussions. Mr. Goatz stated that the two main exit points right now are, one being on Grove Park and one with the right turn out on Nashville Highway. If something changes they can get the stub out on the front. Mr. Keltner stated as with all developments, efforts are to set it up for redevelopment as projects come through to make connecting to new subdivisions more of a possibility and lessen the impact on the arterial road at Nashville Highway. Further discussion included the connection annexing to the Spring Hill area, and future developments. Mayor Molder stated that he is willing to support this recognizing that it has to go to City Council and it may be some additional requirements that may be installed from that body. Mayor Molder made the motion to approve, with Mr. Hutto seconding. Discussion included the grading, and construction plans. The motion was amended to include subject to technical comments, construction plan review, and Traffic Impact Study with latest improvements to Grove Park and Nashville Highway. Additional discussion included reservations, and lack of grading clarity, making it understandable for the applicant, intense grading site toward the back staff has not seen, storm water issues, meeting our standards with storm water and subdivision regulations, late submittals, study sessions identify things, and the

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amended vote. The amended motion to approve passed five to one with Mr. McBroom voting nay.

AGENDA ITEM #5

Case #21-0121

Request from T-Square Engineering for Final Plat approval with surety in the amount of \$185,000 for Quail Run Meadows Phase 1B off Lasea Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff has gone out and verified that the infrastructure is in to support the final plat. This is compatible with the subdivision regulations, subject to technical comments.

Discussion:

Mr. Goatz made the motion to approve subject to technical comments. Mayor Molder second the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #6

Case #20-0131

Request from Dana Jorgensen for Final Plat approval at the corner of West 12th and Haley Street.

Staff Recommendation:

Mr. Keltner presented the staff report. The applicant has supplied the required infrastructure. Staff finds this request to be compatible with the subdivision regulations.

Discussion:

Mr. Dana Jorgensen, was present to answer questions. Discussion included the water line is in place. Mayor Molder moved to approve subject to technical comments, the motion was seconded by Mr. Hutto. Motion to approve passed six to zero.

AGENDA ITEM #7

Case #21-0141

Request from Ragan Smith Associates for Final Plat approval with surety in the amount \$48,000 for Taylor Landing Phase 5A off River Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds this compatible with the Master Plan.

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Discussion:

Discussion included Mr. McBroom abstaining. Mr. Goatz moved to approve, with Mayor Molder seconding. Motion to approve passed with a vote of five to zero, with Mr. McBroom abstaining.

AGENDA ITEM #8

Case #21-0142

Request from HuLew Investments to rezone a portion of 1203 South James Campbell Boulevard being Tax Map 100 O Group A Parcel 33.09 from RS-20 to General Commercial Service.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This request is compliant with the zoning.

Discussion:

Mayor Molder recused himself. Discussion included the first request is to rezone a portion and conform to what the use has been. Mr. McBroom made the motion to approve, with Dr. McClain seconding. Motion to approve passed five to zero with Mayor Molder recusing himself.

AGENDA ITEM #9

Case #21-0147

Request from HuLew Investments to rezone property at the corner of Wedgewood Drive and South James Campbell Boulevard being Tax Map 100 O Group C Parcel 1.00 from RS-20 to General Commercial Service.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. McBroom made the motion to approve with Mr. Goatz seconding. Motion to approve passed with a vote of five to zero with Mayor Molder abstaining himself.

AGENDA ITEM #10

Case #21-0143

Request from Ragan Smith Associates for Final Plat approval with surety in the amount of \$78,000 for Taylor Landing Phase 4B off River Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

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Discussion:

Mayor Molder stated that he spoke to the group. They indicated that across the country, the Columbia market is their best market right now in terms of demand. They did raise discussion on the greenway connectivity, and the potential of connecting Riverwalk Park to this. Ultimately there only being two maybe three properties in between the two projects that would have to be also a part of that collaboration. Mayor Molder made the motion to approve subject to technical comments, and Mr. Hutto seconded. Further discussion included accessibility to the River. Motion to approve passed with a vote of five to zero with Mr. McBroom abstaining.

AGENDA ITEM #11

Case #21-0122

Request from Andrew Wiseman for Final Site Plan approval of Village at Carter's Creek multi-family development at 2425 Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This is the final site plan request with a request for architectural modifications.

Discussion:

Mr. Andrew Wiseman was present to answer questions. Discussion included the stub road to the north, the labeling of the road the original plan had it public and now it is a private road, staff have been verbally communicating with the applicant on those connections to the north, TIS, one construction entrance, busy internal road, lights, connective road, and the gravel will be handled during the construction plan approval process. Mr. Goatz made the motion to approve subject to technical comments including the labeling of the private road and the stub road. Mr. McBroom seconded. The motion to approve passed six to zero.

AGENDA ITEM #12

Case #21-0146

Request from Ken Shreeve for Final Plat approval of Cottage of Bear Creek Phase 1 off Tom Sharp Road with surety in the amount of \$165,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff does find the Plat compliant with the Preliminary Plat that was submitted earlier.

Discussion:

Mr. Ken Shreeve was present to answer questions. Discussion included this request is north of Timberland subdivision, location, no changes to the plan from the preliminary plat, everything is there except for the topping of the road. Mr. Goatz moved to approve subject to technical comments, and Dr. McClain second. Motion to approve passed with a vote of six to zero.

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OTHER BUSINESS:

Director Keltner stated as mentioned at study session a potential date for a joint session with City Council. This will be for the proposed development code replacing Ordinance 3638. The date has been confirmed for September 13th. We will be sending out invitation to the meeting, with the start time being 4:30 p.m. We will have open house at City Hall during the whole day for the public, that will also be advertised. We will have a joint presentation by the consultant at 4:30 p.m.

Mayor Molder inquired about the status of the IPADS. Mr. Keltner stated that MIS Director ordered those, and they are on backorder. MIS stated that the fourth generation is harder to get than the fifth generation.

West 7th Street update – Mayor Molder stated that AT& T is now onsite and working regularly. Their completion date is August 28th. Sessions has been put on notice of the completion of AT& T so that they can be ready. Mr. Harper stated they will be working on the road this Sunday and Monday night. The AT&T switch over is the 15th and the 22nd and they have indicated to be done by the end of August and have utility poles removed by the first week of September. The contractor, Sessions Paving, was notified to get back on site after the holiday around September 7th. The City is looking at trying to give them a little head start and allow some work to be done without penalizing them while AT& T is still working. Staff is doing what they can do to try and speed things up, but it is still contingent on AT& T. Charter also is not done.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. Hutto seconding the motion. Motion passed six to zero. Meeting adjourned at 4:48 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

AUGUST 25, 2021

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivision, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 10,000.00	6/5/2019	\$103,000.00
9	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
10	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
11	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
12	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
13	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
14	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
15	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
16	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
17	09.11.2021	FP TCI CCS, LLC	Homestead @Carter's Station Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
18	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
19	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
20	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
21	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
22	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	\$ 121,000.00	1/15/2021	\$121,000.00
23	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
24	12.16.2021	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	1/15/2021	\$157,000.00
25	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00	1/5/2021	\$97,000.00
26	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1	\$ 141,000.00		\$141,000.00
27	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00	12/21/2020	\$142,000.00
28	01.24.2022	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00
29	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	\$ 17,000.00	1/13/2021	\$17,000.00
30	2.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivision, Section 2A (roads & drainage)	\$ 55,000.00	1/22/2021	\$55,000.00
31	02.05.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	\$ 10,000.00		\$102,000.00
32	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	6/22/2017	\$121,000.00
33	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	\$ 64,000.00	2/22/2021	\$64,000.00
34	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	\$ 32,000.00	3/19/2021	\$32,000.00
35	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	\$ 183,000.00	11/18/2019	\$303,000.00
36	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	\$ 22,500.00	9/26/2019	\$90,000.00
37	04.05.2022	Lennar Homes of Tenn. LLC	Honey Farms , Phase 2, Section 3	\$ 50,000.00	2/25/2021	\$50,000.00
38	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
39	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
40	05.14.2022	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	\$ 75,500.00	4/8/2020	\$75,500.00
41	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
42	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 9,600.00	8/7/2019	\$96,000.00
43	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
44	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	\$ 121,000.00		\$121,000.00
45	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
46	06.22.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
47	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	\$ 48,000.00		\$48,000.00
48	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	\$ 72,000.00		\$72,000.00
49	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	\$ 78,000.00		\$78,000.00
50	07.08.2022	FP, TCI, CCS, LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	\$ 160,000.00	6/12/2020	\$160,000.00
51	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	\$ 12,000.00	10/2/2018	\$120,000.00
52	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	\$ 165,000.00		\$165,000.00
53	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
54	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
55	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	\$ 185,000.00		\$185,000.00

Case Number:

21-0138

Request:

Request from Crunk Engineering for preliminary plat approval of Jim Baker Subdivision off Morrow Lane.



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

21-0138

APPLICANT/PROPERTY OWNER

Crunk Engineering/ JLM Investments

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Pulaski Hwy / Tax Map 113 Parcel 80.47

SUMMARY OF REQUEST: Preliminary Plat Approval

This request is for the preliminary plat approval of (129) single-family residential lots conforming to all standards of the current RM-1 (High Density Residential) zoning district. Each lot will have at minimum 6,000 SF with a 50' lot width. A proposed access point for egress/ingress is being prosed from Pulaski Hwy with an additional access point from Morrow Lane.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 (High Density Residential)	Vacant Land	IR/ GCS/RS-40 Vacant Land	129 Single-Family Residential Lots	43.89+/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Site is currently Zoned RM-1 (High Density Residential).

PROPERTY HISTORY:

N/A



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed RS-6 Zoning District)

Article 6.3.8 District Development Standards

- Minimum of 6,000 SF Lots
- Permits single-family homes
- 20' minimum front setback/ 7.5' minimum side setback (*15' total*) / 20' minimum rear setback.
- Minimum 50' lot width.

This proposed preliminary plat meets all standards of the Zoning Code. Please see technical comments attached that any approval would be subject to.

ATTACHMENTS (CIRCLE)

**SUBMITTED
PLANS**

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

**AGENCY
COMMENTS**

RESPONSE TO STANDARDS



TECHNICAL MEETING

Tuesday, August 10, 2021

ITEM NO.

21-0138

DESCRIPTION: Request from Crunk Engineering for preliminary plat approval of 129 lots being a portion of Tax Map 113 Parcel 80.47 off Pulaski Highway.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Preliminary plat will need to confirm adequate sight distance at both access points to public ROW
2. Subject to TIS and construction plans
3. Provide an emergency spillway and drainage ditch from "stormwater pond 2" out to Morrow Lane
4. Stormwater should be designed to mimic the same drainage area to the existing sinkholes. Pond 2 should not discharge into the sinkhole.
5. "Stormwater Pond 1" drains exclusively to a possible sinkhole with no secondary means of drainage.
6. Provide road names to E911 for approval.
7. Road F should intersect Road A and Road G should intersect Road F.
8. Offsite regional detention pond serving lots on Park Plus Drive discharges towards lots 58-64 with no outlet.
9. Lots 57-69 do not have any drainage outlet with several being below the stormwater pond and potential sinkhole elevation.
10. Engineering has serious concerns regarding the drainage and grading in this proposed development. Revisions to address these comments would be significant and should go back to Technical Committee.

Public Works

11. No Comment.

Planning

12. What is lot 129 going to be used for as shown
13. show buffer areas around perimeter
14. will this be phased
15. Corner lot detail needed
16. site data table is showing another location information

TECHNICAL

21-0138

Page 1 of 3

Fire

17. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

Wastewater

18. Wastewater approves this request.

Building

19. No comments.

Police

20. No comments provided.

Atmos Energy

21. No comments provided.

Maury County E911

22. No comments provided.

Maury County Schools

23. No comments.

Duck River Electric Membership Corp

24. No comments.

Columbia Power

25. 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.

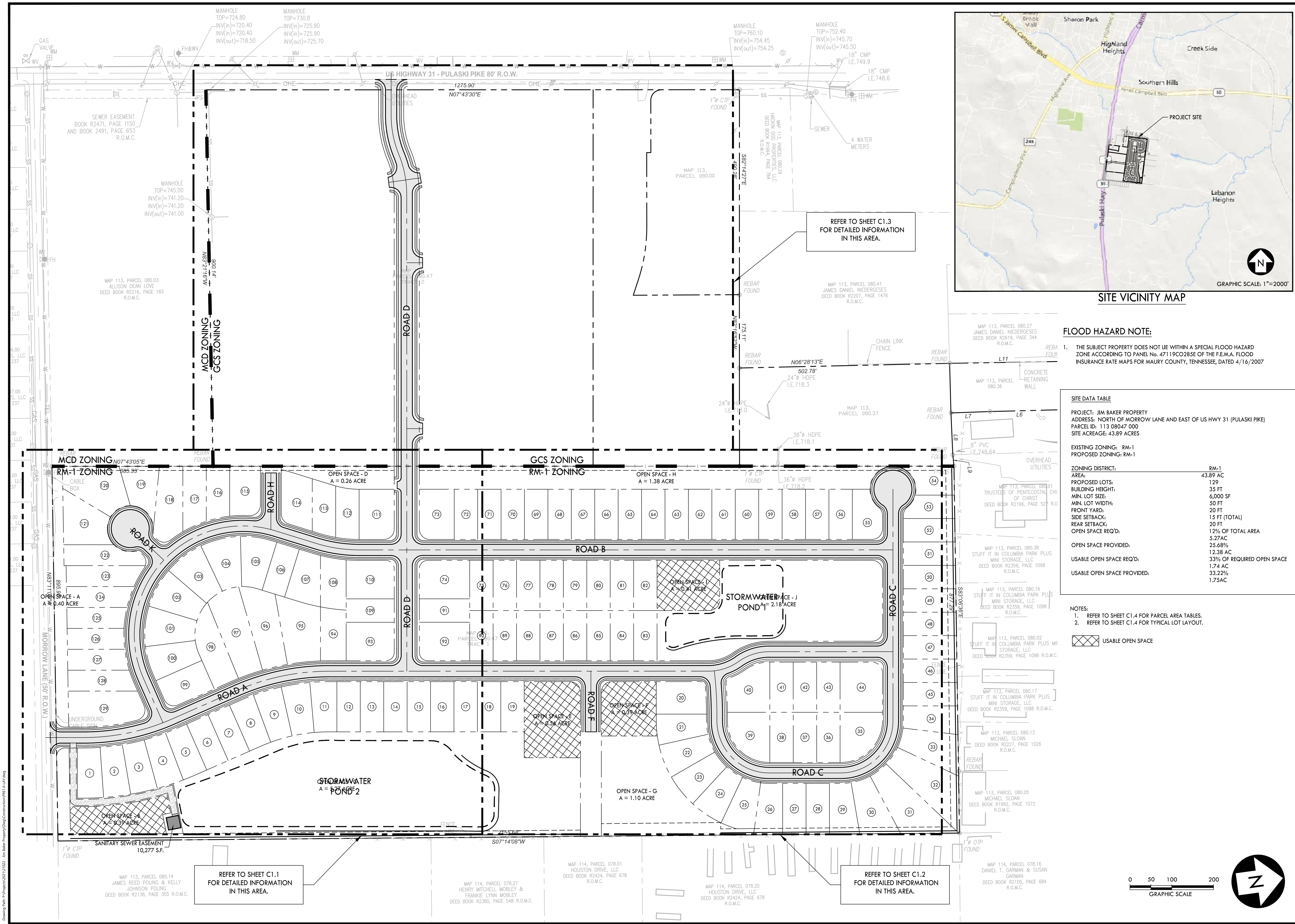
Columbia Water

26. Pressure for fire protection could be a problem on some of the high points. Houses might have to be residential sprinklers 6" on Morrow lane - 8" on Park Plus.

ATTACHMENTS: Preliminary Plat

Case #21-0138
Jim Baker Subdivision
Pulaski Hwy. & Morrow Ln.





FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119CO285E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

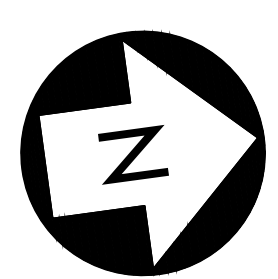
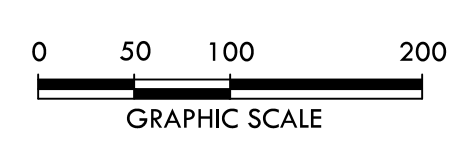
SITE DATA TABLE	
PROJECT: JIM BAKER PROPERTY	
ADDRESS: NORTH OF MORROW LANE AND EAST OF US HWY 31 (PULASKI PIKE)	
PARCEL ID: 113 08047 000	
SITE ACREAGE: 43.89 ACRES	
EXISTING ZONING: RM-1	
PROPOSED ZONING: RM-1	
ZONING DISTRICT:	RM-1
AREA:	43.89 AC
PROPOSED LOTS:	129
BUILDING HEIGHT:	35 FT
MIN. LOT SIZE:	6,000 SF
MIN. LOT WIDTH:	50 FT
FRONT YARD:	20 FT
SIDE SETBACK:	15 FT (TOTAL)
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	12% OF TOTAL AREA
OPEN SPACE PROVIDED:	5.27AC
USABLE OPEN SPACE REQ'D:	25.68%
USABLE OPEN SPACE PROVIDED:	12.38 AC
	33% OF REQUIRED OPEN SPACE
	1.74 AC
	33.22%
	1.75AC

NOTES:

1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.

2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE



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

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

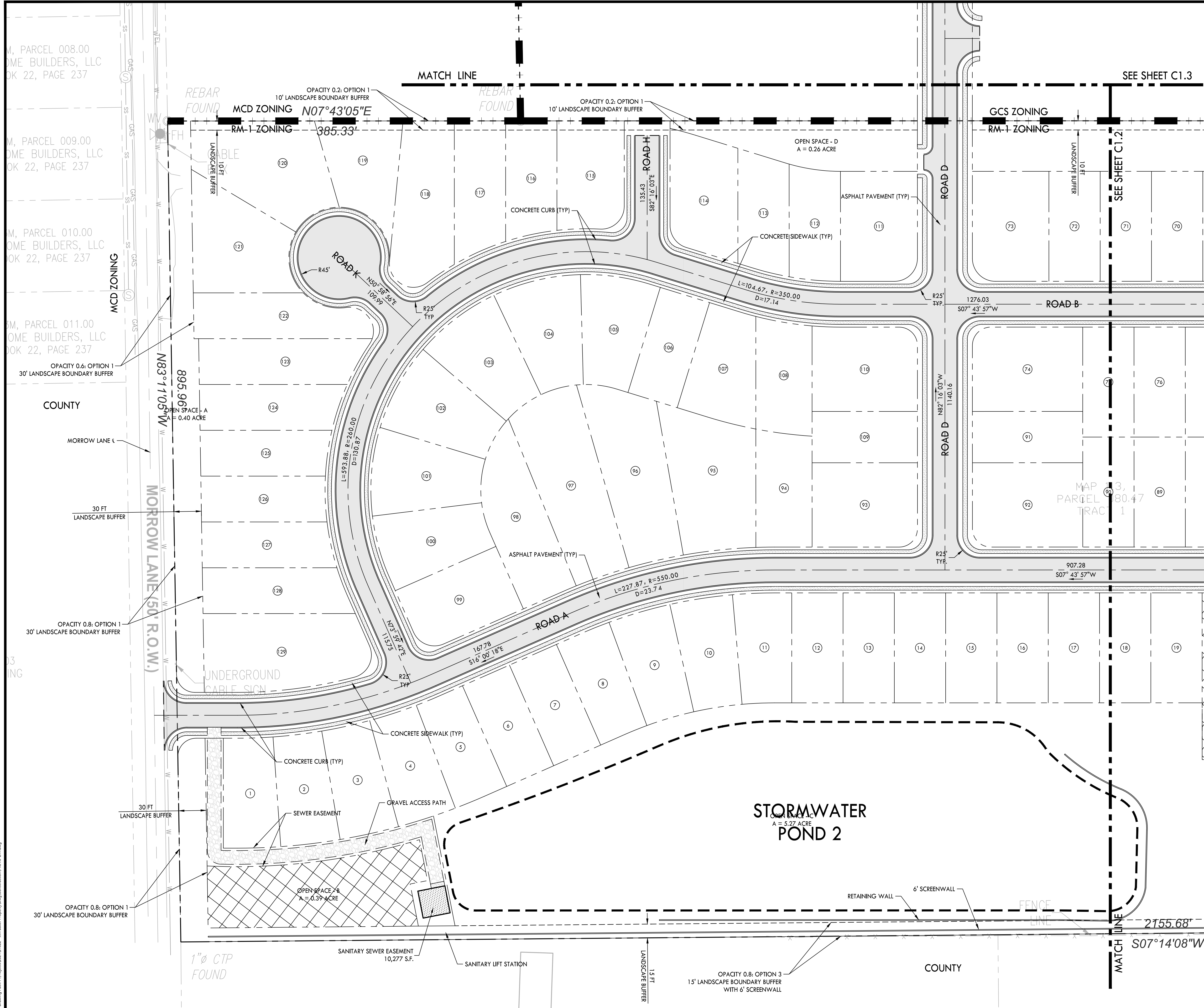
REVISIONS	No.	DATE

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21022

C1.0

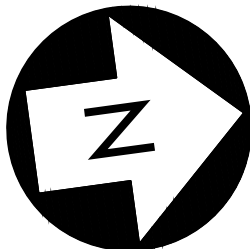
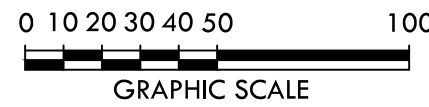
OVERALL SITE LAYOUT PLAN



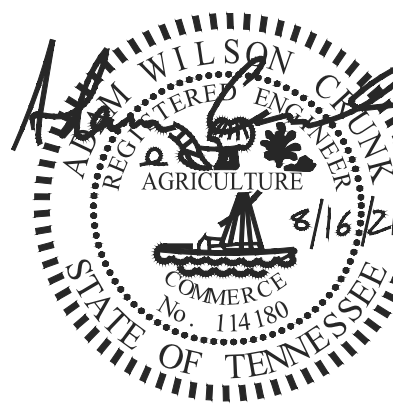
NOTES:
1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

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



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
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WWW.CRUNKENG.COM

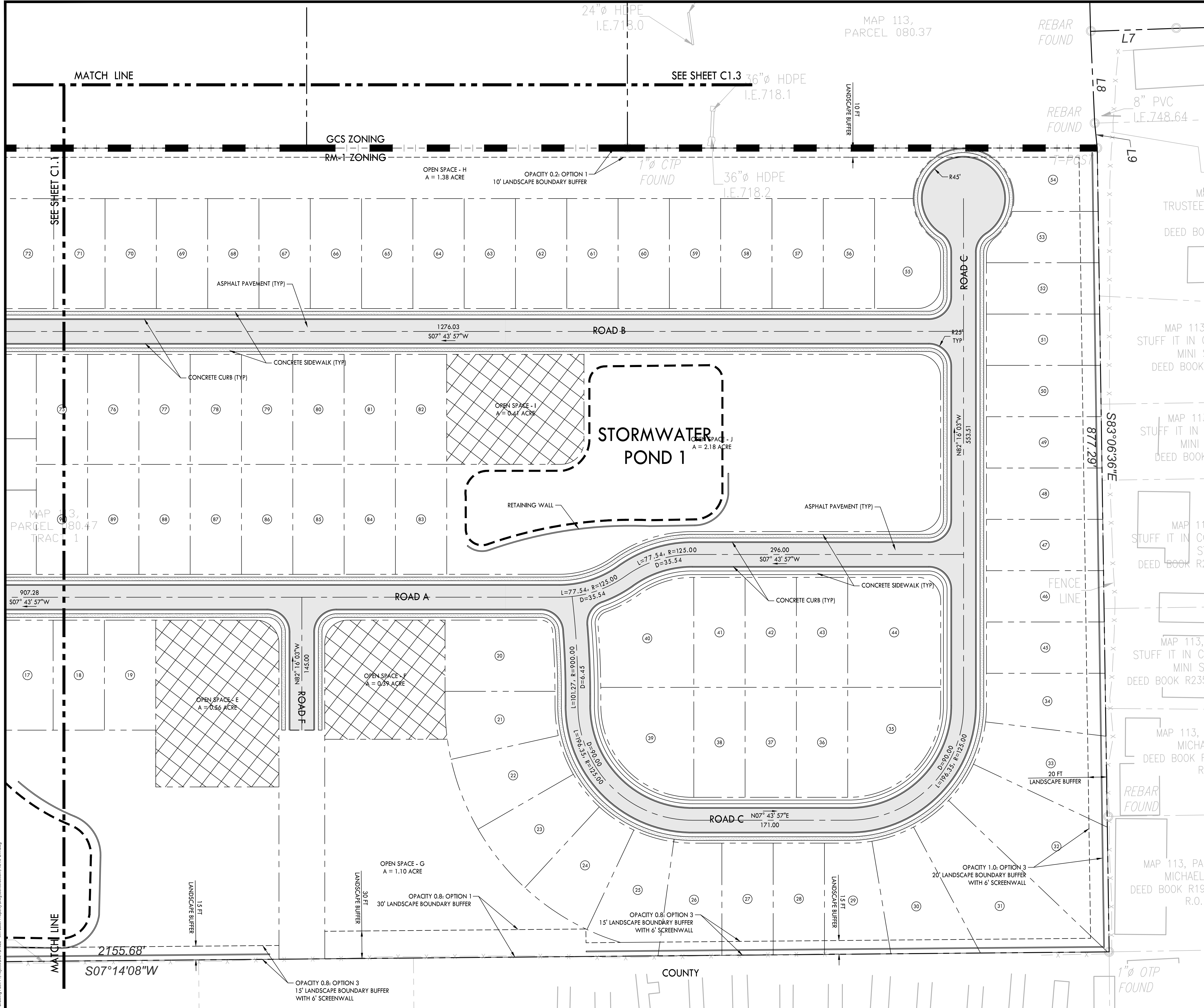


JIM BAKER PROPERTY
COLUMBIA, TENNESSEE

No.	REVISIONS		DATE

08/16/21 21022

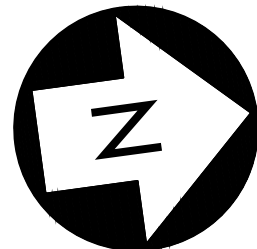
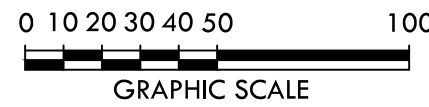
C1.1
SITE LAYOUT PLAN



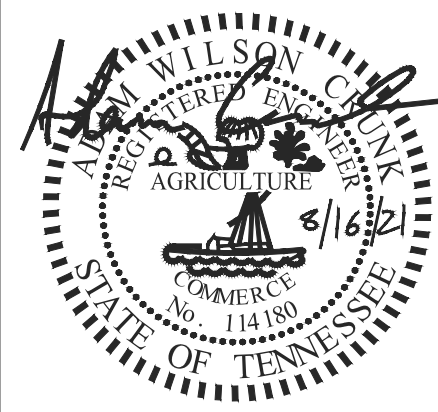
- NOTES:
1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
 2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

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



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7112 CROSSROADS BOULEVARD
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JIM BAKER PROPERTY
COLUMBIA, TENNESSEE

REVISIONS	DATE	
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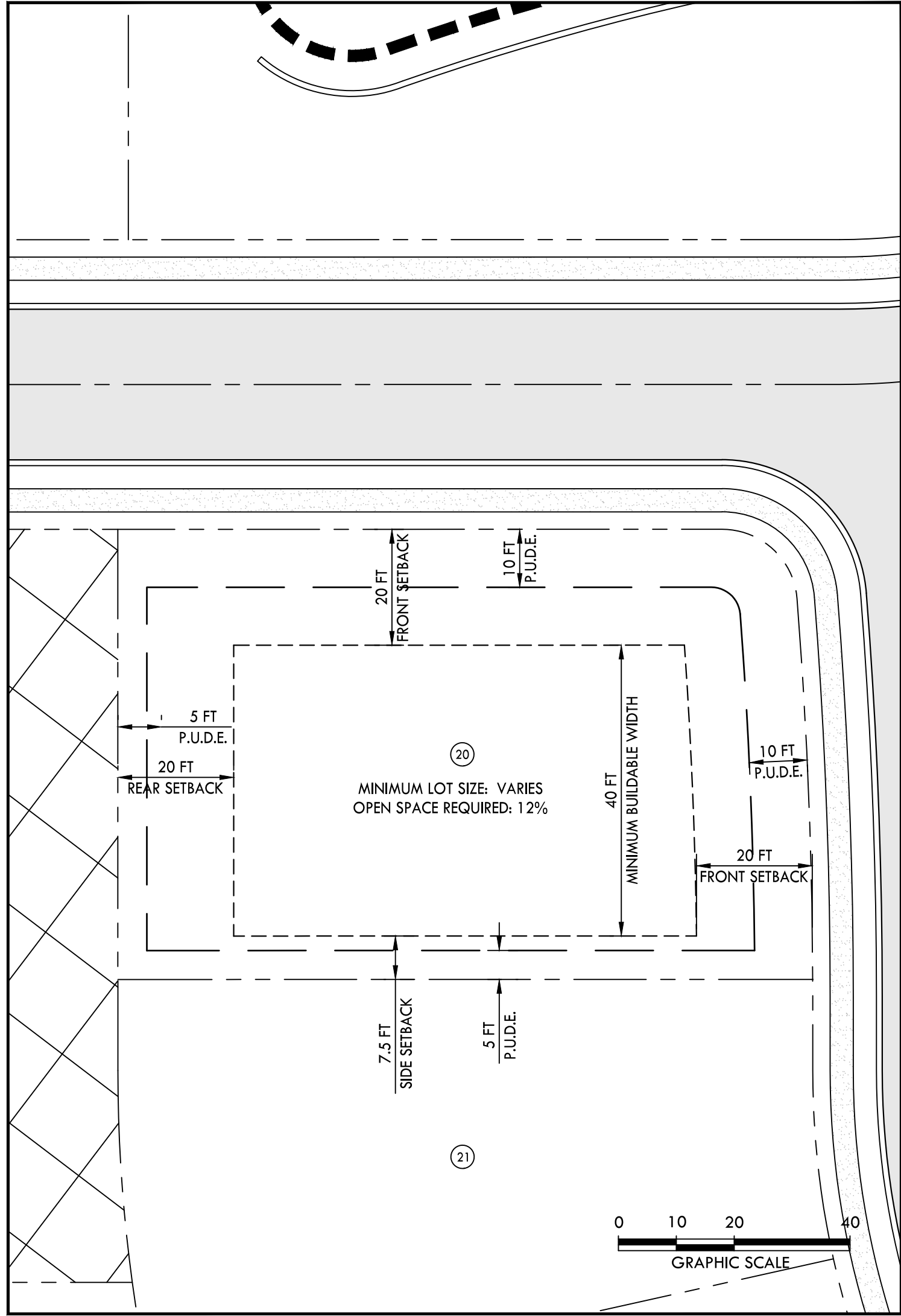
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C1.2
SITE LAYOUT PLAN

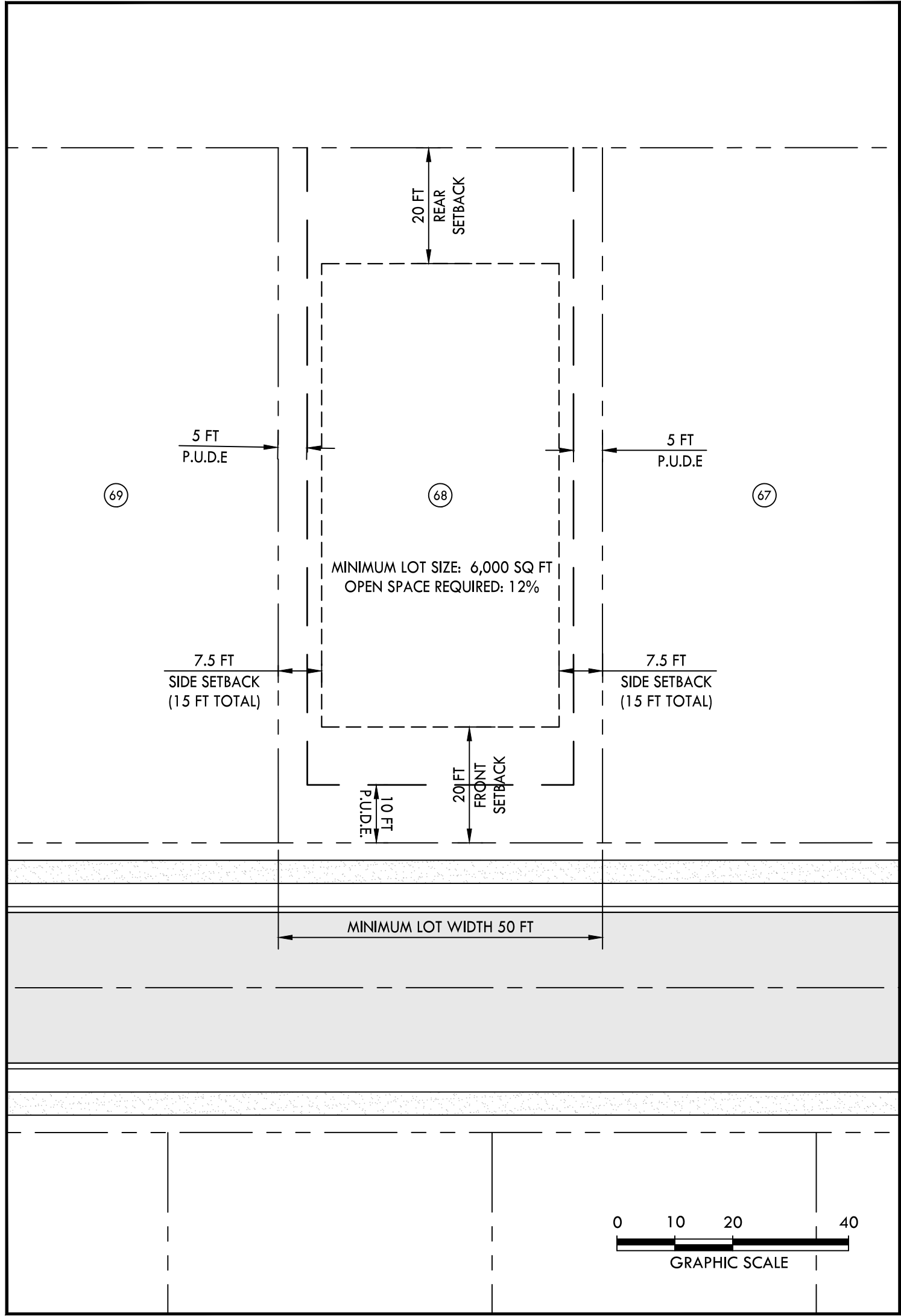
C1.3

SITE LAYOUT PLAN

Drawing Path: P:\Projects\2021\121022 - Jim Baker Property\DWG\Construction\SET 1.5.dwg



TYPICAL CORNER LOT LAYOUT



TYPICAL LOT LAYOUT

ZONING RM-1 LOT TABLE

Parcel Table	
Lot #	Area
1	7019
2	7132
3	7132
4	7132
5	6936
6	6720
7	6720
8	7023
9	7358
10	7358
11	7144
12	6720
20	9196
21	7394
22	7658
23	7658
24	7658
25	7429
26	7518
27	6839
28	6812
29	7567
30	9640
31	15192
32	15672
33	10277
34	7915
35	10034
36	6720
37	6720
38	6720
39	10034
40	10656
41	6720
42	6720
43	6720
44	12046
45	7223
46	7177
47	7131
48	7085
49	7039
50	6992

