

CITY OF COLUMBIA



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City of Columbia

Municipal Planning Commission

November 10, 2021

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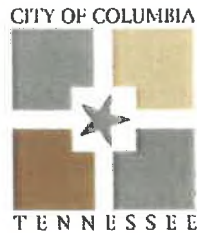
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Staff Report
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DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: November 3rd 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, November 3rd for study session and November 10th 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

- 4. Request from Allen O’Leary for Final Plat approval of Morgan Meadows Phase 1 off Forrest Drive with surety in the amount of \$242,000.**
- 8. Request from Catalyst Design Group for Preliminary and Final Plat approvals of Village at Carter’s Creek off Nashville Highway being Tax Map 51 Parcel 22.00.**
- 9. Request from Martin Engineering for Final Plat approval of Summerdale Subdivision Phase 5 with surety in the amount of \$55,000.**
- 10. Request from T-Square Engineering for Final Plat approval of Independence at Carter’s Station Subdivision Phase 6 Section 2 with surety in the amount of \$207,000.**
- 11. Request from T-Square Engineering for access management exception along Bear Creek Pike being Tax Map 91 Parcel 17.15.**
- 14. Request from Ragan Smith and Associates for access management exception at 610/612 James Campbell Boulevard.**

DISCUSSION

- 5. Request from M2 Group to rezone 220 Theta Pike being Tax Map 90B Group B Parcel 47.00 from MHP to RM-1.**

DISCUSSION

- 6. Request from K2 Development to annex with a plan of services and Master Plan for 77 acres being Tax Map 51 Parcels 34 and 34.01 off 2556 Greens Mill Road to be zoned RS-6 Planned Unit Development.**
- 7. Request from Lynn Easley to annex with a plan of services and Master Plan for 98 acres being Tax Map 74 Parcel 37 at 626 Baker Road with a zoning of RS-10 Planned Unit Development.**
- 12. Request from Martin Engineering and Surveying for Preliminary Plat approval of Phase 1 for Columbia at I-65 subdivision.**
- 13. Request from Martin Engineering and Surveying for Preliminary Plat approval of Williamsport Pike subdivision.**



DEVELOPMENT SERVICES

To: COLUMBIA MUNICIPAL PLANNING COMMISSION

RE: November 10th 2021 MEETING

The Columbia Municipal Planning Commission will meet on Wednesday, November 3rd for study session and November 10th 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 Civil Design Consultants to annex with a plan of services 29 acres off East Burt Drive being Tax Map 75 Parcel 17.00 with a zoning of RS-10.**
- 4. Request from Allen O'Leary for Final Plat approval of Morgan Meadows Phase 1 off Forrest Drive with surety in the amount of \$242,000.**
- 5. Request from M2 Group to rezone 220 Theta Pike being Tax Map 90B Group B Parcel 47.00 from MHP to RM-1.**
- 6. Request from K2 Development to annex with a plan of services and Master Plan for 77 acres being Tax Map 51 Parcels 34 and 34.01 off 2556 Greens Mill Road to be zoned RS-6 Planned Unit Development.**
- 7. Request from Lynn Easley to annex with a plan of services and Master Plan for 98 acres being Tax Map 74 Parcel 37 at 626 Baker Road with a zoning of RS-10 Planned Unit Development.**

8. Request from Catalyst Design Group for Preliminary and Final Plat approvals of Village at Carter's Creek off Nashville Highway being Tax Map 51 Parcel 22.00.
9. Request from Martin Engineering for Final Plat approval of Summerdale Subdivision Phase 5 with surety in the amount of \$55,000.
10. Request from T-Square Engineering for Final Plat approval of Independence at Carter's Station Subdivision Phase 6 Section 2 with surety in the amount of \$207,000.
11. Request from T-Square Engineering for access management exception along Bear Creek Pike being Tax Map 91 Parcel 17.15.
12. Request from Martin Engineering and Surveying for Preliminary Plat approval of Phase 1 for Columbia at I-65 subdivision.
13. Request from Martin Engineering and Surveying for Preliminary Plat approval of Williamsport Pike subdivision.
14. Request from Ragan Smith and Associates for access management exception at 610/612 James Campbell Boulevard.
15. Other Business.

Anyone requesting accommodations due to disabilities should contact

Connie Etzkin at 931-560-1570 prior to the meeting.

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CALL TO ORDER:

Chairman Charlie Goatz called the October 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
 Mr. Randy McBroom
 Dr. Rose McClain
 Mr. Ray Pace
 Councilman Ken Wiles

Absent was: Mayor Chaz Molder

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

APPROVAL OF MINUTES:

The September minutes were presented for approval. Councilman Wiles moved to approve with Dr. McClain seconding. Motion to approve the minutes passed with a vote of six to zero.

REVIEW OF BONDS:

Mr. Douglas Toney 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 Harley Davidson Boulevard on Bear Creek was rezoned from commercial zoning to a mixed residential commercial zoning did pass on second consideration. The Arts District overlay did pass first reading, as well as the Greens Mill Road Planned Unit Development to RS-10. The 1203 South James Campbell Boulevard and the property adjacent to it, the rezoning of that from residential to commercial passed, and also the Hood and Foster Development on Nashville Highway with the Master Plan, and Planned Unit Development passed on first reading. The Damron property on Bear Creek, annexation and rezoning to RM-1 Planned Unit Development did receive a recommendation of denial.

AGENDA ITEM #3

Case #21-0171

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

Staff Recommendation:

Mr. Keltner presented the details of the staff report. There is a sixty-foot difference between existing street at Chestnut versus the proposed driveway entrance way. Staff recommendation is access from Chestnut.

Discussion:

Ms. Mary McGowan, Kimley-Horn, and Mr. Andy Wilmore, Farm Bureau Health Plans were present to answer questions. Mr. Wilmore stated that Mr. Anthony Kimbrough was traveling and could not be here; however, he read a letter to the board from him. At the close of his letter he wrote I'll finish these thoughts, then, with this commitment: "If eventual traffic problems stemming from the proposed plan to connect to Patrick Lane were to actually occur someday, Farm Bureau Health Plans would be first in line to do something about it. It is who we are as an employer and who we are as a proud part of the Columbia and Maury County community." Mr. Wilmore stated if there is a problem in the future the applicant will fix it. Discussion included traffic on Mooresville Pike, Patrick Lane and Chestnut Drive, access analysis, and the amount of volume. Mr. Keltner stated this is identified as a collector road, it will continue with more and more traffic on it as Columbia continues to grow. The further away from the intersection that can be done the better for adding those turn lanes and limiting the stacking. When there is an access, and you grant that access, it is almost impossible to disallow that access without some sort of payment to that company for their loss of right back. While Farm Bureau has been a long standing member of this community, to come back later and tell Farm Bureau that they will have to cut their access off

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due to stacking issues, it will be at their mercy. We have heard scenarios, the reason why this is supposed to be here they didn't want to take out trees on Chestnut. Mr. Keltner stated that he doesn't see that being an issue. We are taking out 30 plus trees on the site to build the building, he don't see that holding up as the reason why. Staff is talking about 60-foot difference, going into a city street that is controlled. Access management is about what is going to happen in the future. That is why it was put in place, other conflicts have been created overtime that was not thought out when first created. Mr. Goatz stated that the bigger concern is the stacking from James Campbell to this intersection, versus the distance between Patrick Lane and Chestnut. Mr. Keltner stated that staff is always looking out for the future and it is not necessarily our future. When one looks at the projects that are being done today, staff's biggest hurdles are trying to overcome what was allowed in the past, connections and trying to mitigate those that sign up. Mr. Toney stated that the proximity of the driveway is what the exception is the requirement for the exception, the 200 foot spacing. Mr. Goatz asked the applicant what is the biggest concern in going with what the city has requested. Mr. Wilmore stated the topography is different at Chestnut, three or four feet different, it's a different elevation at that intersection. He stated basically they just do not see the need for it today. He stated their commitment is if it becomes an issue they will fix it. Mr. Goatz stated the Commission's role in the staff report is the criteria that the commission is required to review. He asked Mr. Keltner if he know if the criteria is all inclusive. Mr. Keltner stated any of them would trigger that. This is something new being created it is not existing. Further discussion was inclusive of Farm Bureau employees turning in, meeting the offset intersection offset distance as laid out in the access management ordinance, analyzing stacking distance, Patrick Lane only serves on property, Chestnut Drive serves 30 parcels, traffic access study, the city mark up, alternative visual representation, site distance coming down Mooresville Pike, site distance analysis, and traffic stacking on James Campbell. Mr. Goatz asked in reference to traffic stacking along the James Campbell intersection, the current Patrick Lane and the distance from there if there any rough ideas what that is today, how many cars could stack there, and what the requirements are for a stacking distance by today's standards. Mr. Toney stated in order for the Mooresville Pike leg of the intersection to stack back to either Patrick Lane or Chestnut, it would require a significant increase over the traffic roads than are currently seen, or were discussed in the traffic impact study. It is possible when with the street loading as a business has at 4 o'clock or when the business lets out to have an influx of cars at a certain intersection within a defined time. The way the access study works is by looking at it over the course of an hour period, and they did not see any stacking issues with the intersection. In general, you look between twenty-five and thirty feet per car stacking distance at an intersection. Further discussion included the property to the east, driveways, and turn lane going left. Ms. McGowan stated they analyzed the peak hour of all the cars leaving and all the cars coming, and there was no stacking coming in, there was stacking leaving but it was about forty-five feet, about two cars or so. That was

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on Patrick Lane, there wasn't stacking onto any where else. Additional discussion included the red markup, extending similar driveway designs, staff turning toward Columbia, the median, access to Patrick Lane now, making a right turn only, and several factors that could fall in the category of granting the exception. Mr. Goatz made the motion to approve based on city property was located on record prior to adoption of this ordinance, and the situation is not self created. Mr. Hutto seconded the motion. The motion passed six to zero.

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AGENDA ITEM #4

Case #21-0167

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.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. The applicant did provide a updated concept. At study session staff discussed their request, and they are adding in RS-10 zoning from their original request of RS-6. The comprehensive plan for this is a mixture of suburban corridor, and also suburban neighborhood. The RS-10 and the RS-6 comply with the comprehensive plan. The original proposal is included in the packet. The ordinance sections 3.19.6, and 3.18.7 items of reference and review with regards to recommendations to City Council.

Discussion:

Mr. Luke Koontz, K-2 Development, was present to answer questions. Ms. Patricia Jones, 6004 Hays Drive expressed concerns with traffic, the roads, and new developers. Ms. Theresa Marsh, 6013 Clifton Drive, expressed concerns of not wanting the road connected, school capacity, and the traffic. Mr. Charles Norwood, 6001 Criddle Drive, expressed concerns with traffic, he would like to see R-10 instead of a mixture of R-6 & R-10, since there is nothing on that side of town that is R-6. He would also like to see the two subdivisions kept separate, and money should be spent on Rutherford Lane. Mr. Ronald Mabry, 6012 Worthington Road, had concerns with connecting the subdivisions. Joe Spann, 6006 Hays Drive, expressed concerns with the traffic in the neighborhood. Tabitha Bass, 6017 Criddle Drive, had concerns with traffic. Ms. Kelley Cecil, 106 Westland Drive, stated concerns about building altogether because Rutherford is crowded, school traffic, and growth. Ms. Linda Lester, 108 Westland Drive, expressed concerns with the impact, and having to build schools. Mr. Steve Lindzy, 6001 Hays Drive, expressed concerns with traffic. Mr. Luke Koontz, stated traffic is a preexisting condition. They were asked to perform a traffic study and visit the site during morning and afternoon school hours. The traffic study determined the use of the existing loop road circling the school is the best solution to alleviate the traffic occurring along Rutherford Lane. They agree to construct a north bound right turn lane into the proposed community, build a

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sidewalk along portions of the front of it, to connect to a crosswalk, install that sidewalk with all necessary signage, solar powered flashing beacons, and pedestrian push buttons to help alleviate the current condition. This improvement will allow children to walk to and from school safely. Secondly, the zoning request from high density Mixed Use PUD down to a medium density RS-6 zoning was discussed at length. As a step further, they stated the designated the lots that will butt Criddle Meadows to be zoned RS-10. These lots will be an average of 15,000 square feet, and will keep the matured tree lines behind these lots to provide privacy for future and existing home owners. The balance of the property is requesting RS-6, and those will range from 6,000 square feet to 8,500 square feet. They also stated these homes will not be low income housing. We aim to preserve as much open space and mature trees as possible. Mr. Goatz stated that even when that neighborhood was built it was designed to stub out and the connection to future expansions on the property. Mr. Keltner stated correct, but the Commission is here just for the rezoning portion. Further discussion included connections, looking at the zoning today, the plat will come back later, this is a concept plan. Mr. Hutto inquired about the traffic, being able to access, cut through and connections made and will the roundabout and the streets accommodate that with trucks going through neighborhoods. Mr. James Easley, T Square Engineering, stated that will be included the analysis for both accesses onto Rutherford Lane. The condition of the recommendation included in the traffic study acknowledge that it must accommodate the largest turning vehicles requirements according to the city standards. Mr. Keltner stated there is a standard for the streets that will accommodate quite a few different vehicles, but to limit the different types of vehicles coming through a street are basically gone through by city council and then posted. The street standards wouldn't really change that much it would just be posted. Mr. Goatz asked if a straight RS-10 analysis have been done. The bulk of Rutherford Lane that is residential is RS-10. Mr. Koontz stated that they did a full RS-10 study they tracked and looked at the urban growth boundary that was provided and arrived at the conclusion what is this property intended to be, and they arrived at the medium density residential RS-6 and RS-10 both fall within that category. They wanted to create a plan of variety. Mr. Goatz inquired what will be the concerns with looking at it entirely as an RS-10. Mr. Koontz stated there are a couple of things that was considered in going forward with the design of this property. A couple of things were to maintain massive amounts of open space, and to maintain the existing trees that are already there. Further discussion included buffer, plans for the lands backing up in the resident's yards, schooling the homes and back yards from the traffic to Rutherford, adhere to city standards. Mr. McBroom moved to deny RS-6, with the reference of sections 3.19.6 A&B. Additional discussion included other areas of R-10, and deferring. Motion died for lack of a second. Mr. Hutto moved to approve the zoning change to reduce the density from a higher density PUD to a medium density residential neighborhood subject to technical comments. Dr. McClain seconded the motion. Motion to approve passed four to two, with Mr. McBroom, and Mr. Goatz voting nay. Mr. Keltner stated this item is a recommendation to the City Council.

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AGENDA ITEM #5

Case #21-0163

Request from Martin Engineering and Surveying for Preliminary Plat approval of Bear Creek Glen townhomes off Harley Davidson Boulevard and Bear Creek Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This request will be seen again when it is submitted for the final plat.

Discussion:

Discussion included conforming to zoning standards, and parking arrangements. Mr. Goatz made the motion to approve subject to technical comments. Dr. McClain seconded the motion. Mr. Goatz amended his motion subject to any technical comments with parking arrangements. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #6

Case #20-0185

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Subdivision Phase 2 and 5 off Hicks Lane and Monsanto Road.

Staff Recommendation:

Mr. Keltner presented the staff report. The Preliminary Plat is compatible with the standards of the zoning ordinance.

Discussion:

Mr. Nathan McVey, T-Square Engineering was present for questions. Discussion included progress, a very extensive water and sewer utility operation to complete, the phases coming in, staff is monitoring as it comes through, Phase 1 has not started yet, road infrastructure, land disturbance permit to start the road grading, turning lanes, traffic lights, the next process is to come back for a final plat, there is an agreement with the developer phase by phase, pump station requirement, and water pressure for the fire protection. Mr. McVey stated in Phase 1 a 12" water main will be extended from Monsanto Road to Hicks Lane. Fire flow will be adequate. There will possibly be a tower for the apartments. They will run a different force main. The property owner granted an easement, but they are not tapping in to that one. They will run side by side. Mr. Goatz made a motion to approve subject to technical comments, with Councilman Wiles seconding. Motion to approve passed six to zero.

AGENDA ITEM #7

Case #21-0184

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Subdivision Phase 7 off Hicks Lane.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the request compatible with the standards.

Discussion:

Mr. Nathan McVey was present to answer questions. Discussion included processes, the topography is different, there are several builders in this development, the phases are based upon which builder is where, the developers are trying to keep it matching with the sketch plan. Mr. Goatz inquired if development will be harder because they are proceeding differently. Mr. McVey stated they are pulling building permits for multiple phases at a time and they will match, they are trying to establish the entrance. Mr. Goatz made the motion to approve subject to technical comments, with Mr. Pace seconding the motion. The motion passed six to zero.

AGENDA ITEM #8

Case #21-0186

Request from Crunk Engineering to rezone property off Pulaski Highway being Tax Map 113 Parcels 80, 80.37 and a portion of 80.47 from General Commercial to Mixed Residential Commercial and High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The comprehensive plan for this area is suburban corridor which does allow for a mixture of different types of intensity of residential and commercial. Staff included section of review 3.19.6 and 3.19.7 of the ordinance.

Discussion:

Ms. Allison Love, stated that she owns the property on the corner of 31 and Morrow Lane, and had questions in reference to the water pressure, fire flow, adverse effects, and the surrounding properties. Mr. Goatz referred to Mr. Keltner about the question in reference to fire flow. He stated that the area is notorious for having pressure issues five feet apart from each other. Staff wanted to make sure the Fire Marshal office, and Columbia Water noted that during the meeting, to inform the applicant to be looking at that. There are solutions to correct that, but just to let them know there are issues out there and water might be a bigger cost if they haven't looked at it. As for the impact currently, he stated it is zoned General Commercial Service, the property is mixed commercial district you are a little lesser zoned than the GCS, they are actually down zoning this to MRC. The only real difference between your property and their property of what they are requesting will be the residential portion. Mr. Keltner stated Mr. Crunk did supply comments back to all the comments including one of those about water, where he is noting that he understands the potential fire pressure issue there, and that it could require a fire tank and pump. Councilman Wiles stated it couldn't be approved if he didn't work this out. Mr. Keltner stated that is correct. Mr. Mc Broom stated the Commission is trying to

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decide if Columbia wants more apartments on Pulaski Pike or townhomes. Mr. Keltner stated the utility portion of it looks to be noted, and known as far as any potential issues later on. This is just about the zoning request, changing it from commercial to high density residential. Mr. McBroom asked if the school had any Technical comments. Mr. Keltner stated no. Additional discussion included commercial, suburban corridor, traffic study, proposed streets, ingress, egress, and turning lanes. Mr. Toney stated that they have completed the traffic impact study, and it is tied specifically to the preliminary plat at which time you know the specific use, amount, and impact that is actually tied to that development. They have performed a traffic impact study based on the concept plan in front of you. Mr. Pace stated if they have a problem with the water then they can put the sprinkler system in. Mr. Keltner stated that it is actually up to the Fire chief, the Fire Marshal's office on that, it is not actually guaranteed that they can do the sprinkler system. It still has to be a fire hydrant within a certain distance of at least 500 gallons per minute flow. Mr. Pace stated that the apartments would have to have the fire hydrant. Mr. Keltner stated that they are required to have a fire hydrant, the sprinkler only come into existence if it is not at 1000 gallon per minute. If they cannot achieve that, there is an option if they deem it safe if they can respond to it, to be able to do a sprinkler system. The apartments no matter what the flow has to be sprinkled. They will have to have this worked out before material is brought to the site. Additional discussion included this is just a concept, the scale, the height, closeness, buffer, the concept plan was not viewed for site standards, keeping it commercial in the front, and apartments in the back, off the street, multi family gets into several things, the apartments in the front, Mr. Goatz stated in reference to item 3.19.6 B states that the surrounding property is low density commercial and vacant land. Mr. Keltner stated that it should be medium density, instead of low density because of R-6. It is RM-1 high density. Mr. Brass stated that it says low density commercial not residential, it is commercial that is not very intense. Mr. Goatz moved to deny based on 3.19.6B, with Mr. McBroom seconding. Motion to deny passed six to zero.

OTHER BUSINESS:

Mr. Mc Broom discussed George Stoffel, Columbia Neon reaching out to him in reference to comments, map, and time frame of the new development code.

Open discussion in reference to concerns, development examples, garage deal, Article 4 is very important, the whole book is a starting point, key items, signage, landscaping is not that big, cross sections, streetscape option, traffic capacity, adjustments, each district has a lot of allowable cross sections, and hearing from the professional concerns,

Mr. Keltner stated as we go through this process the team will create a list of items the board wants to see changed. Then as it gets through the final approval process they will then represent a document. They will have an active action item list that they will be tracking as we go through it for changes.

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Mr. Toney stated as a note to the zoning district map the Mr. Keltner emailed out, the link to the map by default the proposed zoning districts are active. You will have to turn that off, and turn on the original zoning district map layer below that. There is a toggle switch with a eyeball, and you can toggle between both of those. The only way to identify is by color.

Mr. Tisher also commented on the signage ordinance.

Other discussion included projecting signs, pilon signs, designs, upping standards for signs, and adding character.

ADJOURNMENT:

Mr. Goatz made the motion to adjourn, with Mr. Hutto seconding the motion.

Motion to adjourn passed six to zero. Meeting adjourned at 6:00 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

NOVEMBER 2, 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	03.07.2022	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	\$ 73,000.00		\$73,000.00
33	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	6/22/2017	\$121,000.00
34	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	\$ 64,000.00	2/22/2021	\$64,000.00
35	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	\$ 32,000.00	3/19/2021	\$32,000.00
36	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	\$ 183,000.00	11/18/2019	\$303,000.00
37	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	\$ 22,500.00	9/26/2019	\$90,000.00
38	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	\$ 50,000.00	2/25/2021	\$50,000.00
39	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
40	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
41	05.14.2022	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	\$ 75,500.00	4/8/2020	\$75,500.00
42	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
43	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 9,600.00	8/7/2019	\$96,000.00
44	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
45	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	\$ 121,000.00		\$121,000.00
46	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
47	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
48	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	\$ 48,000.00		\$48,000.00
49	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	\$ 72,000.00		\$72,000.00
50	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	\$ 78,000.00		\$78,000.00
51	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
52	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	\$ 12,000.00	10/2/2018	\$120,000.00
53	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	\$ 165,000.00		\$165,000.00
54	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
55	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
56	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	\$ 185,000.00		\$185,000.00
57	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00

Case Number:

21-0199

Request:

Request from Civil Design Consultants to annex with a plan of services 29 acres off East Burt Drive being Tax Map 75 Parcel 17.00 with a zoning of RS-10.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0199

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 **RS-10 (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 55 RS-10 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 (Single-Family Residential); R-MHP (Residential Mobile Home Park).	Vacant Land/ Single-Family Homes	R (RS-10); RM-1 (Multi-Family) RS-20	Concept Plan indicates 55 Residential Lots Zoned RS-10.	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.

PROPERTY HISTORY:

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

Previous request to Planning Commission indicated an R-6 Zoning Proposal.



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;

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 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 low-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 agree with a proposed 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 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 change to the detriment of the general public;



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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.



21-0199

CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.
Nashville, TN 37221
Phone: 615-638-8207

October 18, 2021

HAND DELIVERED

Mr. Paul Keltner
City Planner
City of Columbia, TN

RE: **Bakers Bridge
Annexation/Concept Plan/Community Plan Amendment Submittal**

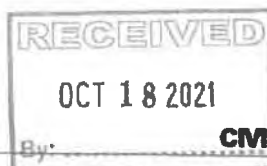
Dear Mr. Keltner,

Attached please find fourteen (14) full size copies of the proposed concept, annexation, rezoning, and community plan amendment plans and a CD containing digital copies. These plans have been revised to address comments from the city staff as discussed at our technical review meetings. Additionally attached please find the general legal descriptions of the parcel. We ask that these plans be heard on the next available planning commission meeting.

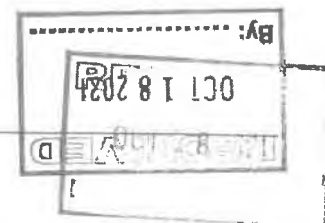
If you have any questions or need additional information please call.

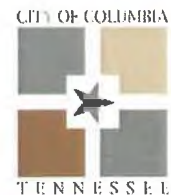
Sincerely,
Civil Design Consultants LLC


Jared R. Gray, PE



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS





TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0199

DESCRIPTION: Annexation single family attached homes.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on annexation and rezoning.
2. Street layout to meet subdivision regulations and engineering standards for preliminary plat.
3. State permits will be required for Aquatic Resource Alterations.

Building

4. No comments.

Planning

5. Provide legal description/survey with only the prospective parcels and tracts that are to be annexed and rezoned.

Police

6. No comments provided.

Atmos Energy

7. 2" Gas main on East Burt Drive if needed call Tim Brown 931.384.0097.

Maury County E911

8. No comments provided.

Maury County Schools

9. No comments provided.

Duck River Electric Membership Corp

10. No comments provided.

Public Works

11. Please see attached plan of services.

Fire

12. Shall provide required fire flow and work with CPWS on the report.

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 affect 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

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

Columbia Water

15. No comments provided.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION

***911 Baker Road* PROPERTY**

+/-29 ACRES,

BEING

TAX MAP 75 PARCELS 51.06 and 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.

B. Sewer

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

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire & 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 921 Baker Road, & portion of 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, you should insist that fire sprinkler systems be installed in future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned 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.
5. Provide legal description/survey with only the prospective parcels and tracts that are to be annexed and rezoned.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

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

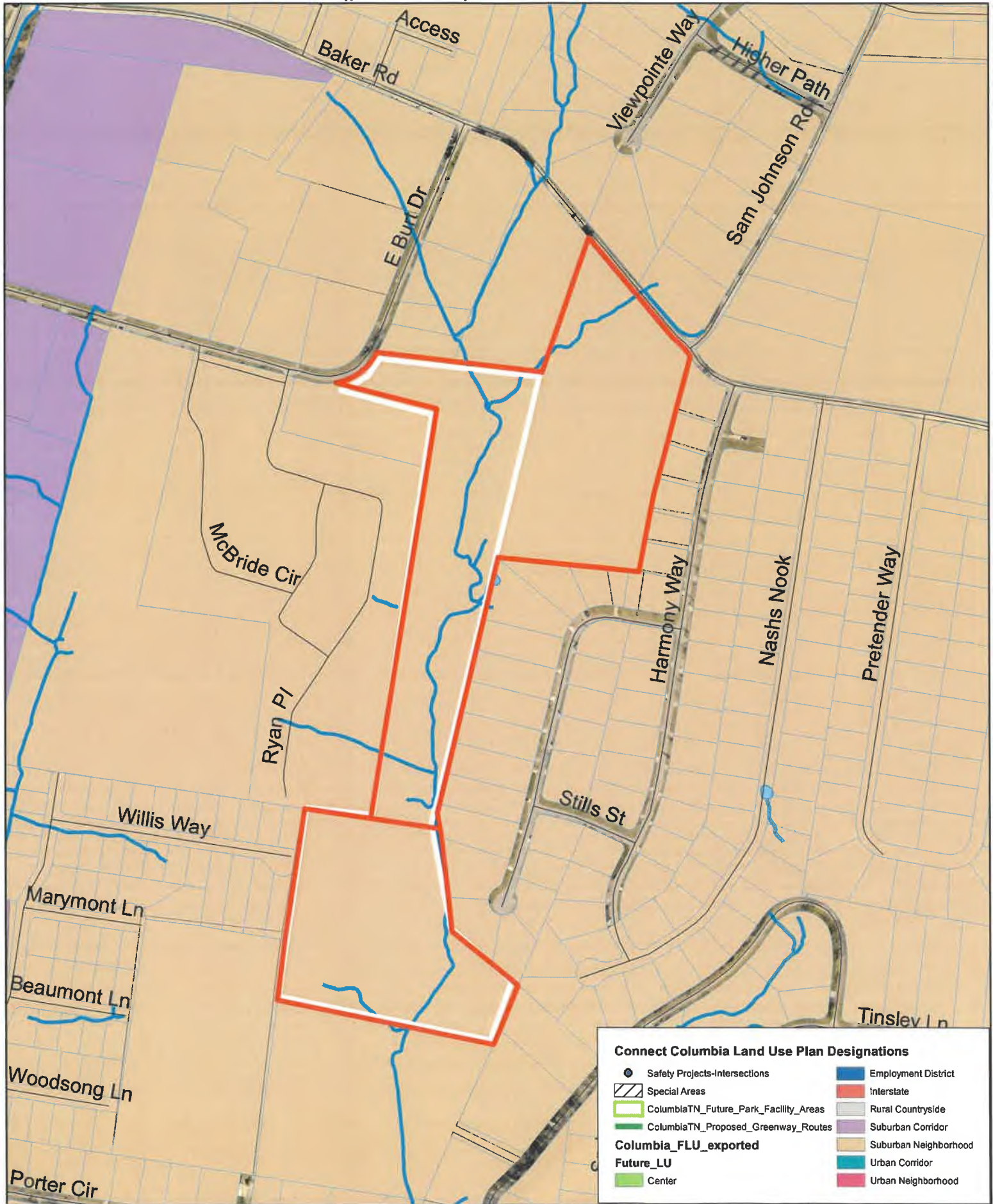
I. Power

Columbia Power System has an existing power line near 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.

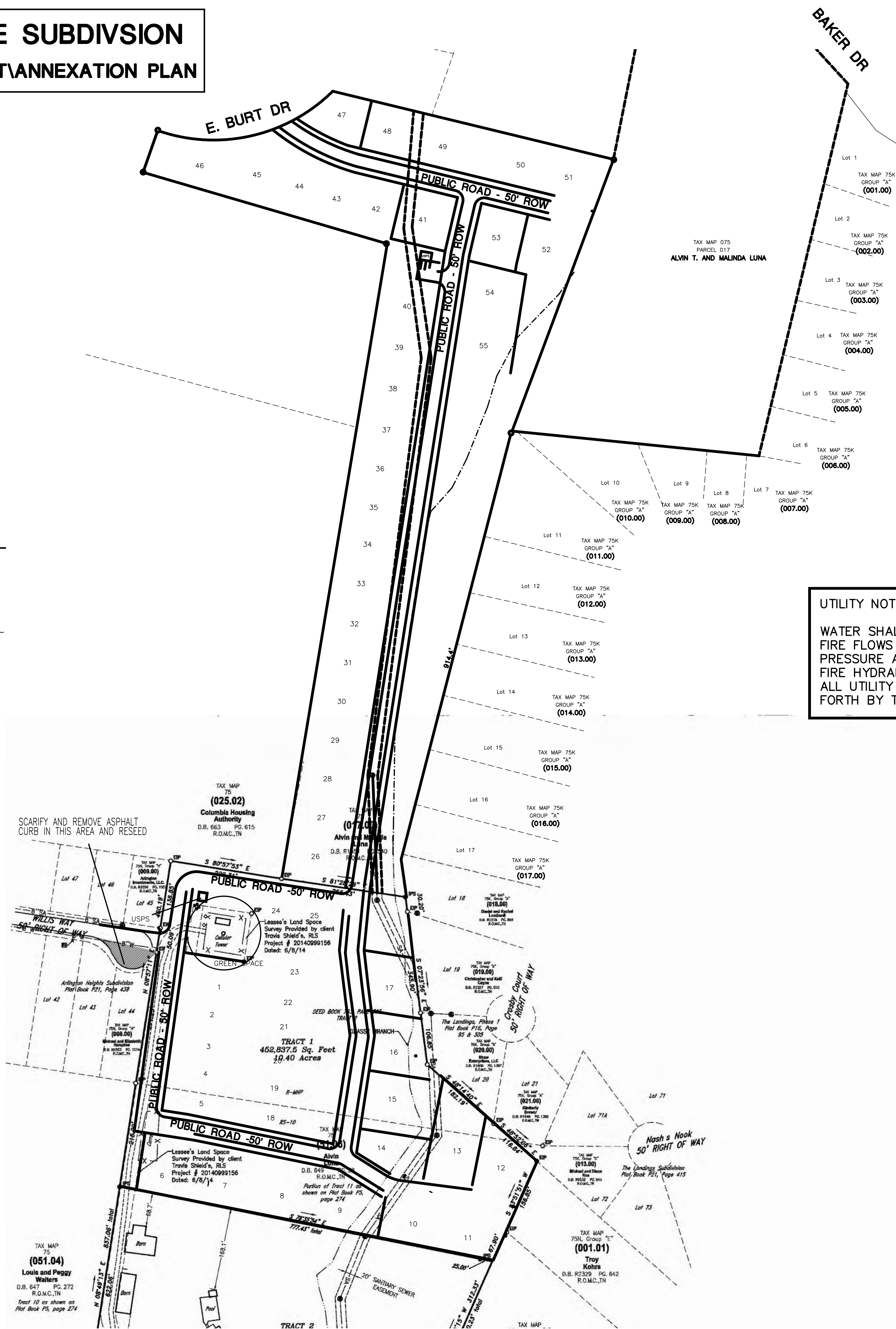
Case #21-0199
Bakers Bridge
TM 75 Parcel 51.06 and 17 (portion of)



Case #21-0199
Bakers Bridge
TM 75 Parcel 51.06 and 17 (portion of)



BAKERS BRIDGE SUBDIVSION
PRELIMINARY CONCEPT\ANNEXATION PLAN



LOCATION MAP- NTS

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
RS-10 (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:

30' FRONT (MINOR)
30' REAR (MINOR)
20' SIDE (MINOR)

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.

BENCHMARK

BENCHMARK TO BE SET & INSTALLED
BY SURVEYOR PRIOR TO CONSTRUCTION

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

55 SINGLE FAMILY DETACHED RS-10 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

REVISONS	
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

Case Number:

21-0201

Request:

Request from Allen O'Leary for Final Plat approval of Morgan Meadows Phase 1 off Forrest Drive with surety in the amount of \$242,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0201

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ KCS Property LLC

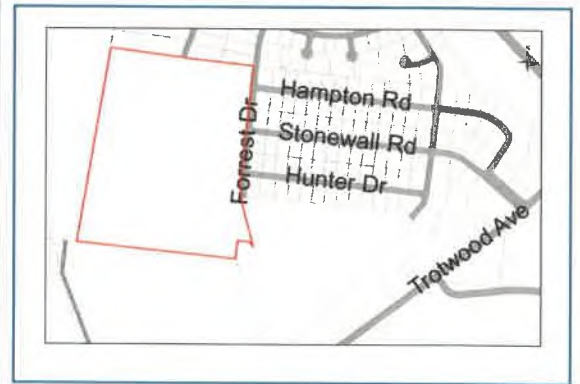
PROPERTY ADDRESS/LOCATION

**Forrest Drive / Tax Map 112 Parcel
006.00**

SUMMARY OF REQUEST: Final Plat (Morgan Meadows, Phase 1)

This request is for a **Final Plat** of 37 single-family residential lots. Connectivity to this plat will be via stonewall drive to the north and stonewall road at the east.

***Note, development was approved as conservation development overlay allowing reeducation in lot design standards while preserving wetlands and open space.**



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10 (Single-Family Residential)	Residential	R-10/ RS-10 (Single-Family Residential)	Final Plat is for 37 Residential Lots	17 Acres +/- in Phase 1 as requested (43.35 acres overall in development).

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A

PROPERTY HISTORY:

May 2019, 2019-19, Preliminary plat for 110 single-family residential lots with an R-10 Zoning, approved.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the approved preliminary plat subject to technical comments.

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

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

October 18, 2021

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

RE: Project Name: Morgan Meadows, Phase 1
City of Columbia Planning Commission Submittal

On behalf of KCS Property LLC, the owner for these 37 proposed residential lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia Planning Commission. Comments are addressed in **red**.

Engineering

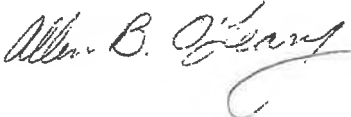
1. Binder, curbing, and LOC (\$242,000) required by 10/18. **The developer is handling this.**
2. Binder repairs required along Forrest Drive for all existing street cuts by 10/18. Overlay of Forrest drive required prior to Preliminary Acceptance. **The developer is handling this.**
3. Final repairs required for failures along Westfield Drive by 10/18. **The developer is handling this.**
4. Improvement at Stonewall Drive and Trotwood Avenue required by 10/18. **The developer is handling this.**
5. Provide minimum pad elevation and FFE/mechanical elevations for all lots. **The minimum pad and FFE/mechanical elevations for lots requiring them have been shown.**
6. reference stormwater maintenance agreement.
7. extend PUDE to property at rear of lots 32-33. **The P.U.D.E. has been revised.**
8. All driveways shall be constructed to contain gutter flow within the street and ROW, particularly lots that do not have a sidewalk. **Note has been added to the plat.**

Fire

1. Shall provide the required fire flow. Work with CPWS on this. **This information will be collected from CPWS.**
2. Shall provide turn-arounds for any dead-ends exceeding 150'. **Any dead-ends on the plat are shorter than 150'.**

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal





TECHNICAL MEETING
Tuesday, October 12, 2021

ITEM NO.

21-0201

DESCRIPTION: Final Plat approval for 37 residential lots and right-of-way dedication.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Binder, curbing, and LOC (\$242,000) required by 10/18
2. Binder repairs required along Forrest Drive for all existing street cuts by 10/18. Overlay of Forrest drive required prior to Preliminary Acceptance.
3. Final repairs required for failures along Westfield Drive by 10/18
4. Improvement at Stonewall Drive and Trotwood Avenue required by 10/18
5. Provide minimum pad elevation and FFE/mechanical elevations for all lots
6. reference stormwater maintenance agreement.
7. extend PUDE to property at rear of lots 32-33.
8. All driveways shall be constructed to contain gutter flow within the street and ROW, particularly lots that do not have a sidewalk.

