



The Columbia Municipal Planning Commission will meet on Wednesday, December 13, 2023 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

III. Discussion Items

1. Request from Wade Kincaid for Rezoning of property located at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from Louis Sloyan for a Comprehensive Plan amendment to change the future land use classification of [200 Oakwood Drive](#), being Tax Map 89 Parcel 21 and consisting of approximately 57 acres, from Suburban Corridor to Suburban Neighborhood and to Rezone the property from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

3. Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of \$135,000 for Drumwright PUD Phase 3A consisting of 16 lots off [Lyman Ridge Road and Steadman Street](#).
4. Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of \$120,000 for Drumwright PUD Phase 3B consisting of 23 lots off [Steadman Street](#).
5. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$190,000 for Drumwright PUD Phase 3C consisting of 24 lots off [Jacobs Valley Court](#).
6. Request from Allison Corolla for Exception to Access Management concerning property at [1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01](#).
7. Request from Louis Sloyan for Preliminary Plat and Site Development Plan approval of a new industrial park consisting of 16 lots on approximately 46 acres at Tax Map 89 Parcel 46 off [Industrial Park Road](#).
8. Request from M2Group for Site Development Plan and Preliminary Plat approval of MacKenzie Place and consisting of 32 townhome units at [220 Theta Pike, being Tax Map 90B Group B Parcel 47](#).
9. Request from Development Services for consideration and recommendation to City Council regarding revisions to the text of the Zoning Ordinance at 8.3.6 (composition and authority of the Architectural Design Review Team), 8.5.19 (process and criteria for amendments to the official zoning map), 8.5.15 (design review process), various sections of Articles 3 and 4 referencing Connect Columbia, the comprehensive plan, as well as corrections to scrivener's errors throughout the text of the Ordinance.

IV. Other Business

1. Election of Officers
2. Update from Planning Staff

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodation due to disabilities should contact the ADA

Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

Active Letters of Credit and Sureties

12/4/2023

Elan	DEVELOPER	AMOUNT	EXP. DATE
Colter Place Subdivison, Section 1 (rds/drainage)	Sterling Martin	\$44,502.69	09/09/2016
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	\$203,500.00	05/05/2019
Honey Farms Subdivision, Phase 2, Section 8	Charles Raines Construction, LLC	\$14,500.00	05/05/2020
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	\$103,000.00	05/23/2020
Greystone Subdivision	LPT, LLC	\$16,650.00	03/07/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	\$105,000.00	04/25/2021
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	\$106,000.00	05/09/2021
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	\$28,000.00	05/23/2021
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	\$390,000.00	09/15/2021
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	\$45,000.00	09/28/2021
Summerdale, Phase 1 (roads & drainage)	P & L Development	\$135,000.00	11/13/2024
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	\$142,000.00	01/04/2022
Polk Place PUD Subdivison, Section 2A (roads & drainage)	Columbia Properties, LLC	\$55,000.00	02/03/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	\$21,000.00	03/13/2022
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	\$64,000.00	03/19/2022
Hatton Hills Subdivision (roads & drainage)	J & B Estate	\$32,000.00	03/22/2022
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	\$50,000.00	04/05/2022
Homestead at Carter's Station, Section 2, Phase 1B	FP TCI CCS, LLC	\$6,500.00	03/17/2024
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	\$254,000.00	04/16/2022
Homestead at Carter's Station. Section 4, Phase 1A	FP TCI CCS, LLC	\$13,400.00	10/17/2023
Homestead at Carter's Station, Section 4, Phase 1 B	FP TCI CCS, LLC	\$12,000.00	10/17/2023
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	\$105,000.00	05/30/2024
Homestead at Carter's Station, Section 4, Phase 2	FP TCI CCS, LLC	\$12,100.00	10/17/2023
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	\$120,000.00	06/30/2024
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	\$48,000.00	06/30/2022
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	\$72,000.00	06/30/2022
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	\$78,000.00	06/30/2022
Homestead @Carter's Station Subdivision, Section 4 Ph 3	FP,TCI,CCS,LLC	\$16,000.00	10/17/2023
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	\$165,000.00	07/19/2022
Homestead @ Carter's Station Section 2 Phase 2B	FP TCI CCS, LLC	\$11,100.00	04/20/2024
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	\$55,000.00	10/12/2024
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	\$207,000.00	11/08/2022
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	\$56,000.00	11/12/2022
Homestead at Carter's Station Subm Section2 Phase 3	FP TCI CCS, LLC	\$19,000.00	03/17/2024
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	\$121,000.00	12/03/2022
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	\$372,000.00	12/06/2022
Homestead at Carter's Station Section 2, Phase 1	FP TCI CCS, LLC	\$14,100.00	03/17/2024
Homestead at Carter's Station, Section 2, Phase 2A	FP TCI CCS, LLC	\$8,700.00	04/20/2024
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	\$475,000.00	02/01/2023

Active Letters of Credit and Sureties

12/4/2023

Elan	DEVELOPER	AMOUNT	EXP. DATE
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	\$156,000.00	03/18/2023
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	\$66,000.00	03/21/2023
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	\$260,000.00	03/31/2023
Vesper Court (completion of the work)	P-R Vesper, LLC	\$18,500.00	04/18/2023
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	\$135,000.00	05/12/2024
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	\$75,500.00	05/14/2023
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	\$79,000.00	06/17/2023
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	\$197,000.00	07/14/2023
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	\$203,000.00	07/12/2024
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	\$90,000.00	07/12/2024
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	\$149,000.00	07/29/2023
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	\$155,000.00	08/05/2024
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	\$182,000.00	08/01/2024
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	\$185,000.00	08/01/2024
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	\$275,000.00	08/11/2023
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	\$890,000.00	08/11/2023
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	\$450,000.00	08/22/2024
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	\$645,000.00	10/31/2024
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	\$12,100.00	11/30/2023
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	\$97,000.00	12/22/2023
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	\$157,000.00	01/03/2024
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	\$17,000.00	01/27/2024
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	\$103,000.00	02/07/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	\$220,000.00	02/10/2024
Vulcan Quarry Site Restoration	Vulcan Construction Materials, LLC	\$62,000.00	03/01/2024
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	\$335,000.00	03/10/2024
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	\$465,000.00	03/17/2024
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	\$360,000.00	04/28/2024
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	\$18,800.00	04/30/2024
Taylor Landing Subdivision, Phase 3 (roads and drainage)	Meritage Homes of Tenn., Inc.	\$11,700.00	07/31/2024
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	\$185,000.00	05/18/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	\$125,000.00	05/23/2024
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	\$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	\$125,000.00	05/23/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	\$265,000.00	05/23/2024
Honey Lakes	Honey Lakes LLC	\$295,000.00	06/14/2024
Vesper Court (completion of the work) 2	P-R Vesper, LLC	\$10,000.00	06/16/2024
Summit at Carter's Station Phase	Tamarack Land - Carter's Station LLC	\$175,000.00	06/14/2024
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	\$140,000.00	07/13/2024

Active Letters of Credit and Sureties

12/4/2023

Elan	DEVELOPER	AMOUNT	EXP. DATE
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	\$160,000.00	07/13/2024
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	\$125,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	\$35,000.00	07/19/2024
Williamsport Landing, Phase 1	KCS Property LLC	\$310,000.00	08/17/2024
Summit at Carter's Station West, Phase 1	Pulte Homes Tennessee Partnership	\$315,000.00	10/06/2024
Drumwright Phase 3A	Lennar Homes of Tenn, LLC	\$135,000.00	11/22/2024
Drumwright Phase 3B	Lennar Homes of Tenn, LLC	\$120,000.00	11/22/2024
Drumwright Phase 3C	Lennar Homes of Tenn, LLC	\$190,000.00	11/22/2024

Cayce Lane Rezoning

Project #:	23-0238	Location:	Map 101 Parcel 39.00
Applicant:	Wade Kincaid	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

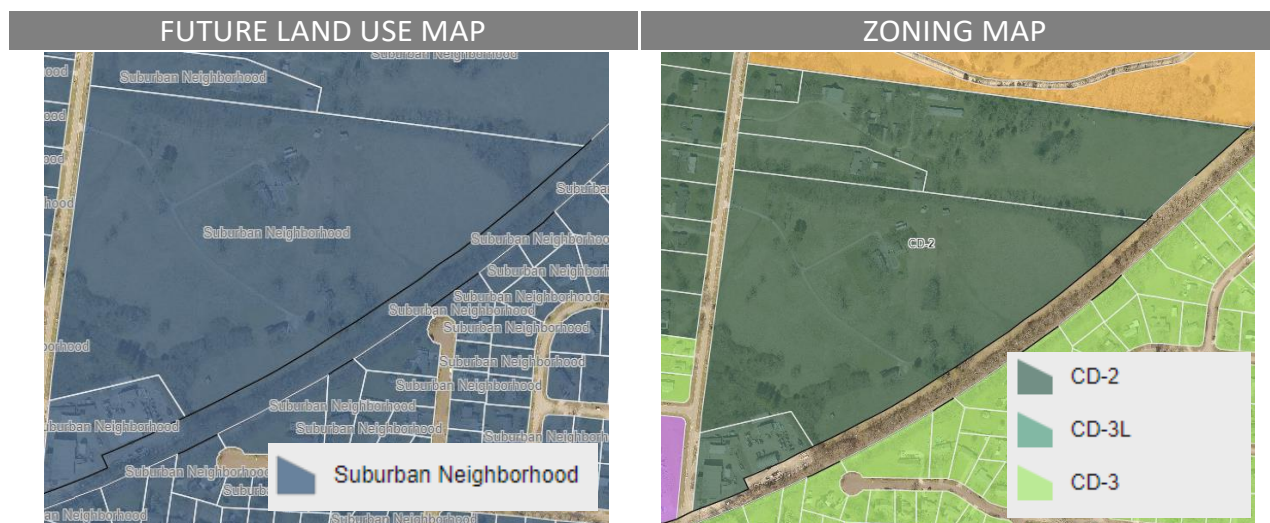
PROJECT SUMMARY

The applicant requests to rezone a 30.76-acre parcel located on the east side of Cayce Lane from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits one dwelling unit per acre in CD-2 and two dwelling units per acre in CD-3L. The applicant previously requested to rezone the subject site to CD-3 (Neighborhood Character District) which permits four dwelling units per acre. The Planning Commission recommended approval; City Council ultimately denied the request.

- The DRC reviewed this proposal at its July 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards. However, greater detail will be required at the time of any subsequent Site Development Plan and Preliminary Plat.
- At the request of staff, the applicant provided specific responses to some of the rezoning criteria.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Residential	Single-Family Home	+/-30.76 Acres



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-2	Single-Family
North	Suburban Neighborhood	CD-2	Single-Family
South	Suburban Neighborhood	CD-2	Vehicle Service/Civic
East	Suburban Neighborhood	CD-3	Single-Family
West	Suburban Neighborhood	CD-2/CD-3	Single-Family

Existing improvements on the property consist of a single-family home and various accessory structures. The home was constructed in 1960. Most of the subject site is bounded by Cayce Lane and railroad tracks. Large lot single family homes abut the site to the north. A Tennessee Department of Transportation facility borders the property on the south. The area is mostly a mix of CD-2 and CD-3 zoned residential property with the exception of the TDOT property and a self-storage facility. The future land use of the subject property and all adjacent properties is Suburban Neighborhood.

CONSISTENCY WITH CONNECT COLUMBIA

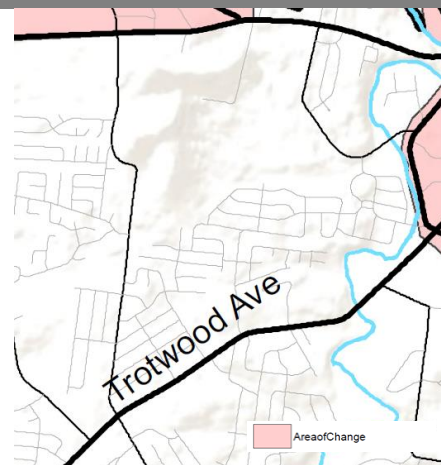
Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is conducive to residential development and neighborhoods with limited intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that “the general development pattern is defined by a single use activity on individual lots” (Connect Columbia, p. 22). Green space is largely incorporated on individual lots; neighborhood and community parks should be located within neighborhoods to enhance the quality of life. Development should emphasize connectivity and housing diversity (Connect Columbia, p. 23). The Character Area Matrix from page twenty-two of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.



CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
SUBURBAN NEIGHBORHOOD	Is the property in an Area of Change?	Residential Uses Zoning Category: Low Density Residential District and Medium Residential.	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure.	<u>Scale:</u> New dwellings and structures should be compatible with the established character of the area. <u>Architecture:</u> New developments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.
	No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to the area are likely as development occurs. New development should respect both the natural environment and blend with existing, surrounding neighborhood assets.	Public and Civic Uses Zoning Category: Religious Facilities, Government Facilities (low impact), and Educational Facilities.	Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	

AREA OF CHANGE

The subject site **is not located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern was established. Changes to overall character of the area should rarely occur. The designation does not necessarily mean that any particular development proposal is inconsistent with Connect Columbia. It does mean that the Planning Commission may pause to ensure the context of the area surrounding the subject property is considered fully in the review process. (Connect Columbia p. 14).

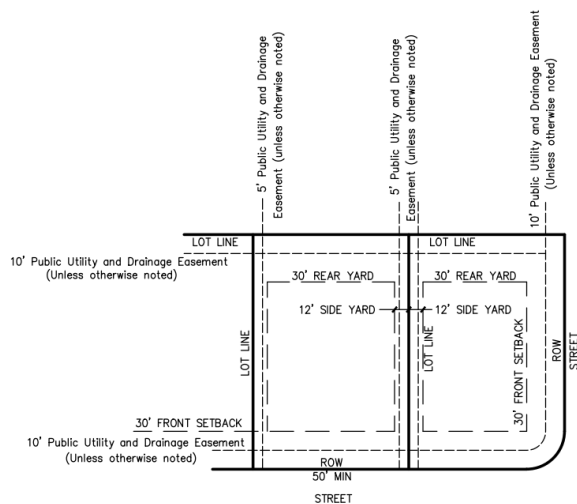


CONFORMITY WITH ZONING ORDINANCE

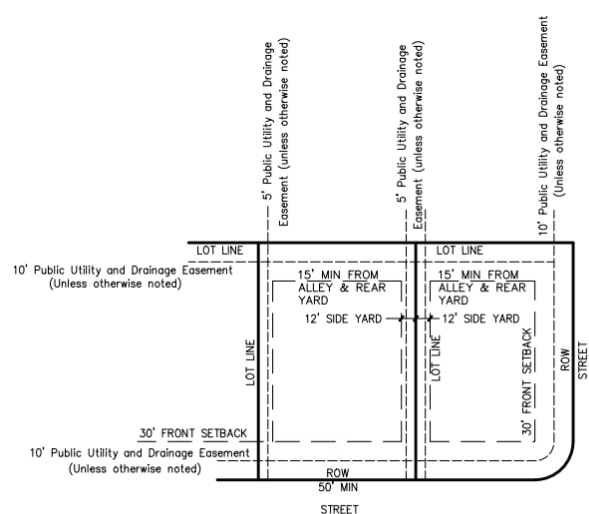
As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat would be required to comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept plan depicts single family lots which generally conform to the CD-3L bulk standards listed in Table 4.3.1-B of the Zoning Ordinance.**
 - The Ordinance requires a minimum lot width of 100’.
 - The Ordinance requires minimum setbacks of:
 - 30’ front setback principal and secondary frontages;
 - 12’ side setback; and
 - 30’ rear setback, measured from the rear property line; or 15’ from the centerline of rear alley as applicable.
 - The applicant’s concept proposes two lot layouts, including a handful of lots served by rear alleys. Both conform to the CD-3L setbacks.



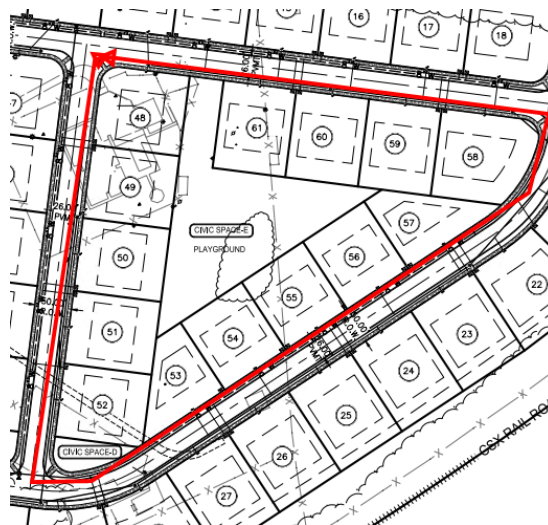
SUBDIVISION
TYPICAL LOT LAYOUT



SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED

Blocks, Thoroughfares & Connectivity

- **The concept plan demonstrates that development of the site could conform to the applicable standard for block formation and size.**
 - The Zoning Ordinance requires that Thoroughfares on development sites be arranged to form blocks (§ 5.2.2.D, p.308).
 - Block formation allows the creation of lots with front-to-back discipline. This arrangement of public and private space (i.e. “Layers”) is the animating principle of the Ordinance.
 - A block perimeter may not exceed 3,600 feet (Table 4.3.1-B, p. 57; Table 5.2.2.D, p. 308).
 - The largest block depicted in the concept plan has a perimeter of less than 2,200 feet. Lots along the northern edge of the property establish a block pattern which could be continued by subsequent development on adjacent parcels.
 - Lots on the edge of the property along the railroad track deviate from the block pattern as permitted by § 5.2.2.



Civic Spaces

- **The concept plan indicated that it is possible to develop the site with required Civic Space in the form of Playgrounds, Greens, and Pocket Parks dispersed throughout the development. Additional details will be required for any subsequent Site Development Plan or Preliminary Plat.**

- Section **5.3.1** of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
- The applicant proposes to dedicate 7.95 acres (25.8%) of the 30.76-acre site to Civic Space.
- Section **5.3.3** offers eight Civic Space types that include green space, natural areas, pocket parks, etc.
- Each Civic Space type has its own standards for intent, size, frontage, character, and typical facilities.
- Section **5.3.3.B** further requires civic space designed and equipped as a playground within 1,300 feet of each lot within a CD-3L development.
- The concept plan depicts eight Civic Spaces, primarily green space, throughout the development. Some of the spaces may not meet the Planning Commission's standards for the applicable Civic Space type. Conformity with the standards will be evaluated at Site Development Plan and Preliminary Plat.

Type	Number	Area
Playground	2	1.38 acres
Green	2	5.90 acres
Pocket Park	4	0.67 acres

Tree Preservation

- **Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.**
 - The applicant has not provided a tree preservation plan, and is not required to do so as part of a concept plan.
 - Any subsequent Site Development Plan or Preliminary Plat will require a tree preservation plan.
 - The preservation of existing tree canopy may alter the site design.

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

REVIEW PROCESS

The Development Review Committee evaluated the proposed Annexation at its July 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];²*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** asked the applicant to provide a narrative response to criterion **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment. This request is due to the failure of the applicant's recent request to rezone the subject site.

² Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

- Planning also made a number of advisory comments. Specifically, planning staff noted that although the Zoning Ordinance permits gravel driveways in CD-3L (**Table 4.3.1-B, p. 62**), they are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways.
- Columbia Water System's (**CPWS**) consultant (Inflow) noted that a water availability letter was issued on May 8, 2023. The letter will remain valid for 120 days.
- **Maury County Schools** noted that the site is currently in the attendance zones of Woodard Elementary, Whitthorne Middle, and Central High School. New construction or realignment of school attendance zones may be necessary to accommodate new students. This is a standard comment from the school system.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3L zoning is consistent with Connect Columbia. The subject site's future land use classification is Suburban Neighborhood. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.

Planning Commission may study the possibility of adverse impacts on surrounding property owners. The previous rezoning request for this property garnered significant public comment. At the request of the Planning Commission, the applicant provided a traffic study (not usually required for a rezoning), safety study, and storm water analysis. Although no material adverse impacts to other properties are known to staff at this time, there is clearly concern in the community about compatibility of development. The reduced density of CD-3L may, or may not, be more appropriate than the CD-3 previously requested. The applicant makes this argument in the response to comments: "[l]ower density gives more green space for water issues, will have less traffic, and will fit more with the existing character of the small portion of Cayce Lane directly across from [the subject] property."

Conditions affecting the area may have changed to a sufficient degree to warrant the Zoning Map Amendment. In response to comments, the applicant makes two claims: 1) that increased demand for housing warrants the rezoning; and 2) that, upon adoption of Ordinance 4400, it was a mistake to assign the CD-2 designation to property previously zoned RS-40. Demand for housing has increased in Columbia, which may warrant rezoning of the subject property. However, critique of City Council's decision not to initiate a mass-rezoning of properties throughout the city without owners' consent does not address the criterion at 8.5.19.H.4(e).

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

PRELIMINARY CONCEPT SKETCH



LOT AREA TABLE		
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4	11,032	0.25
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13	12,000	0.28
14	12,000	0.28
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16	12,000	0.28
17	12,000	0.28
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21	15,908	0.37
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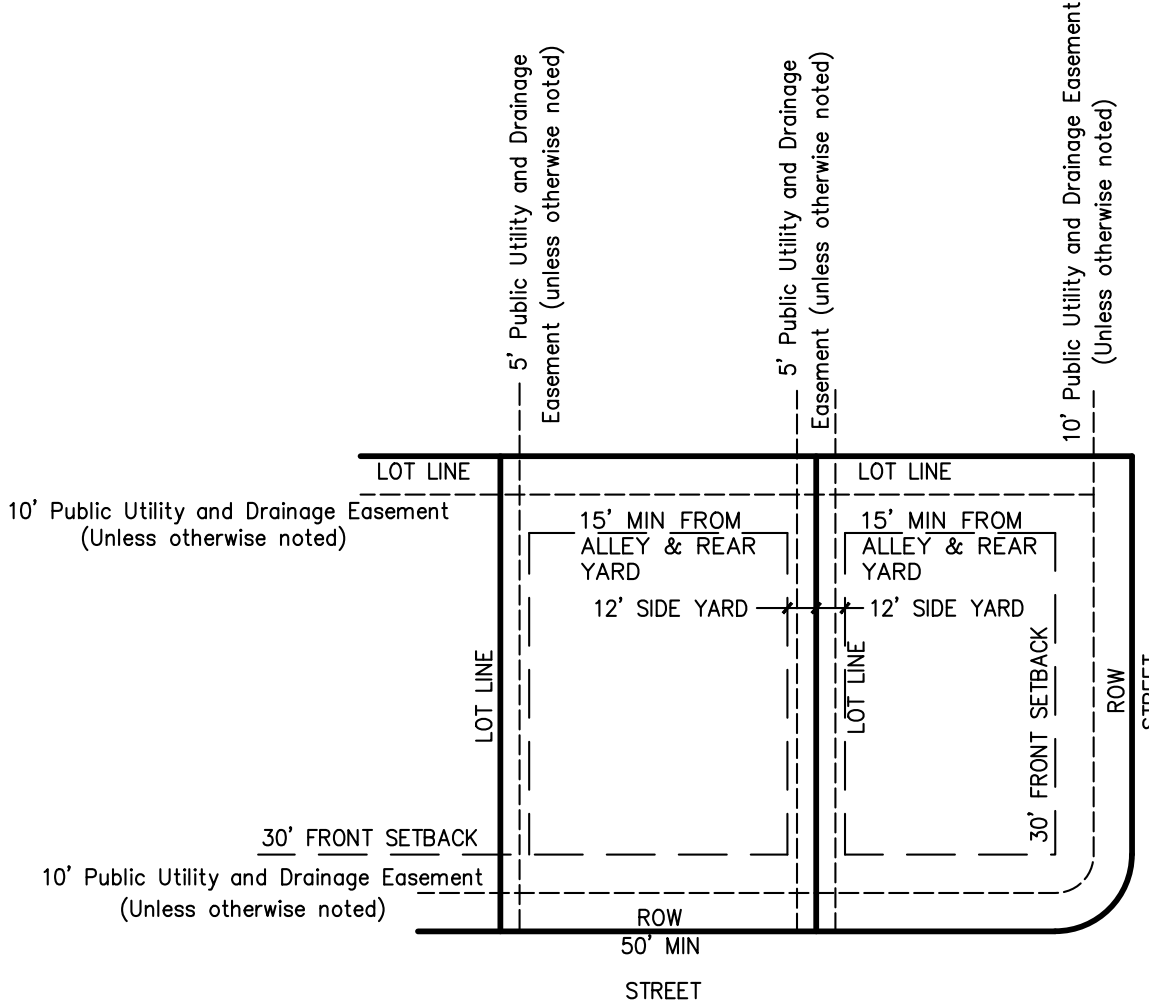
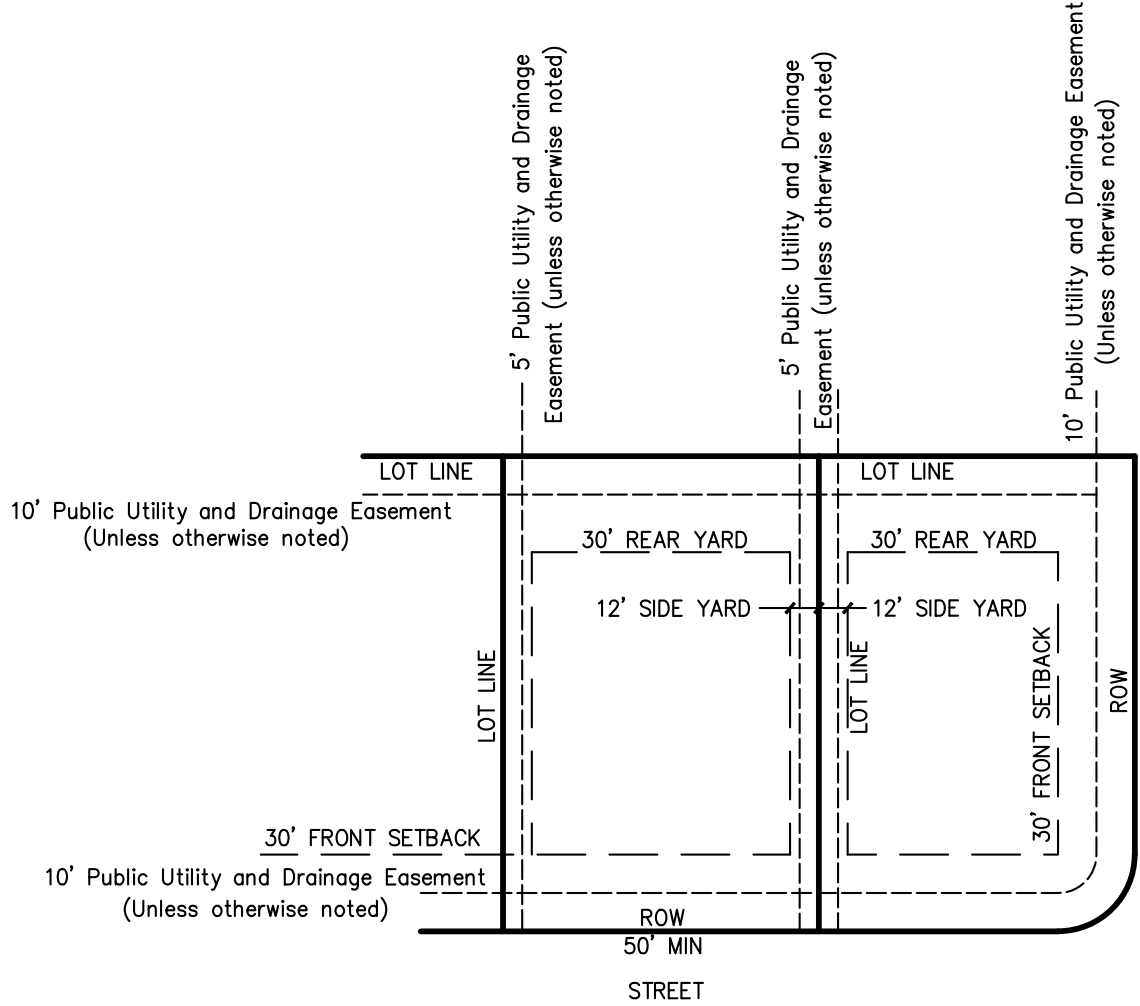
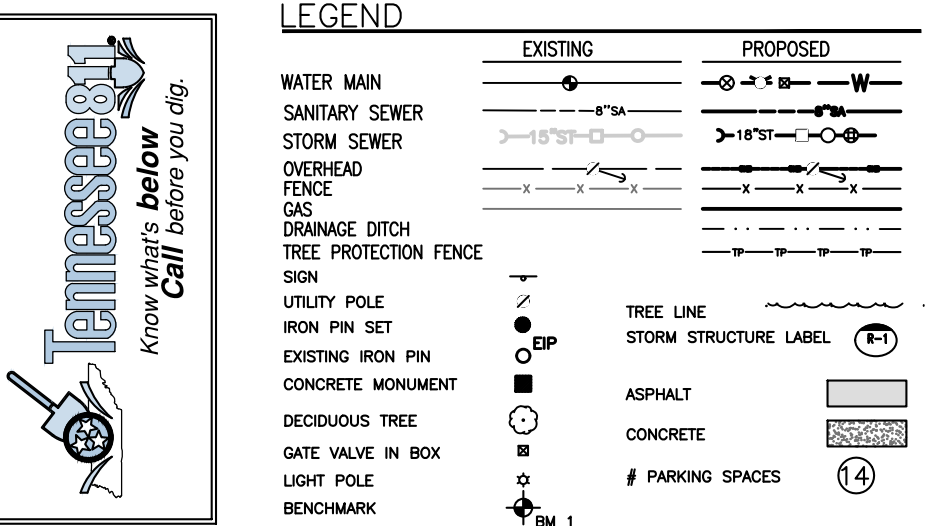
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 - ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

BENCHMARK
BENCHMARK #1
EXIST IRON PIN
ELEV = 691.10'
N = 464,418.94
E = 1,643,263.05
TN STATE PLANE
COORDINATE SYSTEM
NAD 83 DATUM

WARNING! UTILITY LINES!