Parcel Table	
Lot #	Area
51	6946
52	6900
53	6196
54	6986
55	7445
56	6720
57	6720
58	6720
59	6720
60	6720
61	6720
62	6720
63	6720
64	6720
65	6720
66	6720
67	6720
68	6720
69	6720
70	6720
71	6720
72	6720
73	9886
74	10992
75	6720
76	6720
77	6720
78	6720
79	6720
80	6720
81	6720
82	6720
83	6720
84	6720
85	6720
86	6720
87	6720
88	6720
89	6720
90	6720
91	6743
92	10992
93	10494

Parcel Table	
Lot #	Area
94	7634
95	13586
96	13594
97	14859
98	10894
99	8806
100	8152
101	8749
102	8749
103	8749
104	8749
105	8312
106	6749
107	8508
108	7455
109	6440
110	10508
111	9946
112	6776
113	6998
114	9219
115	8548
116	6973
117	8001
118	11092
119	8211
120	13500
123	8746
124	7593
125	6961
126	6788
127	7059
128	7800
129	14268



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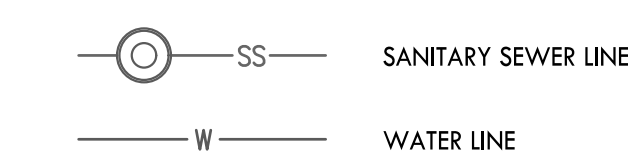
JIM BAKER PROPERTY
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

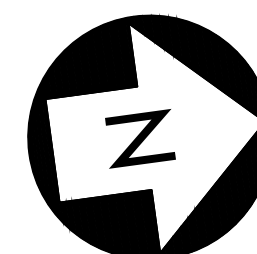
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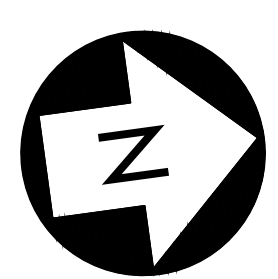
C1.4
TYPICAL LOT
LAYOUTS

3M, PARCEL 011.00
HOME BUILDERS, LLC
BOOK 22, PAGE 237



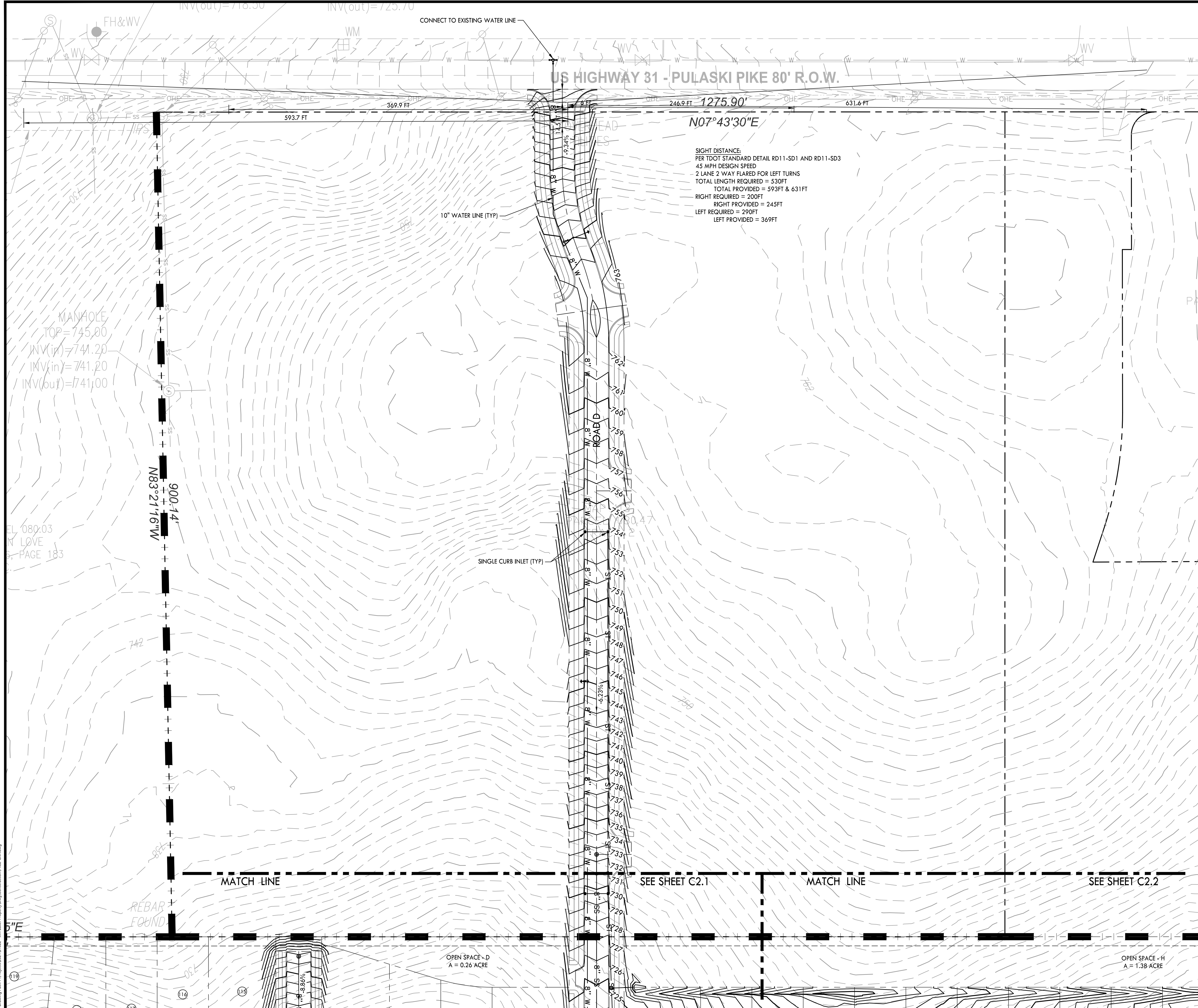
GRADING, DRAINAGE & UTIL PLAN





C2.2

GRADING,
DRAINAGE & UTILITY
PLAN



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

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SUITE 201
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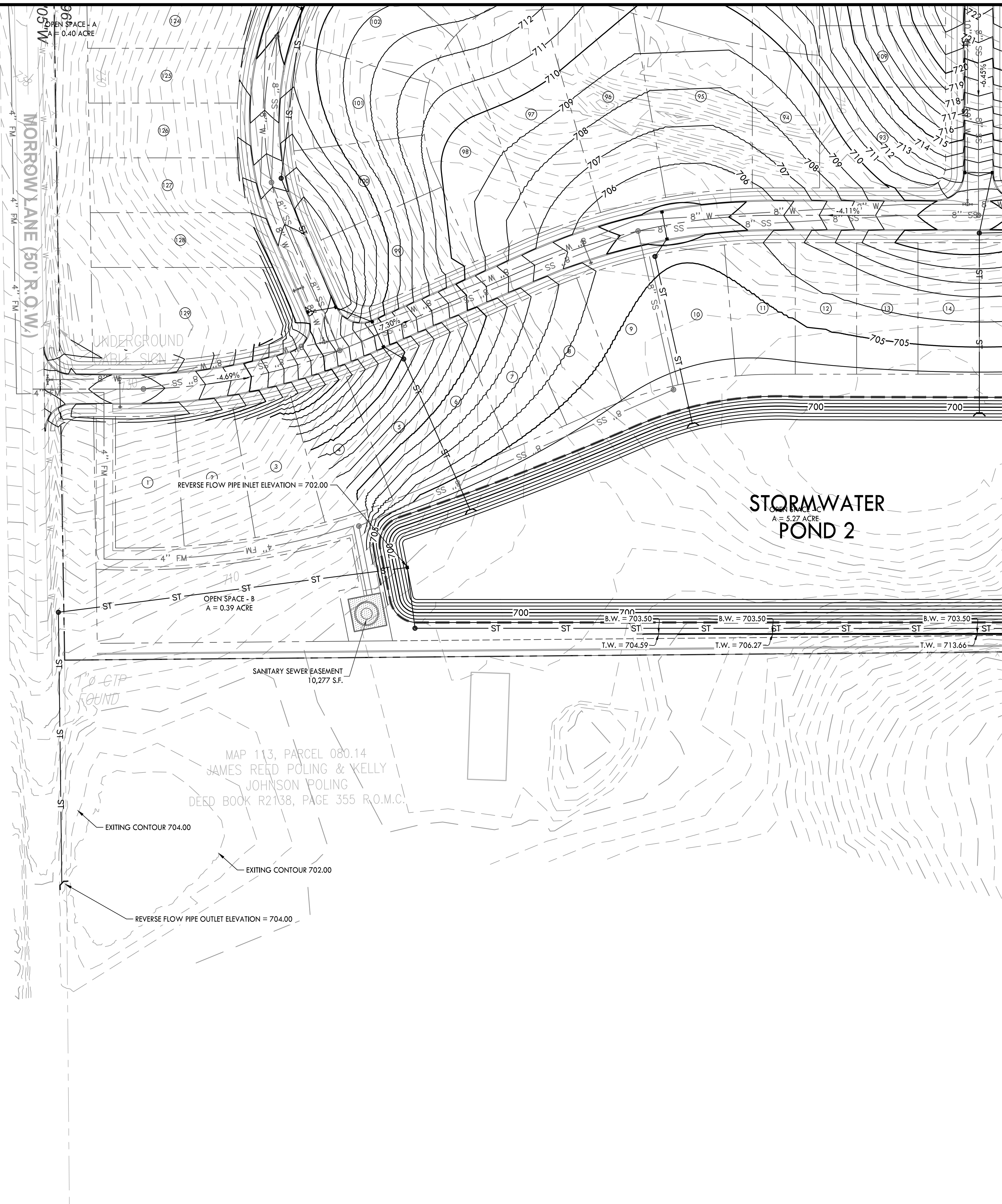
JIM BAKER PROPERTY
COLUMBIA, TENNESSEE

REVISIONS	DATE	
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C2.3
GRADING,
DRAINAGE & UTILITY
PLAN

MAP 124, PARCEL 007.03
JAMES McGAVOCK FLEMING

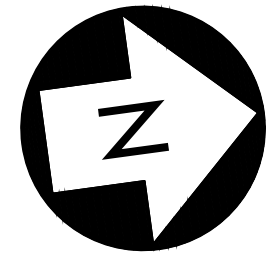
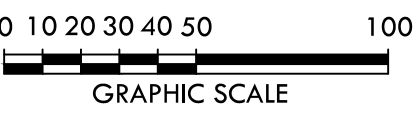


PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

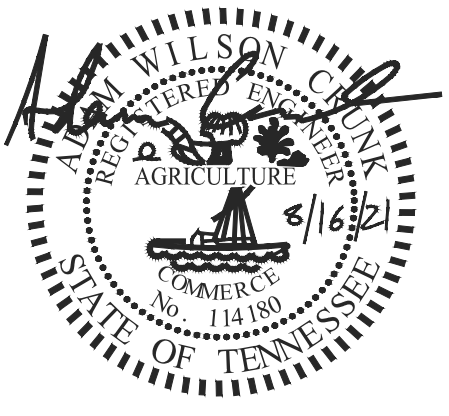
PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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SUITE 201
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JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

08/16/21

21022

C2.4

OFFSITE DRAINAGE EXHIBIT

Case Number:

21-0145

Request:

Request from Martin Engineering to annex with a plan of services and master plan for property off Bear Creek Pike being a portion of Tax Map 90 Parcels 12 and 13.00 and rezone the remaining portion with a base zoning of High Density Residential Planned Unit Development.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0145

APPLICANT/PROPERTY OWNER

**Martin Engineering & Survey/
Gary W. Martin**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Bear Creek Pike/ Tax Map 90,
Parcel 12.00 & 13.00**

**SUMMARY OF REQUEST: ANNEXATION with Plan of Services
include RM-1 PUD Zoning Request.**

This request is for the annexation and plan of services with an RM-1 PUD (High Density Planned Unit Development) **rezoning of a 24.21 +/- acre parcel located on the north side of Bear Creek Pike.** A Planned Unit Development submittal has indicated 159 townhome units.

**Sec 7.2.2 (PUDs Located Along Certain Major Highways)*
Zoning and Rezoning of property along Highway 99 (*Bear Creek Pike*) from Hwy 31 to I 65 require a PUD Zoning Designation.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-40 (County Zoning on Unannexed Portion)	Vacant Land	GCS/ RS-20 Single-Family Residential	159 Townhomes	24.21 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor: This future land use characterized for the subject property does support high density residential uses.

PROPERTY HISTORY:

This item has had a history of multiple requests for deferrals before Planning Commission.

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Townhouse or Rowhouse

Townhouses or rowhouses shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

A townhouse or rowhouse shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.

The maximum lot coverage ratio set forth for the district may be exceeded for a given lot within a townhouse or rowhouse development. However, such ratio shall apply to the project when



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considered in aggregate (i.e., total building coverage divided by total gross development site area). In any instance where a development may lie within two or more zoning districts the coverage ratio for each district shall apply to all development within it. No transfer of bulk or site coverage shall be permitted among zoning districts.

Minimum width for the portion of the lot on which a townhouse or rowhouse is to be constructed shall be 22 feet.

Not more than six townhouses or rowhouses shall be built in a row with the same or approximately the same front line and not more than 12 dwellings shall be contiguous.

Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

Street sidewalks and on – site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts, or garages and for convenient circulation and access to all facilities.

Additional pedestrian access shall be provided at the rear of each attached dwelling.

When locating the parking facilities required under Article 10, Parking, Loading, and Access, at least one parking space per dwelling unit shall be located within 200 feet from the nearest entrance of the dwelling unit and space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be maintained and lighted for night use.

The usage of garage parking is allowed but shall be placed 3' feet from back of sidewalk or else they shall be 22' feet or more from back of sidewalk.

Garage parking spaces shall be counted as required parking if the space is at least 15'feet wide and 22' feet deep or more with no obstructions with a minimum door opening of 10' feet.

Spaces that meet 8.3.2.H.9-10 shall not count for more than 30% of the required parking.

- **Site plan indicates interior townhome units at 21' (less than 22' as cited in base zoning standards for townhomes). Current zoning code indicates that if a townhome unit is less than 22' that parking shall be rear loaded.** Proposed elevations indicate fiber cement board siding with a brick base at front elevations. No brick base is indicated at rear elevations.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

- 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 uses 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 vacant land and single-family residential. The proposed rezoning would be consistent with the Suburban Corridor Future Land Use.

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

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Corridor" The request would agree with an RM-1 PUD Zoning Designation.



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PLANNING COMMISSION
STAFF REPORT

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

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

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

The surrounding properties are similar use and characteristics to the proposed development of single-family residential.

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

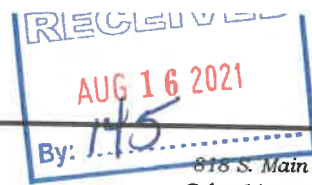
The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to RM-1 PUD at such location.

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

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



818 S. Main Street
Columbia, TN 38401
gary@martinengr.com
615.812.2147

August 16, 2021

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
(931) 560-1560

Dear Mr. Keltner,

Please find enclosed the PUD Master Plan Revision for Pewett Place development based on comments received on July 15, 2021. The plan was revised as follows:

Building

1. No comments

Response: So noted.

Police

2. No comments provided.

Response: So noted.

Columbia Water

3. Water available – 16" DI on North Side of Bear Creek Pike.

Response: So noted.

Atmos Energy

4. No comments provided.

Response: So noted.

Maury County E911

5. No comments provided.

Response: So noted.

Maury County Schools

6. No comments provided.

Response: So noted.

Engineering

7. Provide ROW and stub road to East (Map 90 Parcel 14.06) to align more or less with the northern property line of this adjacent parcel.

Response: Completed

8. Ensure western stub aligns with Damron property Townhomes PUD if approved

Response: Agree

9. Provide proposed grading

Response: Proposed grading has been provided.

10. Provide cul de sacs for permanent turnaround along Mansfield Ct

Response: Road has been extended to eliminate need for turnaround.

11. Provide roadway cross section with R.O.W.

Response: Typical roadway cross section with 50' R.O.W. has been provided.

12. Ensure the intersection of Myatt Drive and Cipher way meet geometric standards as outlined in the subdivision regulations.

Response: Intersection was designed accordingly.

13. Subject to Construction plan approval and all TIS improvements being installed prior to issuance of certificate of occupancies.

Response: So noted.

Public Works

14. Public sanitation services are an option for the 165 townhomes, or our department can service them via dumpster service. For 165 townhomes, we recommend a minimum of four (4) 8 yard dumpsters serviced 3 days a week. Please see attached dumpster guidelines and accessibility requirements, as well as the plan of services from our department.

Response: So noted

Columbia Power

15. 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: So noted.

Wastewater

16. Any extension to the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines the proposed facilities are a logical extension to the City 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 applicable at the time of connection to the sanitary system. Wastewater approves this request with the aforementioned comments.

Response: So noted.

Planning

17. Provide list of variances requested

Response: No variances are being requested.

IN ADDITION, THE FOLLOWING IS PROVIDED OVER ZONING ORDINANCE REQUIREMENTS.....

- 1. Public roads instead of private roads*
- 2. Front setback provided is 42 ft more than required*
- 3. Northern property boundary setback is 23 ft more than required w/tree as possible.*
- 4. Existing trees along Hwy 412 are being preserved; in addition, area between Hwy 413 tree preservation and townhomes will be reforested.*
- 5. All townhomes will be constructed of Hardie board, brick at front bottom.*
- 6. Density requested is 6.6 units/ac or 45.3% less than allowed (12 units/ac)*
- 7. Tot lot and dog park.*
- 8. 9 acres open space; 2.7 acres is required. Open space provided is 3.3 times more than what is required.*

18. Show amenity area design and any correlating structures

Response: Provided

19. List material of structures exterior facades

Response: Exterior materials will be Hardie board w/brick along front/bottom

20. With the rear of units facing a gateway road would recommend architectural elements continue around all sides and a detailed street landscape

Response: All exterior materials facing Hwy 412 will be Hardie; existing trees along Hwy 412 will be preserved for a 30' width; in addition, area between Hwy 412 tree preservation and townhomes will be reforested.

21. The site is mostly forest area please show any areas not disturbed that would preserve established vegetation

Response: The site has significant slope and must be mass graded. However, trees along Hwy 412 in front of townhomes are being preserved. Also, as possible, trees along the northern and western property lines are being preserved, as generally indicated on the landscape plan.

Please feel free to give me a call at (615) 812-2147 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Martin". The signature is fluid and cursive, with the first name "Gary" and last name "Martin" clearly distinguishable.

Gary Martin, P.E.



TECHNICAL MEETING
Tuesday, August 10, 2021

ITEM NO.

21-0145

DESCRIPTION: Request from Martin Engineering for annexation with Plan of Services for Tax Map 90 Parcels 12 & 13 with zoning to RM1-PUD and master plan approval of 165 townhomes.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Water

3. 16" DI main on north side of Bear Creek Pike. Possible conflict with entrance cut.

Atmos Energy

4. No comments provided.

Maury County E911

5. No comments provided.

Maury County Schools

6. No comments.

Duck River Electric Membership Corp

7. No comments.

Engineering

8. Provide ROW and stub road to East (Map 90 Parcel 14.06) to align more or less with the northern property line of this adjacent parcel.
9. Ensure western stub aligns with Damron property Townhomes PUD if approved
10. Provide proposed grading
11. Provide cul de sacs for permanent turnaround along Mansfeld Ct.
12. Provide roadway cross section with R.O.W.
13. Ensure the intersection of Myatt Drive and Cipher way meet geometric standards as outlined in the subdivision regulations
14. Subject to Construction plan approval and all TIS improvements being installed prior to issuance of certificate of occupancies.

Public Works

15. Private sanitation services are an option for the 165 townhomes, or our department can service them via dumpster service. For 165 townhomes, we recommend a minimum of four (4) 8 yard dumpsters serviced 3 days a week. Please see attached dumpster guidelines and accessibility requirements, as well as the plan of services from our department.
16. Private sanitation services are an option for the 165 townhomes, or our department can service them via dumpster service. For 165 townhomes, we recommend a minimum of four (4) 8 yard dumpsters serviced 3 days a week. Please see attached dumpster guidelines and accessibility requirements, as well as the plan of services from Public Works.

Columbia Power

17. 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.

Wastewater

18. Presently sanitary sewer service is not available to these properties. Easements will be required to obtain access to the existing sewer infrastructure and is the responsibility of the property owner. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction will be required to pay all fees applicable at the time of connection.

Planning

19. Provide list of variances requested
20. Show amenity area design and any correlating structures
21. List material of structures exterior facades
22. With the rear of units facing a gateway road would recommend architectural elements continue around all sides and a detailed street landscape
23. The site is mostly forest area please show any areas not disturbed that would preserve established vegetation
24. 8/10/21 no additional materials submitted for Technical review.

Fire

25. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

ATTACHMENTS: Concept Plan, Master Plan

PLAN OF SERVICES

FOR ANNEXATION

***BEAR CREEK PIKE* PROPERTY**

+/-13.6 ACRES,

BEING

TAX MAP 90 PARCEL 12 AND 13.00

A. Water

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. 16" DI main on north side of Bear Creek Pike. Possible conflict with entrance cut.

B. Sewer

1. Presently sanitary sewer service is not available to these properties. Easements will be required to obtain access to the existing sewer infrastructure and is the responsibility of the property owner. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approve the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction will be required to pay all fees applicable at the time of connection. Private sanitation services are an option for 165 townhomes, or our department can service them via dumpster service. Please see dumpster guidelines and accessibility requirements provided in technical comments.

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, emergency management preparedness, 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 Bear Creek Pike Tax Map 90 Parcel 12.00 & 13.00 in Columbia, Tennessee. This location is approximately 1.6 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 3.6 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 7.6 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, we encourage the installation and use of fire sprinklers 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 PUD (High Density Residential Districts) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

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

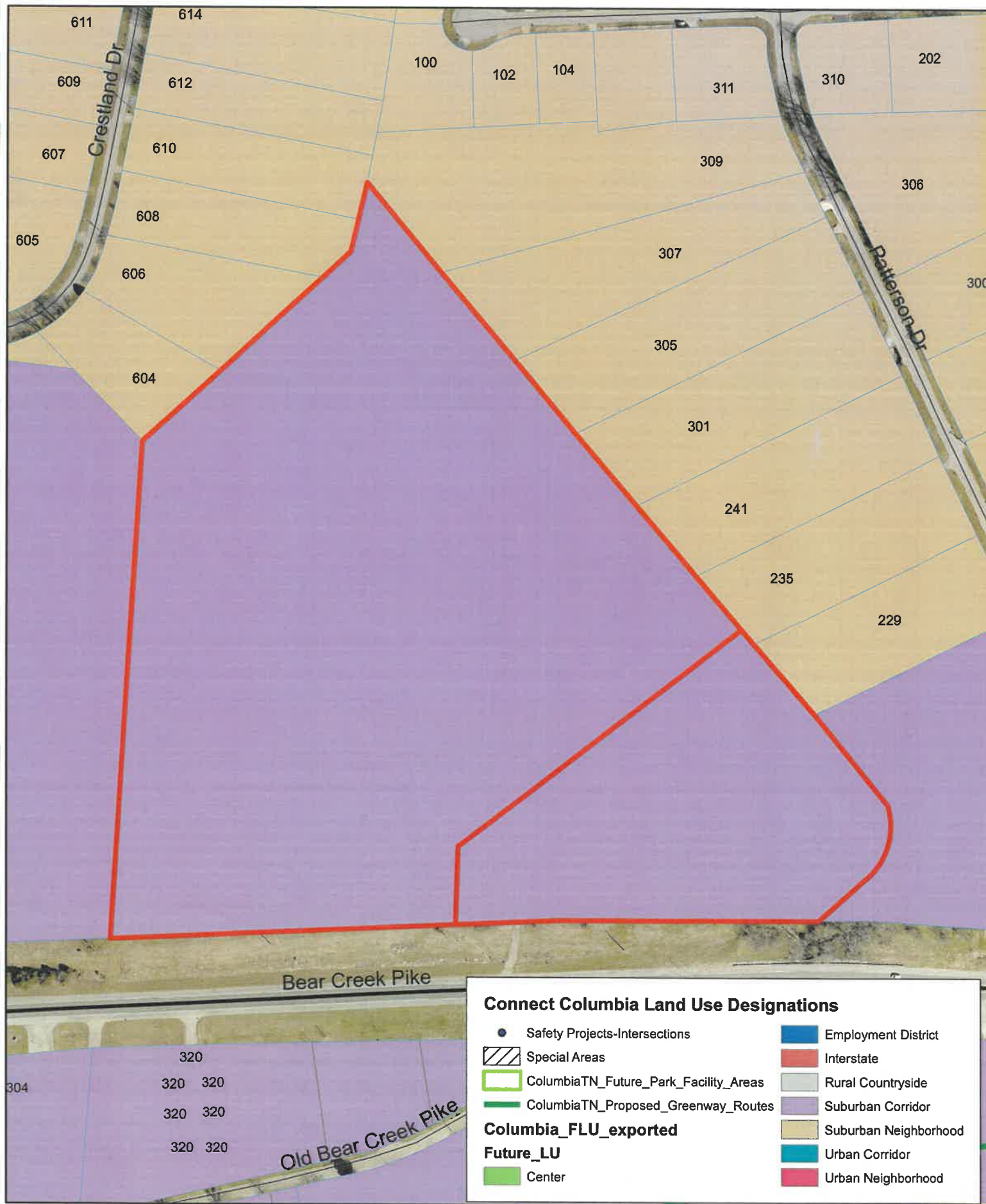
I. Power

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

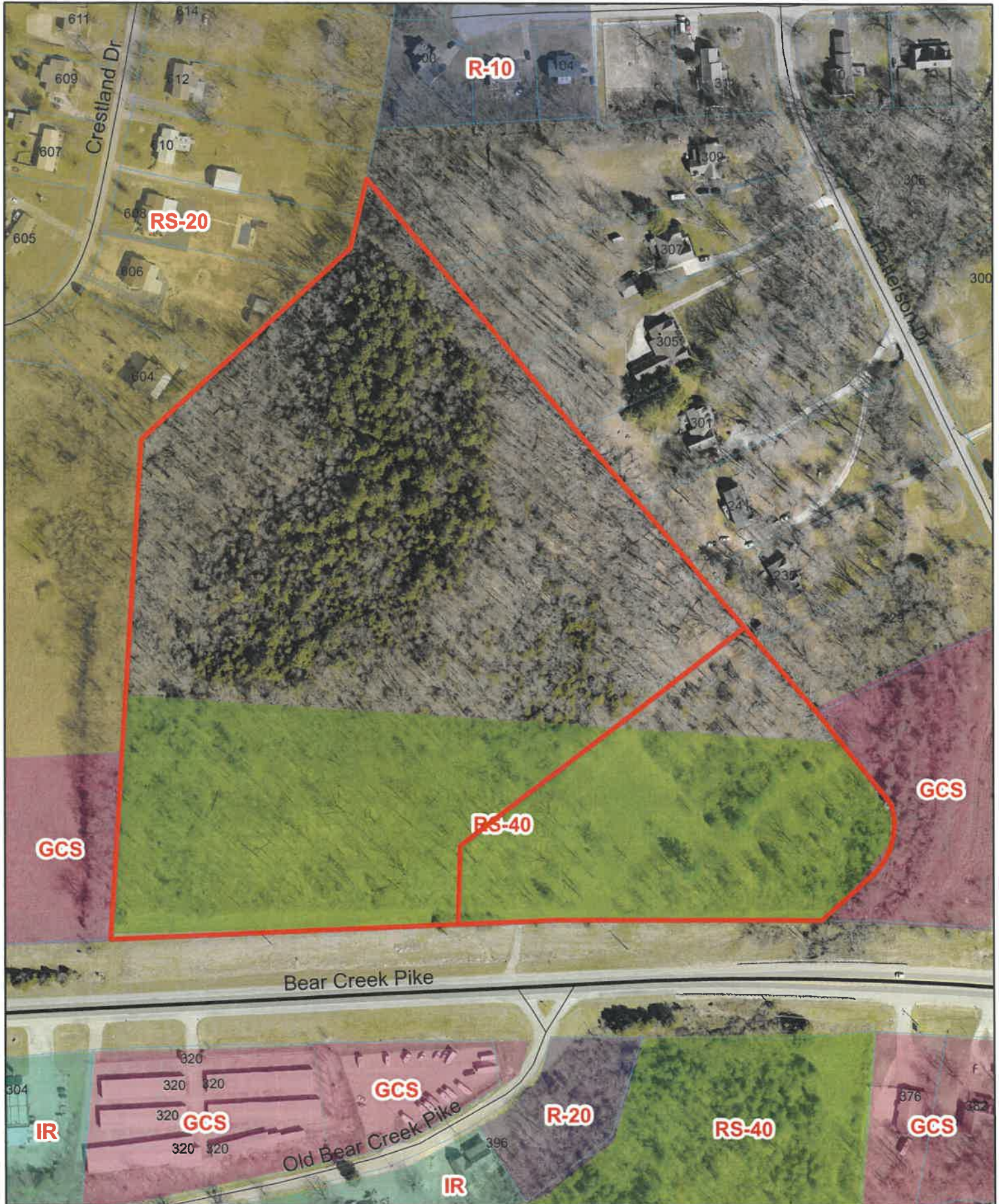
J. Schools

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

Case #21-0145
Pewitt Place
TM 90 Parcels 12 & 13



Case #21-0145
Pewitt Place
TM 90 Parcels 12 & 13

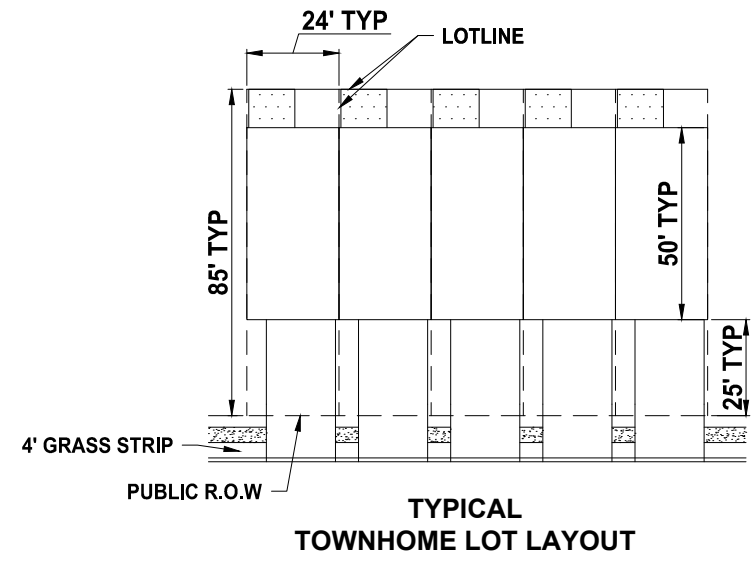
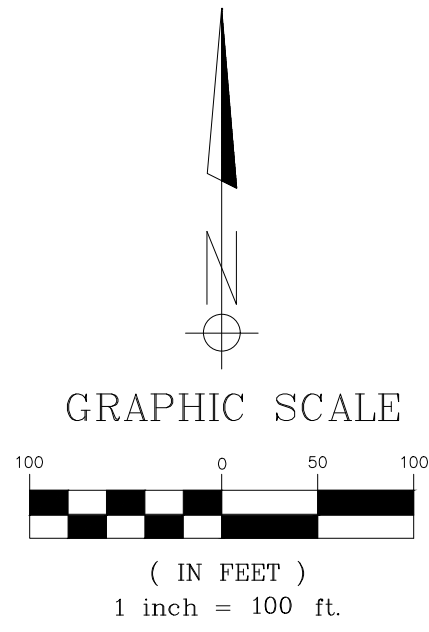
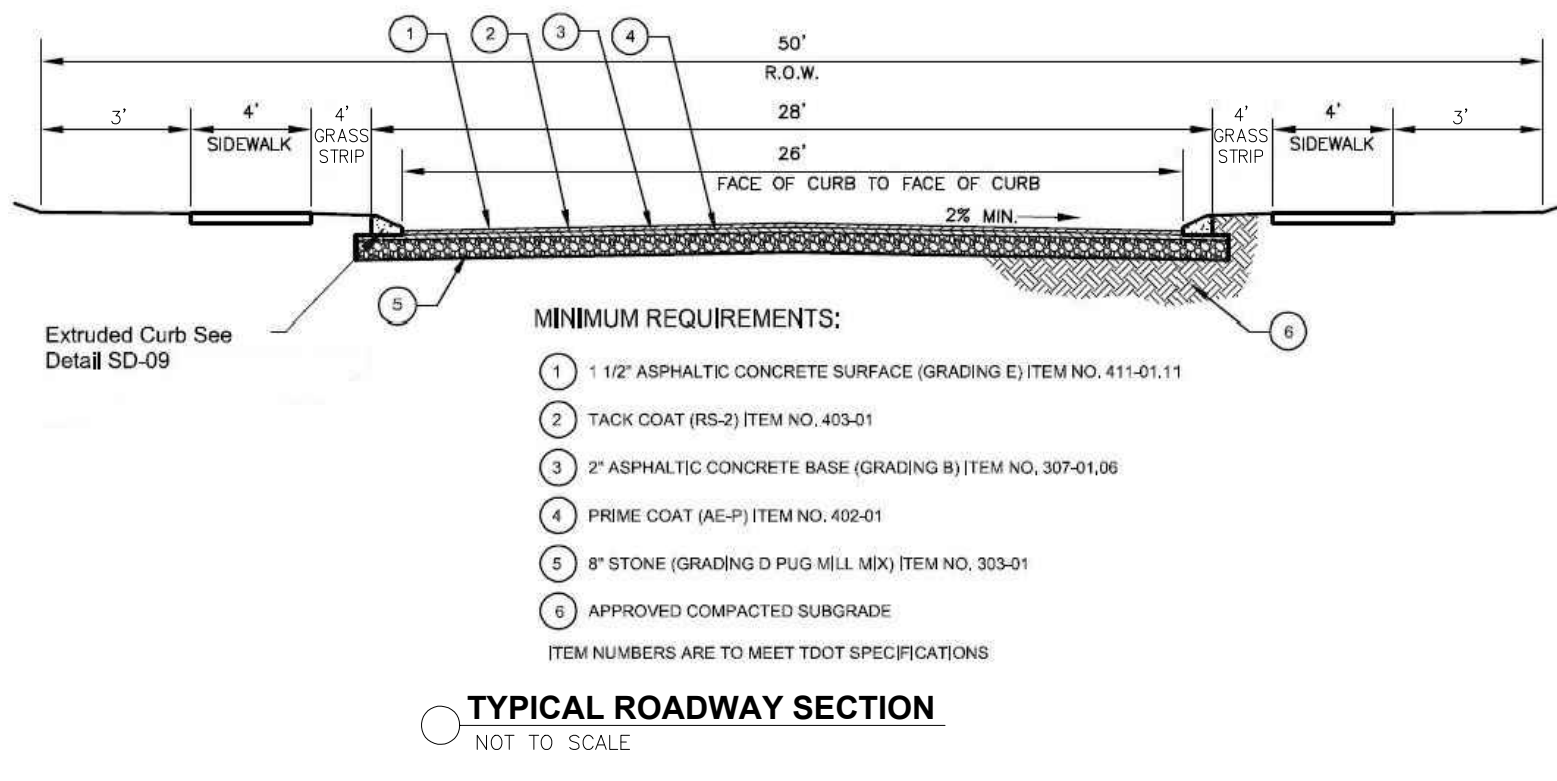












NOTE:
ALL PROPOSED ROADS SHOWN ARE PUBLIC ROADS.
ALL ROAD NAMES TO BE APPROVED BY E-911.
TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.
PROPERTY OWNER:
GARY W. MARTIN
1081 CRANFORD HOLLOW ROAD
COLUMBIA, TN 38401
TAX MAP 90, PARCELS 12.00 & 13.00
DEED BOOK R2056 PAGE 1222 & DEED BOOK R2518 PAGE 474

THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0190E, DATED APRIL 16, 2007.