Building

9. No comments.

City Attorney

10. No comments provided.

Atmos Energy

11. Gas main installed in phase 1.

Maury County Schools

12. No comments provided.

Duck River Electric Membership Corp

13. No comments.

Fire

- 14. Shall provide the required fire flow. Work with CPWS on this.
- 15. Shall provide turn-arounds for any dead-ends exceeding 150'.

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 affect 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.

Planning

- 17. no comments

Wastewater

- 18. Wastewater approves this request.

Police

- 19. No comments.

Public Works

- 20. No comment.

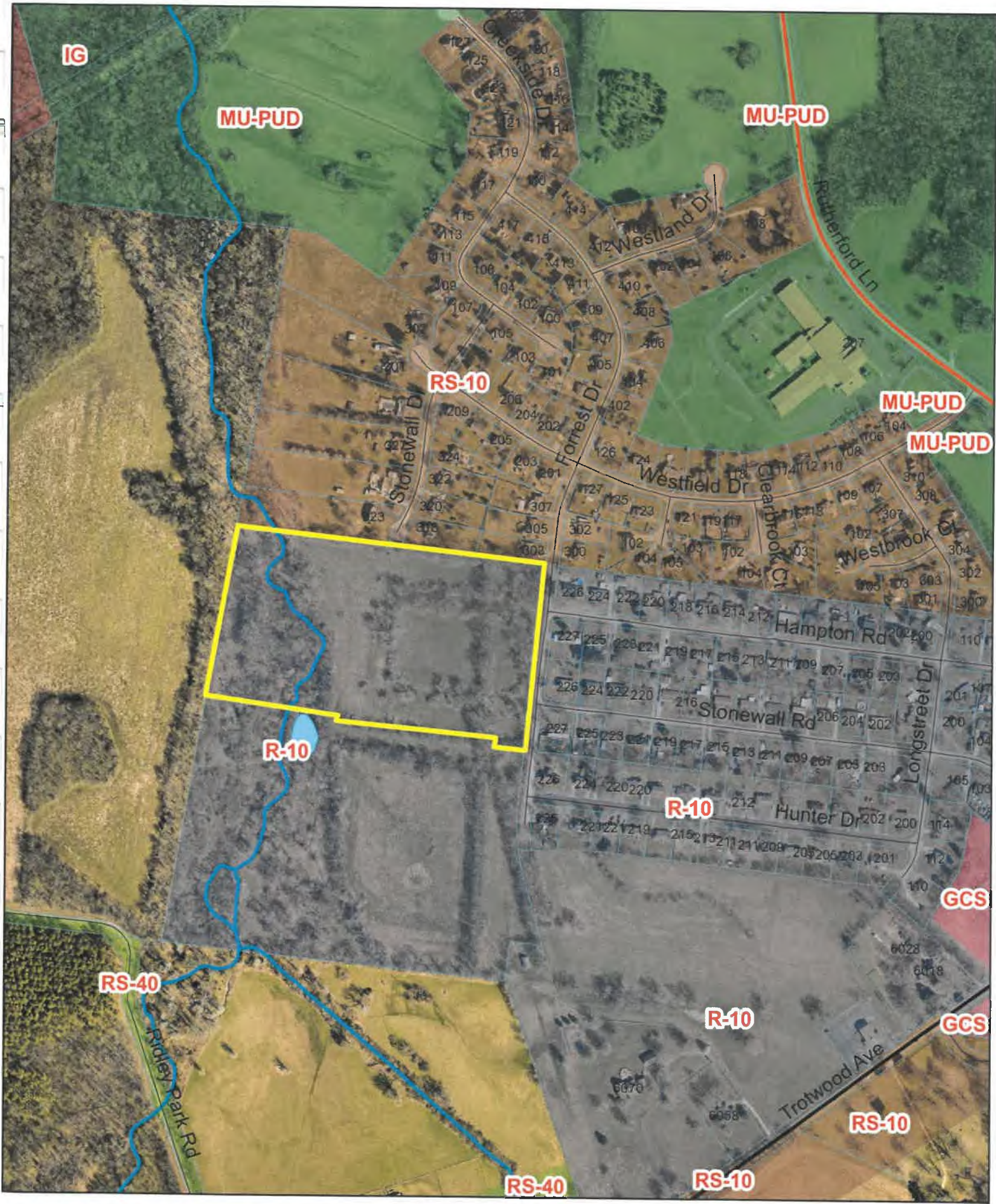
Columbia Water

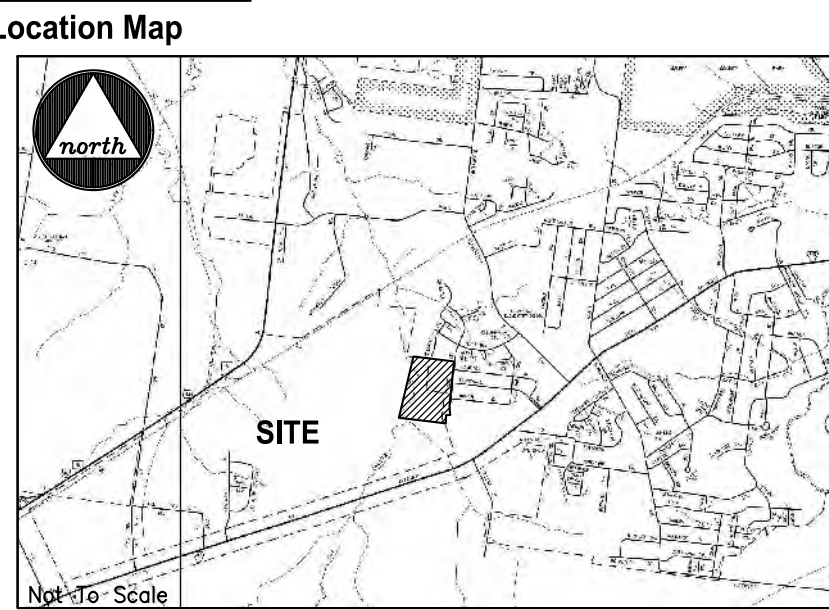
- 21. No comments provided.

Maury County E911

- 22. No comments provided.

ATTACHMENTS: Final Plat



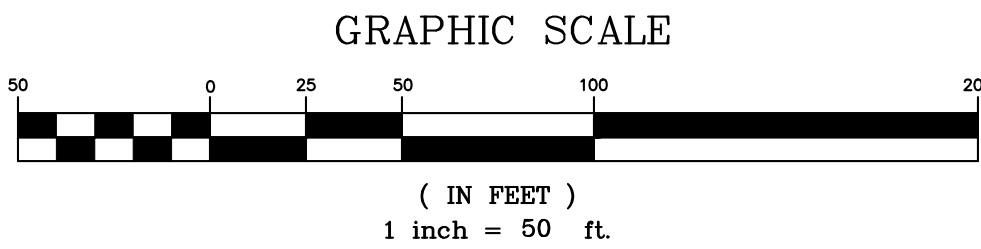


Surveyor's Notes

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 Professional Surveyors for the State of Tennessee, and the precision of the undisturbed survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown herein 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 herein are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence and availability of service should be confirmed by local utility agencies.
5. The property shown herein 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 Ordinance as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown herein is \$17.00 Acres.
7. This property currently identified as Tax Map No. 112, Parcel No. 00820, Maury County. For designation shown () indicates Parcel Numbers for said map.
8. Plat reference: P6 Page 403A
9. Read reference: Book R2706 Page 1040
10. Bearings based on: Tennessee State Plane, NAD83 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 herein. 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 fact and does not constitute an interpretation and belief based on existing field evidence and documentary evidence provided by the certification.
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. 47119C0208E, dated April 16, 2007, and shown herein 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 2" x 2" rebar with caps reading "WES 1987" unless otherwise noted.

LOT AREA TABLE				LOT AREA TABLE			
LOT	SQ. FT.	ACRES		LOT	SQ. FT.	ACRES	
1	10,000.0	0.23		39	6,000.0	0.14	
2	10,000.0	0.23		40	8,000.0	0.18	
3	10,000.0	0.23		41	6,285.9	0.14	
4	10,007.0	0.23		70	6,268.1	0.14	
5	10,024.8	0.23		71	6,268.1	0.14	
6	10,000.0	0.23		72	6,836.2	0.15	
7	12,280.4	0.27		73	7,557.1	0.17	
8	6,000.0	0.14		101	5,500.0	0.13	
9	6,000.0	0.14		102	5,500.0	0.13	
10	6,014.6	0.14		103	5,832.2	0.13	
19	10,915.8	0.25		104	5,500.0	0.13	
20	10,915.8	0.25		105	5,500.0	0.13	
31	10,052.6	0.23		106	5,500.0	0.13	
32	11,185.3	0.26		107	5,500.0	0.13	
33	11,122.1	0.26		108	5,500.0	0.13	
34	8,338.2	0.19		109	5,500.0	0.13	
35	8,738.2	0.20		110	10,044.7	0.23	
36	3,300.0	0.07		OS-01	344,399.3	7.91	
37	3,300.0	0.07		OS-01	19,716.3	0.45	
38	6,000.0	0.14					

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



CURVE	RADIUS	ARC LENGTH	CORR LENGTH	CORR BEARING	DELTA ANGLE
C0	25.00	39.32	35.39	N 39°12'50" W	9°06'31"
C2	25.00	39.32	35.32	S 50°47'30" W	8°53'29"
C4	25.00	39.32	35.39	N 39°12'50" W	9°06'31"
C4	25.00	39.32	35.32	S 50°47'30" W	8°53'29"
C6	277.99	2.10	2.10	N 08°24'33" W	0°25'58"
C6	277.99	2.10	2.10	N 08°24'33" W	0°25'58"
C8	277.99	78.93	78.67	N 00°03'51" W	16°16'07"
C8	277.99	67.85	67.60	N 00°05'59" E	17°03'07"
C10	122.00	26.97	26.92	S 77°49'14" E	12°40'02"
C10	122.00	41.60	41.40	S 61°43'08" E	19°32'07"
C12	122.00	46.81	46.52	S 40°57'38" E	21°58'56"
C12	122.00	22.74	22.69	S 25°35'35" E	22°53'25"
C14	122.00	44.82	44.68	N 03°09'05" W	17°23'20"
C15	25.00	39.32	35.39	S 39°12'50" E	9°06'31"
C15	25.00	39.32	35.32	S 50°47'30" E	8°53'29"
C17	25.00	39.32	35.39	N 39°12'50" W	9°06'31"
C18	25.00	39.32	35.39	N 39°12'50" W	9°06'31"
C19	275.00	45.67	45.62	N 01°05'14" E	9°30'57"
C20	275.00	23.78	23.78	N 06°08'15" E	4°58'39"
C21	275.00	11.58	11.58	N 43°01'36" E	10°28'18"
C22	72.00	113.10	101.82	S 39°09'15" E	100°00'00"

PARCEL NUMBER:
TAX MAP 112, PCL 006.00

DEED BOOK:
R2621, PAGE 697

PARCEL ADDRESS:
FOREST DRIVE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
R-10 CONSERVATION

BUILDING SETBACKS:
FRONT - 20' (MINOR)
SIDE - 20'
REAR - 20'

ACREAGE OF PARCEL:
±17.17 AC. (746,709.0 SQFT) TOTAL
±22.01 ACRE (787,645.6 SQFT) R.O.W. DEDICATION

PROPERTY OWNER:
KCS PROPERTY LLC
P.O. BOX 1939
COLUMBIA, TN 38402

PURPOSE NOTE:
The purpose of this plat is to create 37 residential lots and dedicate right-of-way.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes previous plat of record Plat Book P4, Page 403A.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 10/14/2021
DEED BOOK: R2778 PAGE: 1395-1400

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2706, Page 1040, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ KCS Property LLC _____

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE

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

I hereby certify that the streets, drainage, and utilities designated in Morgan Meadows, Phase 1 have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME
AND STREET NAMES**

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Morgan Meadows, Phase 1 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.

CERTIFICATE OF COMPLIANCE

City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date _____ City Engineer _____

CERTIFICATE OF APPROVAL FOR RECORDING

are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

Date 10/18/21 Allen B. O'Leary TN RLS #1987
Allen B. O'Leary Number

FILE: J:\WES_Engineers_Surveyors 2018\18574 - Morgan - Raines\Dwg\Survey\18574-1-Final Plat P1.dwg

WAVE ELECTRONICS

ENGINEERS & SURVEYORS

Case Number:

21-0202

Request:

Request from M2 Group to rezone 220
Theta Pike being Tax Map 90B Group B
Parcel 47.00 from MHP to RM-1.



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

21-0202

APPLICANT/PROPERTY OWNER

M2 Group, LLC / John A. Phillips (Blair Management)

PUBLIC HEARING DATE

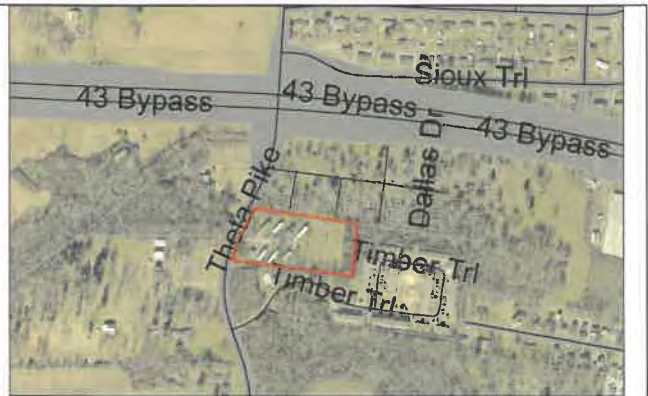
N/A

PROPERTY ADDRESS/LOCATION

220 Theta Pike / Tax Map 90 B Parcel 047.00

SUMMARY OF REQUEST: Zoning Amendment, R-MHP (Manufactured Home Park) to RM-1 (High Density Residential).

This request is for the **rezoning of 220 Theta Pike from R-MHP (Residential Manufactured Home Park) to RM-1 (High Density Residential)**. A conceptual site plan has been submitted in support of this RM-1 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
R-MHP (Residential Manufactured Home Park)	8 Unit Mobile Home Park	RM-1/ RM1-PUD & Multi-Family Residential/ Townhomes	Concept for Multi-Family Apartment Complex (80 Units)	3.59 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban 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 35'.
- Permits Multi-Family Development. (*Concept plan indicates a proposal for 80 units in 5 buildings at 16 units each*)
- Multi-family site plan would take additional review and approval from Planning Commission if subject site was zoned high density residential as requested.



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 Urban 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 & low density residential. The proposed rezoning would be consistent with the Urban Corridor 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 "Urban Corridor" The request would agree with an RM-1 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 to the north and east in which the subject property is directly adjacent with.

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 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, October 12, 2021
ITEM NO.
21-0202

DESCRIPTION: Revise zoning from R-MHP to RM-1

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on rezoning.
2. TIS and exception to access management ordinance required at multi-family site plan.

Building

3. No comments.

Police

4. No comments provided.

Public Works

5. Private sanitation services are an option for the apartments, or our department can service them via dumpster service. For 80 apartments. We recommend two (2) 8-yard dumpsters serviced 2 to 3 days a week. Please see attached dumpster guidelines and accessibility requirements.

Atmos Energy

6. No comments.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comments provided.

Duck River Electric Membership Corp

9. No comments provided.

Fire

10. Contact Columbia Power and Water to determine fire flow
11. Install Sprinkler System
12. Install Fire Alarm
13. A Turnaround shall be installed if dead end road exceeds 150'

Planning

14. Concept plan only with no review of layout, building type, buffers, or amenities.

Columbia Power

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

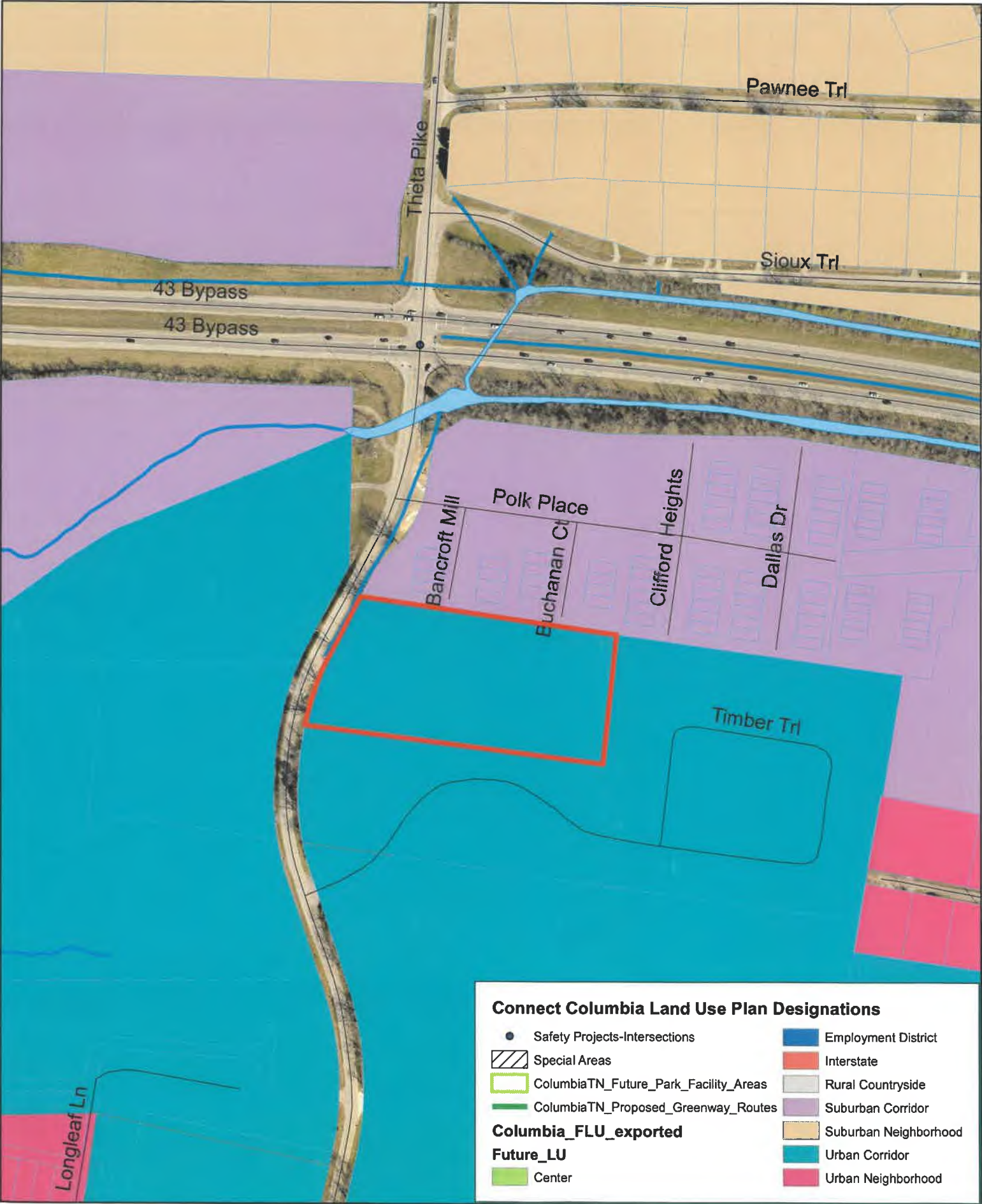
16. Presently, the City of Columbia Wastewater Department doesn't have sewer available to this property. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

Columbia Water

17. No comments provided.

ATTACHMENTS: Concept Plan





Case Number:

21-0203

Request:

Request from K2 Development to annex with a plan of services and Master Plan for 77 acres being Tax Map 51 Parcels 34 and 34.01 off 2556 Greens Mill Road to be zoned RS-6 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

21-0203

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

K-2 Development

PROPERTY ADDRESS/LOCATION

**2556 Greens Mill Road / Map 051
Parcel 34.00 & 34.01**

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

This request is for the **Annexation and Plan of Services when including a Zoning Request for an RS-6 PUD (Planned Unit Development)** of a 77.5+/- acre tract located southeast of the current Drumwright Planned Unit Development under construction.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits (County Zoning)	Vacant Land	Drumwright Planned Unit Development (RM-1 PUD)/ County Zoning/ Rural Residential	111 Single-Family Homes	77.5 +/- 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.

PROPERTY HISTORY:

N/A



CITY OF COLUMBIA TENNESSEE
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STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

7.2.2 APPLICABILITY

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

The property fronts on the highway; or,

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

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

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

Proposed access to this development will be a right of way connection within the adjacent Drumwright Planned Unit Development currently under construction. As noted, there will be no direct connection with Greens Mill Road. Elevations indicate a variety of home sizes with primary façade materials of brick with brick and fiber cement board combinations characterized by 2-3 car front loading garages. This development tract is 77.5 acres with 43.46 acres dedicated top open scape.

Zoning Ordinance Referenced RS-6/ Proposed RS-6 Planned Unit Development:

- Base Zoning Requires a minimum 6,000 SF Lot/ Proposal Indicates a lot size of 6,050 SF & 9,625 SF.
- Base Zoning Requires a minimum of a 20' Front setback/ Proposal indicates a 25' Front setback.
- Base Zoning requires a minimum 15' foot total side yard setback in which is shown in proposal.
- Base Zoning requires a minimum 50' lot width/ Proposal indicates a 55', 77', & 87.5' lot width.

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:



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

- 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;

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 mixed use residential planned unit development. The proposed plan may continue those established patterns of low-density 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 single-family residential development as proposed in a RS-6 Planned Unit Development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

1. The rezoning agrees with the general plan for the area;

The Comprehensive Plan designates the subject property as Suburban Neighborhood in which would agree with a proposed RS-6 PUD 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 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.

Vaden/Conaway PUD

Development Summary prepared for:
 August 25, 2021 Pre-Application Meeting
 October 12, 2021 Technical Committee
 October 18, 2021 Resubmittal

Plan Overview:

- Density: Allowed **294 homes**; proposing **111 homes**.
- Density: Allowed **7.25** net density; proposing **1.43** gross and **2.74** net density
- **Provides 6 times required open space.** Required a maximum of **10% gross site (7.75 AC)**; proposing **47.46 AC (61.2%)**. This includes open space buffers around the perimeter of the property; preserved existing tree canopy; and neighborhood parks distributed across the master plan.
- Tree canopy and wildlife habitat to be preserved.
- **Average lot size (total plan): 6,050 SF**

Development Program	Requested	Permitted (6,000 SF lots)
Gross Site Area (77.5 AC)	111 Homes	294 Homes
Gross Density	1.79 DUA	3.79 DUA
Net Area (40.55 AC)	111 Homes	294 Homes
Net Density	2.74 DUA	7.25 DUA
Total Open Space	49.70 AC	6.98 AC (9% of Gross Site)

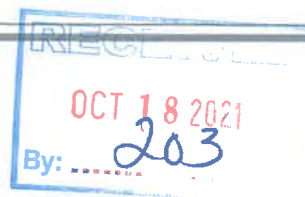
Open Space:

- Natural Open Space: 43.64 AC
- Usable Open Space: 2.30 AC (33% of Required)
- Other Open Space: 3.76 AC

<u>Setbacks:</u>	<u>Standard:</u>	<u>Requested:</u>
• Front Yard – Minor:	20'	25'
• Rear Yard:	20'	20'
• Side Yard:	7' (15' total)	7.5'
		25' (On Corner Lots)

Amenities:

- Playground
- Passive Park Areas
- Bus stop



Comment Responses (applicant responses shown in blue):

Engineering

1. Provide generalized proposed grading, specifically showing roadway.
Generalized proposed grading added to drawings. (C2.0-C2.3)
2. Provide roadway geometry.
Roadway geometry has been added to exhibit sheet. (C3.0)
3. Provide proposed street section.
Street section previously shown in pattern book, has also been added to sheets.
4. Provide sheet showing overall layout with the existing Drumright PUD.
Overall layout in relation to existing Drumright shown on exhibits sheets. (C3.0)
5. Work with Green's Mill Rd PUD to provide adequate ROW for future traffic circle. A minimum of 35' of ROW from the existing centerline of the Green's Mill ROW is required.
City requests an exhibit showing the proposed Traffic Circle by others.
Exhibit showing future roundabout (by others) as well as ROW dedication for Greens Mill Road shown on exhibits sheet. (C3.0).
6. Provide access easement for Conaway property to the existing Vernon Drive.
Access easement for Conaway property shown on exhibits sheet. (C3.0)
7. Provide stub to Map 51 Parcel 33.08 property
Stub has been added.
8. Provide street names or placeholders. E911 to provide final approval of street names.
Street names added to plan sheets.
9. Eliminate road cross road adjacent to the open space. Provide one sidewalk instead.
Road has been eliminated, sidewalk has been added.
10. subject to TIS and construction plans
Understood
11. Provide lot numbers
Lot numbers have been added.

Building

12. No comments provided.

Police

13. No comments provided.

Public Works

14. Please see attached Plan of Services.

Atmos Energy

15. No comments provided.

Maury County E911

16. No comments provided.

Maury County Schools

17. No comments provided.

Duck River Electric Membership Corp

18. No comments provided.

Planning

19. Show usable open space areas and locations of described open space features in pattern book.
Useable open space areas have been added to plan sheets and pattern book. Conceptual drawings of useable open space features have been added to pattern book.
20. Just for clarification please note building facade materials
Building facade materials have been added to pattern book.
21. Provide note for open space maintenance entity
Open Space maintenance entity has been added to plans sheets.

Columbia Power

22. 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 affect 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.
Understood.

Fire

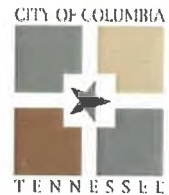
23. No comments provided.

Wastewater

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

Columbia Water

25. No comments provided.



TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0203

DESCRIPTION: Request from K2 Development for annexation with plan of services, rezoning to RS6-PUD, and a preliminary pud master plan at 2556 Greens Mill Road, being TM 51 Parcels 34 & 34.01.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide generalized proposed grading, specifically showing roadway.
2. Provide roadway geometry.
3. Provide proposed street section.
4. Provide sheet showing overall layout with the existing Drumright PUD.
5. Work with Green's Mill Rd PUD to provide adequate ROW for future traffic circle. A minimum of 35' of ROW from the existing centerline of the Green's Mill ROW is required.
City requests an exhibit showing the proposed Traffic Circle by others.
6. Provide access easement for Conaway property to the existing Vernon Drive.
7. Provide stub to Map 51 Parcel 33.08 property
8. Provide street names or placeholders. E911 to provide final approval of street names.
9. Eliminate road cross road adjacent to the open space. Provide one sidewalk instead.
10. subject to TIS and construction plans
11. Provide lot numbers

Building

12. No comments.

Police

13. No comments provided.

Public Works

14. Please see attached Plan of Services.

Atmos Energy

15. No comments provided.

Maury County E911

16. No comments provided.

Maury County Schools

17. No comments.

Duck River Electric Membership Corp

18. No comments.

Planning

- 19. Show usable open space areas and locations of described open space features in pattern book.
- 20. Just for clarification please note building facade materials
- 21. Provide note for open space maintenance entity

Columbia Power

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

Fire

23. No comments.

Wastewater

- 24. Wastewater approves this request with the following note: Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing

TECHNICAL

21-0203

Page 2 of 3

regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

Columbia Water

25. No comments provided.

ATTACHMENTS: Concept and PUD

PLAN OF SERVICES

FOR ANNEXATION

2556 Greens Mill Road PROPERTY

+/-77 ACRES,

BEING

TAX MAP 51 PARCELS 34 & 34.01

A. Water

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

B. Sewer

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

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.
2. The proposed annex will be located on the property at Tax Map 51 parcels 34 & 34.01, Greens Mill Road in Columbia, Tennessee. This location is approximately 2.6 miles from Columbia Fire Station, #5 located at 2633 Nashville Highway, 8.1 miles from Fire Station #3 located at 705 Tom Sharp Road, and 8 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 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 RS-6 PUD (Single – Family Medium- High Residential Districts Planned Unit Development) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

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

I. Power

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

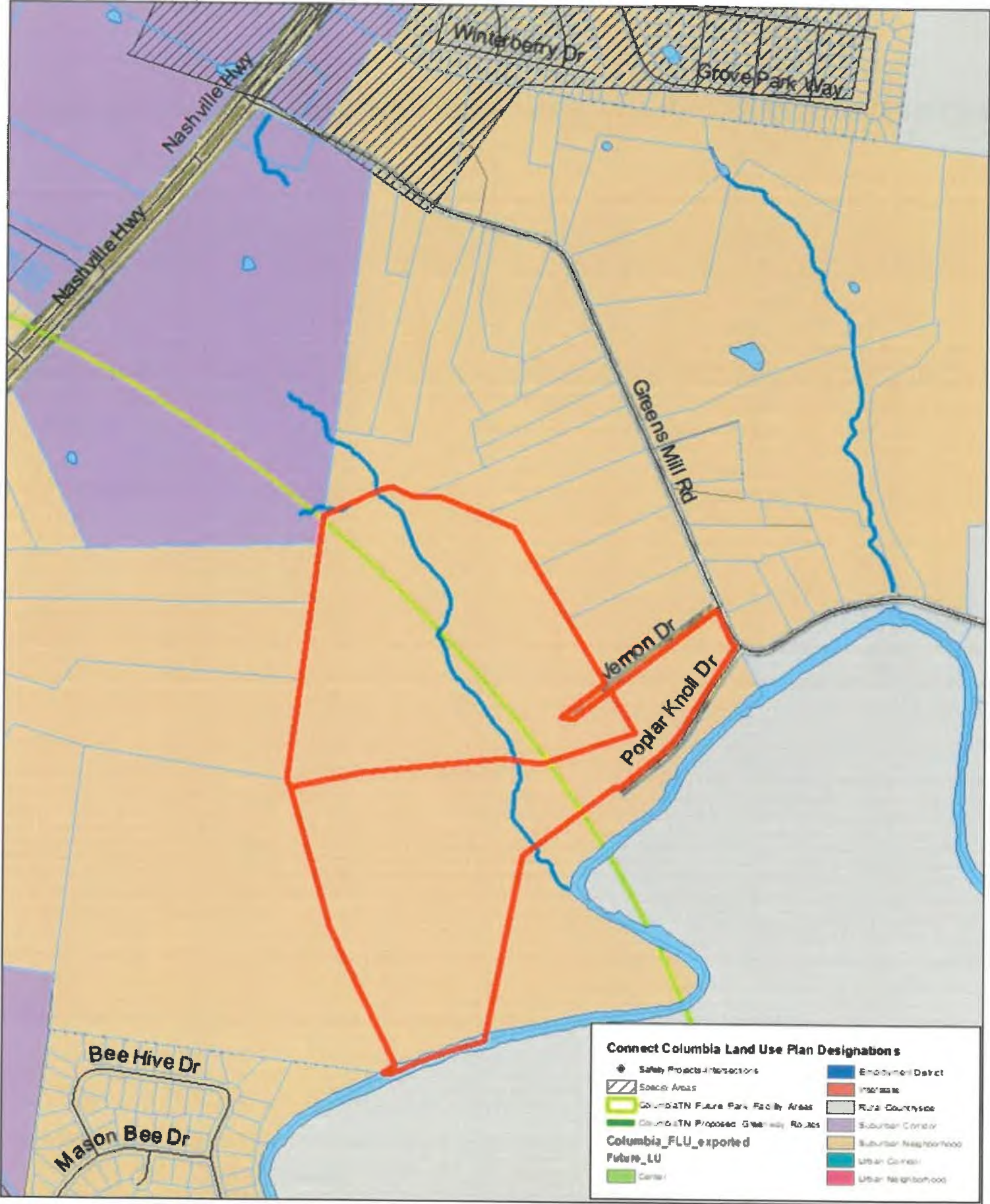
J. Schools

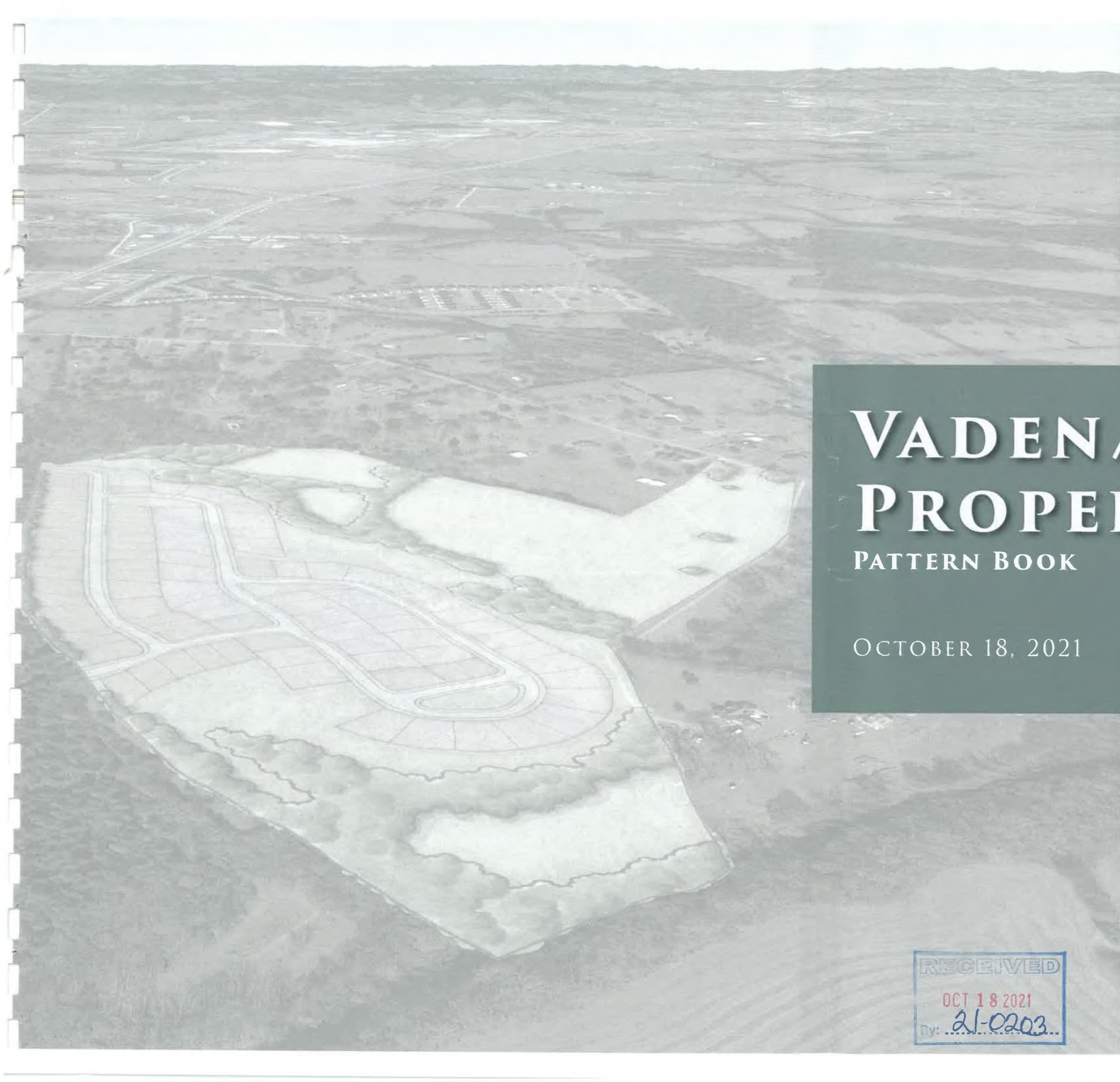
This property falls under the jurisdiction of Maury County Public School System.