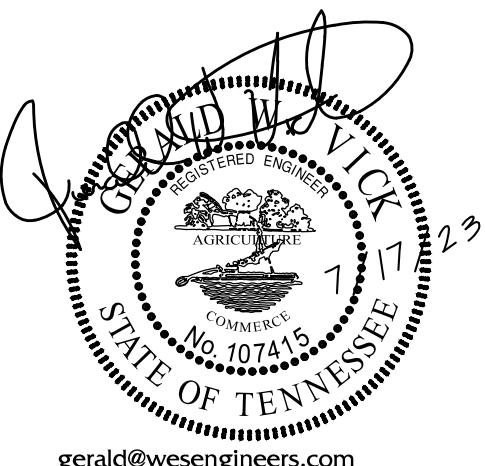
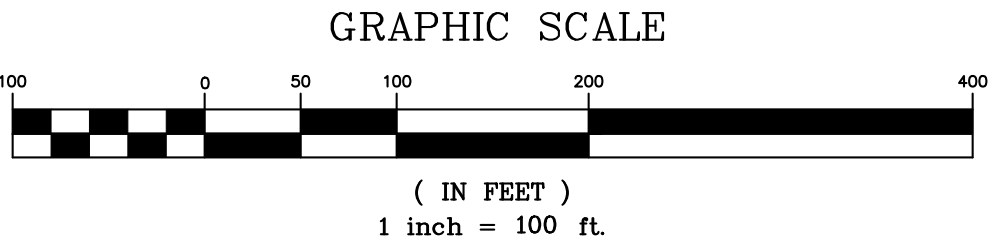
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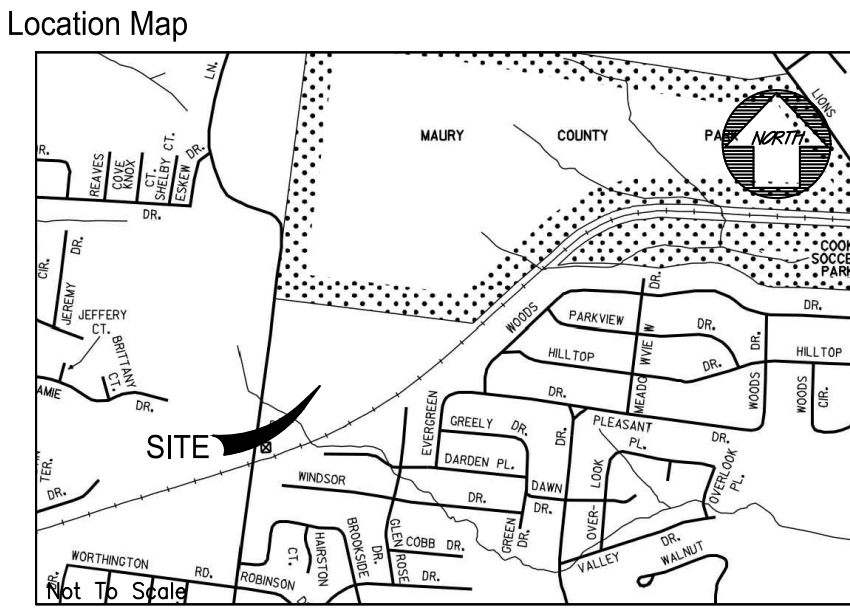
GEOTECHNICAL NOTE:
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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM'S) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.



Submitted for Municipal Approval
NOT FOR CONSTRUCTION



SITE DATA:
OWNER: KCS PROPERTY, LLC
1985 RIDGECREST DRIVE
COLUMBIA, TN 38401
PARCEL NUMBER: TAX MAP 101 PARCEL 039.00
DEED BOOK: R2877, PG 600
SUBJECT PARCEL ZONING: CURRENT ZONING CD-2
PROPOSED ZONING CD-3L
ACREAGE OF SITE: 30.76 ACRES
(PROPOSED 222,599.31 S.F. - 5.11 Ac.
RIGHT OF WAY DEDICATION)
MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR OR 15' REAR IF ALLEY LOADED
12' SIDE
30' SIDE SETBACK FOR CORNER LOTS
UTILITY SERVICES:
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COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4633
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833
PURPOSE NOTE: CONSTRUCT 5,117.22 L.F. OF ROADWAY AND PROVIDE 61 RESIDENTIAL LOTS.

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CIVIL ENGINEERS & LAND SURVEYORS
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COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

Client

KCS PROPERTY, LLC
1985 Ridgcrest Drive
Columbia, TN 38401

DATE

REVISIONS

CAYCE LANE
6216 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE

PRELIMINARY CONCEPT SKETCH

Job. no. 22569

Scale: Vertical: 1"=100'
Horizontal:

Drawn: RP
Checked: GV
Approved: GV
Date: Nov. 21, 2022

MP-1

Paul Keltner
Director of Development Services
700 North Garden St.
Columbia, Tn 38401

Mr. Keltner,

This letter serves as a response to the staff comments regarding the rezoning of 6218 Cayce Lane to CD-3L, specifically, Planning Comment 1. 8.5.19.h.4.(e). This criterion requires a determination that conditions affecting the area have sufficiently changed, warranting a Zoning Map Amendment or that the existing zoning was the result of a mistake.

Since 2010, Columbia has seen significant growth in population making our city and Maury County one of the fastest growing areas in Tennessee. Our available housing has not kept up with that growth and the cost of housing for both owners and tenants has dramatically outpaced both the population growth and the availability of homes within the city limits. This growth has primarily occurred on the north side of Columbia, but is now rolling through the center of the city and to the south, southeast and southwest parts of Columbia. The Comprehensive Plan identifies this area as Suburban Neighborhood, and indeed, this is a classification that has been applied, not just by the Comprehensive Plan, and not just to this parcel, but, to the entirety of Cayce Lane from Trotwood Avenue north to Hampshire Pike since the enactment of the Maury County Comprehensive Plan in 2011 and as it has been revised.

While the need for additional housing shows that conditions are sufficiently changed, the general policy of simply translating the prior zoning under the prior code to the existing zoning under the new code was a mistake for this parcel, and many others within the city limits of Columbia. CD-2 is a rural lot designation that is simply unsuitable for property within the city limits and especially for property with a future land use of Suburban Neighborhood. It has created an inconsistency with the majority of the neighborhoods surrounding and along Cayce Lane that should be remedied to place this parcel in compliance with the Comprehensive Plan and in accordance with 1.5.1.H and 1.5.1.K of the code.

This project is in its second iteration of a plan for development. The initial request for CD-3 was given a recommendation for approval by the planning staff, the Planning Commission recommended approval to City Council after determining that 8.5.19.H.4(e) was satisfied. Despite this, the City Council voted to deny the prior request. As requested by the Planning Commission for the prior request, we ordered a traffic and safety study, as well as a water study. We listened to the commentary of the neighbors, and the concerns of all affected parties. After much discussion, analysis of the data and feedback from City Council, we feel that CD-3L fits the needs of the community growth, as would CD-3, and that either zoning would bring this property into compliance with the Comprehensive Plan. Lower density gives more green space for water issues, will have less traffic, and will fit more with the existing character of the small portion of Cayce Lane directly across from our property. At this time, we request the rezoning of 6218 Cayce Lane to CD-3L. Should you have any questions, please feel free to contact us at any time.

Thank you,

Wade Kincaid
KCS Property, LLC



DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, July 11, 2023

ITEM NO.

23-0238

DESCRIPTION: Proposed rezoning from CD-2 to CD-3L

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
2. The water availability letter is for a different nearby property (7,200 square-foot retail strip center). Also, it will expire before the August Planning Commission meeting date. Please provide the correct letter.
3. Advisory: Gravel driveways are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways (Table 4.3.1-B, p. 62).
4. Advisory: Playgrounds and other Civic Space types may need to be modified at the time of Site Development Plan to better conform to the standards at 5.3.3 of the Ordinance.
5. Advisory: Total of Civic Spaces ("Open Spaces) is 25.8 percent of the total site, which exceeds the 20% maximum in 5.3.1.A (p. 328). Excluding Open Space H, the total is 8.4 percent of the total site area. Please distinguish between Civic Spaces and other open spaces at the time of Site Development Plan.
6. Advisory: Open Space H as depicted in the concept plan will not meet the minimum standards for a Green in Table 5.3.3-B (p. 331).
7. Concept plan demonstrates feasibility of developing to the requested (CD-3L standard) actual development of the site will be controlled by any subsequent Site Development Plan and Preliminary Plat approval.

Engineering

8. No comments on rezoning

Columbia Power

9. Columbia Power System has an existing power line near your proposed development.

TECHNICAL
23-0238
Page 1 of 4

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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Building

10. No comment.

Police

11. No comments provided.

Public Works

12. No comments.

Fire

13. No comments

Wastewater

14. Depth of all gravity mains should be minimized. Sewer should be located in the middle of the road.

Maury County Schools

15. Woodard Elementary, Whitthorne Middle, Central High School
See Attached Capacity Numbers
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Maury County E911

16. Contact Maury County 911 for application on street names and subdivision name request.

ATT

17. ATT intends to serve.

Columbia Water

18. "A water availability letter was issued on 5-8-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Atmos Energy

19. No comment provided.

Duck River Electric Membership Corp

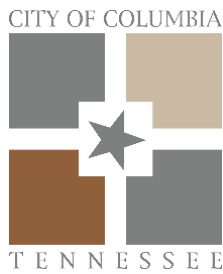
20. No comments provided.

Maury County Highway Dept.

21. No comment provided.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.



ITEM # I 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

July 11, 2023

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 23-0238

Request from Wade Kincaid for Rezoning of property located at 6218 Cayce Lane from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).

COMMENTS:

Woodard Elementary, Whitthorne Middle, Central High School

See Attached Capacity Numbers

The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accomodate new students.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	348	85.9%
	Highland	1986	47,800	4.5	380	304	80.0%
	Howell	1999	81,600	17.5	700	644	92.0%
	Mt. Pleasant	1978	80,021	22	630	566	89.8%
	Riverside	1984	71,150	14	500	413	82.6%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	567	94.5%
	Wright	2005	97,765	18	740	631	85.3%
					5535	4846	87.6%
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	646	71.8%
	Mt. Pleasant	2001	113,938	29.2	550	414	75.3%
	Spring Hill	2010	158,106	39.49	950	524	55.2%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	3189	73.3%
High	Central	2016	296,740	55	1700	1402	82.5%
	Mt. Pleasant	1969	110,759	31	600	391	65.2%
	Spring Hill	1993	181,800	57	1200	1165	97.1%
					3500	2958	84.5%
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	407	81.4%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	1842	84.9%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		209	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13044	

June numbers due to summer system rollover. Updated numbers will be available in August.

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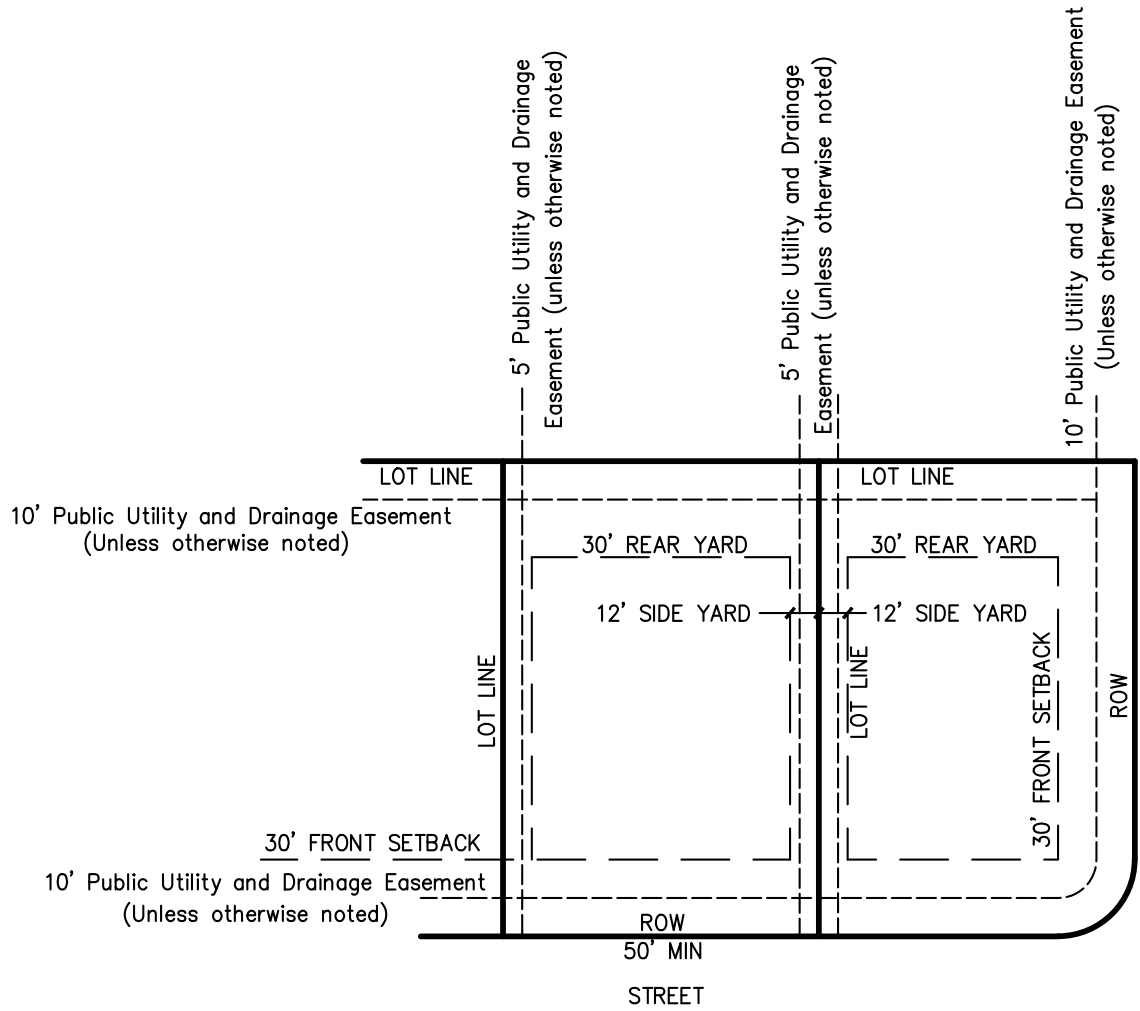
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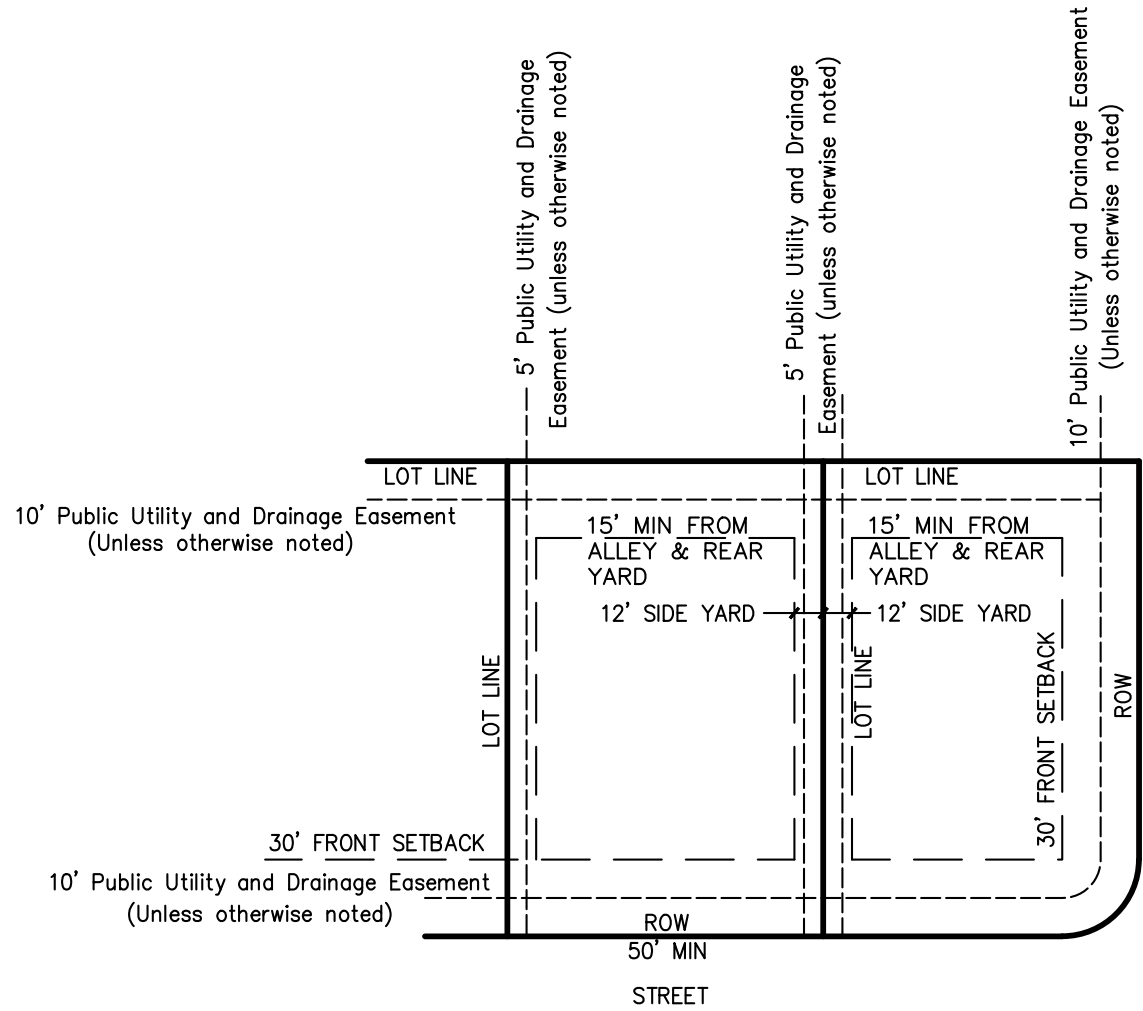
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LEGEND	
WATER MAIN	EXISTING
SANITARY SEWER	PROPOSED
STORM SEWER	
OVERHEAD FENCE	
GAS	
DRAINAGE DITCH	
TREE PROTECTION FENCE	
UTILITY POLE	
IRON PIN SET	
EXISTING IRON PIN	
CONCRETE MONUMENT	
DECIDUOUS TREE	
GATE VALVE IN BOX	
LIGHT POLE	
BENCHMARK	



SUBDIVISION
TYPICAL LOT LAYOUT

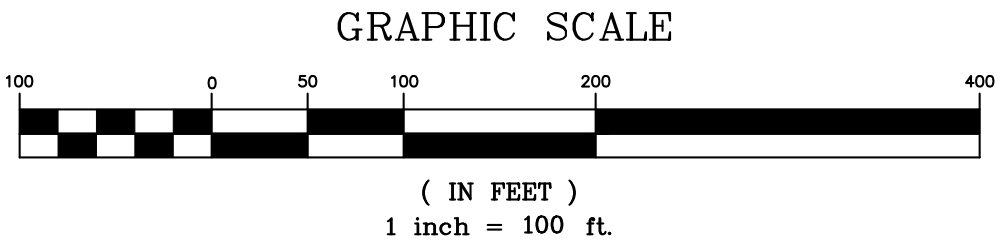


SUBDIVISION
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ALLEY LOADED

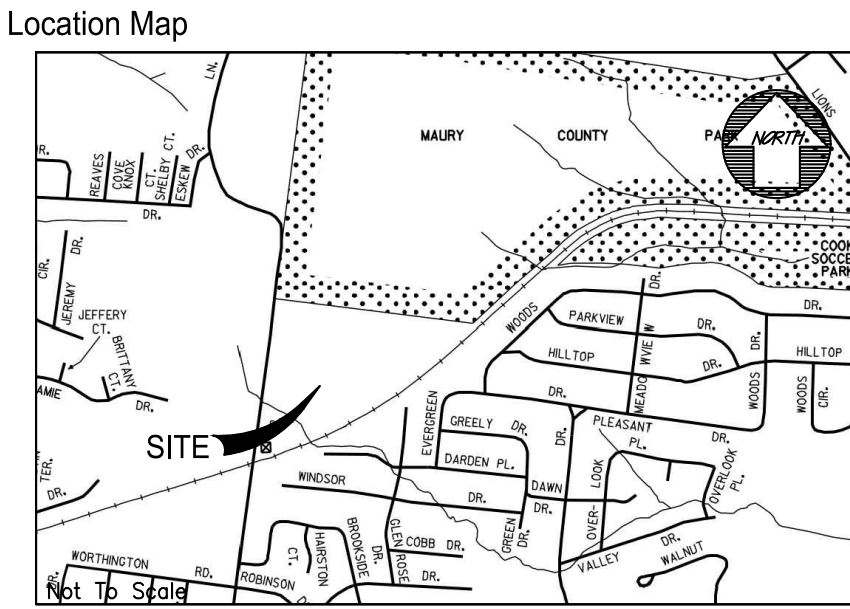
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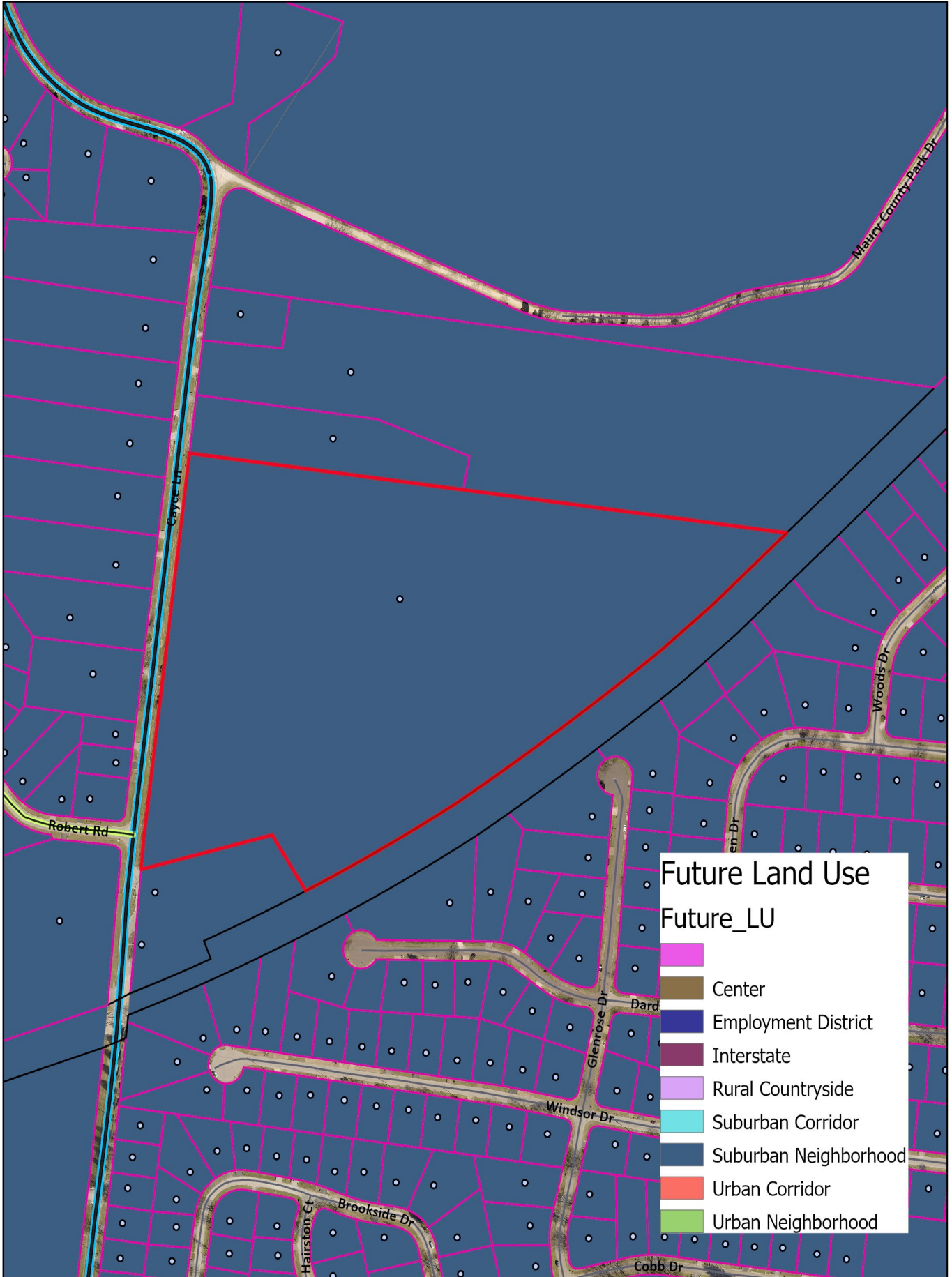
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Columbia, TN 38401

DATE	REVISIONS

CAYCE LANE
6216 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY CONCEPT SKETCH

Drawn: RP	Checked: CV	Approved: CV	Date: Nov. 21, 2022
Job. no. 22569	Scale: Vertical: 1"=100'	Horizontal: 1"=100'	

MP-1

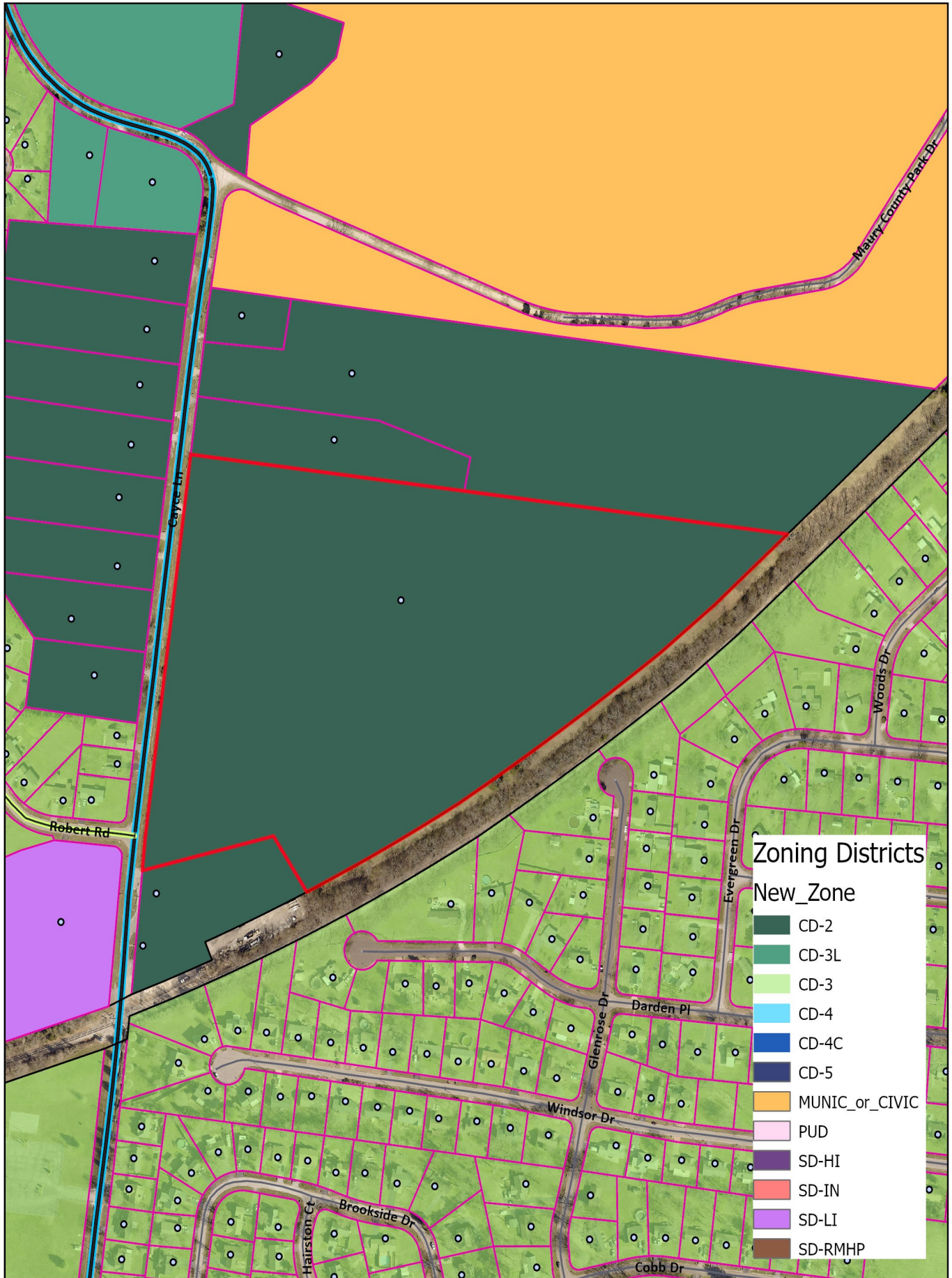


Case#23-0238
6218 Cayce Lane



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541



Case#23-0238
6218 Cayce Lane



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541



November 2, 2023
Mr. Gerald W. Vick P.E.
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401

Sent via email: gerald@wesengineers.com

**RE: Water Availability Letter
6218 Cayce Lane - 104 Units
Tax Map 101, Parcel 39
Columbia, Maury County, TN**

Dear Mr. Vick:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 107 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch water main located on Cayce Lane.
- Minimum size 8-inch, looped water mains will be required throughout the development.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.



Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (104 SFUs)	\$39,980.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (104 meters)	\$56,160.00
Impact Fee: \$4,500 per 3/4" meter (104 meters)	\$468,000.00
Total Meter and Impact Fees Due =	\$524,160.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 22-096



May 8, 2023

Mr. Gerald W. Vick P.E.

WES Engineers & Surveyors

2486 Nashville Hwy

Columbia, TN 38401

Sent via email: gerald@wesengineers.com

RE: Water Availability Letter

6218 Cayce Lane – 107 Units

Tax Map 101, Parcel 39

Columbia, Maury County, TN

Dear Mr. Vick:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 107 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch water main located on Cayce Lane.
- Minimum size 8-inch, looped water mains will be required throughout the development.



All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (107 SFUs)	\$41,090.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (107 meters)	\$57,780.00
Impact Fee: \$4,500 per 3/4" meter (107 meters)	\$481,500.00
Total Meter and Impact Fees Due =	\$539,280.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is written in a cursive, flowing style.

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-096



March 21, 2023

Mr. Gerald W. Vick P.E.