TOWNHOME DENSITY		
UNITS	ACRES	UNITS/AC.
159	24.21	6.57

TOWNHOME OPEN SPACE SUMMARY		
TOTAL OPEN SPACE PROVIDED	11.60 ACRES	
OPEN SPACE PROVIDED PER UNIT	11.60 AC * 43560 / 159 = 3,170 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)	159	318(95)	318
TOTAL PARKING PROVIDED		95 + 318 = 413	
TOTAL PARKING REQUIRED		159 X 2 = 318	

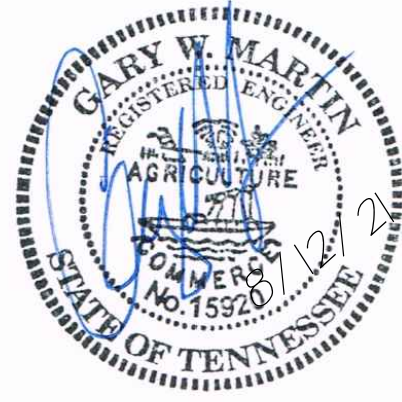
DEVELOPMENT SCHEDULE			
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	COMPLETION DATE
PHASE 1	36	1-36	AUG. 2022
PHASE 2	83	37-119	MAY 2023
PHASE 3	40	120-159	MAY 2024
TOTAL	159		

PURPOSE OF SUBMITTAL - TO REZONE TO RM-1 PUD AND OBTAIN MASTER PLAN APPROVAL FOR 159-TOWNHOME UNITS ON THE PROPERTY, PARCELS 12.00 & 13.00 IN TAX MAP 90.

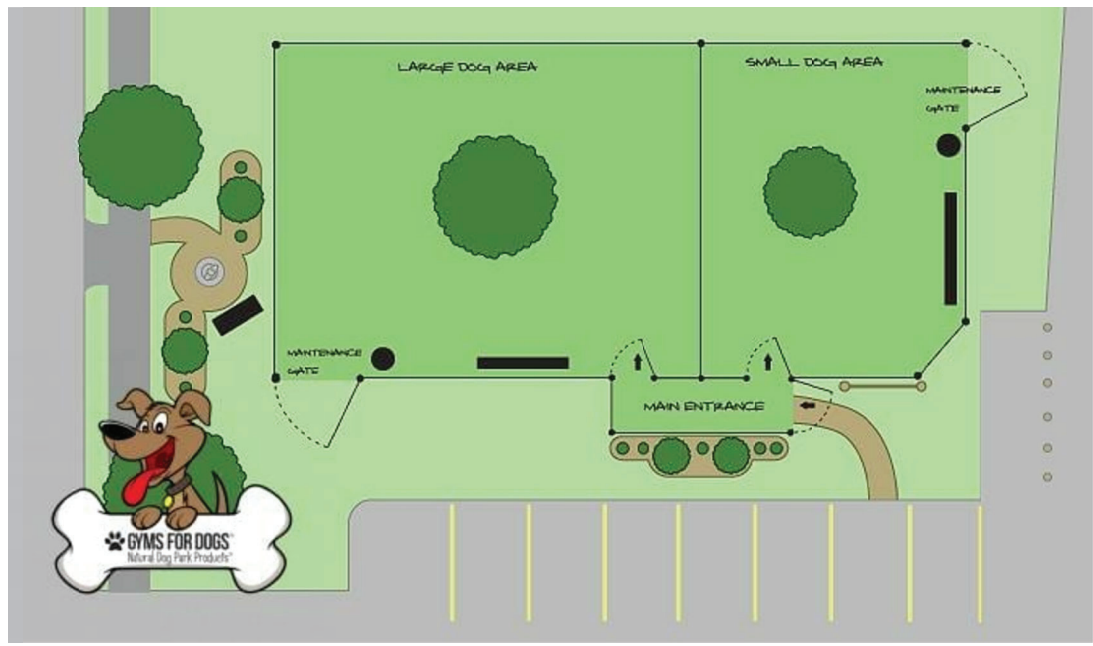
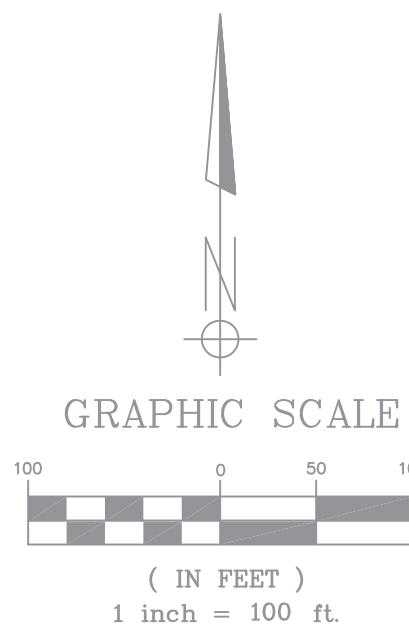
PROJECT DESCRIPTION:
DEVELOP 159-TOWNHOME UNITS ON APPROXIMATELY 24.21 ACRES OF LAND.

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

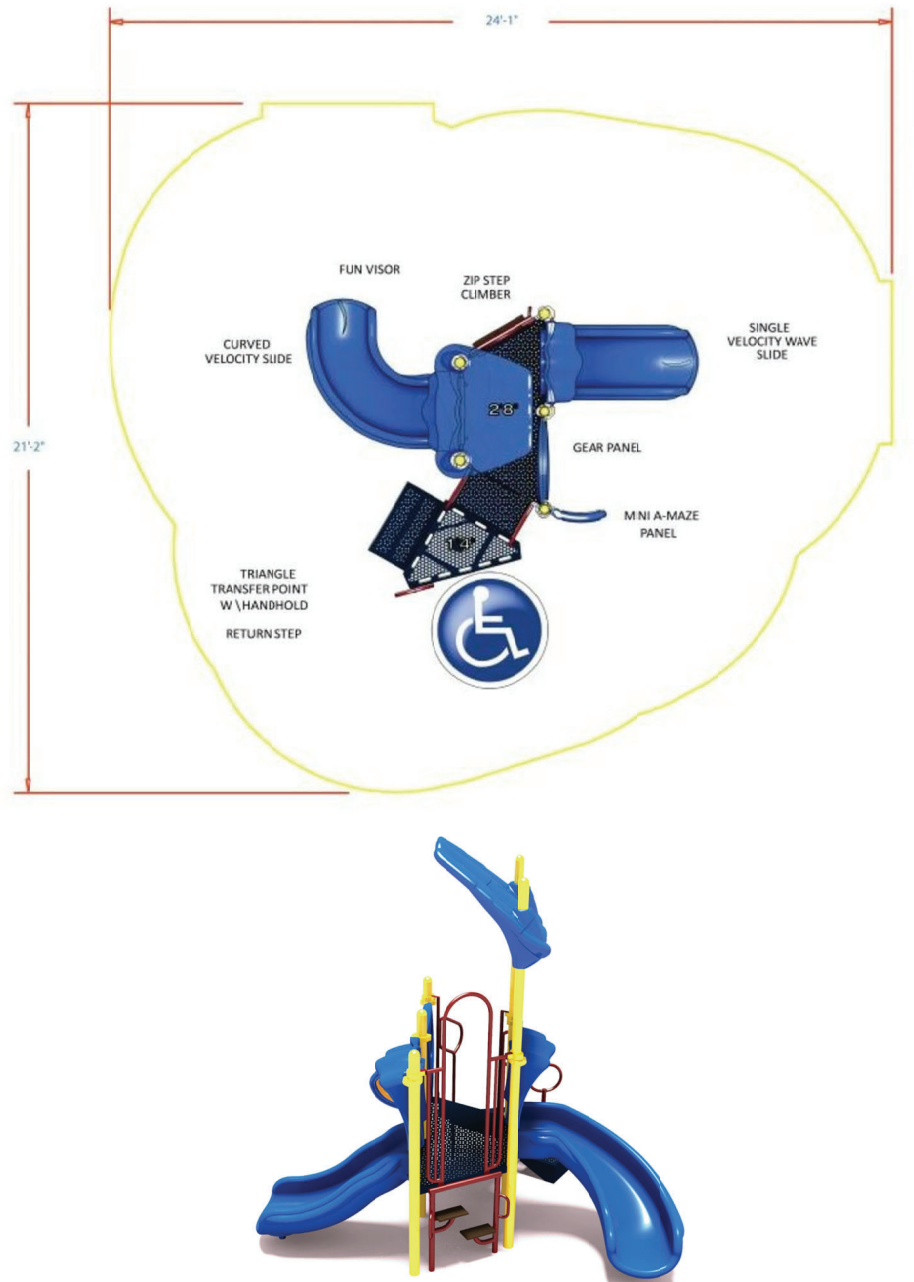
PUD MASTER PLAN PEWETT PLACE COLUMBIA, TENNESSEE MAURY COUNTY AUGUST 12, 2021



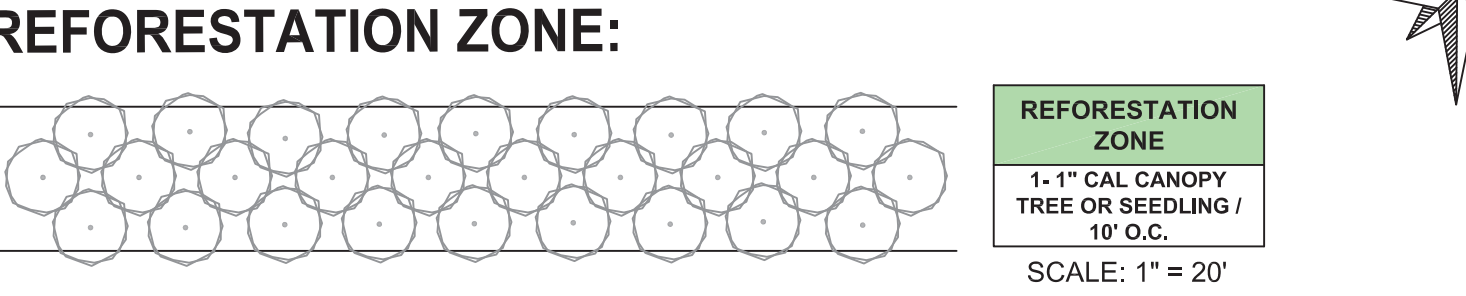
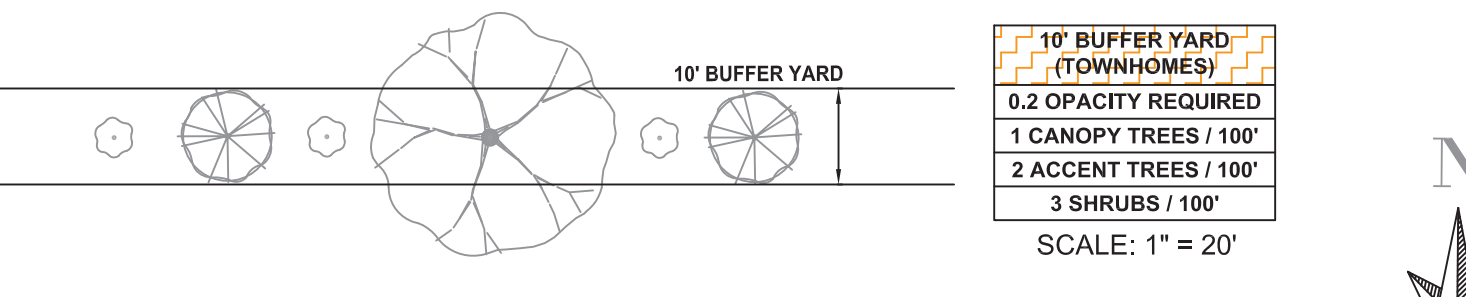
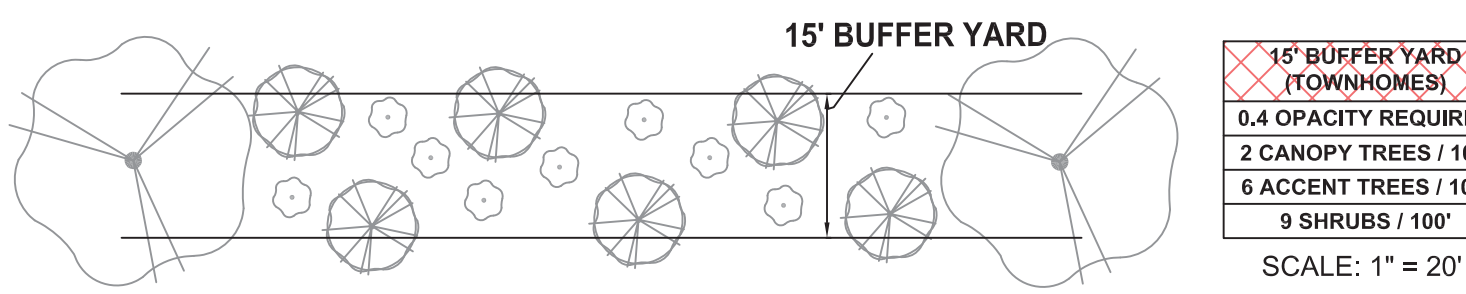
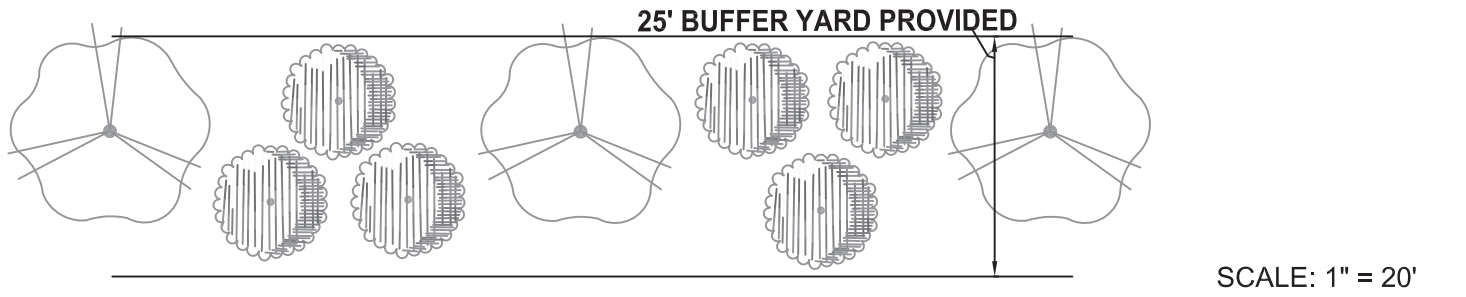
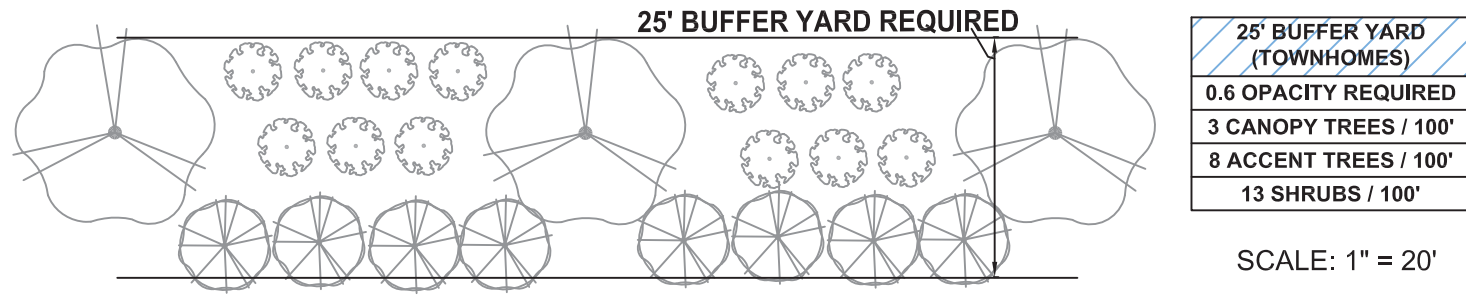
MES MARTIN ENGINEERING & SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengr.com



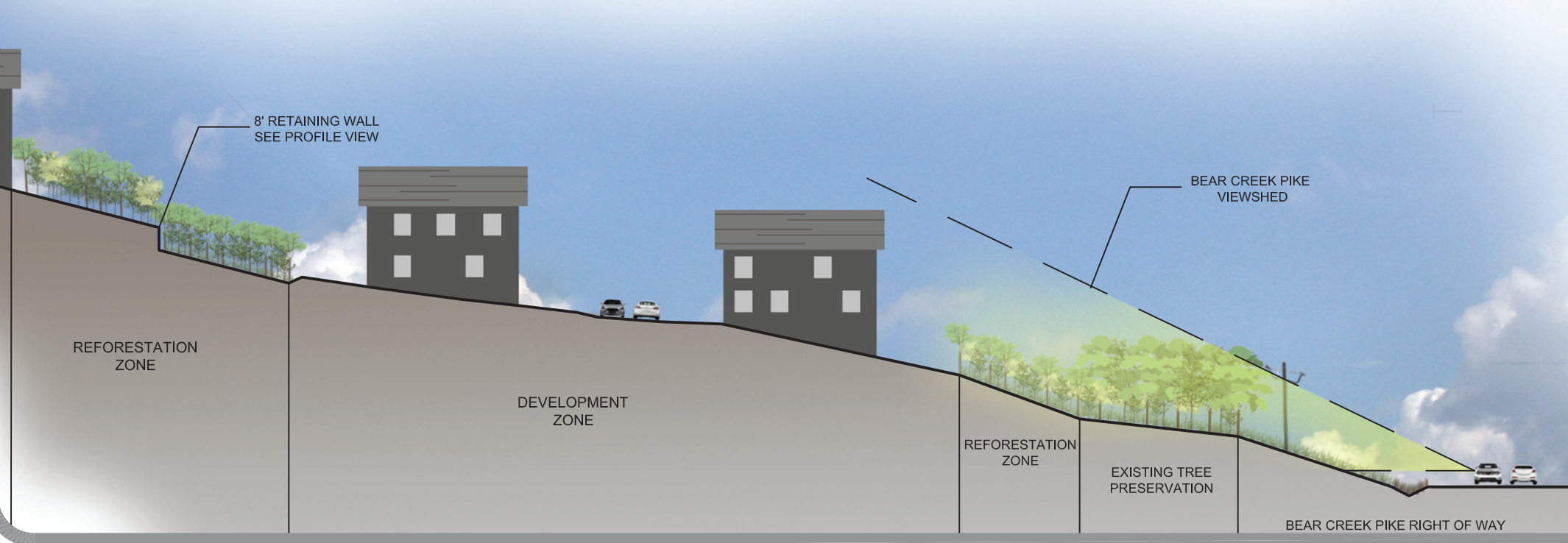
DOG PARK & TOT LOT CONCEPTUAL IMAGES:



MINIMUM REQUIRED LANDSCAPE BUFFERS:

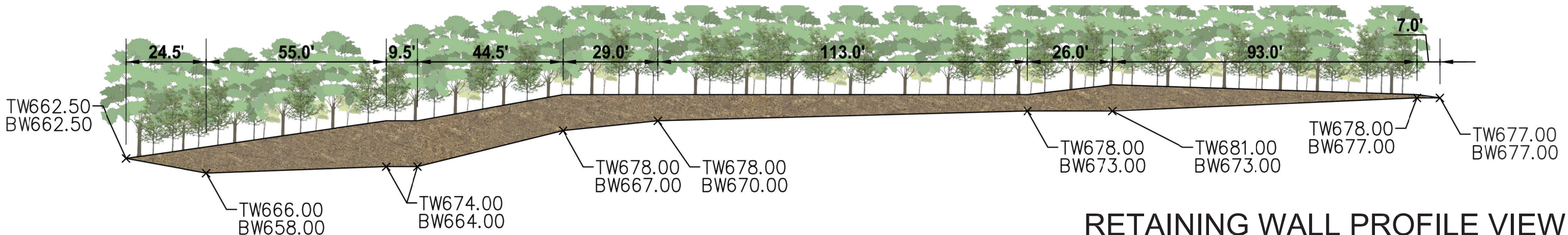


SECTION CUT A:



PUD LANDSCAPE & OPEN SPACE
PEWETT PLACE
COLUMBIA, TENNESSEE
MAURY COUNTY
AUGUST 13, 2021

SCALE: 1" = 50'



RETAINING WALL PROFILE VIEW
SCALE: 1" = 30'

Case Number:

21-0160

Request:

Request from Chapdelaine and Associates to rezone properties off East 7th Street being Tax Map 99A Group G Parcels 5,6,7 and 8.00 from MCD to R-6.



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

21-0160

APPLICANT/PROPERTY OWNER

Chapdelaine & Associates/ Habitat for Humanity of Williamson/Maury

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

610-616 E 7th Street/ Tax Map 99A Group G.

SUMMARY OF REQUEST: Zoning Amendment, MCD to R-6 Zoning District.

This request is for the **rezoning of 4 parcels from MCD (Mixed Commercial District) to R-6 (Single-Family Residential)**. A conceptual site plan has been submitted in support of this R-6 Zoning request indicating a proposal for re-platting 4 lots into 3 lots conforming to all minimum standards of an R-6 Zoning District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MCD (Mixed Commercial District)	4 Vacant Parcels	MCD/ R-6 Single-Family Residential/	3 Single Family Homes	N/A

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood. This future land use characterized for the subject property supports single-family residential uses.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed R-6 Zoning District)

Article 6.3.8 District Development Standards

- Minimum of 6,000 SF Lots
- Permits single-family homes. (*Concept plan does not indicate 9,000 SF lots that would support a duplex*).
- 20' minimum front setback/ 7.5' minimum side setback/ 20' minimum rear setback.
- Minimum 50' lot width.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

A concept plan has been submitted to support this requested R-6 Zoning. 3 single-family zoning lots are proposed fronting E 7th Street, Wilkes Street, and E End Street. Based off the proposed lot square footage; one single-family home can be supported on each lot conforming to all standards of an R-6 Zoning District. *See technical comments.*

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Urban Neighborhood which does support residential uses 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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

exists will not be contravened.

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

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

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

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Urban Neighborhood" The request would agree with an R-6 Zoning Designation.

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

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

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

The surrounding properties are similar use and characteristics to the proposed development of single-family residential.

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

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

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to RS-6 at such location.

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

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

Chapdelaine and Associates

Response to Technical Meeting Comments

Item No. 21-0160

Description: Wilkes Street and E. End Street Subdivision

Engineering

1. No Comment
2. Created a 20' easement for Lot 2
3. Final Subdivision Plat created

Public Works

4. No Comment

Planning

5. Adjusted Street Setbacks to 30'

Fire

6. Refer to General note #12

Wastewater

7. No action needed.

Building

8. No Comments

Police

9. No Comments

Atmos Energy

10. No comments provided

Maury County 911

11. No comments provided

Maury County Schools

12. No comments provided

Duck River Electric Membership Corp.

13. No comments provided

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

Columbia Water

15. 8" Water line shown on final plat.

Chapdelaine & Associates

chapsurveyors@msn.com

615-799-8104



TECHNICAL MEETING
Tuesday, August 10, 2021

ITEM NO.

21-0160

DESCRIPTION: Proposed rezoning MCD to R-6

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments to rezoning.
2. Lot access shall be off Wilkes Street and East End.
3. Plat required to create compliant and buildable lots.

Public Works

4. No comments.

Planning

5. Prior to platting street setbacks will need to be adjusted to 30'

Fire

6. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

Wastewater

7. Wastewater approves this request.

Building

8. No comments.

Police

9. No comments.

Atmos Energy

10. No comments provided.

Maury County E911

11. No comments provided.

Maury County Schools

12. No comments provided.

Duck River Electric Membership Corp

13. No Comments provided.

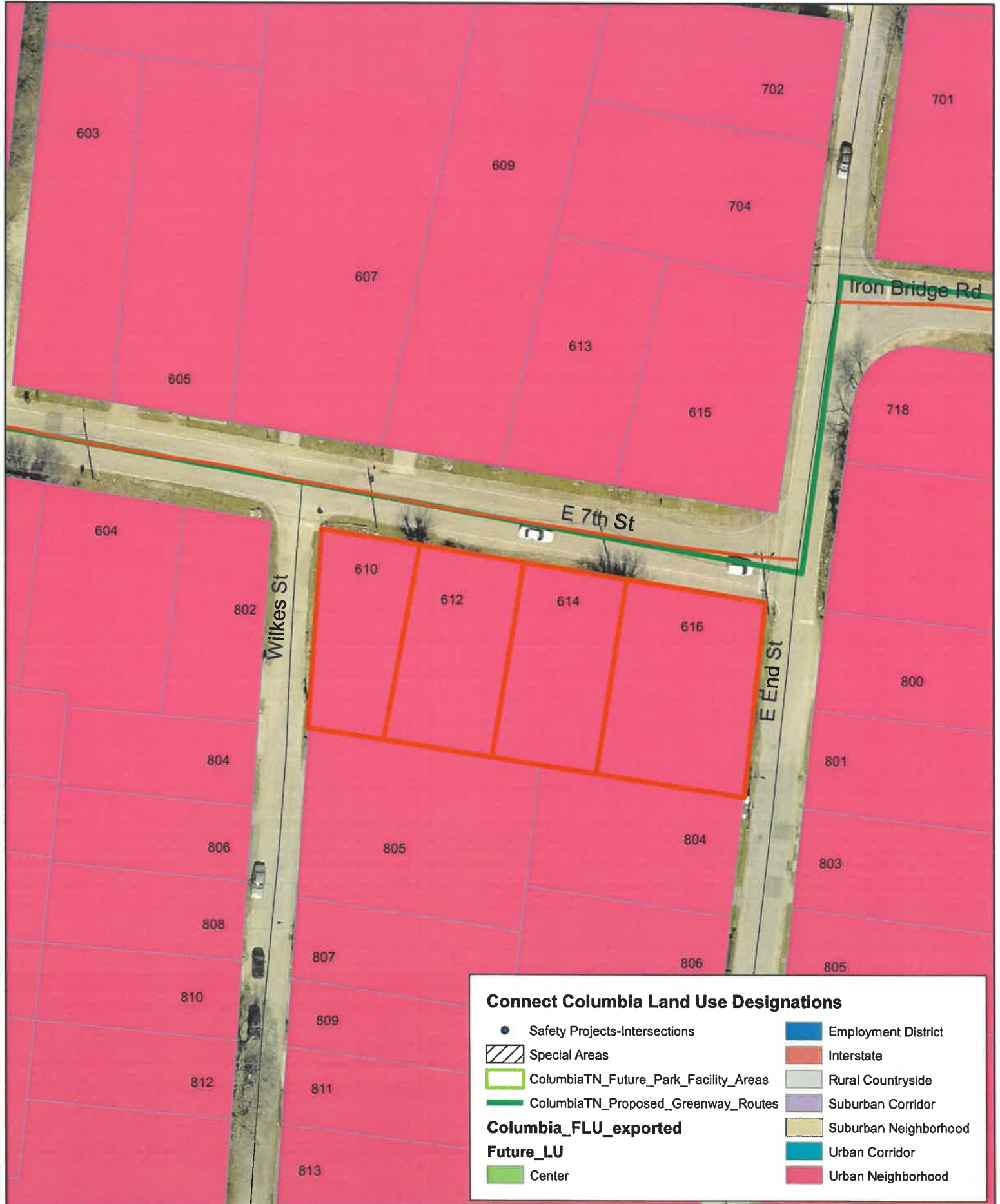
Columbia Power

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

Columbia Water

15. 8" CI Main on South Side of E. 7th Street. Also 4" CI in roadway of E. 7th Street.

ATTACHMENTS: Concept Plan





OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON EVIDENCED IN BOOK NUMBER R-2476 PAGE 89, R-2508 PAGE 396, R-2537 PAGE 351 & R2594 PAGE 678 MAURY COUNTY REGISTERS OFFICE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE

OWNER

TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY

MAURY COUNTY E911

DATE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE

DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE

NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT

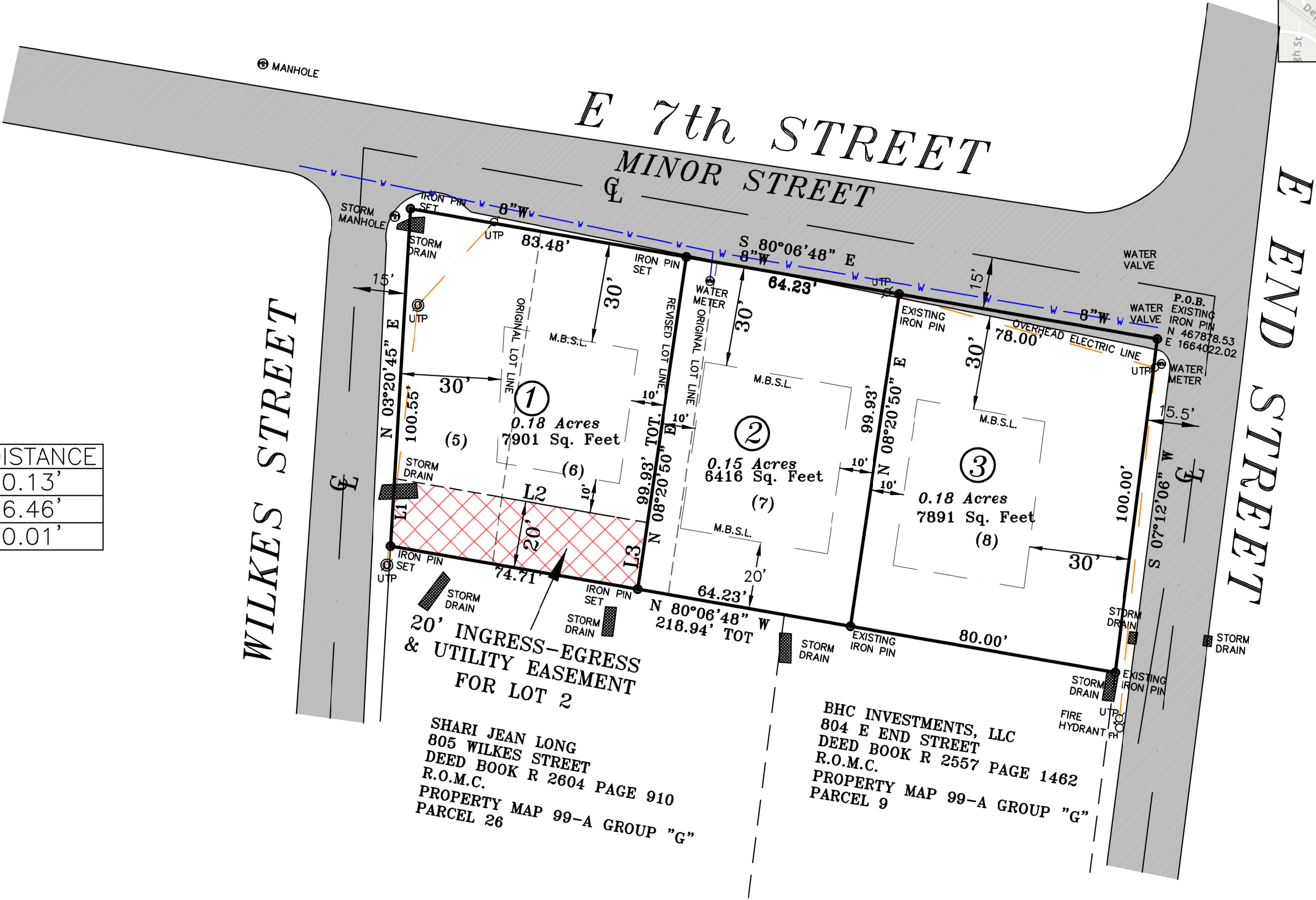
CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION COLUMBIA, TENNESSEE

DATE

LOT NO.	911 STREET ADDRESS
1	610 E 7th STREET
2	614 E 7th STREET
3	616 E 7th STREET



LINE	BEARING	DISTANCE
L1	N 03°20'45" E	20.13'
L2	S 80°07'05" E	76.46'
L3	S 08°20'50" W	20.01'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE TOPCON HIPER V

b. POSITIONAL ACCURACY 0.05 FEET

c. DATE OF SURVEY 10/14/2019

d. DATUM/EPOCH NAD83 (2011) EPOCH

e. PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK

f. GEOID MODEL: GEOID 12B

g. COMBINED GRID FACTOR 0.99992947

8/17/2021

DATE

RANDOLPH L. CHAPDELAIN, R.L.S. # 1444, REGISTERED LAND SURVEYOR

- GENERAL NOTES
- 1.) THE PURPOSE OF THIS PLAT IS TO COMBINE 4 LOTS INTO 3 SINGLE FAMILY LOTS.

2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.

3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXSTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION DR DIGGING.

4.) THIS SURVEY WAS MADE WIT-HOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.

6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119CD285E DATED 04-16-2007.

7.) PROPERTY CURRENTLY ZONED RS-6 ZONING- FRONT-30'; SIDE-10'; REAR-20'

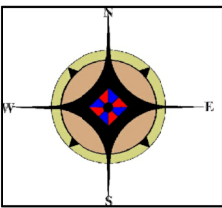
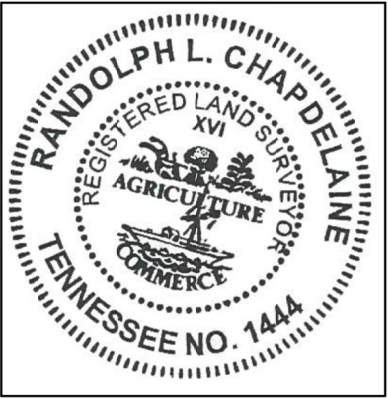
8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.

9.) WATER AND SEWER IS SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.

10.) TOPOGRAPHY DATUM BASED ON NAVD 1983 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

11.) BRACKET SHOWN THUS: (5) REPRESENT ORIGINAL PARCEL NUMBERS.

12.) EXISTING FIRE HYDRANT ON E END STREET OCTOBER 18, 2018 FLOW RATE 1424 GPM MINIMUM FLOW RATE FOR RESIDENTIAL 1000 GPM.



CHAPDELAIN & ASSOCIATES
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN. P.L.S. #1444



VICINITY MAP N.T.S.