Case #21-0203
Greens Mill Rd, TM 51 Parcels 34 & 34.01
Vaden-Conaway PUD



Case #21-0203
Greens Mill Rd, TM 51 Parcels 34 & 34.01
Vaden-Conaway PUD

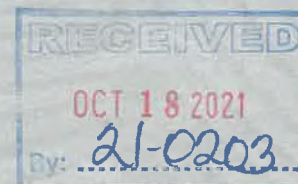


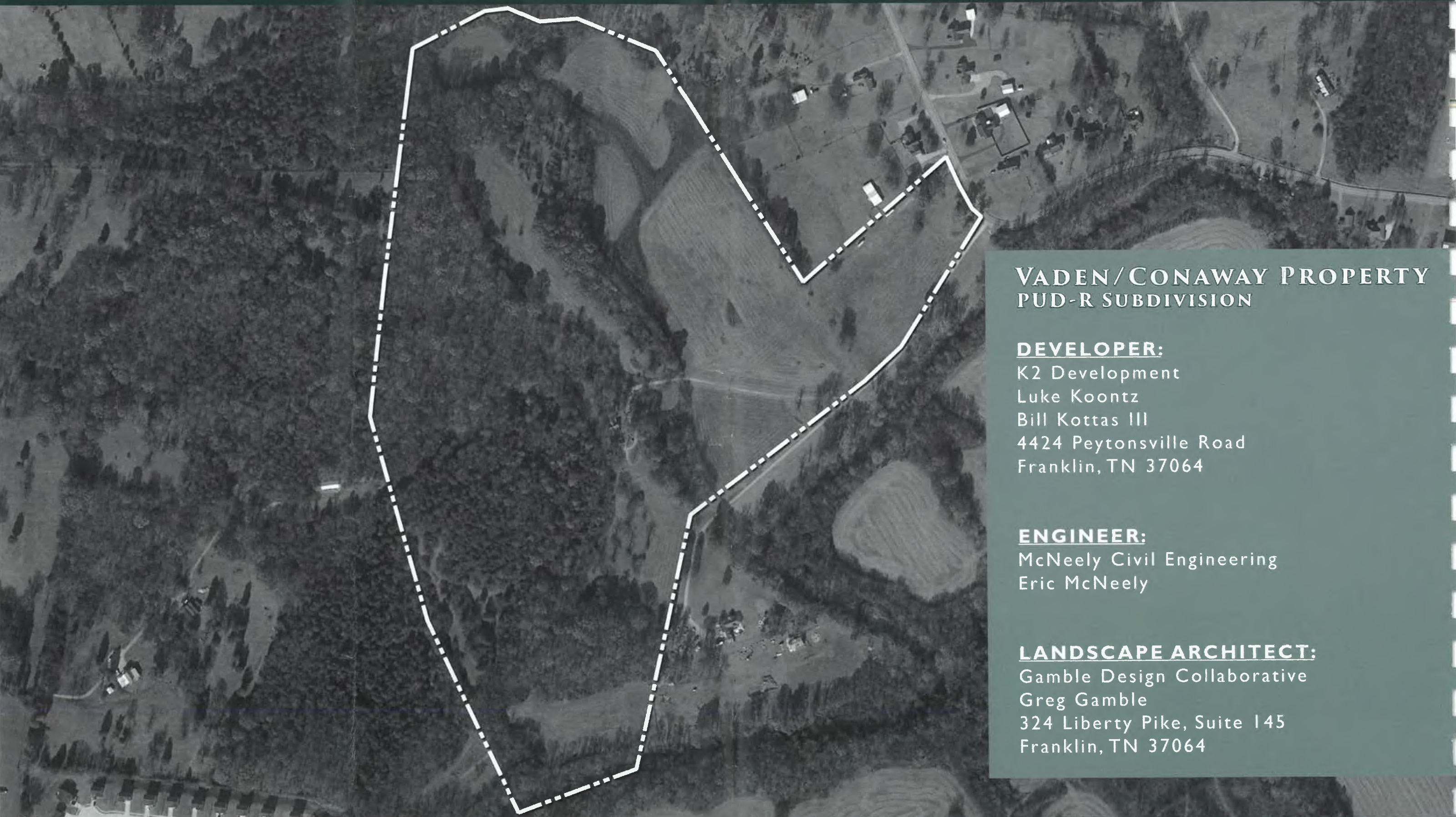


VADEN/CONAWAY PROPERTY

PATTERN BOOK

OCTOBER 18, 2021





VADEN/CONAWAY PROPERTY PUD-R SUBDIVISION

DEVELOPER:

K2 Development
Luke Koontz
Bill Kottas III
4424 Peytonsville Road
Franklin, TN 37064

ENGINEER:

McNeely Civil Engineering
Eric McNeely

LANDSCAPE ARCHITECT:

Gamble Design Collaborative
Greg Gamble
324 Liberty Pike, Suite 145
Franklin, TN 37064



TABLE OF CONTENTS:

Development Team.....[2]

Context Map.....[3]

Land Use Plan.....[4]

Master Plan.....[5]

Open Space.....[6]

Street Sections.....[7]

Architecture.....[8]



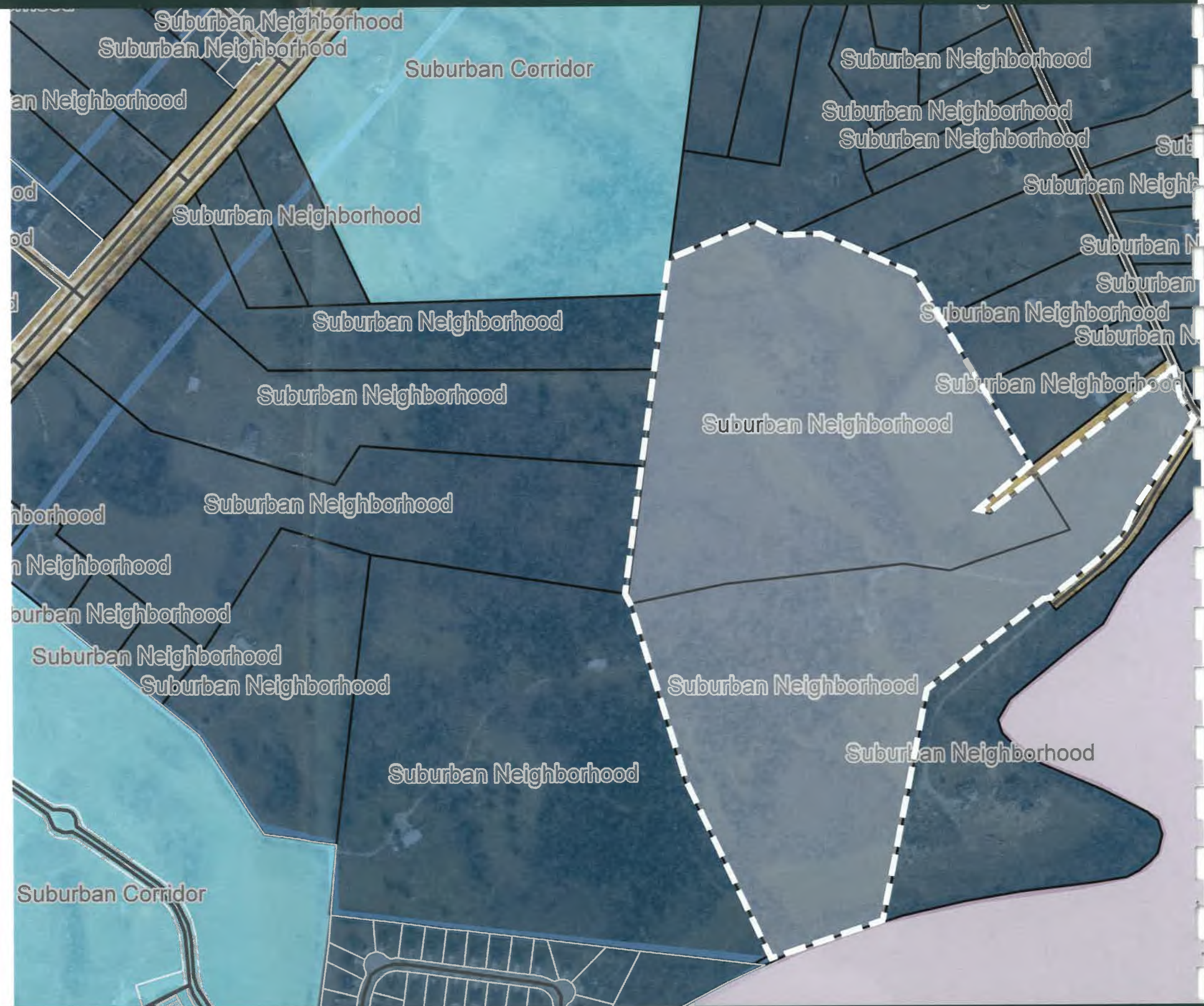
SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood Character Area is characterized by residential development and neighborhoods, with limited, intermixed and compatible civic uses. The general development pattern is defined by a single use activity on individual lots. Street networks are defined by curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

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

Green space is largely incorporated on individual lots, but neighborhood and community parks should be located within neighborhoods to enhance the quality of life.

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





SITE DATA:

Total Acreage: 77.5 AC
 Existing Zoning: A-2 RURAL RESIDENTIAL
 Proposed Zoning: PUD-R
 Map/Parcel Number: 051 --- 03401
 051 --- 03400

Proposed Use: Single-Family Detached Residential Homes
 Total Units Proposed: 111 Homes
 Total Open Space: 49.7 AC (64.13% Total Site)
 Gross Density: 1.79 DUA

Net Area Calculation: 40.55 AC
 TOTAL AREA (77.5 AC) - FLOOD PLAIN (25.66 AC) - FLOODWAY (5.23 AC) - PROPOSED ROW (6.06 AC)

Net Density: 2.74 DUA

NO VARIANCES ARE BEING REQUESTED.

Development Program	Requested	Permitted (6,000 SF lots)
Gross Site Area (77.5 AC)	111 Homes	294 Homes
Gross Density	1.79 DUA	3.79 DUA
Net Area (40.55 AC)	111 Homes	294 Homes
Net Density	2.74 DUA	7.25 DUA
Total Open Space	49.70 AC	6.98 AC (9% of Gross Site)

Setbacks:

Front Yard – Minor:	Standard: 20'	Requested: 25'
Rear Yard:	Standard: 20'	Requested: 20'
Side Yard:	Standard: 7' (15' total)	Requested: 7.5'
		25' (On Corner Lots)



YARD AND OPEN SPACE:

YARD REQUIREMENTS:

750 square feet/Home Required
[PROVIDED ON EACH PROPOSED RESIDENTIAL LOT IN EITHER SIDE OR REAR YARD]
750 SF X 111 Homes = 1.91 AC

COMMON OPEN SPACE REQUIRED:

RS/6 [9% OF GROSS AREA REQUIRED]	77.5 AC [GROSS]	6.98 AC
Usable Open Space [33% OF REQUIRED]:	2.30 AC	

COMMON OPEN SPACE PROVIDED:

TYPE	PROVIDED [AC]
FLOODPLAIN:	25.66 AC
FLOODWAY:	5.23 AC
OTHER NATURALLY VEGETATED AREAS:	12.75 AC
Natural Open Space:	43.64 AC
Usable Open Space:	2.3 AC
STORMWATER:	2.6 AC
REQUIRED BUFFER AREAS:	1.16 AC
Other Open Space:	3.76 AC

TOTAL OPEN SPACE:	49.7 AC	64.13% [OF GROSS SITE AC]
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OPEN SPACE FEATURES:

- Pocket Parks
- Bus Stop
- Playground

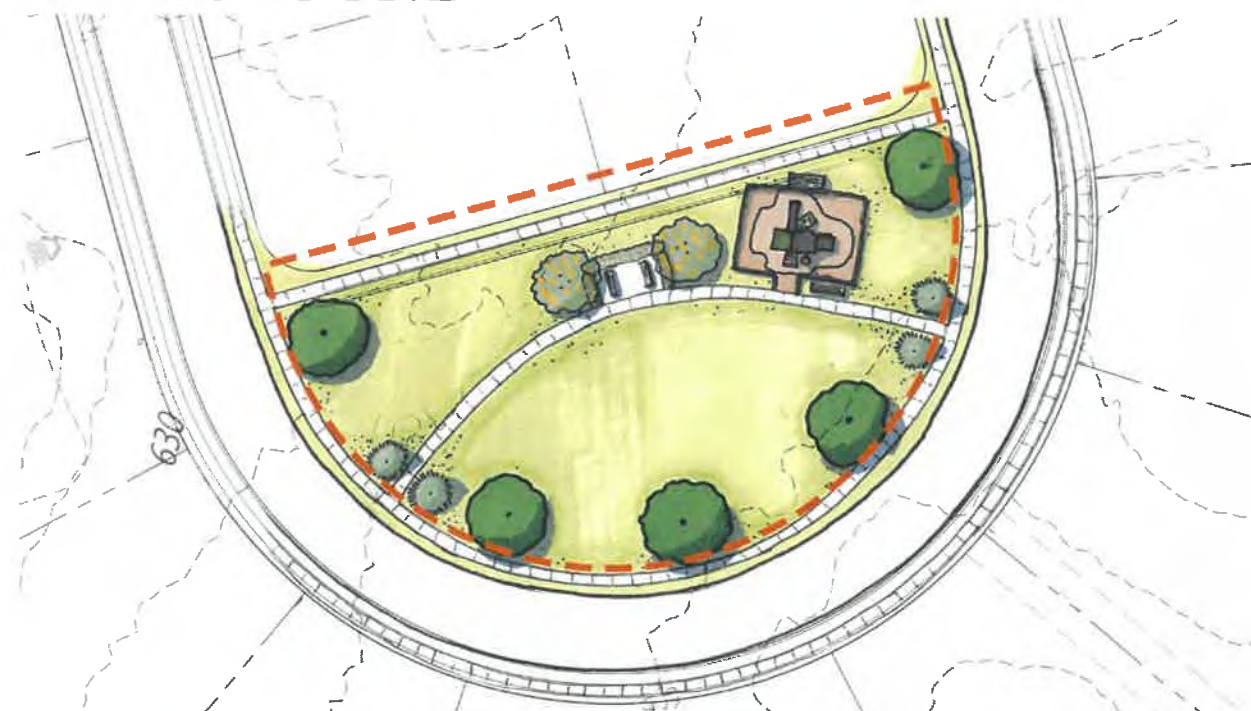
BUS STOP & MAIL KIOSK

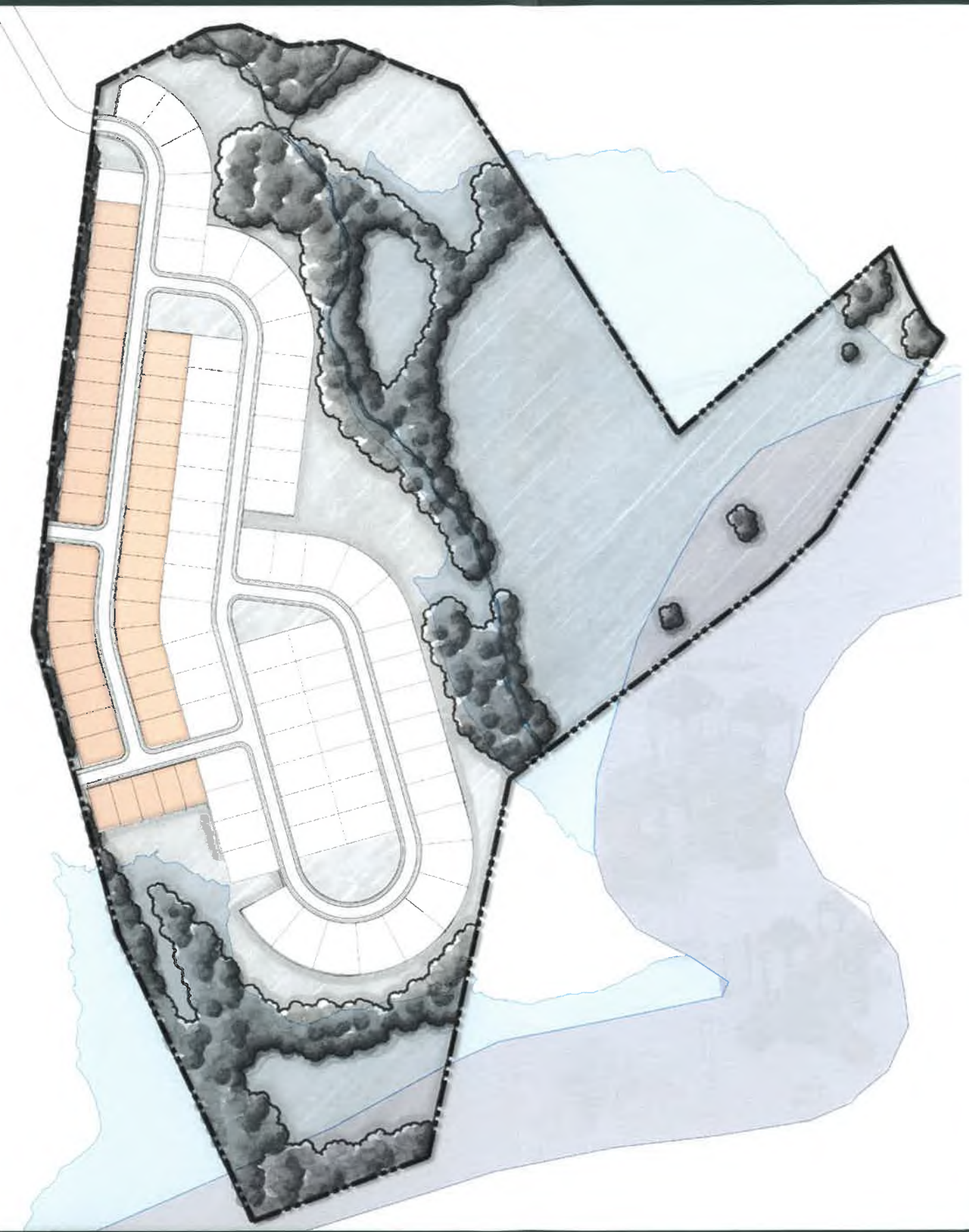


OVERLOOK TRAIL



PLAYGROUND





55' Width Lots (Corner + Interior Lots):

Typical Dimensions:
55' x 110' Lots

6,050 sf (minimum)

Parking: 2-Car Garages
2 Car Tandem (Driveway)

Ashbury
1,800 Sq. Ft.
1 Story
3 Bedrooms
2 Bathrooms
2 Car Garage



Mayflower
2,476 Sq. Ft.
2 Story
4 Bedrooms
3 Bathrooms
2 Car Garage



Hamilton
1,933 Sq. Ft.
2 Story
4 Bedrooms
2.5 Bathrooms
2 Car Garage



Primrose
2,155 Sq. Ft.
2 Story
4 Bedrooms
2.5 Bathrooms
2 Car Garage

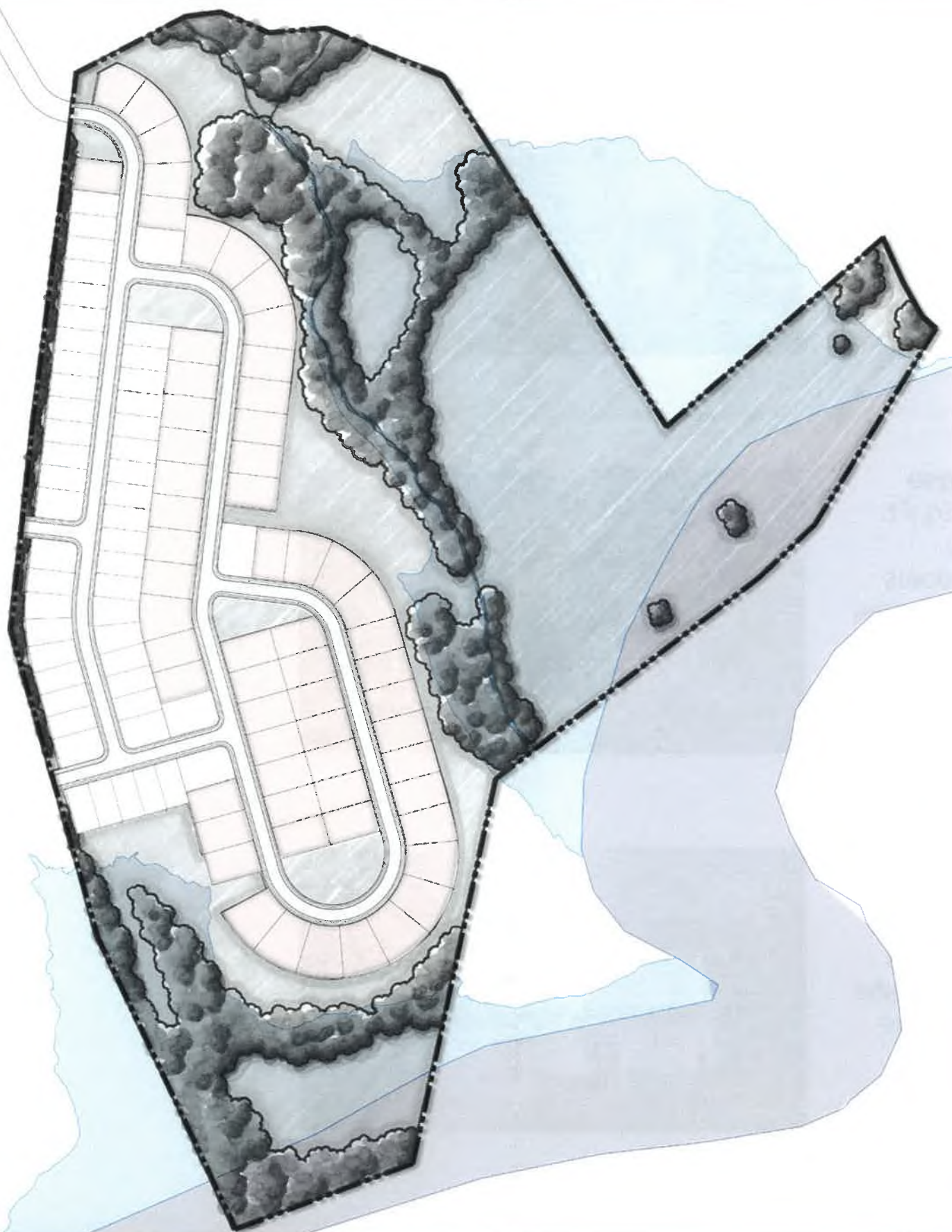


Kingston
2,769 Sq. Ft.
2 Story
5 Bedrooms
4 Bathrooms
2 Car Garage



Rosemary
2,575 Sq. Ft.
2 Story
4 Bedrooms
2.5 Bathrooms
2 Car Garage





77' Width Lots (Interior Lots Only):

Typical Dimensions:
77' x 125' Lots

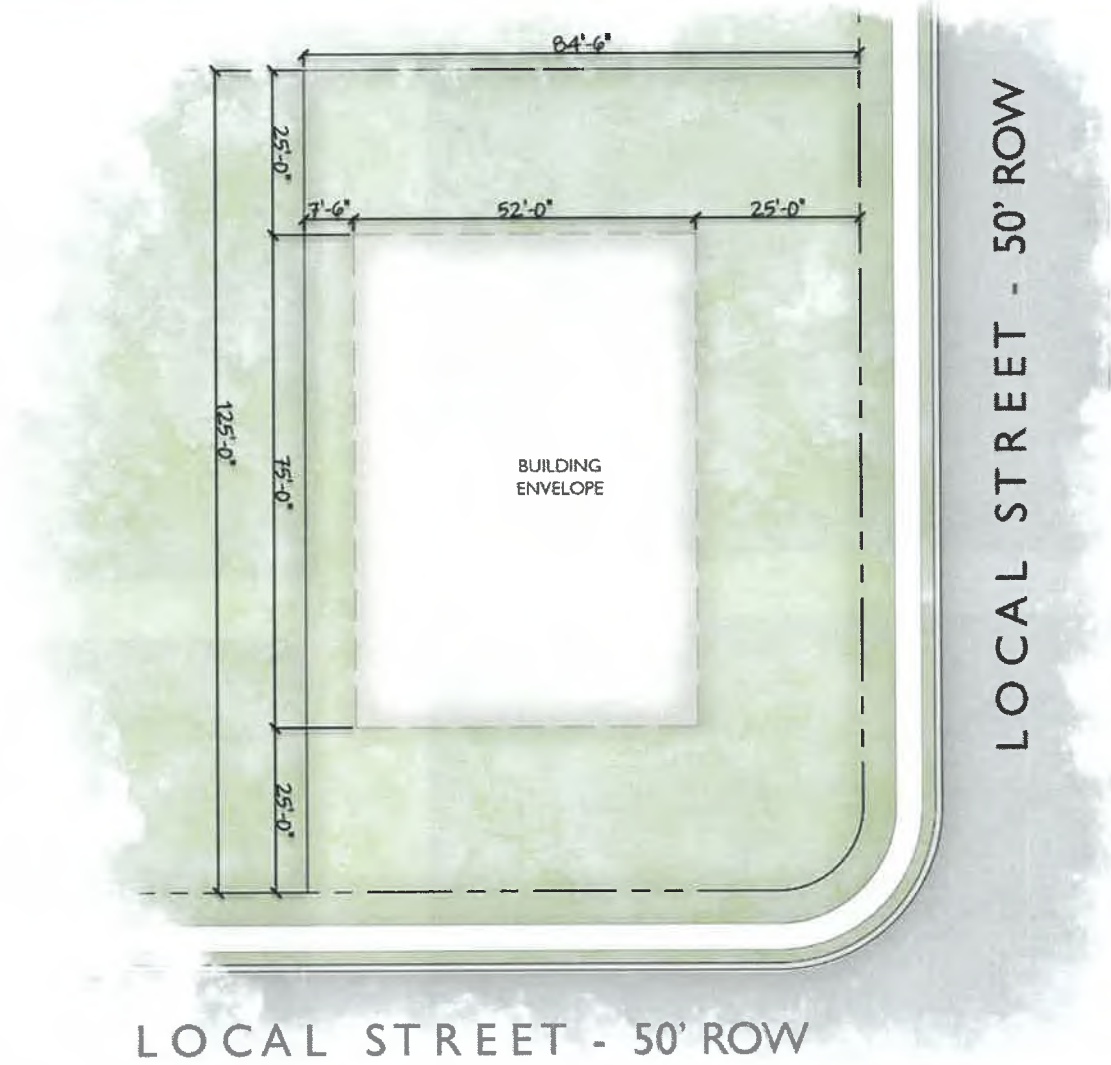
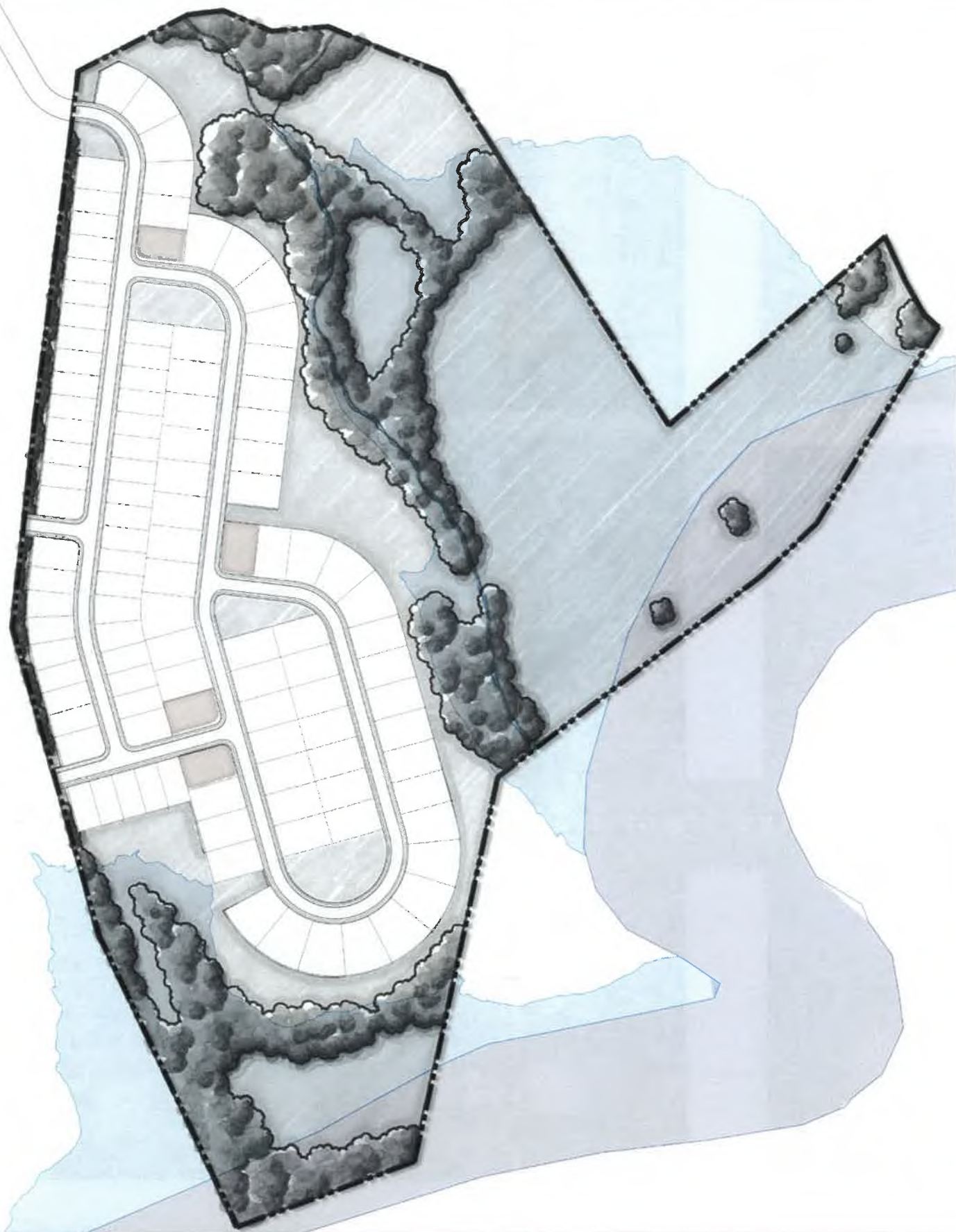
9,625 sf (minimum)

Parking: 3-Car Garage
3 Car Tandem (Driveway)



Homes range from 2,305 sq. ft. to 3,547 sq. ft.





87.5' Width Lots (Corner Lots only):

Typical Dimensions:
87.5' x 125' Lots

10,937 sf (minimum)

Parking: 2-Car
2 Car Tandem (Driveway)



Homes range from 2,305 sq. ft. to 3,547 sq. ft.



BUILDING FACADE MATERIALS:

BUILDING MATERIALS:

BRICK
HARDIE BOARD SIDING



VADEN/CONAWAY PROPERTY PUD-R

K2 DEVELOPMENT

PRELIMINARY MASTER DEVELOPMENT PLAN

PUD-R OVERLAY (RS/6 BASE ZONE)
COLUMBIA, MAURY COUNTY, TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
MCNEELY CIVIL ENGINEERING
ERIC MCNEELY
(615) 335-3172
eric@mcneelycivil.com

DEVELOPER:
K2 DEVELOPMENT
LUKE KOONTZ
4424 PEYTONSVILLE ROAD
FRANKLIN, TN 37064
(615) 626-4620
lukekoontz@gmail.com



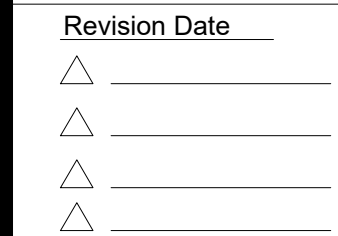
SHEET INDEX	
C0.0	COVER
00.0	ALTA SURVEY
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C3.0	EXHIBITS

SITE DATA:	
TOTAL ACREAGE:	77.5 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
MAP/PARCEL NUMBERS:	051 --- 03401 051 --- 03400
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES
TOTAL UNITS PROPOSED:	111 HOMES
TOTAL OPEN SPACE:	49.7 AC (64.13% TOTAL SITE)
GROSS DENSITY:	1.43 DUA
NET AREA CALCULATION:	40.55 AC
TOTAL AREA (77.5 AC) - FLOOD PLAIN (25.66 AC) - FLOODWAY (5.23 AC) - PROPOSED ROW (6.06 AC)	
NET DENSITY:	2.74 DUA

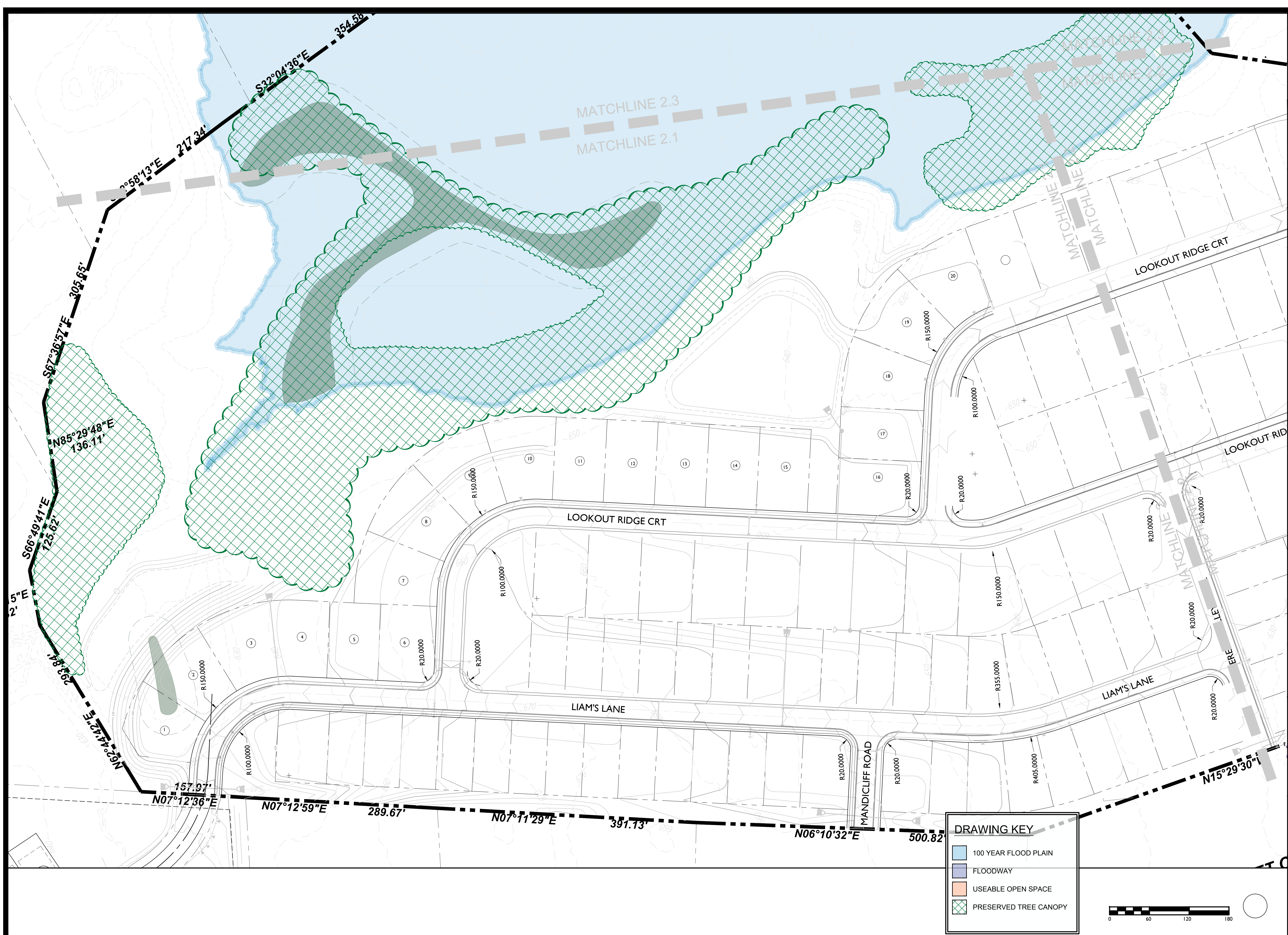


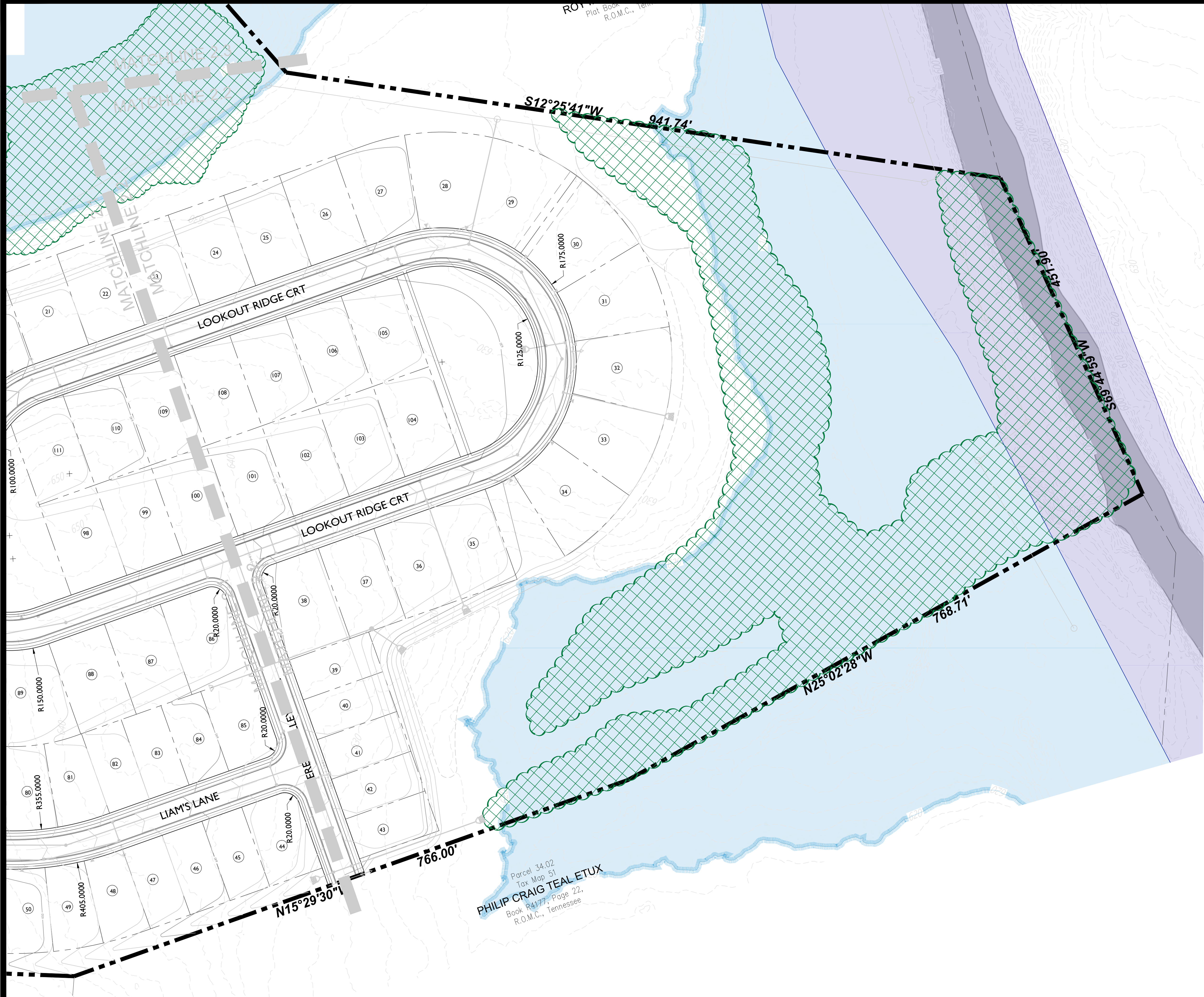
INITIAL SUBMITTAL: SEPTEMBER 20, 2021
RESUBMITTAL: OCTOBER 18, 2021

Columbia, Maury County, Tennessee



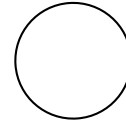
C2.1





DRAWING KEY

- 100 YEAR FLOOD PLAIN
- FLOODWAY
- USEABLE OPEN SPACE
- PRESERVED TREE CANOPY



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VADEN/CONAWAY PROPERTY PUD
PRELIMINARY MASTER DEVELOPMENT PLAN

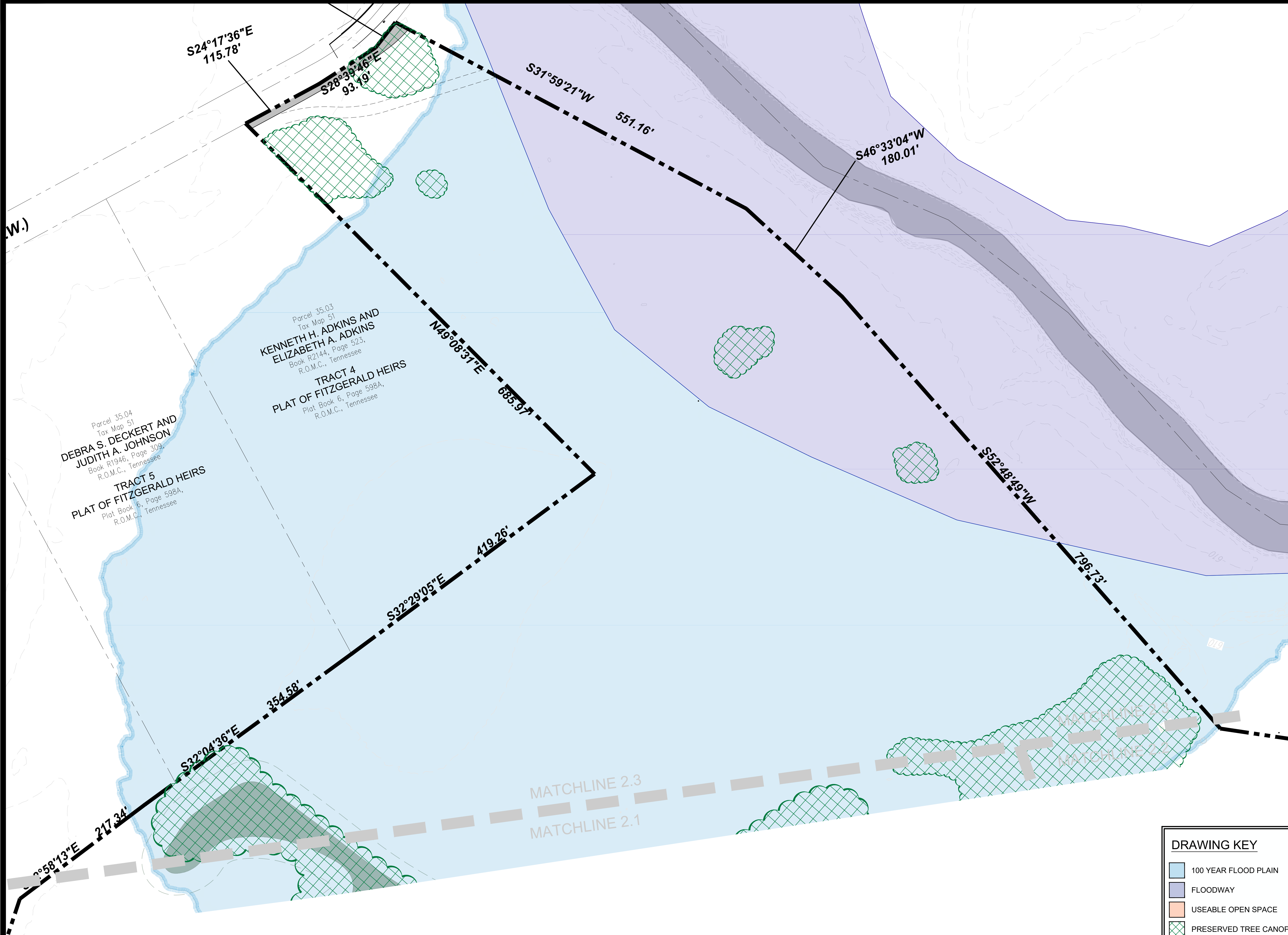
Columbia, Maury County, Tennessee

Revision Date _____
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT
PLAN
ENLARGEMENT
SHEET