WES Engineers & Surveyors

2486 Nashville Hwy

Columbia, TN 38401

Sent via email: gerald@wesengineers.com

RE: Water Availability Letter

Cayce at Trotwood

5000 Trotwood Ave.

Tax Map 112, Parcel 4.05

Columbia, Maury County, TN

Dear Mr. Vick:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of a 7,200 square-foot retail strip center with 2-hour fire walls. CPWS has evaluated the projected water demands for the proposed commercial development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch water main located on the East boundary of the subject property.



- Rental/lease units will be served by a master meter. Any sub-metering for individual units is the responsibility of the applicant.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (16.3 SFUs)	\$7,531.00
--	------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$7,000 per 6" meter (1 meter)	\$7,000.00
Impact Fee: \$25,000 per 2" meter (1 meter equivalent)	\$25,000.00
Total Meter and Impact Fees Due =	\$32,000.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for sixty (60) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-095



HYDRANT FLOW ANALYSIS



HYDRANT # & LOCATION: 892 6201 Cayce Ln

DATE: _____

MODEL BY: Inflo Design Group, LLC SYS. DEMAND Max Day

DURATION: 1 hrs.

WATER SUPPLIED BY: Columbia Power and Water Systems

PURPOSE OF TEST: 6218 Cayce Ln

MODEL DATA

FLOW HYDRANT(S)	892	n/a	n/a
GPM:	<u>850</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING SIMULATION:	<u>850</u> GPM		

GAUGE HYDRANT

HYDRANT # & LOCATION: 601 6221 Cayce Ln

CONDITION 1

STATIC 54 PSI

RESIDUAL: 47 PSI

CONDITION 2

STATIC _____ PSI

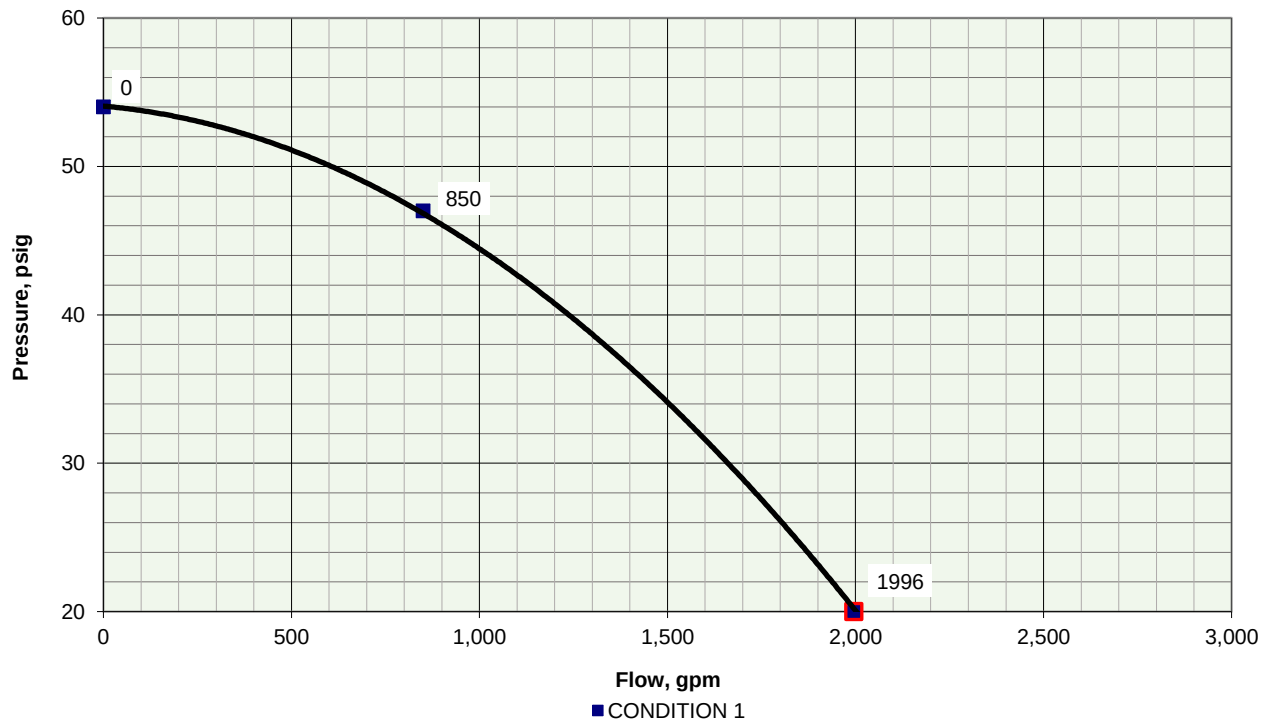
RESIDUAL: _____ PSI

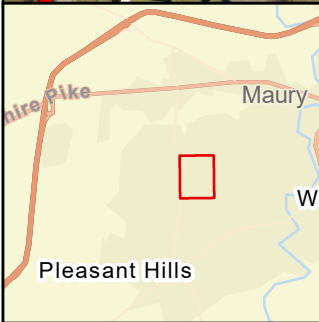
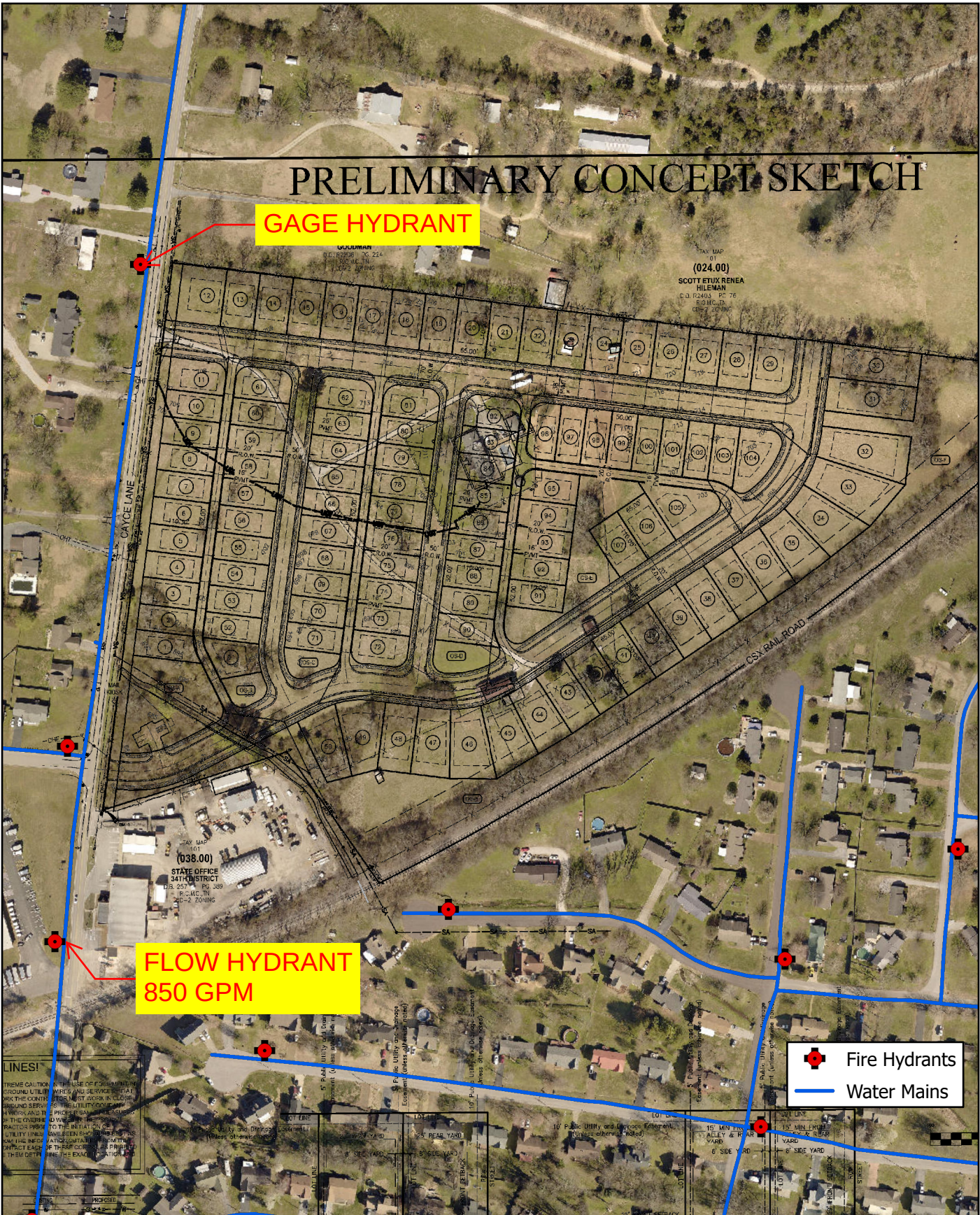
RESULTS: AT 20 PSI RESIDUAL

CONDITION 1 1996 GPM

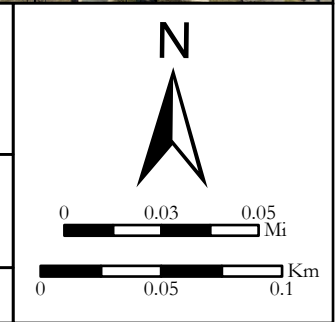
CONDITION 2 --- GPM

REMARKS: Performance based on service elevation of 710' and current CPWS water infrastructure and do not account for additional losses associated with development piping.





Hydrant Analysis Location Map	
6218 Cayce Lane Tax Map 101, Parcel 039.00	
Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA	2022
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet	





Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 11/15/22
Name: Gerald W. Vick, PE
Phone: 931-388-2329
Email: gerald@wesengineers.com
Address/Parcel ID: 6218 Cayce Lane - Tax Map 101 Parcel 39.00
Property Type: ☒ Residential
☐ Commercial
☐ Industrial
Construction Type: Wood Frame V-B
Enclosed Area (ft²): Single Family <3,600

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11-18-2022

PRELIMINARY CONCEPT SKETCH

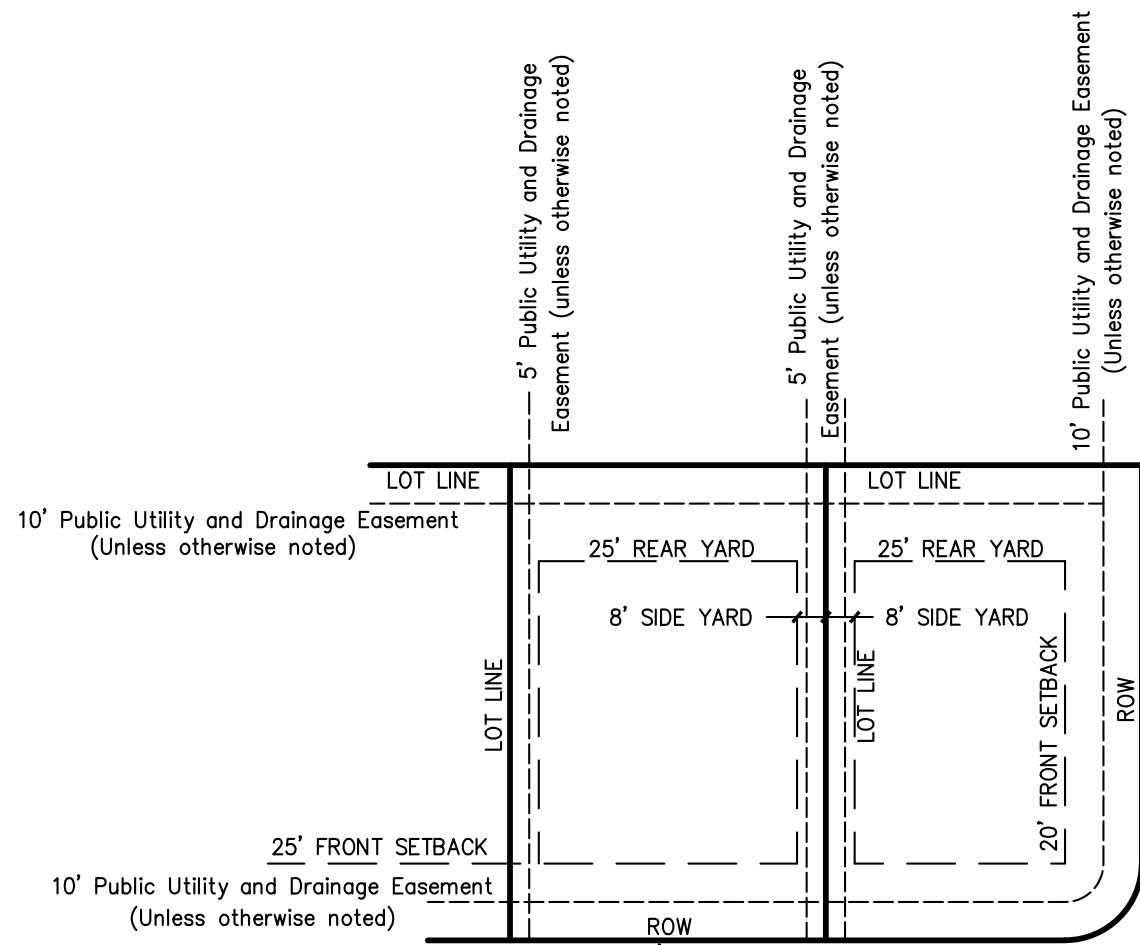
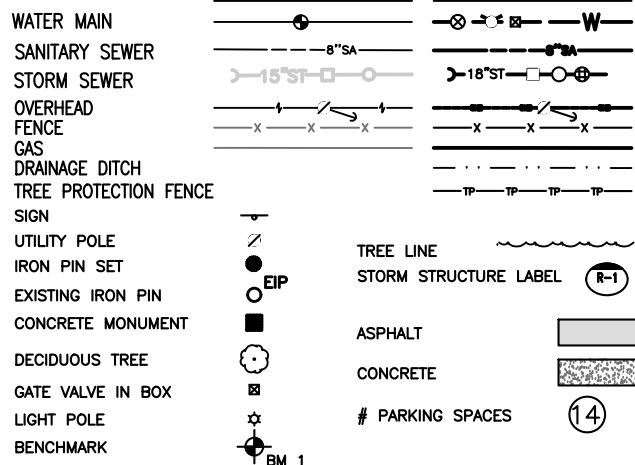


BENCHMARK
BENCHMARK #1
EXIST IRON PIN
ELEV = 691.10'
N = 464,418.94
E = 1,643,263.05
TN STATE PLANE
COORDINATE SYSTEM,
NAD 83 DATUM

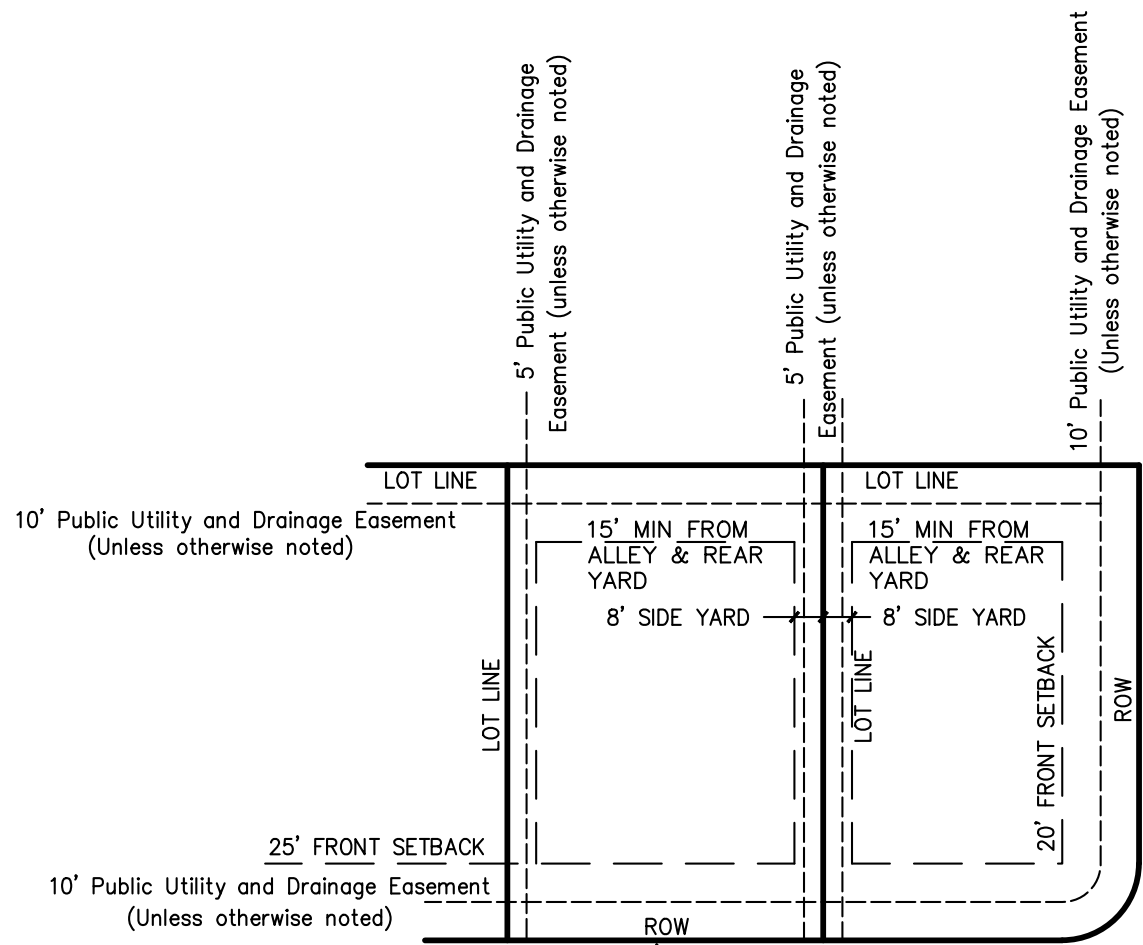
WARNING! UTILITY LINES!

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

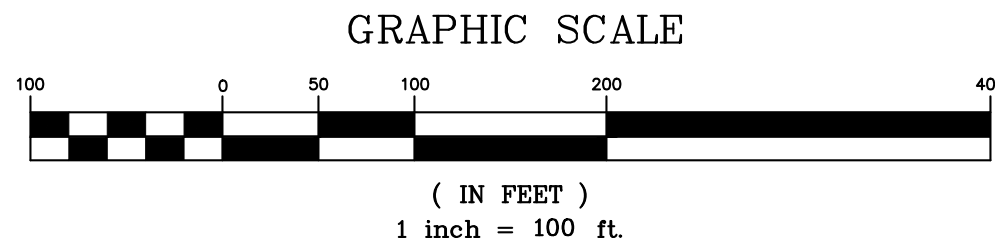
LEGEND



**SUBDIVISION
TYPICAL LOT LAYOUT**



**SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED**



GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

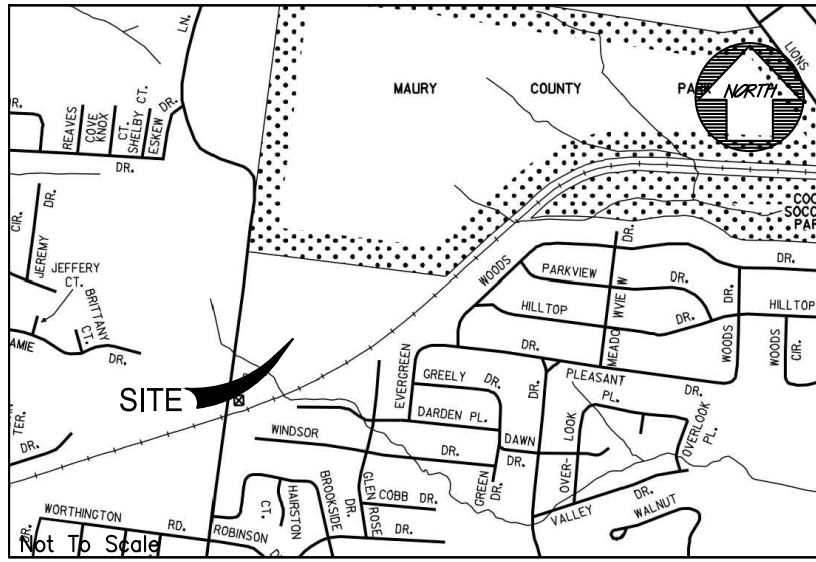
FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM'S) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Location Map



SITE DATA:

OWNER: KCS PROPERTY, LLC
1985 RIDGECREST DRIVE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 101 PARCEL 039.00
DEED BOOK: R2877, PG 600

SUBJECT PARCEL ZONING: CURRENT ZONING CD-2
PROPOSED ZONING CD-3

ACREAGE OF SITE: 30.76 ACRES
(PROPOSED 310,468.30 S.F. - 7.12 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR OR 15' REAR IF ALLEY LOADED
8' SIDE
20' SIDE SETBACK FOR CORNER LOTS

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

PURPOSE NOTE: CONSTRUCT 4,359.12 L.F. OF ROADWAY AND PROVIDE 107 RESIDENTIAL LOTS.

NOTES:
1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

© 2022

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES E ENGINEERS & SURVEYORS

Client
KCS PROPERTY, LLC
1985 Ridgcrest Drive
Columbia, TN 38401

DATE

REVISIONS

CAYCE LANE
6218 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE

PRELIMINARY CONCEPT SKETCH

Drawn: RP
Checked: GV
Approved: GV
Date: Nov. 21, 2022
Scale: Vertical: 1"=100'
Horizontal: 1"=100'

MP-1

May 10, 2023

Glenn Harper, PE
City Engineer
City of Columbia
700 N Garden Street
Columbia, TN 38401

**Re: Cayce Residential
Traffic Impact Study
Review Comments**

Dear Glenn:

This memorandum provides the findings of the independent review of the Cayce Residential Traffic Impact Study (TIS). Our review includes the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIS.

General Project Information

The Cayce Residential TIS, dated May 2023, was completed by Fischbach Transportation Group, LLC for WES Engineers & Surveyors. The Cayce Residential development in Columbia, TN is proposed to be located on the east side of Cayce Lane, north of the existing railroad tracks. The development will consist of 104 single-family homes with two access points along Cayce Lane. The development is expected to be complete in three years, which is a 2026 horizon. Traffic counts were conducted by Fischbach Transportation Group, LLC on a typical weekday in March 2023 for the intersections of Hampshire Pike and Cayce Lane and Cauce Lane and Eskew Drive. Counts from the 2020 Highlands development were used for the intersection of Williamsport Pike and Cayce Lane. Counts from the 2022 Highland Convenience Market development were used for the intersection of Trotwood Avenue and Cayce Lane/Sunnyside Lane. To account for background traffic, the existing traffic was grown by 2% per year for three years. Additionally, the traffic from previously approved developments, Trotwood & Foster, Crichton Property, Highland Convenience Market, and The Highlands, was included in the background growth.

Road Audit of Cayce Lane

In the vicinity of the project site, Cayce Lane includes negligible horizontal curvature and minimal vertical curvature. However, between Eskew Drive and the project site, there are two significant horizontal curves. The western of the two curves, immediately south of Eskew Drive, has a radius of approximately 600 feet, and the eastern curve has a radius of approximately 100 feet. Existing signage includes warning signs to mark intersections, sharp curves, reduced speed limits in advance of the curves, and retro-reflective chevron signs are provided through each of the curves. Fischbach Transportation Group, LLC

conducted a traffic count and speed study along Cayce Lane, south of Wellington Drive. The results indicate that this roadway segment accommodates approximately 4,300 vehicles per day with the AM and PM peak hours each representing approximately 9% of the total daily volume. The data indicates that approximately 71% of the vehicles along this segment are conventional passenger vehicles with an 85th percentile speed of 40mph. Crash data was obtained from the City of Columbia Police Department for the segment of Cayce Lane from Hampshire Pike to the exiting railroad tracks from January 1, 2018 through April 25, 2023. There were a total of 96 incidents along this roadway segment with 16 (16.7%) involving possible or suspected injuries. 12 of these 16 crashes occurred in the curves between Wellington Drive and the project access.

Trip Generation and Trip Distribution

Future trips generated by the Cayce Residential development were calculated using ITE's *Trip Generation*, 11th Edition based on the future land use. The land use used to determine the project-generated trips was 104 single-family detached homes. The total development is expected to produce 1,046 trips per day with 77 new trips in the AM peak hour and 103 new trips in the PM peak hour.

	Total Entering Trips	Total Exiting Trips
AM	19	58
PM	65	38

These trips were distributed throughout the study area based on a review of land uses and population densities in the area and the existing peak hour turning movement counts. The directional distribution assumes approximately 25% of the project-generated traffic will be oriented to the east along Hampshire Pike, 20% to the west along Williamsport Pike, 20% to the east along Trotwood Avenue, 15% to the south along Cayce Lane, 15% to the west along Hampshire Pike, and 5% to the west along Trotwood Avenue.

Capacity/Level of Service Analyses

The operational analyses for the intersections within the study area was completed utilizing *HCS 2023* software, which uses the methods from *Highway Capacity Manual 7th Edition*. The intersections were evaluated for the weekday AM and PM existing, background, and projected traffic conditions. Additionally, turn lane and sight distance analysis was completed.

Intersection Capacity Analysis

In the projected 2026 conditions, the analyses indicate that all of the critical turning movements are expected to operate at LOS D or better during both peak hours. Additionally, the signalized study intersections are expected to operate at LOS D or better during both peak hours.

Turn Lane Warrant Analysis

The intersections along Cayce Lane at both of the project access locations were evaluated for the need for a southbound left turn lane and a northbound right turn lane based on methodology presented in *NCHRP report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Based on the total projected peak hour traffic volumes presented in the TIS, neither a southbound left turn lane nor a

northbound right turn lane is warranted along Cayce Lane at the project access locations. *TDOT Design Guidelines should be utilized for determining if a turn lane is warranted as well as length required. NCHRP does not provide length.*

Intersection Sight Distance Analysis

The available intersection sight distance was evaluated for the intersection of Cayce Lane and Eskew Drive. The criteria for intersection sight distance is provided in the AASHTO *Policy on Geometric Design of Highways and Streets*, commonly known as the *Green Book*. The sight distance available to and from the north at the intersection of Cayce Lane and Eskew Drive is adequate. However, insufficient intersection sight distance is available to and from the south at the intersection of Cayce Lane and Eskew Drive due an existing curve.

Recommendations Identified in the TIS

The following conclusion and recommendations are included in the study and our response.

Williamsport Pike and Cayce Lane

- The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS C or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modification are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Hampshire Pike and Cayce Lane

- The analyses conducted for the purposes of this study indicate that this signalized intersection operates at LOS D or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Cayce Lane and Eskew Drive

- The analyses conducted for the purpose of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Trotwood Avenue and Cayce Lane/Sunnyside Lane

- The analyses conducted for the purpose of this study indicate that this signalized intersection operates at LOS D or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Cayce Lane and Northern Project Access

- The analyses conducted for the purposed of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with total projected conditions, and the average vehicle queues are expected to be low. Therefore, the project access should be constructed to include one eastbound entering lane and one westbound exiting lane.
- The analyses conducted for the purposes of this study indicate that the intersection of Cayce Lane and the northern project access will operate acceptably even without dedicated turn lanes on Cayce Lane. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, the intersection of Cayce Lane and the northern project access should be constructed as shown in the figure included with these conclusions and recommendations.

Staff Response: *We agree that this access should be constructed with one entering and one existing lane and that dedicated turn lanes along Cayce Lane are not warranted. Since Cayce Lane is an existing road, sight distance should have been measured in the field at the approximate access location. This access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*

Cayce Lane and Southern Project Access

- The analyses conducted for the purposed of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with total projected conditions, and the average vehicle queues are expected to be low. Therefore, the project access should be constructed to include one eastbound entering lane and one westbound exiting lane.
- The analyses conducted for the purposes of this study indicate that the intersection of Cayce Lane and the northern project access will operate acceptably even without dedicated turn lanes on Cayce Lane. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, the intersection of Cayce Lane and the northern project access should be constructed as shown in the figure included with these conclusions and recommendations.

Staff Response: *We agree that this access should be constructed with one entering and one existing lane and that dedicated turn lanes along Cayce Lane are not warranted. Since Cayce Lane is an existing road, sight distance should have been measured in the field at the approximate*

access location. This access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.

Future Improvements to Cayce Lane

- Currently, Cayce Lane includes two significant horizontal curves between Eskew Drive and the project site. The western of these curves, immediately south of Eskew Drive, has a radius of approximately 600 feet, and the eastern curve has a radius of approximately 100 feet. Also, limited intersection sight distance is available for motorists on Eskew Drive, and these limitations are compounded by the existing grade on Eskew drive, which requires additional start-up time for motorists turning onto Cayce Lane. However, the vehicle speeds measured on Cayce Lane are reasonable, and ample warning signage is provided to notify motorists of upcoming intersections, sharp curves and reduced speed limits in advance of these curves. Also, retro-reflective chevron signs are provided through each of the two curves.
- In order to maximize safe and efficient operations on this segment of Cayce Lane, the following short-term and long-term modifications should be considered even if the proposed project is not constructed in order to address existing conditions on Cayce Lane.

1. Thermoplastic Rumble Strips

- Surface-mounted rumble strips are relatively low-cost treatments that provide auditory and palpable warning of upcoming conditions. Specifically, these treatments can encourage motorists to reduce speeds and remain alert. However, because these treatments rely on noise and vibration, they can disturb nearby residents and noise-sensitive habitats. Also, they require maintenance.
- Currently, the *Manual on Uniform Traffic Control Devices (MUTCD)*, which was published in 2009 by the Federal Highway Administration, does not provide any guidance about the design and installation of transverse rumble strips. Therefore, if rumble strips are installed on Cayce Lane in advance of each of the two curves, the design and installation of these arrays should be consistent with industry standards and should be reviewed and approved by the City of Columbia Engineering Department.
- Thermoplastic rumble strips are not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

2. Clearing of Vegetation

- Currently, numerous utility poles are located on the north side of Cayce Lane, through and between the two existing curves. Also, stands of mature trees are located on both sides of the western curve and the inside of the eastern curve, limiting the sight distances available for motorists traveling through this roadway segment. Although some or all of these trees may be located outside the public right-of-way, consideration should be given to removing all of the trees within 10 feet of the edge of pavement between Eskew Drive and the gravel driveway located within the eastern curve.