HABITAT FOR HUMANITY
WILLIAMSON-MAURY, INC.
616 E. 7th STREET
DEED BOOK R2476 PAGE
89 R.O.M.C.
PROPERTY MAP 99A
GROUP "G" PARCEL 8

- LEGEND
- UE

=

UNDERGROUND ELECTRIC LINE
- E

=

OVERHEAD ELECTRIC LINE
- X

=

FENCE
- V

=

WATER LINE
- S

=

SEWER LINE
- G

=

GAS LINE
- W

=

WELL
- UTP

=

UTILITY POLE
- IP

=

IRON PIN SET UNLESS NOTED
- O

=

POINT
- PH

=

FIRE HYDRANT
- EM

=

ELECTRIC METER
- WM

=

WATER METER
- GM

=

GAS METER
- =

SEWER MANHOLE

FINAL PLAT
WILKES STREET AND E END STREET SUBDIVISION
HABITAT FOR HUMANITY
WILLIAMSON-MAURY, INC.
610, 612, 614 & 616 E. 7th STREET
610 E 7th STREET DEED BOOK R2594 P.678 PROPERTY MAP 99-A GROUP "G" PARCEL 5
612 E 7th STREET DEED BOOK R2537 P.678 PROPERTY MAP 99-A GROUP "G" PARCEL 6
614 E 7th STREET DEED BOOK R2508 P.678 PROPERTY MAP 99-A GROUP "G" PARCEL 7
616 E 7th STREET DEED BOOK R2476 PAGE 89 PROPERTY MAP 99-A GROUP "G" PARCEL 8
9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA,
TENNESSEE
DATE JULY 08, 2021 REVISED AUGUST 17, 2021
JOB #5514, 5516, 5684
SCALE 1"=30'

Case Number:

21-0161

Request:

Request from Scott Bernick to rezone 431
Cord Drive being Tax Map 113E Group B
Parcel 12.00 from GCS to RM-2.



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

21-0161

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Scott Bernick/ Phyllis Scribner

PROPERTY ADDRESS/LOCATION

**431 Cord Drive/ Tax Map 113 E Group B
Parcel 12.00**

SUMMARY OF REQUEST: Zoning Amendment, GCS to RM-2 (High Density Residential).

This request is for the **rezoning of 431 Cord Drive from GCS (General Commercial Services) to RM-2 (High Density Residential)**. A conceptual site plan has been submitted in support of this RM-2 Zoning request indicating a proposal for a multi-family apartment complex.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS (General Commercial Services)	Vacant Parcel	RM-2/ GCS/ RM-1/MRC & Multi-Family Residential	Concept for Multi-Family Development (48 Units)	2.92 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property supports high density residential uses.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed RM-2 Zoning District)

Article 6.3.8 District Development Standards

- Maximum height 75' with increased setback for structure exceeding 30' in height.
- Permits Multi-Family Development. (*Concept plan indicates a proposal for 48 units*)
- Multi-family site plan would take additional review and approval from Planning Commission if subject site was zoned high density residential as requested.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is Suburban Corridor which does support high density residential uses 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 high density residential. The proposed rezoning would be consistent with the Suburban Corridor Future Land Use.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Corridor" The request would agree with an RM-2 Zoning Designation.

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

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

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

The surrounding properties are similar use and characteristics to the proposed development of High-Density Residential uses.

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

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

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

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to RM-2 at such location.

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

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



TECHNICAL MEETING
Tuesday, August 10, 2021

ITEM NO.

21-0161

DESCRIPTION: Request in change of zoning from General Commercial Service to High Density Residential.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comment on rezoning.
2. TIS update required prior to site plan submittal.

Public Works

3. For 48 units, we recommend two (2) 8-yard dumpsters with twice a week collection. Please see attached dumpster guidelines and accessibility requirements. Private sanitation services are an option for multi-family units.

Building

4. No comments.

Police

5. No comments provided.

Atmos Energy

6. No comments provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments.

Duck River Electric Membership Corp

9. No comments.

Planning

10. no comments

Fire

11. Shall work with the Water Department and determine the minimum fire flow requirements for this project.
12. These structures will require fire sprinklers & fire alarm systems.
13. Shall identify all fire lanes per CFR's Fire Lane Policy.

Wastewater

14. Wastewater approves this request.

Columbia Power

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

Columbia Water

16. 6" water main on south side of Cord Drive. 8" water main on west side of Pulaski Pike. Existing meter on East side of property.

ATTACHMENTS: Concept Plan



CORD DRIVE
FOR
WELDENFIELD DEVELOPMENT

COLUMBIA, MAURY COUNTY, TENNESSEE

-	-	-
-	-	-
-	-	-
-	-	-

SKETCH SITE PLAN

Project No.
20095-1911



2/2/2005-19111-PLANNING2-PLAN SHEETS/SITE PLAN - REZONING.DWG
 PLOTTED BY ANDREW TARSI ON: 8/18/2021 8:44 AM LAST UPDATED BY ATA951 ON: 8/19/2021 8:43 AM

Case Number:

21-0162

Request:

Request from T-Square Engineering to annex with a plan of services a portion of Tax Map 52 Parcel 14.00 off Frye Road with a zoning of R-6.



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

21-0162

APPLICANT/PROPERTY OWNER

T-Square Engineering / G Nelson Crowe

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Frye Road / Tax Map 52 Parcel 14.00

SUMMARY OF REQUEST: Zoning Amendment/Annexation,

This request is for the **Annexation & rezoning request to R-6 (Single-Family Residential)** for the development of 21 parcels located south of the existing Homestead at Carters Station (Section 5) Subdivision.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
N/A County Zoning	Vacant Land	RS-6 PUD / RS-40	21 Residential Lots	9.91 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. This future land use characterized for the subject property supports single-family residential uses.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed R-6 Zoning District)

Article 6.3.8 District Development Standards

- Minimum of 6,000 SF Lots
- Permits single-family homes. *(A 9,000 SF lot in R-6 could support a duplex that would be recommended to be non-concentrated in a neighborhood within the Suburban Neighborhood Future Land Use).* It shall be noted that there is an existing RS-6 PUD connecting with the development.
- 20' minimum front setback/ 7.5' minimum side setback/ 20' minimum rear setback.
- Minimum 50' lot width.
- See additional technical comments attached.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

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

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

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

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

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

- C. Whether the proposed change would create substantial adverse impacts in the



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

adjacent area or the City in general;

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Neighborhood" The request would agree with an R-6 Zoning Designation

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

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

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

The surrounding properties are similar use and characteristics to the proposed development of single-family residential.

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

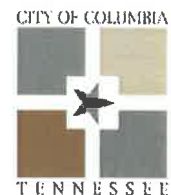
The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

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

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to R-6 at such location.

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

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



TECHNICAL MEETING
Sunday, August 29, 2021

ITEM NO.

21-0162

DESCRIPTION: Annex request 9.91 acres. Rezone from A-2 to R-6. 21 lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on rezoning.
2. Future stubs to adjacent properties will be looked at with preliminary plats.

Public Works

3. Please see the attached plan of services from Public Works.

Planning

4. Application and plans show 1470 Frye Road but that would be next door, is this including the stated address

Fire

5. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

Wastewater

6. At present, sanitary sewer infrastructure is not available to this property. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.

Building

7. No comments.

Police

8. No comments.

Atmos Energy

9. No comments provided.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Duck River Electric Membership Corp

12. No comments provided.

Columbia Power

13. 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 final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

14. Water is available.

ATTACHMENTS: Concept Plan.

PLAN OF SERVICES

FOR ANNEXATION
Frye Road PROPERTY
+/-9.91 ACRES,
BEING a portion of
TAX MAP 52 PARCEL 14.00

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.
2. Water is available.

B. Sewer

1. At present, sanitary sewer infrastructure is not available to this property.
2. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.

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 & 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 Frye 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 Sharpe 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, we encourage the installation of fire sprinkler 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 R-6 (Medium High Density) 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. Services 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.

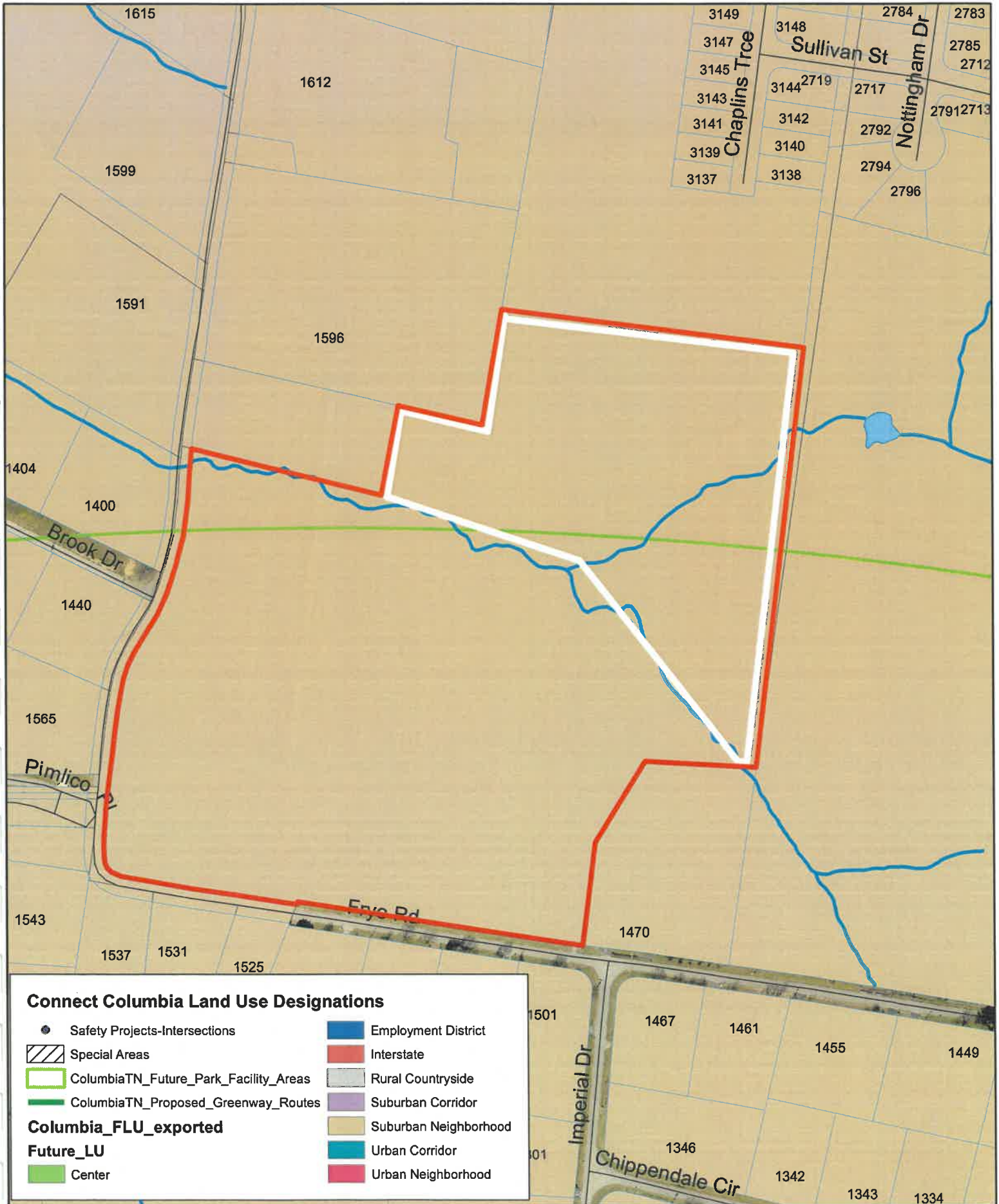
I. Power

Columbia Power System has an existing power line near 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.

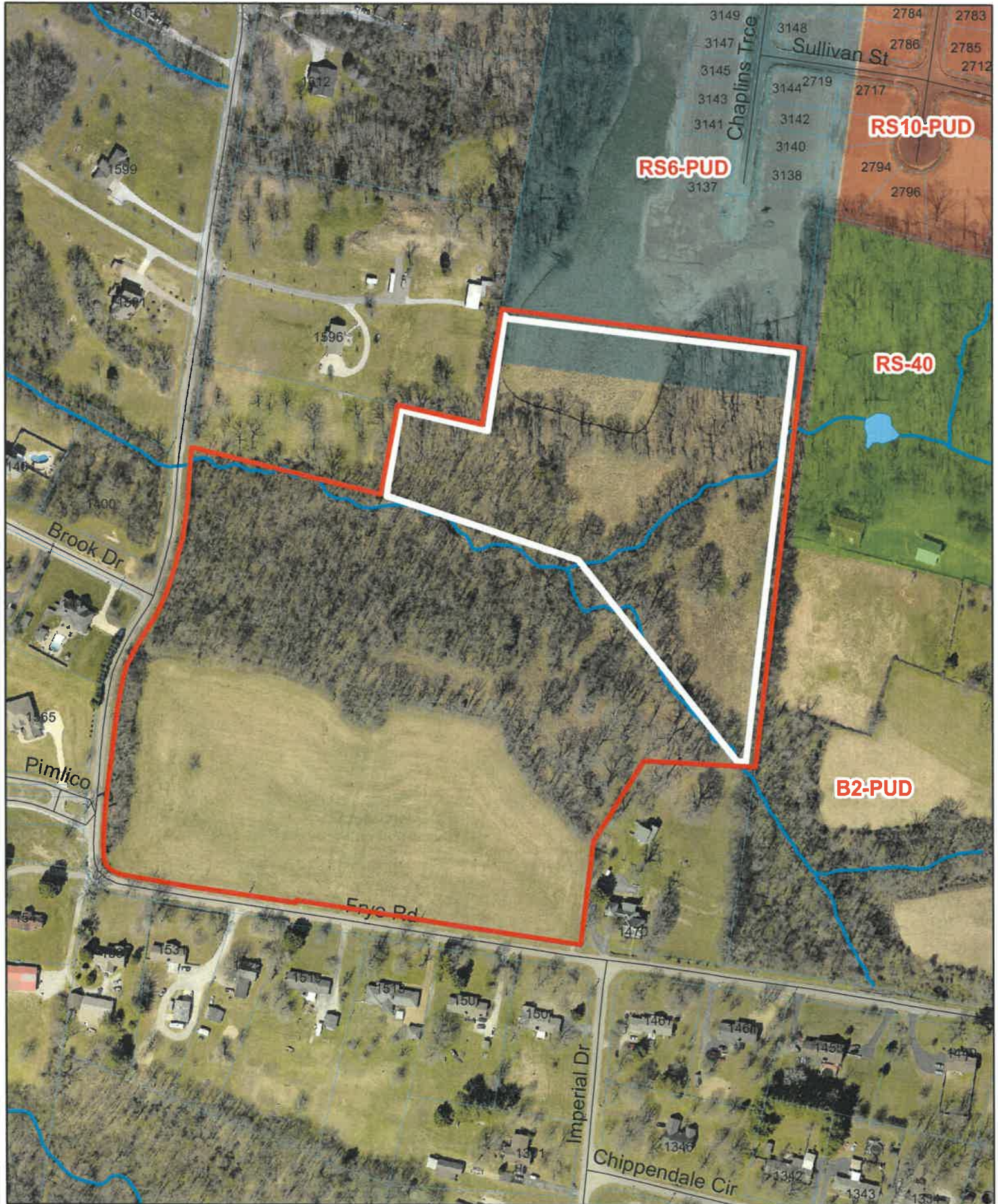
J. Schools

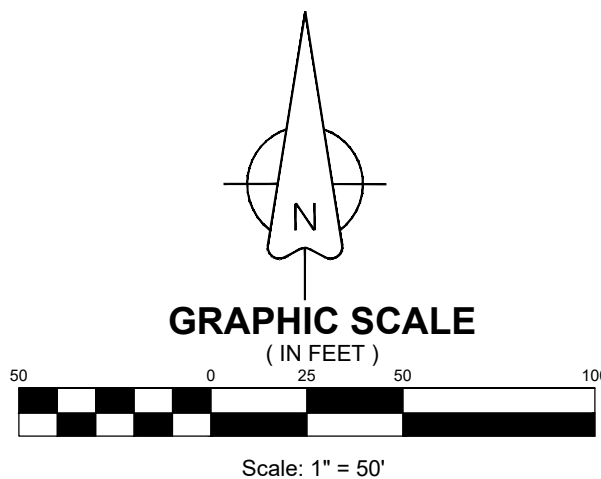
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0162
 Frye Road
 Tax Map 52 Parcel 14, portion of

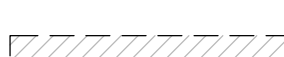


Case #21-0162
Frye Road
Tax Map 52 Parcel 14, portion of



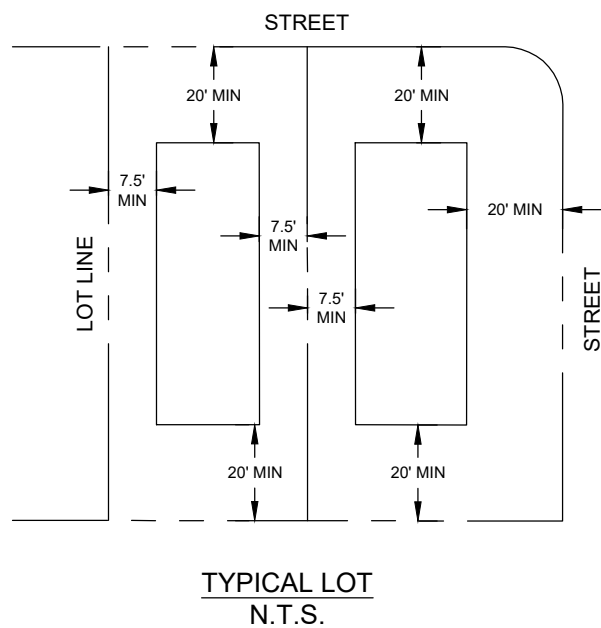


LEGEND

	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE TO BE REMOVED
	PROPOSED LOT LINE
	PROPOSED R.O.W. DEDICATION
	PROPOSED OPEN SPACE
	EXISTING TREE CANOPY

NOTES:

1. ALL BOUNDARY LOT SETBACKS TO MEET BASE ZONING (R6) STANDARDS PER TYPICAL LOT LAYOUT.
2. THIS PLAN SHOWS GENERAL LOT CONCEPT. LAYOUT TO BE ADJUSTED AT SKETCH PLAT TO BE IN ACCORDANCE WITH CITY OF COLUMBIA ZONING CODE AND SUBDIVISION REGULATIONS.



Parcel Area Table	
PARCEL	QS. FT.
OS: 1	198075.57
1	7658.27
2	7817.17
3	7165.80
4	6345.20
5	13193.17
6	12410.92
7	15467.76
8	6130.62
9	7172.93
10	8940.84
11	7568.81
12	8784.27
13	6994.16
14	6109.07
15	8270.15
16	12929.61
17	11589.76
18	7624.33
19	7320.06
20	7671.43
21	8369.80

OWNER OF RECORD
NOMAU PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409 BASE ZONING: AGRICULTURAL
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

ANNEXATION EXHIBIT FRYE ROAD 3RD CIVIL DISTRICT MAURY COUNTY, TENNESSEE MAP 52, PARCEL 14.00				DATE: 8-16-21	NO.	DATE	REVISIONS
				SCALE:			
				AS SHOWN			
				DRAWN BY:			
				T-SQUARE			
				REVIEWER:			
				TET			

3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
MAP 52, PARCEL 14.00

FRYE ROAD

PROJE
18-07

SHEET
EX-1.

Case Number:

21-0171

Request:

Request from Mary McGowan for access management exception located at 323 East James Campbell Boulevard and Patrick Lane.

STAFF REPORT

CASE NUMBER: 21-0171
APPLICANT: Mary McGowan
SUBDIVISION: N/A
ZONING: GCS
PROPERTY LOCATION: 323 E James M Campbell Blvd
MAP NUMBER: Tax Map: 114; Parcels: 4.03
REQUEST: Access Management Ordinance Exception

Project Proposal

The request is for an exception to the Access Management Ordinance to allow the property located at 323 E James M Campbell Boulevard to access Mooresville Pike via Patrick Drive. The proposed modifications are along a collector roadway, Mooresville Pike, which has a 220' separation requirement from existing adjacent and opposite drives. The existing lot contains two access points along E James M Campbell Boulevard, one of which is proposed to be removed.

Points of Discussion

Access Management Ordinance

Public Notice

Public notice appeared in the Daily Herald for this item.

Review

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

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

Based on the technical review, staff finds the proposed access locations undesirable and recommends the proposed site access and Patrick Drive be consolidated and intersect Chestnut drive at least 50' from Mooresville Pike.

Attachments: Request Letter, Signed Affidavit, Drive location layout



August 16, 2021

City of Columbia Development Services
700 N Garden Street
Columbia, TN 38401

RE: *FBHP Columbia Office Expansion – Technical Review Comments Response (Item No. 21-0171)*

Please see below for our formal comment response to the Columbia Office Expansion Technical review dated August 10, 2021. Divisions with "no comment" have not been included.

Engineering:

1. Combining Patrick Lane and FBHP access will be considered for site plan resubmittal, and separation requirements are to be addressed at this time.
2. TIS has been included as a part of this resubmittal for staff review. Sight distance evaluation is ongoing and shall be considered for site plan resubmittal.

Fire:

12. Coordination with the water department is ongoing, and a fire flow test has been performed and displayed on sheet C2-00.
13. Lanes per the CFR Fire lane Policy will be further identified at site plan submittal. Locations for preliminary fire lanes have been added to sheet C2-00.
14. Curb radii dimensions have been added to sheet C2-00 to ensure the fire apparatus access road requirements are met.

Columbia Power:

15. Noted.

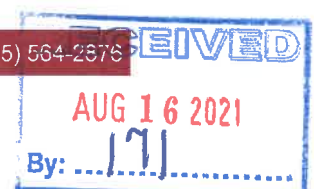
Columbia Water:

16. Noted.

If you have any questions, please contact me at (615) 800-4004 or mary.mcgowan@kimley-horn.com.

Sincerely,

Mary McGowan, PE





TECHNICAL MEETING
Tuesday, August 10, 2021

ITEM NO.

21-0171

DESCRIPTION: Access Exception due to private residence requiring access.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Engineering recommends Patrick Lane and FBHP access be combined into Chestnut Drive. Patrick Lane does not meet driveway separation requirements for collector roadways.
2. Subject to TIS and sight distance evaluation.

Public Works

3. No comment.

Planning

4. No comments.

Wastewater

5. Wastewater approves this request.

Building

6. No comments.

Police

7. No comments provided.

Atmos Energy

8. No comment provided.

Maury County E911

9. No comments provided.

Maury County Schools

10. No comments provided.

Duck River Electric Membership Corp

11. No comments provided.

Fire

12. Shall work with the Water Department and determine the minimum fire flow requirements for this project.
13. Shall identify all fire lanes per CFR's Fire Lane Policy.
14. Shall ensure all inner and outer curb radii meet the City Engineers details for fire apparatus access roads.

Columbia Power

15. 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 final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

16. Water is available. - Flow test has been performed.

ATTACHMENTS: Site Plan

Kimley»Horn

MEMORANDUM

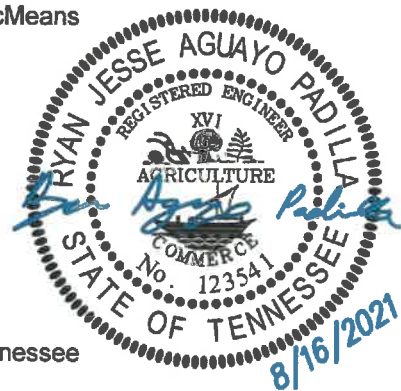
To: **City of Columbia, Tennessee**
Douglas Toney, P.E.; Glenn Harper, P.E.; Timothy McMeans

From: **KIMLEY-HORN AND ASSOCIATES, INC.**
Ryan Aguayo Padilla, P.E.

CC: **IKON Construction, Inc.**
John Arthur

Date: August 16, 2021

Subject: FBHP Columbia Campus Expansion – Columbia, Tennessee



Introduction

An access and operations memorandum has been prepared for a proposed building expansion located in the northwest corner of the intersection of E James Campbell Boulevard (SR 50) & Mooresville Pike. The existing building is approximately 13,499 SF and will be expanded to 38,352 SF. Parking capacity will be expanded from 79 spaces to 197 spaces. The anticipated completion of the expansion is 2022.

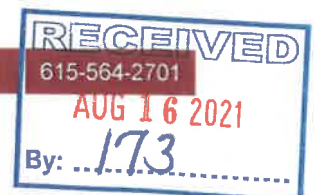
The proposed development will consist of the following land-use mix:

- 38,352 SF of Single Tenant Office Building (ITE LUC 715)

The intersections analyzed in this memorandum include:

- E James Campbell Boulevard & Mooresville Pike
- Mooresville Pike & Patrick Lane
- E James Campbell Boulevard and Site Access 1

The future building will have one site access from E James Campbell Boulevard and one from Patrick Lane. Due to the low existing traffic volumes on Patrick Lane, Patrick Lane at Site Access 2 was not analyzed as part of this memorandum. The location of the proposed expansion is illustrated in **Figure 1**. The proposed development site plan is included in **Attachment A**.





Jul 19, 2021

City of Columbia Tennessee
Attn. Douglas Toney
700 North Garden Street
Columbia, TN 38401

RE: 323 E. James M. Campbell Blvd – Access Management Exception Request

Tax Map: 114 Group: X Parcel: 114

Dear Mr. Toney,

Farm Bureau Health Plans intends to redevelop this site with a 38,554 square foot office building and parking lot. The existing office building utilizes two driveways from E. James M. Campbell Blvd. The proposed redevelopment removes one of the driveways from E. James M. Campbell Blvd. and provides a secondary point of access to the existing Public Access Easement along Patrick Lane.

Patrick Lane is an existing drive along Mooresville Pike. It is the applicant's intent to not introduce any additional driveways along Mooresville Pike but to utilize the existing driveway locations. Patrick Lane provides access to multiple properties. One property located at 728 Patrick Lane is owned by Steven Bickham and Hope Clancy. It is the intent of the applicant to keep Patrick Lane in operation to keep from restricting the 728 Patrick Lane property from the current provided access.

The proposed access connection to Patrick Lane does not require additional points of access to City Right of Way. It also allows for any potential traffic back up to be located on site and out of the City right of way. The placement of the driveway aligns with the grades. Moving the driveway further west along Patrick Lane will require significant grading impacts that are not feasible for the development.

Lastly, the applicant wishes to keep the existing tree line along Patrick Lane with minimum disturbance to buffer existing residential properties from the office building.

Please contact me at (615) 800-4004 or mary.mcgowan@kimley-horn.com should you have any questions or concerns.

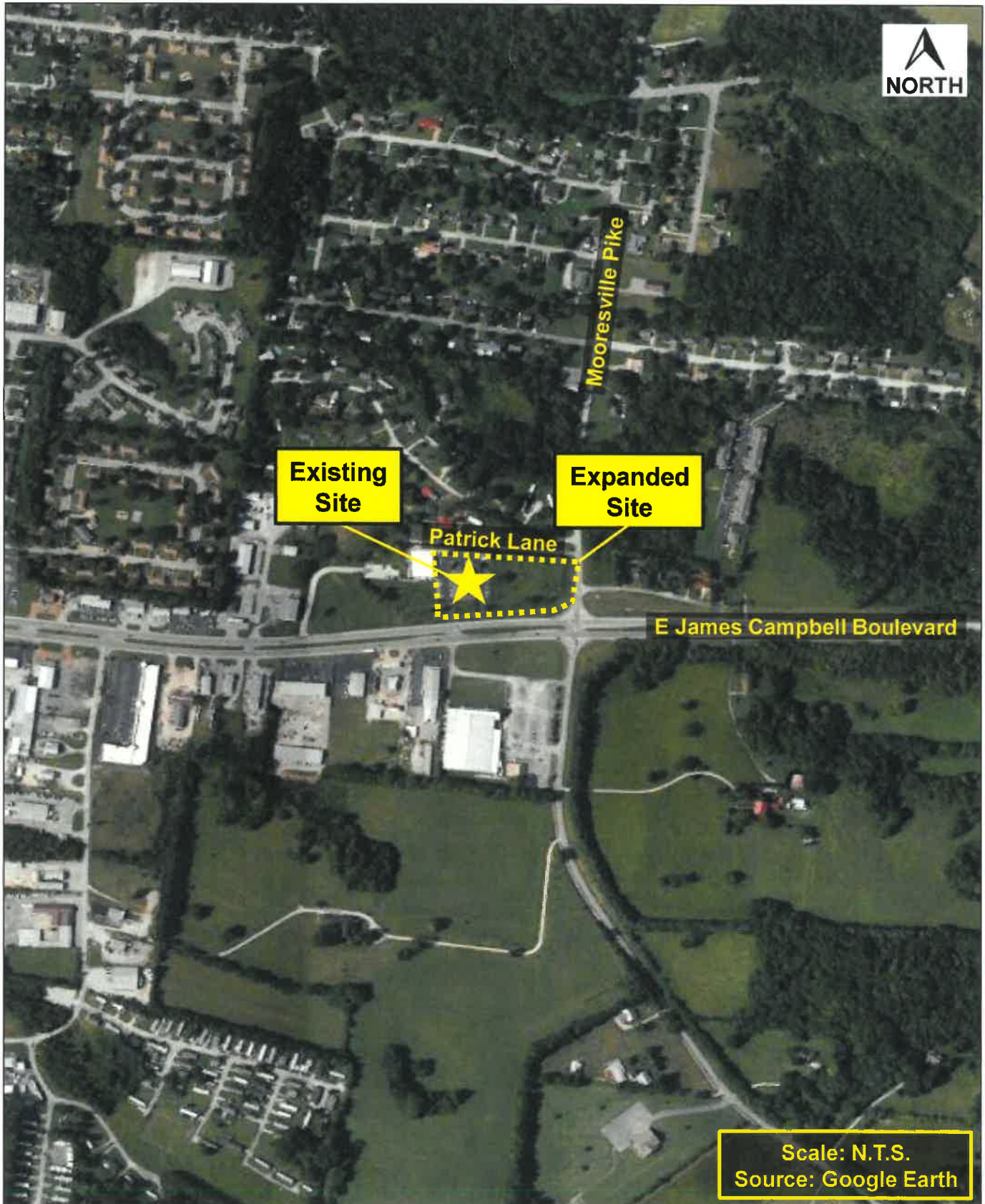
Sincerely,

A handwritten signature in black ink that reads "Mary McGowan".

Mary McGowan, P.E.
Associate







Existing Conditions

Roadway Network

The existing study intersections and existing traffic control are summarized below:

- E James Campbell Boulevard & Mooresville Pike – Signalized
- Mooresville Pike & Patrick Lane – Unsignalized
- E James Campbell Boulevard and Site Access 1 - Unsignalized

Roadway geometry and posted speed limits were obtained by field inventory. Functional classifications for the roadways were obtained from the Functional Classification Maps provided by the Tennessee Department of Transportation. This roadway network information is summarized in **Table 1**.

Table 1 – Roadway Network			
Roadway	Number of Lanes	Posted Speed Limit (mph)	TDOT Classification
E James Campbell Boulevard	4	45	Minor Arterial
Mooresville Pike	2	20/45*	N/A
Patrick Lane	2	Not Posted	N/A

*Speed limit on Mooresville Pike is 20 MPH north of and 45 MPH south of E James Campbell Boulevard

Pedestrian / Bicycle / Transit Network

Sidewalk does not currently exist along any the study roadway network. There are no crosswalks or pedestrian signal heads at any study intersections. In addition, there are no bike lanes or transit facilities near the project site.

Traffic Data

Annualized average daily traffic (AADT) volumes were obtained from TDOT along roadways in proximity to the proposed development.

Between 2015 and 2018, in the vicinity of the proposed development, the aggregate traffic volumes have experienced a growth of approximately 2.9% per year. From 2008 to 2018, traffic volumes grew approximately 0.2% per year. Traffic data and calculations are provided in **Attachment C**.

Peak period turning movements at the intersection of E James Campbell Boulevard and Morrisville Pike were counted on July 27, 2021 during AM and PM peak periods. Due to the ongoing traffic impacts of the COVID-19 pandemic and summer traffic volume fluctuations, 2021 traffic volumes

along E James Campbell Boulevard were lower than projections based off historical 2019 volumes. After comparing the projected and collected AADT volumes at TDOT Station 60000082 on E James Campbell Boulevard, an adjustment factor of 30% was applied to the AM peak hour traffic data and an adjustment factor of 10% was applied to the PM peak hour traffic data. Turning movement count data and the calculation of the adjustment factors are provided in **Attachment B**.

The Existing 2021 Intersection Geometry is documented in **Figure 2**.

Background Conditions

Background Traffic Growth

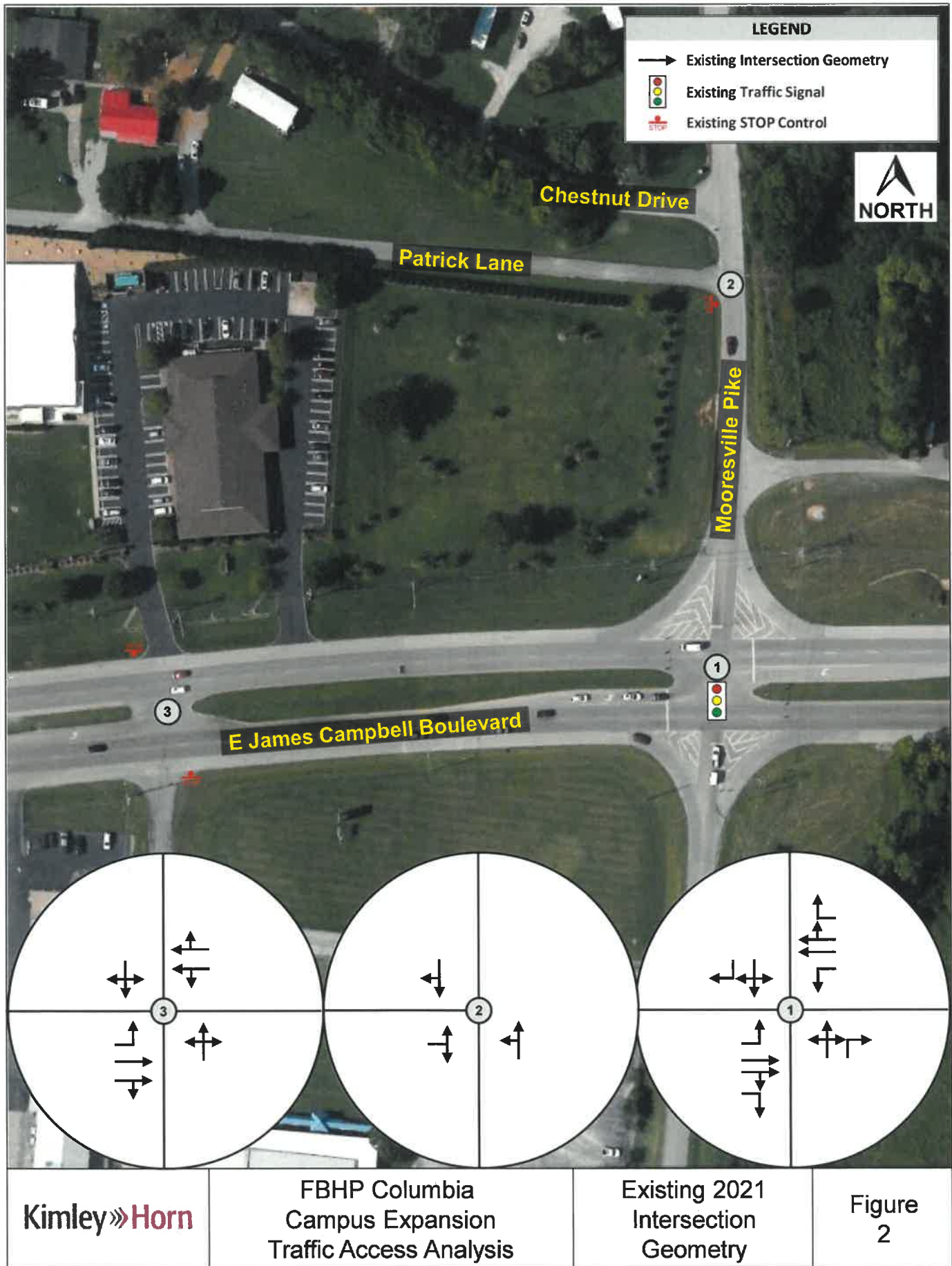
A growth rate of 3.0% per year was applied to the existing 2021 traffic volumes to forecast background traffic volumes to the development build-out year of 2022.