C2.2

###



DRAWING KEY

- 100 YEAR FLOOD PLAIN
- FLOODWAY
- USEABLE OPEN SPACE
- PRESERVED TREE CANOPY



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VADEN/CONAWAY PROPERTY PUD
PRELIMINARY MASTER DEVELOPMENT PLAN

Columbia, Maury County, Tennessee

Revision Date _____

△ _____

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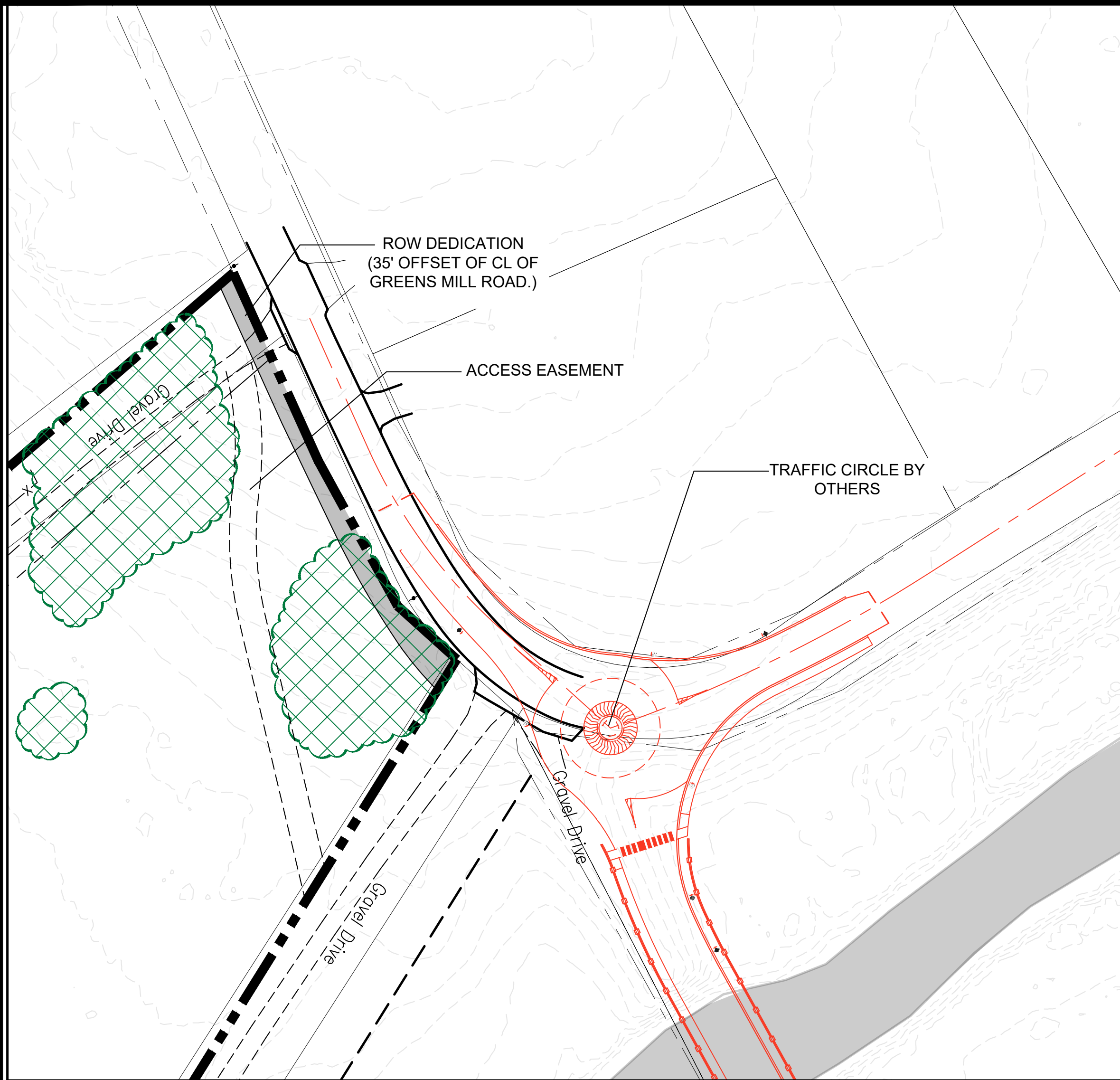
△ _____

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DEVELOPMENT
PLAN
ENLARGEMENT
SHEET

C2.3

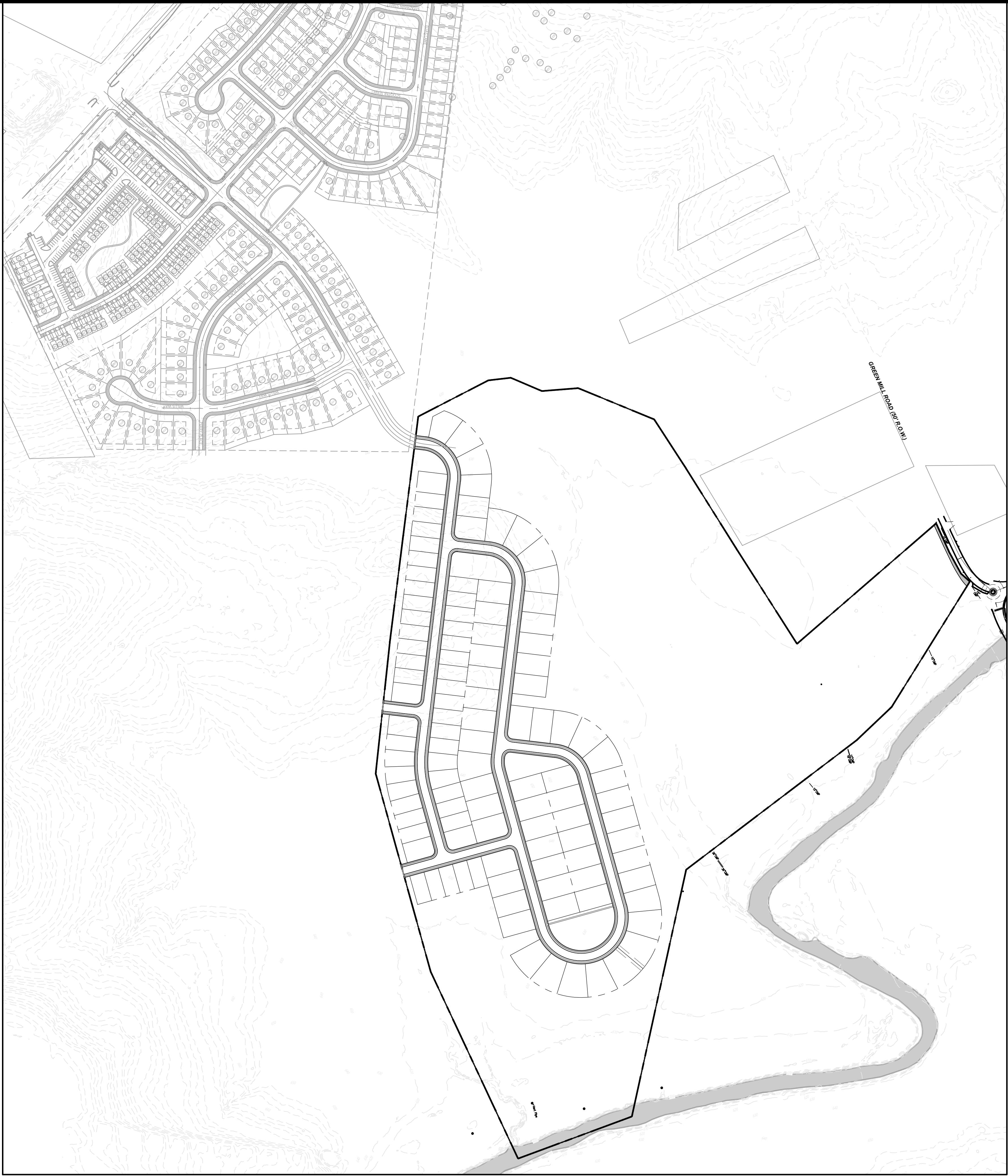
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ROW DEDICATION/TRAFFIC CIRCLE/ACCESS EASEMENT EXHIBIT N.T.S.



STREET SECTION



CONNECTION TO DRUMRIGHT DEVELOPMENT N.T.S.

VADEN/CONAWAY PROPERTY PUD
PRELIMINARY MASTER DEVELOPMENT PLAN
Columbia, Maury County, Tennessee



Revision Date	
△	
△	
△	
△	

EXHIBITS

Case Number:

21-0204

Request:

Request from Lynn Easley to annex with a plan of services and Master Plan for 98 acres being Tax Map 74 Parcel 37 at 626 Baker Road with a zoning of RS-10 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

21-0204

APPLICANT/PROPERTY OWNER

Land Solutions Company/ Victor Beck

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

626 Baker Road, Map 074 Parcel 037

SUMMARY OF REQUEST: Zoning Amendment/ Annexation and Plan of Services (Heritage Green PUD).

This request is for the **Annexation with Plan of Services when including an RS-10 PUD (Planned Unit Development) Zoning** of a 98.66+/- acre tract located on the east side of Baker Road just north of Bear Creek Pike and bounded by a tributary of Bear Creek.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits, County Zoning	Vacant Land/ Single-Family Home	RS 40/CEG PUD & Vacant Land/Single-Family Residential	219 single-family residential building lots.	98.66 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

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

PROPERTY HISTORY:

April 2021- 21-0084. Request from Land Solutions for the annexation and zoning to an RS-10 cluster with a concept for 240 single-family homes, deferred.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A master plan has been submitted for this request of the annexation & RS-10 zoning being proposed in a Planned Unit Development. As highlighted, 219 single-family residential building lots are being proposed on a 98.66 +/- acre tract. An amenity area and interior green space is shown within the concept plan. Connectivity within this development is shown within three access points off of Baker Road with an additional connectivity point with the Cottage of Bear Creek development currently under construction to the east of the development site. Elevations indicate a traditional concept of architectural design with porches and materials consisting of board and batten, fiber cement board, and brick. 36.7 acres of the 98 +/- acre tract will be dedicated open space. Lot configuration indicates



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

larger lots (160' width) facing Baker Road with a front split rail fence with rear loaded access for these lots onto a private alleyway. Smaller 50' to 60' lots will have been indicated for the interior area as a combination of front and rear loaded lots.

Please see technical comments.

Zoning Ordinance Referenced RS-10/ Proposed RS-10 Planned Unit Development:

- Base Zoning requires a minimum of a 30' front setback. Proposal indicates a 20' front setback.
- Base Zoning requires a minimum 10' foot side yard setback. Proposal lists a minimum 5' side yard setback.
- Base Zoning requires a minimum 75' lot width on a 10,000 SF minimum lot. Proposal indicates a 160' (23 lots); 80' (23 lots) & a combination of 50'-60' front loaded and rear loaded (118) lots with a proposed 45' (55 lot) rear loaded access lot. With this exception of 160' and 80' width lots; interior lots will be less than 10,000 SF.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

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

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

...

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

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

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

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

The Comprehensive Plan designation for this property is rural countryside which does support single-family residential development with the preservation of open space thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

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

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

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

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

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

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

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

The subject property is of adequate shape and size to accommodate a single-family residential development.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

1. The rezoning agrees with the general plan for the area;

The Comprehensive Plan designates the subject property as Rural Countryside. The request would agree with such designation with RS-10 being the densest residential district in allowed for such future land use. The Zoning Ordinance does allow for a Planned Unit Development under RS-10 Zoning as proposed in master plan.



CITY OF COLUMBIA TENNESSEE
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 use would be surrounded by residential uses thus continuing the development pattern thus not affecting the area.

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

The proposal is a single-family residential development and supported by the comprehensive plan in which the general public representatives confirmed.

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

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map to fulfill that demand.

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

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



TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0204

DESCRIPTION: Request from Land Solutions Co., LLC for annexation with plan of services, rezoning to R-PUD, with preliminary pud master plan at 626 Baker Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and construction plans

Agreed.

2. ROW stub connection to Cottages of Bear Creek will be required to be constructed to the
Agreed to stub ROW and Road to adjoining property line.

3. Provide road names or placeholders

Placeholders added.

4. Provide ROW along Baker Rd with final plat of development.

ROW shown in PUD plans. Will refine design and dedicate with final plat.

5. Show proposed roadway improvement at intersection of Baker Rd and Bear Creek Pike.

Roadway improvements added.

6. Provide ROW at the corner of realignment of Baker Rd and site access to accommodate a 120' outer circle inscribed diameter roundabout, which would be a square with 150' long sides.

ROW added accordingly.

7. Alley access with streets shall be curb cut style with normal elevated apron.

Agreed. Will provide detailed design with site construction plans.

8. Provide street and alley cross sections.

Cross sections added.

9. Are the Baker Rd Improvements shown in the pattern book part of this proposal? To what extent.
Yes, 12' minimum lanes and shoulders to be provided. Cross-section added to show.

10. Alleys shall have 24' ROW, 8-10' travel lanes, and ribbon/flush curbing.

Agreed.

Building

11. No comments.

Police

TECHNICAL

21-0204

Page 1 of 3

12. No comments provided.

Public Works

13. Please see attached Plan of services.
Did not receive plan of services.

Atmos Energy

14. Gas available on highway 412 Call Tim Brown 931.384.0097.
Agreed.

Maury County E911

15. No comments provided.

Maury County Schools

16. There are concerns on the road. The intersection at Bear Creek.
Intersection improvements being provided accordingly.

Duck River Electric Membership Corp

17. No comments provided.

Fire

18. Shall provide fire flow. Shall work with CPWS.
Agreed.

Columbia Power

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

Planning

20. Statement of any site layout variances being requested

No variances are requested for the PUD

21. Describe building materials

Building material note provided on A1.0 and pattern book

22. provide typical lot layouts for the different lot configurations

typical lot diagrams provided in pattern book

23. Baker Road is in the county any access will need to be coordinated and approved by them along with road improvements required. The condition and existing road width should be reviewed from entrance to Bear Creek Pike.

Please refer to the Traffic Impact Study for Baker Road existing conditions and C5.4 for roadway improvements.

24. Provide note for open space maintenance entity

Open space note provided on C2.0

Wastewater

25. Sanitary sewer service is currently unavailable to this proposed development. Easements would have to be acquired by the owners to obtain sanitary sewer connections to existing lines in the area that can handle the increase in flow into our system. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

Sewer will be extended down Baker Road from Bear Creek Pike.

ATTACHMENTS: Preliminary PUD



TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0204

DESCRIPTION: Request from Land Solutions Co., LLC for annexation with plan of services, rezoning to R-PUD, with preliminary pud master plan at 626 Baker Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

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1. Subject to TIS and construction plans
2. ROW stub connection to Cottages of Bear Creek will be required to be constructed to the
3. Provide road names or placeholders
4. Provide ROW along Baker Rd with final plat of development.
5. Show proposed roadway improvement at intersection of Baker Rd and Bear Creek Pike.
6. Provide ROW at the corner of realignment of Baker Rd and site access to accommodate a 120' outer circle inscribed diameter roundabout, which would be a square with 150' long sides.
7. Alley access with streets shall be curb cut style with normal elevated apron.
8. Provide street and alley cross sections.
9. Are the Baker Rd Improvements shown in the pattern book part of this proposal? To what extent.
10. Alleys shall have 24' ROW, 8-10' travel lanes, and ribbon/flush curbing.

Building

11. No comments.

Police

12. No comments provided.

Public Works

13. Please see attached Plan of services.

Atmos Energy

14. Gas available on highway 412 Call Tim Brown 931.384.0097.

Maury County E911

15. No comments provided.

Maury County Schools

16. There are concerns on the road. The intersection at Bear Creek.

Duck River Electric Membership Corp

17. No comments provided.

Fire

18. Shall provide fire flow. Shall work with CPWS.

Columbia Power

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

Planning

20. Statement of any site layout variances being requested
21. Describe building materials
22. provide typical lot layouts for the different lot configurations
23. Baker Road is in the county any access will need to be coordinated and approved by them along with road improvements required. The condition and existing road width should be reviewed from entrance to Bear Creek Pike.
24. Provide note for open space maintenance entity

Wastewater

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ATTACHMENTS: Preliminary PUD

PLAN OF SERVICES

FOR ANNEXATION

626 Baker Road PROPERTY

+/-98 ACRES,

BEING

TAX MAP 74 PARCEL 37.00

A. Water

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

B. Sewer

1. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner, and must comply with existing regulations. If the Wastewater department determines proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.
2. Sanitary Sewer service is currently unavailable to this proposed development. Easements would have to be acquired by the owners to obtain sanitary sewer connections to existing lines in the area that can handle the increase in flow into our system. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all

fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The 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 626 Baker Road, Tax Map 74 Parcel 37 in Columbia, Tennessee. This location is approximately 1.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 12.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
3. The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.
4. Shall provide fire flow. Shall work with CPWS.

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 District) with PUD Master Plan (Planned Unit Development) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

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

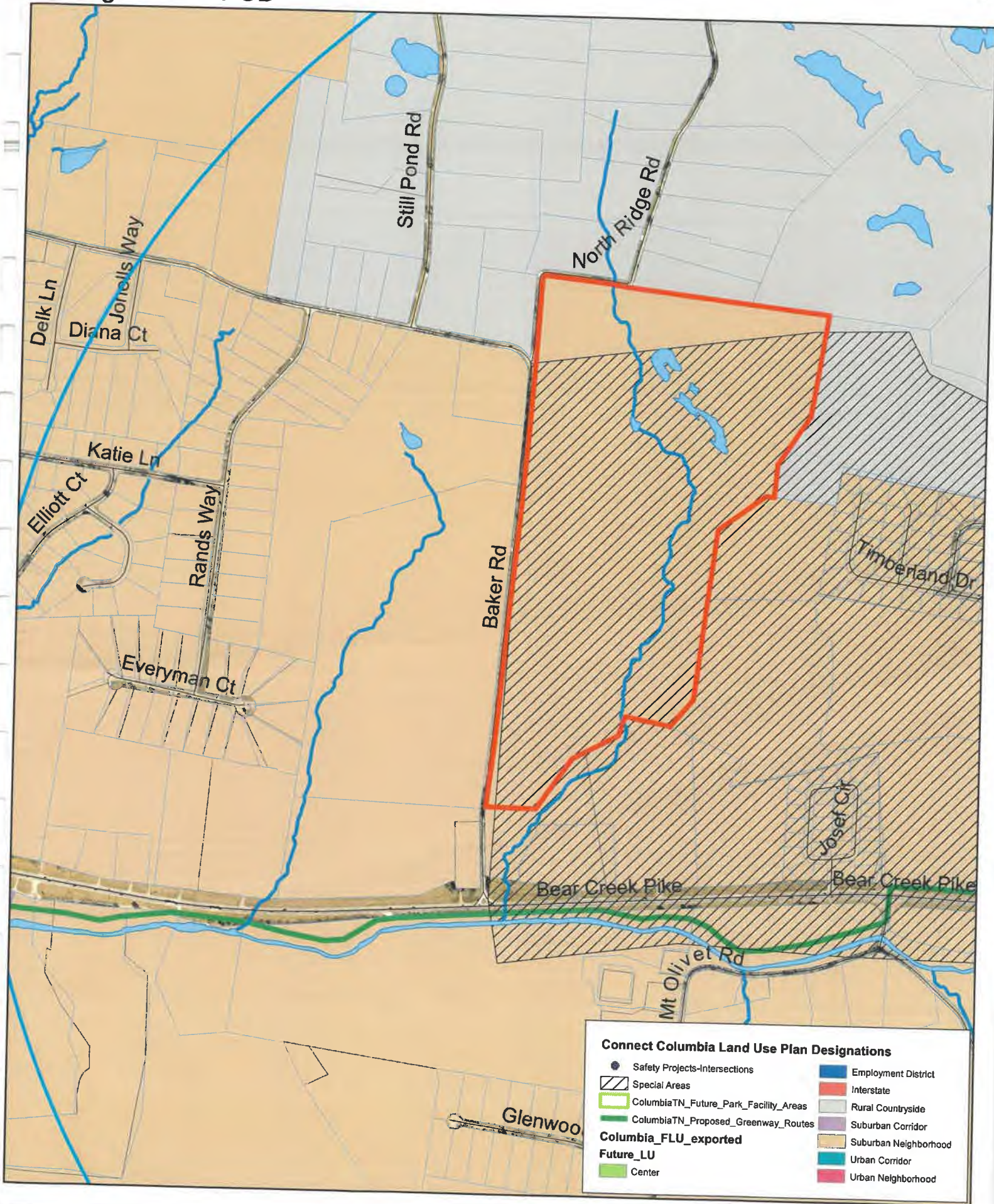
I. Power

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

J. Schools

There are concerns on the road. The intersection at Bear Creek.

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



Case #21-0204
626 Baker Rd.
Heritage Green PUD





HERITAGE GREEN PUD

PMDP PATTERN BOOK

OCTOBER 18, 2021



LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

GDC
gamble design collaborative

204



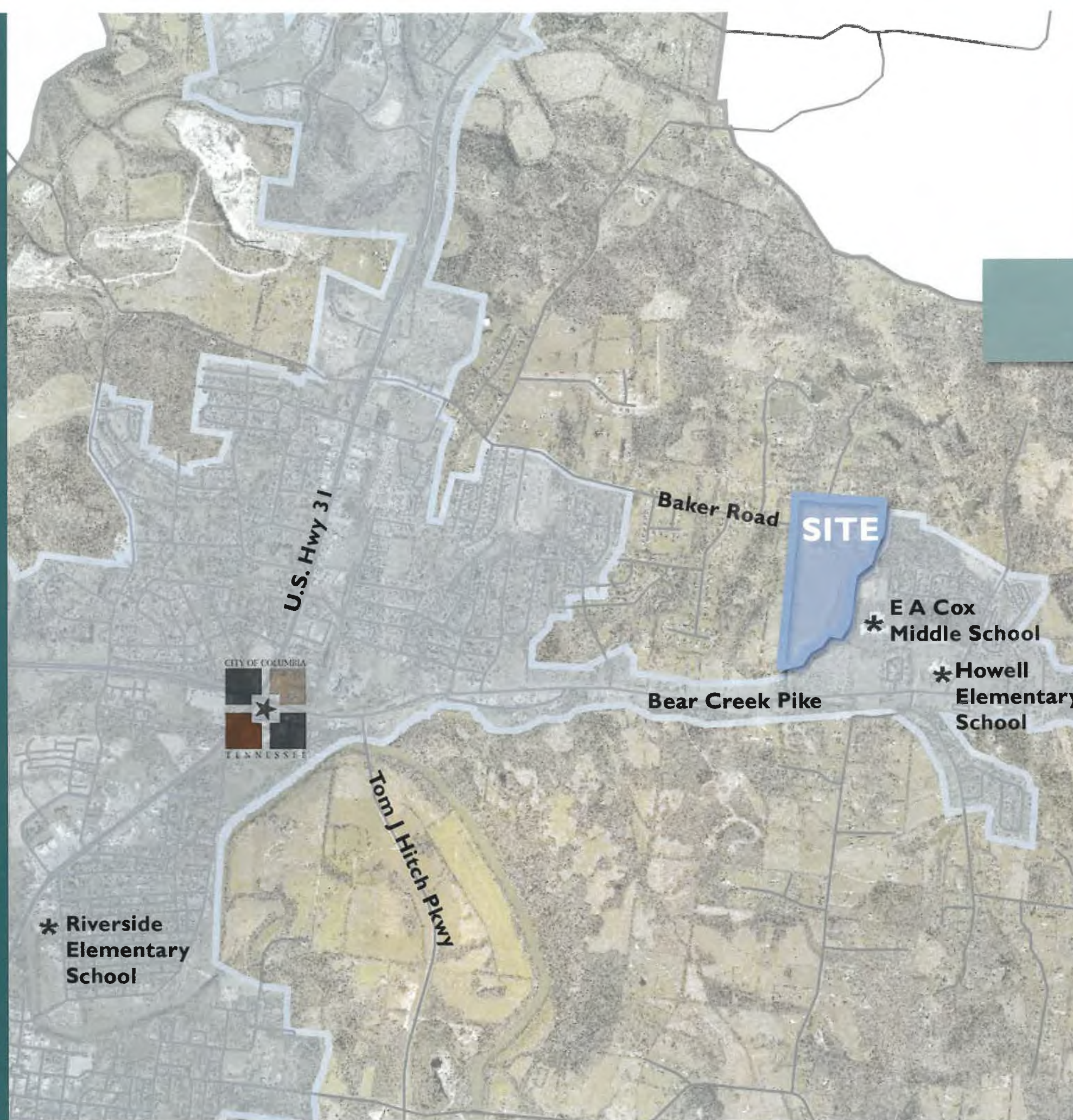
AT HARPETH VALLEY HOMES, we believe in the creation of great communities where families can establish deep roots that last for generations. We accomplish this by carefully creating homes that are focused on the needs of growing families, work from home professionals, and low maintenance living for empty nesters. Only the best most resilient materials and systems are chosen that provide long term value for our families. Our architects expertly apply brick, stone, and fiber cement siding that are complemented with low maintenance details. The greatest complement for our communities is the movement of our families from one home to another within our communities, a community that is home. Our team of leaders, builders, and tradesmen are responsible for more than 3000 homes built in Middle Tennessee.



GREEN TRAILS LLC, is a locally owned development team from Middle Tennessee. Founded in 2010, Green Trails has developed over 15 Residential developments and over 3,000 residential lots. Green Trails focuses on livability, design, and amenities. Green Trails only focuses on Middle Tennessee and works to bring quality housing at an attainable price to the Middle Tennessee market.

TEAM





LOCATION MAP

Site: 98.66 acres

Access via Bear Creek Pike
to the south and
Baker Road to the west



MASTER PLAN

Site: 98.66 acres

Estate Lots: 23

80' Lots (Front): 23

50'-60' Lots (Front): 106

50'-60' Lots (Alley): 12

45' Lots (Alley): 55

Total: 219

Density: 2.22 DU/AC

Net Density: 2.63 DU/AC

98.66 AC (SITE)

- 15.32 AC (ROW)

83.34 AC (NET)

219 Homes/83.34 AC



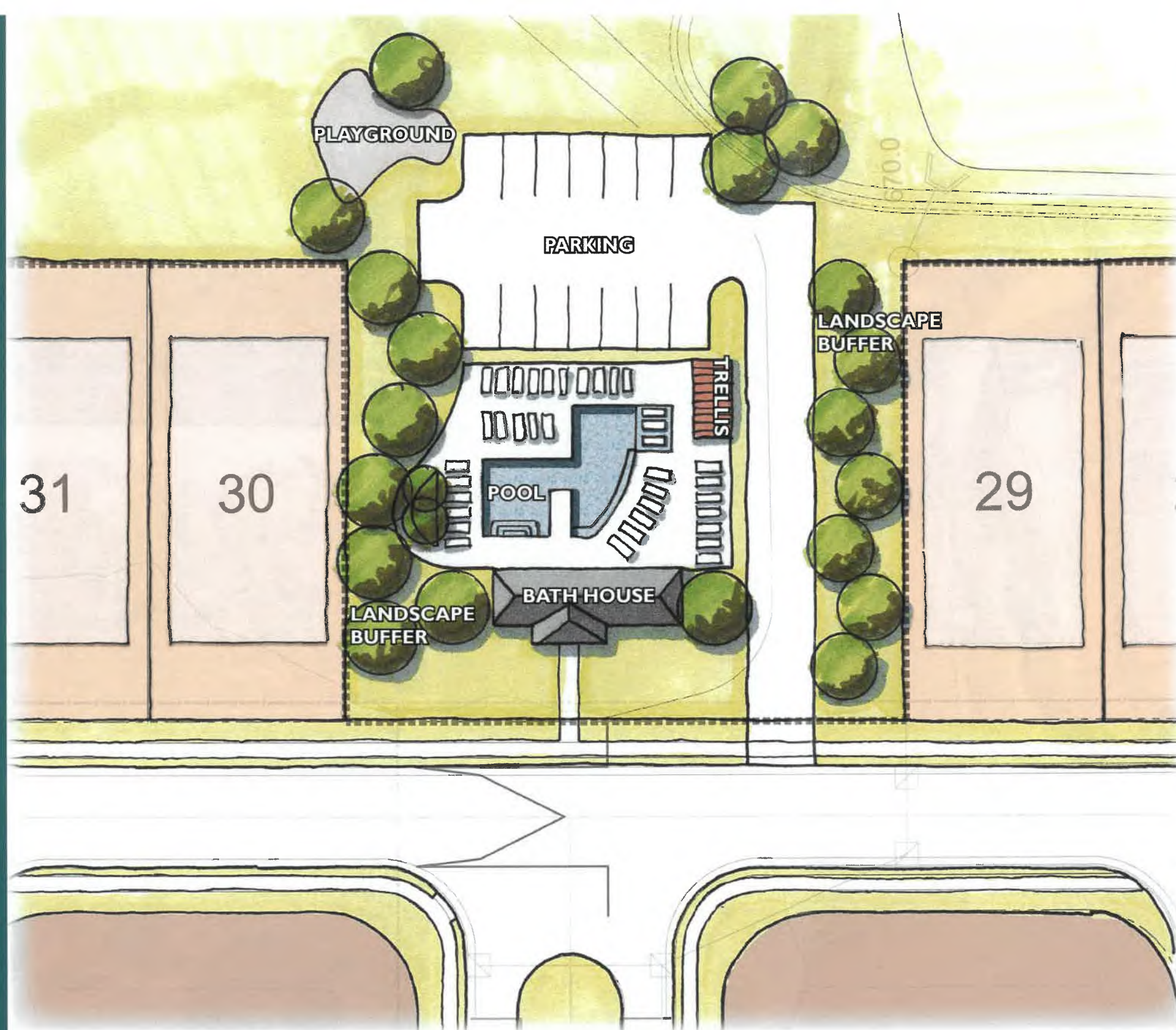
OPEN SPACE

Total OS: 36.7AC (37.2%)

Amenities

- Pool + Clubhouse + Playground
- Walking Trails





Playground character image.

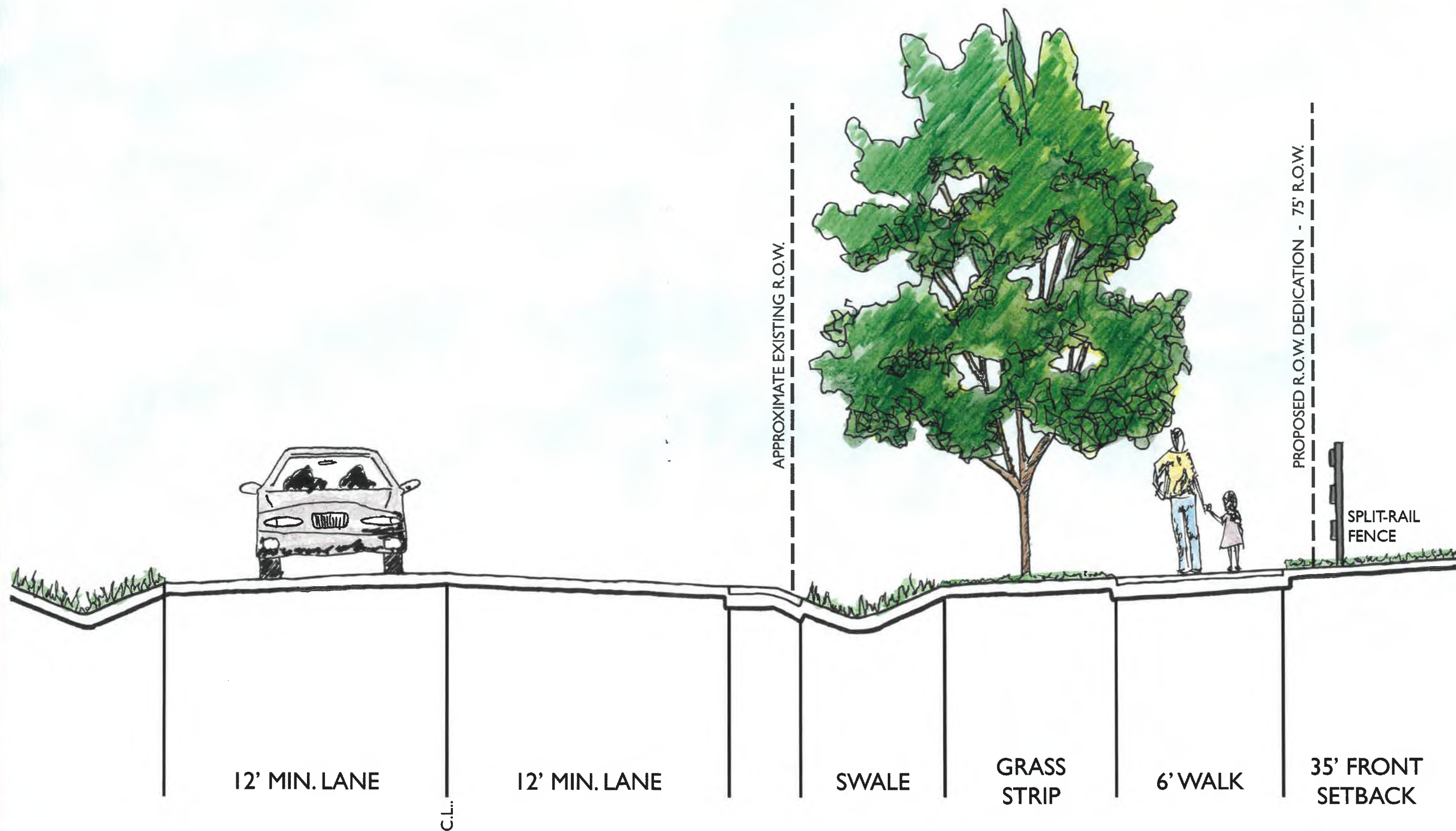


Bath house character image.