- The clearing of vegetation is not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

3. Realignment of Cayce Lane

- Should thermoplastic rumble strips and the clearing of vegetation not reduce the frequency of vehicle incidents on Cayce Lane within the two existing curves, the most effective way to reduce vehicle conflicts on this roadway segment would be to realign Cayce Lane to reduce the horizontal and vertical curvature between Eskew Drive and the proposed project site. This would not be a low-cost modification. However, it would provide optimum safe and efficient operations on this corridor.
- The potential realignment of Cayce Lane is not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

Staff Response: *We agree that these suggested improvements to Cayce Lane would improve safety along Cayce Lane near the intersection with Eskew Drive. While the potential improvements to Cayce Lane are not needed due to the Cayce Lane Residential development, it is the City's discretion to ask the developer to cover a portion or all of the lower-cost alternatives (#1 and #2 above) as part of the development's construction. As traffic increases along Cayce Lane, the City should continue to monitor the crash rate and severity of crashes. Should the City decide to implement any of the improvements, they should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards.*

Additional Staff Response:

- *Sight distance should have been measured during the site visit at the approximate access locations. From our review it appears that there is sufficient distance at the proposed access locations.*

Conclusion

The Cayce Lane Residential Traffic Impact Study submitted May 2023 covers the typical required traffic impact study components and identifies several feasible and beneficial infrastructure improvements. It is recommended that Fischbach Transportation Group, LLC make a note of the comments identified above; however, we require no additional evaluation or analysis.

Should you have any questions or need additional information, please contact me.

Sincerely,



Dyan C. Damron, PE, PTP
Director of Traffic, Planning & ROW
Volkert, Inc.

**BK/PG:R2877/600-603
22018670**

4 PGS : WARRANTY DEED

NANCY MCMEEN 289567 - 22018670

09/30/2022 - 10:42 AM

VALUE 1480000.00

MORTGAGE TAX 0.00

TRANSFER TAX 5476.00

RECORDING FEE 20.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 5499.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

This Instrument Prepared By:
Thomas M. Hutto Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **STORMY A. WALKER**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **KCS PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Being in the Ninth (9th) Civil District of Maury County Tennessee in the city limits of Columbia Tennessee.

Beginning at a point in the center of the CSX Railroad, said point is located S 40°41'33" W a distance of 115.2" from an old concrete mile marker post (235).

Thence with the center of the railroad S 48°04'58" W a distance of 176.44; Thence with a curve with an arc length of 1528.36 with a radius of 5674.41 with a chord bearing of S 56°08'55" W with a chord length of 1523.75 to a point in the center of the railroad; Thence leaving the railroad and running with the land of the TDOT 34th District N 35° 24'00" W a distance of 34.15 to a iron pin set in an old fence running parallel to the railroad; Thence N 35°24'00" W a distance of 277.37 to a 1 1/2" pipe; Thence S 72°54'07" W a distance of 373.75 to a iron pin set in the East line of Cayce Lane; Thence running with the east line of Cayce Lane N 07°14'55" E a distance of 1061.62 to a iron pin set. Thence leaving Cayce Lane and running with the line of Goodman S 82°42'14" E a distance of 1770.04 to a iron pin set at an old Wood Fence Post; Thence S 82°42'14"E a distance of 45.13 to the point of beginning having an area of 30.76.

Being the same property conveyed to Stormy A. Walker by deed recorded on September 23, 2016 in Book R2392, Page 1408, in the Maury County Register of Deeds

101-039.00

WARRANTY DEED

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; easement for private sewer line described in Deed Book 379, Page 427, Register's Office of Maury County, Tennessee; easements described in Deed Book 359, Page 205, Register's Office of Maury County, Tennessee; subject to charter right of way for CSX railroad; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

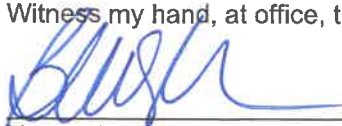
IN WITNESS WHEREOF, this conveyance has been executed on this 30th day of September, 2022.


Stormy A. Walker

STATE OF TENNESSEE
COUNTY OF MAURY

On this 30 day of September, 2022, before me personally appeared **STORMY A. WALKER**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of September, 2022.



Notary Signature

My commission expires: June 20, 2023



STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$1,480,000.00**.


Affiant

Sworn and subscribed to before me,

30th day of September, 2022.


Notary Public

My commission expires: 6/25/25



**PERSON OR AGENCY
RESPONSIBLE FOR TAXES:**

KCS PROPERTY LLC

1985 Ridgecrest Drive

Columbia, TN 38401

**NAME AND ADDRESS
OF PROPERTY OWNERS:**

KCS PROPERTY LLC

1985 Ridgecrest Drive

Columbia, TN 38401

**THIS DOCUMENT WAS
E-RECORDED**

COUNTY Maury
BOOK R2817
PAGE 600



**MAURY COUNTY
TITLE COMPANY, INC.**

Real Estate. Real Attorneys. Real Simple.

805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytile.com

Tennessee Certification of Electronic Document

I, Brittany Brewer, do hereby make oath that I am a
licensed attorney and/or the custodian of the original version of the electronic document tendered
for registration herewith and that this electronic document is a true and exact copy of the original
document executed and authenticated according to law on 09-30-2022 (date of
document).

(Brittany Brewer)
Affiant Signature

09-30-2022

Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 30th day of September, 2022.



NOTARY'S SEAL

Thomas M. Hutto

Notary's Signature

My commission expires: 6/25/25

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consists of primarily a low density single-family detached Residential area in which House is the predominant Building Type. It has large Lot or Building Sites, medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhood Character Area described in the Comprehensive Plan.



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: _____

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☐ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☐ Plan sealed by a Design Professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. = 100 ft.
- ☐ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- ☐ Proposed phasing and timetable for all phases of development
- ☐ Traffic Impact Study, as required.
- ☐ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☐ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☐ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☐ Location and approximate dimensions of all existing and proposed structures.
- ☐ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☐ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☐ Location, type, and size of proposed signs
- ☐ Approximate height, bulk, and the utilization of structures including activities and the number of living units.



Grading, Drainage, and Storm

- ☐ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☐ General proposed contours at vertical intervals of not more than two (2) feet
- ☐ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☐ Location and dimension of aquatic buffer zones
- ☐ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☐ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☐ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☐ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☐ Existing and proposed on-street and off-street parking and loading areas
- ☐ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☐ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☐ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☐ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☐ Any amenity features and structures for private or public benefit.
- ☐ Location, dimension, and materials of fences and walls
- ☐ Tree Canopy retention

Utilities

- ☐ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☐ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.



PUD Specific Items

- ☐ Legal Description of Property
- ☐ Owner's Affidavit
- ☐ List of all variances requested
- ☐ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☐ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☐ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☐ Exterior lighting

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Print Name

Signature

Date

July 17, 2023

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

RE: Project Name: 6218 Cayce Lane (Wade Kincaid) 22-0324
City of Columbia Planning Commission Submittal

On behalf of KCS Property, LLC, the owner for the proposed development, **WES Engineers & Surveyors** would like to request for rezoning and Concept Plan to the City of Columbia for Planning Commission approval. Comments are addressed in **green**.

Planning

1. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
See attached developer response letter.
2. The water availability letter is for a different nearby property (7,200 square-foot retail strip center). Also, it will expire before the August Planning Commission meeting date. Please provide the correct letter.
We have attached the correct water availability letter for 6218 Cayce Lane. We apologize for the confusion.
3. Advisory: Gravel driveways are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways (Table 4.3.1-B, p. 62).
We have made the developer aware of this comment. We will discuss at preliminary plat.
4. Advisory: Playgrounds and other Civic Space types may need to be modified at the time of Site Development Plan to better conform to the standards at 5.3.3 of the Ordinance.
We understand and will make sure that civic spaces conform at submittal of preliminary plat.
5. Advisory: Total of Civic Spaces ("Open Spaces) is 25.8 percent of the total site, which exceeds the 20% maximum in 5.3.1.A (p. 328). Excluding Open Space H, the total is 8.4 percent of the total site area. Please distinguish between Civic Spaces and other open spaces at the time of Site Development Plan.
We understand and will make sure that civic spaces conform at submittal of preliminary plat.

6. Advisory: Open Space H as depicted in the concept plan will not meet the minimum standards for a Green in Table 5.3.3-B (p. 331).

We understand and will make sure that civic spaces conform at submittal of preliminary plat.

7. Concept plan demonstrates feasibility of developing to the requested (CD-3L standard) actual development of the site will be controlled by any subsequent Site Development Plan and Preliminary Plat approval.

We understand and will make sure that civic spaces conform at submittal of preliminary plat.

Engineering

8. No comments on rezoning

Columbia Power

9. Columbia Power System has an existing power line near your proposed development.

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

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Building

10. No comment.

Police

11. No comments provided.

Public Works

12. No comments.

Fire

13. No comments

Wastewater

14. Depth of all gravity mains should be minimized. Sewer should be located in the middle of the road.
We understand, and will minimize depths of sewer mains at time of construction plans.

Maury County Schools

15. Woodard Elementary, Whitthorne Middle, Central High School
See Attached Capacity Numbers
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Maury County E911

16. Contact Maury County 911 for application on street names and subdivision name request.

ATT

17. ATT intends to serve.

Columbia Water

18. "A water availability letter was issued on 5-8-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Atmos Energy

19. No comment provided.

Duck River Electric Membership Corp

20. No comments provided.

Maury County Highway Dept.

21. No comment provided.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

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

Sincerely,

WES Engineers & Surveyors



Gerald W. Vick, PE
Principal



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	6218 Cayce Lane		
	TAX MAP: 101	GROUP:	PARCEL: 39.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request re-zoning from CD-2 to CD-3L. Project will construct +/-4,359 ft of public roadway and provide 61 residential lots on 30.76 acres		

DATE OF PRE-APPLICATION CONFERENCE	10/19/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) ☒ Total Number of Lots 61 ☒ Total acreage 30.76

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Wade Kincaid	PHONE	615-642-3478
ADDRESS	1985 Ridgecrest Drive Columbia, TN 38401	EMAIL	wade@kcsllc.com

PROPERTY OWNER NAME	KCS Property, LLC	PHONE	615-642-3478
ADDRESS	1985 Ridgecrest Drive Columbia, TN 38401	EMAIL	wade@kcsllc.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

<u>Wade Kincaid</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>6/19/2023</u> DATE
<u>KCS Property, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>6/19/2023</u> DATE

STAFF USE ONLY

DOCKET NO.	
RECEIPT NO.	
FEE PAID	
REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	
BOARD ACTION	

Oakwood Drive Rezoning

Project #:	23-0388	Location:	Map 89 Parcel 21.00
Applicant:	Louis Sloyan	Case Type(s):	Plan Amendment & Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Home(s)

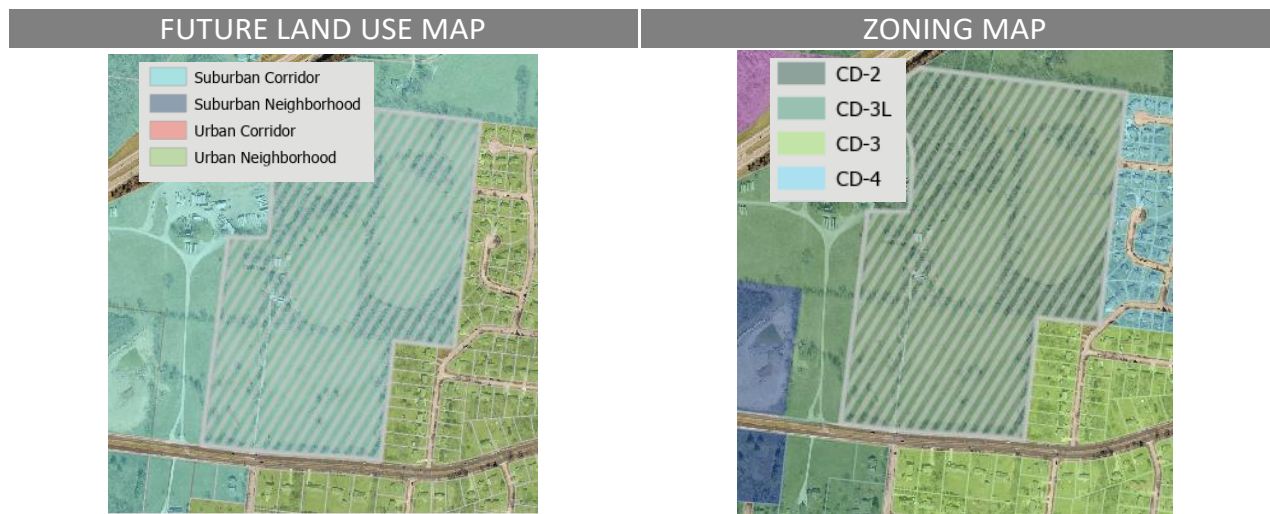
PROJECT SUMMARY

The applicant requests to amend the Future Land Use Map of Connect Columbia, the city's Comprehensive Plan, and change the future land use classification of 56.7-acre parcel from Suburban Corridor to Suburban Neighborhood. The subject property is located on the north side of North James Campbell Boulevard near the intersection of Oakwood Drive. The applicant also requests to rezone the property from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District). The current zoning designation permits low density single-family residences at two dwelling units per acre. The requested zoning designation permits medium density single-family residences at four dwelling units per acre.

- The DRC reviewed this proposal at its October 2023 meeting.
- The requested zoning designation is not consistent with Connect Columbia, the City's comprehensive plan.
- The applicant has requested an amendment to the Future Land Use Plan which supports the requested character district.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards. However, greater detail will be required at the time of any subsequent Site Development Plan and Preliminary Plat. If the concept advances to a Site Development Plan, staff will recommend modifications to the concept which will bring it into greater conformity with the standards of the zoning ordinance.
- At the request of staff, the applicant provided specific responses to some of the rezoning criteria.
- The Planning Commission is a **recommending body** for rezoning and plan amendment requests.
- The Planning Commission must make separate motions for the plan amendment and the rezoning.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3L	Single Family	Single Family Residence	+/- 56.7 Acres



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	CD-3L	(Vacant) Single-Family
North	Suburban Corridor	CD-3L	Single-Family
South	Urban Neighborhood	CD-3	Single-Family
East	Urban Neighborhood	CD-3/CD-4	Single-Family
West	Urban Neighborhood	CD-3L/CD-4C/SD-LI	Light Industrial

A vacant single-family home currently occupies the subject site. The property sits between residential properties to the east, north, and south. It is bordered on the west by an industrial property. The property to the west, an approximately 70-acre parcel, is split zoned. It contains sections which are CD-3L, CD-4C, and SD-LI. The future land use of the subject property and the properties to the west is Suburban Corridor. The current zoning in of the site is **not consistent** with Connect Columbia.

CONSISTENCY WITH CONNECT COLUMBIA

The applicant requests an amendment to the future land use map as part of this request. The requested CD-3 zoning is not consistent with the current future land use classification of Suburban Corridor; it is consistent with the requested Suburban Neighborhood future land use classification. Both classifications are described below.

Current Future Land Use Classification

Suburban Corridor: The future land use of the subject site is Suburban Corridor. The Character Area is characterized by a mix of residential and commercial uses with intermixed and compatible civic uses. The Future Land Use Plan indicates that “the general development pattern is largely site specific” (Connect Columbia, p. 26). The specific character of the Corridor relies on the Area of Change determination. Development can take the form of single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern (Connect Columbia, p. 26). The Character Area Matrix from page twenty-six of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-4C character district and PUDs.



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

Requested Future Land Use Classification

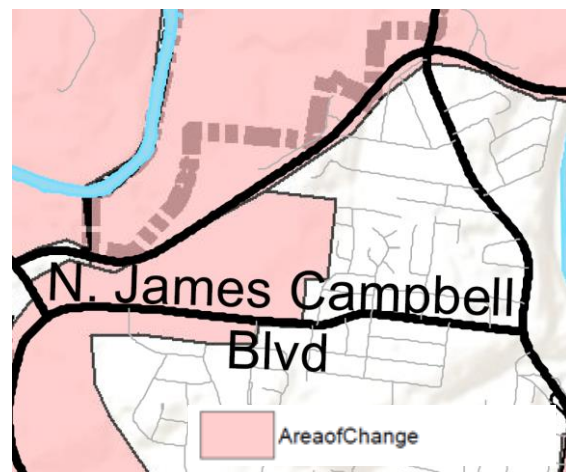
Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is conducive to residential development and neighborhoods, with limited, intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that “the general development pattern is defined by a single use activity on individual lots” (Connect Columbia, p. 22). Green space is largely incorporated on individual lots; neighborhood and community parks should be located within neighborhoods to enhance the quality of life. Development should emphasize connectivity and housing diversity (Connect Columbia, p. 23). The Character Area Matrix from page twenty-two of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.



CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
SUBURBAN NEIGHBORHOOD	Is the property in an Area of Change?	Residential Uses Zoning Category: Low Density Residential District and Medium Residential.	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure.	<u>Scale:</u> New dwellings and structures should be compatible with the established character of the area.
	No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to the area are likely as development occurs. New development should respect both the natural environment and blend with existing, surrounding neighborhood assets.	Public and Civic Uses Zoning Category: Religious Facilities, Government Facilities (low impact), and Educational Facilities.	Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	<u>Architecture:</u> New developments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.

AREA OF CHANGE

The subject site **is located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was evolving. Changes to the area are likely, but new development should blend with existing neighborhood assets. The designation does not necessarily mean that any particular development proposal is consistent with Connect Columbia. It does mean that the Planning Commission has previously determined that in this area, the development character is not fixed and change is expected over time (Connect Columbia p. 14).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat would be required to comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- **The concept plan depicts single family lots which generally conform to the CD-3 bulk standards listed in Table 4.3.1-C of the Zoning Ordinance.**
 - The Ordinance established minimum lot widths for single-family home lots:
 - 65’ for single family homes with street-facing driveways; and
 - 40’ for single family homes served by alleys.
 - The Ordinance prescribes setbacks of:
 - 25’ minimum front setback on principal frontages and 20’ on secondary frontages;
 - 8’ side setback; and
 - 25’ rear setback, measured from the rear property line; or 15’ from the centerline of rear alley as applicable.
 - The applicant’s concept proposes the creation of 130 lots which exceed the minimum lot width and could accommodate homes conforming to the setbacks.
 - Forty-six of the conceptual lots are at least 65’ wide (corner lots are wider).
 - Eighty-four of the conceptual lots are served by alleys. These lots are at least 52’ wide (corner lots are wider).
 - The larger lots are arranged on the outside of the concept plan.

Civic Spaces

- **The concept plan indicated that it is possible to develop the site with required Civic Space in the form of Playgrounds, Greens, and Pocket Parks dispersed throughout the development. Additional details will be required for any subsequent Site Development Plan or Preliminary Plat.**

- Section 5.3.1 of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
- Section 5.3.3 offers eight Civic Space types that include green space, natural areas, pocket parks, etc.
- Each Civic Space type has its own standards for intent, size, frontage, character, and typical facilities.
- Section 5.3.3.B further requires civic space designed and equipped as a playground within 800 feet of each lot within a CD-3 development.
- The concept plan depicts two playground spaces, a mid-block pedestrian connection which breaks up the largest block, and four additional “open spaces” which will presumably serve a Civic Spaces.
- Conformity with the standards for each Civic Space type will be evaluated at Site Development Plan and Preliminary Plat.

Type	Number
Playground	2
Pedestrian Path	1
Other Civic Spaces	4

Tree Preservation

- **Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.**
 - The concept plan indicates that 22.8 acres of the site (40%) is covered by existing tree canopy.
 - The concept depicts trees preservation of 12.5 acres (54% of existing canopy); which exceeds the minimum requirement.
 - Any subsequent Site Development Plan or Preliminary Plat will require a detailed tree preservation plan which identifies Specimen and Heritage trees, as well as other preservation priorities listed in the Ordinance.
 - The preservation of existing tree canopy may alter the site design.

Thoroughfares, Blocks, and Connectivity

- **Section 5.2 of the Zoning Ordinance requires that new Thoroughfares and Internal Drives be arranged to form blocks, provide for connectivity, and conform to specific standards.**

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

- The concept plan depicts new thoroughfares which form blocks, although some lots on the perimeter of the site are not arranged into blocks.
- The concept proposes a connection to the established adjacent neighborhood to the east via an extension of Dalya Lane.²
- Additional future connections are proposed to the north and the west.³
- Some of the proposed lots expose rears to North James Campbell Boulevard, a design which is disfavored by the zoning ordinance. Abutting the rears to property identified as open space circumvents the prohibition of through-lots at **§4.3.3** of the ordinance. Planning staff has provided advisory comments suggesting alternatives which the applicant has acknowledged.

Other Requirements

- **Conformity with other requirements of the Ordinance, including design prescriptions will be reviewed at the time of Site Development Plan or building permit as applicable.**

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its October 2023 meeting, as directed by **§8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];⁴*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*

^{2,3} Plan-left is north on the concept.

⁴ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

Section **8.5.20** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Future Land Use Map of the Comprehensive Plan. The Planning Commission is the recommending body for amendments of the Future Land Use Map under **§ 8.3.3.B.3** of the Zoning Ordinance. Section **8.5.20.B** allows for concurrent review of Comprehensive Plan Amendments and associated Rezoning; however, “decisions shall be rendered with separate motions.”

Section **8.5.20.F** of the Zoning Ordinance establishes the review criteria for changes to the Future Land Use Map of Connect Columbia, the Columbia’s comprehensive plan:

- 1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
- 2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*
- 3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
- 4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
- 5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its October 2023 meeting. A full list of comments, and the applicant’s responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** asked the applicant to provide a narrative response to criterion **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment. This request is intended to aid



- the Planning Commission in its analysis of the requested change to zoning map. The applicant provided a narrative response to the request.
- Planning also asked the applicant to provide a narrative response to criterion **8.5.20.F** explaining why the request Future Land Use Map amendment is consistent with the intent and guiding principles of Connect Columbia, that the request is compatible with the surrounding area, and that the change will not create adverse impacts upon the surrounding area. This request is intended to aid the Planning Commission in its analysis of the requested change to zoning map. The applicant provided a narrative response to the request.
 - Planning also made advisory comments related to the concept plan. Specifically, planning staff noted that the design depicts an arrangement of thoroughfares and blocks which results in lots with rears facing North James Campbell Boulevard. This is disfavored by the zoning ordinance. If the Future Land Use Map amendment and rezoning are approved, any future Site Development Plan should either reposition these lots with rear-to-rear configurations, utilize alternative enfrontment permitted by **4.3.1-C**, or utilize active civic space and effective screening to separate the private space from the public frontage. The applicant acknowledged this comment.
 - **Wastewater** provided specific advisory comments related to the location of any required pump station and plans for its future elimination. The utility requests that if the rezoning is approved and the project proceeds to Site Development Plan, any future sanitary sewer designs direct flow toward Dalya Lane, near the northeast portion of the subject site. The applicant acknowledged this request.⁵
 - The Office of the **Fire Marshal** provided an advisory comment on the concept plan. If the rezoning is approved and the project proceeds to Site Development Plan, any dead ends must include a fire apparatus turn-around. This would likely only impact the proposed future connection point at the northern portion of the concept.⁶
 - Columbia Water System's (**CPWS**) consultant (Inflow) noted that the water availability letter issued on September 1, 2023 will expire in 120 days.
 - **Maury County Schools** noted that the site is currently in the attendance zones of Riverside Elementary, Cox Middle School, Central High School. New construction or realignment of school attendance zones may be necessary to accommodate new students. This is a standard comment from the school system.

^{5, 6} Plan-left is north on the concept.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3 zoning is not consistent with Connect Columbia. The subject site's future land use classification is Suburban Corridor. The future land use classification is implemented exclusively by the CD-4C character district, as well as PUDs. The applicant has requested a change to the Future Land Use Map from Suburban Corridor to Suburban Neighborhood. The Suburban Neighborhood future land use is implemented by the CD-3L and CD-3 character districts.

The requested change to the future land use map is not consistent with the proposed update to Connect Columbia. The Planning Commission is currently in the process of completing a five-year update to Connect Columbia. The proposed Future Land Use classification for the subject parcel is City Center Urban Village (CCUV) which, if adopted by the Commission, will be implemented by the CD-4, CD-5, and CD-4C character districts as well as PUDs.

Conditions affecting the area may have changed to a sufficient degree to warrant the Future Land Use Map and Zoning Map Amendments. The comprehensive plan and the zoning ordinance encourage infill development. The subject property is located inside the central part of Columbia and can support higher intensity development without substantial extensions of infrastructure and urban services. In 2017, the Planning Commission designated the property as Suburban Corridor, indicating that the City's land use policy favors higher intensity development of the site. In late 2022 and early 2023, a developer failed to obtain City Council approval of a rezoning to CD-4. In a response to staff comments, the applicant argues that the failure of the previous request.

The plan of development will require modest revision should the project advance to Site Development Plan and Preliminary Plat. As discussed in previous sections, the concept plan demonstrates that it is possible to develop the site in conformity with the standards of the zoning ordinance. However, greater detail will be required at the time of Site Development Plan. In particular, the arrangement of lots on the southern portion of the site may need to be revised and the Planning Commission will require greater detail related to Civic Spaces.

If the Planning Commission recommends approval, the applicant should provide an updated water availability letter and a corrected application prior to first consideration by the City Council. The water availability letter will expire before the City Council could consider the request. In addition, there is an error in the signatures on the application. If the request advances to the City Council, the applicant should correct these potential deficiencies prior to publication of the December 2023 council agenda.

SAMPLE MOTIONS

Future Land Use Map (Comprehensive Plan) Amendment

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.20.F** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed change to the Future Land Use Map of Connect Columbia [*, subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the proposed change to the Future Land Use Map of Connect Columbia having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

Zoning Map Amendment

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*, subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: *[list additional information]* for review at a future meeting.

ZONING : CD-3
AREA : ± 56.7 ACRE
TYPICAL R.O.W. WIDTH : 70'
MAX. DENSITY : 4 UNITS/ACRE

MAX. ALLOWABLE LOT : 226
SETBACKS
FRONT : 25'
SIDE : 8'
BACK : 25' OR 15' FROM CENTER
LINE OF ALLEY

TOTAL LOTS : 130

-  BIGGER LOT - FRONT LOADED (46 LOTS)
MID BLOCK LOT : 65' x 120'
CORNER LOT : 77' x 120'

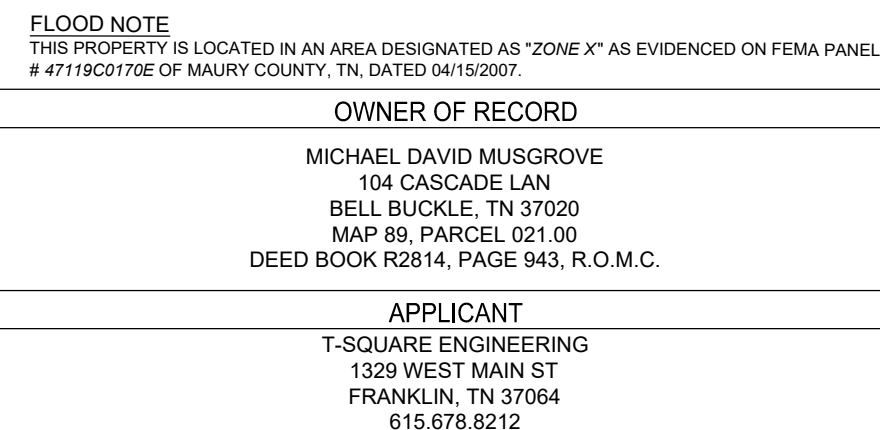
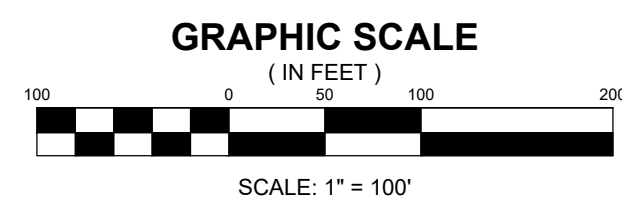
-  SMALLER LOT - ALLEY LOADED (84 LOTS)
MID BLOCK LOT : 52' x 100'
CORNER LOT : 64' x 100'

CANOPY REQUIREMENT

- TOTAL EXISTING CANOPY	: 22.8 AC (40% OF TOTAL AREA)
- MIN. REQUIRED CANOPY	: 45% (10.2 AC) RETENTION
-  CANOPY RETAINED	: 12.15 AC (54%)

PLAYGROUND

- REQUIREMENT	: EVERY 800' RADIUS.
-  PROPOSED	~ NEEDS MIN. 2
	: 2



DATE:	NO.:	DATE	REVISIONS
09/06/23			
SCALE:			
AS SHOWN			
AS NOTED			
1"=40'			
1"=SQUARE			
REVIEWER:			
DATE:			

CONCEPT PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

PROJECT
23-0533

SHEET
C-2.0



10/16/2023

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

Staff,

Please find below the responses to the comments received for the rezoning submittal with our responses in red.

ITEM NO.
23-0388

DESCRIPTION: Request from Louis Sloyan for comprehensive plan amendment (suburban corridor to suburban neighborhood) and rezoning of 200 Oakwood Drive from CD-3L to CD-3..

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.

Acknowledged

2. A current water availability letter is required throughout the entitlement process. The current letter will expire on December 30, 2023. Presuming a timely resubmittal to technical comments and a favorable recommendation from the planning Commission in November, the public hearing for this item will occur on January 11th. Following consideration by the Planning Commission, a new water availability letter will be required to proceed to the City Council agenda. The lead times for new letters can be long. Please communicate with IDG and CPWS accordingly.

Acknowledged, we will reach out to IDG and CPWS so they can advise on the process to obtain an extension to this current letter.

3. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.

Please refer to the included memo detailing conditions.



4. Please provide a narrative response explaining why the applicant believes the five criteria for Planning Commission Recommendations listed at 8.5.20.F of the Zoning Ordinance (p. 450) support the proposed change to the Future Land Use Map.

Please refer to the included memo detailing the criteria.

5. Advisory: Planning staff will place signs on the property and send certified letters to adjacent property owners on or before October 27th. Please be prepared to address any concerns regarding compatibility with the established pattern of the surrounding area.

Acknowledged.

6. Advisory: The concept depicts an arrangement of Thoroughfares and blocks which results in lots with rears facing James Campbell Boulevard. This is disfavored by the Zoning Ordinance. If the Comp Plan Amendment and Rezoning are approved, the Site Development Plan should either reposition these lots with rear-to-rear configurations, utilize alternative enfrontment permitted by 4.3.1-C, or utilize active civic space and effective screening to separate the private space from the public frontage.