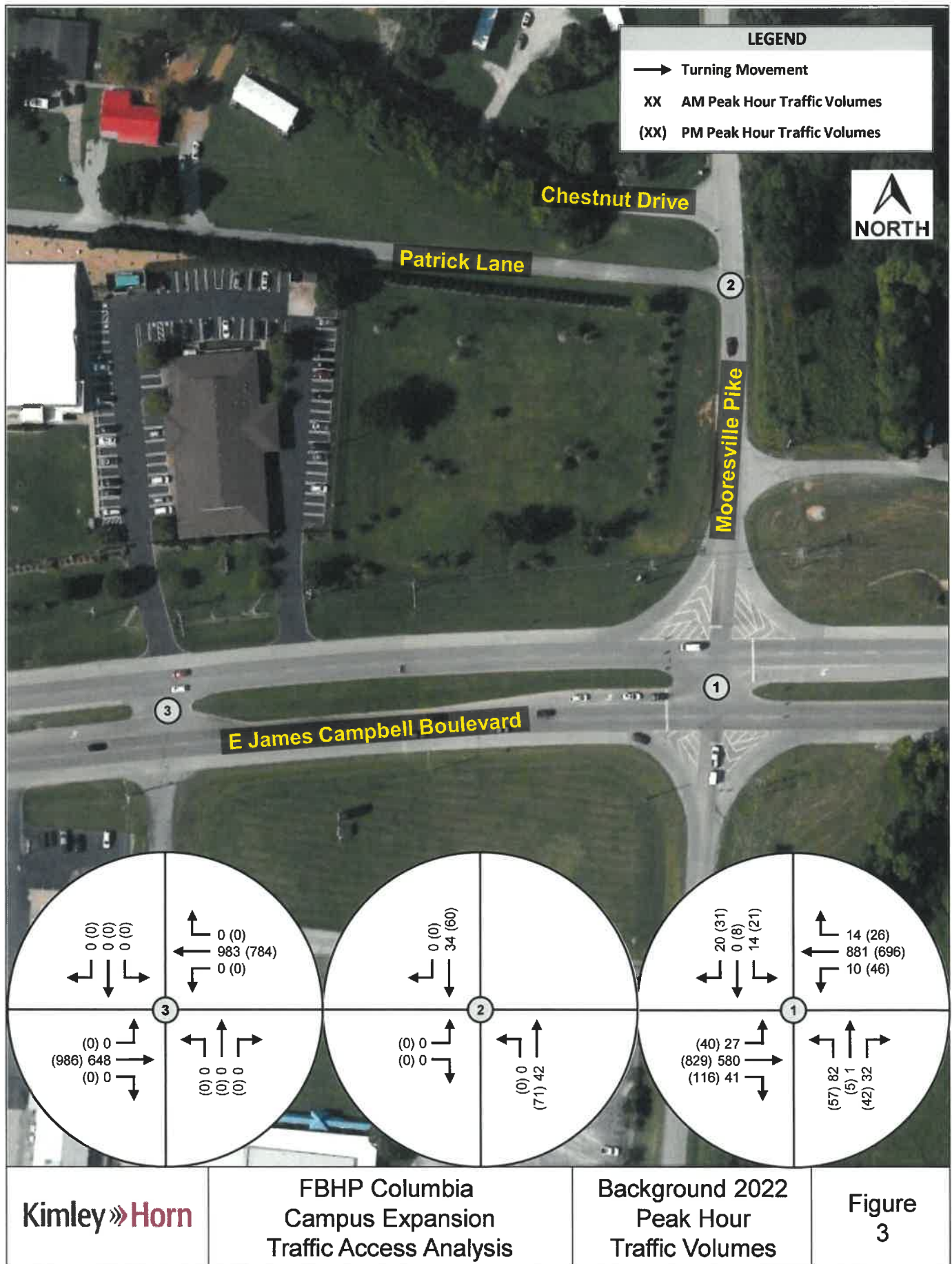
The upstream and downstream peak hour turning movement counts at the intersection of E James Campbell Boulevard and Morrisville Pike were used to develop the Background 2022 traffic volumes at Mooresville Pike and Patrick Lane in addition to E James Campbell Boulevard and Site Access 1.

Other Future Developments

No approved background developments were included in the analysis.

Background traffic volumes considering the future growth discussed above are shown in **Figure 3**.





Project Traffic

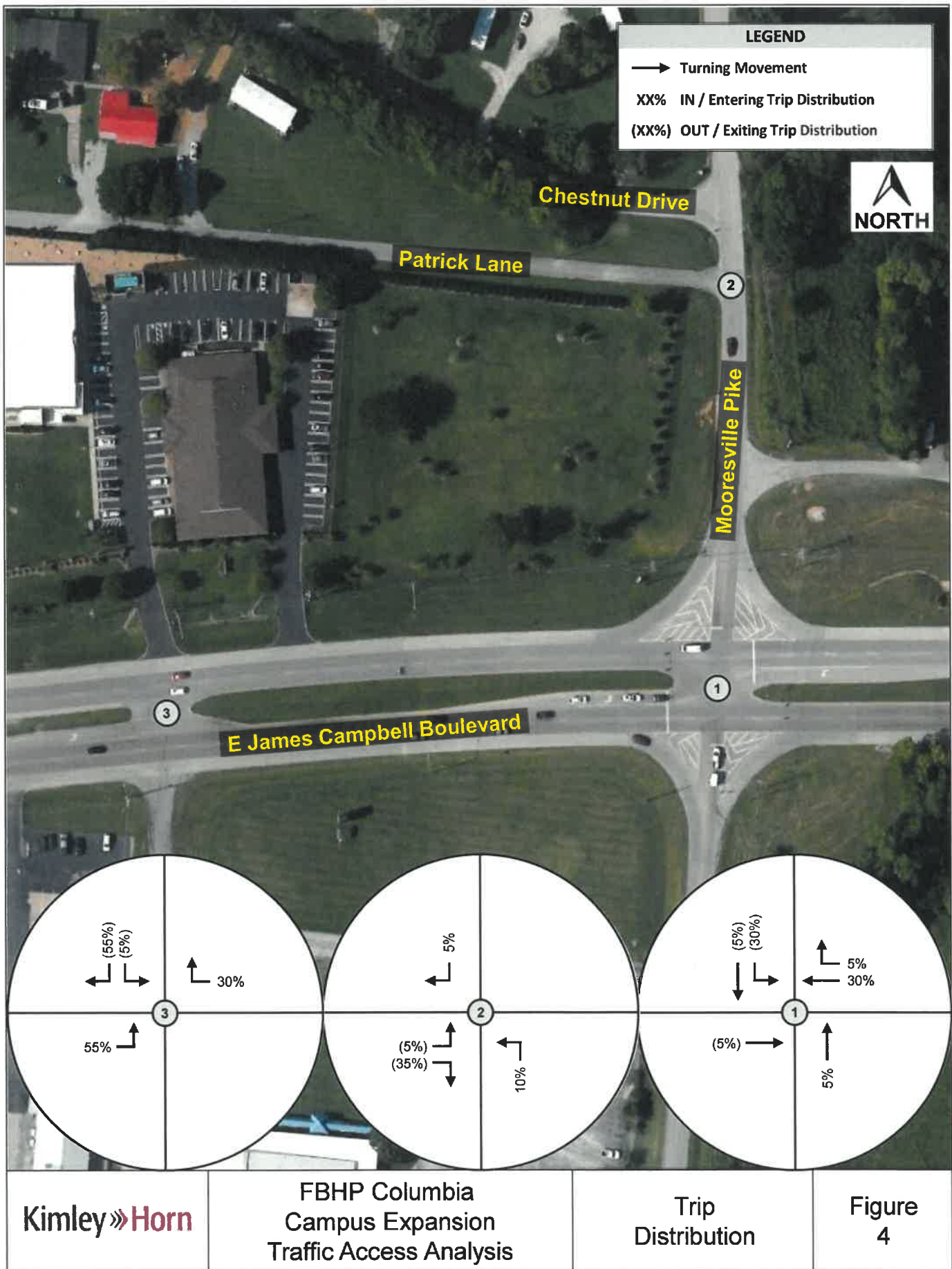
The trip generation potential of the proposed development has been calculated and forecasted using rates and/or equations provided in the *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE). **Table 2** summarizes the trip generation for the proposed expansion and compares it to the trip generation of the existing building.

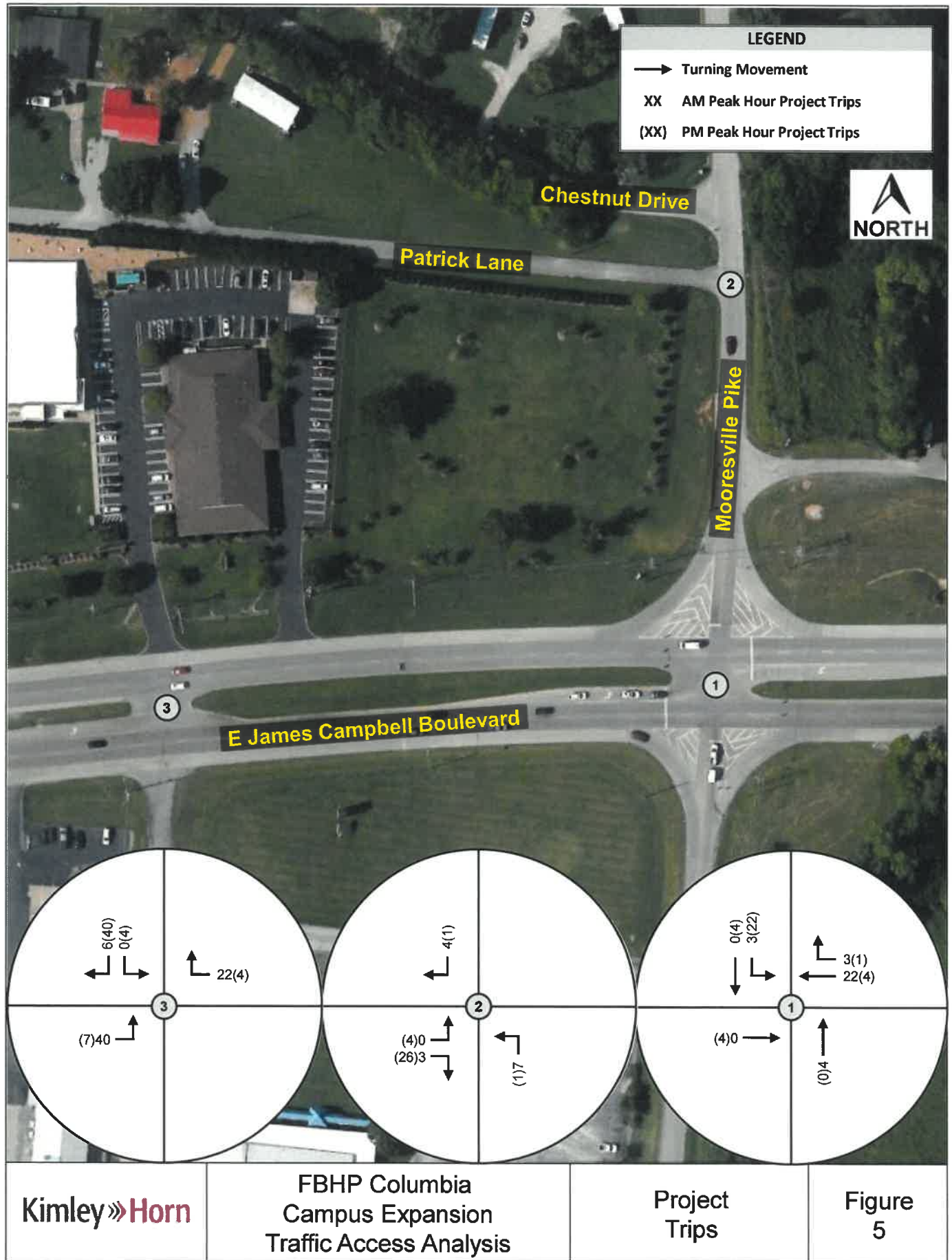
Table 2 – Trip Generation					
ITE Land Use Codes		Density	Daily (24-Hour)	AM Peak Hour	PM Peak Hour
Code	Land Use				
Existing Building					
715	Single Tenant Office Building	13,500 SF	152	40	48
Proposed Building Expansion					
715	Single Tenant Office Building	38,352	431	82	87
Net New Trip Generation					
715	Single Tenant Office Building	24,852	279	42	39

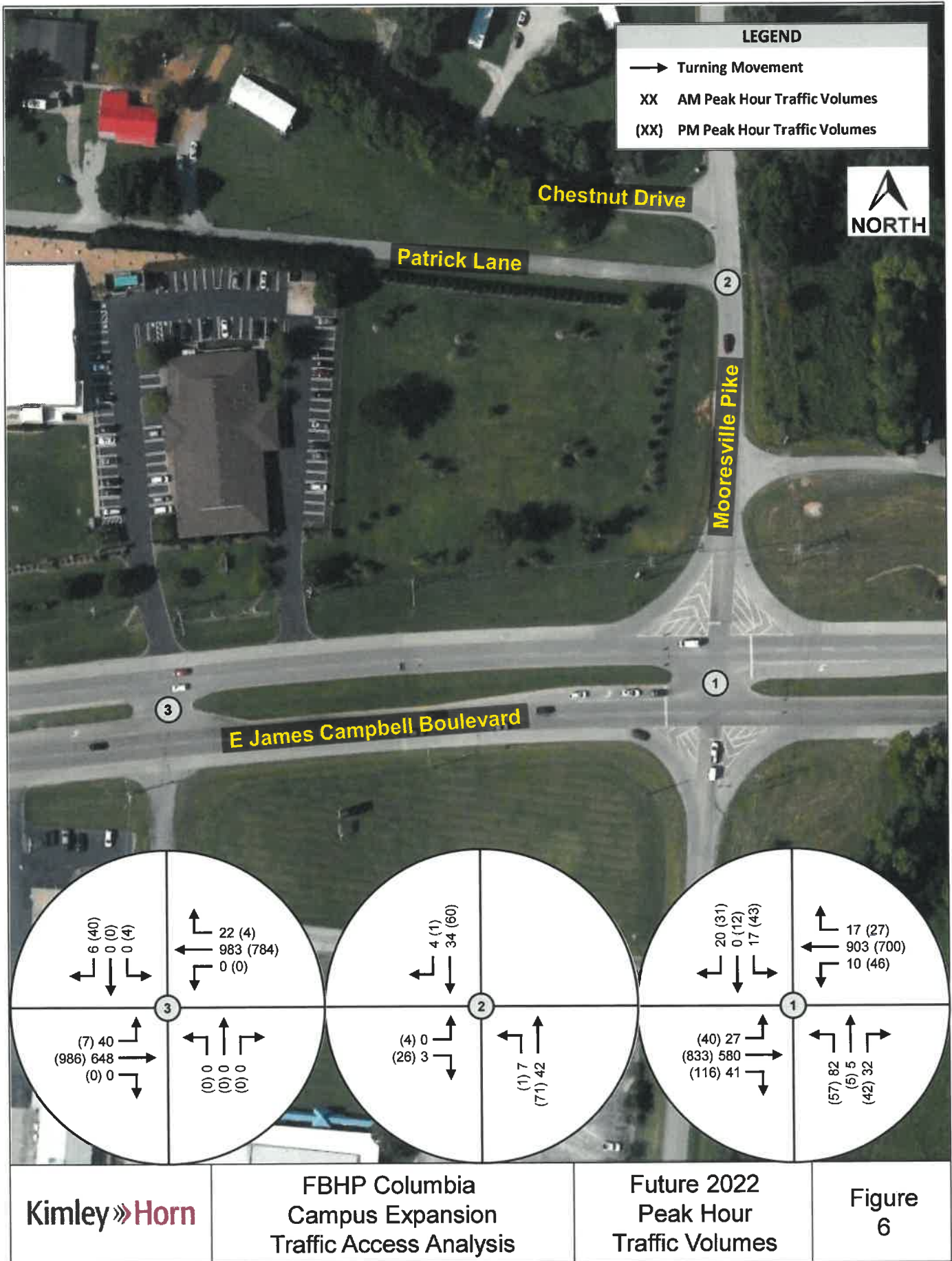
At the time of data collection, the existing building was semi-occupied as employees were moving to a temporary office location. As a conservative analysis measure, the total trip generation for the 38,352 square foot proposed building was utilized for analysis.

Trip Distribution and Assignment

The trip distribution is illustrated in **Figure 4**, and the Project Trips for the proposed development are summarized in **Figure 5**. Future 2022 Peak Hour Traffic Volumes are incorporated in **Figure 6**.







Turn Lane Warrant Analysis

Following Figure 2-6 of the National Cooperative Highway Research Program Report 457, a right-turn bay warrant analysis was conducted to determine if a right turn bay into the site was needed along E James Campbell Boulevard. Compared to the volume of continuing traffic, the volume of right turns into the site was not enough to warrant construction of a right-turn bay. The turn lane warrant worksheets are included in **Attachment D**.

Capacity Analyses

The operating conditions were analyzed for the AM and PM peak hours using *Synchro 10* software which uses the methodologies contained in the *Highway Capacity Manual 6th Edition*. The following intersections were analyzed:

- E James Campbell Boulevard at Mooresville Pike
- Mooresville Pike at Patrick Lane
- E James Campbell Boulevard at Site Access 1

Intersection capacity analyses were conducted for the following conditions within the study area:

- Existing 2021 Conditions
- Background 2022 Conditions
- Future 2022 Conditions

A summary of the capacity analyses for the AM peak hour and PM peak hour are provided in **Table 3** and **Table 4**, respectively. The intersection capacity analysis reports are included in **Attachment D**.

Table 3 – Intersection Capacity Analysis Results – AM Peak Hour

Intersection	Approach	Existing 2021 Conditions	Background 2022 Conditions	Future 2022 Conditions
E James Campbell Boulevard at Mooresville Pike	Eastbound	A (7.8)	A (7.7)	A (7.7)
	Westbound	A (9.2)	A (9.3)	A (9.4)
	Northbound	B (18.2)	B (18.7)	B (19.0)
	Southbound	B (16.8)	B (17.2)	B (17.5)
	Overall Intersection	A (9.2)	A (9.2)	A (9.3)
Mooresville Pike at Patrick Lane	Eastbound Stop	---	---	A (8.5)
	Northbound Left-Turn	---	---	A (7.3)
E James Campbell Boulevard at Site Access 1	Eastbound Left-Turn	---	---	B (11.4)
	Southbound Stop	---	---	B (13.0)

Table 4 – Intersection Capacity Analysis Results – PM Peak Hour

Intersection	Approach	Existing 2021 Conditions	Background 2022 Conditions	Future 2022 Conditions
E James Campbell Boulevard at Mooresville Pike	Eastbound	A (9.0)	A (9.2)	A (9.5)
	Westbound	A (8.3)	A (8.5)	A (8.8)
	Northbound	B (16.7)	B (16.7)	B (16.4)
	Southbound	B (16.2)	B (16.2)	B (16.4)
	Overall Intersection	A (9.1)	A (9.3)	A (9.7)
Mooresville Pike at Patrick Lane	Eastbound Stop	---	---	A (8.7)
	Northbound Left-Turn	---	---	A (7.3)
E James Campbell Boulevard at Site Access 1	Eastbound Left-Turn	---	---	A (9.4)
	Southbound Stop	---	---	B (14.3)

Capacity analysis showed that delays for all approaches are minimal under all analysis conditions. The addition of project-generated trips to the network is expected to cause negligible increases in delay at all intersections.

Sight Distance

Intersection sight distance has been measured using methodology provided in Chapter 3.2 and Chapter 9.5 of *A Policy on Geometric Design of Highways and Streets, 6th Edition (2011)*, published by the American Association of State Highways and Transportation Officials (AASHTO). This methodology is also consistent with TDOT Standard Roadway Drawings for Intersection Sight Distance. The height of the driver's eye is considered to be 3.5 feet above the road surface, and the object height is also considered to be 3.5 feet. The location of the driver on the minor road is considered to be a minimum of 14.5 feet from the edge of traveled way along the major road.

In the proximity of Patrick Lane, Mooresville Pike is a two (2) lane undivided roadway with an assumed speed limit of 20 MPH; the minimum intersection sight distance is:

- 225 feet, using passenger vehicle as the design vehicle.

The following field measurements were obtained for intersection sight distance:

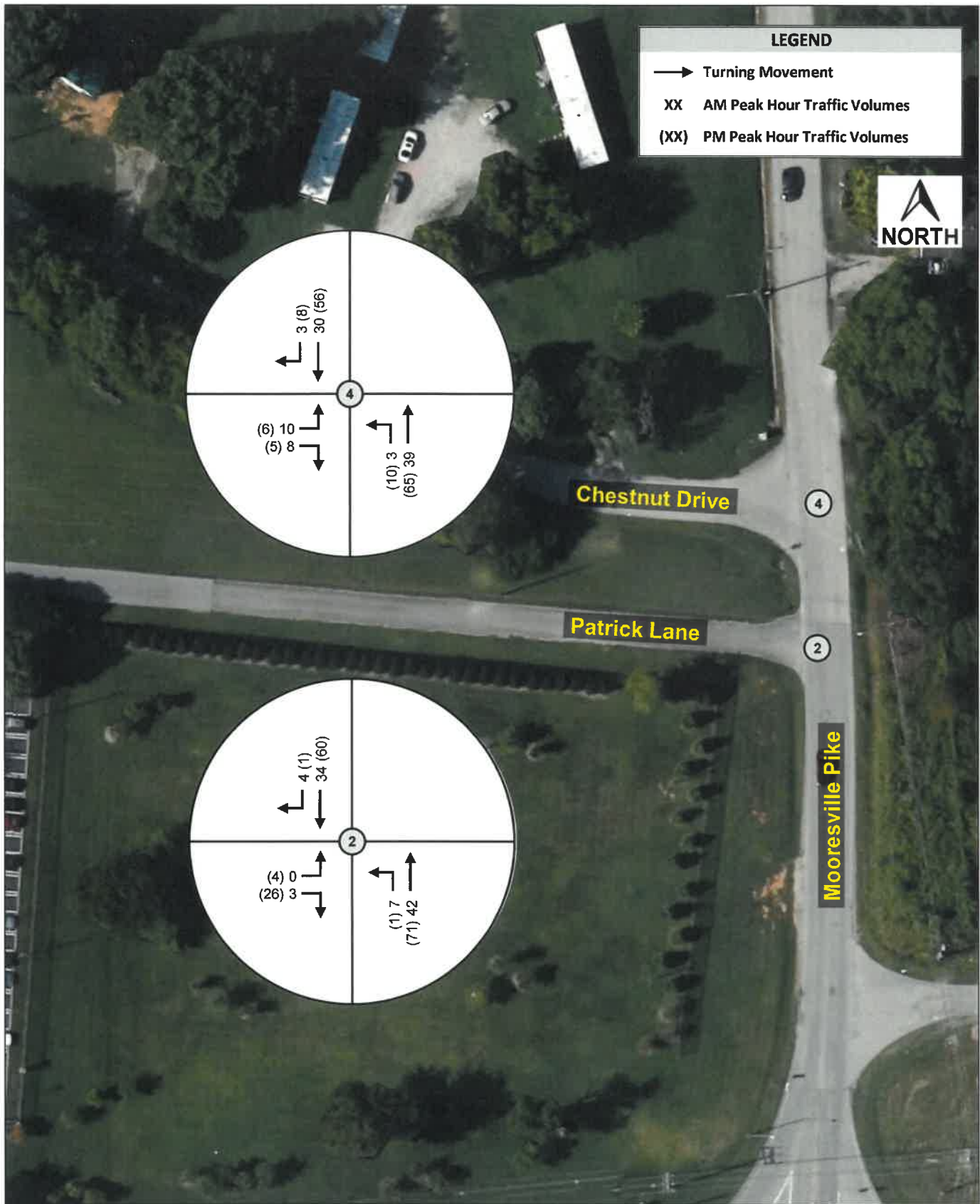
- Mooresville Pike at Patrick Lane
 - Looking left (to the north) the intersection sight distance is approximately 340 feet.
 - Looking right (to the south) intersection sight distance extends past E James Campbell Boulevard which is approximately 300 feet away.

Patrick Lane – Chestnut Drive Operations Review

As part of this memorandum, the traffic operations between Patrick Lane and Chestnut Drive on Mooresville Pike were evaluated. The following observations were noted during field data collection:

- From edge to edge of roadway, Patrick Lane is approximately 45 feet south of Chestnut Drive.
- The posted speed limit on Mooresville Pike north of James Campbell Boulevard is 20 mph.
- A clear line of sight is visible between both driveways. Thus, an eastbound vehicle at Mooresville Pike and Chestnut Drive has an unobstructed view of any vehicles entering or exiting Patrick Lane. Similarly, an eastbound vehicle entering Mooresville Pike from Patrick Lane can observe entering and exiting traffic at Chestnut Drive.

To determine the estimated traffic entering and exiting Chestnut Street during the AM and PM peak hours, trip generation calculations using the ITE *Trip Generation Manual, 10th Edition* were conducted for the existing 27 single family homes on Chestnut Street. The summary of these trips along with the estimated Future 2022 turning movements at Mooresville Pike and Patrick Lane are summarized in **Figure 7**. Calculations for the turning movement counts at Chestnut Drive are shown in **Attachment D**.



As shown in **Figure 7**, 24 trips are expected to enter and exit Chestnut Drive and 14 trips are estimated to enter and exit Patrick lane during the AM peak hour. For the PM peak hour, 29 entering and exiting trips are shown at Chestnut Drive and 32 trips at Patrick Lane. Overall, due to the low volumes of traffic volumes entering and exiting Chestnut Drive and Patrick lane during the AM and PM peak hours, low driving speeds on Mooresville Pike, and the unobstructed line of sight between the two roadways, no adverse traffic operations are anticipated between the two intersections.

Recommendations

From the analysis, the three study intersections will continue to operate at a high level of service.

Related to the proposed development, the following mitigation measures are recommended under the Future 2022 scenario:

E James Campbell Boulevard at Site Access 1

- Construct the southbound approach with one southbound approach lane and one northbound receiving lane.
- Install stop control on the northern intersection leg.

Patrick Lane at Site Access 2

- Construct the northbound approach with one northbound approach lane and one southbound receiving lane.
- Install stop control on the southern intersection leg.

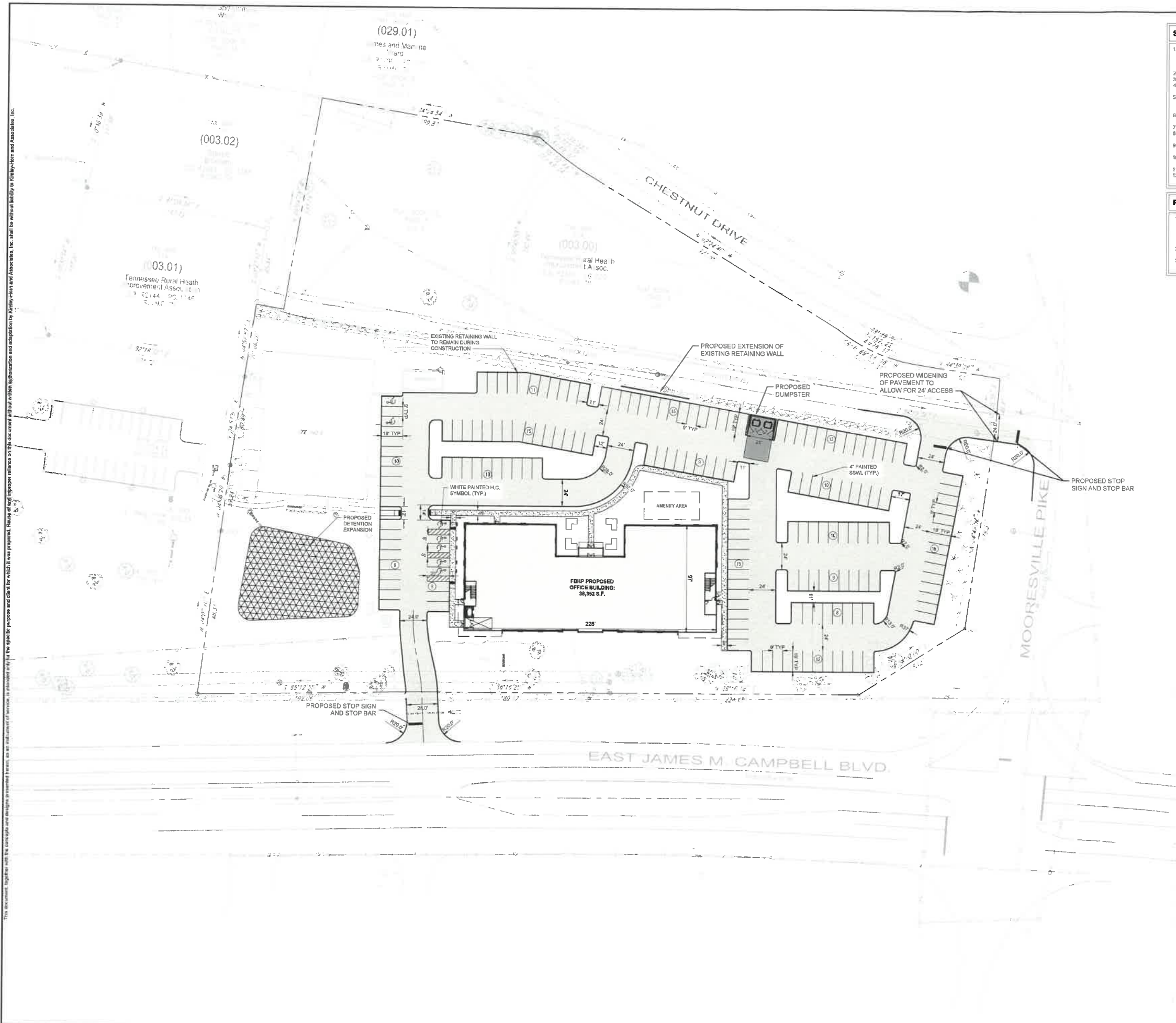
Attachments: A – Site Plan
 B – Turning Movement Count Data
 C – Growth Rate Calculations and Volume Worksheets
 D – Capacity Analysis Reports



Attachment A

Site Plan

This document, together with the concepts and designs presented herein, is an indication of services, is intended only for the specific purpose and date for which it was prepared. Plans of and/or improvements shown on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- SITE LAYOUT NOTES**
1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADI, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
 2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNERS REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
 5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDING WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
 7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
 8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD.
 10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT HEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
 11. REFER TO ARCHITECTURAL PLAN FOR STRIPING WITHIN THE BUILDING.
 12. ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.
- PUBLIC WORKS NOTES**
1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. IN EFFECT AT THE TIME OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
 3. STORMWATER DISCHARGES ARE TO BE COORDINATED WITH MPW AND METRO STORMWATER. POINT SOURCE DISCHARGE WILL NOT BE PERMITTED.

PARKING DATA	
REQUIRED PARKING	168 STALLS
PROPOSED OFF STREET PARKING	179 STALLS
PROPOSED ON STREET PARKING	0 STALLS
TOTAL PARKING PROVIDED	179 STALLS

PAVEMENT LEGEND	
PAVEMENT TYPE	HATCH
LIGHT DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
CONCRETE SIDEWALK	

214 Oceanside Drive, Nashville, TN 37204
Main: 615.584.2701 | www.kimley-horn.com
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FBHP COLUMBIA
CAMPUS EXPANSION
COLUMBIA, TENNESSEE

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:	TLL
DRAWN BY:	TLL
CHECKED BY:	MMc
DATE:	07/22/2021
KIMLEY-HORN PROJECT NO. 116396000	

SITE PLAN

SHEET NUMBER
C2.0

Case Number:

21-0166

Request:

Request from Allen O'Leary for Final Plat and Master Plan approval of River Village Subdivision off Taylor Bend Road.



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

21-0166

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ Nathan McBroom

PROPERTY ADDRESS/LOCATION

**Taylor Bend Rd/ Tax Map 90 Parcel
07.07**

**SUMMARY OF REQUEST: FINAL PLAT/ MASTER PLAN APPROVAL
(River Village Subdivision)**

This request is for **Final Plat Approval** of a 1.22 +/- acre property (*River Village Subdivision*) located on the west side of Taylor Bend Road. This request includes the platting of 16 townhome units with a 20' front and rear side setback. The proposed townhome units will be divided into 4 sections with each section consisting of 4 townhomes. It shall be noted that the proposed townhomes include a new private access road (*Sutton Cove*) that will have ingress/egress from Taylor Bend Road.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-2 PUD	16 Townhome Units	GCS & MU-PUD/ Vacant Land/Commercial Shopping Center	16 Townhome Units	1.22 +/- acres

**COMPATIBILITY with the COMPREHENSIVE
PLAN:**

Urban Neighborhood. The future land use characterized for the subject property includes residential infill development with single-family detached and attached dwellings.

PROPERTY HISTORY:

May 13th, 2020. Request from Nathan McBroom to approve rezoning with a Preliminary Master Plan off of Taylor Bend Road from GCS to RM-2 PUD, approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this Final Plat/ Master Plan request to be compatible with the standards of the Zoning Ordinance as approved with previous preliminary plat. Approval subject to technical comments attached.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

Staff Report #21-0166

Page 1



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO
STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



August 16, 2021

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: Project Name: River Village Townhomes
City of Columbia Planning Commission Submittal

On behalf of Randy and Nathan McBroom, the owners for these 16 proposed residential townhome lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia Planning Commission. Comments are addressed in red.

Engineering

1. Asphalt Binder to be installed by 8/16/21. The owner indicates that asphalt binder has been installed.
2. Label Taylor Bend as (public, local). This has been added.
3. Provide a tie to each unit of buildings. A table with TN State Plane coordinates for a tie to each building has been added.

Planning

4. please note ownership and maintenance of open areas. A note for this has been added.
5. some utilities are in the landscape islands. We have limited the utilities in the landscape islands as much as possible.

Fire

6. Shall identify all fire lanes per CFR's Fire Lane Policy. These lanes have been labeled.

Columbia Water

7. Water line is wrong on this plat. Drawing in packet shows how line is installed. Water line has been revised.

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

Sincerely,
WES Engineers & Surveyors

A handwritten signature in black ink, reading "Allen B. O'Leary". The signature is written in a cursive, flowing style.

Allen B. O'Leary, RLS
Principal



TECHNICAL MEETING

Sunday, August 29, 2021

ITEM NO.

21-0166

DESCRIPTION: Request for final plat approval for 16 residential townhome lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Asphalt Binder to be installed by 8/16/21
2. Label Taylor Bend as (public, local)
3. Provide a tie to each unit of buildings.