Final layout of amenity space and landscape subject to revisions. Used for representation of programming only.

AMENITY SPACE

BAKER ROAD IMPROVEMENTS



BAKER ROAD STREETSCAPE CHARACTER



Don Younger



45'-60' ARCHITECTURE

All exterior facades to be constructed with 100% masonry materials such as brick, stone, or cement fiber board. House plans to be submitted for building permits shall be similar in style to examples herein.



Alley Access



Alley Access



Alley Access



Alley Access



80' ARCHITECTURE

All exterior facades to be constructed with 100% masonry materials such as brick, stone, or cement fiber board. House plans to be submitted for building permits shall be similar in style to examples herein.



Front Access



Front Access



Front Access



ESTATE ARCHITECTURE

All exterior facades to be constructed with 100% masonry materials such as brick, stone, or cement fiber board. House plans to be submitted for building permits shall be similar in style to examples herein.



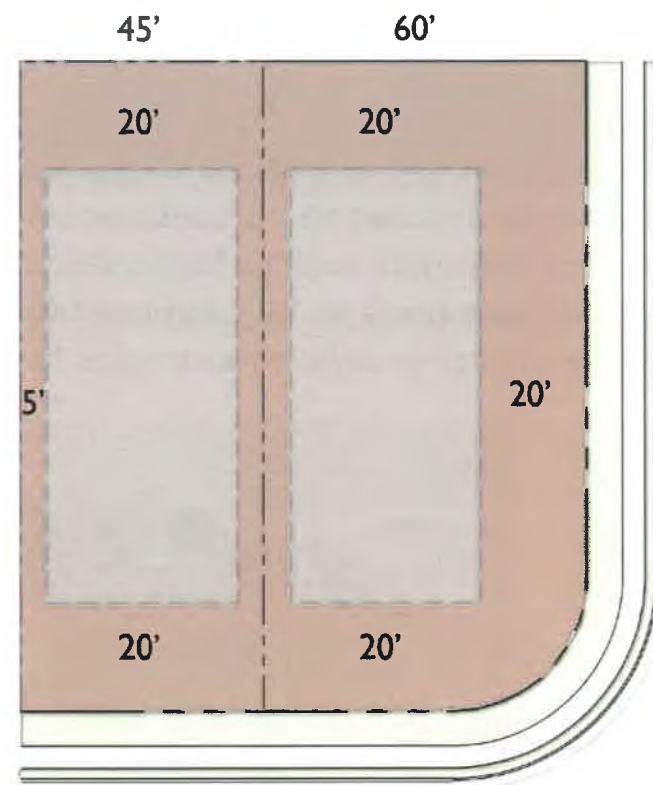
Alley Access



Alley Access



Alley Access

**45' Lots**

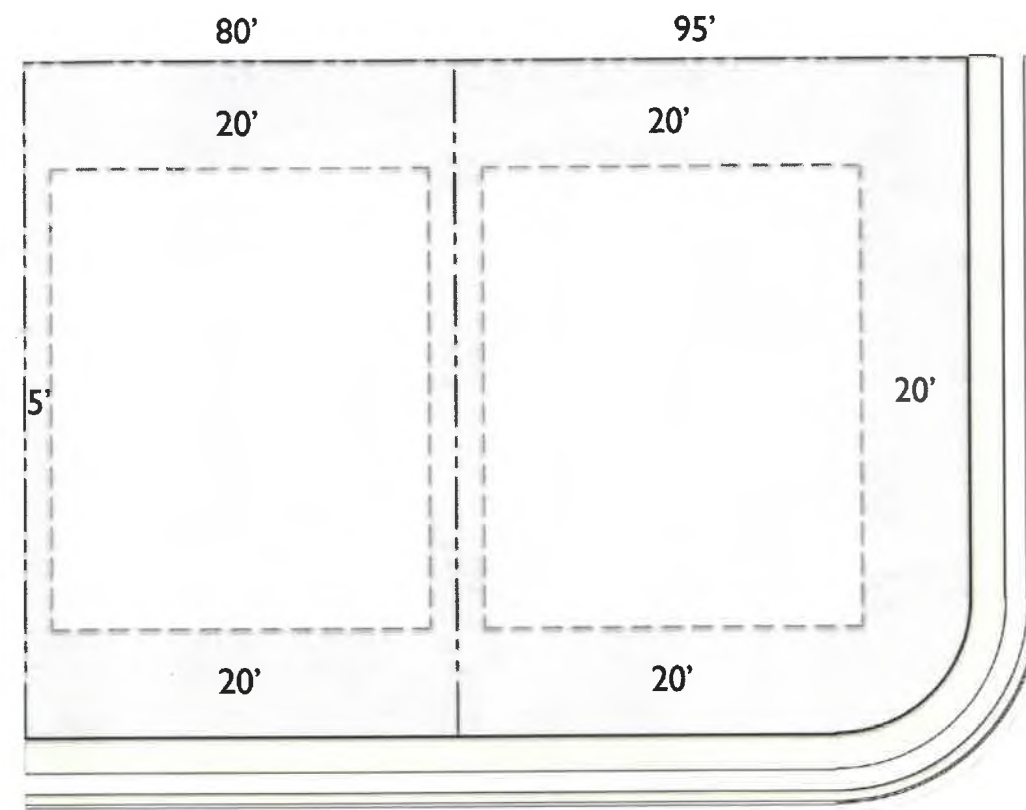
Front Setback: 20'

Side Setback: 5'

Side Street Setback: 20'

Rear Setback: 20'

Min. Lot Depth: 120'

**80' Lots**

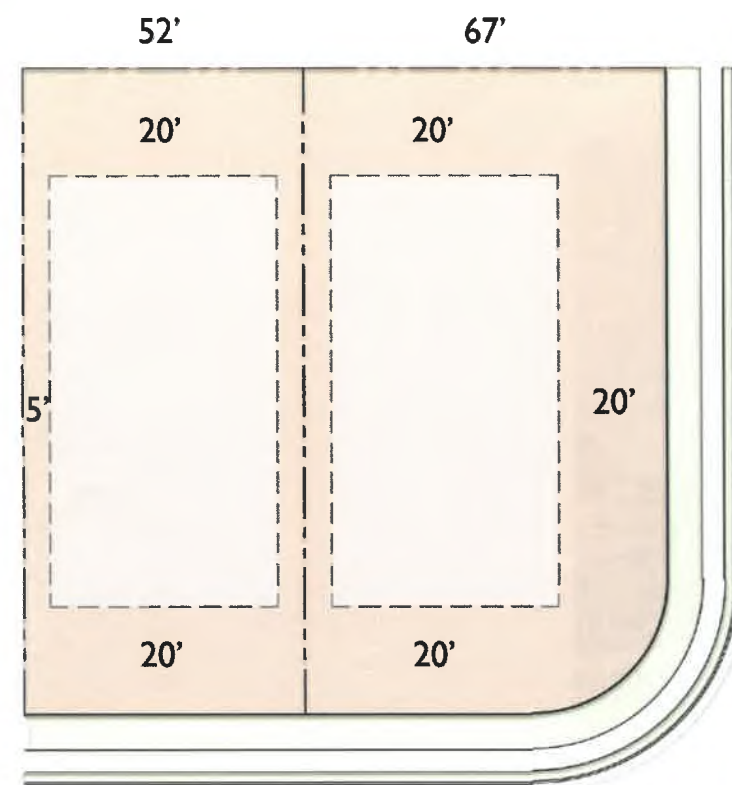
Front Setback: 20'

Side Setback: 5'

Side Street Setback: 20'

Rear Setback: 20'

Min. Lot Depth: 120'

**52' Lots**

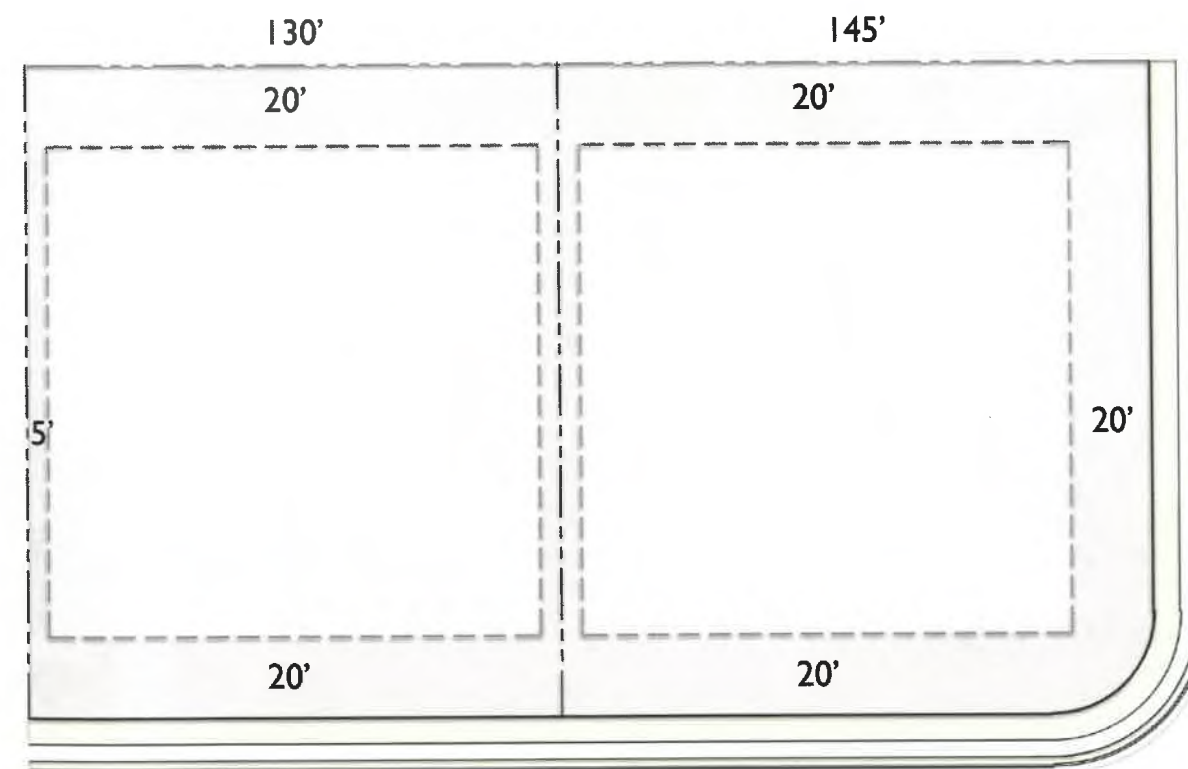
Front Setback: 20'

Side Setback: 5'

Side Street Setback: 20'

Rear Setback: 20'

Min. Lot Depth: 120'

**Estate Lots**

Front Setback: 20'

Side Setback: 5'

Side Street Setback: 20'

Rear Setback: 20'

Min. Lot Depth: 160'



MASTER PLAN

Site: 98.66 acres

Estate Lots: 23

80' Lots (Front): 23

50'-60' Lots (Front): 106

50'-60' Lots (Alley): 12

45' Lots (Alley): 55

Total: 219

Density: 2.22 DU/AC

Net Density: 2.63 DU/AC

98.66 AC (SITE)

- 15.32 AC (ROW)

83.34 AC (NET)

219 Homes/83.34AC

HERITAGE GREEN PUD

PRELIMINARY MASTER DEVELOPMENT PLAN

PUD-R (2.22)
COLUMBIA, MAURY COUNTY, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER / DEVELOPER:

LAND SOLUTIONS CO.
LYNN EALEY, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615-712-7497
lynn@landsolutionsco.net

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXISTING CONDITIONS
C1.2 EXISTING CONDITIONS

C2.0 DEVELOPMENT PLAN
C2.1 DEVELOPMENT PLAN
C2.2 DEVELOPMENT PLAN

C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 GRADING & DRAINAGE PLAN
C3.2 GRADING & DRAINAGE PLAN

C4.0 OVERALL UTILITY PLAN
C4.1 UTILITY PLAN
C4.2 UTILITY PLAN

C5.1 SIGHT DISTANCE PLAN & PROFILE
C5.2 SIGHT DISTANCE PLAN & PROFILE
C5.3 SIGHT DISTANCE PLAN & PROFILE
C5.4 ROAD IMPROVEMENTS PLAN

A1.0 ARCHITECTURE

HERITAGE GREEN PUD

SITE DATA

SUBDIVISION/DEVELOPMENT:	HERITAGE GREEN PUD
TAX MAP & PARCELS:	074 03700
ADDRESS:	626 BAKER ROAD
CITY:	COLUMBIA
COUNTY:	MAURY
STATE:	TENNESSEE

SITE ACREAGE:	98.66 AC.
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY COUNTY)
PROPOSED ZONING:	PUD-R (2.63 NET DUA)



RESUBMITTAL DATE: October 18, 2021
SUBMITTAL DATE: September 20, 2021



SITE DATA CHART

PROJECT NAME: HERITAGE GREEN PUD
 PROJECT NUMBER: ###
 ADDRESS: 528 BAKER ROAD
 COLUMBIA, TN 38401
 PARCEL(S): 0/14 03/00
 ACREAGE OF SITE: 98.86 ACRES
 BASE ZONING: A-2 RURAL RESIDENTIAL (MAURY COUNTY)
 PROPOSED ZONING: PUD-R



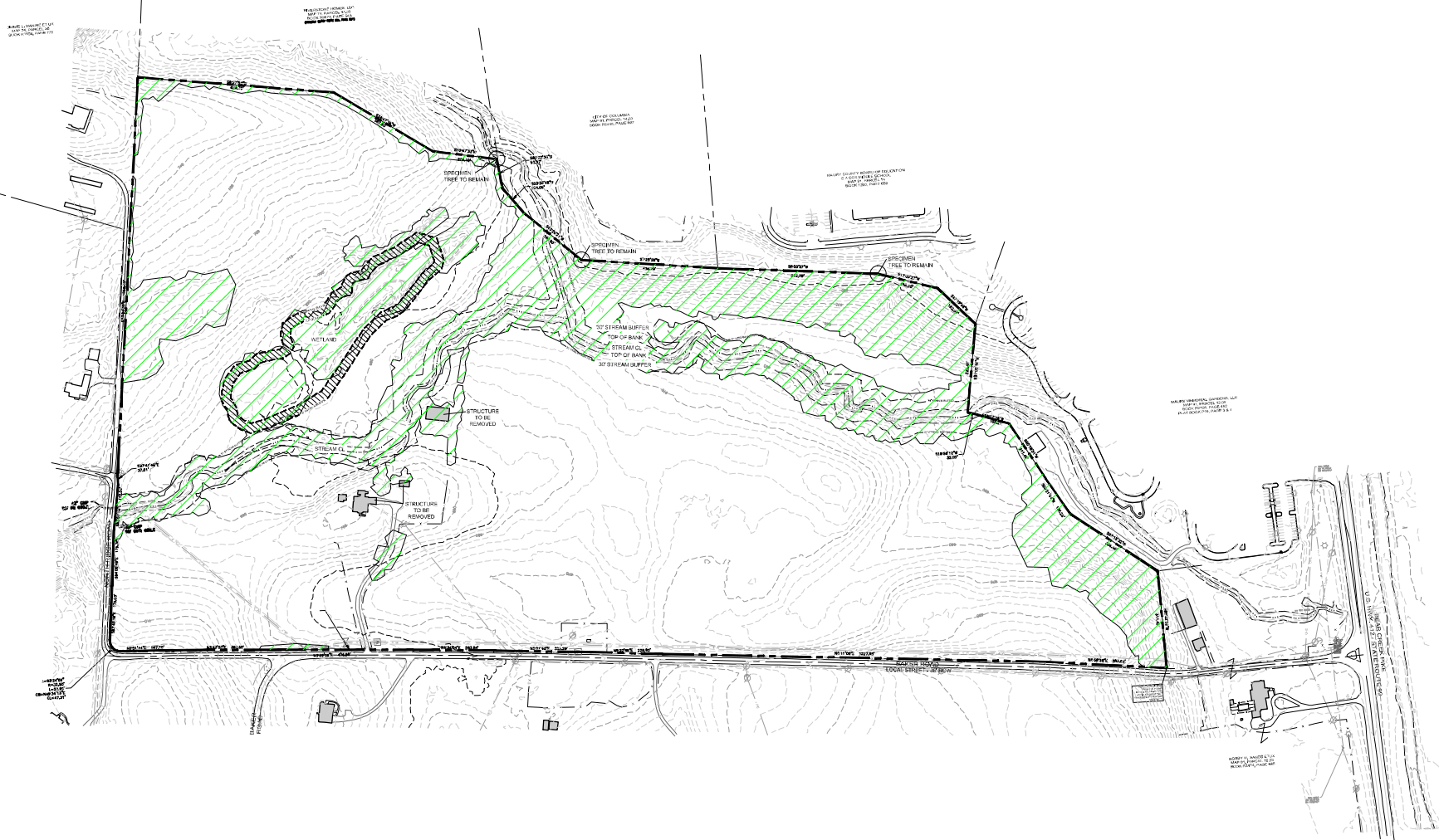
HERITAGE GREEN PUD PRELIMINARY MASTER DEVELOPMENT PLAN Columbia, Maury County, Tennessee



Revision	Date
Δ	
Δ	
Δ	
Δ	

EXISTING
 CONDITIONS

SHEET
C1.0



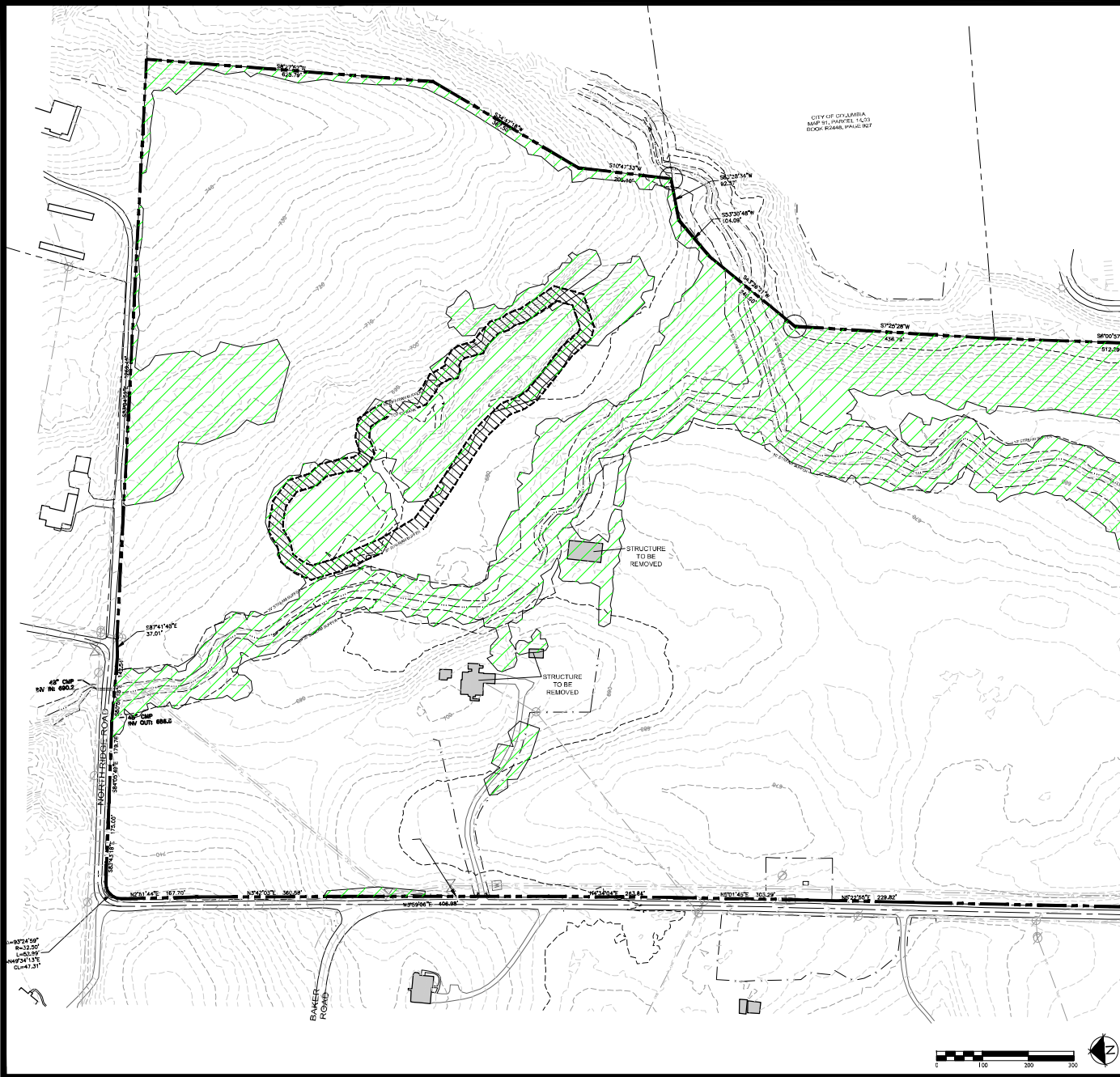
KEY	
---	PROPERTY LINE
---	STREAM CENTERLINE
---	30' STREAM BUFFER
///	EXISTING TREE CANOPY

HERITAGE GREEN PUD
PRELIMINARY MASTER DEVELOPMENT PLAN
Columbia, Maury County, Tennessee

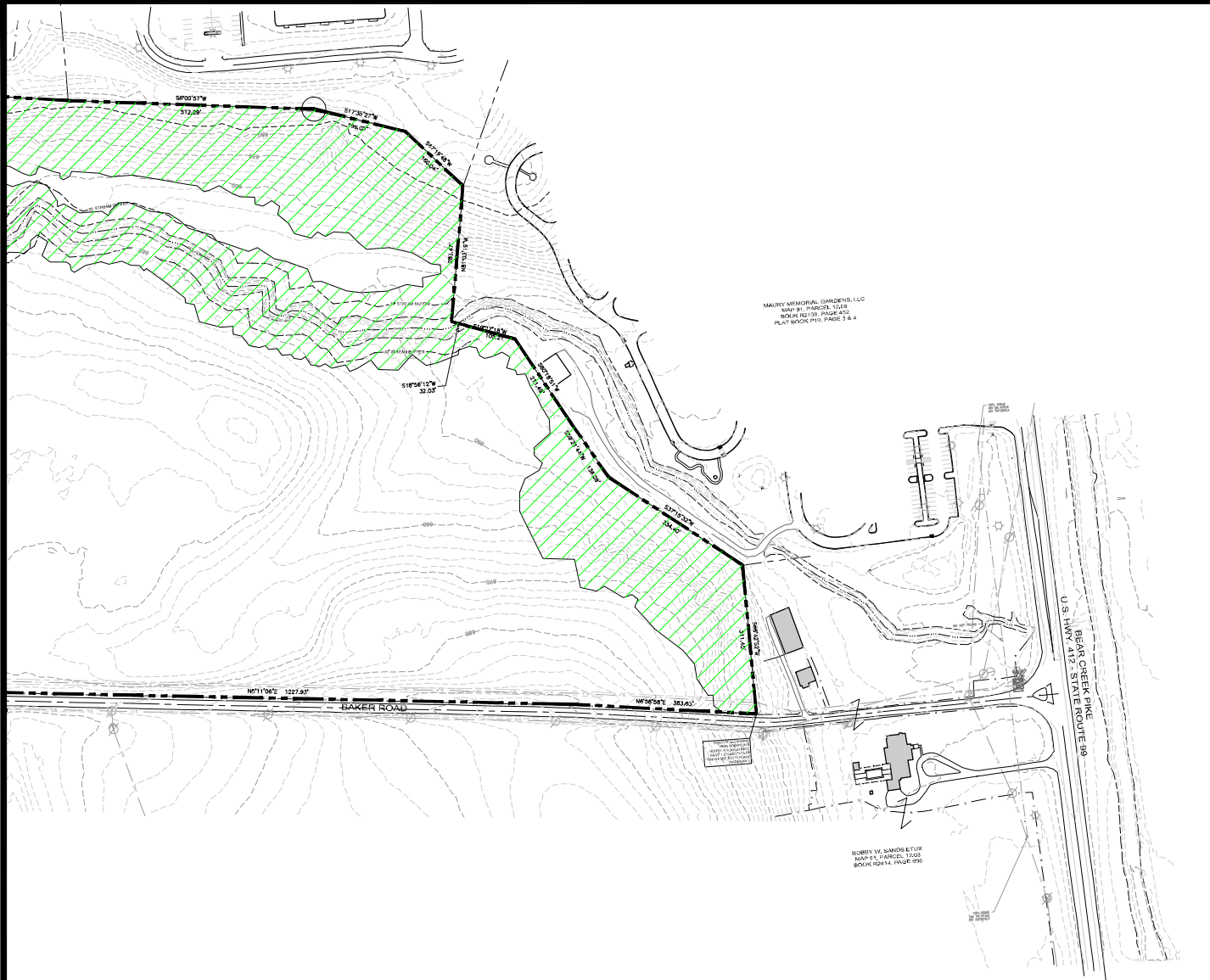


Revision	Date
Δ	_____
Δ	_____
Δ	_____
Δ	_____

EXISTING
CONDITIONS
SHEET
C1.1

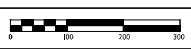


KEY	
	PROPERTY LINE
	STREAM CENTERLINE
	30' STREAM BUFFER
	EXISTING TREE CANOPY



MAURY MEMORIAL GARDENS, LLC
 MAP 81, PARCEL 1218
 BOOK 161/10, PAGE 452
 PLAT BOOK 119, PAGE 3 & 4

SCURRY VS. SUMMERS ETUX
 MAP 81, PARCEL 1203
 BOOK 161/10, PAGE 450



KEY	
	PROPERTY LINE
	STREAM CENTERLINE
	30' STREAM BUFFER
	EXISTING TREE CANOPY



HERITAGE GREEN PUD
 PRELIMINARY MASTER DEVELOPMENT PLAN
 Columbia, Maury County, Tennessee



Revision	Date
Δ	_____
Δ	_____
Δ	_____
Δ	_____

EXISTING
 CONDITIONS
 SHEET
C1.2



Revision	Date
Δ	
Δ	
Δ	
Δ	

DEVELOPMENT PLAN

SHEET
C2.0

SITE DATA:	
MAP/PARCEL ADDRESS:	074 03/00 626 BAKER ROAD COLUMBIA, TN 38401
TOTAL ACRES:	88.66 AC
EXISTING ZONING:	AC RURAL RESIDENTIAL (MAURY COUNTY)
PROPOSED ZONING:	PUD-M (2.22)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
TOTAL UNITS:	219 HOMES
NET CALCULATIONS	
88.66 AC (SITE) - 15.32 AC (ROW) = 83.34 AC (NET AREA)	
219 HOMES / 83.34 AC (NET AREA) = 2.63 NET DENSITY	
LOT DIMENSIONS & SETBACKS	
49' LOTS:	25 (ALLEY)
52' LOTS:	12 (ALLEY)
52' LOTS:	12 (ALLEY)
87' LOTS:	23 (FRONT)
187' LOTS:	23 (ALLEY)
TOTAL LOTS:	219 HOMES
SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5' / 20'
*SEE PATTERN BOOK FOR TYPICAL LOT LAYOUT DIAGRAMS	
OPEN SPACE BREAKDOWN	
TOTAL OPEN SPACE:	36.74 AC (37.2% SITE AREA)
USEABLE OS:	25.88 AC (27% OPEN SPACE)
NATURAL OS:	7.82 AC (STREAM BUFFER) (21% OS)
OTHER OS:	3.04 AC (POND) (8% OS)
* ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY A COMMUNITY HOME OWNERS ASSOCIATION	
YARD REQUIREMENTS	
AREA PER LOT:	750 SF
TOTAL YARDS:	750 SF x 219 HOMES = 164,250 SF
TREE PRESERVATION	
EXISTING CANOPY:	26.23 AC (26.8% SITE AREA)
PRESERVED CANOPY:	20.87 AC (25% SITE) (80% CANOPY)

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW

MAURY COUNTY, TENNESSEE
LOCAL - 35' ROW



THERE SHALL BE NO MOVING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

KEY
— PROPERTY LINE
— STREAM CENTERLINE
— 30' STREAM BUFFER
— OPEN SPACE
— PRESERVED TREE CANOPY

HERITAGE GREEN PUD
PRELIMINARY MASTER DEVELOPMENT PLAN
Columbia, Maury County, Tennessee



Revision Date

△	
△	
△	
△	

DEVELOPMENT PLAN
ENLARGEMENT

SHEET
C2.1





KEY

- PROPERTY LINE
- STREAM CENTERLINE
- 30' STREAM BUFFER
- OPEN SPACE
- PRESERVED TREE CANOPY



GAMBLE
DESIGN
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HERITAGE GREEN PUD
PRELIMINARY MASTER DEVELOPMENT PLAN
Columbia, Maury County, Tennessee



Revision _____
Date _____

DEVELOPMENT PLAN
ENLARGEMENT

SHEET
C2.2

LAND - MAINTENANCE LOT
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

MAINTENANCE LOT
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

CITY OF COLUMBIA
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

MAURY COUNTY BOARD OF EDUCATION
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

MAURY COUNTY BOARD OF EDUCATION
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'

MAURY COUNTY BOARD OF EDUCATION
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'



HERITAGE GREEN
 PLANNED UNIT DEVELOPMENT
 MAP 74, PARCEL 37
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

REVISION/REVISION NOTES
 - PLAN DATE SEPTEMBER 10, 2021



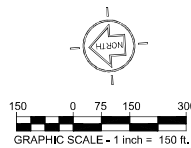
OVERALL
 GRADING AND
 DRAINAGE PLAN

C3.0

1/2" = 100'

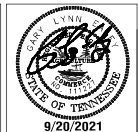


Know what's below.
 Call before you dig.





CITY OF COLUMBIA
 MAP 21, PARCEL 14.00
 BOOK 10448, PAGE 557



HERITAGE GREEN
 PLANNED UNIT DEVELOPMENT
 MAP 74, PARCEL 37
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

REVISION/REVISION NOTES
 - PLAN DATED SEPTEMBER 16, 2021

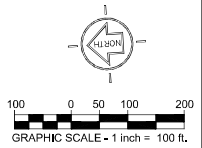
- 1. NEW
- 2. REV
- 3. REV
- 4. REV

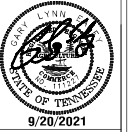
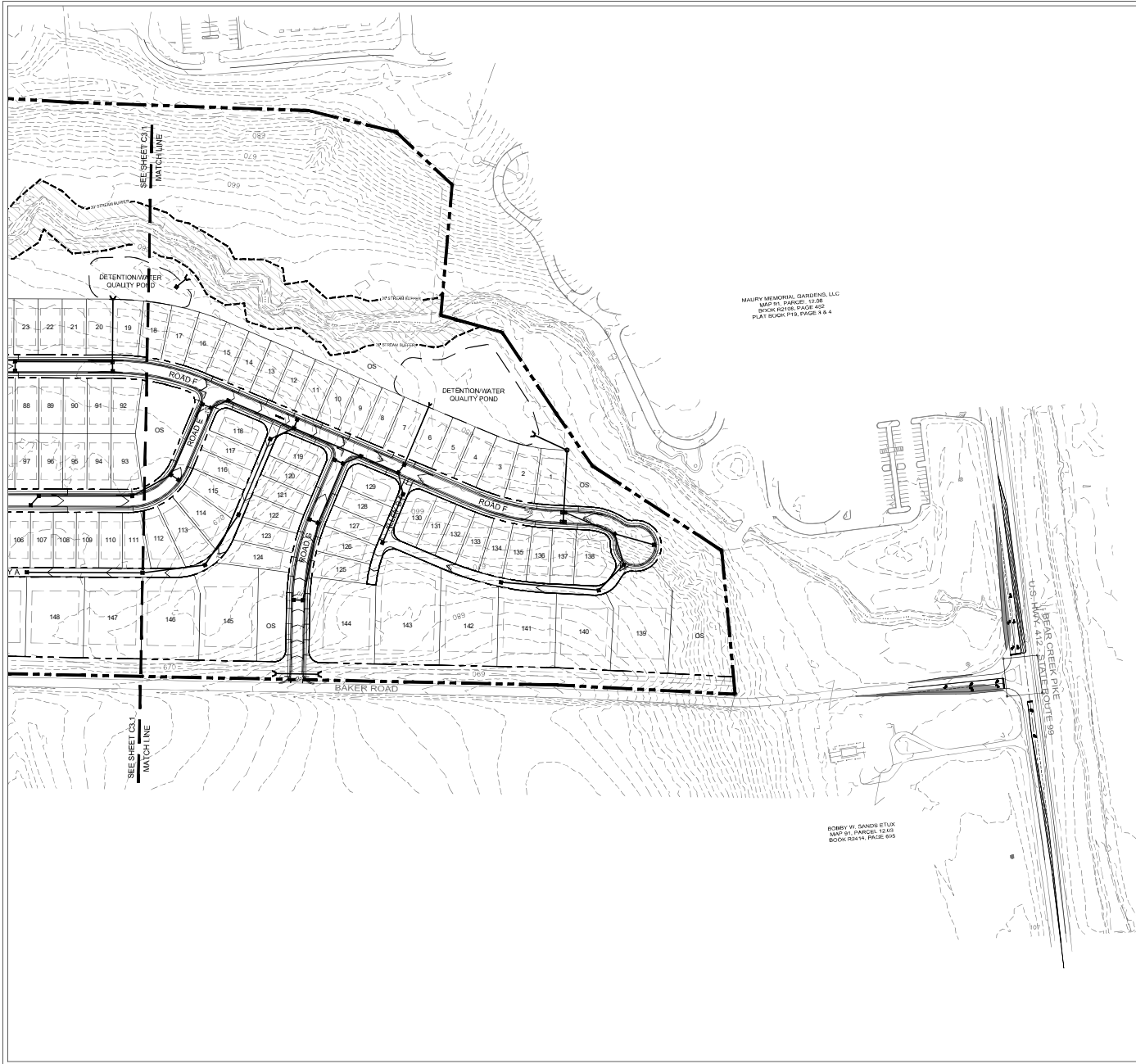
GRADING AND
 DRAINAGE PLAN

C3.1

L&C 2001

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





HERITAGE GREEN
PLANNED UNIT DEVELOPMENT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

REVISION/REVISION NOTES
- PLAN DATE SEPTEMBER 16, 2021



GRADING AND
DRAINAGE PLAN

C3.2

LBS 2001



JAMES L. MAURER ET AL.
MAJOR PLANNING
BOOK 626 PAGE 37

HERITAGE GREEN, LLC
MAJOR PLANNING
BOOK 626 PAGE 37

STATE OF TENNESSEE
MAJOR PLANNING
BOOK 626 PAGE 37

MAJOR PLANNING
BOOK 626 PAGE 37

PROPERTY BOUNDARY

OFFSITE SEWER EXTENSION

MAJOR PLANNING
BOOK 626 PAGE 37

100' EASEMENT
100' EASEMENT
100' EASEMENT



Know what's below.
Call before you dig.



0 75 150 300
GRAPHIC SCALE - 1 inch = 150 ft.