Acknowledged.

Fire

7. Dead ends over 150' must have an approved turn around

Acknowledged.

Building

8. No comment.

Police

9. No comments provided.

Maury County E911

10. Contact Maury County 911 for street name request. cgideon@maury911.org

Acknowledged

Maury County Schools

11. Riverside Elementary, Cox Middle School, Central High School. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Acknowledged.

Columbia Power



12. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Acknowledged.

Public Works

13. No Comment.

ATT

14. AT&T INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Acknowledged

Engineering

15. No comments on comprehensive plan amendment or rezoning.

Wastewater

16. Columbia Wastewater has stated its concerns in the availability letter and the Concept Plan does not reflect that in the proposed location of the pump station.

Acknowledged

Columbia Water

17. "A water availability letter was issued on September 1, 2023, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Acknowledged.

Atmos Energy



18. No comments.

Duck River Electric Membership Corp

19. No comments provided.

Maury County Highway Dept.

20. No comments provided.

CPWS BB

Plan to serve.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Please contact Louis Sloyan, PE at T-Square Engineering with comments.

Thank you for your review,

Louis Sloyan, PE
T-Square Engineering, Inc.



DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, October 10, 2023

ITEM NO.

23-0388

DESCRIPTION: Request from Louis Sloyan for comprehensive plan amendment (suburban corridor to suburban neighborhood) and rezoning of 200 Oakwood Drive from CD-3L to CD-3..

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COMMENTS:

Planning

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2. A current water availability letter is required throughout the entitlement process. The current letter will expire on December 30, 2023. Presuming a timely resubmittal to technical comments and a favorable recommendation from the planning Commission in November, the public hearing for this item will occur on January 11th. Following consideration by the Planning Commission, a new water availability letter will be required to proceed to the City Council agenda. The lead times for new letters can be long. Please communicate with IDG and CPWS accordingly.
3. Advisory: Planning staff will place signs on the property and send certified letters to adjacent property owners on or before October 27th. Please be prepared to address any concerns regarding compatibility with the established pattern of the surrounding area.
4. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
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TECHNICAL

23-0388

Page 1 of 4

Building

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Police

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Columbia Power

12. Columbia Power System has an existing power line near your proposed development.
We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Public Works

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ATT

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TECHNICAL
23-0388
Page 2 of 4

Engineering

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CPWS BB

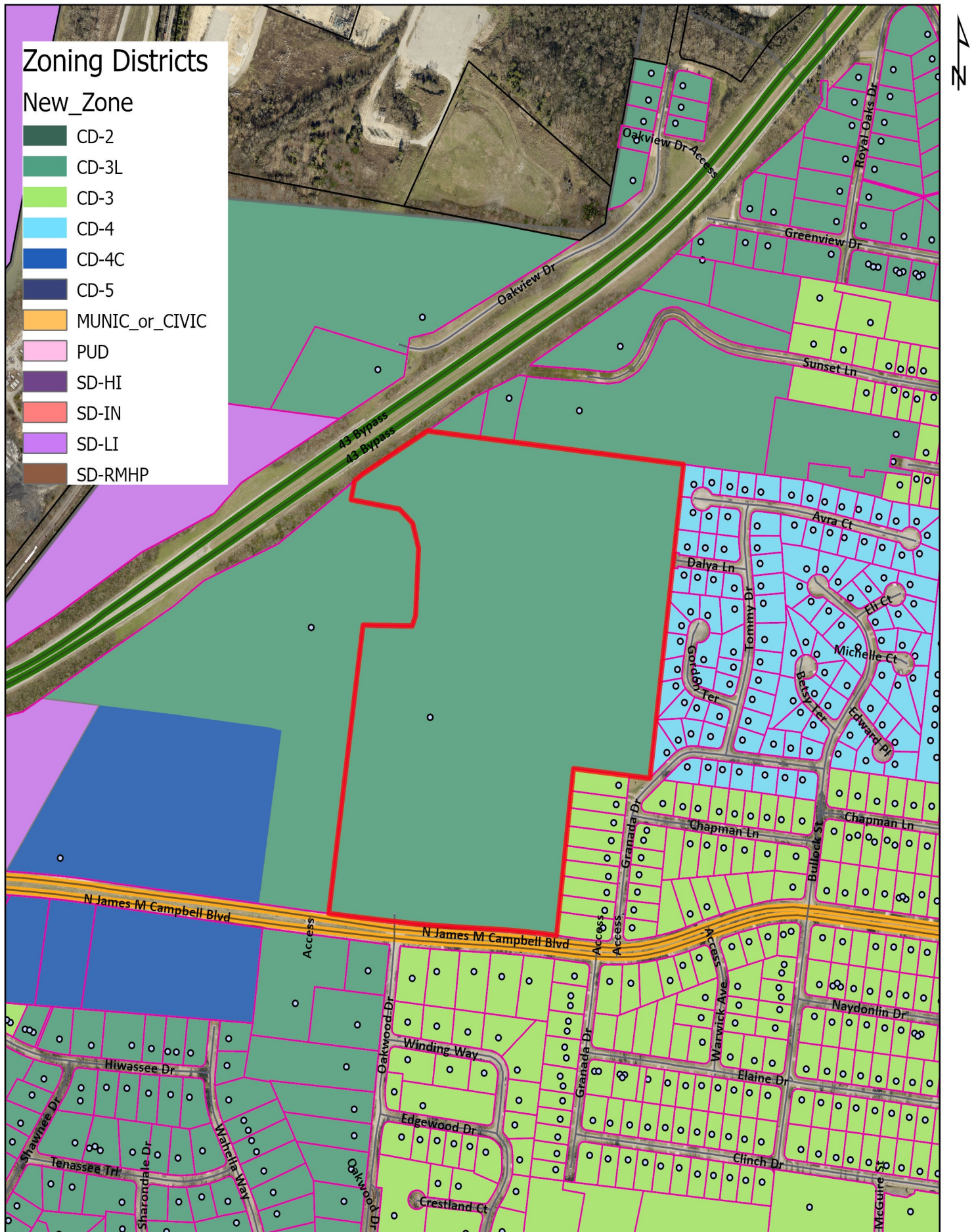
Plan to serve.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	350	86.4%
	Highland	1986	47,800	4.5	380	303	79.7%
	Howell	1999	81,600	17.5	700	642	91.7%
	Mt. Pleasant	1978	80,021	22	630	565	89.7%
	Riverside	1984	71,150	14	500	414	82.8%
	Spring Hill	1984	69,000	10	540	442	81.9%
	Woodard	1990	76,200	17	600	563	93.8%
	Wright	2005	97,765	18	740	633	85.5%
					5535	4846	87.6%
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	647	71.9%
	Mt. Pleasant	2001	113,938	29.2	550	415	75.5%
	Spring Hill	2010	158,106	39.49	950	522	54.9%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	3189	73.3%
	Central	2016	296,740	55	1700	1412	83.1%
	Mt. Pleasant	1969	110,759	31	600	400	66.7%
	Spring Hill	1993	181,800	57	1200	1158	96.5%
					3500	2970	84.9%
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	406	81.2%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	1841	84.8%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		139	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	12985	

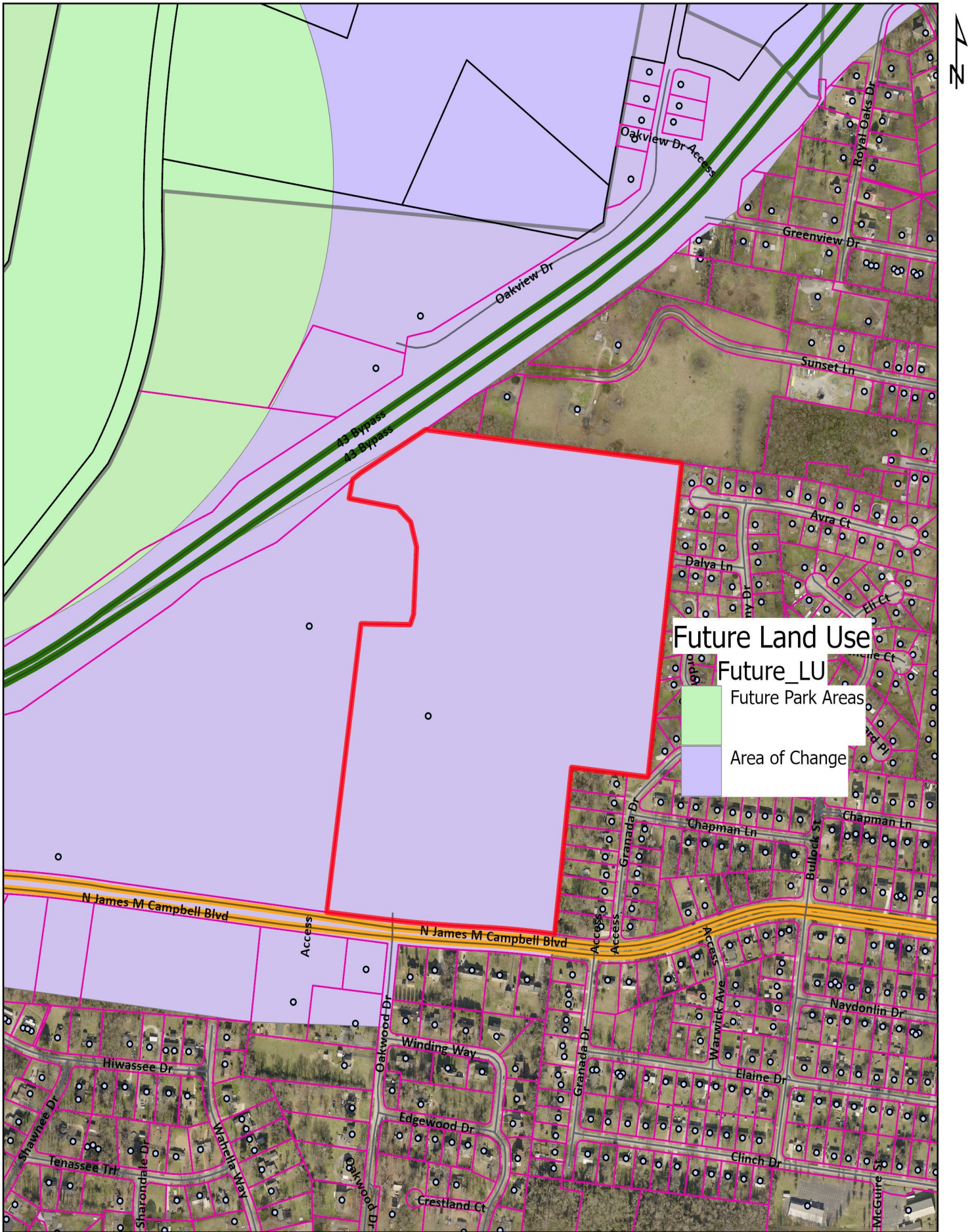


23-0388
200 Oakwood Dr.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541



23-0388
200 Oakwood Dr.



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200 Oakwood Dr.



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FAX: (931) 560-1541



WASTEWATER DEPARTMENT

21 July 2023

Drew Taylor
Land Acquisition Manager
Smith Douglas Homes
361 Mallory Station Road, Suite 103
Franklin, TN 37067

RE: Parcel ID: 089 02100 000; 200 Oakwood Drive, Columbia, TN 38401

Drew,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

The sanitary sewer design must allow for the flow going to the pump station to be redirected towards MHID 1588 near Dalya Ln of the existing Columbia Wastewater Sewer System such that elimination of this proposed pump station in the future is possible. The pump station should be placed near Dalya Ln to make elimination possible, and the fenced area around the station should be designed to be 50'x50'. The pump station force main should be terminated at MHID 174 on N James Campbell which drains westward.

A handwritten signature in blue ink, appearing to read "Donnie Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



September 1, 2023

Mr. Drew Taylor
Smith Douglas
361 Mallory Station Rd. Suite 103
Franklin, TN 37067
Sent via email: dtaylor@smithdouglas.com

**RE: Water Availability Letter
Oakwood Subdivision - 130 Units
200 Oakwood Dr
Tax Map 89, Parcel 21
Columbia, Maury County, TN**

Dear Mr. Taylor:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 130 single-family residential units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connections will be made to the existing 16-inch water main located on North James M. Campbell Boulevard and the existing 8-inch water main on Dalya Lane.
- Minimum size 8-inch mains are required throughout the development.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.



Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (130 SFUs)	\$49,600.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (130 meters)	\$70,200.00
Impact Fee: \$4,500 per 3/4" meter (130 meters)	\$585,000.00
Total Meter and Impact Fees Due =	\$655,200.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 23-039



HYDRANT FLOW ANALYSIS



HYDRANT # & LOCATION: 1258 Oakwood Drive DATE: _____
MODEL BY: Inflo Design Group, LLC SYS. DEMAND Max Day DURATION: 1 hrs.
WATER SUPPLIED BY: Columbia Power and Water Systems
PURPOSE OF TEST: Oakwood

MODEL DATA

FLOW HYDRANT(S) 1258 n/a n/a
GPM: 850 0 0
TOTAL FLOW DURING SIMULATION: 850 GPM

GAUGE HYDRANT

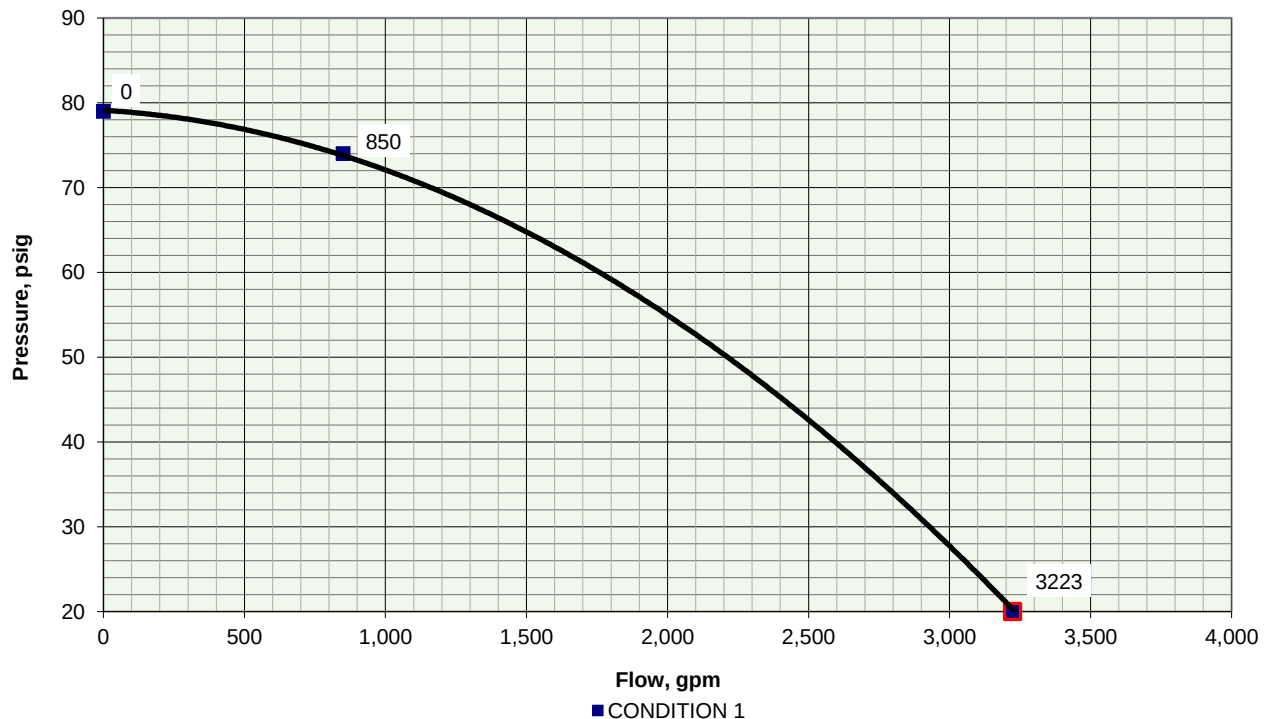
HYDRANT # & LOCATION: Proposed James Campbell Blvd @ Oakwood

CONDITION 1
STATIC 79 PSI RESIDUAL: 74 PSI
CONDITION 2
STATIC _____ PSI RESIDUAL: _____ PSI

RESULTS: AT 20 PSI RESIDUAL

CONDITION 1 3223 GPM
CONDITION 2 --- GPM

REMARKS: Performance based on service elevation of 671' and current CPWS water infrastructure and do not account for additional losses associated with development piping.





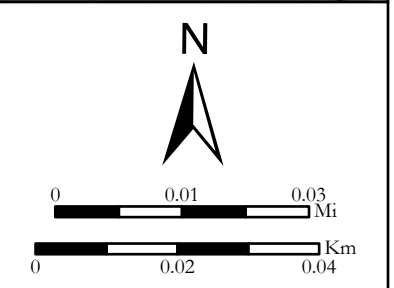
Hydrant Analysis Location Map

Oakwood Development
(Tax Map 89, Parcel 21.00)

Maxar, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,
US Census Bureau, USDA

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

2022



Legal Description – 200 Oakwood Drive

Being a tract of land lying in Maury County, Tennessee, being generally bounded on the north by US Highway 412 (also known as US Highway 43, right-of-way varies), James Patterson (D.B. R1876, pg. 1121), and Johnny Patterson (D.B. R1265, pg. 383), on the east by Huntingdon Woods Subdivision, Section 2A (P.B. 10, pg. 14), Huntingdon Woods Subdivision, Section 1 (P.B. 8, pg. 338), and Bel Air Heights Subdivision (P.B. 2, pg. 176), on the south by James M. Campbell Boulevard (150 ft. right-of-way), and on the west by Baker (D.B. R2251, pg. 1011), and being more particularly described as follows:

Beginning at an iron pin found in the north margin of James M. Campbell Boulevard, being the southeast corner of Baker and the southwest corner of the property herein described; thence leaving the margin of said road and with the east line of Baker, the following calls: N 06°46'11" E , 279.50' to a fence post; thence N 07°27'22" E , 165.56' to a fence post; thence N 07°41'54" E , 250.53' to an iron pin found; thence N 07°19'00" E , 518.44' to a point; thence S 87°57'21" E , 182.29' to an iron pin found; thence N 27°56'50" E , 46.48' to a point; thence N 65°53'44" E , 43.80' to a fence post; thence N 01°37'19" E , 275.18' to a fence post; thence N 19°02'49" W , 136.50' to a fence post; thence N 52°49'38" W , 91.59' to a fence post; thence N 75°13'35" W , 147.19' to a fence post; thence N 85°45'39" W , 99.65' to a point in the southeast margin of US Highway 412, being the northeast corner of Baker and the northwest corner of the property herein described; thence along the margin of said road, the following calls: N 53°07'09" E , 130.52'; thence N 59°59'01" E , 250.20'; thence N 57°41'35" E , 100.48' to a point, being the southwest corner of James Patterson; thence leaving the margin of said road and with the south line of James Patterson, S 83°03'59" E , 227.01' to an iron pin found, being the southwest corner of Johnny Patterson; thence with the south line of Johnny Patterson, S 81°40'45" E , 86.95' to a fence post; thence continuing with Johnny Patterson and with the south line of James Patterson, the following calls: S 83°24'19" E , 275.54' to a fence post; thence S 89°07'08" E , 132.78' to a fence post; thence S 81°25'02" E , 397.19' to a fence post; thence S 83°18'08" E , 68.86' to an iron pin found, being the northwest corner of Lot 45 of Huntingdon Woods Subdivision, Section 2A and the northeast corner of the property herein described; thence leaving James Patterson and with the west line of Huntingdon Woods Subdivision, S 07°01'26" W , 1336.42' to a fence post in the northwest margin of Granada Drive, being the southwest corner of Lot 5 of Huntingdon Woods Subdivision, Section 1; thence leaving the margin of said road and with the north line of Bel Air Heights Subdivision, N 83°19'39" W , 374.53' to a fence post, being the northwest corner of Lot 9 of Bel Air Heights Subdivision; thence with the west line of said subdivision, S 06°26'37" W , 688.95' to a point in the north margin of James M. Campbell Boulevard, being the southwest corner of Lot 1 of Bel Ari Heights Subdivision and the southeast corner of the property herein described; thence along the margin of said road, the following calls: N 83°47'59" W , 182.65'; thence N 86°52'50" W , 495.45'; thence N 82°44'51" W , 345.20' to the Point of Beginning. Containing 56.73 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 09-07-2022, and being more or less the property described in DB. R2814, pg. 943, R.O.M.C.



8/21/2023

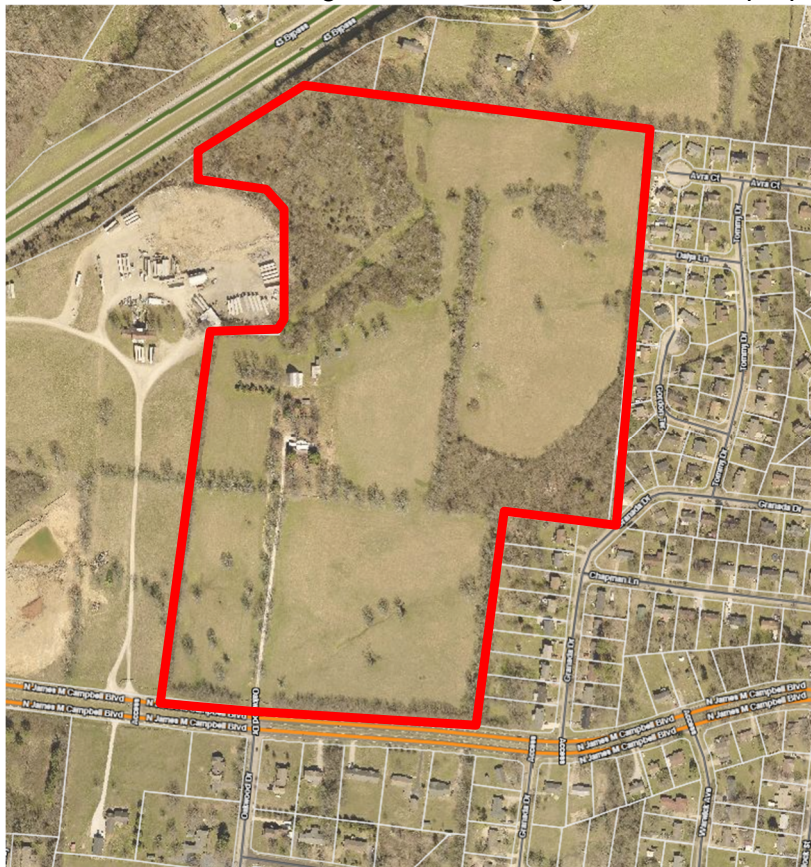
City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

Staff,

Please find included in this submittal the Rezoning application for 200 Oakwood Drive. In these sketches, we have shaded the portion of the property we intend to rezone.

We formally request that the property at Map 89, Parcel 21.00 would be rezoned from CD-3L to CD-3. See the image below designated the property to be rezoned in red.





The property is currently shown as Suburban Corridor. Zone CD-3 is not in accordance with the current district designation of Suburban Corridor. Because of this, we are also requesting a Comprehensive Plan Amendment to Suburban Neighborhood which is supportive of the current zoning, CD-3L, and the requested zone of CD-3. The Suburban Neighborhood also is a similar character to the adjacent properties to the east and south. See the images below designating the property in red.



We believe this plan is in full accordance with the 2022 Zoning Ordinance, effective July 14, 2022.

Thank you for accepting this submittal. Please contact Louis Sloyan, PE at T-Square Engineering with comments.

Thank you for your review,

Louis Sloyan, PE
T-Square Engineering, Inc.



10/16/2023

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

Staff,

Please find below the supplemental narrative responses to comments 3 and 4.

The property in question was previously brought before the Planning Commission in November of 2022, with a higher density proposal of 12 units per acre. This rezoning request brought upon concerns from Planning Commission about the higher density zoning. To address the Planning Commissions concerns about higher density zoning on this property, CD-3 would be an acceptable fit for the property as it would match the existing uses and zonings to the adjacent parcels which are CD-3 and CD-4 to the east, and CD-3 to the south and extend that zoning district.

To accommodate this requested zoning change, the Comprehensive Plan would need to be updated to reflect a Suburban Neighborhood designation. This update to the Comprehensive Plan would update the policy to reflect the policy applied to the adjacent properties to the east and west and continue the single-family neighborhood plan through this parcel. This Comprehensive Plan update would also address the Planning Commission concerns of having a higher density zoning district immediately adjacent to the existing subdivisions.

Please contact Louis Sloyan, PE at T-Square Engineering with comments.

Thank you for your review,

Louis Sloyan, PE
T-Square Engineering, Inc.



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8 1/2 "x11 "

ADDRESS/LOCATION	200 Oakwood Drive; Columbia, TN		
	TAX MAP: 089	GROUP:	PARCEL: 021.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezoning from CD-3L to CD-3, along with comprehensive plan amendment to match CD-3 zoning		

DATE OF PRE-APPLICATION CONFERENCE	6/28/2023	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	-----------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☒ Other: Comprehensive Plan Amendment	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage _____

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	1329 W Main Street Franklin, TN	EMAIL	Louis.Sloyan@T2-Eng.com

PROPERTY OWNER NAME	Michael Musgrove	PHONE	
ADDRESS	104 Cascade Lane Bell Buckle, TN 37020	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Drew Taylor
APPLICANT NAME


APPLICANT SIGNATURE

8/7/23
DATE

Michael Musgrove
PROPERTY OWNER NAME


PROPERTY OWNER SIGNATURE

8/7/23
DATE
8/7/23

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



November 20, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3A, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 16 proposed single family lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638 (as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission. **This has been updated.**
2. Secondary front setback on corners. - Discuss w/ applicant. **The secondary setback should be 25'.**

Engineering

1. Surety in the amount of \$135,000 due by 10/16. **The developer is handing the surety fee.**
2. Binder and curbing shall be installed by 10/16. **This has been installed.**

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

Sincerely,

WES Engineers & Surveyors

A handwritten signature in black ink that reads 'Allen B. O'Leary'. The signature is written in a cursive style with a large, stylized 'A' and 'L'.

Allen B. O'Leary, RLS
Principal

From: [Ken Zumstein](#)
To: [Kevin McCarthy](#)
Subject: [Caution External Email] - RE: Drumwright proposal and schedule
Date: Wednesday, November 22, 2023 7:13:39 AM

Kevin below is the schedule from our Landscape contractor to install the Landscape buffer per the PUD approval. We have already executed the first phase being Nashville Highway and the main entrance, we are executing Colorburst contract to complete the remaining perimeter today, thus all will be completed by the end of December.

They have the trees ready to start installation Monday November 27th for phase one.

From: Jackson Ledford <jackson@colorburstlandscapes.com>
Sent: Tuesday, November 21, 2023 5:00 PM
To: Ken Zumstein <ken.zumstein@lennar.com>
Cc: Jake Demonbreun <jake@colorburstlandscapes.com>
Subject: Drumwright proposal and schedule

Ken,

Hope you are doing well! Attached is the change order for completion of the buffer at drumwright. I realized that I need to add the street trees that you wanted priced with this. I will get this added asap. This will price is for the rest of the buffer. Let me know if you have any questions or if there is anything we can help with.

Also, see below links for the preliminary irrigation layout. This is based off of having (2) $\frac{3}{4}$ " meters and (1) 1" meter. Please let me know if you see any issues with this.

<https://www.dropbox.com/scl/fi/hun2plt7e78bir21j9yh0/Drumwright-layout-1-of-3.pdf?rlkey=bhp27810n847sj9z1pl5ut63a&dl=0>

<https://www.dropbox.com/scl/fi/emu638pitswugpb5rn4s6/Drumwright-layout-2-of-3.pdf?rlkey=35cwwaxvib6iicnb7lah3q2xw&dl=0>

<https://www.dropbox.com/scl/fi/90c64j6lj4ir0kzt4ds0t/Drumwright-layout-3-of-3.pdf?rlkey=kvpddd1rng5h7xcxcpiq8ij33&dl=0>

For schedule, see below: Please note that this is all pending the arrival of trees and when we get released to start this work. Assuming start date of 12/4.

Buffer at Sage Meadows Street (L1.04)

- Irrigation start 12/4 complete by 12/6
- Landscaping start 12/6 complete by 12/13
- Touch up seed/straw complete by 12/13

Buffer on both sides of Williams Ridge Drive (L1.03)

- Irrigation start 12/6 complete by 12/9
- Landscaping Start 12/13 complete by 12/20
- Touch up seed/straw complete by 12/20

Buffer west of Drumwright Way (L1.02)

- Irrigation start 12/9 complete by 12/11
- Landscaping Start 12/21 complete 12/30
- Touch up seed/straw complete 12/30

Thanks,

Jackson



Jackson Ledford

Color Burst Landscapes

3945 Stewarts Lane

Nashville, TN 37216

Office: 615-256-6212

Cell: 615-938-5776

Tennessee Pesticide Charter #5153

<http://ColorburstLandscapes.com>

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, October 10, 2023



ITEM NO.
23-0385

DESCRIPTION: Drumwright Phase 3A final plat to create 16 single family lots and dedicate right of way.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact rarchibald@columbiatn.com with question about the development review process or technical comments.
2. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638 (as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission.
3. Secondary front setback on corners. - Discuss w/ applicant.

Fire

4. No comments

Building

5. No comment.

Maury County E911

6. No comment at this time. Lyman Ridge Road - Correct. Steadman Street - Correct.

Maury County Schools

7. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School (23/24) Possible rezoning of grades 9-10 to Battle Creek High School start 24/25 SY. See Attached Capacity Numbers. The

TECHNICAL
23-0385
Page 1 of 3

development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Columbia Power

8. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

ATT

9. _____ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDING PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Wastewater

10. Columbia Wastewater has no concerns.

Engineering

11. Surety in the amount of \$135,000 due by 10/16
12. Binder and curbing shall be installed by 10/16

Columbia Water

13. "Water infrastructure must be completed in accordance with the approved plans by October 16, 2023. Pressure testing, bacteria testing and infrastructure deeded to CPWS by November 8, 2023. Water system must be active in order for the plat to be recorded"

Duck River Electric Membership Corp

14. No comments provided.

Maury County Highway Dept.