Public Works

4. Public Works can provide dumpster service if requested, or private sanitation services are available for 16 units. We recommend one (1) 8-yard dumpster with twice a week collection. Please see attached dumpster guidelines and accessibility requirements.

Planning

5. please note ownership and maintenance of open areas
6. some utilities are in the landscape islands.

Fire

7. Shall work with the Water Department and determine the minimum fire flow requirements for this project.
8. Shall identify all fire lanes per CFR's Fire Lane Policy.

Building

9. No comments.

Police

10. No comments provided.

Maury County E911

11. No comments.

Maury County Schools

12. No comments.

Duck River Electric Membership Corp

13. No comments.

Wastewater

14. Wastewater approves this request.

Atmos Energy

15. No comments provided.

Columbia Power

16. 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 final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

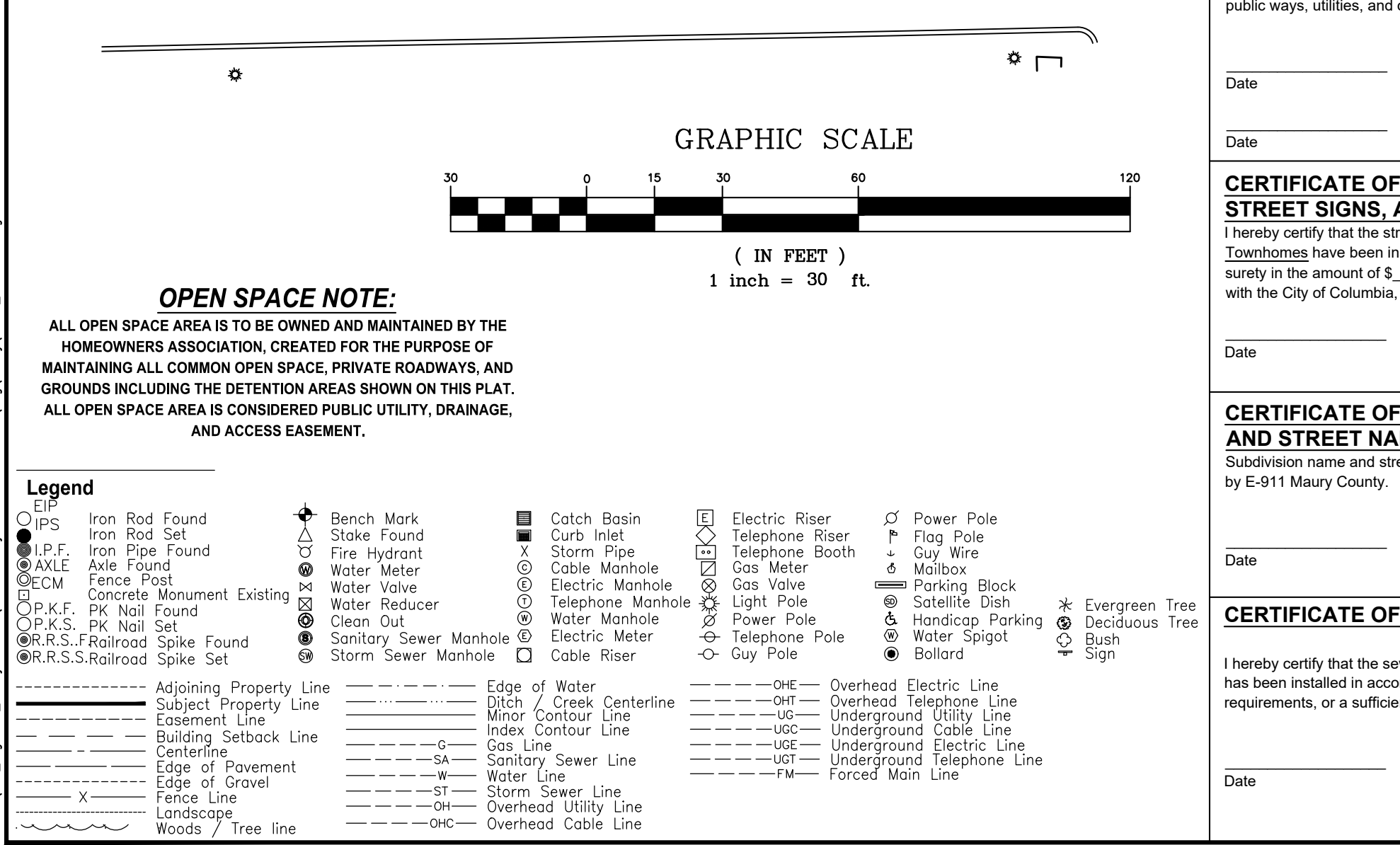
Columbia Water

17. Water line is wrong on this plat. Drawing in packet shows how line is installed.

ATTACHMENTS: Final Plat

Case #21-0166
River Village Subdivision
Taylor Bend Rd.





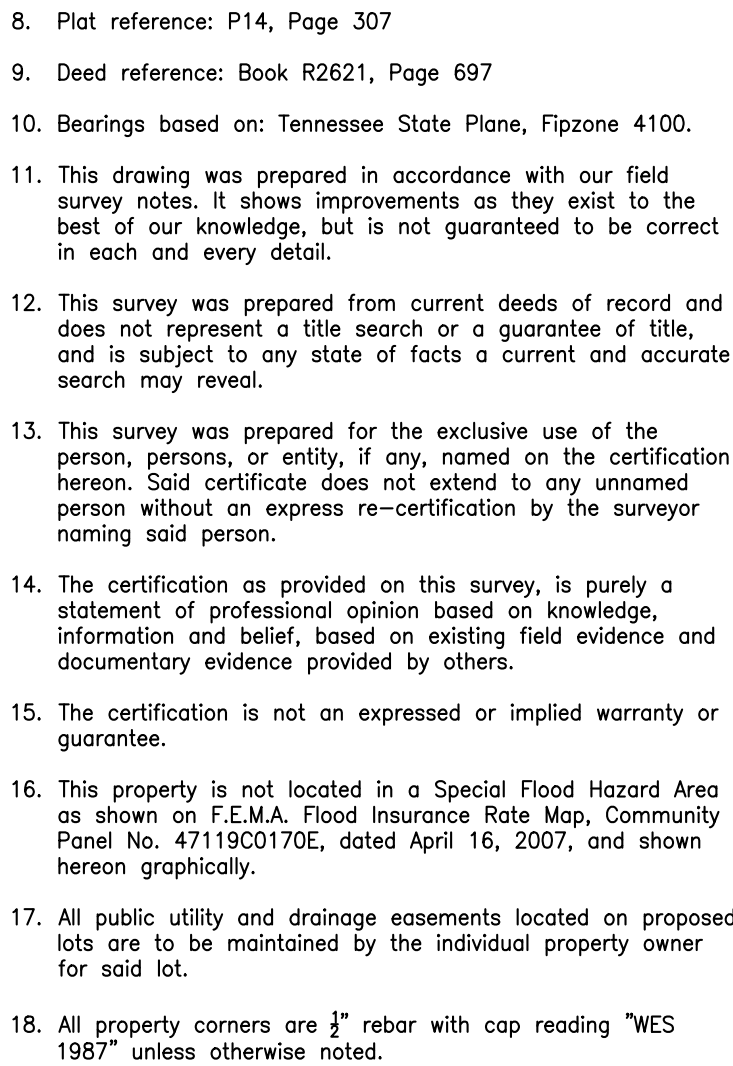
LOT	SQ. FT.	ACRES
1	1,100.0	0.03
2	1,045.0	0.02
3	1,045.0	0.02
4	1,100.0	0.03
5	1,100.0	0.03
6	1,045.0	0.02
7	1,045.0	0.02
8	1,100.0	0.03
9	1,100.0	0.03
10	1,045.0	0.02
11	1,045.0	0.02
12	1,100.0	0.03
13	1,100.0	0.03
14	1,045.0	0.02
15	1,045.0	0.02
16	1,100.0	0.03
OS-A	36,282.5	0.83

CERTIFICATE OF OWNERSHIP AND DEDICATION

Date _____ Director of Wastewater Department
Columbia, Tennessee

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is ± 1.22 Acres.
7. This property currently identified as Tax Map No. 090 Parcel No. 007.07, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
8. Plot reference: P14, Page 307
9. Deed reference: Book R2621, Page 697
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are $\frac{1}{2}$ " rebar with cap reading "WES 1987" unless otherwise noted.



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

Date	Columbia Power & Water Systems Columbia, Tennessee
------	---

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

Date	City Engineer Columbia, Tennessee
------	--------------------------------------

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

Date	Secretary, Planning Commission Columbia, Tennessee
------	---

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

8/16/21
Date

Allen B. O'Leary
Allen B. O'Leary

TN RLS #1987
Number



Case Number:

21-0167

Request:

Request from K2 Development to rezone property off Rutherford Lane being Tax Map 112 Parcel 3.00 from MU-PUD to RS-6.



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

21-0167

APPLICANT/PROPERTY OWNER

**K2 Development / Walton
Investments LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Rutherford Lane/ Tax Map 112,
Parcel 3.00**

**SUMMARY OF REQUEST: Zoning Amendment, MU PUD to
RS-6**

This request is for the **rezoning of a 65.65 +/- acre parcel from MU-PUD to RS-6**. A conceptual site plan has been submitted in support of this RS-6 Zoning request for 57 single-family residential lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MU PUD (Mixed Use Planned Unit Development)	Vacant Land	R-10/ IG/ MU PUD & Single-Family Residential/ School	57 Single Family Homes	65.65 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor & Suburban Neighborhood. This future land use characterized for the subject property does support single-family residential uses.

PROPERTY HISTORY:

November 6th 1986 (Ord 1483) Zoning Map Amendment to rezone property from R-2, B-3, and M-1 to MU PUD, approved.

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed RS-6 Zoning District)

Article 6.3.8 District Development Standards

- Minimum of 6,000 SF Lots
- Permits single-family homes only (*not single-family attached i.e. duplexes*).
- 20' minimum front setback/ 7.5' minimum side setback/ 20' minimum rear setback.
- Minimum 50' lot width.

A concept plan has been submitted to support the requested RS-6 Zoning. 26 single-family residential lots adjacent to the existing Criddle Meadows subdivision will have lot characteristics that exceed lot size and width of an RS-6 Zoning District with an 85' lot width and average lot size of 14,000 to 15,000 +/- SF. Likewise, a 15' buffer will remain to preserve the existing tree line between the development and existing lots within the Criddle Meadows Subdivision. The majority of the remaining 31 residential building lots will have a lot configuration similar of an RS-6 zoning district with a 50' lot width and minimum lot size of 6,000 SF. Connectivity within the proposed development will consist of 2 right of way connections with Rutherford Lane. One connection will align with Westfield Drive with an additional connection north of Woodard Elementary School. In addition, a connection is shown with an unimproved McIntire Drive & Hays Drive right of way stub-out in the Criddle Meadows Subdivision to connect with this proposed development. Of the overall development site, 41% or 26.93 acres out of 65.65 acres will be dedicated to open space with consideration to the preservation of existing tree cover.

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.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 & Suburban Neighborhood which does support residential uses 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 vacant land and single-family residential. The proposed rezoning would be consistent with the Suburban Corridor Future Land Use.

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

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan designates the subject property as "Suburban Corridor & Suburban Neighborhood" The request would agree with an RS-6 Zoning Designation.

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

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

The surrounding properties are similar use and characteristics to the proposed development of single-family residential.

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

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

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

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to RS-6 at such location.

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

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



TECHNICAL MEETING
Sunday, August 29, 2021

ITEM NO.
21-0167

DESCRIPTION: Rezone approximately 65.65 ac of MU-PUD to RS6 Zoning for 157 single family lots

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on rezoning. **Acknowledged.**
2. Subject to TIS and construction plans. **Acknowledged.**
3. Construct McIntire Drive to Criddle Drive. **So noted. See revised concept plan.**
4. Construct Hayes Drive to Criddle Drive. **So noted. See revised concept plan.**
5. Intersection across from Westfield Drive near lot 015 to close to Rutherford Lane. Should be 150 ft from edge of Rutherford to centerline. **So noted. Master plan has been revised per comment.**
6. Provide road names to E911 for approval. **So noted. See Master Plan revisions.**
7. Eliminate Northern culdesac and connect into Worthington Road. **So noted. See master plan revisions.**

Public Works

8. No comments.

Planning

9. Just concept but lot sizes should not be under 6,000 sq ft with 50' of frontage and Lot 133 should be removed. So noted. Plan has been revised.

Fire

10. Shall work with the Water Department and determine the minimum fire flow requirements for this project. So noted.

Building

11. No comments.

Police

12. No comments provided.

Atmos Energy

13. No comments.

Maury County E911

14. No comments provided.

Maury County Schools

15. No comments.

Duck River Electric Membership Corp

16. No comments.

Wastewater

17. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection. **Acknowledged.**

Columbia Power

18. 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 a final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. **Acknowledged.**

Columbia Water

19. 12" DI main on west and east side of Rutherford Lane. Also 8" PVC main on south and east side of West Park Drive could be in conflict. 6" on Hays Drive and 6" on McIntire Drive in Criddle Meadows. **Acknowledged.**

ATTACHMENTS: Concept Plan



TECHNICAL
21-0167
Page 2 of 2



TECHNICAL MEETING
Sunday, August 29, 2021

ITEM NO.

21-0167

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Atmos Energy

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Maury County Schools

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Columbia Power

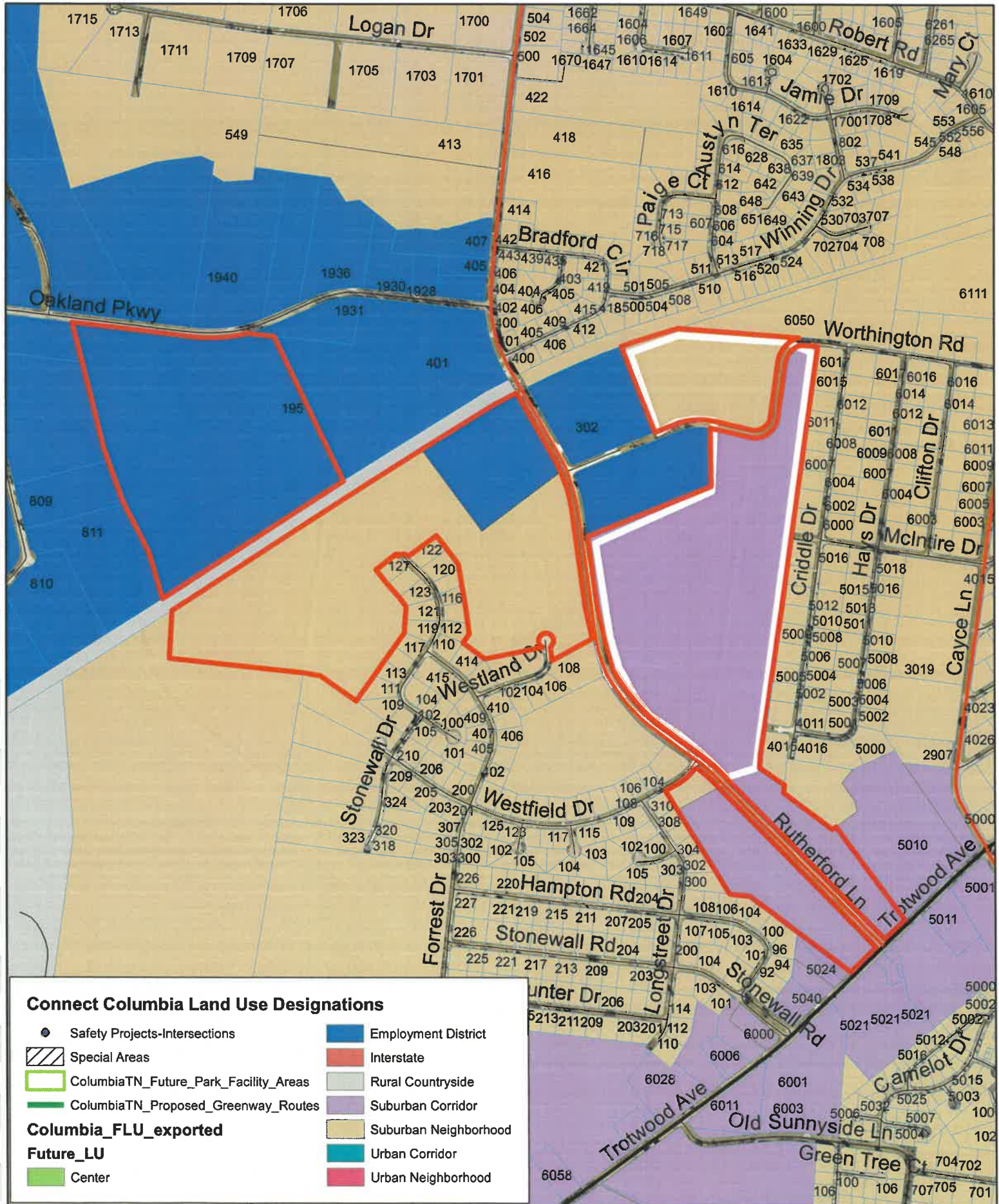
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Columbia Water

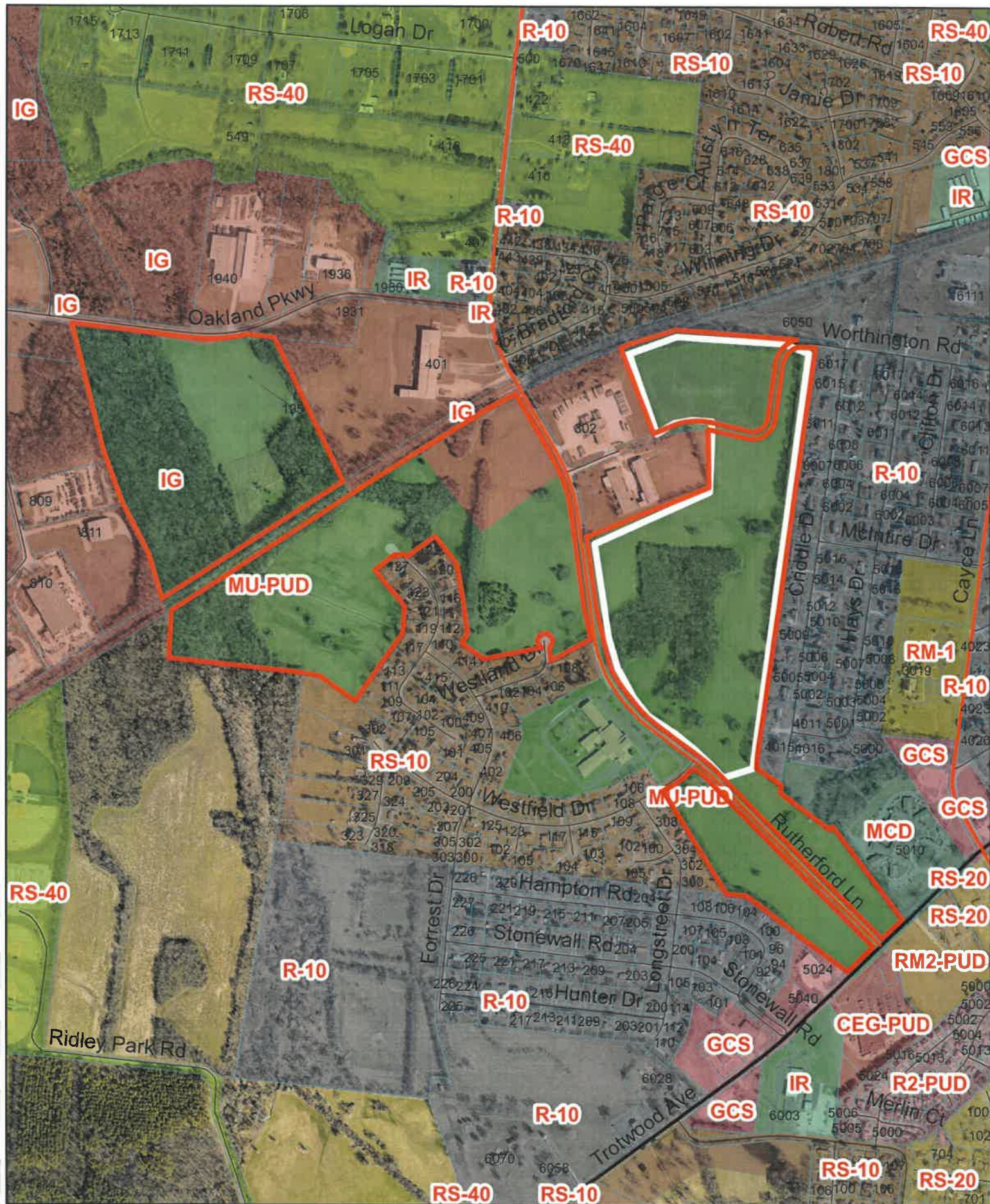
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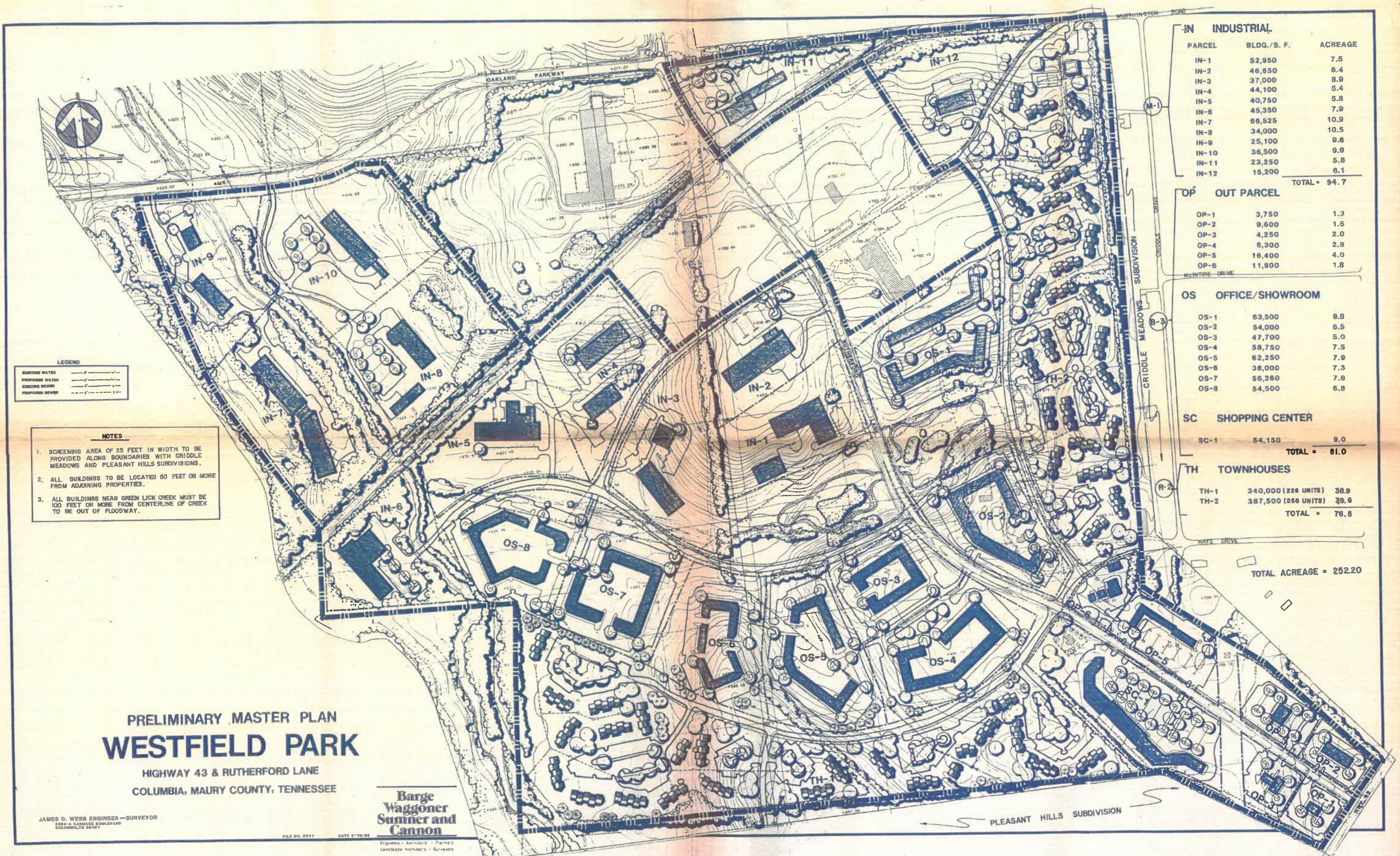
ATTACHMENTS: Concept Plan

Case #21-0167
 Rutherford Ln.
 TM 112 Parcel 3.0, +/- 65 acre portion of



Case #21-0167
Rutherford Ln.
TM 112 Parcel 3.0, +/- 65 acre portion of





IN INDUSTRIAL

PARCEL	BLDG./S. F.	ACREAGE
IN-1	52,950	7.5
IN-2	46,650	6.4
IN-3	37,000	8.9
IN-4	44,100	5.4
IN-5	40,750	5.8
IN-6	45,350	7.9
IN-7	66,525	10.9
IN-8	34,000	10.5
IN-9	25,100	9.8
IN-10	36,500	9.9
IN-11	23,250	5.8
IN-12	15,200	6.1
TOTAL		94.7

OP OUT PARCEL

OP-1	3,750	1.3
OP-2	9,600	1.5
OP-3	4,250	2.0
OP-4	6,300	2.8
OP-5	16,400	4.0
OP-6	11,800	1.8

OS OFFICE/SHOWROOM

OS-1	63,500	9.8
OS-2	54,000	6.5
OS-3	47,700	5.0
OS-4	58,750	7.5
OS-5	62,250	7.9
OS-6	38,000	7.3
OS-7	56,260	7.8
OS-8	54,500	6.8

SC SHOPPING CENTER

SC-1	54,150	9.0
TOTAL		81.0

TH TOWNHOUSES

TH-1	340,000 (226 UNITS)	38.9
TH-2	387,500 (268 UNITS)	39.6
TOTAL		78.5

TOTAL ACREAGE = 252.20

LEGEND

EXISTING WATER	---
PROPOSED WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---

- NOTES**
- SCREENING AREA OF 25 FEET IN WIDTH TO BE PROVIDED ALONG BOUNDARIES WITH CRIDDLE MEADOWS AND PLEASANT HILLS SUBDIVISIONS.
 - ALL BUILDINGS TO BE LOCATED 50 FEET OR MORE FROM ADJOINING PROPERTIES.
 - ALL BUILDINGS NEAR GREEN LICK CREEK MUST BE 100 FEET OR MORE FROM CENTERLINE OF CREEK TO BE OUT OF FLOODWAY.

PRELIMINARY MASTER PLAN
WESTFIELD PARK
 HIGHWAY 43 & RUTHERFORD LANE
 COLUMBIA, MAURY COUNTY, TENNESSEE

JAMES D. WEBB ENGINEER—SURVEYOR
 200-A-3, COLUMBIA, TENNESSEE
 COLUMBIA, TN 35801

Barge Waggoner
Sumner and Cannon
 Engineers • Architects • Planners
 Landscape Architects • Surveyors

Exhibit "B"

21-0167

ZONING MAP
WESTFIELD PARK
 HIGHWAY 43 & RUTHERFORD LANE
 COLUMBIA, MAJRY COUNTY, TENNESSEE

**Berge
 Waggoner
 Summer and
 Cannon**
Engineers - Architects - Planners
 Landscapes Architects - Surveyors

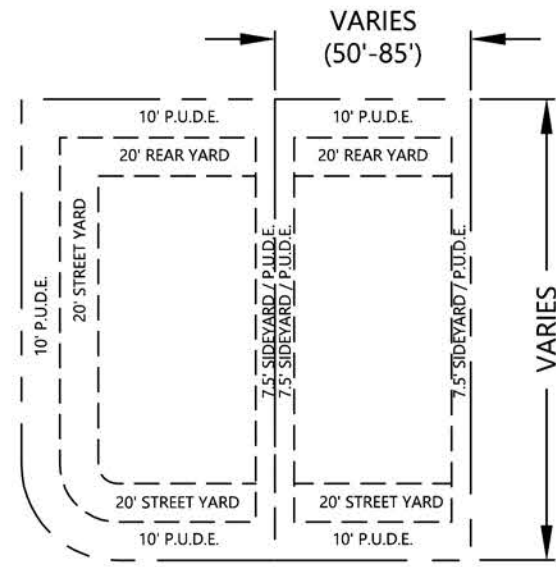
JAMES D. WING ENGINEER - SURVEYOR
2100 PINEAPPLE DRIVE
 COLUMBIA, TENN. 38401



- PROPOSED ZONING**
- B-3 INTERMEDIATE BUSINESS DISTRICT
 - M-1 INDUSTRIAL DISTRICT (LIGHT)
 - R-2 RESIDENTIAL DISTRICT (MEDIUM DENSITY)
- EXISTING ZONING**
- B-3 INTERMEDIATE BUSINESS DISTRICT

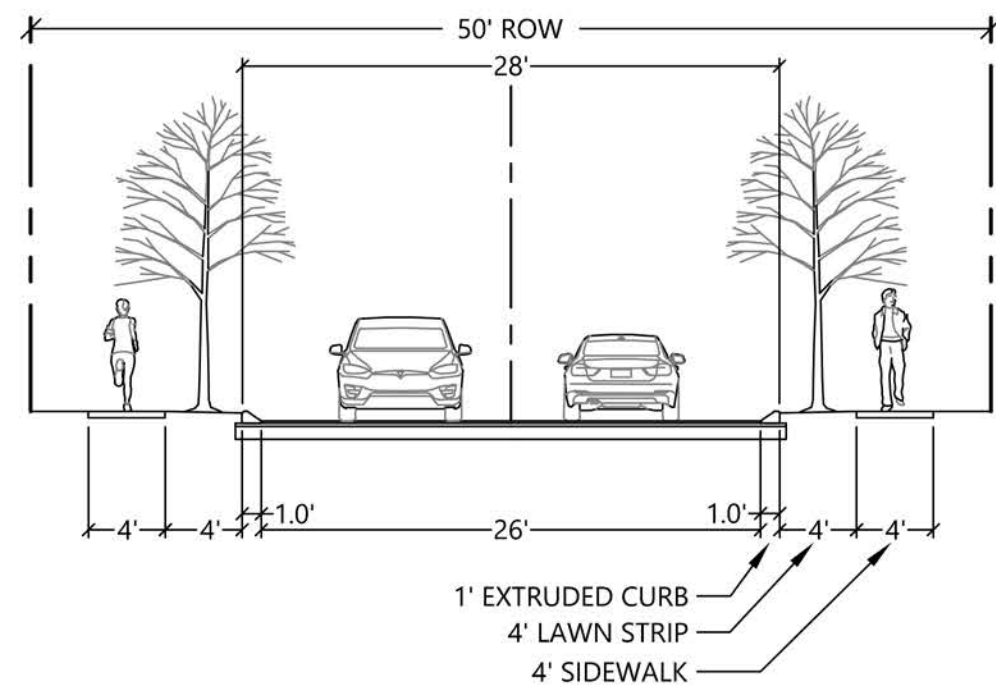
LOT #	AREA (SQ)	121	8,077
001	10,784	122	6,119
002	6,490	123	6,000
003	6,065	124	6,000
004	11,048	125	6,000
005	9,454	126	6,000
006	6,000	127	6,000
007	6,000	128	6,000
008	6,236	129	6,000
009	6,205	130	6,053
010	8,888	131	6,966
011	6,000	132	6,028
012	6,000	133	6,529
013	6,000	134	6,759
014	6,000	135	6,000
015	6,531	136	6,000
016	15,049	137	6,000
017	13,318	138	6,000
018	12,448	139	6,000
019	25,661	140	6,000
020	14,634	141	6,000
021	14,634	142	6,000
022	14,634	143	6,000
023	14,634	144	6,000
024	14,634	145	6,000
025	14,634	146	8,329
026	14,634	147	8,413
027	14,634	148	9,914
028	14,634	149	6,115
029	14,634	150	6,179
030	14,634	151	6,275
031	14,634	152	6,372
032	14,634	153	9,828
033	14,634	154	8,991
034	14,634	155	9,981
035	14,634	156	8,634
036	14,634	157	8,328

USE	ACRES	% SITE
LOTS (157)	30.37 ACRES	46.26%
ROAD R.O.W.	8.62 ACRES	13.13%
OPEN SPACE	26.66 ACRES	40.61%
TOTAL	65.65 ACRES	100 %



LOT CONFIGURATION

P.U.D.E. = PUBLIC USE AND DRAINAGE EASEMENT



STREET SECTION - TYP. PUBLIC ROAD

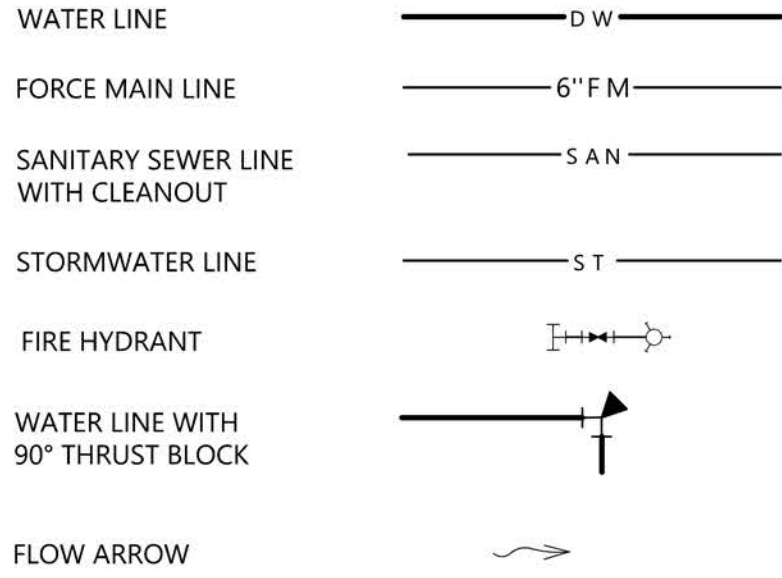
PURPOSE OF SUBMITTAL - TO REZONE TO RS6 AND OBTAIN MASTER PLAN APPROVAL FOR 157 SINGLE FAMILY RESIDENTIAL LOTS ON PORTION OF THE PROPERTY, PARCEL 3.00 IN TAX MAP 112

PROJECT DESCRIPTION - DEVELOP 157 SINGLE-FAMILY RESIDENTIAL LOTS ON APPROXIMATELY 65.65 ACRES OF LAND

PROPERTY OWNER - WELTON INVESTMENTS, LLC
PO BOX 280928
NASHVILLE, TN

THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 47119C0180E, DATED APRIL 16, 2007.

PROPOSED FEATURES LEGEND



VICINITY MAP
NOT TO SCALE



RUTHERFORD RS6
MASTER PLAN

RS6 MASTER PLAN
COLUMBIA, TENNESSEE
AUGUST 16, 2021

Case Number:

21-0168

Request:

Request from TKC Architecture and Engineering for Preliminary Plat approval of 913 Riverside Subdivision off Moore Drive.