HERITAGE GREEN
PLANNED UNIT DEVELOPMENT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

IRRELEVANCE/REVISION NOTES
- PLAN DATED SEPTEMBER 10, 2021



OVERALL
UTILITY PLAN
C4.0
LBS 2001



HERITAGE GREEN
PLANNED UNIT DEVELOPMENT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

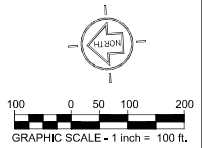
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- PLAN DATED SEPTEMBER 16, 2021

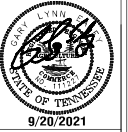
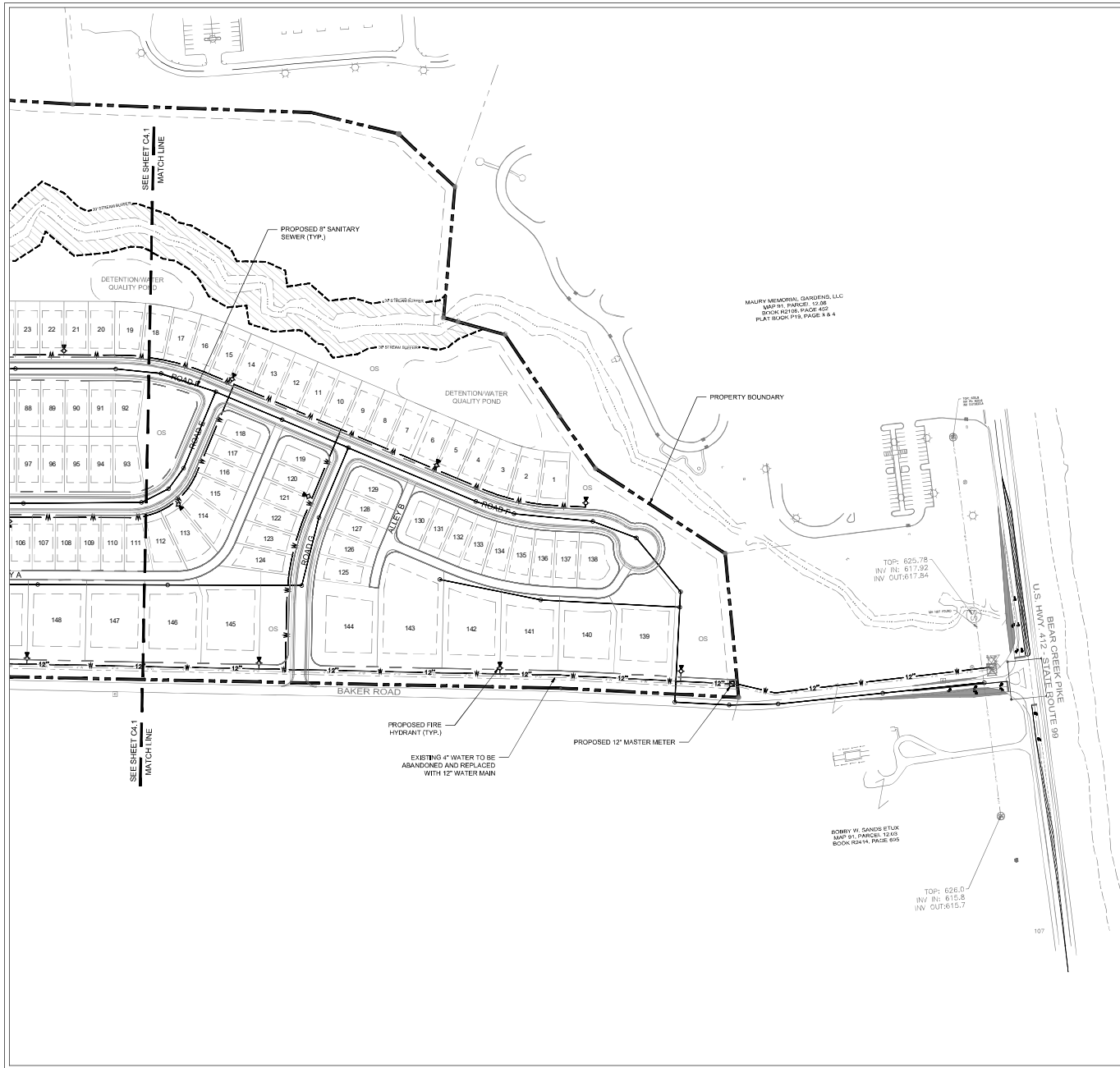


UTILITY PLAN

C4.1

LBS 2001





HERITAGE GREEN
 PLANNED UNIT DEVELOPMENT
 MAP 74, PARCEL 37
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

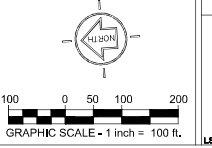
REVISION/REVISION NOTES
 - PLAN DATE SEPTEMBER 16, 2021

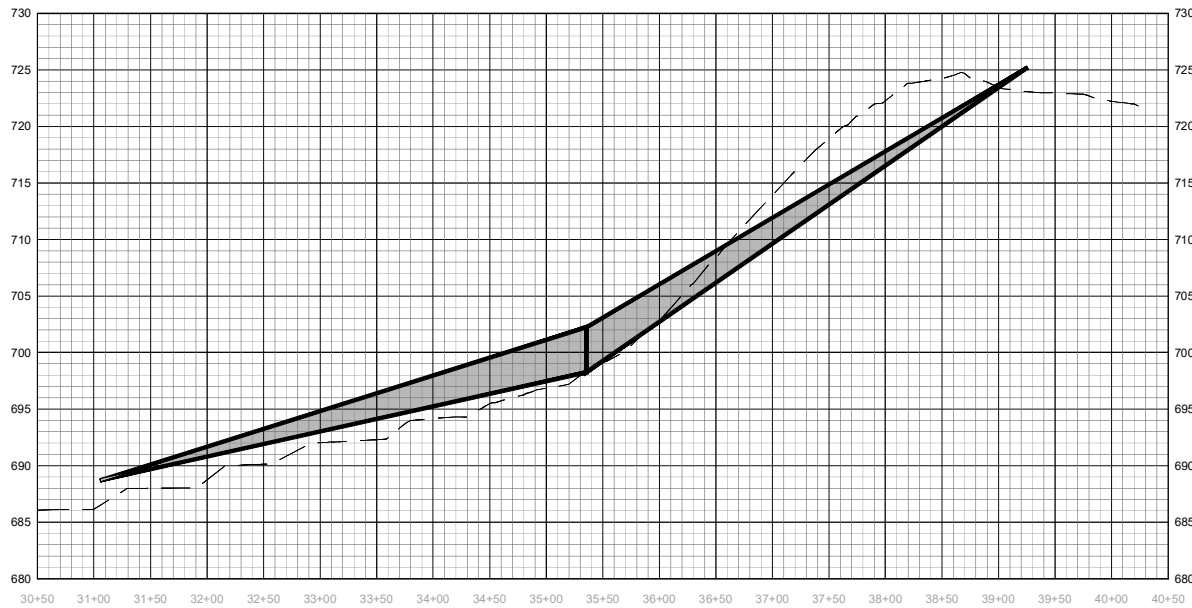
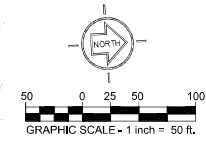
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- 2. NEW
- 3. NEW
- 4. NEW

UTILITY PLAN

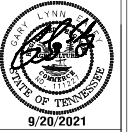
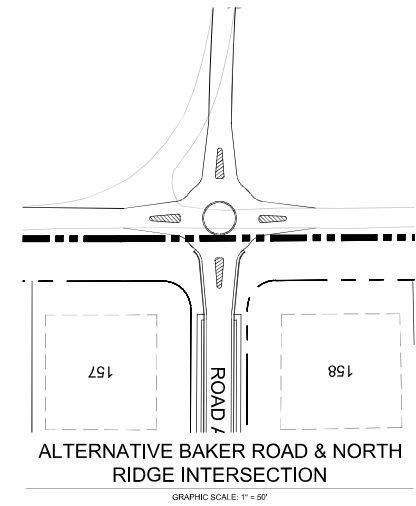
C4.2

L&S 2001





NORTHERN SITE ENTRANCE



HERITAGE GREEN
 PLANNED UNIT DEVELOPMENT
 MAP 74, PARCEL 37
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

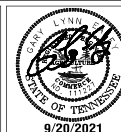
REVISION/REVISION NOTES:
 - PLAN DATE: SEPTEMBER 20, 2021



SIGHT
 DISTANCE PLAN
 & PROFILE

C5.1

L&C 2001

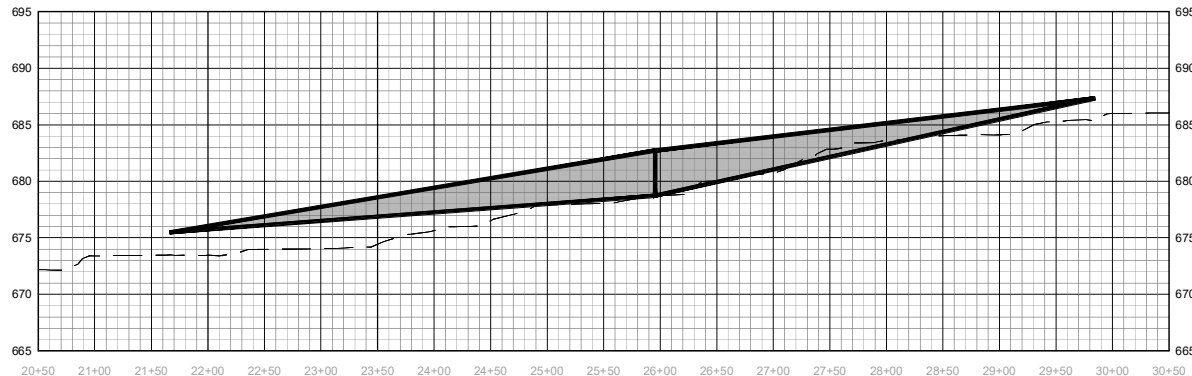
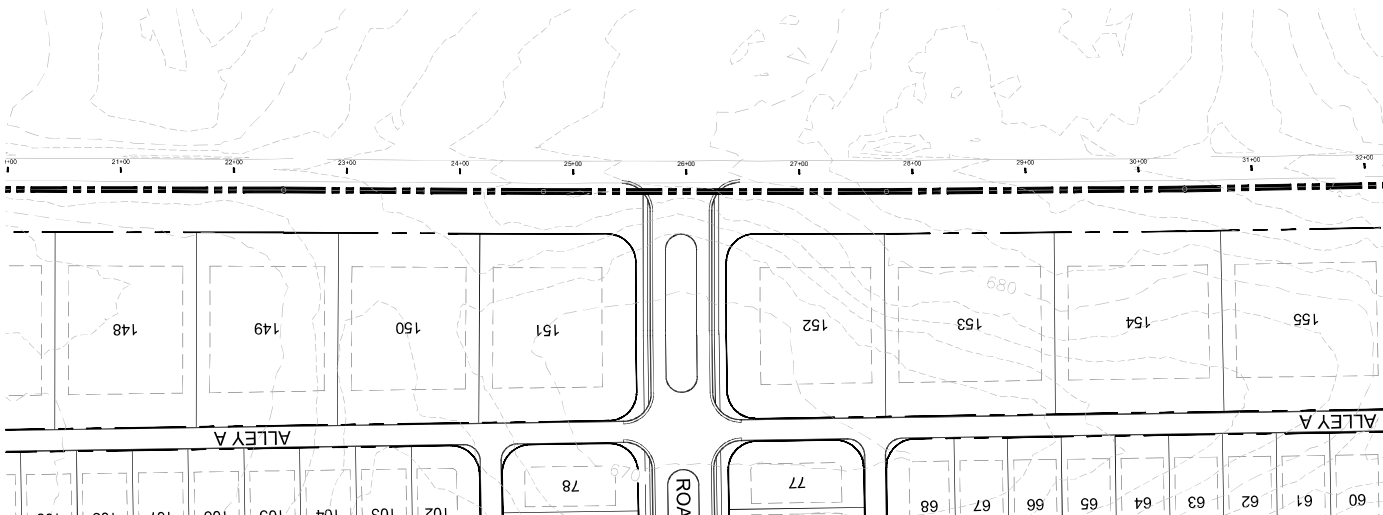
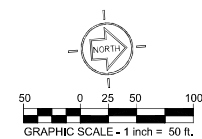


HERITAGE GREEN
PLANNED UNIT DEVELOPMENT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

IRRIANCE/REVISION NOTES:
- PLAN DATE: SEPTEMBER 20, 2021

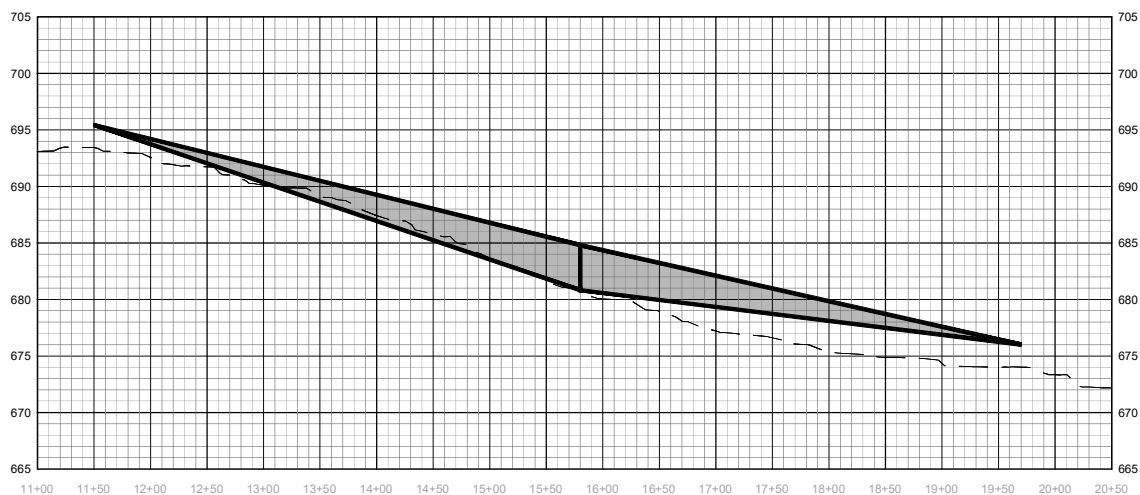
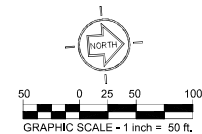
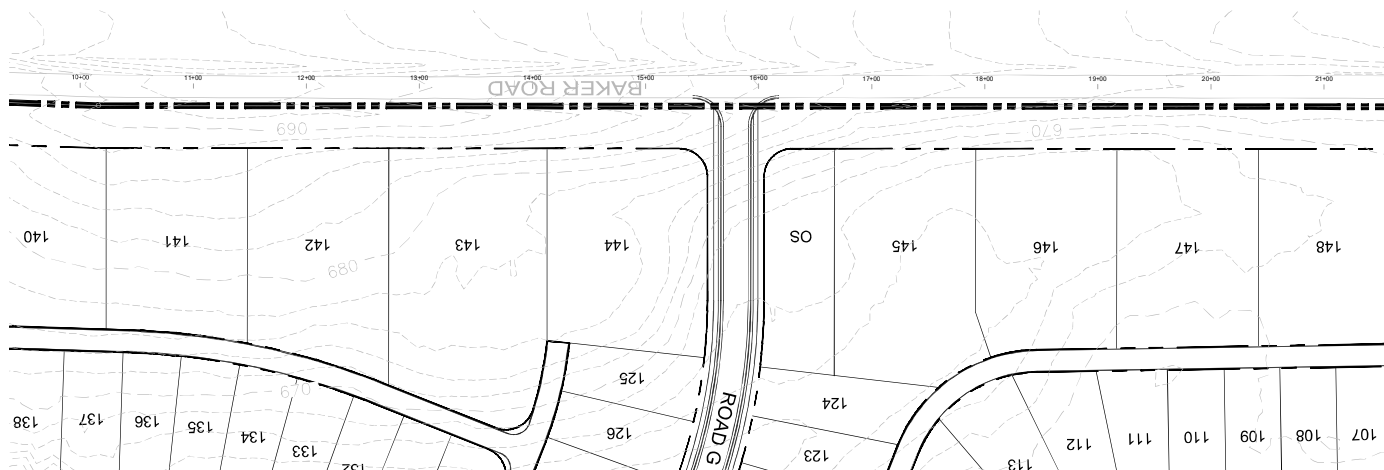
1A	REV
1B	REV
1C	REV
1D	REV

SIGHT
DISTANCE PLAN
& PROFILE
C5.2
L&C 2001

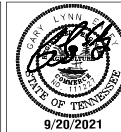


MIDDLE SITE ENTRANCE





SOUTHERN SITE ENTRANCE



ISLAND solutions
2625 Berry Hill Drive, Nashville, TN 37204

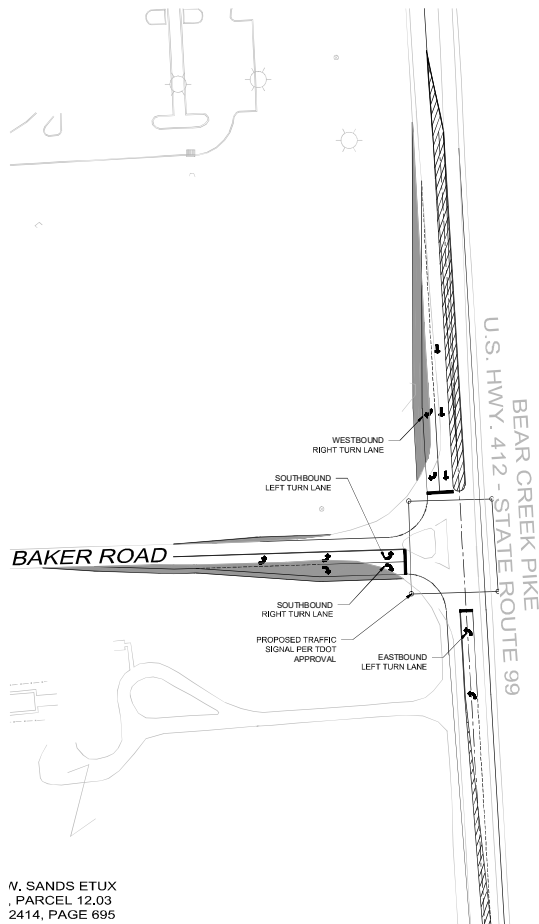
HERITAGE GREEN
PLANNED UNIT DEVELOPMENT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

REVISION/REVISION NOTES:
- PLAN DATE SEPTEMBER 16, 2021

1/2" = 1'0"

SIGHT
DISTANCE PLAN
& PROFILE
C5.3

L&C 2001



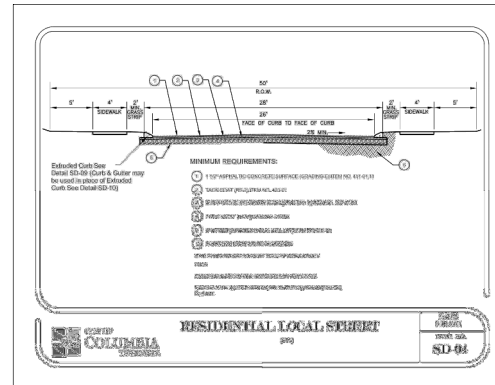
**BAKER ROAD & BEAR CREEK PIKE
INTERSECTION IMPROVEMENTS**
GRAPHIC SCALE: 1" = 50'



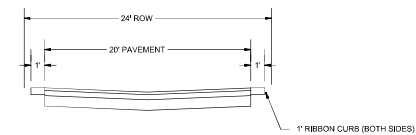
**BAKER ROAD & N. RIDGE ROAD
INTERSECTION IMPROVEMENTS**
GRAPHIC SCALE: 1" = 50'



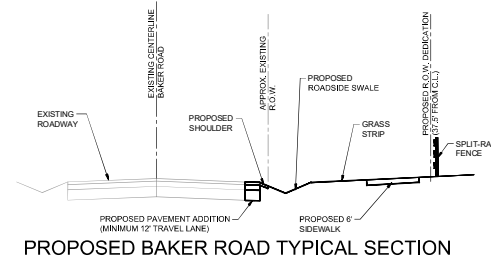
**BAKER ROAD & NASHVILLE HIGHWAY
INTERSECTION IMPROVEMENTS**
GRAPHIC SCALE: 1" = 50'



50' ROW TYPICAL SECTION (ONSITE)



24' ROW ALLEY SECTION



PROPOSED BAKER ROAD TYPICAL SECTION



Know what's below.
Call before you dig.



9/20/2021

ISLAND solutions
2425 Berry Hill Drive, Nashville, TN 37204

**HERITAGE GREEN
PLANNED UNIT DEVELOPMENT**

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

IRRIANCE/REVISION NOTES
- PLAN DATE SEPTEMBER 20, 2021

1/2
1/4
1/8
1/16

**ROADWAY
SECTION &
IMPROVEMENTS
PLAN**

C5.4

LBC 2001



1
A1.0
ARCHITECTURAL STYLE - 45' - 60' LOTS
ELEVATION EXAMPLE



2
A1.0
ARCHITECTURAL STYLE - 80' LOTS
ELEVATION EXAMPLE

- NOTES:
1. SEE PATTERN BOOK FOR TYPICAL LOT DIAGRAM.
 2. ALL HOMES TO BE CONSTRUCTED WITH 100% MASONRY MATERIALS (I.E. BRICK, STONE, CONCRETE FIBER BOARD)
 3. IMAGES INTENDED TO CONVEY ARCHITECTURAL STYLE.

Case Number:

21-0206

Request:

Request from Catalyst Design Group for Preliminary and Final Plat approvals of Village at Carter's Creek off Nashville Highway being Tax Map 51 Parcel 22.00.



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

21-0206

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Catalyst Design Group/ OP II Nash

PROPERTY ADDRESS/LOCATION

**2425 Nashville Hwy/ Villages at Carters
Creek / Tax Map 51 Parcel 022.00**

**SUMMARY OF REQUEST: Final PUD Master Plan (Village of
Carters Creed)**

This request is for final approved for the Village of Carters Creek PUD master plan from the construction of 264 multi-family units with additional commercial phases fronting Nashville Hwy. These units are divided among (11) three story buildings with a façade material including fiber cement board/ board and batten & wood accent awnings. Connectivity to this development will be via Napa Valley way aligning with Greens Mills Road at Nashville highway and connecting with the Villages at Carters Station Townhome section directly to the west of the subject site.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CRS (Planned Unit Development)	Vacant Land	CRS PUD/ Townhomes/ Cemetery	Apartments (11 buildings/ 264 units)	11.8 acres (Multi-Family/ 3.76 acres (Commercial Outparcels)

COMPATIBILITY with the COMPREHENSIVE
PLAN:

N/A

PROPERTY HISTORY:

N/A



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

COMPATIBILITY with the ZONING ORDINANCE:

See Technical Comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Friday, October 29, 2021

ITEM NO.

21-0206

DESCRIPTION: Request from Catalyst Design Group for final approval of Village of Carters Creek project located at 2425 Nashville Highway.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Note 5 references Spring Hill
2. Many of the plat certificates are for Maury County. Use City of Columbia subdivision regulations for approved plat certs.
3. Certificate of streets, drainage, and utilities is not needed.
4. Ensure final intersection alignment is properly depicted.
5. Public Access Easement (Napa Valley Way) shall be 50' in width.
6. Provide easement encompassing all signal equipment.

Building

7. No comments.

Police

8. No comments provided.

Public Works

9. Private sanitation services are an option for apartments, or our department can service them via dumpster service. For 11 apartment buildings with 264 units. We recommend six (6) 8-yard dumpsters serviced 3 to 4 days a week. Please see attached dumpster guidelines and accessibility requirements.

Maury County E911

10. No comments provided.

Maury County Schools

11. No comments provided.

Duck River Electric Membership Corp

12. No comments provided.

Atmos Energy

13. Contact Tim Brown for gas needs 931.384.0097.

Fire

14. Shall provide required fire flow. Shall work with CPWS.
15. Shall provide fire sprinklers and fire alarms.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new multi-family apartment development subject to all Columbia Power System policies and procedures in affect 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.

Planning

17. Access widths will need to match the Master Plan on both the north and south egress/ingress points.
18. Most notes refer to Maury County and not Columbia

Wastewater

19. Sanitary sewer service is currently unavailable to this proposed development. It is possible that gravity sanitary sewer service to serve this parcel may be made available. Obtaining the easements required to connect to the existing sewer infrastructure is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property

TECHNICAL

21-0206

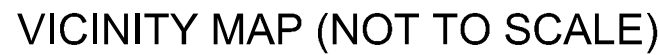
Page 2 of 3

owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

ATTACHMENTS: Final Plat

Case #21-0206
Nashville Hwy.
Village at Carter's Creek





Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2761, page 1144, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date	Owner
	Title (if action for partnership or corporation)

Certificate of Compliance

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

City Engineer _____ Date _____
 Columbia, Tennessee

Certificate of Approval for Sewer System

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

 Director of Wastewater Department
 Columbia, Tennessee

 Date

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

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 of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Village's at Carter's Creek 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
------	--

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOODING AS PER FEMA FLOOD MAP 47199C0180E WITH AN EFFECTIVE DATE ON 04/16/2007.
2. PROPERTY CURRENTLY ZONED: CRS-PUD
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA PLANNING COMMISSION.
6. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
7. THE ENTIRETY OF THE EASTERLY PROPERTY BOUNDARY IS CONTIGUOUS WITH THE BOUNDARY OF NASHVILLE HIGHWAY WITHOUT GAPS, GORES, OR OVERLAPS.
8. THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT BEARING ORDER NO. 216163, WITH AN EFFECTIVE DATE OF AUGUST 5, 2021, PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY.
9. NO ABOVE GROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO THE ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY EXCEPT THE POND LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.
11. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
12. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME OF SURVEY.
13. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO NASHVILLE HIGHWAY (A.K.A. HIGHWAY 31), A PUBLIC DEDICATED RIGHT-OF-WAY.
14. THE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY OHM ADVISORS, DATED 9/7/2021, CATALYST DESIGN GROUP AND ANY OTHER OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

EXISTING
LEGEND

- **IRON PIN (GROUNDED)**
- **CONCRETE MONUMENT (FOUNDED)**
- **IRON PIN (SET)**
- **RED PEARL LAMP (GROUNDED) WITH YELLOW GLOW (P.E.T. OR GLOW-ON-ROOF)**
- **WATER VALVE**
- **POWER-UTILITY POLE**
- **WATER METER**
- **LIGHT POLE/HYDRAULIC**
- **CLEAN OUT**
- **STORM DRAIN/LET**
- **STORM MANHOLE**
- **STORMY MANHOLE**
- **PILE HYDRANT**
- **GUY WIRE ANCHOR**
- **WATER DRAIN**
- **IRRIGATION CONTROL VALVE**
- **SEWER**
- **ELECTRICAL BOX**
- **GAS METER**
- **GAS VALVE**
- **ELECTRIC METER**
- **SUBJECT PROPERTY LINE**
- _____ **ADJOINING PROPERTY LINE**
- _____ **EXEMPT**
- _____ **FRANCE**
- _____ **SANITARY SEWER LINE**
- _____ **OVERHEAD LINE**
- _____ **UNDERGROUND GAS LINE**
- _____ **STORM SEWER LINE**
- _____ **WATER LINE**
- _____ **WALL BUILDING SETBACK**

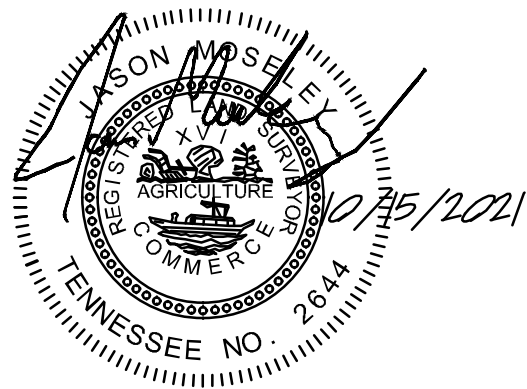
PROPOSED LEGEND

- | | |
|---|---------------------------|
|  | STORM PIPE & CATCH BASIN |
|  | STORM PIPE & CURB INLET |
|  | STORM PIPE & MANHOLE |
|  | STORM PIPE & HEADWALL |
|  | SEWER PIPE & MANHOLE |
|  | SEWER FORCE MAIN |
|  | WATERLINE |
|  | SEWER PUMP STATION |
|  | PUBLIC UTILITY EASEMENT |
|  | PRIVATE DRAINAGE EASEMENT |

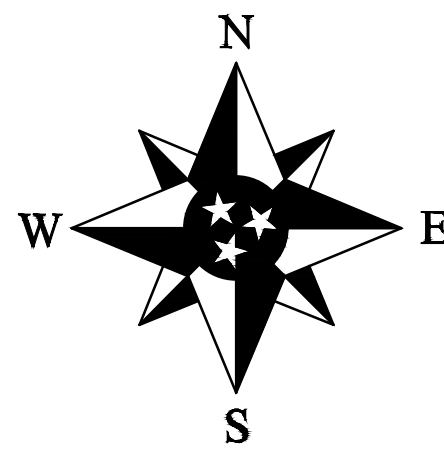
SURVEYORS CERTIFICATE

I hereby certify that this is a Category I survey and that the Ratio of Precision of the unadjusted survey is greater than 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Jason Moseley, TN RLS # 2644
OHM Advisors
209 10th Avenue South,
Suite 154
Nashville, TN 37203
(615)-649-5264



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	528.69'	10169.49	2.98	N38° 37' 35"E	528.63'
C12	24.16'	57.50	24.07	N73° 03' 05"W	23.98'
C13	70.85'	194.00	20.92	S51° 26' 07"E	70.45'
C14	12.32'	52.44	13.46	S45° 18' 56"E	12.29'



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88
GNSS REFERENCE STATION : TN37

GRAPHIC SCALE 1"= 100'



A MAJOR PLAT OF VILLAGES AT CARTER'S CREEK

COLUMBIA,
MAURY COUNTY,
TENNESSEE

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CONSENT OF OHM.

REVISION TABLE		
1.	10/15/2021	REVISIONS FROM TECHNICAL AND DIVISION COMMENTS

SURVEY ORDERED BY: CERCO DEVELOPMENT, INC.
500 WEST 5TH ST, SUITE 700
AUSTIN, TX 78701

PROPERTY ADDRESS: 2425 NASHVILLE HWY
COLUMBIA, TENNESSEE 37174

PROPERTY OWNER: OP II NASH 2425 NASHVILLE HWY LAND LP
500 W 5TH ST #700
AUSTIN, TEXAS 78701

DEED REFERENCE: BOOK R2761, PAGE 1144, R.O.M.C.T.

PLAT REFERENCE: N/A
TAX MAP: 51 GROUP: PARCEL: 22
COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 1231-21-0020

DRAWN BY: ES	DATE: 9/17/2021
--------------	-----------------

FIELD WORK: ES/SS/TB/MH	DATE: 6/25/2021
"P:\1000_1998\1231210020_Villages_At_Carter_Creek_Platt_Survey\VILLAGES CARTER CREEK FINAL PLAT.dwg"	

SHEET 1 OF 1

Case Number:

21-0207

Request:

Request from Martin Engineering for Final Plat approval of Summerdale Subdivision Phase 5 with surety in the amount of \$55,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0207

APPLICANT/PROPERTY OWNER

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

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Summerdale Phase 5 / Tax Map 114
Parcel 19.00**

SUMMARY OF REQUEST: Final Plat (Summerdale Phase 5)

This request is for a **Final Plat** of 11 single-family residential lots zoned RM-1 PUD (*Multi-Family Planned Unit Development*). Lot sizes within the final plat range from 5,040 SF to 12,533 SF. Access to proposed lots will come off of Precast drive via Geneva Lane.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM1- Residential PUD	Single-Family Residential	RM-1 PUD (Single-Family Residential)	Single-Family Residential Homes	2.15 Acres +/- (Final Plat Phase 5)

COMPATIBILITY with the COMPREHENSIVE PLAN:

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

PROPERTY HISTORY:

February 2021, Preliminary Plat for Summerdale Phase 5 & 7, approved.

February 2019, Master Plan for Summerdale, approved.

COMPATIBILITY with the ZONING ORDINANCE:

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

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

**RESPONSE TO
STANDARDS**



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

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, October 12, 2021

ITEM NO.

21-0207

DESCRIPTION: Request from Martin Engineering for final plat approval of Summerdale Phase 5 consisting of 11 lots off Geneva Lane

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Binder, curbing, and LOC in the amount of \$55,000 due by 10/18
2. Provide book and page for stormwater agreement.

Atmos Energy

3. Contact Tim Brown for gas needs 931.384.0097.

Building

4. No comments.

Maury County Schools

5. No comments provided.

Duck River Electric Membership Corp

6. No comments provided.

Fire

7. Shall provide fire flow. Shall work with CPWS.
8. Shall provide fire apparatus turn-around for any dead-ends exceeding 150'.

Planning

9. no comments

Columbia Power

10. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new multi-family apartment development subject to all Columbia Power System policies and procedures in affect 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

11. Wastewater approves this request.

Police

12. No comments provided.

Public Works

13. No comments.

Columbia Water

14. No comments provided.

Maury County E911

15. No comments provided.

ATTACHMENTS: Final Plat



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 11 RESIDENTIAL LOTS.

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 2.15 acres ±.
- New Right-Of-Way dedication: 0.35 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 4719C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.