15. No comments provided.

Police

16. No comments provided.

Public Works

17. No comments.

Atmos Energy

18. No comments provided.

CPWS BB

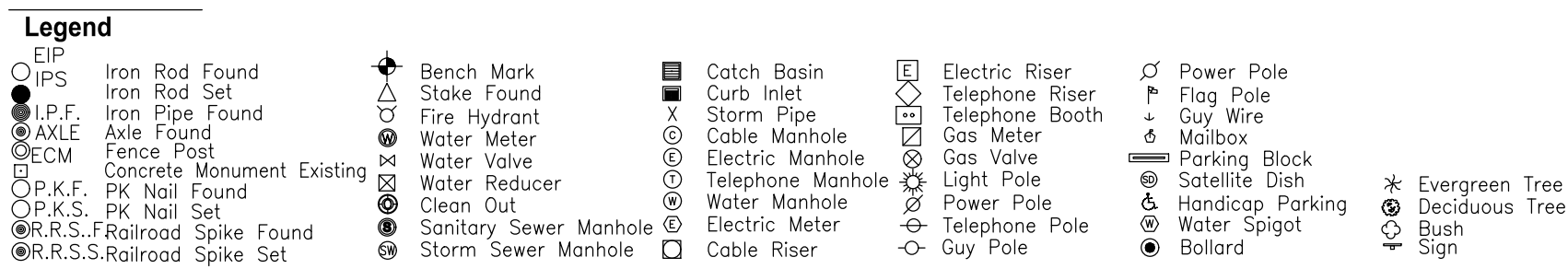
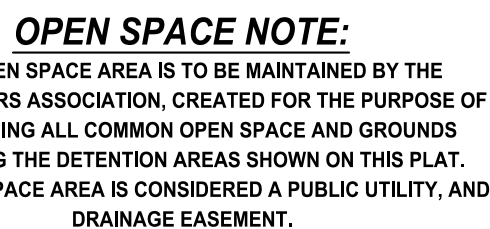
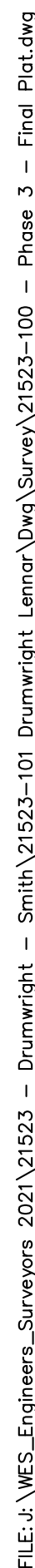
19. Plan to serve

ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	350	86.4%
	Highland	1986	47,800	4.5	380	303	79.7%
	Howell	1999	81,600	17.5	700	642	91.7%
	Mt. Pleasant	1978	80,021	22	630	565	89.7%
	Riverside	1984	71,150	14	500	414	82.8%
	Spring Hill	1984	69,000	10	540	442	81.9%
	Woodard	1990	76,200	17	600	563	93.8%
	Wright	2005	97,765	18	740	633	85.5%
					5535	4846	87.6%
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	647	71.9%
	Mt. Pleasant	2001	113,938	29.2	550	415	75.5%
	Spring Hill	2010	158,106	39.49	950	522	54.9%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	3189	73.3%
	Central	2016	296,740	55	1700	1412	83.1%
	Mt. Pleasant	1969	110,759	31	600	400	66.7%
	Spring Hill	1993	181,800	57	1200	1158	96.5%
					3500	2970	84.9%
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	406	81.2%
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Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		139	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	12985	



	Admining Property Line		Edge of Water
	Subject Property Line		Ditch / Creek Center
	Easement Line		Minor Contour Line
	Building Setback Line		Index Contour Line
	Centerline		Gas Line
	Edge of Pavement		Sanitary Sewer Line
	Edge of Gravel		Water Line
	Fence Line		Storm Sewer Line
	Landscape		Overhead Utility Line
	Woods / Tree Line		Overhead Cable Line

LOT	AREA	TABLE
LOT	SQ. FT.	ACRES
3224	4,478.2	0.10
3225	4,783.4	0.11
3226	4,262.6	0.10
3227	4,253.1	0.10
3228	6,148.8	0.14
3229	4,223.0	0.10
3230	4,222.8	0.10
3231	4,795.0	0.11
3232	4,223.0	0.10
3233	4,223.0	0.10
3234	4,223.0	0.10
3235	4,223.0	0.10
3236	4,223.0	0.10
3237	4,223.0	0.10
3238	4,223.0	0.10
3239	4,223.0	0.10
OS-P3A	32,085.4	0.74
POCKET-PARK	7,389.9	0.17

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	21.61	27.77	S 27°18'52" E	90°24'48" E
C2	25.00	42.61	57.63	S 25°29'16" E	97°38'43" E
C3	25.00	28.36	28.34	S 77°59'18" E	71°12'32" E
C4	25.00	39.27	52.82	S 82°57'32" E	113°57'32" E
C5	25.00	39.27	55.36	N 05°09'24" E	90°00'00" E
C6	25.00	3.30	3.30	N 03°18'42" E	7°33'33" E
C7	25.00	29.63	27.95	N 34°47'50" E	67°55'42" E
C8	25.00	55.00	85.84	N 42°01'00" E	120°05'54" E
C9	55.00	9.45	9.44	S 02°10'10" E	7°56'47" E
C10	275.00	12.27	12.27	N 73°01'55" E	2°33'22" E
C11	275.00	12.27	12.27	N 84°58'55" E	7°56'47" E
C12	275.00	23.07	23.07	N 74°35'38" E	2°31'03" E
C13	275.00	41.04	41.03	S 28°05'32" E	7°28'45" E
C14	275.00	41.04	41.03	S 28°05'32" E	90°00'00" E
C15	275.00	41.28	41.24	N 78°36'37" E	8°35'59" E

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 R2893, Page 402, 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.

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

I hereby certify that the streets, drainage, and utilities designated in Drumwright, Phase 3A 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.

Date _____ Director of Wastewater Department
Columbia, Tennessee

Location Map

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appearances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to construction. The surveyor is not responsible for the location of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appearances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signed and posted rules, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. The property currently identified as Tax Map No. 051 Parcel No. 03201, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2893, Page 402
10. Bearings based on: Tennessee State Plane, Fzone 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 survey may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unrelated person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are 2" rebar with cap reading "WES 1987" unless otherwise noted.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Drumwright, Phase 3A has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

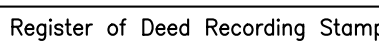
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County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

Date _____ Secretary, Planning Commission
Columbia, Tennessee

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 9/18/23 Allen B. O'Leary TN RLS #1987
Number



WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 389-2329
www.wesengineers.com

Client
Lennar Homes of Tennessee, LLC.
331 Mallory Station Road, Suite 200
Franklin, TN 37067
615-716-7188

REVISIONS	DATE

FINAL PLAT
DRUMWRIGHT, PHASE 3A
NASHVILLE HIGHWAY, COLUMBIA, TN

Drawn: EB
Checked: AO
Approved: AO
Date: 09-18-2023

Job. no. **21523-100**

1 of 1

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

28th day of August, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Lennar Homes of Tennessee, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

 day of , 20 ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction**B3.1 Construction Plans**

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

DRUMWRIGHT PROJECT	
<i>Completed by the Developer</i> Lennar Homes of Tennessee, LLC DEVELOPER NAME Nick Branum AUTHORIZED AGENT NAME DocuSigned by: <i>Nick Branum</i> SIGNATURE 9/7/2023 DATE 381 Mallory Station Rd #200 STREET Franklin TN 37067 CITY, STATE, ZIP 615-406-5455 PHONE Nick.Branum@Lennar.com EMAIL <i>Attest</i> Angela Lashley ATTEST NAME DocuSigned by: <i>Angela Lashley</i> ATTEST SIGNATURE 9/7/2023 DATE	<i>Completed by the City</i> CITY ENGINEER SIGNATURE DATE <i>Attest</i> ATTEST NAME ATTEST SIGNATURE DATE

Certificate Of Completion

Envelope Id: F37CBE5BABE34591A0D6C4B5A693695C

Status: Completed

Subject: Complete with DocuSign: Drumwright Development Agreement.pdf

Source Envelope:

Document Pages: 9

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Angela Lashley

AutoNav: Enabled

5505 Blue Lagoon Drive, Suite 502

Enveloped Stamping: Enabled

Miami, FL 33126

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Angela.Lashley@Lennar.com

IP Address: 45.22.154.219

Record Tracking

Status: Original

Holder: Angela Lashley

Location: DocuSign

9/7/2023 11:43:36 AM

Angela.Lashley@Lennar.com

Signer Events

Nick Branum

nick.branum@lennar.com

Director of Land Dev.

Lennar Corporation

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:

Nick Branum

8C134011FD38474...

Timestamp

Sent: 9/7/2023 11:46:54 AM

Viewed: 9/7/2023 2:36:00 PM

Signed: 9/7/2023 2:36:10 PM

Signature Adoption: Pre-selected Style

Using IP Address: 166.196.82.98

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Angela Lashley

angela.lashley@lennar.com

Land Coordinator

Lennar Homes

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Angela Lashley

62B8178C297A4E4...

Sent: 9/7/2023 2:36:12 PM

Viewed: 9/7/2023 2:48:12 PM

Signed: 9/7/2023 2:48:18 PM

Signature Adoption: Pre-selected Style

Using IP Address: 204.109.18.254

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

9/7/2023 11:46:54 AM

Certified Delivered

Security Checked

9/7/2023 2:48:12 PM

Signing Complete

Security Checked

9/7/2023 2:48:18 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	9/7/2023 2:48:18 PM
Payment Events	Status	Timestamps



September 18, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3A, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 16 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

A handwritten signature in black ink that reads 'Allen B. O'Leary'. The signature is written in a cursive style with a large, looping 'O' and a long, sweeping tail.

Allen B. O'Leary, RLS
Principal



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 032.01
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 16 single family residential lots - Phase 3A of Drumwright.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Drumwright, Phase 3A ☒ Total Number of Lots 16 ☒ Total acreage ±3.29

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG Essential House Multi State 2, LLC	PHONE	
ADDRESS	2372 Nashville Highway Columbia, TN 38401	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Nick Branum APPLICANT NAME	DocuSigned by:  Nick Branum 8C134011FD38474 APPLICANT SIGNATURE	9/7/2023 DATE
Steven S. Benson, the Manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG Essential Housing Multi State 2, LLC PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	9/7/23 DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

Certificate Of Completion

Envelope Id: 2B979B7175364E89A6634A823ECCAEF7

Status: Completed

Subject: Complete with DocuSign: Drumwright Phase 3A-PC Application.pdf

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Angela Lashley

AutoNav: Enabled

5505 Blue Lagoon Drive, Suite 502

Envelopeld Stamping: Enabled

Miami, FL 33126

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Angela.Lashley@Lennar.com

IP Address: 45.22.154.219

Record Tracking

Status: Original

Holder: Angela Lashley

Location: DocuSign

9/7/2023 8:53:15 AM

Angela.Lashley@Lennar.com

Signer Events**Signature****Timestamp**

Nick Brnum

nick.branum@lennar.com

Director of Land Dev.

Lennar Corporation

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Nick Brnum

8C134011FD38474...

Sent: 9/7/2023 8:53:48 AM

Viewed: 9/7/2023 8:54:07 AM

Signed: 9/7/2023 8:54:15 AM

Signature Adoption: Pre-selected Style

Using IP Address: 166.196.82.98

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

9/7/2023 8:53:48 AM

Certified Delivered

Security Checked

9/7/2023 8:54:07 AM

Signing Complete

Security Checked

9/7/2023 8:54:15 AM

Completed

Security Checked

9/7/2023 8:54:15 AM

Payment Events**Status****Timestamps**



Drumwright PUD Phase 3B

Project #: 23-0386 Location: Map 51 Parcel 32.01
Applicant: WES Engineers & Surveyors Case Type(s): Final Plat
Staff Planner: Robert Archibald, Planner II Proposed Use: Single Family Homes

PROJECT SUMMARY

The applicant requests approval of a Final Plat for Drumwright PUD, Phase 3B to 23 Single-Family Residential lots and dedication of new Right-of-Way (ROW) of +/-0.57 acres. The PUD consists of 106 townhome units and 183 single-family residential lots. The Planning Commission approved the Preliminary Plat for the development in August 2022 (22-0173). The previous approvals created a vested right to develop under the PUD Master Plan based on the RM-2 standards of the previous zoning ordinance.

- The development is subject to Ordinance 3638 (as amended by Ordinance 4329), the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- Staff has reviewed the Final Plat and makes a favorable recommendation with condition that all landscaping must be installed in phases 2A, 3A, 3B, 2B, 1B, and 3C prior to issuance of first building permit in Phase 3C.
- The DRC reviewed this proposal at its November 2023 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	In Development	Infrastructure and	+/- 4.46 Acres

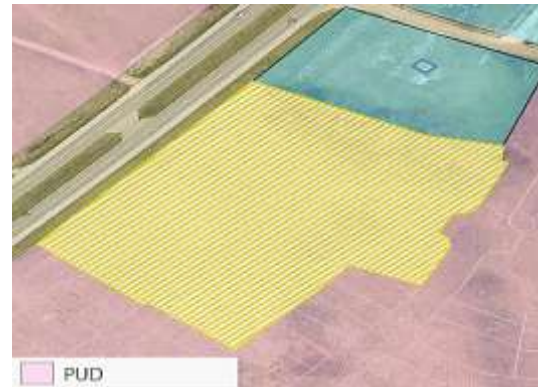




FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	PUD	Vacant/Developing
North	Suburban Corridor	CD-4	Vacant/Developing
South	Suburban Corridor	PUD	Vacant/Developing
East	Suburban Corridor	PUD	Vacant/Developing
West	Suburban Corridor	PUD	Vacant/Developing

The subject site is part of the larger multiphase development. The property is bounded on the north, east and south by developing properties, vacant land, and single-family residential dwellings. City Council approved a PUD Master Plan for the site in September of 2020 (20-0078). The Planning Commission approved a Preliminary Plat (22-0173) for development of 126 lots on the site in August of 2022. In June of 2023, the Planning Commission approved revisions to the PUD Master Plan which allowed for the consolidation of lots to add amenities and mail centers, among other revisions.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the PUD Master Plan, the modified RM-2 standards of the applicable zoning ordinance (3638), and the Subdivision Regulations. The PUD included architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of the building permit.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its November 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.



Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

- 1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
- 2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
- 3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

Drumwright PUD Phase 3B

Project #: 23-0386 Location: Map 51 Parcel 32.01
Applicant: WES Engineers & Surveyors Case Type(s): Final Plat
Staff Planner: Robert Archibald, Planner II Proposed Use: Single Family Homes

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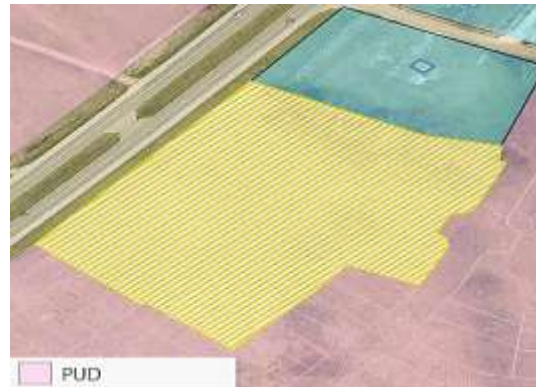




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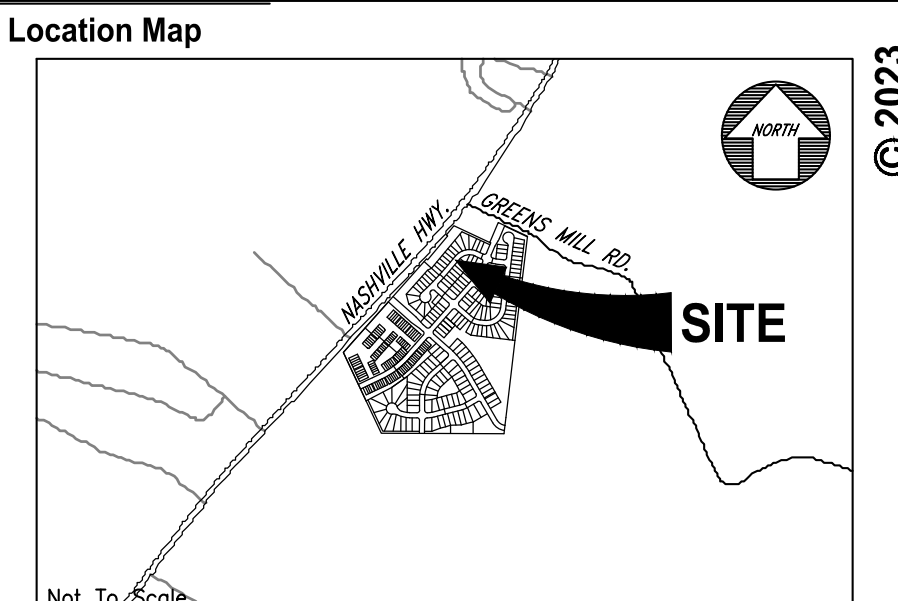
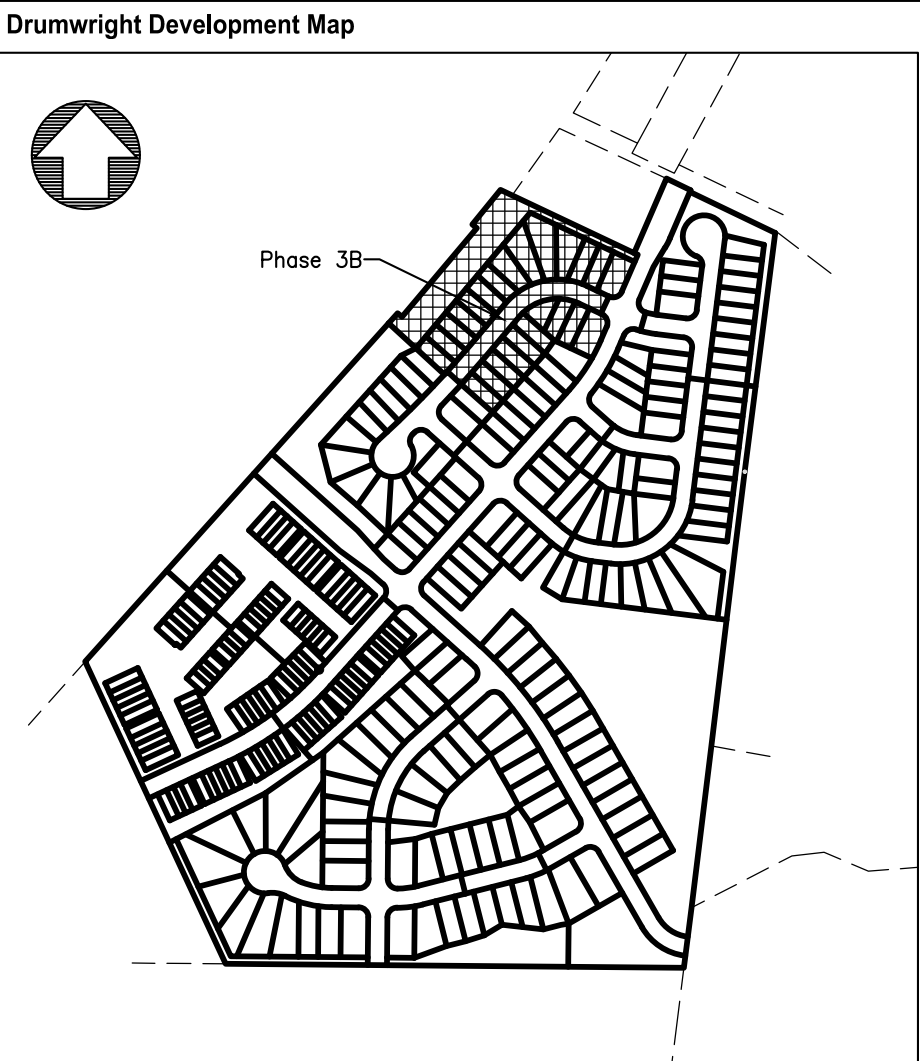
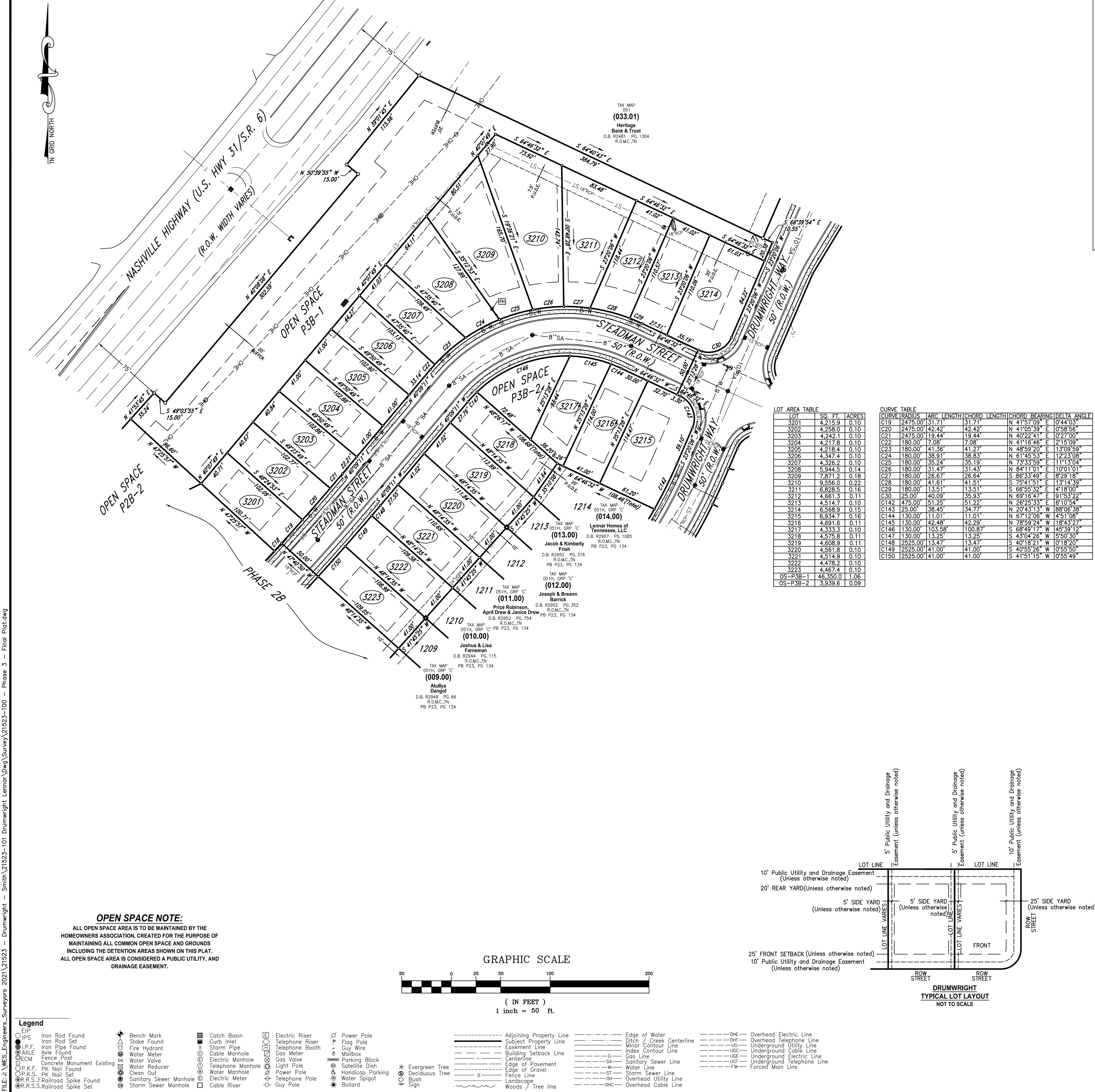
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Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

FILE: J:\WES_Engineers_Surveyors 2021\21523 - Drumwright - Smith\21523-101 Drumwright Lennar\Draw\Survey\21523-100 - Phase 3 - Final Plat.dwg



PURPOSE NOTE:
The purpose of this plat is to create 23 single family lots and dedicate right-of-way.

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: 06-27-2023
DEED BOOK: R2929 PAGE: 705-712

PARCEL NUMBER:
TAX MAP 051, PARCEL 032.01

DEED BOOK:
R2893, PAGE 402

PARCEL ADDRESS:
NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
Other PUD (RM-2 subject to Ordinance 4329 approved January 2021 and subsequently revised)

BUILDING SETBACKS:
FRONT - 25'
SIDE - 5'
REAR - 5'
SIDE (CORNER LOTS) - 25'

ACREAGE OF PARCEL:
24.21 ACRES - 205,206.4 S.F.
20.27 ACRES - 24,863.2 S.F. - R.O.W. DEDICATION

PROPERTY OWNER:
AG ESSENTIAL HOUSING MULTI STATE 2, LLC
STE. 118
SCOTTSDALE, AZ 85255

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 R2893, Page 402, 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 _____ AG ESSENTIAL HOUSING MULTI STATE 2, LLC,
a Delaware limited liability company

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

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

I hereby certify that the streets, drainage, and utilities designated in Drumwright, Phase 3B have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date _____ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Drumwright, Phase 3B has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

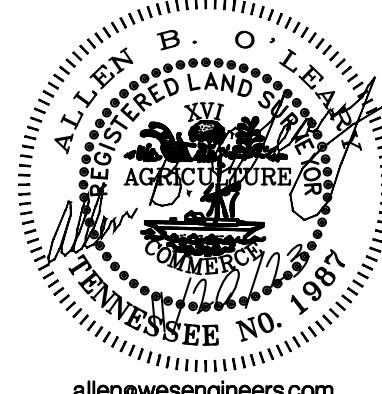
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County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

Date _____ Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

Date 11/20/23 *Allen B. O'Leary* TN RLS #1987
Allen B. O'Leary Number



WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (601) 388-2929
www.wesengineers.com

WESA
ENGINEERS & SURVEYORS

Client
Lennar Homes of Tennessee, LLC.
381 Mallory Station Road, Suite 200
Franklin, TN 37067
615-716-7188

DATE
10-16-2023

REVISIONS
Technical Review Comments

FINAL PLAT
DRUMWRIGHT, PHASE 3B
NASHVILLE HIGHWAY, COLUMBIA, TN

Drawn: EP
Checked: AO
Approved: AO
Date: 09-18-2023

Scale: Vertical
Horizontal: 1"=50'

Job No: 21523-100

1 of 1

From: [Ken Zumstein](#)
To: [Kevin McCarthy](#)
Subject: [Caution External Email] - RE: Drumwright proposal and schedule
Date: Wednesday, November 22, 2023 7:13:39 AM

Kevin below is the schedule from our Landscape contractor to install the Landscape buffer per the PUD approval. We have already executed the first phase being Nashville Highway and the main entrance, we are executing Colorburst contract to complete the remaining perimeter today, thus all will be completed by the end of December.

They have the trees ready to start installation Monday November 27th for phase one.

From: Jackson Ledford <jackson@colorburstlandscapes.com>
Sent: Tuesday, November 21, 2023 5:00 PM
To: Ken Zumstein <ken.zumstein@lennar.com>
Cc: Jake Demonbreun <jake@colorburstlandscapes.com>
Subject: Drumwright proposal and schedule

Ken,

Hope you are doing well! Attached is the change order for completion of the buffer at drumwright. I realized that I need to add the street trees that you wanted priced with this. I will get this added asap. This will price is for the rest of the buffer. Let me know if you have any questions or if there is anything we can help with.

Also, see below links for the preliminary irrigation layout. This is based off of having (2) ¾" meters and (1) 1" meter. Please let me know if you see any issues with this.

<https://www.dropbox.com/scl/fi/hun2plt7e78bir21j9yh0/Drumwright-layout-1-of-3.pdf?rlkey=bhp27810n847sj9z1pl5ut63a&dl=0>
<https://www.dropbox.com/scl/fi/emu638pitswugpb5rn4s6/Drumwright-layout-2-of-3.pdf?rlkey=35cwwaxvib6iicnb7lah3q2xw&dl=0>
<https://www.dropbox.com/scl/fi/90c64j6lj4ir0kzt4ds0t/Drumwright-layout-3-of-3.pdf?rlkey=kvpddd1rng5h7xcxcpiq8ij33&dl=0>

For schedule, see below: Please note that this is all pending the arrival of trees and when we get released to start this work. Assuming start date of 12/4.

Buffer at Sage Meadows Street (L1.04)

- Irrigation start 12/4 complete by 12/6
- Landscaping start 12/6 complete by 12/13
- Touch up seed/straw complete by 12/13

Buffer on both sides of Williams Ridge Drive (L1.03)

- Irrigation start 12/6 complete by 12/9
- Landscaping Start 12/13 complete by 12/20
- Touch up seed/straw complete by 12/20

Buffer west of Drumwright Way (L1.02)

- Irrigation start 12/9 complete by 12/11
- Landscaping Start 12/21 complete 12/30
- Touch up seed/straw complete 12/30

Thanks,

Jackson



Jackson Ledford

Color Burst Landscapes

3945 Stewarts Lane

Nashville, TN 37216

Office: 615-256-6212

Cell: 615-938-5776

Tennessee Pesticide Charter #5153

<http://ColorburstLandscapes.com>

November 20, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3B, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 23 proposed single family lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in **red**.

Planning

1. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638 (as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission. **This has been updated.**

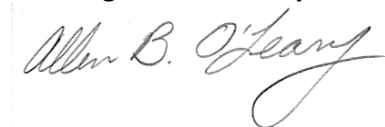
Engineering

1. Surety in the amount of \$120,000 due by 10/16. **The developer is handing the surety fee.**
2. Binder and curbing shall be installed by 10/16. **This has been installed.**

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

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, October 10, 2023



ITEM NO.

23-0386

DESCRIPTION: Drumwright Phase 3B final plat to create 23 single family lots and dedicate right of way.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact rarchibald@columbiatn.com with question about the development review process or technical comments.
2. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638 (as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission.

Fire

3. No comments

Maury County E911

4. No comment. Steadman Street. - Correct.

Maury County Schools

5. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School (23/24) Possible rezoning of grades 9-10 to Battle Creek High School start of 24/25 SY. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Columbia Power

6. 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

TECHNICAL
23-0386
Page 1 of 3

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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

ATT

7. ___ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDING PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Wastewater

8. Columbia Wastewater has no concerns.

Engineering

9. Surety in the amount of \$120,000 due by 10.16
10. Binder and curbing shall be installed by 10/16

Building

11. No comments.

Duck River Electric Membership Corp

12. No comments provided.

Maury County Highway Dept.