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

21-0168

APPLICANT/PROPERTY OWNER

**Cole Newton, TKC Engineering/
Cole Investments LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**913 Riverside Drive & 102 Rinks
Circle, Map 90J/Parcel 2.00 & 3.00**

SUMMARY OF REQUEST: Preliminary Plat Approval

This request is for the preliminary plat approval of eleven (8) single-family residential lots conforming to all standards of the current R-10 zoning district. Each lot will have at minimum 15,000 SF that permits by right single-family attached homes. This subject site is located at the west side of Riverside Drive from the NW corner of Riverside Drive & Rinks Circle to the SW corner of Riverside Drive & Moore Drive.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10 (Single-Family Residential)	Vacant Land/Single-Family Residential	R-10/MCD/Single-Family Residential /Restaurant	8 Single-Family Residential Building Lots.	4.47 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood This future land use characterized for the subject property is characterized by single-family & multi-family residential development.

PROPERTY HISTORY:

September 2020 Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1 PUD (Request Withdrawn)

December 11th, 2019 Case 19-0184 Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1 (Request Deferred)



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

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

This proposed preliminary plat meets all standards of the Zoning Code. Please see technical comments attached that any approval would be subject to.

ATTACHMENTS (CIRCLE)

**SUBMITTED
PLANS**

CITY MAPS

LEGAL NOTICE

**LEGAL
DESCRIPTION**

**PUBLIC
COMMENTS**

**AGENCY
COMMENTS**

RESPONSE TO STANDARDS



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 168456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

August 16th, 2021

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Item No. 21-0168 (913 Riverside – Preliminary Plat)

Subject: Staff Comment Response

Staff,

Please find below responses to your comments on the 913 Riverside Preliminary Plat. The updated Preliminary Plat is included with this resubmittal.

Engineering

- 1) Provide public access easement along sidewalk fronting Moore Drive.
 - a) Easement has been updated
- 2) Lots 7 & 8 mechanicals ductwork and FFE 621' minimum.
 - a) Notes have been added
- 3) Subject to construction plans
 - a) noted

Public Works

- 4) No Comment.

Planning

- 5) no comments

Building

- 6) No comments.

Police

- 7) No comments Provided.

Atmos Energy

- 8) No comments provided.



Maury County E911

- 9) No comments provided.

Maury County Schools

- 10) No comments.

Duck River Electric Membership Corp

- 11) No comments.

Wastewater

- 12) Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.
- a) We will work with the Wastewater Dept. directly on what is needed. We are proposing a sewer main extension up Moore Dr. and connecting to the existing system along Riverside Dr.

Fire

- 13) Shall work with the Water Department and determine the minimum fire flow requirements for this project. There are no hydrants currently within the required distance from these proposed structures.
- a) There are two hydrants along Riverside Drive near our project site and we are proposing one on Moore Dr. at the end of the proposed water main extension.

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 a final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
- a) Noted

Columbia Water



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

- 1) No water on Moore Street - All lines on Moore Street are raw water from intake to filter plant- No water on Rinks Circle. 6" Ci Main on east side of Riverside Drive.
 - a) We are proposing a water main extension up Moore Dr. within our property in an easement. This is the same proposed extension as is proposed on the already approved preliminary plat for this site. This alignment was worked out with CPWS staff for the original submittal. We will work with CPWS to follow all the requirements to provide the site with water.

With Preliminary Plat approval from Staff and Planning Commission we will submit a land disturbance plan to install the utilities and on site improvements and submit a final plat to create the proposed properties.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 904.885.0245

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
904.885.0245 (c)
cole@tkc-ae.com



TECHNICAL MEETING
Sunday, August 29, 2021

ITEM NO.

21-0168

DESCRIPTION: Preliminary Plat

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide public access easement along sidewalk fronting Moore Drive.
2. Lots 7 & 8 mechanicals ductwork and FFE 621' minimum.
3. Subject to construction plans

Public Works

4. No Comment.

Planning

5. no comments

Building

6. No comments.

Police

7. No comments Provided.

Atmos Energy

8. No comments provided.

Maury County E911

9. No comments provided.

Maury County Schools

10. No comments.

Duck River Electric Membership Corp

11. No comments.

Wastewater

12. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.

Fire

13. Shall work with the Water Department and determine the minimum fire flow requirements for this project. There are no hydrants currently within the required distance from these proposed structures.

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

Columbia Water

15. No water on Moore Street - All lines on Moore Street are raw water from intake to filter plant- No water on Rinks Circle. 6" Ci Main on east side of Riverside Drive.

ATTACHMENTS: Preliminary Plat



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

July 19th, 2021

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: 913 Riverside

Subject: Preliminary Plat at 913 Riverside Dr.

Staff,

We are requesting the acceptance of our proposed preliminary plat for the property located at 913 Riverside Dr. for a straight zone R-10 project. This request follows the City's zoning ordinance and subdivision regulations. The properties are currently zoned R-10. The existing conditions consist of woods and vegetation. We are proposing 8 lots that are 150% of the required 10,000 sqft to allow duplex type buildings or large single family residences. The total site is +/- 4.47 acres. We are proposing to hold the property on the east side of Riverside Dr. as open space to allow for stormwater control as needed. We are proposing to save as much of the woods/vegetation on the 913 Riverside Dr. property as possible by building structures that are located toward the frontage of each lot.

We are proposing to extend water and wastewater service in a utility easement located within the front setbacks up Moore Drive. We are also proposing the sidewalk along Moore Drive be located within an easement to work with the existing drainage ditch and utilities in and along Moore Drive.

With Preliminary Plat approval from Staff and Planning Commission we would submit a land disturbance plan to install the utilities and sidewalk improvements and submit a final plat to create the proposed properties.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 904.885.0245

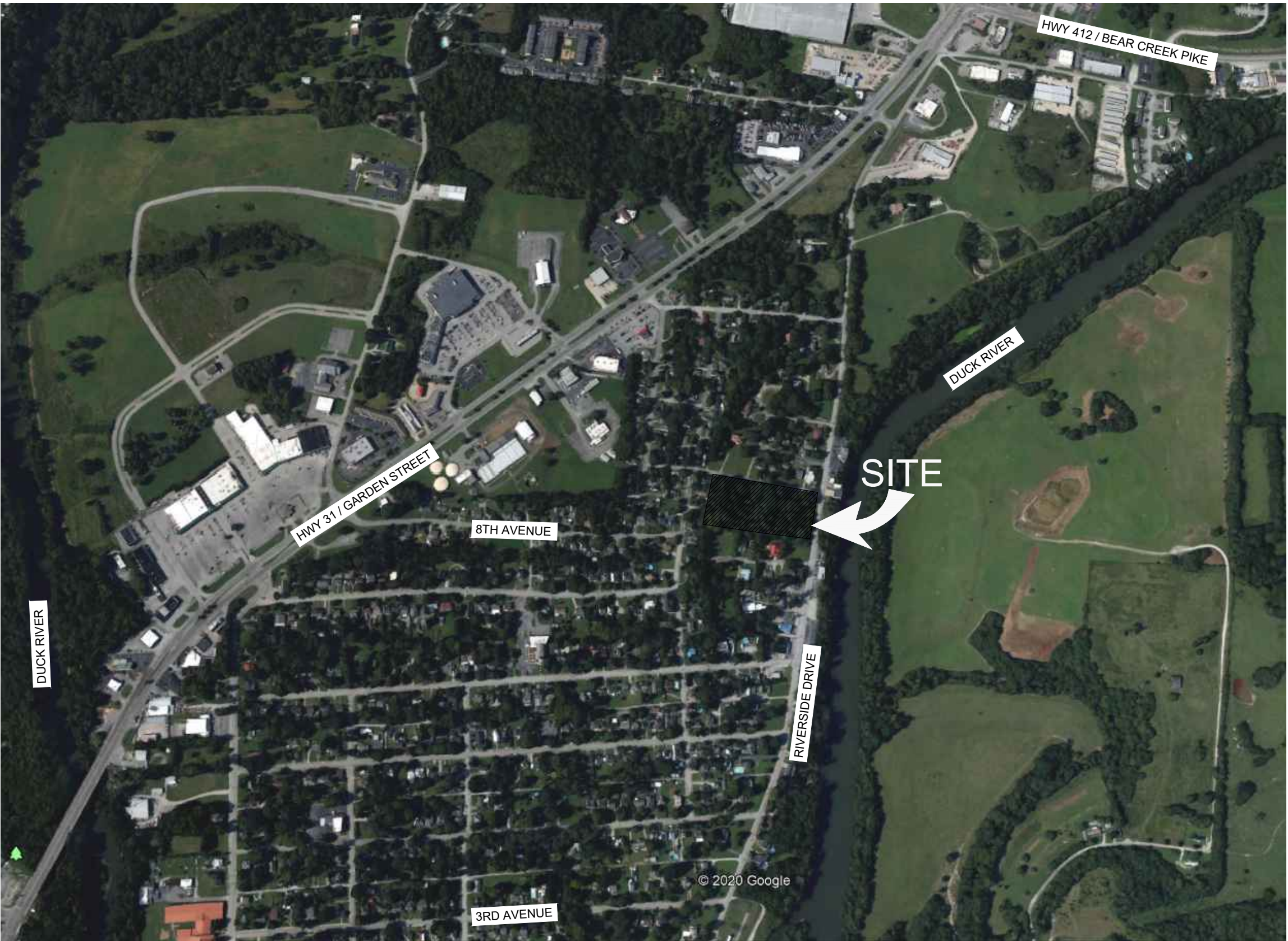
Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
904.885.0245 (c)
cole@tkc-ae.com





913 RIVERSIDE PRELIMINARY PLAT



LOCATION MAP

913 Riverside Dr.
City of Columbia
Fifth Civil District of
Maury County, Tennessee

Property Information:

913 Riverside Drive
Parcel: 90J-C-02.00
Total Acres: 4.47
Fifth Civil District

Owner/Developer:

COLE INVESTMENTS LLC
Contact: Justin Hicks
PO Box 682186
Franklin, TN 37068

Civil Engineer:

TKC ARCHITECTURE AND ENGINEERING LLC
Contact: Cole Newton
Phone: 615.617.7477
email: cole@tkc-ae.com

Surveyor:

CLINT ELLIOT SURVEY
Contact: Brian Boles
Phone: 615.490.3236
email: brian@clintelliotsurvey.com

DEVELOPMENT SUMMARY:

SITE AREA:	+/- 4.47 ACRES (194,736.40 SQFT)
FLOOD AREA:	+/- 0.62 AC (27,225.55 SQFT)
PROPERTY ZONING:	R-10
EXISTING USE:	913 RIVERSIDE IS VACANT LAND
PROPOSED USE:	RESIDENTIAL (SINGLE AND TWO FAMILY)
NEIGHBORING ZONING:	North: R-10 South: R-10 / MCD West: R-10 East: R-10
MIN. LOT SIZE:	10,000 SQFT FOR SINGLE FAMILY AND 15,000 SQFT FOR TWO FAMILY DWELLINGS
PROPOSED DENSITY	16 UNITS / 4.47 ACRES (3.58 UNITS PER ACRE)
NUMBER OF LOTS	8
SETBACKS:	
RIVERSIDE DR. SETBACK	35 FT
MOORE ST / RINKS CIR SETBACK	30 FT
SIDE SETBACKS	10 FT
REAR SETBACKS	30 FT
HEIGHT STANDARDS	35 FT
PRE-DEVELOPMENT	
PERVIOUS AREA	4.47 AC
IMPERVIOUS AREA	0.00 AC
POST-DEVELOPMENT	
PERVIOUS AREA	3.93 AC
IMPERVIOUS AREA (BASED ON 45'x65' BLDG)	0.54 AC

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Preliminary Plat

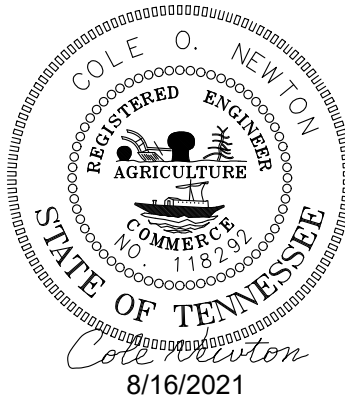


TKC ARCHITECTURE AND
ENGINEERING LLC
615.617.7477

WWW.TKC-AE.COM

913 RIVERSIDE

913 RIVERSIDE DR, COLUMBIA TN 38401



COLE O NEWTON - TN REG.#118292

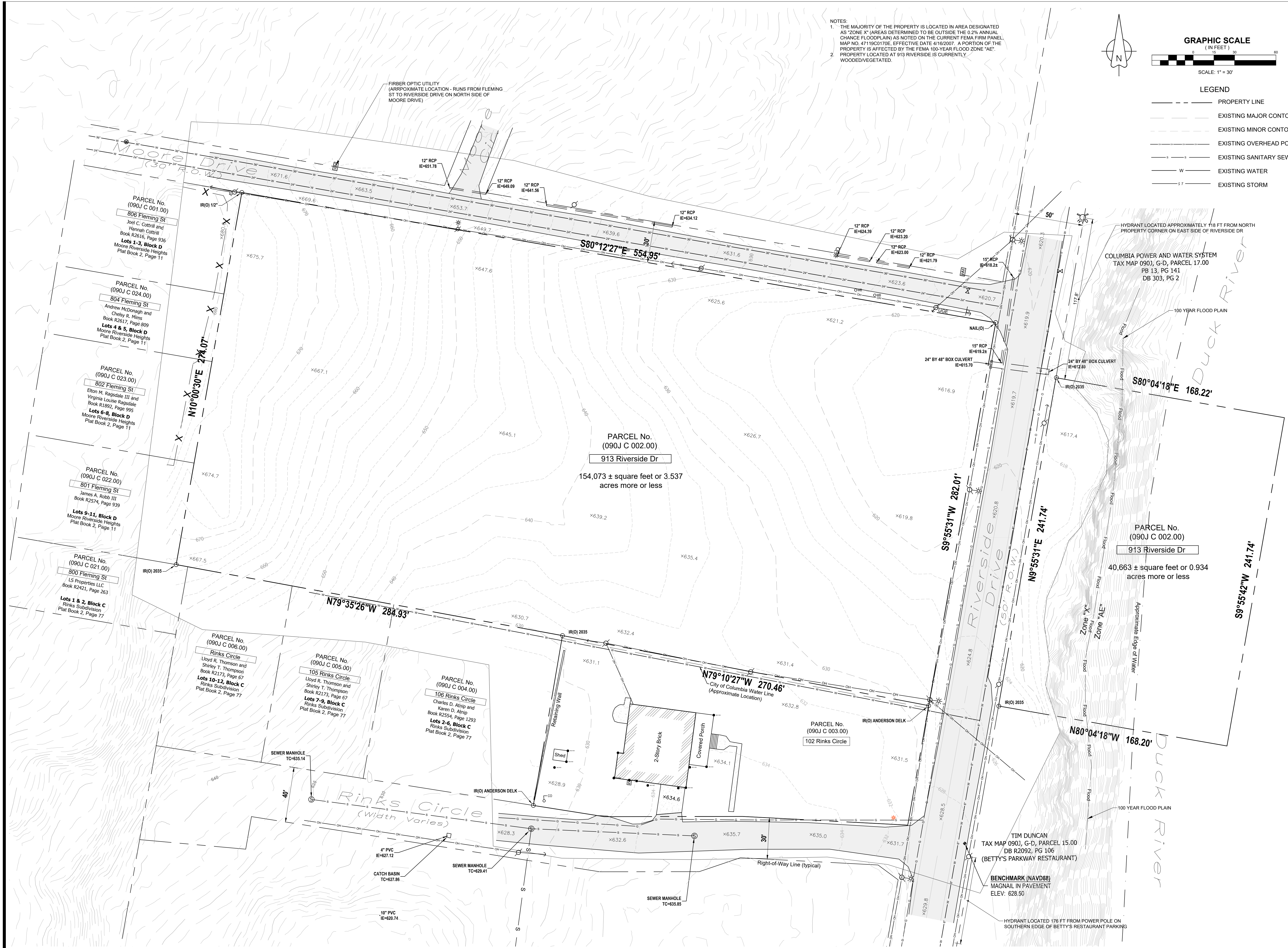
Revision		
No.	Date	Description
1	08.16.21	PER CITY COMMENTS

SHEET TITLE:
COVER SHEET

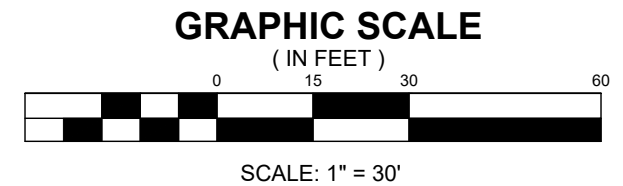
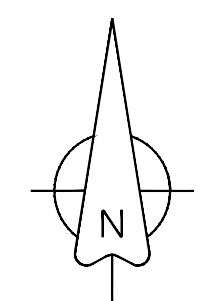
PROJECT: 913 RIVERSIDE R10
DATE: 7/16/2021

SHEET NUMBER:

C - 0.0



NOTES:
1. THE MAJORITY OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 4711800170E, EFFECTIVE DATE 4/10/2007. A PORTION OF THE PROPERTY IS AFFECTED BY THE FEMA 100-YEAR FLOOD ZONE "AE".
2. PROPERTY LOCATED AT 913 RIVERSIDE IS CURRENTLY WOODED/VEGETATED.



- LEGEND
- PROPERTY LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - EXISTING OVERHEAD POWER
 - - - EXISTING SANITARY SEWER
 - - - EXISTING WATER
 - - - EXISTING STORM

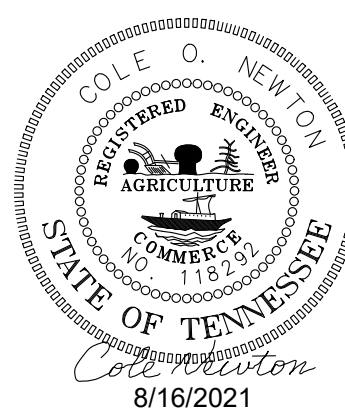


TKC ARCHITECTURE AND
ENGINEERING LLC
615.617.7477

WWW.TKC-AE.COM

913 RIVERSIDE

913 RIVERSIDE DR, COLUMBIA TN 38401



COLE O NEWTON - TN REG.#118292

Revision		
No.	Date	Description
1	08.16.21	PER CITY COMMENTS

EXISTING CONDITIONS

SHEET TITLE:

PROJECT: 913 RIVERSIDE R10
DATE: 7/16/2021

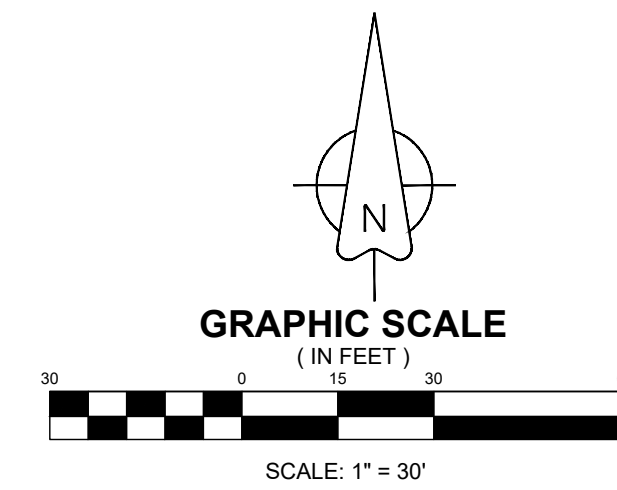
SHEET NUMBER:

C - 1.0

1. THE MAJORITY OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS NOTED ON THE CURRENT FEA FIRM PANEL, MAP NO. 47119C007E, EFFECTIVE DATE 4/16/2007. A PORTION OF THE PROPERTY IS AFFECTED BY THE FEA "100-YEAR FLOOD ZONE" "A".
2. ALL EXISTING STRUCTURES ON THE SITE TO BE DEMOLISHED.
3. WATER QUALITY TO BE ADDRESSED ON EACH LOT THROUGH LOW IMPACT DESIGN AS NEEDED.
4. LOT TO BE GRADED PER INDIVIDUAL PLOT PLANS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND DRAINWAYS/CULVERT SITES.
5. DRAINAGE DETCHES ALONG MOORE DR AND RIVERSIDE DR. TO BE MAINTAINED FOR EROSION CONTROL.
6. OPEN SPACE PATCHES TO BE USED FOR STORMWATER AREA AS NEEDED.
7. PROPERTY LOCATED AT 913 RIVERSIDE IS CURRENTLY WOODED/VEGETATED. WORKING WILL BE DONE TO REAR THE FRONT SETBACK TO PRESERVE WOODED/VEGETATED AREA.

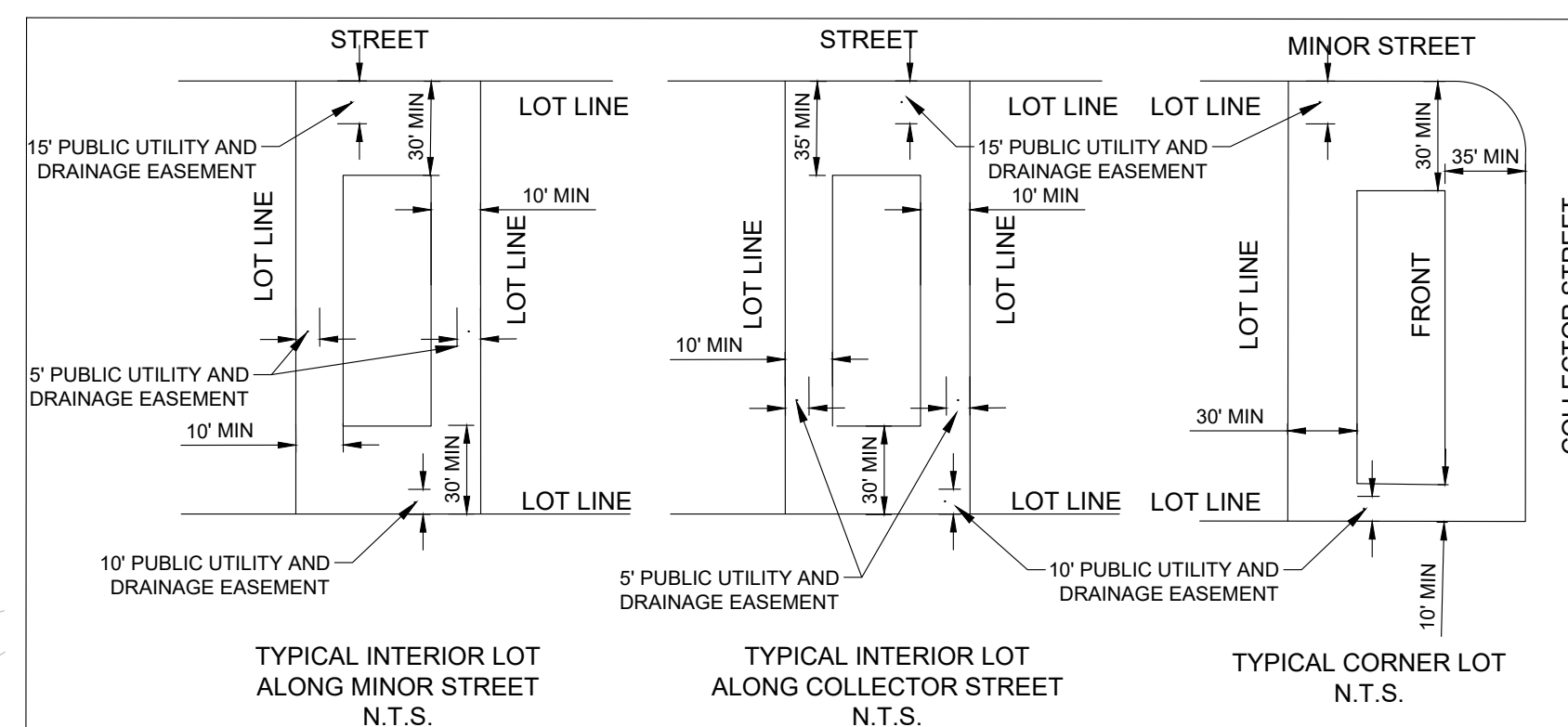
*LOTS 7 AND 8 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 621.0' (THAT INCLUDES ALL MECHANICAL UNITS AND DUCT WORK)

Res. Lots Area Table		
PARCEL	SQ. FT.	ACRE
1	20727.46	0.48
2	20646.56	0.47
3	20707.14	0.48
4	20772.12	0.48
5	20857.54	0.48
6	15000.00	0.34
7	15180.57	0.35
8	20185.04	0.46
OS	40663.40	0.93



TKC ARCHITECTURE AND
ENGINEERING LLC
615.617.7477

WWW.TKC-AE.COM

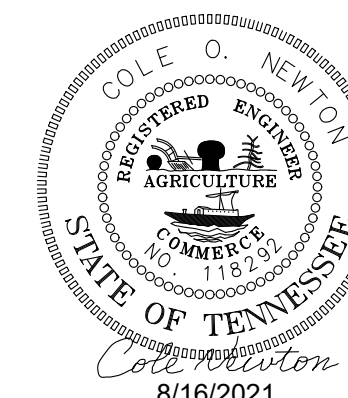


SITE INFORMATION:

- | | | | |
|----|--|--------------------------------|---------|
| 1. | PARCEL | | |
| | | 913 RIVERSIDE DR - 90J-C-02.00 | |
| 2. | EXISTING ZONING | | |
| | | R-10 | |
| 3. | BUILDING SETBACK | | |
| | | RIVERSIDE DR - 35' | |
| | | MOORE DR - 30' | |
| | | SIDE - 10' | |
| | | REAR - 30' | |
| 4. | PRE-DEVELOPMENT | | |
| | | PERVIOUS AREA | 4.47 AC |
| | | IMPERVIOUS AREA | 0.00 AC |
| 5. | POST-DEVELOPMENT | | |
| | | PERVIOUS AREA | 3.93 AC |
| | | IMPERVIOUS AREA | 0.54 AC |
| •• | (BASED ON 45x65' BLDG) | | |
| 6. | DENSITY - 8 LOTS ON 4.47 ACRES | | |
| | 16 UNITS / 4.47 AC (3.58 UNITS PER ACRE) | | |

913 RIVERSIDE

913 RIVERSIDE DR, COLUMBIA TN 38401



COLE O NEWTON - TN REG.#118292

[illegible]

PRELIMINARY PLAT

SHEET TITLE: E-

PROJECT: 913 RIVERSIDE R10
DATE: 7/16/2021

SHEET NUMBER:

C - 2.0

Case Number:

21-0169

Request:

Request from TKC Architecture and Engineering to annex with a plan of services 1690 and 1691 Bear Creek Pike being Tax Map 93 Parcel 3.00, 3.01 and Map 72 Parcel 65.00 with a base zoning 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

21-0169

APPLICANT/PROPERTY OWNER

**TKC Engineering/ Kim & John
Waldrum**

PUBLIC HEARING DATE

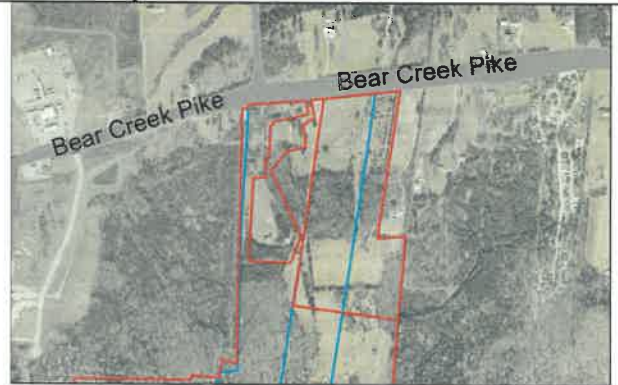
N/A

PROPERTY ADDRESS/LOCATION

**1690 & 1691 Bear Creek Pike / Tax
Map 93/72 Parcel 0.3.00/ 65.00**

**SUMMARY OF REQUEST: Annexation with Plan of
Services/ Zoning Amendment to RS-10.**

This request is for the **Annexation and Plan of
Services including a requested RS-10 (Single-
Family Residential) Zoning** for a 154-acre tract
located on the South Side of Bear Creek Pike.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
N/A County Zoning	Vacant Land/ Single- Family Residential	MRC (Mixed Residential Commercial)/ Future Residential	Single-Family Residential Min 10,000 SF Lots	154 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use
characterized for the subject property
supports single-family residential uses on
minimum 10,000 SF Lots

PROPERTY HISTORY:

N/A

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:

Zoning Ordinance Referenced: (Proposed R-6 Zoning District)

Article 6.3.8 District Development Standards

- Minimum of 10,000 SF Lots
- Permits single-family homes
- 30' minimum front setback/ 10' minimum side setback/ 30' minimum rear setback.
- Minimum 75' lot width.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

A concept plan has been submitted to support this requested RS-10 Zoning and annexation request. Site connectivity indicates one ingress/egress point with Bear Creek Pike and a connection with an existing development under construction located west of the development site. An additional stub-out is shown to the south. See technical comments with plan of services.

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 residential uses 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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

exists will not be contravened.

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

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

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

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

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

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

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

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

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

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

The surrounding properties are similar use and characteristics to the proposed development of single-family residential to the west with property of rural characteristics and lot size to the east and north.

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.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment to RS-10. This annexation may continue a development pattern further away from the cities core and the Center Future Land Use of the I 65-character node.

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. See Comments from Plan of Services.



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

August 16, 2021

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Item No. 21-0169 (Dabbs Subdivision Annexation and Rezone Request)

Subject: Staff Comment Response

Staff,

Please find below responses to your comments on the annexation and rezoning request for Tax Map 93
Parcels 3 & 3.01 and Tax Map 72 Parcel 65.

Engineering

- 1) No comments on rezoning.
- 2) TIS required prior to preliminary plat resubmittal.
 - a) **Noted**

Public Works

- 3) Please see the attached Plan of Services from Public Works.
 - a) **Noted**

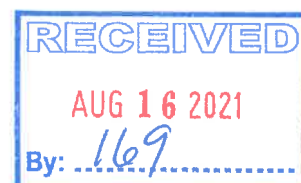
Planning

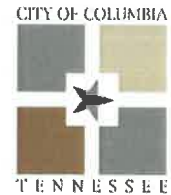
- 4) No comments

Wastewater

- 5) Presently, the City of Columbia has no gravity sanitary sewer infrastructure adjacent to this property and has no plans to provide sanitary sewer service to this location. It would appear easements from other property owners would be required. These easements would be the responsibility of the owner. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.
 - a) **We will meet with the Wastewater Dept. and neighboring developer prior to the Planning Commission to discuss this comment and a solution.**

Building





TECHNICAL MEETING

Tuesday, August 10, 2021

ITEM NO.

21-0169

DESCRIPTION: Request from TKC Architecture and Engineering for annexation with Plan of Services and rezoning to RS-10 of Tax Map 93 Parcels 3 and 3.01 and Tax Map 72 Parcel 65 off Bear Creek Pike for concept of residential subdivision on 123 acres with approximately 29 +/- acres of undeveloped road frontage.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on rezoning.
2. TIS required prior to preliminary plat resubmittal.

Public Works

3. Please see the attached Plan of Services from Public Works.

Planning

4. No comments

Wastewater

5. Presently, the City of Columbia has no gravity sanitary sewer infrastructure adjacent to this property and has no plans to provide sanitary sewer service to this location. It would appear easements from other property owners would be required. These easements would be the responsibility of the owner. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.

Building

6. No comments.

Police

7. No comments provided.

Atmos Energy

8. No comments provided.

Maury County E911

9. No comments provided.

Maury County Schools

10. No comments.

Duck River Electric Membership Corp

11. DREMC will service once all requirements are met. 08/10/2021 Michael Newman.

Fire

12. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

Columbia Power

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

Columbia Water

14. 6" PVC main on north side of Bear Creek Pike. 12" DI will need to be extended from Bear Creek Overlook subdivision to supply fire protection.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION

Bear Creek Pike PROPERTIES

+/-154 ACRES,

BEING

TAX MAP 93 PARCELS 3.00 & 3.01 *and*

TAX MAP 72 PARCEL 65.00

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.
2. 6" PVC main on north side of Bear Creek Pike. 12" DI will need to be extended from Bear Creek Overlook subdivision to supply fire protection.

B. Sewer

1. Presently, the City of Columbia has no gravity sanitary sewer infrastructure adjacent to this property and has no plans to provide sanitary sewer service to this location. It would appear easements from other property owners would be required. These easements would be the responsibility of the owner.
2. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection.

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 & 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 1690 and 1691 Bear Creek Pike in Columbia, Tennessee. This location is approximately 5.3 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 9.7 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 11.8 miles from Fire Station #5 located at 2633 Nashville Highway. 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, we encourage the installation of fire sprinkler 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 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. Services 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

Duck River Electric Membership Corporation will service once all requirements are met.

J. Schools

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



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

July 19th, 2021

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Dabbs Subdivision

Subject: Rezone and Annexation (RS-10 Subdivision)

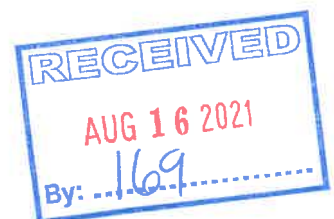
Staff,

We are requesting annexation and rezoning of the property located outside of the City limits at Map 93 Parcel 03.01 / Map 93 Parcel 03.00 / Map 72 Parcel 65.00. The total property area is near 154 acre (+/-). The project proposes to build a RS-10 subdivision and leave a portion of the property undeveloped for future development. The property at Map 93 Parcel 03.01 is owned by Don Dabbs and the other two parcels are owned by John and Kim Waldrum. All parties are in agreement with the submittal for annexation and rezone.