Utility Notes

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

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

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

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

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

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

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

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

Certificate of Ownership and Dedication

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

Date _____, 2021
Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
Date 9/13, 2021 Bobby G. Moore 1039
Registered Land Surveyor
BOBBY G. MOORE, RLS
TENNESSEE RLS NO. 1039

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 5" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____, 2021
Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 5 have been installed in accordance with City specifications, or a performance bond in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____, 2021
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

Secretary, Planning Commission
Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

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

Certificate of Approval for Sewer System

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

Date _____, 2021
Superintendent, Columbia Wastewater System

Certificate of Compliance

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

City Engineer
Columbia, Tennessee

Owner:

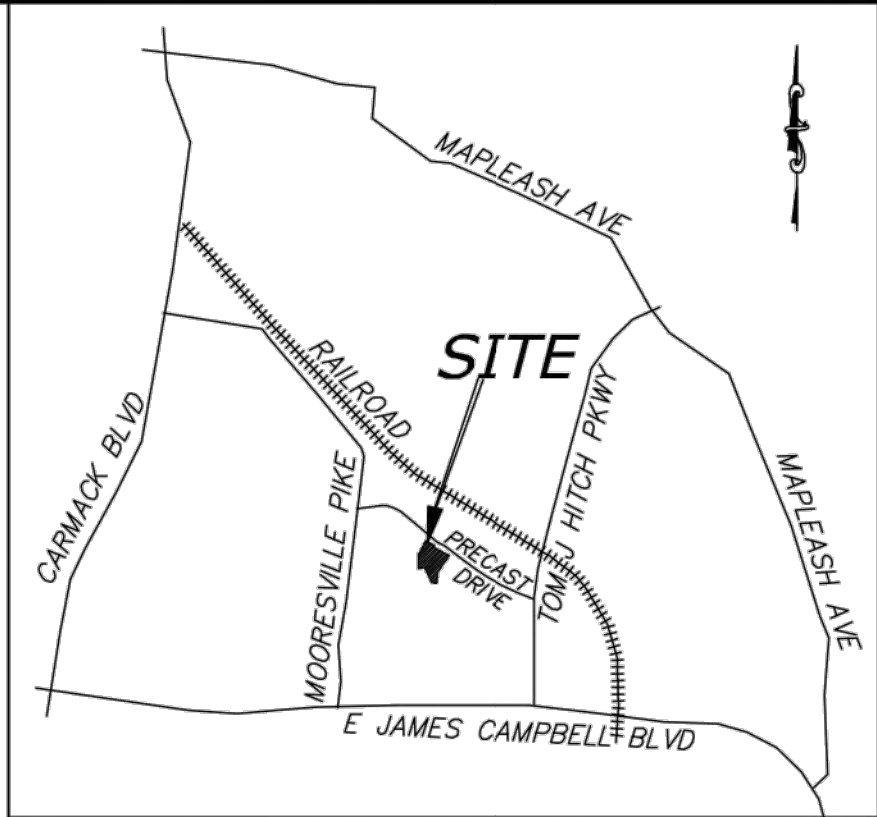
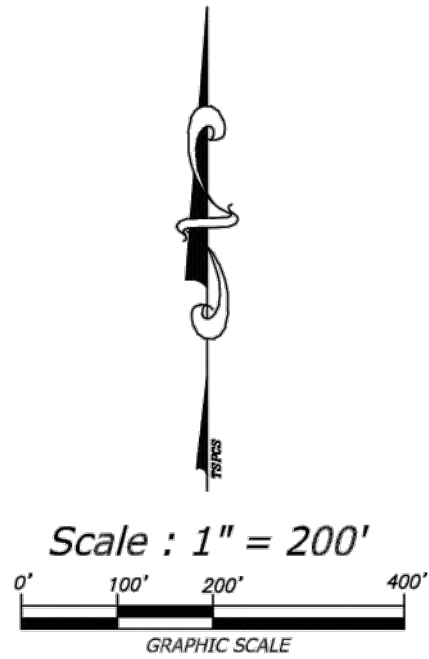
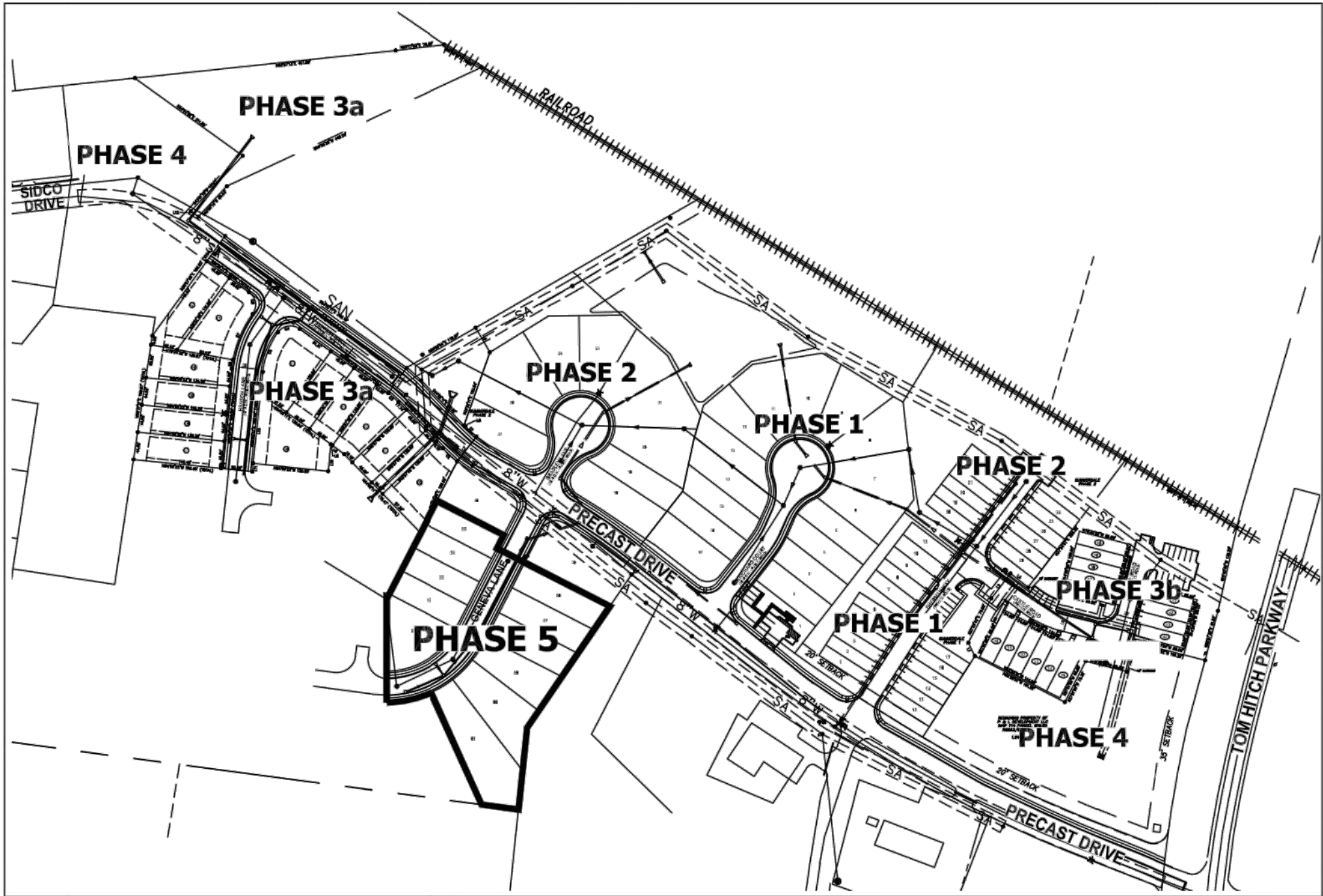
P & L DEVELOPMENT LLC
818 S. MAIN STREET
COLUMBIA TN 38401



LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
51	8,516	0.19
52	5,040	0.12
53	5,040	0.12
54	5,040	0.12
55	5,040	0.12
56	6,744	0.15
57	6,496	0.15
58	6,247	0.14
59	7,161	0.16
60	9,534	0.22
61	13,533	0.31

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	32.00'	175.00'	10°28'38"	N32°28'57"E	31.96'
C2	44.88'	175.00'	14°41'41"	N45°04'07"E	44.76'
C3	40.47'	175.00'	13°15'06"	N59°02'30"E	40.38'
C4	73.63'	175.00'	24°06'19"	N77°43'13"E	73.08'
C5	136.42'	125.00'	62°31'44"	S58°30'30"W	129.75'

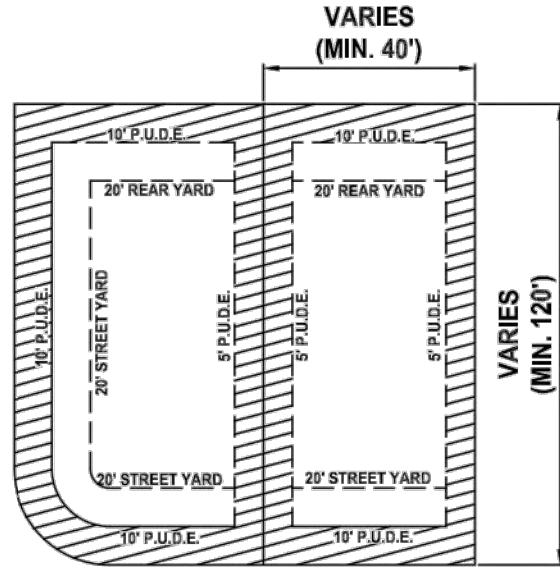
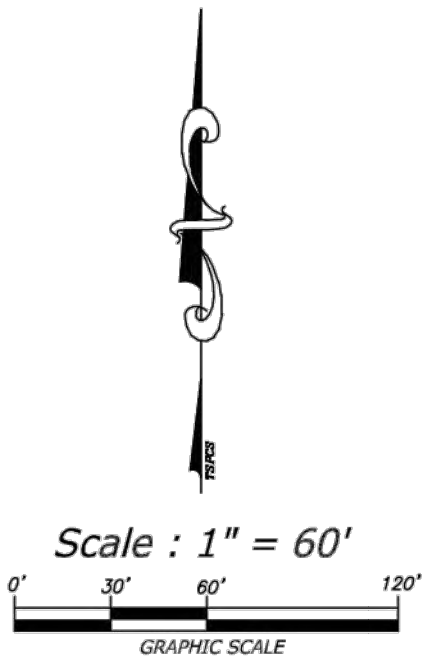
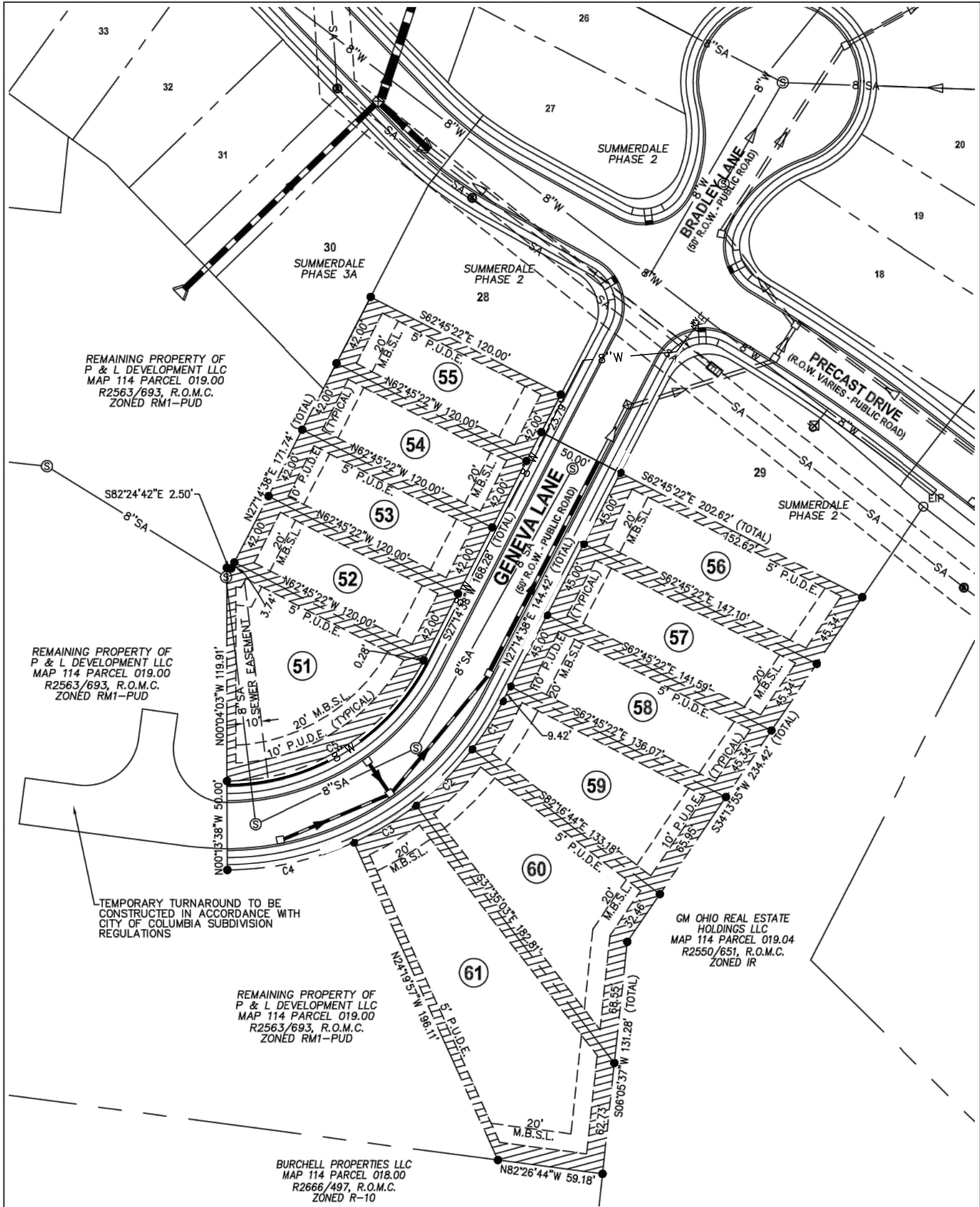
OVERALL VIEW - SCALE: 1"=200'



VICINITY MAP
NOT TO SCALE

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

SCALE: 1"=60'



TYPICAL LOT CONFIGURATION
FOR LOTS 51-61
P.U.D.E.=PUBLIC UTILITY AND
DRAINAGE EASEMENT

VARIABLE SETBACKS BASED
ON PUD MASTER PLAN.

LEGEND

These standard symbols will be found in the drawing.

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

Final Plat
Summerdale - Phase 5

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

SHEET 1 OF 1

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

SCALE: 1"= 60'
AREA: 2.15 ACRES±

DATE: SEPTEMBER 13, 2021

H & H LAND
SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2021-0480

Case Number:

21-0208

Request:

Request from T-Square Engineering for Final Plat approval of Independence at Carter's Station Subdivision Phase 6 Section 2 with surety in the amount of \$207,000.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0208

APPLICANT/PROPERTY OWNER

T-Square Engineering / Pulte Homes of Tennessee LP

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Independence at Carters Station Tax Map 41 Parcel 46.07

SUMMARY OF REQUEST: Final Plat Independence at Carter's Station Phase 6.2

This request is for a **Final Plat Approval** for Independence at Carters Station, Section 2, Phase 6 consisting of 24 single-family dwelling lots with each lot having a 20' front and rear setback with a 5' side setback.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 PUD, Single Family Residential	Single-Family Residential	Single-Family Residential	24 Single-Family Dwelling Lots	14.8 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood.

Proposed Final plat has an existing zoning designation of RS-10 PUD meeting this future land use classification.

PROPERTY HISTORY:

2018, Master Plan approval from City Council.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this final plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the RS-10 PUD zoning district and subject to any technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7



TECHNICAL MEETING
Tuesday, October 12, 2021

ITEM NO.

21-0208

DESCRIPTION: Request from T-Square Engineering for final plat approval of Independence at Carter's Station 6.1 for 24 lots off Banner Rd. and Tucker Trace.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide LOC by 10/18
2. All preliminary lot grading and detention pond shall be completed prior to 10/18

Building

3. No comments.

Police

4. No comments provided.

Public Works

5. No comments.

Atmos Energy

6. No comment provided.

Maury County E911

7. No comments provided.

Maury County Schools

8. No comment.

Duck River Electric Membership Corp

9. No Comment.

Fire

10. Shall provide fire flow. Shall work with CPWS.
11. Shall provide fire apparatus turn-around for dead-ends exceeding 150'.

Planning

12. no comments

Columbia Power

13. 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 affect 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

14. Construction is complete on this extension, but it has not been dedicated to the City of Columbia as of this date.

ATTACHMENTS: Final Plat



Case Number:

21-0210

Request:

Request from T-Square Engineering for access management exception along Bear Creek Pike being Tax Map 91 Parcel 17.15.

STAFF REPORT

CASE NUMBER: 21-0210
APPLICANT: Kelsey Henderson (T² Engineering)
SUBDIVISION: N/A
ZONING: RS-40
PROPERTY LOCATION: Bear Creek Pike across from Mulberry Drive
MAP NUMBER: Tax Map: 091; Group: N/A; Parcel: 17.15
REQUEST: Access Management Ordinance Exception

Project Proposal

The request is for an exception to the Access Management Ordinance to allow access to Tax Map 91 Parcels 17.15 onto Bear Creek Pike. The lot is proposed to be divided via minor plat into two lots with a shared drive. The proposed drive is along a principal arterial, Bear Creek Pike, and has a 440' separation requirement from existing adjacent and opposite drives. The current lot cannot achieve the required separation distances without an access easement through the adjacent property, which is not feasible due to grade and utilities.

Points of Discussion

Access Management Ordinance

Public Notice

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

Review

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

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

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



October 18, 2021

City of Columbia Planning Staff
Comments received October 12, 2021

Project: Bear Creek Pk – Access Management Exception
Item No.: 21-0210
Comment Response

CPWS—Power:

1. 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 affect 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.

Noted.

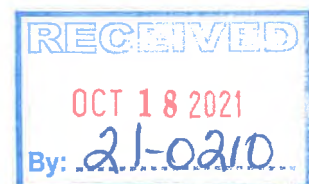
Wastewater:

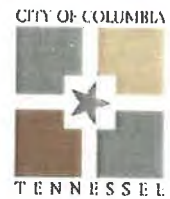
1. The City of Columbia Wastewater department has no sanitary sewer system infrastructure in this location.

Noted. The contractor has discussed with an engineer about bringing a manhole across Bear Creek Pk.

Engineering:

1. Provide signed affidavit.
Provided
2. Show proposed shared driveway location with driveways within 440' shown
Exhibit B added to display these existing driveways.
3. TDOT driveway permit required, if approved
Noted.
4. Bridge will have to meet all structural and hydraulic engineering standards and requirements. Fire department to approve load rating of bridge.
Noted.





TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0210

DESCRIPTION: This property is being subdivided into two residential lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide signed affidavit.
2. Show proposed shared driveway location with driveways within 440' shown
3. TDOT driveway permit required, if approved
4. Bridge will have to meet all structural and hydraulic engineering standards and requirements.
Fire department to approve load rating of bridge.

Building

5. No comments.

Police

6. No comments.

Public Works

7. No comment.

Atmos Energy

8. No comment.

Maury County E911

9. No comment.

Maury County Schools

10. No comment.

Duck River Electric Membership Corp

11. No comment.

Columbia Power

12. 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 affect 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.

Planning

13. No comments.

Wastewater

14. The City of Columbia Wastewater department has no sanitary sewer system infrastructure in this location.

Columbia Water

15. No comments provided.

Fire

16. No comment.

ATTACHMENTS: Site Plan



T-SQUARE
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 WEST MAIN STREET
FRANKLIN, TN 37064
615.678.8212
WWW.T2.ENG.COM

Date: October 18, 2021

State of Tennessee
City of Columbia

I, Kelsey Henderson, personally appeared before the undersigned Notary Public, and under affirmation make the following statements(s):

Regarding my letter dated October 18, 2021 to the City of Columbia – Item 21-0210 Bear Creek Pk Access Management Exception Request;

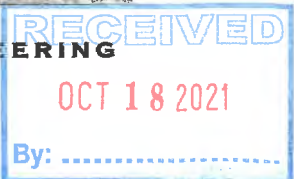
This affidavit is to affirm that the information provided in the Access Management Exception Request is true and correct.

Dated this 18th day of October, 2021.

Kelsey Henderson, EIT
Design Engineer
T-Square Engineering, Inc.

Notary Public

Commission Expiration: 1-26-25





T-SQUAREENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 WEST MAIN STREET
FRANKLIN, TN 37064
615.678.8212

WWW.T2-ENG.COM

To: City of Columbia Development Services
700 North Garden Street
Columbia, TN 38401
From: T-Square Engineering, Inc
Date: October 18, 2021
Re: Bear Creek Pike Property
Access Management Ordinance Exception
GIS # 091----01715 R.O.M.C.

The property owned by Valley View Builders, LLC on Bear Creek Pike (Deed Book R2497, Page 145) is proposed to be subdivided into two single-family residential lots. A single shared access easement is being proposed to access these new lots. Because Bear Creek Pike qualifies as a principal arterial street in the City of Columbia, the Access Management Ordinance requires a minimum of 440 feet between curb cuts. There is no location along the front of this property where a curb cut can be provided which will conform to Access Management regulations. Please refer to Exhibit "B" to see intersecting public and private curb cuts along Bear Creek Pike in the vicinity of this property.

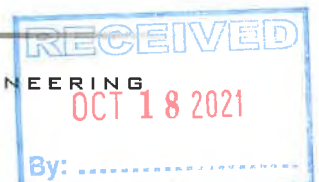
The requested alternative to providing a curb cut to access this property from Bear Creek Pike is to attain an access easement from a neighboring property. The western border of the property is shared by Berea Church of Christ (CoC). An access easement from Berea CoC is not a recommended option because the easement and drive grading would have to run parallel to Bear Creek within the Waterway Natural Area (WNA) buffer for a distance of not less than 100 LF from the existing church pavement to an area more than 30-ft away from the creek Top of Bank. This linear footage is based on the maximum 3:1 slope coming off the drive and tying back into the existing ground, and the grading comes up to thirteen feet from the Top of Bank of Bear Creek. Please refer to Exhibit "A" for a grading demonstration.

The neighboring property to the east is undeveloped and therefore does not have a curb cut already accessing Bear Creek Pike from which Valley View Builder's property could attain an easement.

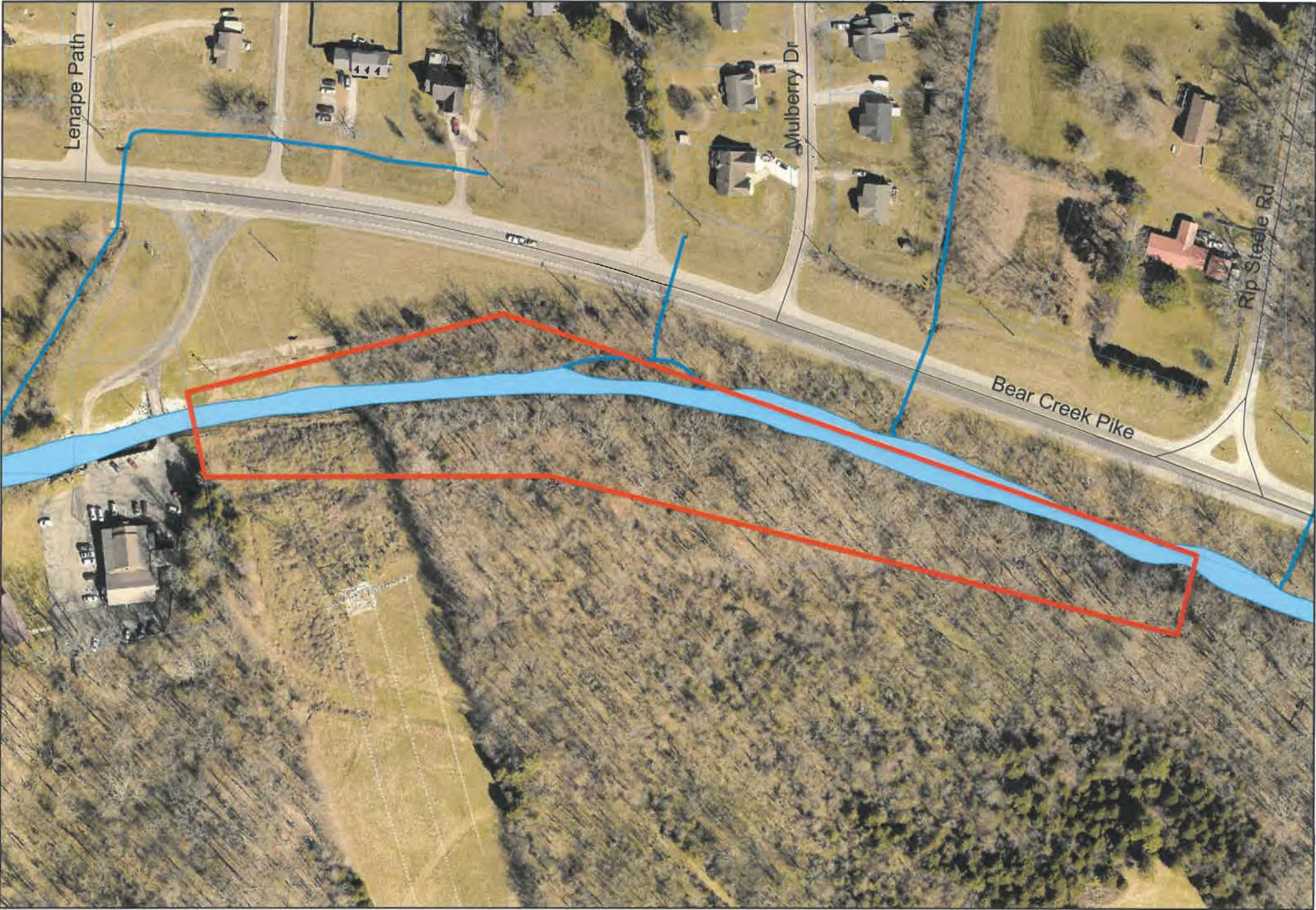
Please contact me (kelsey.henderson@t2-eng.com) or Nathan McVey (Nathan.mcvay@t2-eng.com) with any questions or concerns,

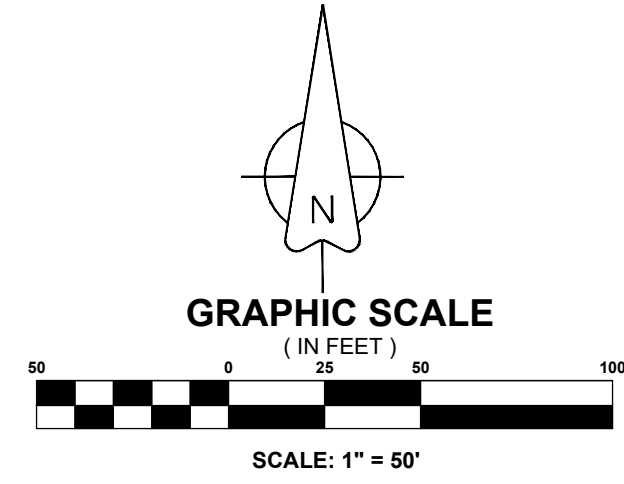
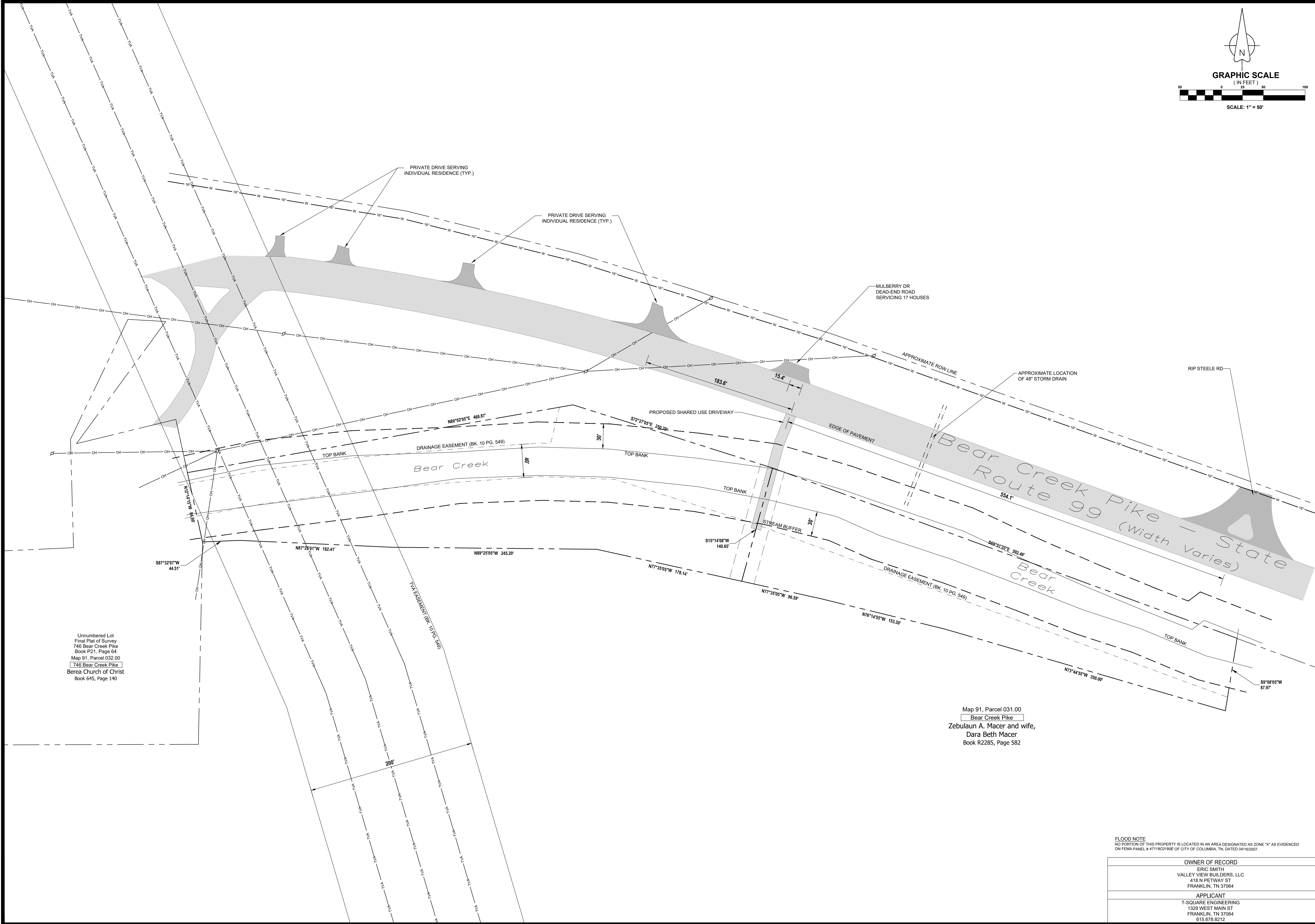
Kelsey Henderson, E.I.T.
T-Square Engineering, Inc.
President

SITE DEVELOPMENT • LAND PLANNING • TRAFFIC ENGINEERING



Case #21-0210
Bear Creek Pike
TM 91 Parcel 17.15





REVISIONS	
NO.	DATE
1	10/18/21

DATE:	SCALE:	AS SHOWN:	DRAWN BY:	T-SQUARE:	REVIEWER:
09/20/21	AS SHOWN	AS SHOWN	T-SQUARE	TET	

EXHIBIT "B"
MAP 91, PARCEL 17.15 R.O.M.C.
MAURY COUNTY, TENNESSEE

BEAR CREEK PIKE

10/18/21

PROJECT
20-0910

SHEET

Case Number:

21-0211

Request:

Request from Martin Engineering and
Surveying for Preliminary Plat approval of
Phase 1 for Columbia at I-65 Subdivision.



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

21-0211

APPLICANT/PROPERTY OWNER

**Martin Engineering & Surveying
LLC / CHR Land, LLC**

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Harley Davidson Blvd/ Tax Map 93
Parcel 2.00 & 2.01**

SUMMARY OF REQUEST: Preliminary Plat

This request is for a **Preliminary Plat** approval for 34 single family homes and 37 townhome units on a vacant MRC zoned tract located at the end of Harley Davidson Blvd just east of I-65.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MRC (Mixed Residential Commercial)	Vacant Land	County Zoning/ Vacant Wooded Land	34 Single-Family Homes/ 37 Townhome Units (Phase 1)	15.62 acres (Phase 1)

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A

PROPERTY HISTORY:

August 13th, 2020: Request to rezone Tax Map 72/93 Parcel 53.00/2.00/2.01 from IR (*Industrial Restrictive*) and GCS (*General Commercial Services*) to MRC (*Mixed Residential Commercial*) approved by council action.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced:

MRC Zoning (Single-Family Residential Development Standards)

- Front Setback: 20'
- Side Setback: 7.5'
- Rear Setback 20'
- Lot Width Minimum: 50' / Minimum lot size, 6,000 SF.

MRC Zoning (Permits High Density Residential, including Townhomes)

- No 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.
- 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.
- Minimum individual townhome width is 22' unless rear loaded by garage in lieu of front-loaded units.

Proposed preliminary plat indicates an extension of Harley Davidson Blvd with single-family home lots consisting of a minimum lot width of 55' and minimum lot size of 6,600 SF. In addition, proposed townhome units indicate a minimum width of 24' for a 2-car front loaded unit.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS



October 18, 2021

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

Dear Mr. Keltner,

Please find enclosed the revised Preliminary Plat Phase 1 for I-65 ~~XXXXXXXXXX~~ development based on comments received on October 12, 2021. The plat was revised as follows:

Engineering

1. Subject to TIS and construction plans
Response: So noted.
2. Note: Culdesac at the end of Harley Davidson Drive will be required to be removed prior to preliminary acceptance of this subdivision. Extend sidewalk to adjacent development.
Response: Note has been added.
3. All roads shall be public.
Response: Plat has been revised accordingly.
4. Eliminate C1.
Response: Plat has been revised accordingly.

Building

5. No comments.
Response: So noted.

Police

6. No comments provided.
Response: So noted.

Public Works

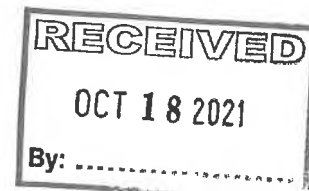
7. Our department can service the 34 single family lots in this phase with individual garbage receptacles. Private sanitation services are an option for the townhomes, or our department can service them via dumpster service. For 37 townhomes, we recommend two (2) 8 yard dumpsters serviced 2 days a week. We cannot service townhomes with individual receptacles. Please see attached dumpster guidelines & accessibility requirements.
Response: Dumpster has been added.

Maury County E911

8. No comments provided.
Response: So noted.

Maury County Schools

9. No comments
Response: So noted.



Duck River Electric Membership Corp

10. No comments provided.

Response: So noted.

Atmos Energy

11. No comment.

Response: So noted.

Fire

12. Shall provide fire flow. Shall work with CPWS

Response: So noted.

13. Shall provide fire apparatus turn-around for dead-ends exceeding 150'.

Response: So noted.

Columbia Power

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

Response: So noted.

Planning

15. Is the open space shown in Phase 1 for the entire development?

Response: Plat has been revised to show open space provided in Phase 1 and for the entire development.

16. Typical lot layout is showing dashed lines boxing in area outside building structure. Are the lots bigger than building?

Response: Dashed lines have been removed.

17. Please break out the calculation of useable open space, natural areas, and stormwater

Response: Open space calculations have been provided accordingly.

18. Private yard space is 100 sq ft per unit so the additional 650 would go back to open space.

Response: Townhome private yard space provide has been revised accordingly.

19. Note or show landscape buffer on perimeters.

Response: Perimeter buffers have been shown on the plat.

20. Provide note for open space maintenance entity

Response: Note has been added.

Wastewater

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

Response: So noted.

Columbia Water

22. No comments provided.

Response: So noted.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Martin". The signature is written in dark ink and is positioned above the printed name.

Gary Martin, P.E.



TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0211

DESCRIPTION: Request from Martin Engineering for preliminary plat phase 1 approval of Columbia at I65 Meritage Homes development for 34 s/f and 37 townhome lots being a portion of Tax Map 93 Parcel 2.01 off Harley Davidson Blvd

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and construction plans
2. Note: Culdesac at the end of Harley Davidson Drive will be required to be removed prior to preliminary acceptance of this subdivision. Extend sidewalk to adjacent development.
3. All roads shall be public.
4. Eliminate C1

Building

5. No comments.

Police

6. No comments provided.

Public Works

7. Our department can service the 34 single family lots in this phase with individual garbage receptacles. Private sanitation services are an option for the townhomes, or our department can service them via dumpster service. For 37 townhomes, we recommend two (2) 8 yard dumpsters serviced 2 days a week. We cannot service townhomes with individual receptacles. Please see attached dumpster guidelines & accessibility requirements.

Maury County E911

8. No comments provided.

Maury County Schools

9. No comments.

Duck River Electric Membership Corp

10. No comments provided.

Atmos Energy

11. No Comment.

Fire

12. Shall provide fire flow. Shall work with CPWS.
13. Shall provide fire apparatus turn-around for dead-ends exceeding 150'.