13. No comments provided.

Columbia Water

14. "Water infrastructure must be completed in accordance with the approved plans by October 16, 2023. Pressure testing, bacteria testing and infrastructure needed to CPWS by November 8, 2023. Water system must be active in order for the plat to be recorded"

TECHNICAL
23-0386
Page 2 of 3

Police

15. No comments provided.

Public Works

16. No comment.

Atmos Energy

17. No comments provided.

CPWS BB

18. Plan to serve.

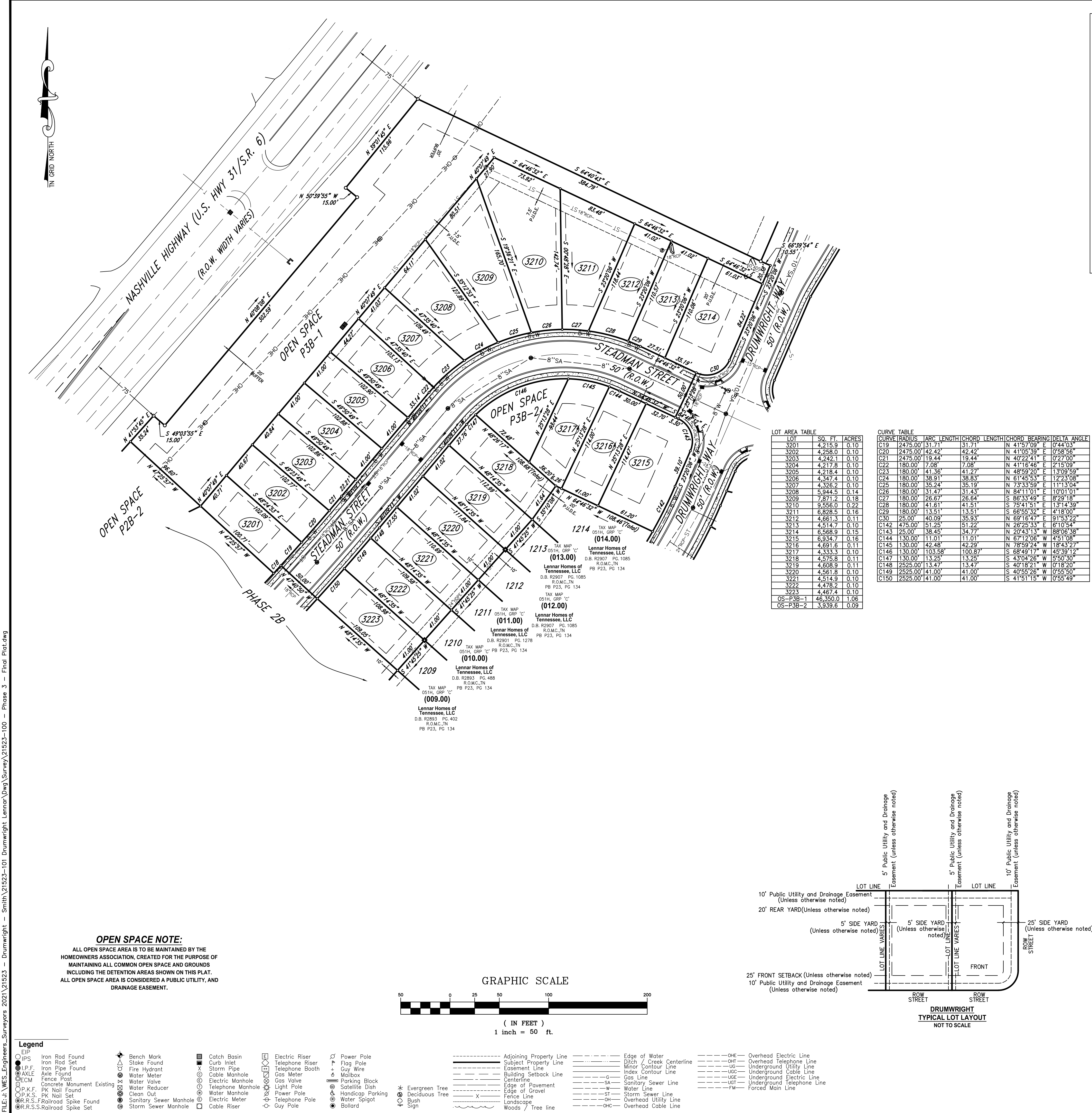
ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

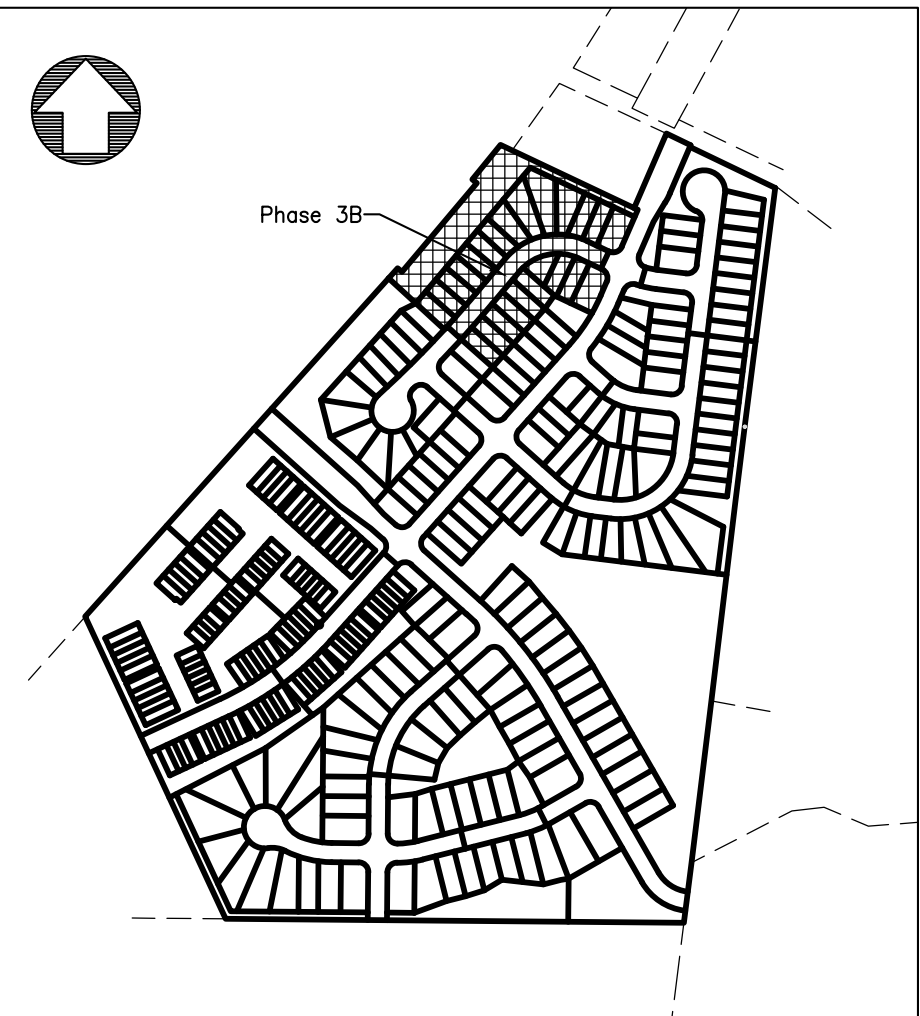
Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	350	86.4%
	Highland	1986	47,800	4.5	380	303	79.7%
	Howell	1999	81,600	17.5	700	642	91.7%
	Mt. Pleasant	1978	80,021	22	630	565	89.7%
	Riverside	1984	71,150	14	500	414	82.8%
	Spring Hill	1984	69,000	10	540	442	81.9%
	Woodard	1990	76,200	17	600	563	93.8%
	Wright	2005	97,765	18	740	633	85.5%
					5535	4846	87.6%
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	647	71.9%
	Mt. Pleasant	2001	113,938	29.2	550	415	75.5%
	Spring Hill	2010	158,106	39.49	950	522	54.9%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	3189	73.3%
	Central	2016	296,740	55	1700	1412	83.1%
	Mt. Pleasant	1969	110,759	31	600	400	66.7%
	Spring Hill	1993	181,800	57	1200	1158	96.5%
					3500	2970	84.9%
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	406	81.2%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	1841	84.8%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		139	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	12985	

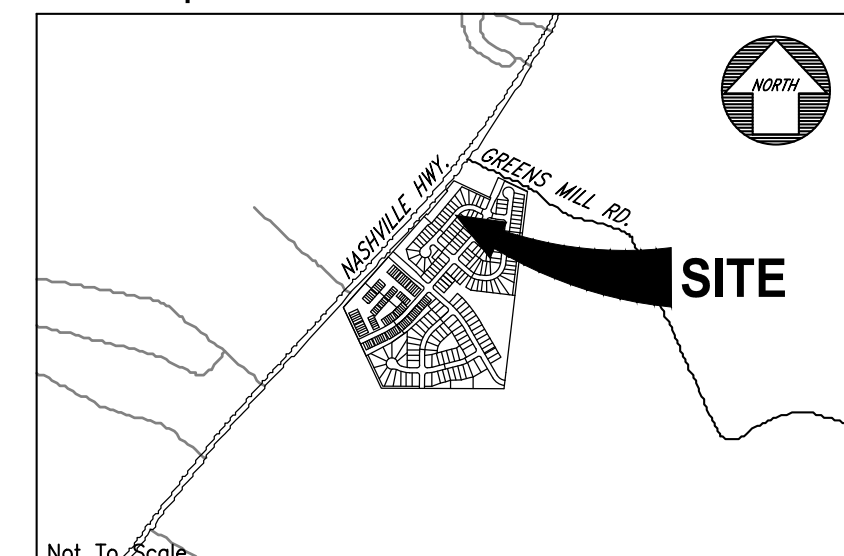
FILE: J:\WES_Engineers_Surveyors 2021\21523 - Drumwright - Smith\21523-101 Drumwright Lennar\Draw\Survey\21523-100 - Phase 3 - Final Plat.dwg



Drumwright Development Map



Location Map



Not To Scale

Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon.
- This property currently identified as Tax Map No. 051 Parcel No. 032.01, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: N/A
- Deed reference: Book R2893, Page 402
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certification does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
- All property corners are 3" rebar with cap reading "WES 1987" unless otherwise noted.

PURPOSE NOTE:
The purpose of this plat is to create 23 single family lots and dedicate right-of-way.

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: _____ PAGE: _____
DEED BOOK: _____

PARCEL NUMBER:
TAX MAP 051, PARCEL 032.01

DEED BOOK:
R2893, PAGE 402

PARCEL ADDRESS:
NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
R-PUD

BUILDING SETBACKS:
FRONT - 25'
SIDE - 50'
SIDE (CORNER LOTS) - 25'

ACREAGE OF PARCEL:
24.71 ACRES - 205,206.4 S.F.
20.57 ACRES - 24,853.2 S.F. - R.O.W. DEDICATION

PROPERTY OWNER:
ESSENTIAL HOUSING MULTI STATE 2, LLC
8585 E. HARTFORD
SCOTTSDALE, AZ 85255

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 R2893, Page 402, 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 of others of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ AG ESSENTIAL HOUSING MULTI STATE 2, LLC,
a Delaware limited liability company

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

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

I hereby certify that the streets, drainage, and utilities designated in Drumwright, Phase 3B have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date _____ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Drumwright, Phase 3B 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 _____ Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date _____ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

Date 9/18/23 Allen B. O'Leary TN RLS #1987
Number _____



Register of Deed Recording Stamp

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (601) 388-2929
www.wesengineers.com

Client
Lennar Homes of Tennessee, LLC
381 Mallory Station Road, Suite 200
Franklin, TN 37067
615-716-7188

DATE

REVISIONS

FINAL PLAT
DRUMWRIGHT, PHASE 3B
NASHVILLE HIGHWAY, COLUMBIA, TN

Job No. 21523-100
Scale: Vertical: 1"=50'
Horizontal:

Drawn: EP
Checked: AO
Approved: AO
Date: 09-18-2023

1 of 1

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

28th day of August, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Lennar Homes of Tennessee, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

 day of , 20 ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction**B3.1 Construction Plans**

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

DRUMWRIGHT PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
Lennar Homes of Tennessee, LLC	
DEVELOPER NAME	
Nick Branum	
AUTHORIZED AGENT NAME	CITY ENGINEER
 8C134011ED38474...	
SIGNATURE	SIGNATURE
9/7/2023	
DATE	DATE
381 Mallory Station Rd #200	
STREET	
Franklin TN 37067	
CITY, STATE, ZIP	
615-406-5455	
PHONE	
Nick.Branum@Lennar.com	
EMAIL	
<i>Attest</i>	<i>Attest</i>
Angela Lashley	
ATTEST NAME	ATTEST NAME
 62B8178C297A4E4...	
ATTEST SIGNATURE	ATTEST SIGNATURE
9/7/2023	
DATE	DATE

Certificate Of Completion

Envelope Id: F37CBE5BABE34591A0D6C4B5A693695C

Status: Completed

Subject: Complete with DocuSign: Drumwright Development Agreement.pdf

Source Envelope:

Document Pages: 9

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Angela Lashley

AutoNav: Enabled

5505 Blue Lagoon Drive, Suite 502

Enveloped Stamping: Enabled

Miami, FL 33126

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Angela.Lashley@Lennar.com

IP Address: 45.22.154.219

Record Tracking

Status: Original

Holder: Angela Lashley

Location: DocuSign

9/7/2023 11:43:36 AM

Angela.Lashley@Lennar.com

Signer Events

Nick Branum

nick.branum@lennar.com

Director of Land Dev.

Lennar Corporation

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:

Nick Branum
8C134011FD38474...**Timestamp**

Sent: 9/7/2023 11:46:54 AM

Viewed: 9/7/2023 2:36:00 PM

Signed: 9/7/2023 2:36:10 PM

Signature Adoption: Pre-selected Style

Using IP Address: 166.196.82.98

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Angela Lashley

angela.lashley@lennar.com

Land Coordinator

Lennar Homes

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Angela Lashley
62B8178C297A4E4...

Sent: 9/7/2023 2:36:12 PM

Viewed: 9/7/2023 2:48:12 PM

Signed: 9/7/2023 2:48:18 PM

Signature Adoption: Pre-selected Style

Using IP Address: 204.109.18.254

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

9/7/2023 11:46:54 AM

Certified Delivered

Security Checked

9/7/2023 2:48:12 PM

Signing Complete

Security Checked

9/7/2023 2:48:18 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	9/7/2023 2:48:18 PM
Payment Events	Status	Timestamps



September 18, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3B, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 23 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

A handwritten signature in black ink that reads 'Allen B. O'Leary'. The signature is written in a cursive style with a large, looping 'L' at the end.

Allen B. O'Leary, RLS
Principal



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 032.01
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 23 single family residential lots - Phase 3B of Drumwright.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Drumwright, Phase 3B ☒ Total Number of Lots 23 ☒ Total acreage ±4.46
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG Essential House Multi State 2, LLC	PHONE	
ADDRESS	2372 Nashville Highway Columbia, TN 38401	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Nick Branum APPLICANT NAME Steven S. Benson, the Manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG Essential Housing Multi State 2, LLC	DocuSigned by:  8C134011ED38474 APPLICANT SIGNATURE	9/7/2023 DATE
PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	9/7/23 DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

Certificate Of Completion

Envelope Id: 85BE51889C4A48F79FB6449912A89324

Status: Completed

Subject: Complete with DocuSign: Drumwright Phase 3B-PC Application.pdf

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Angela Lashley

AutoNav: Enabled

5505 Blue Lagoon Drive, Suite 502

Enveloped Stamping: Enabled

Miami, FL 33126

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Angela.Lashley@Lennar.com

IP Address: 45.22.154.219

Record Tracking

Status: Original

Holder: Angela Lashley

Location: DocuSign

9/7/2023 8:53:51 AM

Angela.Lashley@Lennar.com

Signer Events

Nick Brnum

nick.branum@lennar.com

Director of Land Dev.

Lennar Corporation

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:

Nick Brnum

8C134011FD38474...

Signature Adoption: Pre-selected Style

Using IP Address: 166.196.82.98

Signed using mobile

Timestamp

Sent: 9/7/2023 8:54:17 AM

Resent: 9/7/2023 11:43:34 AM

Viewed: 9/7/2023 2:36:28 PM

Signed: 9/7/2023 2:36:37 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

9/7/2023 8:54:17 AM

Certified Delivered

Security Checked

9/7/2023 2:36:28 PM

Signing Complete

Security Checked

9/7/2023 2:36:37 PM

Completed

Security Checked

9/7/2023 2:36:37 PM

Payment Events**Status****Timestamps**

Drumwright PUD Phase 3C

Project #: 23-0412 Location: Map 51 Parcel 32
Applicant: WES Engineers & Surveyors Case Type(s): Final Plat
Staff Planner: Robert Archibald, Planner II Proposed Use: Single Family Homes

PROJECT SUMMARY

The applicant requests approval of a Final Plat for Drumwright PUD, Phase 3C to 24 Single-Family Residential lots and dedication of new Right-of-Way (ROW) of +/-1.17 acres. The PUD consists of 106 townhome units and 183 single-family residential lots. The Planning Commission approved the Preliminary Plat for the development in August 2022 (22-0173). The previous approvals created a vested right to develop under the PUD Master Plan based on the RM-1 standards of the previous zoning ordinance.

- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- Staff has reviewed the Final Plat and makes a favorable recommendation with condition that all landscaping must be installed in phases 2A, 3A, 3B, 2B, 1B, and 3C prior to issuance of first building permit in Phase 3C.
- The DRC reviewed this proposal at its November 2023 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

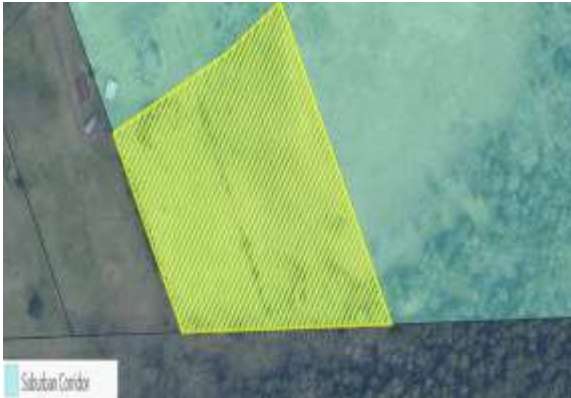
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	In Development	Infrastructure and Development	+/- 6.42 Acres





FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES

	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	PUD	Vacant/Developing
North	Suburban Corridor	PUD	Vacant/Developing
South	Suburban Neighborhood	Outside Jurisdiction	Unknown
East	Suburban Neighborhood	PUD	Vacant/Developing
West	Suburban Neighborhood	Outside Jurisdiction	Unknown

The subject site is part of the larger multiphase development. The property is bounded on the north, east and south by developing properties, vacant land, and single-family residential dwellings. City Council approved a PUD Master Plan for the site in September of 2020 (20-0078). The Planning Commission approved a Preliminary Plat (22-0173) for development of 126 lots on the site in August of 2022. In June of 2023, the Planning Commission approved revisions to the PUD Master Plan which allowed for the consolidation of lots to add amenities and mail centers, among other revisions.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the PUD Master Plan, the modified RM-1 standards of the applicable zoning ordinance (3638), and the Subdivision Regulations. The PUD included architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of the building permit.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its November 2023 meeting, as directed by section 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.



Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

- 1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
- 2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
- 3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat,



subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

Drumwright PUD Phase 3C

Project #: 23-0412 Location: Map 51 Parcel 32
Applicant: WES Engineers & Surveyors Case Type(s): Final Plat
Staff Planner: Robert Archibald, Planner II Proposed Use: Single Family Homes

PROJECT SUMMARY

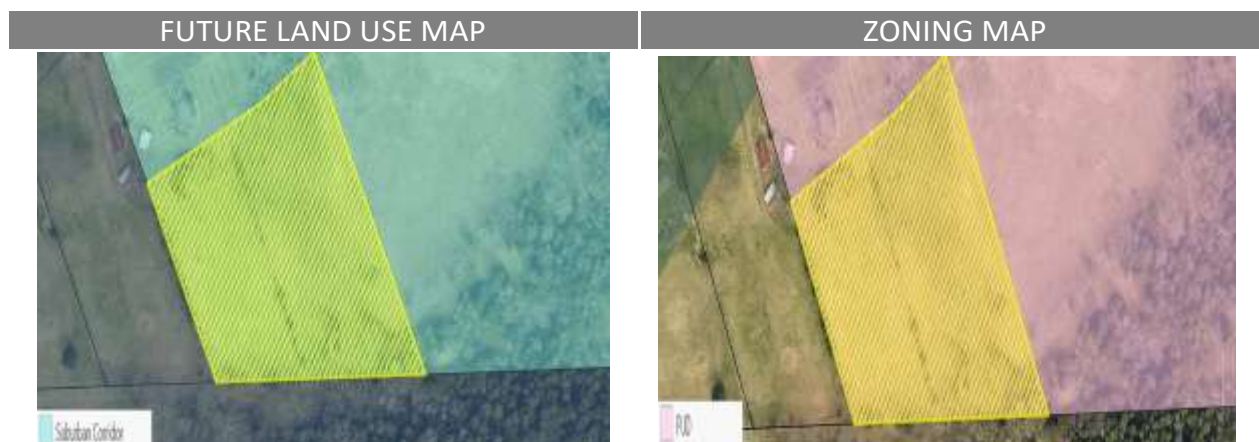
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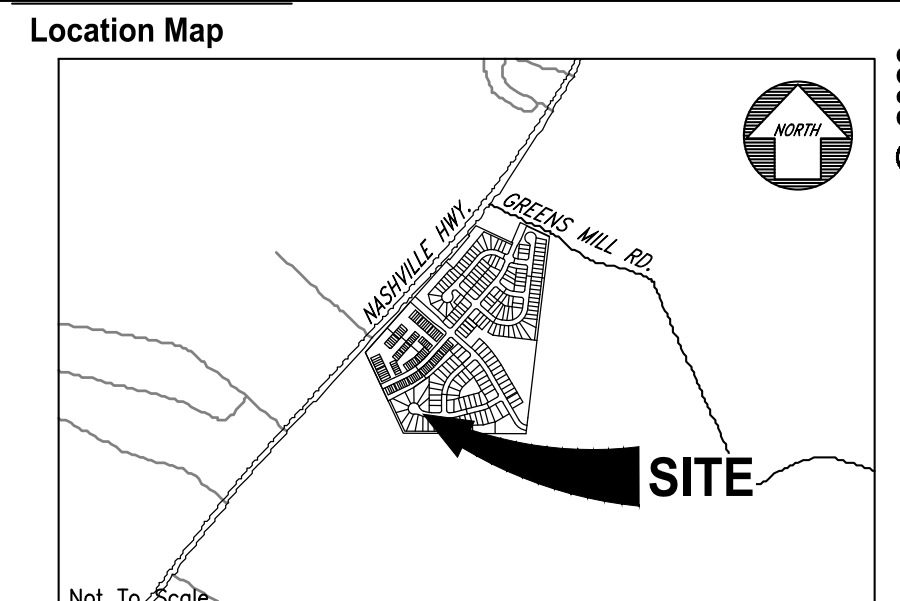
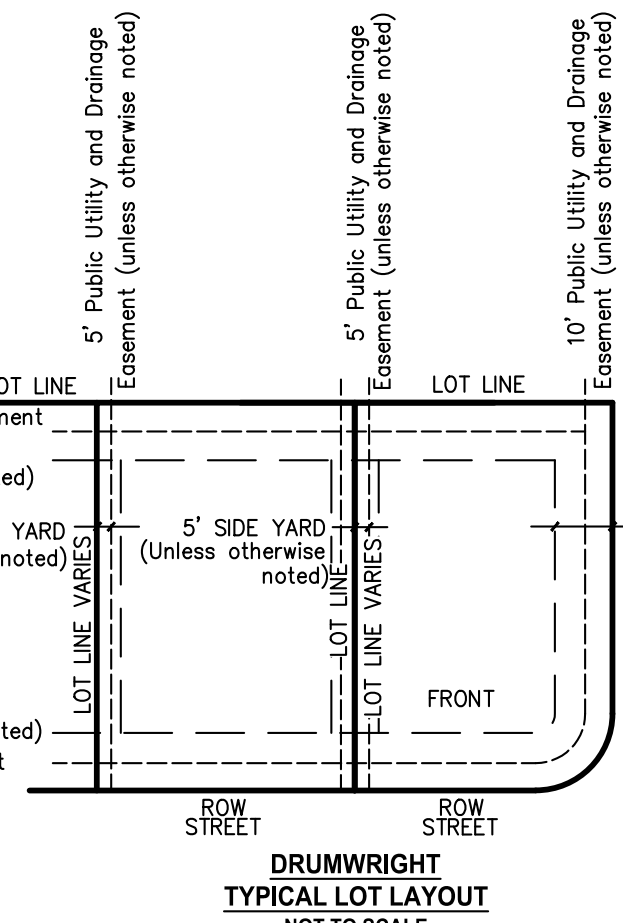
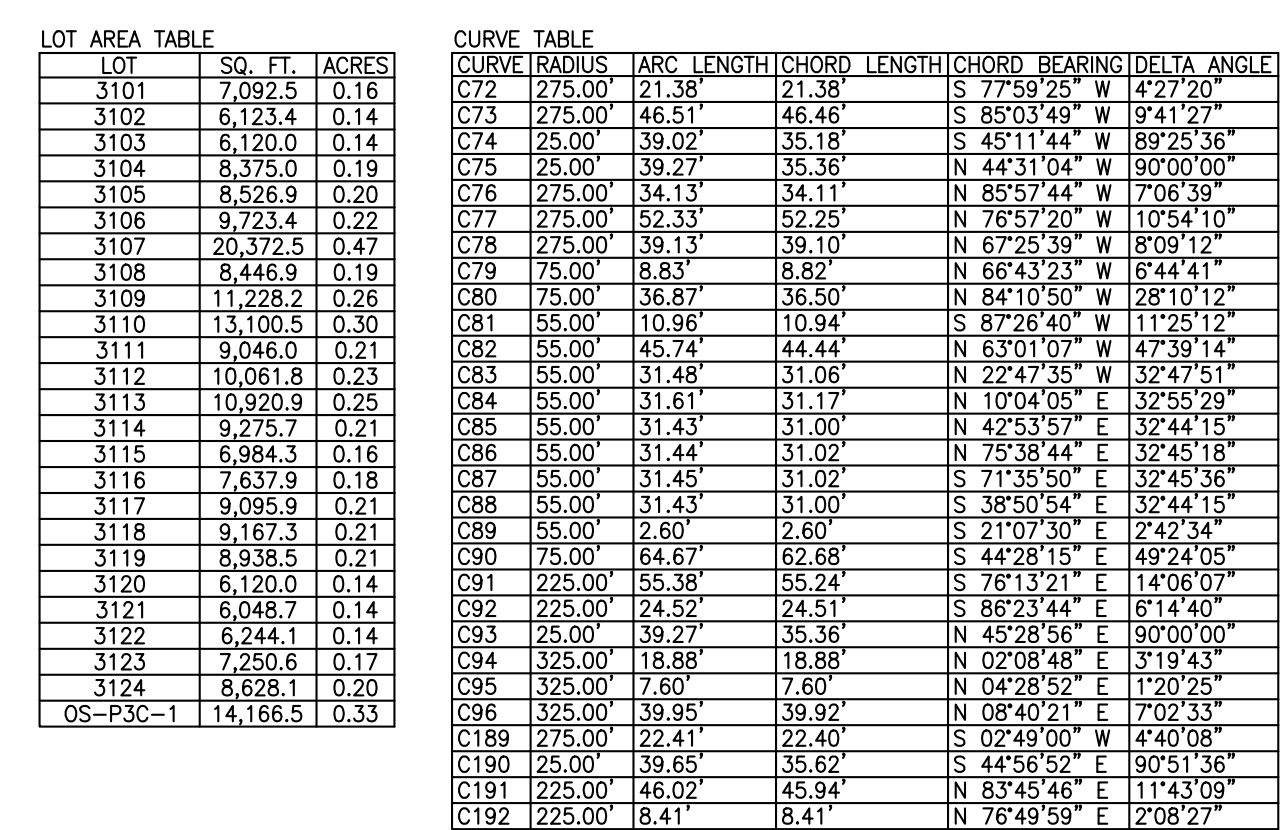
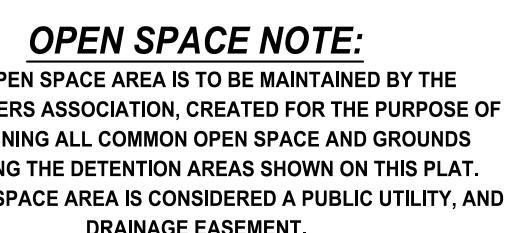
subject to the following conditions: [list conditions of approval crafted by Planning Commission].

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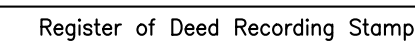
Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].



- PURPOSE NOTE:**
The purpose of this plat is to create 24 single family lots and dedicate right-of-way.
- 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: 06-27-2023
DEED BOOK: R2293 PAGE: 705-712
-
- TAX MAP NUMBER:**
TAX MAP 031, PARCEL 032.00
- DEED BOOK:**
R2893, PAGE 402
- TAX MAP ADDRESS:**
NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
- EXISTING ZONING:**
OTHER PUD (RM-2 subject to Ordinance 4329 approved January 2021 and subsequently revised)
- BUILDING SETBACKS:**
FRONT = 25'
SIDE = 5'
REAR = 20'
SIDE (CORNER LOTS) = 25'
- ACREAGE OF PARCEL:**
±6.42 ACRES = 279,550.5 S.F.
±1.17 ACRES = 50,854.8 S.F. = R.O.W. DEDICATION
- PROPERTY OWNER:**
THE ESSENTIAL HOUSING MULTI STATE 2, LLC
8595 E. HARTFORD
STE 118
SCOTTSDALE, AZ 85255

Date	Director of Wastewater Department Columbia, Tennessee
------	--

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown 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.



1 of 1

Job no. 21523-100

Scale:

Vertical:

Horizontal: 1"=50'



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, November 7, 2023

ITEM NO.