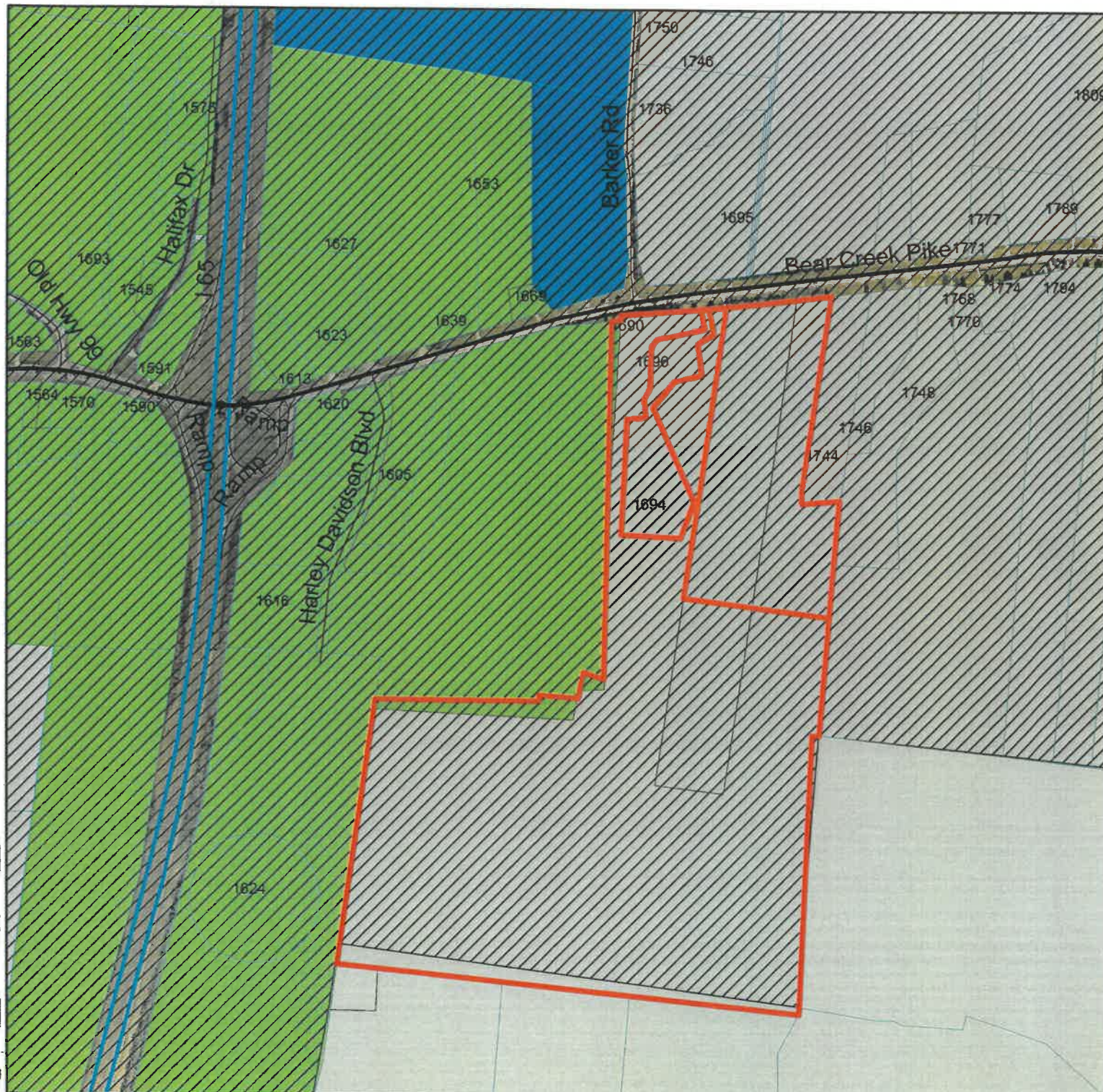
If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 904.885.0245

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
904.885.0245 (c)
cole@tkc-ae.com



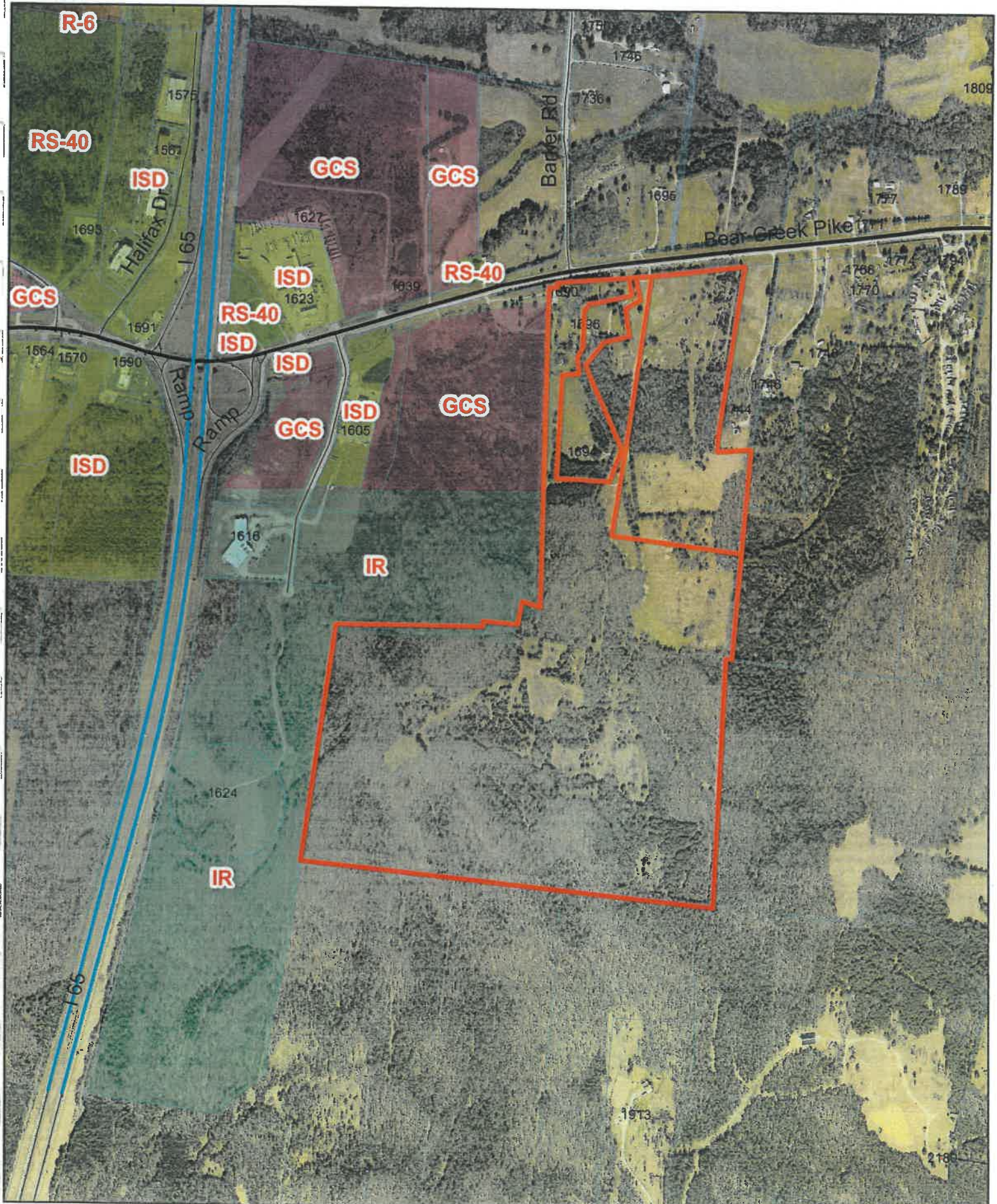
Case #21-0169
 Bear Creek Pike
 TM 93 Parcels 3 & 3.01; TM 72 Parcel 65

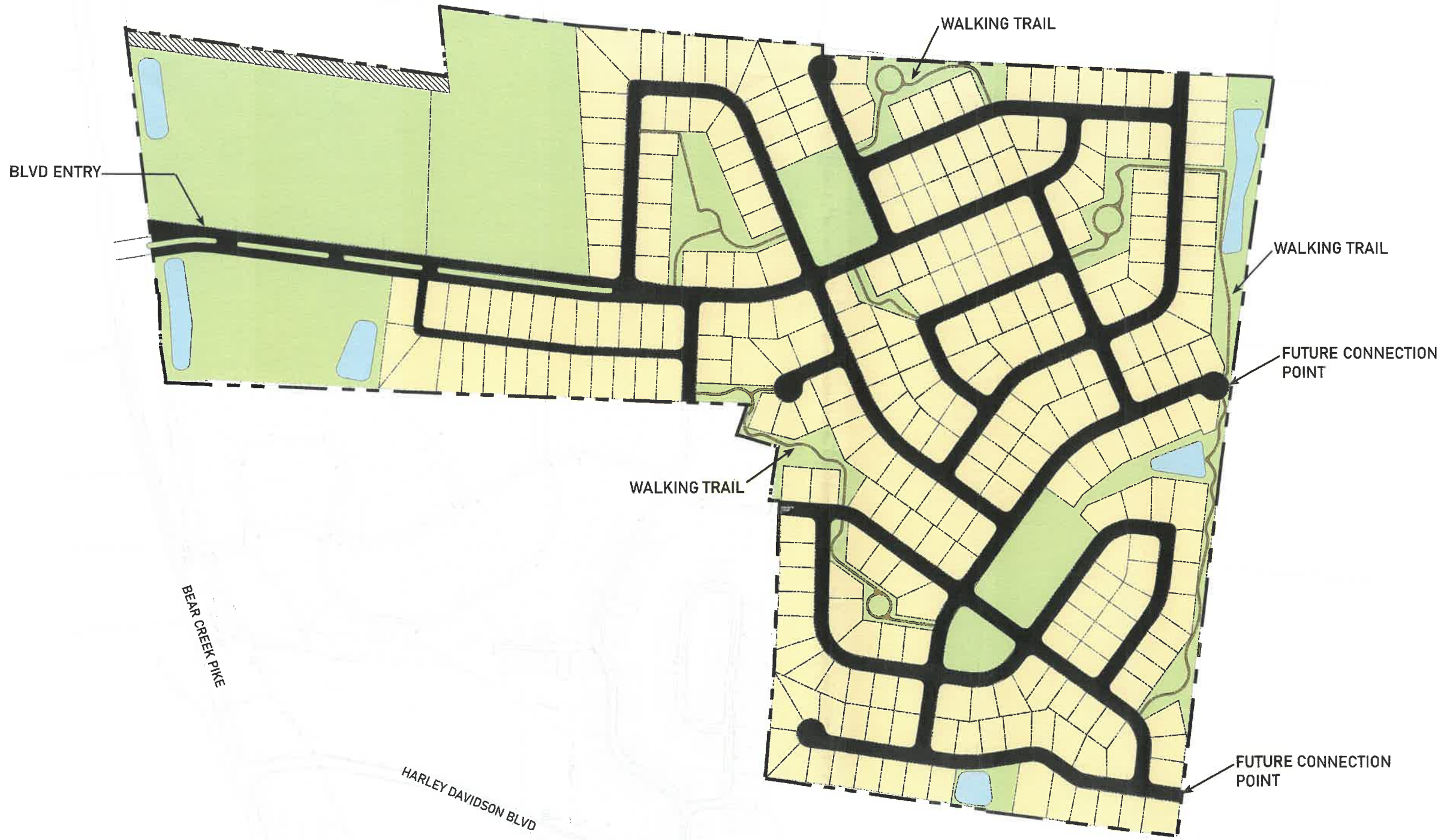


Connect Columbia Land Use Designations

- | | |
|---|-----------------------|
| ● Safety Projects-Intersections | Employment District |
| ▨ Special Areas | Interstate |
| ▭ ColumbiaTN_Future_Park_Facility_Areas | Rural Countryside |
| ▬ ColumbiaTN_Proposed_Greenway_Routes | Suburban Corridor |
| Columbia_FLU_exported | Suburban Neighborhood |
| Future_LU | Urban Corridor |
| ▭ Center | Urban Neighborhood |

Case #21-0169
Bear Creek Pike
TM 93 Parcels 3 & 3.01; TM 72 Parcel 65





DABBS SUBDIVISION

MASTER PLAN FOR
ANNEXATION AND REZONE

COLUMBIA, TN

Developer:
Larry Anderson & Donn Dabbs

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477

Landscape Architect
CUMBERLAND LANDESIGN

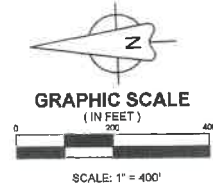


LOCATION MAP

Sheet Schedule

- | | |
|-------|----------------------------------|
| C-0.0 | Cover Sheet |
| C-1.0 | Existing Conditions |
| C-2.0 | Master Plan Exhibit 1 |
| C-2.1 | Master Plan Exhibit 2 (Contours) |

Revision No.	Date	Description



TKC ARCHITECTURE
& ENGINEERING LLC
615.671.7477
WWW.TKC-AE.COM

DABBS SUBDIVISION

DABBS SUBDIVISION
MAURY COUNTY
COLUMBIA, TN
PORTIONS OF MAP
MAP 93 PARCEL 03.00
MAP 72, PARCEL 65.00
MAP 93 PARCEL 03.01

Revision		Description
No.	Date	

SHEET TITLE:
EXISTING CONDITIONS

PROJECT: DABBS SUBDIVISION
DATE: 07/6/2021
DRAWN: CON

SHEET NUMBER:
C - 1.0

DABBS
SUBDIVISION

DABBS SUBDIVISION
MAURY COUNTY
COLUMBIA, TN
PORTIONS OF MAP
MAP 93 PARCEL 03.00
MAP 72, PARCEL 65.00
MAP 93 PARCEL 03.01

Total Site Data		
BASE SITE DATA: 154 +/- ACRES		
AREA RESERVED FOR FUTURE DEVELOPMENT: 21.5 +/- ACRES		
	EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	154 +/- AC	154 +/- AC
ZONING	A-2	RS-10 / CITY ANNEXATION
MAX. DENSITY	1 UNIT / 1 ACRE	2.5 UNITS / 1 ACRE (4.3 UNITS / ACRE ALLOWED IN RS-10)
LOT WIDTH AT R.O.W.	200 FT	75 FT (MIN.)
OPEN SPACE	N/A	19.0 +/- AC (12.3%)
NUMBER OF LOTS	154 (allowed)	287 (569 allowed)
BUILDING SETBACKS		
FRONT:	40 FEET	30 / 35 FEET
REAR:	30 FEET	30 FEET
SIDE:	20 FEET	7.5 FEET

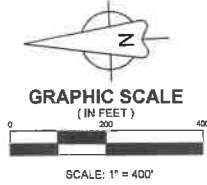
NOTE:
1. MAX HEIGHT IS 3-STORIES/35 FEET

Revision		Description
No.	Date	

SHEET TITLE:
MASTER PLAN
EXHIBIT 1

PROJECT: DABBS SUBDIVISION
DATE: 07/6/2021
DRAWN: CON

SHEET NUMBER:
C - 2.0



DABBS
SUBDIVISION

DABBS SUBDIVISION
MAURY COUNTY
COLUMBIA, TN
PORTIONS OF MAP
93 PARCEL 03.00
72, PARCEL 65.00
93 PARCEL 03.01

Total Site Data		
BASE SITE DATA: 154 +/- ACRES		
AREA RESERVED FOR FUTURE DEVELOPMENT: 21.5 +/- ACRES		
	EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	154 +/- AC	154 +/- AC
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MAX. DENSITY	1 UNIT / 1 ACRE	2.5 UNITS / 1 ACRE (4.3 UNITS / ACRE ALLOWED IN RS-10)
LOT WIDTH AT R.O.W.	200 FT	75 FT (MIN.)
OPEN SPACE	N/A	19.0 +/- AC (12.3%)
NUMBER OF LOTS	154 (allowed)	297 (569 allowed)
BUILDING SETBACKS		
FRONT:	40 FEET	30 / 35 FEET
REAR:	30 FEET	30 FEET
SIDE:	20 FEET	7.5 FEET

NOTE:
1. MAX HEIGHT IS 3-STORIES/35 FEET

No.	Revision	
	Date	Description

SHEET TITLE:
MASTER PLAN
EXHIBIT 2 (CONTOURS)

PROJECT: DABBS SUBDIVISION
DATE: 07/6/2021
DRAWN: CON

Case Number:

21-0174

Request:

Request from Civil Design Consultants to annex with a plan of services 221 Porter Circle and 911 Baker Road being Tax Map 75 Parcels 51.06 and a portion of 17.00 with a rezoning of properties to R-6.



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

21-0174

APPLICANT/PROPERTY OWNER

Civil Design Consultants / Alvin Luna

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

221 Porter Circle/ Map 075 Parcel 51.06 & 017

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

This request is for the **Annexation and Plan of Services including a Zoning Request** for an unannexed portion and amendment from R-MHP (Mobile Home Park) to an R-6 (**Single Family Residential**) Zoning District of a 29.1+/- acre tract located north of Porter Circle bounded by Burt Drive nearest to the NW corner of the property. An attached concept plan in support of this annexation and rezone indicate a development proposal of 87 R-6 Zoned Residential building lots with street connectivity at Willis Way at south and Burt Drive to the north.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Partially Not in City Limits, County Zoning; RS-20 (<i>Single-Family Residential</i>); R-MHP (<i>Residential Mobile Home Park</i>).	Vacant Land/ Single-Family Homes	R (RS-10); RM-1 (Multi-Family) RS-20	Concept Plan indicates 87 Residential Lots Zoned R-6.	29.1 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. This future land use characterized for the subject property includes low density single-family residential where infrastructure is available to support new development. Application indicates a request for the development of single family attached homes. The suburban neighborhood future land use references in "Connect Columbia" that duplexes should not be centered within a neighborhood.

PROPERTY HISTORY:

Previous request to Planning Commission indicated townhome units with an RM-1 Zoning Request.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Please see section 3.19.6 (Criteria Below).

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 Neighborhood which does support the proposed zoning designation, thus is meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

The majority of the surrounding property is low density single-family residential including a single site multi-family residential development. The proposed plan may continue those established patterns of low-density single family residential if single family residential.

- 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 high-density 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 Neighborhood in which would not agree with a proposed R-6 Zoning Designation.

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

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

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

The use would be surrounded by residential uses thus continuing the development of residential as single-family residential.

4. No one property owner or small group of property owners will benefit materially from the



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

change to the detriment of the general public;

The proposal is not 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 that may warrant an annexation within the city's zoning map to fulfill that demand.

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

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



TECHNICAL MEETING
Sunday, August 29, 2021

ITEM NO.

21-0174

DESCRIPTION: Annexation and concept plan request

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Extension of Willis Way is not within the existing right of way.
2. TIS required prior to preliminary plat submittal.
3. The length of stream disturbance shown will require an Individual ARAP and mitigation measures.
4. the deed/legal description is not of the property in question.
5. the property lines in the Northwest corner do not match legal descriptions and plats of the surrounding properties and geometric alignment of baker rd.

Public Works

6. Please see the new plan of services with the zoning from RM-1 to R-6.

Police

7. No comments provided.

Building

8. No comments.

Columbia Power

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

Atmos Energy

10. No comments provided.

Maury County E911

11. No comments provided.

Maury County Schools

12. No comments provided.

Duck River Electric Membership Corp

13. No comments provided.

Wastewater

14. The 8" gravity sewer shown on the site plan is correct. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at time of connection.

Planning

15. just concept but building separation would be 15' and zoning data is incorrect not matching request.

Fire

16. Shall work with the Water Department and determine the minimum fire flow requirements for this project.

Columbia Water

17. Water is available.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION

911 Baker Road PROPERTY

+/-12 ACRES,

BEING

TAX MAP 75 Portion of PARCEL 17.00

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.
2. Water is available.

B. Sewer

1. Any extension to the existing sewer infrastructure would be initiated by the property owner. If, after review, the Wastewater Department approves the plan, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at time of connection.
2. The 8" gravity sewer shown on the site plan is correct.

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 & 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 221 Porter Circle and 911 Baker Rd in Columbia, Tennessee. This location is approximately 2.8 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 3.8 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 5.2 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, we encourage the installation and use of fire sprinklers 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 R-6 (MediumHigh Density) 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.

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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

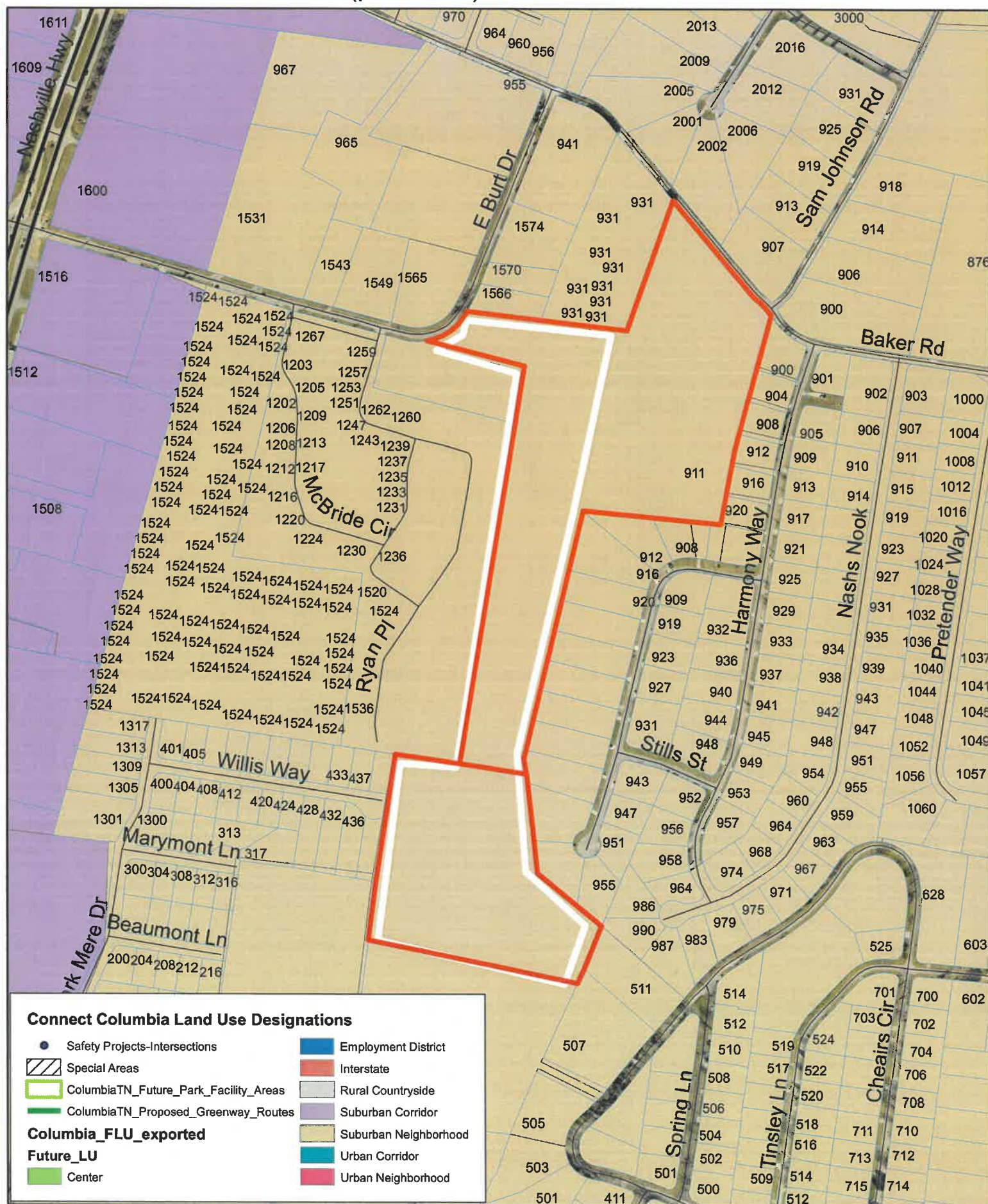
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Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered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

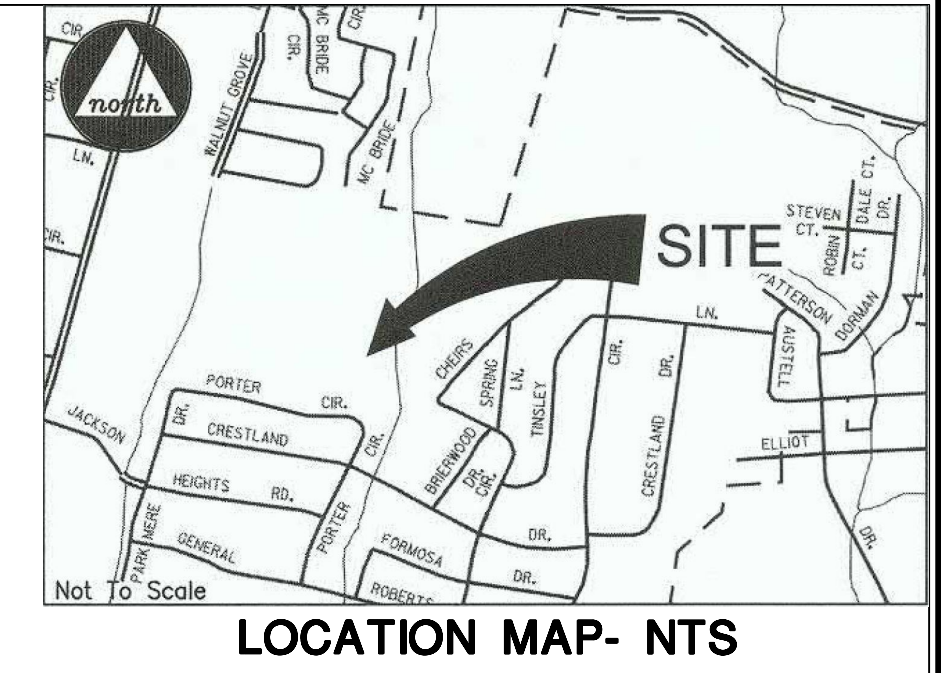
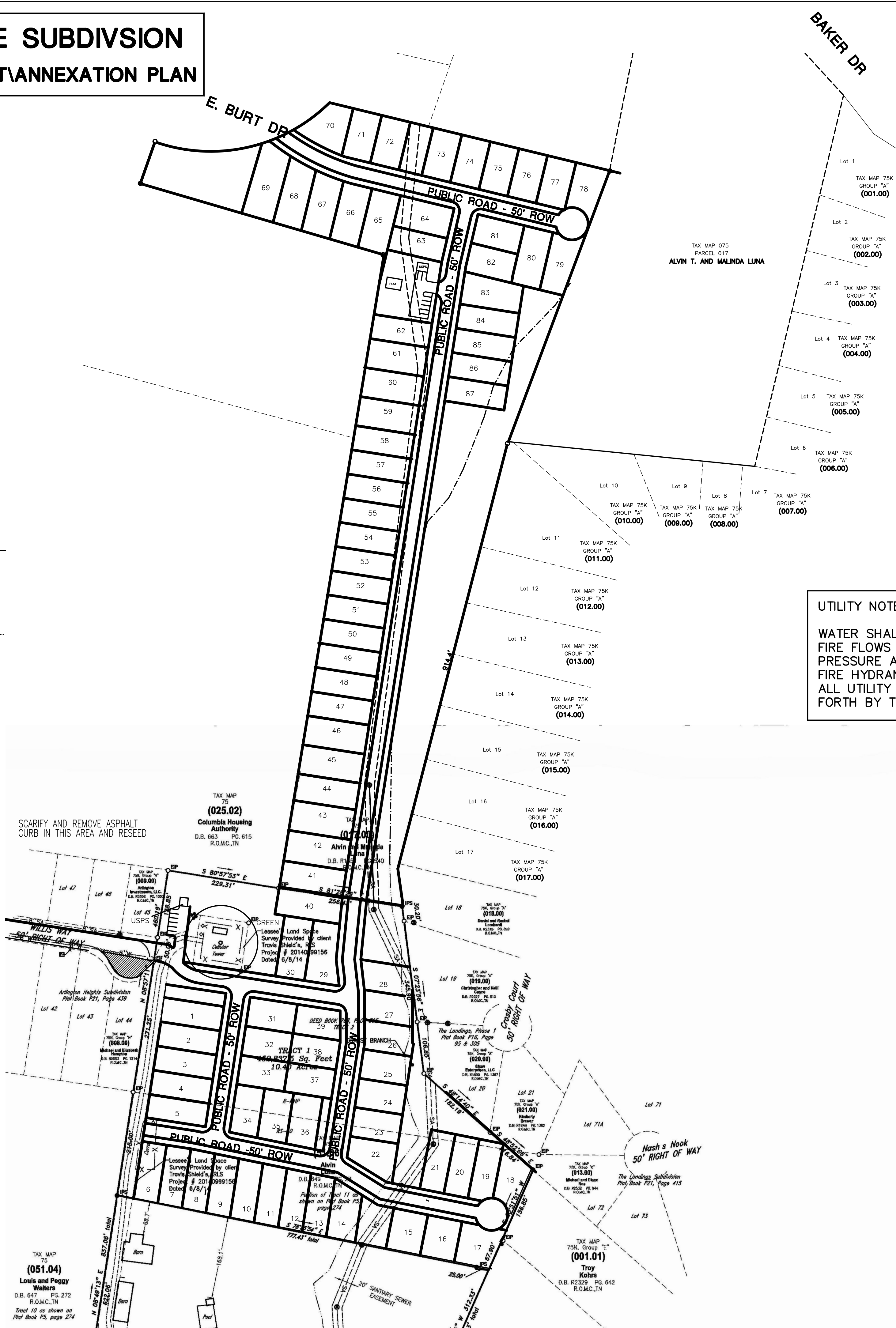
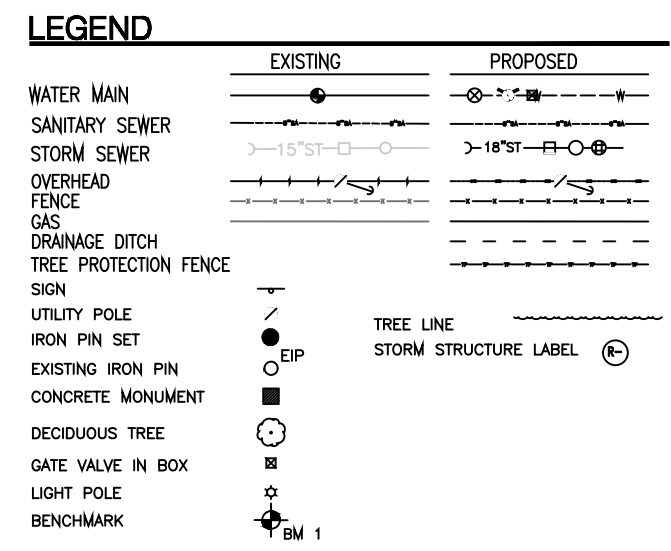
J. Schools

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





BAKERS BRIDGE SUBDIVSION
PRELIMINARY CONCEPT\ANNEXATION PLAN



SITE DATA:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 17
DEED BOOK: 1451, PG 540

TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

SUBJECT PARCEL ZONING: A-2 (COUNTY), RMHP, RS-10 CITY
R-6 (PROPOSED)

ACREAGE OF SITE: 18.9 Ac TAX MAP 75 PARCEL 17.00
10.4 Ac TAX MAP 75 GRP A PARCEL 51.06
29.1 Ac Total - 22± ACRES IN PROJECT

MINIMUM REQUIRED BUILDING SETBACKS DETACHED BUILDINGS:

20' FRONT (MINOR)
20' REAR (MINOR)
15' SEPARATION BETWEEN STRUCTURE GROUPS

UTILITY SERVICES:

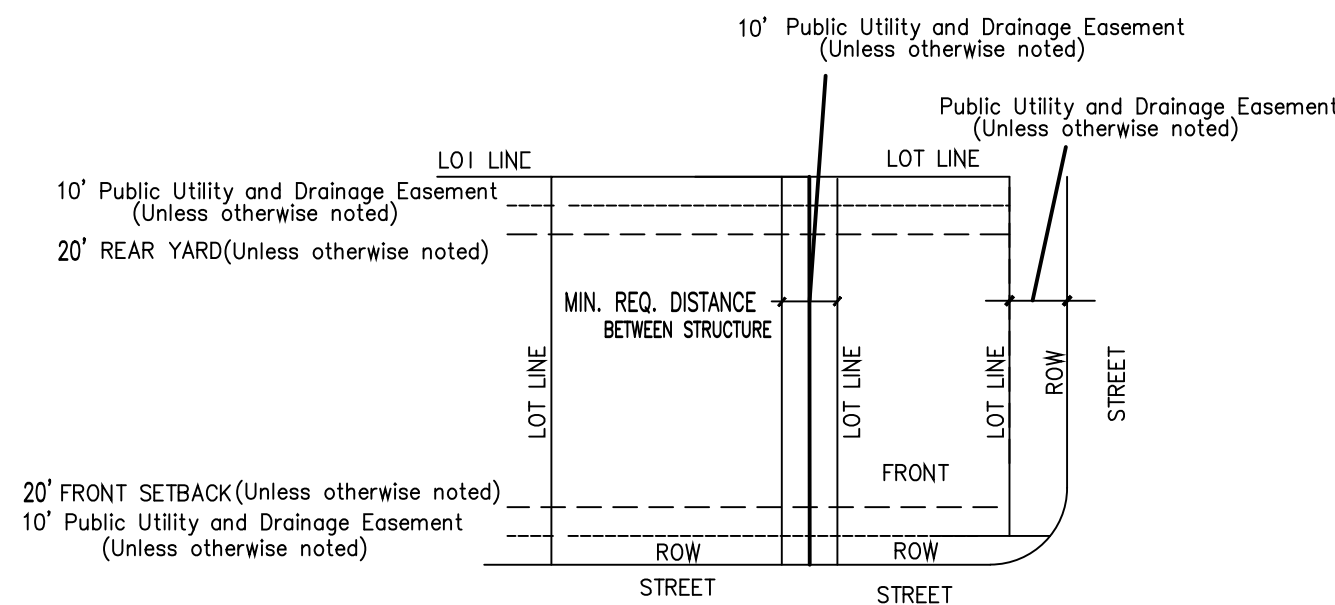
WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

UTILITY NOTE:

WATER SHALL BE LOOPED FROM WILLIS WAY TO TIE INTO BAKER ROAD
FIRE FLOWS SHALL BE OBTAINED TO DEMONSTRATE APPROPRIATE
PRESSURE AND VOLUME PRIOR TO SITE PLAN SUBMITTAL
FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED PER CITY REQUIREMENTS
ALL UTILITY WORK SHALL BE COMPLETED PER SPECIFICATIONS AS SET
FORTH BY THE UTILITY HAVING JURISDICTION.



NORMAL LOT LAYOUT DETAIL SINGLE FAMILY DETACHED
NTS

BENCHMARK

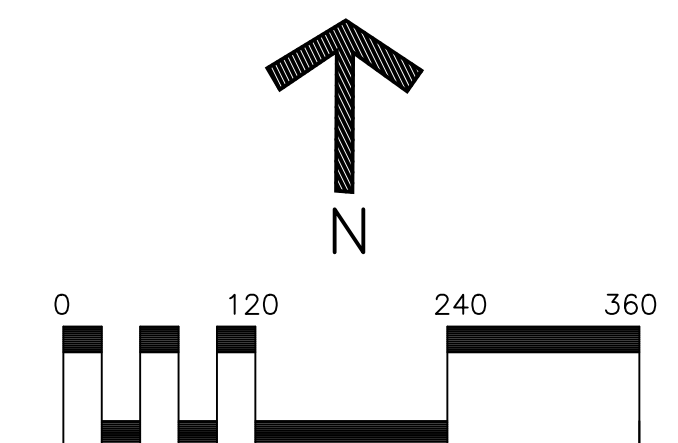
BENCHMARK TO BE SET & INSTALLED
BY SURVEYOR PRIOR TO CONSTRUCTION

SURVEY PROVIDED BY WES ENGINEERS
COLUMBIA, TN PARCEL 51.07 & OTHERS

87 SINGLE FAMILY DETACHED R6 LOTS PROPOSED



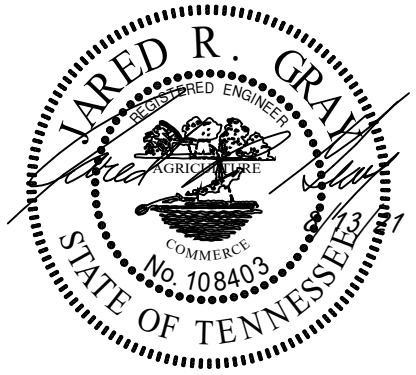
**IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW**



PRELIMINARY CONCEPT/ANNEXATION PLAN
NOT FOR CONSTRUCTION SUBJECT TO CHANGE



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 318-2774/FAX: (615) 318-2775/WWW: CIVILCONSULTANTS99.BELL.SOUTH.NET



BAKERS BRIDGE

SITE DEVELOPMENT PLAN

CITY OF COLUMBIA, MAURY COUNTY TENNESSEE
PROPOSED ANNEXATION/REZONING F

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: AS NOTED

DATE: MARCH 16, 2021

JOB NO.	WK. ORDER
---------	-----------

21-106	001

SHEET NO.

EX1