Columbia Power

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

Planning

15. Is the open space shown in Phase 1 for the entire development?
16. Typical lot layout is showing dashed lines boxing in area outside building structure. Are the lots bigger than building?
17. Please break out the calculation of useable open space, natural areas, and stormwater.
18. Private yard space is 100 sq ft per unit so the additional 650 would go back to open space.
19. Note or show landscape buffer on perimeters
20. Provide note for open space maintenance entity

Wastewater

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

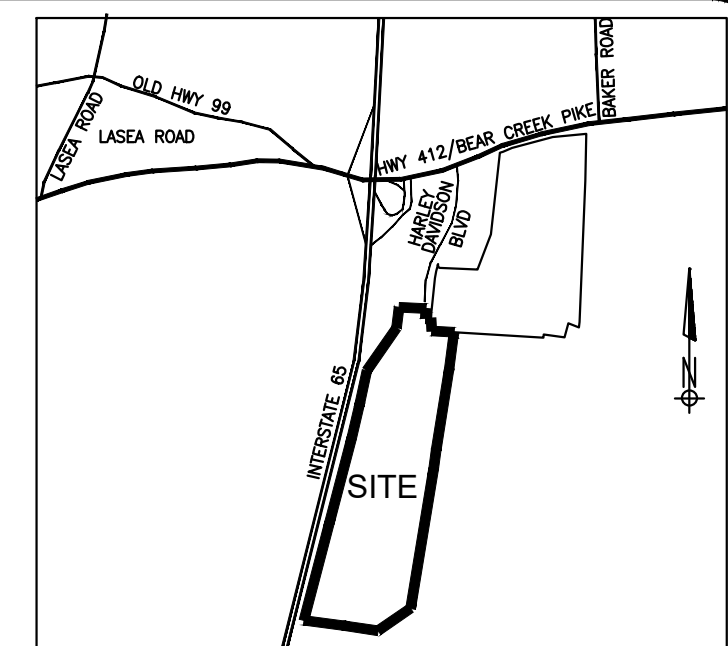
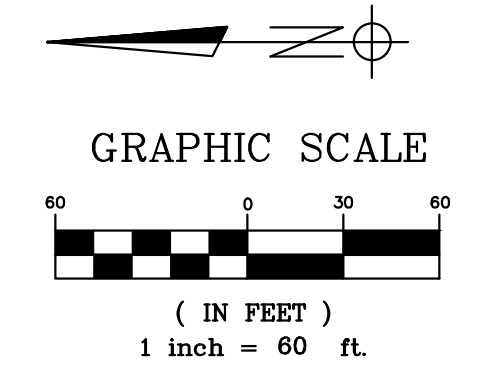
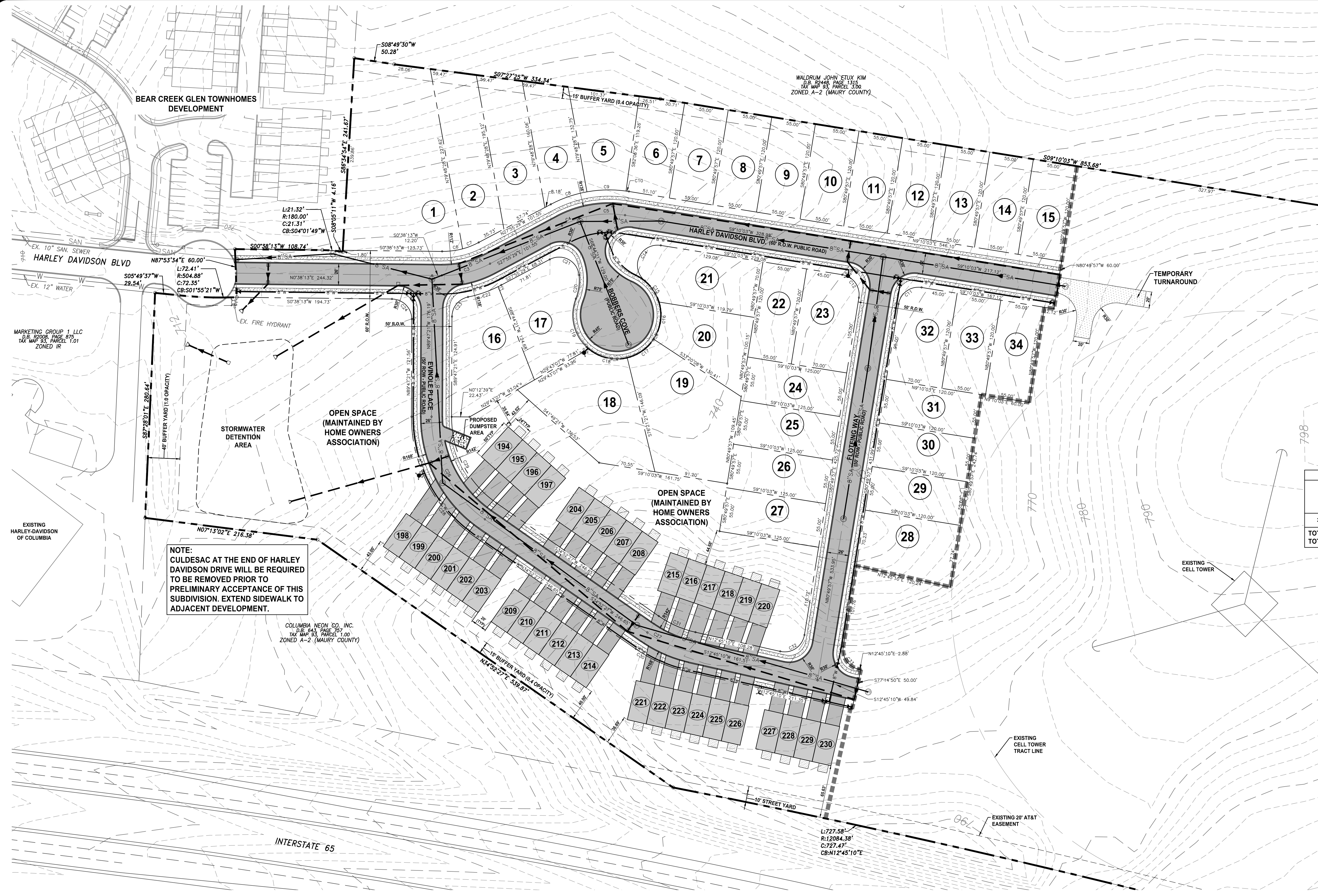
Columbia Water

22. No comments provided.

ATTACHMENTS: Preliminary Plat

Case #21-0211
Harley Davidson Blvd.
I-65 Phase 1





PHASE 1 LOT TABLE			PHASE 1 LOT TABLE		
LOT NO.	AREA (SF)		LOT NO.	AREA (SF)	
1	28,386		21	9,976	
2	11,677		22	6,600	
3	9,767		23	8,266	
4	7,963		24	6,875	
5	8,456		25	6,875	
6	6,690		26	6,875	
7	6,600		27	6,875	
8	6,600		28	8,878	
9	6,600		29	6,600	
10	6,600		30	6,600	
11	6,600		31	6,600	
12	6,600		32	8,266	
13	6,600		33	6,600	
14	6,600		34	6,600	

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C2	4.38	155.00
C3	6.31	126.00
C4	21.40	126.00
C5	51.52	126.00
C6	26.64	65.00
C7	21.52	65.00
C8	41.97	155.00
C9	48.92	155.00
C10	5.49	155.00
C11	39.27	25.00
C12	39.27	25.00
C13	64.42	25.00
C14	32.45	50.00
C15	48.92	50.00
C16	41.97	50.00
C17	51.52	50.00
C18	51.52	50.00
C19	64.42	50.00
C20	39.27	65.00
C21	41.97	65.00
C22	39.27	65.00
C23	34.11	65.00
C24	39.27	65.00
C25	146.70	155.00
C26	93.64	155.00
C27	173.82	198.00
C28	125.92	130.00
C29	63.50	198.00

TOWNHOME PARKING SUMMARY PHASE 1				TOWNHOME DENSITY PHASE 1		
TYPE UNIT	# UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	UNITS	ACRES	UNITS/AC.
24'X50' (2 CAR GARAGE)	37	74(22)	74	37	4.25	8.70
TOTAL PARKING PROVIDED				22 + 74 = 96		
TOTAL PARKING REQUIRED				37 X 2 = 74		

TOWNHOME OPEN SPACE SUMMARY PHASE 1		
PRIVATE YARD SPACE PROVIDED: 100 SF / UNIT		
= 100 X 37 = 3,700 SF = 0.08 ACRES		
ADDITIONAL OPEN SPACE: 1.54 ACRES		

SITE USE SUMMARY PHASE 1 SINGLE-FAMILY LOTS		
USE	ACRES	SITE%
LOTS (34)	6.79	59.7%
ROAD	2.34	20.6%
OPEN SPACE	2.24	19.7%
TOTAL	11.37	100%

OPEN SPACE SUMMARY (ENTIRE DEVELOPMENT)
SITE AREA: 67.28 ACRES
OPEN SPACE PROVIDED: 10.41 ACRES (6.17 ACRES USABLE)

TOWNHOMES
AREA: 14.18 ACRES
PRIVATE YARD SPACE PROVIDED: 100 SF / UNIT
= 100 X 125 = 12,500 SF = 0.29 ACRES
OPEN SPACE PROVIDED: 5.66 ACRES (3.77 ACRES USABLE)
NATURAL OPEN SPACE: 5.66 ACRES (3.77 ACRES USABLE)

SINGLE FAMILY LOTS
AREA: 53.10 ACRES
OPEN SPACE PROVIDED: 4.75 ACRES (2.40 ACRES USABLE)
POND AREA: 1.53 ACRES (0.38 ACRES USABLE)
NATURAL OPEN SPACE: 2.46 ACRES (1.64 ACRES USABLE)
AMENITY: 0.76 ACRES (0.38 ACRES USABLE)

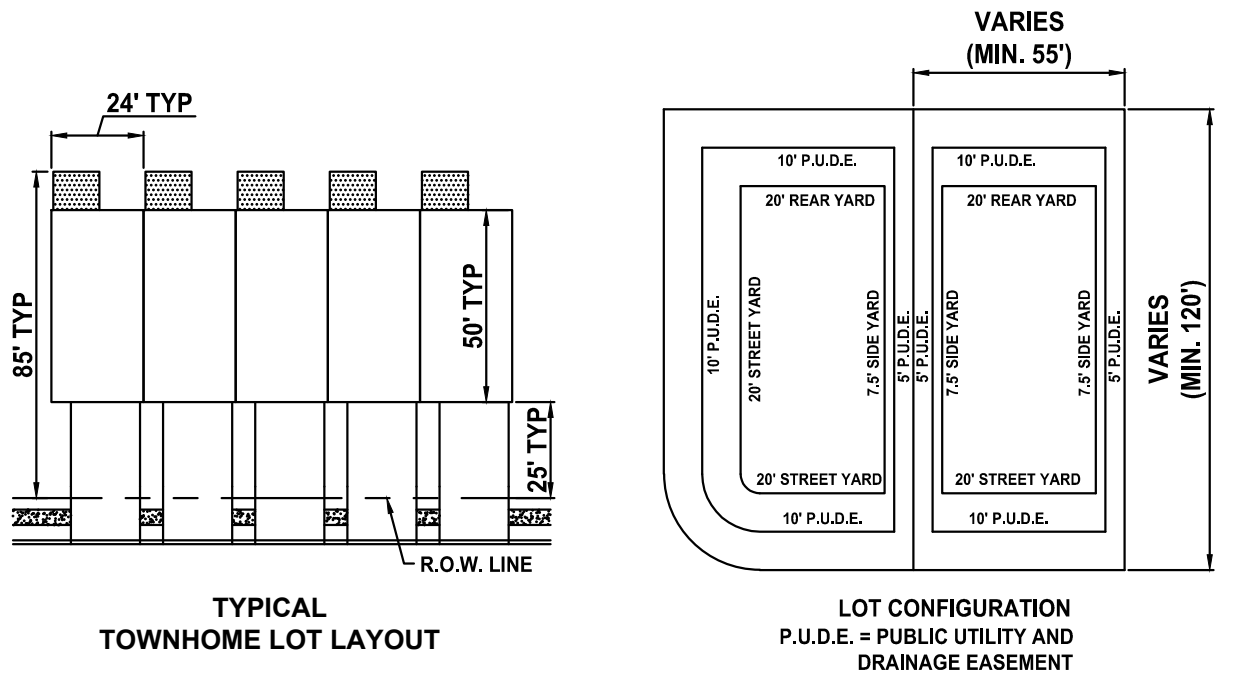
PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL FOR 34 SINGLE FAMILY LOTS AND 37 TOWNHOME UNITS ON APPROXIMATELY 15.62 ACRES OF PARCEL 2.01 IN TAX MAP 93 UNDER MRC ZONING.

PROJECT DESCRIPTION:
DEVELOP 34 SINGLE-FAMILY LOTS AND 37 TOWNHOME UNITS ON APPROXIMATELY 15.62 ACRES OF LAND.

PROPERTY OWNER:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TN 38401
TAX MAP 72, PARCEL 53.00
TAX MAP 93, PARCELS 2.00 & 2.01

NOTE:
ALL ROAD NAMES TO BE APPROVED BY E-911.
TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.
THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.

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



Preliminary Plat for Phase 1
of
Townhome and Single Family Development
Columbia at I-65/Exit 46
COLUMBIA, TENNESSEE
MAURY COUNTY
OCTOBER 18, 2021



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

Case Number:

21-0212

Request:

Request from Martin Engineering and
Surveying for Preliminary Plat approval of
Williamsport Pike Subdivision.

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

21-0212

APPLICANT/PROPERTY OWNER

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

PROPERTY ADDRESS/LOCATION

**Williamsport Pike/ Oak Springs
Drive/ Tax Map 88 Parcel 51.00**

PUBLIC HEARING DATE

N/A

SUMMARY OF REQUEST: Preliminary Plat

This request is for a **Preliminary Plat** approval of a tract located on the north side of Williamsport Pike located adjacent to Twin Lakes Drive. This plat is for the approval of 42 single family home and 60 townhome units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 (Single-Family Residential); RM-1 (High Density Residential).	Vacant Land	RS 10 & RM-1 SF-Residential/ Apartments	42 Single-Family Homes/ 60 Townhome Units (phase 1)	32.70 acres (Phase 1)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes residential uses.

PROPERTY HISTORY:

June 9th, 2021. Request for Request for Planned Unit Development master plan approval for 218 single family home and 197 townhome units; Recommended approval to city council by Planning Commission.

August 12th, 2021. Request for Planned Unit Development master plan approval for 218 single family home and 197 townhome units; Denied by City Council.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: As noted property is split zoned between RM-1 (*High Density Residential*) and RS-10 (*Single-Family Residential*)

RS-10 Zoning (Permits Single-Family Homes only on a minimum 10,000 SF lot)

- Front Setback: 30'
- Side Setback: 10'
- Rear Setback 30'
- Lot Width Minimum: 75'.

RM-1 Zoning (Permits High Density Residential, including Townhomes)

- 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.
- 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.
- Minimum individual townhome width is 22' unless rear loaded by garage in lieu of front-loaded units.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS



MARTIN ENGINEERING & SURVEYING, LLC

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

October 18, 2021

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

Dear Mr. Keltner,

Please find enclosed the revised Preliminary Plat Phase 1 for Williamsport Pike development based on comments received on October 12, 2021. The plat was revised as follows:

Engineering

1. Subject to TIS and construction plans
Response: So noted.
2. Moulder Place street name used for two separate streets.
Response: Street name of east cul-de-sac has been revised.
3. Eastern Moulder Place does not have sidewalk along both sides of roadway.
Response: Sidewalks are added.
4. Twin Lakes to Oak Springs Drive shall be public, which will require removal/relocation of street loaded parking opposite lots 179-182.
Response: Plat has been revised accordingly.
5. Note: private roadways will require 50' Public Utility, Drainage, and Access Easement.
Response: All roads are now public.
6. Provide curb ramps on Oak Springs Drive for sidewalk on Goldsberry.
Response: Curb ramps have been provided.
7. Parking lots shall be curb cut style access points.
Response: Parking lots have been revised accordingly.
8. Provide curb ramps at intersections.
Response: Curb ramps have been provided.

Building

9. No comments.
Response: So noted.

Police

10. No comments provided.
Response: So noted.

Public Works

11. Our Department can service the 42 single family homes with individual garbage receptacles. Private sanitation services are an option for the townhomes, or our Department can service them via dumpster service. For 60 townhomes, we recommend two (2) 8- yard dumpsters serviced 3 days a week. We cannot service townhomes with individual receptacles. Please see attached dumpster guidelines and accessibility requirements.
Response: Dumpster has been added.



Atmos Energy

12. 2" Gas main off Oak Springs. Call Tim Brown 931.384.0097 for gas needs.

Response: So noted.

Maury County E911

13. No comments provided.

Response: So noted.

Maury County Schools

14. No comments.

Response: So noted.

Duck River Electric Membership Corp

15. No comment.

Response: So noted.

Fire

16. Shall provide fire flow. Shall work with CPWS

Response: So noted.

17. Shall provide fire apparatus turn-around for dead-ends exceeding 150'.

Response: So noted.

Columbia Power

18. Columbia Power System has an existing power line near your proposed development. We are willing to serve this development subject to all Columbia Power System policies and procedures in affect 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.

Planning

19. Shared parking lots for the 22' units will need to be within 200' for those homes, some appear to be further away.

Response: Plat has been revised accordingly.

20. Townhome typical lot layout shows a dashed line along all sides, is that just building site area or proposed property lines?

Response: Dashed lines have been removed.

21. On preliminary designate open space areas, show table calculations that breaks out usable, natural, and storm.

Response: Open space calculations have been provided accordingly.

22. Moulder Place will need sidewalks on both sides

Response: Sidewalks are added.

23. Parking lots will need to follow landscaping requirements and show buffer lines around the two developments.

Response: Plat has been revised accordingly.

24. Note or show landscape buffer on perimeters.

Response: Perimeter buffers have been provided accordingly.

25. Private yard space is 100 sq ft per unit so the additional 650 would go back to open space.

Response: Townhome private yard space provide has been revised accordingly.

26. Provide note for open space maintenance entity

Response: Note has been added.

Wastewater

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

Response: So noted.

Columbia Water

28. No comments provided.

Response: So noted.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Martin".

Gary Martin, P.E.



TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0212

DESCRIPTION: Request from Martin Engineering for preliminary plat approval of Williamsport Pike Development consisting of 60 townhome and 42 s/f lots being a portion of Tax map 88 Parcel 51 off Williamsport Pike.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to TIS and construction plans
2. Moulder Place street name used for two separate streets.
3. Eastern Moulder Place does not have sidewalk along both sides of roadway.
4. Twin Lakes to Oak Springs Drive shall be public, which will require removal/relocation of street loaded parking opposite lots 179-182.
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Building

9. No comments.

Police

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TECHNICAL

21-0212

Page 1 of 3

Atmos Energy

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Maury County E911

13. No comments provided.

Maury County Schools

14. No comments.

Duck River Electric Membership Corp

15. No comments.

Fire

16. Shall provide fire flow. Shall work with CPWS.
17. Shall provide fire apparatus turn-arounds for any dead-ends exceeding 150'.

Columbia Power

18. Columbia Power System has an existing power line near your proposed development. We are willing to serve this development subject to all Columbia Power System policies and procedures in affect 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.

Planning

19. Shared parking lots for the 22' units will need to be within 200' for those homes, some appear to be further away.
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21. On preliminary designate open space areas, show table calculations that breaks out usable, natural, and storm.
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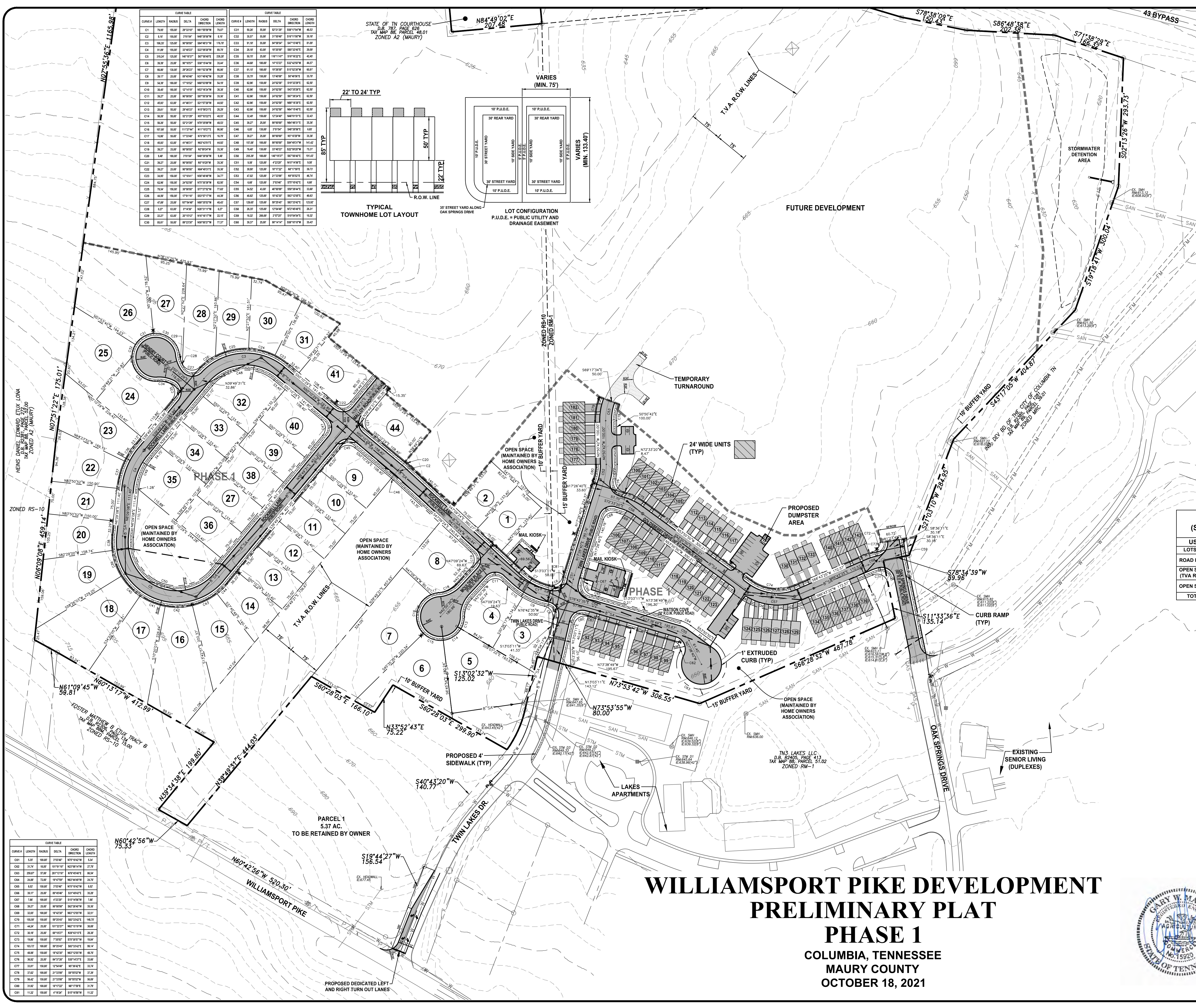
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Columbia Water

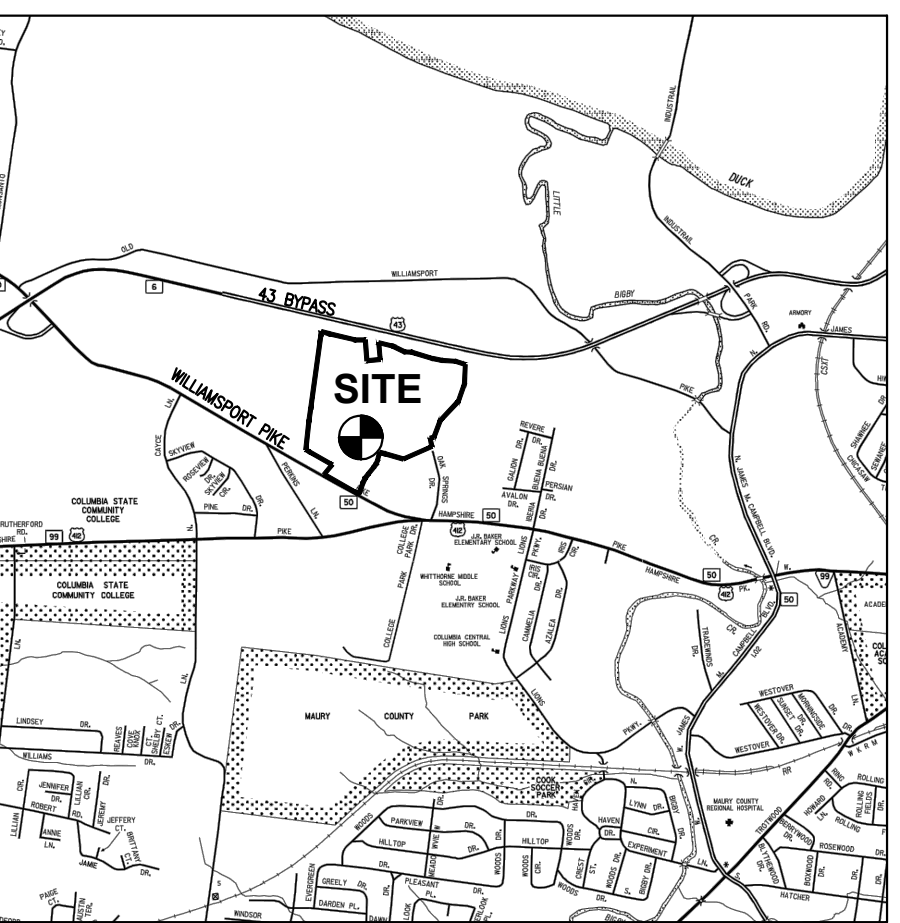
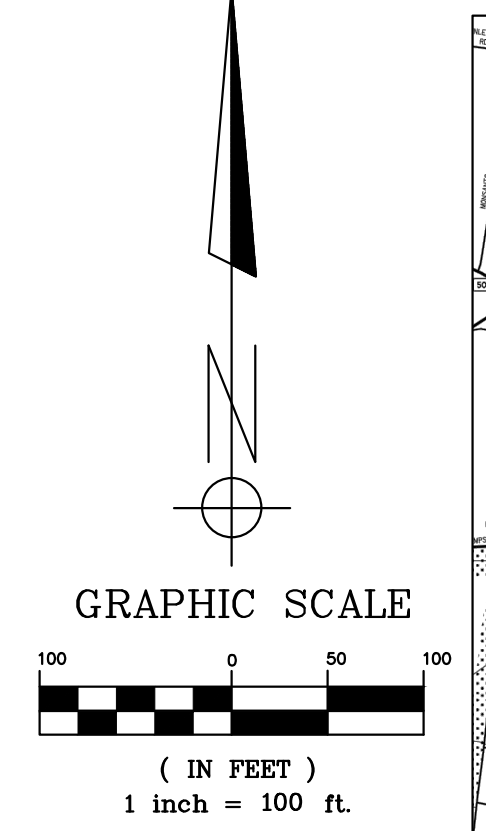
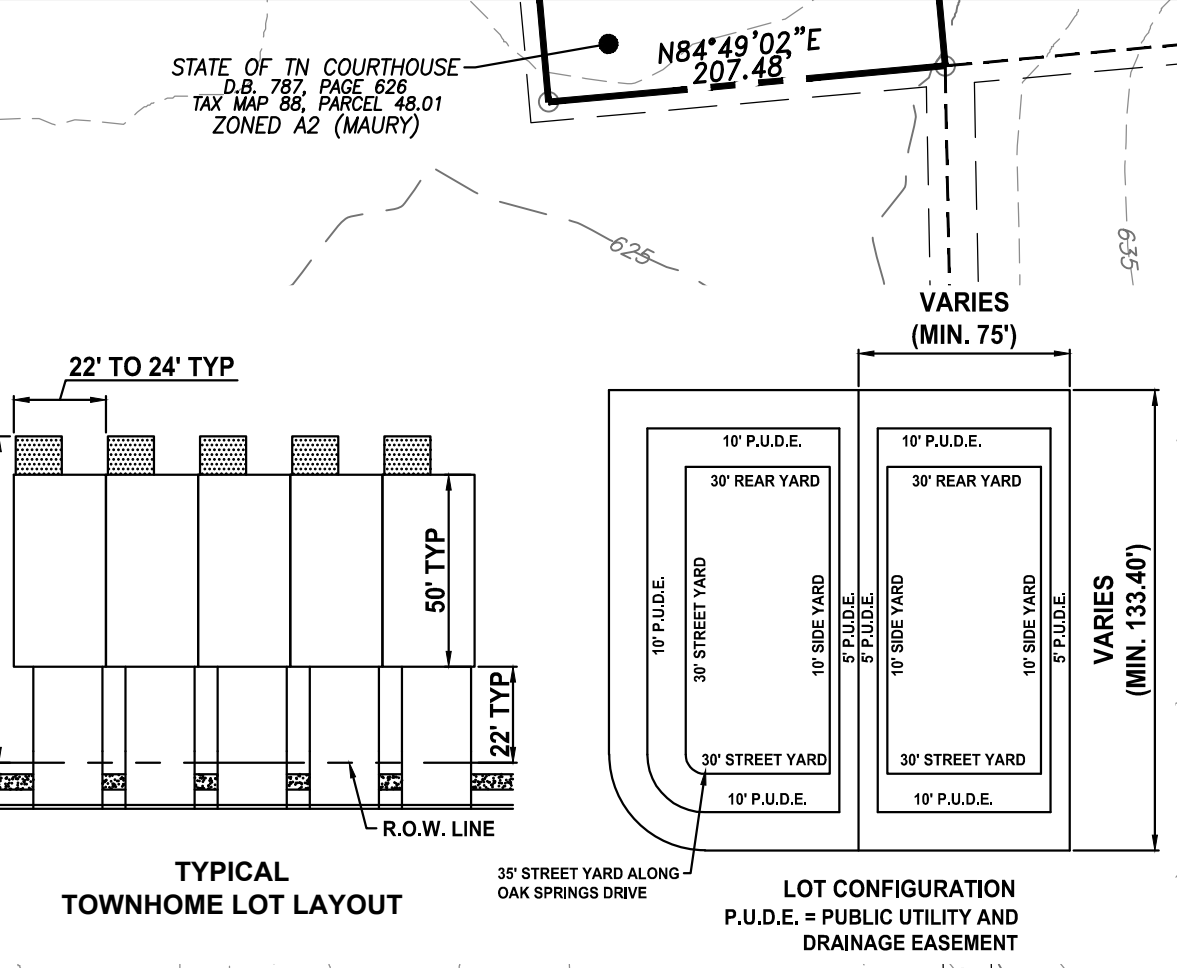
28. No comments provided.

ATTACHMENTS: Preliminary Plat





CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	78.00	150.00	27.00°	C21	50.00	250.00	27.00°
C2	135.00	150.00	27.00°	C22	50.00	250.00	27.00°
C3	135.00	150.00	27.00°	C23	50.00	250.00	27.00°
C4	135.00	150.00	27.00°	C24	50.00	250.00	27.00°
C5	135.00	150.00	27.00°	C25	50.00	250.00	27.00°
C6	135.00	150.00	27.00°	C26	50.00	250.00	27.00°
C7	135.00	150.00	27.00°	C27	50.00	250.00	27.00°
C8	135.00	150.00	27.00°	C28	50.00	250.00	27.00°
C9	135.00	150.00	27.00°	C29	50.00	250.00	27.00°
C10	135.00	150.00	27.00°	C30	50.00	250.00	27.00°
C11	135.00	150.00	27.00°	C31	50.00	250.00	27.00°
C12	135.00	150.00	27.00°	C32	50.00	250.00	27.00°
C13	135.00	150.00	27.00°	C33	50.00	250.00	27.00°
C14	135.00	150.00	27.00°	C34	50.00	250.00	27.00°
C15	135.00	150.00	27.00°	C35	50.00	250.00	27.00°
C16	135.00	150.00	27.00°	C36	50.00	250.00	27.00°
C17	135.00	150.00	27.00°	C37	50.00	250.00	27.00°
C18	135.00	150.00	27.00°	C38	50.00	250.00	27.00°
C19	135.00	150.00	27.00°	C39	50.00	250.00	27.00°
C20	135.00	150.00	27.00°	C40	50.00	250.00	27.00°



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

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

TOWNHOME PARKING SUMMARY PHASE 1				
TYPE UNIT	# UNITS	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	SURFACE PARKING PROVIDED
24'X50' (2 CAR GARAGE)	36	72(21)	72	
22'X50' (1 CAR GARAGE)	22	22(0)	22	28
TOTAL PARKING PROVIDED		21 + 94 + 28 = 143		
TOTAL PARKING REQUIRED		58 X 2 = 116		

TOWNHOME DENSITY PHASE 1		
UNITS	ACRES	UNITS/AC.
58	10.50	5.71

TOWNHOME OPEN SPACE SUMMARY PHASE 1	
PRIVATE YARD SPACE PROVIDED: 100 SF / UNIT = 100 X 58 = 5,800 SF = 0.13 ACRES ADDITIONAL OPEN SPACE: 2.83 ACRES	

SITE USE SUMMARY (SINGLE-FAMILY PHASE 1)		
USE	ACRES	SITE%
LOTS (42)	14.91	67.1%
ROAD R.O.W.	3.25	14.6%
OPEN SPACE (TVA R.O.W.)	2.82	12.8%
OPEN SPACE	1.22	5.5%
TOTAL	22.20	100%

OPEN SPACE SUMMARY (ENTIRE DEVELOPMENT)
SITE AREA: 84.51 ACRES
OPEN SPACE PROVIDED: 26.58 ACRES (16.66 ACRES USABLE)

TOWNHOMES
AREA: 36.99 ACRES
PRIVATE YARD SPACE PROVIDED: 100 SF / UNIT
= 100 X 269 = 26,900 SF = 0.62 ACRES
OPEN SPACE PROVIDED: 15.81 ACRES (10.01 ACRES USABLE)
POND AREA: 1.26 ACRES (0.31 ACRES USABLE)
NATURAL OPEN SPACE: 14.55 ACRES (9.70 ACRES USABLE)

SINGLE FAMILY LOTS
AREA: 45.51 ACRES
OPEN SPACE PROVIDED: 8.76 ACRES (5.31 ACRES USABLE)
POND AREA: 0.76 ACRES (0.19 ACRES USABLE)
NATURAL OPEN SPACE: 8.75 ACRES (4.50 ACRES USABLE)
AMENITY: 1.25 ACRES (0.62 ACRES USABLE)

2.01 ACRES (MAURY COUNTY)
AREA: 2.01 ACRES
NATURAL OPEN SPACE PROVIDED: 2.01 ACRES
(1.34 ACRES USABLE)

DEVELOPMENT SCHEDULE				
PHASE	NUMBER OF TOWNHOME UNITS	UNITS	NUMBER OF 75' WIDE SINGLE-FAMILY LOTS	COMPLETION DATE
PHASE 1	58	92-143 & 177-182	42	1-41 & 44
TOTAL	58		42	AUG. 2022

PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL FOR
58-TOWNHOME UNITS AND 42 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 32.70 ACRES OF PARCEL 51.00 IN TAX MAP 88 UNDER RM-1 PUD.

PROJECT DESCRIPTION:
DEVELOP 58-TOWNHOME UNITS AND 42 SINGLE-FAMILY RESIDENTIAL LOTS ON
APPROXIMATELY 32.70 ACRES OF LAND.

NOTE:
ALL ROAD NAMES TO BE APPROVED BY E-911.
TOWNHOMES MUST BE CONSTRUCTED IN ACCORDANCE
WITH THE 2018 IRC.

WILLIAMSPORT PIKE DEVELOPMENT PRELIMINARY PLAT PHASE 1 COLUMBIA, TENNESSEE MAURY COUNTY OCTOBER 18, 2021



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

Case Number:

21-0217

Request:

Request from Ragan Smith and Associates
for access management exception at 610/612
James Campbell Boulevard.

STAFF REPORT

CASE NUMBER: 21-0217
APPLICANT: Wes Magill – Ragan-Smith
SUBDIVISION: N/A
ZONING: GCS
PROPERTY LOCATION: 610/612 S James Campbell Blvd.
MAP NUMBER: Tax Map: 100N; Group: L; Parcels: 008.08
REQUEST: Access Management Ordinance Exception

Project Proposal

The request is for an exception to the Access Management Ordinance to allow full access onto South James Campbell Blvd across from Pillow Drive. The proposed drive is along a principal arterial, South James Campbell Blvd, and has a 440' separation requirement from existing adjacent and opposite drives. The current lot cannot achieve the required separation distances due to the frequency of existing drives. The applicant has agreed to install the 4th leg to the existing signal and provide cross access easements to the adjoining properties.

Points of Discussion

Access Management Ordinance

Public Notice

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

Review

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

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

Based on the technical review, staff finds the access location acceptable and compliant with required criteria for the exception, contingent on the applicant installing the 4th leg of the signal and providing a cross access easement to the adjacent properties



7. No comment.

Columbia Power

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

Response: Understood

Wastewater

9. Wastewater approves this request.

Columbia Water

10. No comments provided.

Planning

11. No comment.

Fire

12. No comments.

Engineering

13. Provide required submittal documents as outlined in the Access Management Ordinance.

Response: Revised as requested

14. Show existing and proposed cross access easements on and to adjoining properties

Response: Revised as requested

15. Commit to the installation of the 4th leg of the signal.

Response: Developer has agreed to install the 4th leg of the signal as a part of the project

16. Show existing signal equipment layout.

Response: Revised as requested

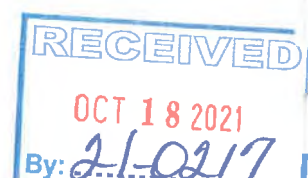
17. Signal design to be approved by the City.

Response: Understood

If you have any questions or need anything further, please contact me. As always, thank you for your help.

Sincerely,
RAGAN-SMITH ASSOCIATES, INC.

Wes Magill, P.E.





TECHNICAL MEETING

Tuesday, October 12, 2021

ITEM NO.

21-0217

DESCRIPTION: Request from Ragan Smith and Associates for access management exception at 610/612 James Campbell Boulevard.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.

Police

2. No comment provided.

Public Works

3. No comments.

Atmos Energy

4. 6" PE Gas main in front. Call Tim Brown 931.348.0097 for gas needs.

Maury County E911

5. No comment.

Maury County Schools

6. No comment.

Duck River Electric Membership Corp

7. No comment.

Columbia Power

8. 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 affect 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

9. Wastewater approves this request.

Columbia Water

10. No comments provided.

Planning

11. No comment.

Fire

12. No comments.

Engineering

13. Provide required submittal documents as outlined in the Access Management Ordinance.
14. Show existing and proposed cross access easements on and to adjoining properties
15. Commit to the installation of the 4th leg of the signal.
16. Show existing signal equipment layout.
17. Signal design to be approved by the City.

ATTACHMENTS: Site Plan

GENERAL AFFIDAVIT

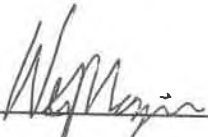
State of Tennessee
County of Rutherford

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

Regarding my letter dated September 20, 2021, to the City of Columbia, 610 and 612 James Campbell Blvd (Parcel ID 100N-L-00808)-Access Management Exception Request;

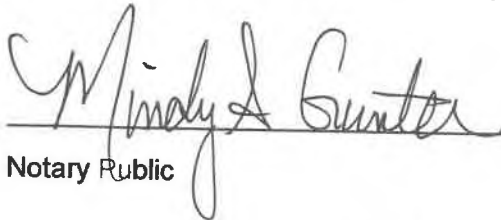
This affidavit is to affirm that the information provided in the Access Management Exception Request is true and correct.

Dated this 20 day of SEPTEMBER, 2021

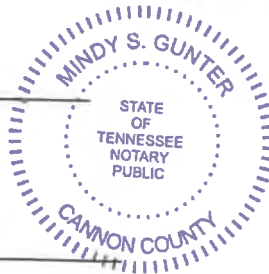


Wes Magill
Associate
Ragan-Smith-Associates, Inc.

Subscribed and Sworn before me, this 20 day of September, 2021



Notary Public



My commission expires 11-13-21

21-0217





Nashville - Murfreesboro - Chattanooga
ragansmith.com

CHIPOTLE MEXICAN GRILL

200

TRACK WEST PARTNERS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale 1"=20'

Date: 2021-09-30

Approved By: _____

Revisions

Drawing Title

LAYOUT PLAN

Drawing No.

C2.0

Project No.

24.0176

SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS	510 S. JAMES M. CAMPBELL BLVD COLUMBIA, TN 38401
TAX MAP	113 C-A, 100A-L
PARCEL	24, 808
SITE AGREEMENT	8/05

DEVELOPER

DEVELOPER
MATT WOMMER
TRACKWEST PARTNERS
445 BISHOP STREET NW
ATLANTA, GA 30318
(404) 813-8131
MATT@TRACKWESTPARTNERS.COM

PROJECT MANAGER

WES MACIEL
RAGAN-SMITH ASSOCIATES, INC.
100 E. VINE STREET, SUITE 402
MURFREESBORO, TN 37130
(615) 545-8050
WMA@GILLMANRAGANSMITH.COM

PROJECT INFORMATION

ZONING CLASSIFICATION		GCS: GENERAL COMMERCIAL SERVICE
EXISTING USE		OFFICE / VACANT LOT
PROPOSED USE		RESTAURANT
MINIMUM FRONT SETBACK	30'	
MINIMUM SIDE YARD	10'	
MINIMUM REAR YARD	20'	
BUFFER YARDS	15' LANDSCAPE BUFFER	

PARKING INFORMATION

PARKING REQUIREMENT	1 SPACE PER 100 SF
PARKING SPACES REQUIRED	24 SPACES
PARKING PROVIDED:	32 SPACES INCLUDED

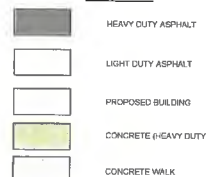
FLOOD NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 47110C023E, WITH AN EFFECTIVE DATE OF APRIL 18, 2007, WHICH MAP IS A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 475424, PANEL NO. 023E, SURFACE WATER. IT IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. SAID MAP DESIGNATES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

NOTE:
HVAC UNITS ARE LOCATED ON ROOF OF BUILDING

LEGEND

[illegible]

0 20

21-0176
RECEIVED

OCT 18 2021
By: 21-0217