23-0412

DESCRIPTION: Drumwright Phase 3C Final Plat to create 24 single family lots and dedicate right-of-way.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Fire

1. No comments

Engineering

2. Surety in the amount of \$190,000 due by 11/20
3. Record stormwater maintenance agreement by 11/20
4. Asphalt binder and curbing installed by 11/20

Planning

5. All landscaping must be installed in phases 2A, 3A, 3B, 2B, 1B, 2D, and 3C prior to issuance of first building permit in Phase 3C.
6. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact rarchibald@columbiatn.com with question about the development review process or technical comments.

Building

7. No comments.

Police

8. No comments provided.

TECHNICAL
23-0412
Page 1 of 3

Wastewater

9. Columbia Wastewater has no concerns.

ATT

10. ATT Plans to Serve.

Maury County E911

11. Jacobs Valley Court, and Sage Meadow Street. Both reserved and correct.

Maury County Schools

12. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School. (24/25 SY) Possible rezone to BCHS 9th/10th grade. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Columbia Water

13. "Water infrastructure must be completed in accordance with the approved plans by November 20, 2023. Pressure testing, bacteria testing, walk-through inspection and infrastructure deeded to CPWS by December 13, 2023. Water system must be active in order for the plat to be recorded"

Columbia Power

14. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Public Works

15. No comments.

Atmos Energy

16. No comments.

Duck River Electric Membership Corp

17. No comments provided.

Maury County Highway Dept.

18. No comments provided.

CPWS BB

19. Plan to serve.

ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	317	93.2%
	Battle Creek	2019	90,000	30	700	634	90.6%
	Brown	1968	56,720	20	405	356	87.9%
	Highland	1986	47,800	4.5	380	298	78.4%
	Howell	1999	81,600	17.5	700	600	85.7%
	Mt. Pleasant	1978	80,021	22	630	578	91.7%
	Riverside	1984	71,150	14	500	398	79.6%
	Spring Hill	1984	69,000	10	540	451	83.5%
	Woodard	1990	76,200	17	600	551	91.8%
	Wright	2005	97,765	18	740	607	82.0%
					5535	4790	86.5%
Middle	Battle Creek	2019	125,000	45	900	727	80.8%
	Cox	1997	137,200	25	900	650	72.2%
	Mt. Pleasant	2001	113,938	29.2	550	422	76.7%
	Spring Hill	2010	158,106	39.49	950	541	56.9%
	Whitthorne	1979	175,600	17	1050	954	90.9%
					4350	3294	75.7%
High	Central	2016	296,740	55	1700	1409	82.9%
	Mt. Pleasant	1969	110,759	31	600	390	65.0%
	Spring Hill	1993	181,800	57	1200	1254	104.5%
					3500	3053	87.2%
Unit	Culleoka	1969	205,800	34	1020	883	86.6%
	Hampshire	1978	83,410	13.12	500	414	82.8%
	Santa Fe	1964	94,225	24	650	517	79.5%
					2170	1814	83.6%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		167	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13118	



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

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	TAX MAP: 051	GROUP:	PARCEL: 032.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 24 single family residential lots - Phase 3C of Drumwright.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
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<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

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APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG Essential House Multi State 2, LLC	PHONE	
ADDRESS	2372 Nashville Highway Columbia, TN 38401	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Allen B. O'Leary
APPLICANT NAME

Allen B. O'Leary
APPLICANT SIGNATURE

10/5/23
DATE

Nick Brannum
PROPERTY OWNER NAME

Nick Brannum
PROPERTY OWNER SIGNATURE

10-05-2023
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

November 20, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3C, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 24 proposed single family lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in **red**.

Planning

1. All landscaping must be installed in phases 2A, 3A, 3B, 2B, 1B, 2D, and 3C prior to issuance of first building permit in Phase 3C. **Understood.**

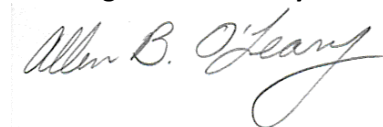
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3. Record stormwater maintenance agreement by 11/20. **The agreement information is shown on the plat.**
4. Asphalt binder and curbing installed by 11/20. **This has been installed.**

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



October 16, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 3C, Final Plat
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Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20____, between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

LENNAR HOMES OF TENNESSEE, LLC _____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

_____ day of _____, 20____, pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

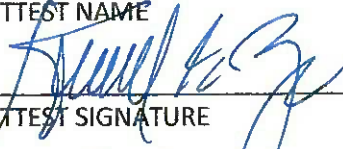
B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

DRUMWRIGHT PHASES 3A, 3B & 3C PROJECT	
Completed by the Developer Lennar Home of Tennessee, LLC DEVELOPER NAME Nick Branum AUTHORIZED AGENT NAME  SIGNATURE 10-05-2023 DATE 381 Mallory Station Rd Suite #200 STREET Franklin, TN 37067 CITY, STATE, ZIP (615) 305-8321 PHONE Nick.Branum@lennar.com EMAIL Attest Kenneth E. Zumstein ATTEST NAME  ATTEST SIGNATURE 10-5-2023 DATE	Completed by the City CITY ENGINEER SIGNATURE DATE Attest ATTEST NAME ATTEST SIGNATURE DATE

Melissa Sanders

From: Kevin McCarthy
Sent: Wednesday, November 22, 2023 11:10 AM
To: Melissa Sanders
Cc: Robert Archibald
Subject: FW: Drumwright proposal and schedule

From: Ken Zumstein <ken.zumstein@lennar.com>
Sent: Wednesday, November 22, 2023 7:14 AM
To: Kevin McCarthy <kmccarthy@columbiatn.com>
Subject: [Caution External Email] - RE: Drumwright proposal and schedule

Kevin below is the schedule from our Landscape contractor to install the Landscape buffer per the PUD approval. We have already executed the first phase being Nashville Highway and the main entrance, we are executing Colorburst contract to complete the remaining perimeter today, thus all will be completed by the end of December. They have the trees ready to start installation Monday November 27th for phase one.

From: Jackson Ledford <jackson@colorburstlandscapes.com>
Sent: Tuesday, November 21, 2023 5:00 PM
To: Ken Zumstein <ken.zumstein@lennar.com>
Cc: Jake Demonbreun <jake@colorburstlandscapes.com>
Subject: Drumwright proposal and schedule

Ken,

Hope you are doing well! Attached is the change order for completion of the buffer at drumwright. I realized that I need to add the street trees that you wanted priced with this. I will get this added asap. This will price is for the rest of the buffer. Let me know if you have any questions or if there is anything we can help with.

Also, see below links for the preliminary irrigation layout. This is based off of having (2) ¾" meters and (1) 1" meter. Please let me know if you see any issues with this.

<https://www.dropbox.com/scl/fi/hun2plt7e78bir21j9yh0/Drumwright-layout-1-of-3.pdf?rlkey=bhp27810n847sj9z1pl5ut63a&dl=0>
<https://www.dropbox.com/scl/fi/emu638pitswugpb5rn4s6/Drumwright-layout-2-of-3.pdf?rlkey=35cwwaxvib6iicnb7lah3q2xw&dl=0>
<https://www.dropbox.com/scl/fi/90c64j6lj4ir0kzt4ds0t/Drumwright-layout-3-of-3.pdf?rlkey=kvpddd1rng5h7xcxcpiq8ij33&dl=0>

For schedule, see below: Please note that this is all pending the arrival of trees and when we get released to start this work. Assuming start date of 12/4.

Buffer at Sage Meadows Street (L1.04)

- Irrigation start 12/4 complete by 12/6
- Landscaping start 12/6 complete by 12/13
- Touch up seed/straw complete by 12/13

Buffer on both sides of Williams Ridge Drive (L1.03)

- Irrigation start 12/6 complete by 12/9
- Landscaping Start 12/13 complete by 12/20
- Touch up seed/straw complete by 12/20

Buffer west of Drumwright Way (L1.02)

- Irrigation start 12/9 complete by 12/11
- Landscaping Start 12/21 complete 12/30
- Touch up seed/straw complete 12/30

Thanks,

Jackson



Jackson Ledford

Color Burst Landscapes

3945 Stewarts Lane

Nashville, TN 37216

Office: 615-256-6212

Cell: 615-938-5776

Tennessee Pesticide Charter #5153

<http://ColorburstLandscapes.com>

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

§ 8.3.6 Architectural Design Review ~~Team~~Commission (p. 399)

- 1 **A.** Creation There is hereby created the Architectural Design Review
2 ~~Team~~Commission for the purpose of reviewing Development
3 applications that are subject to design review pursuant to this
4 Ordinance.
- 5 **B.** Membership.
- 6 1. The Architectural Design Review
7 ~~Team~~Commission shall be composed of the
8 following:
- 9 a. Current president of the Maury Alliance
10 or City Chamber of Commerce, or their
11 designee; and
- 12 b. ~~Two~~—Four citizen members,
13 appointed by the City Council, one
14 who should be a registered architect
15 or landscape architect, and ~~the~~
16 other one who should be the owner
17 of a Business registered in the City,
18 and which citizen members shall
19 serve staggered two-year terms, with
20 a maximum of three consecutive terms.
- 21 **C.** Vacancies.
- 22 Any vacancy in the membership shall be filled for the unexpired
23 term in the same manner as the initial appointment.

Tennessee
cities are
authorized to
designate their
Planning
Commission as
the Design
Review
Commission.
An alternative
to these
changes.

TCA 6-54-133
uses the phrase
"Design Review
Commission."

The Design Review
Team requested
additional
members in its
2022 annual
report. The current
composition
creates a quorum
of two with no
resolution for a tie.

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

D. Election of Officers

The Design Review Commission shall elect from its members its own chairman and other officers deemed appropriate to carry out its purpose

D.E. Removal.

The City Council may remove and replace any member which it has appointed for cause.

E.F. Meetings.

Meetings shall be held on an as-needed basis.

F.G. Rules of Procedure.

The Architectural Design Review ~~Team~~Commission shall adopt rules of procedure, which shall include at a minimum the following:

1. An affirmative vote of a majority of the eligible members of the Architectural Design Review ~~Team~~Commission present and voting shall be required for all recommendations; and
2. Failure of the Architectural Design Review ~~Team~~Commission to meet or to review a particular application within 30 days of the submittal of such application to the ~~Team~~Commission shall be deemed to be a recommendation of approval by the ~~Team~~Commission.

G.H. Powers & Duties

1. The Architectural Design Review ~~Team~~Commission shall be responsible for reviewing and making recommendations to the applicable Decision Making Authority regarding proposals for Site Development Plan, Building Permit, or Planned Unit Development approval.

The previous zoning ordinance established a design review team partially composed of staff, including the City Planner who chaired the meetings. Currently, the body has no chair. The Design Review Team requested this change in its 2022 annual report.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

2. Review by the Architectural Design Review ~~Team~~Commission shall be limited to the criteria established within this Ordinance.

3. As necessary, the Architectural Design Review ~~Team~~Commission shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

~~H.I.~~ Annual Report.

The Architectural Design Review ~~Team~~Commission shall prepare an annual report and submit it to the City Council. The annual report shall include a comprehensive review of the activities and actions of the Architectural Design Review ~~Team~~Commission and any ~~other~~ recommendations for changes to this Ordinance.

§ 8.5.15 Design Review (p. 437)

A. Intent.

Design Review by the Architectural Design Review ~~Team~~Commission is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, approval of a Site Development Plan or Preliminary Planned Unit Development Master Plan, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District;
and
2. Design of all Buildings and Structures Buildings within a Planned Unit Development District.

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

81 C. Pre-Application Conference.

82 Applicants for Development requiring Design Review are
83 encouraged to schedule a pre-application conference in accordance
84 with Section 8.5.4.B.

85 D. Action by Architectural Review ~~Team~~Commission.

86 All reviews by the Architectural Design Review ~~Team~~Commission
87 shall be in accordance with the following procedures:

- 88 1. Upon receipt of an application for Design Review which in
89 the judgment of the Zoning Administrator is sufficiently
90 complete to enable the Architectural Design Review
91 ~~Team~~Commission to conduct a review, the Zoning
92 Administrator shall set a meeting for initial review as soon
93 as reasonably possible, but in no case later than 30 calendar
94 days after receipt of a complete application.
- 95 2. Applicants are encouraged (but not required) to begin the
96 process with a conceptual presentation of the project to the
97 Architectural Design Review ~~Team~~Commission at the initial
98 review meeting.
- 99 3. In cases where the Architectural Design Review
100 ~~Team~~Commission deems it necessary, it may hold a public
101 hearing concerning the application. Such hearing shall be
102 advertised in accordance with Section 8.5.4.D.2, Published
103 Notice.

104 E. Approval Authority.

105 For all applications that include Buildings ~~that~~ which are subject to
106 Design Review, the Architectural Design Review ~~Team~~Commission
107 shall make a recommendation to approve or deny a proposal.

108 F. Design Review Criteria.

- 109 1. In their consideration, the Architectural Design Review
110 ~~Team~~Commission shall consider the following:

Proposed Zoning Text Amendment

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~~Deletions are Strikethrough~~

- 111 a. Compatibility with the surrounding Structures; and
112 2. Compliance with applicable design standards and
113 requirements of this Ordinance or ~~the~~any applicable
114 Development Plan or Master PUD Development Plan.
115 3. In rendering a decision, the Architectural Design Review
116 ~~Team~~Commission shall be limited to the consideration of
117 the design features and materials of construction of each
118 Building or other Structure. The Architectural Design Review
119 ~~Team~~Commission shall not be permitted to consider
120 aspects of a proposal not specifically related to the design
121 features and/ or materials of construction of a Building or
122 other Structure.
123 4. Any affected property owner may appeal a decision of the
124 Design Review Commission to the Planning Commission.
125

*This provision
mirrors the
language in TCA
§ 6-54-133.*

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§ 8.5.19 (446 – 449) Rezoning

A. Applicability

This Section 8.15.9 is applicable to requests for a change in the District boundaries of property, including without limitation the District assignment of a particular piece of property, as depicted on the Official Zoning Map. Such a change is sometimes referred to as a Rezoning or a Zoning Map Amendment. Requests for amendment of the text or other content of this Ordinance (i.e., a Zoning Ordinance Amendment or a “zoning text amendment”) are governed by Section 8.5.18.

B. General.

1. The City Council may, from time to time, amend the Official Zoning Map by changing the boundaries of districts whenever it is alleged that there was an error in the Official Zoning Map or whenever the public necessity, convenience, and general welfare require such amendment.
2. For additional requirements applicable to Rezonings to a Planned Unit Development, see Section 8.5.21.

C. Consistency & Coordination with Plans.

1. All petitions for Rezoning shall be consistent with the Comprehensive Plan and ~~any~~-applicable local plans. A petition for Rezoning shall not be approved by the City Council unless the Rezoning is consistent with and not in conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.5.20). The Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into

This language makes clear that the Planning Commission establishes the pace of implementation of the Future Land Use Map based on an analysis of “public necessity, convenience, and general welfare” as well as concurrency.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

conformity with the Comprehensive Plan prior to the
time such change is warranted by the findings of
8.5.19.H.4.e and f.

2. When required, an application for a Comprehensive Plan Amendment or other Land Use Plan Amendment may be submitted concurrently with an application for Rezoning. The decisions, however, shall be rendered with separate motions.

D. Initiation of Rezoning.

Rezoning may be initiated by the City Council, the Planning Commission, the Zoning Administrator, or by application by the owner of the property or an authorized agent of the owner.

E. Application for Rezoning.

1. An application for Rezoning shall be filed with the Zoning Administrator.
2. The Zoning Administrator, on receiving such application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Application Requirements.

1. Rezoning ~~should~~ must correspond with the boundary lines of existing platted Lots, Building Sites, or tracts, ~~or, if the boundaries of a Rezoning request stop short of an exterior property line, that portion of the property outside the proposed Rezoning boundary shall be capable of being subdivided in accordance with the City Subdivision Regulations and Developed in accordance with the requirements of this Ordinance.~~

Prevents the creation of split-zoned properties and avoids ambiguities of entitlements.

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

2. All requirements of this Ordinance shall be met within the boundaries of the area being Rezoned. If all of the requirements cannot be met on the property proposed to be Rezoned, the Rezoning shall be expanded to include necessary property being used to meet such requirements.

3. As applicable, a ~~Sketch Development~~concept pPlan meeting the minimum requirements ~~of Section 8.5.6.G~~established by the Zoning Administrator or a Master PUD Development Plan meeting the requirements of Section 8.5.21 shall be provided as part of a Rezoning application that proposes assignment of land to any of the available types of PUD District. Without limitation to the foregoing, no proposal for Rezoning shall be approved unless and until ~~an application for a Sketch Development~~concept Pplan or a Master PUD Development Plan, as applicable, shall have been ~~approved~~reviewed and-or certified, as ~~applicable, pursuant to Section 8.5.6.G~~8.3.7 and Section 8.5.4 or as applicable, Section 8.5.21.

Makes clear that the concept plan is not a Site Development Plan and does not create any vested rights for a plan of development. Directs the Zoning Administrator to establish minimum requirements for rezoning and to present rezoning requests to the Development Review Committee.

G. Hearing Schedule.

1. The petition for Rezoning shall be placed on the agenda of the next available Planning Commission meeting.

H. Planning Commission Action.

1. Notice requirements shall be met as described in Section 8.5.4.D.
2. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be

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~~Deletions are Strikethrough~~

altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.

3. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

4. The Planning Commission in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

a. The Rezoning is consistent ~~and not in conflict~~ with the Comprehensive Plan ~~or~~ and other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f;

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

d. It has been determined that no one property owner or small group of property owners will

Reiterates that the Planning Commission establishes the pace of implementation of the Future Land Use Map based on an analysis of "public necessity, convenience, and general welfare" as well as concurrency.

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benefit materially from the change to the
detriment of the general public;

e. It has been determined that conditions affecting
the area have changed to a sufficient degree to
warrant the Zoning Map Amendment or that the
existing zoning of the property was the result of
a mistake.

f. It has been determined that adequate school,
road, parks, wastewater treatment, water
supply, and stormwater drainage facilities are
available.

I. Initial Reading before City Council.

The City Council shall hold an initial ~~reading~~ consideration of
the petition for Rezoning prior to ~~scheduling~~ conducting a
public hearing. The request must receive an affirmative vote
upon first consideration in order to proceed on a public
hearing.

J. Notice of Public Hearing.

Prior to approval, ~~Any~~ request for Rezoning shall require a
public hearing before the City Council. ~~After the initial~~
~~reading before the City Council, If the petition receives an~~
affirmative vote at upon the initial consideration, it shall be
placed on the agenda of the next available City Council
meeting and notification of a public hearing shall be
performed as follows:

1. Notice of the Rezoning shall be published in accordance
with Section 8.5.4.D.2.
2. This notice shall specify the property by the best means
possible and proposed zoning classification of the
property under consideration.

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3. Except in cases of a newly annexed property receiving initial zoning, the City shall post signs on the property indicating the action requested in accordance with Section 8.5.4.D.3.
4. Initial zoning of properties newly annexed into the City shall not require the posting of a sign.
5. Notice of the Rezoning shall be mailed in accordance with Section 8.5.4.D.3.
6. This notice shall specify the street address, current and proposed zoning classification, and it shall contain a graphic illustration of the area.

K. City Council Action.

1. Notice requirements shall be met.
2. The City Council shall consider any recommendations by the Planning Commission in rendering its decision.
3. The City Council may approve the request, deny the request, or send the request back to the Planning Commission for additional consideration.
4. The City Council may approve the request at a less intensive classification than requested with consent of the applicant.
5. Including the initial consideration before City Council mentioned above, affirmative votes on two considerations before the City Council shall be required prior to any decision on for the petition to be approved. If the Planning Commission recommended denial of the request, the petition must receive a favorable vote of a majority of the entire membership of the City Council to be approved.

It is the practice of the Zoning Administrator to post signs even when not required to do so by 8.5.4.D.3.

These changes remove ambiguities about the rezoning review process and mirror the provisions of Article 4 of the City Charter and Section 13-7-204 of the Tennessee Code.

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~~Deletions are Strikethrough~~

6. The City Council in its deliberation and decision shall make specific findings with regard to the following grounds for a Rezoning and shall note the same in the official record as follows:

- a. The Rezoning is ~~in agreement~~ consistent with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened; and
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

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TABLE 3.7.1 District Descriptions (p. 36 – 39)

Districts

CD-2 (Rural)

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations~~sparely settled, primarily agricultural or in~~ low density single-family detached Residential areas. ~~Typical buildings include farmhouses and agricultural buildings.~~ CD-2 is an appropriate District for the Rural Countryside-Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

These changes to the district descriptions correspond to the 2023 update of Connect Columbia, the Comprehensive Plan.

CD-3L (Neighborhood-Large Lot)

The CD-3L Neighborhood Large Lot Character District consists of primarily a low density single-family detached Residential area in which ~~Estate Houses and Houses are~~ is the predominant Building Types. It has large lots, medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3L is an appropriate District for the ~~Suburban Neighborhood~~ Suburban Neighborhoods future land use Character Area described in the Comprehensive Plan.

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CD-3 (Neighborhood)

The CD-3 Neighborhood District consists of primarily a low density single-family detached Residential area in which ~~Cottages and~~ Houses are the predominant Building Types. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street streets, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods and Future Land Use Character Area, the Tom Hitch Special Area, and the Bear Creek Pike "Node" Special Area described in the Comprehensive Plan; it is also be appropriate for the City Center Urban Village Future Land Use Character Area where the Planning Commission determines that it is compatible with the established land use pattern in the surrounding area.

CD-3 is most appropriate for the Suburban Neighborhoods FLU Character Area; however, the Planning Commission may determine that it is appropriate within the City Center Urban Village FLU Character Area where compatible with established land use pattern.

CD-4 (General Urban)

The CD-4 General Urban Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; ~~there are~~ medium, narrow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use~~Urban Neighborhood Character Area, the Employment Character Area, the Tom Hitch Special Area, the Industrial Road Special Area, the Bear Creek Pike "Node" Special Area, and the Interstate Gateway Special Area~~ as described in the Comprehensive Plan.

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~~Deletions are Strikethrough~~

CD-4C (General Urban-Corridor)

The CD-4C General Urban - Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile- and pedestrian- oriented built environment and a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are ~~medium, narrow or no front~~ Setbacks and narrow to medium side variable Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Activate on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in the Suburban Neighborhoods and City Center Urban Village Future Land Use Corridor ~~Character Areas, the Employment Character Area, the Urban Corridor Character Area, the Tom Hitch Special Area, the Bear Creek Pike "Node" Special Area the Neapolis Special Area~~ described in the Comprehensive Plan.

The appropriateness of CD-4C will be determined by the Areas of Change policy and the functional classification of roadways.

CD-5 (Urban Center)

The CD-5 Urban Center Character District consists of medium to higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with side Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the ~~Urban Neighborhood~~ City Center Urban Village Future Land Use ~~Character Area, the Center Character Area, the Inner Core~~

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~~(Downtown) Special Area, and the Neapolis Special Area~~ described
in the Comprehensive Plan.

CD-5C (Urban Center - Corridor)

The CD-5C Urban Center-Corridor Character District consists of
higher density Mixed Use areas along a corridor. It provides for
a balanced automobile- and pedestrian- oriented built
environment, a mix of Building Types and primarily has a tight
network of Thoroughfares and ~~Internal~~ Internal Drives with side
Sidewalks, street lights and regular tree spacing, defining
medium-sized blocks. Buildings are set close to the Sidewalks.
CD-5C is limited to parcels identified as Activate on the Areas of
Change map of the Comprehensive Plan which have access to a
Principal Arterial identified in the Transportation Plan~~an~~
~~appropriate District for the Urban Corridor Character Area, the~~
~~South Central (James Campbell) Special Area, and the Neapolis~~
~~Special Area~~ located in the City Center Urban Village Character Area
described in the Comprehensive Plan.

*The CD-5C is currently a
"floating zone." No
properties are currently
zoned CD-5C.*

*Corrects a scrivener's
error in the text.*

SD-MHP (Manufactured Home Park)

This District is designed to provide suitable areas for Manufactured
Home Parks where sufficient urban facilities are available prior to
Development. Manufactured Homes and Buildings necessary to
support the Residential occupancy of Manufactured Homes are
permitted. This District is intended also to permit community
facilities and public utility installations that are necessary to service
specifically the residents of this District, or which are benefited by
and compatible with a Residential environment. SD-MHP is
appropriate for the Suburban Neighborhoods future land use
character area described in the Comprehensive Plan.

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~~Deletions are Strikethrough~~

SD-INT (Interstate)

This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD- INT Special District is an appropriate District for the Technology Employment Center future land use Character Area ~~Interstate Gateway Special Area~~ described in the Comprehensive Plan. SD-INT is limited to parcels within 3,960 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan.

SD-LI (Light Industrial)

This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be

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~~Deletions are Strikethrough~~

facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center ~~future land use Character Area portions of the Industrial Road~~ ~~Special Area~~ described in the Comprehensive Plan.

SD-HI (Heavy Industrial)

This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land use Character Area ~~portions of the Industrial Road Special Area~~ described in the Comprehensive Plan.

PUD-R (Residential)

This District ~~is to allow for~~ permits utilization of the Planned Unit Development process under ~~TSA~~ TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Scriveners errors misidentify TCA (Tennessee Code Annotated) at ten locations in the Ordinance. Two of them are corrected here. The others will be addressed in later updates to the Zoning Ordinance.

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~~Deletions are Strikethrough~~

Specifically, this District is intended for predominantly Residential areas on sites ~~where there are~~with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved as part of the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land use map of the Comprehensive Plan.

PUD-MU (Mixed Use)

This District ~~is to allow for~~ permits utilization of the Planned Unit Development process under ~~TSA~~TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of

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permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites ~~where there are~~with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved as part of the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of the Comprehensive Plan.

PUD-RES

PUD-C

PUD-OP

PUD-VC

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Additions are Underlined
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229 PUD-I

230 PUD-B1 Per applicable approved Master PUD

231 PUD-B3 Development Plan

232 PUD-CEG

233 PUD-CRS

234 PUD-GRS

235 PUD-R1

236 PUD-R2

237 PUD-R6

238 PUD-RM1

239 PUD-RM2

240 PUD-RS6

241 PUD-RS10

242

243 **CV (Civic District)**

244 Civic District (CV) is assigned to areas designated for Civic purposes.

245 These may be Open Space of one or more Civic Space Types

246 allowed within or Adjacent to any specific Character District or

247 Special District, as well as sites dedicated to significant Buildings to

248 be used for Civic purposes, such as City Halls, Post Offices, Libraries,

249 Places of Assembly, Places of Worship, and community centers.

250 This district is appropriate to all future land use Character Areas

251 described in the Comprehensive Plan as determined by the

252 Planning Commission.

253

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Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-A District Standards (p. 46)

Rural Character District

1 The CD-2 Rural Character District consists of large-lot semi-rural
2 estates, open spaces, and legacy agricultural operations~~sparingly~~
3 ~~settled, primarily agricultural or in~~ low density single-family
4 detached Residential areas. ~~Typical buildings include farmhouses~~
5 ~~and agricultural buildings.~~ CD-2 is an appropriate District for the
6 Rural ~~Countryside~~ Transition and Hillside & Natural Spaces future
7 land use Character Areas described in the Comprehensive Plan.

These changes to the district descriptions correspond to the 2023 update of Connect Columbia, the Comprehensive Plan.

TABLE 4.3.1-B District Standards (p. 56)

Neighborhood Large Lot Character District

8 The CD-3L Neighborhood Large Lot Character District consists of
9 primarily a low density single-family detached Residential area in
10 which House is the predominant Building Type. It has large Lot or
11 Building Sites, medium to deep front Setbacks and medium to wide
12 side Setbacks. Its Thoroughfares and Internal Drives have curbs and
13 may include Sidewalks and/or street trees, and form medium to
14 large blocks. CD-3L is an appropriate District for the Suburban
15 Neighborhoods future land use ~~Suburban Neighborhood~~ Character
16 Area described in the Comprehensive Plan.

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~~Deletions are Strikethrough~~

TABLE 4.3.1-C District Standards (p. 66)

Neighborhood Character District

17 The CD-3 Neighborhood District consists of primarily a medium
18 density single-family detached Residential area in which House is
19 the predominant Building Types. It has medium to deep front
20 Setbacks and medium to wide side Setbacks. Its Thoroughfares
21 have curbs and may include Sidewalks and/or street trees, and
22 form medium to large blocks. CD-3 is an appropriate District for the
23 Suburban Neighborhoods Future Land Use Character Area, ~~the~~
24 ~~Tom Hitch Special Area, and the Bear Creek Pike "Node" Special~~
25 ~~Area described~~ Area described in the Comprehensive Plan; it is also
26 be appropriate for the City Center Urban Village Future Land Use
27 Character Area where the Planning Commission determines that it
28 is compatible with the established land use pattern in the
29 surrounding area .

TABLE 4.3.1-D District Standards (p. 76)

General Urban Character District

30 The CD-4 General Urban Character District consists of a medium
31 density area that has a mix of Building Types and primarily
32 Residential, Retail / Personal Service / Artisan, Office, Lodging and
33 Civic Uses; there are medium, shallow or no front Setbacks and
34 narrow to medium side Setbacks; it has variable private
35 landscaping; and it has Thoroughfares and Internal Drives with
36 curbs, Sidewalks and trees that define medium-sized blocks. CD-4
37 is an appropriate District for the City Center Urban Village Future
38 Land Use ~~Urban Neighborhood Character Area, the Employment~~
39 ~~Character Area, the Tom Hitch Special Area, the Industrial Road~~

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~~Deletions are Strikethrough~~

~~Special Area, the Bear Creek Pike “Node” Special Area, and the~~
~~Interstate Gateway Special Area~~ as described in the Comprehensive
Plan.

TABLE 4.3.1-E District Standards (p. 86)

General Urban Corridor Character District

The CD-4C General Urban - Corridor Character District consists of a
medium density area along a corridor. It provides for a balanced
automobile- and pedestrian- oriented built environment and a mix
of Building Types and primarily Residential, Retail / Personal
Service / Artisan, Office, Lodging and Civic Uses; there are medium,
narrow or no front Setbacks and narrow to medium side Setbacks;
it has variable private landscaping; and it has Thoroughfares and
Internal Drives with curbs, Sidewalks and trees that define
medium-sized blocks. CD-4C is an appropriate District for parcels
identified as Facilitate or Activate on the Areas of Change map of
the Comprehensive Plan, which have access onto a public right-of-
way classified as principal arterial or minor arterial in the
Transportation element of the Plan and are located in the Suburban
Neighborhoods and City Center Urban Village Future Land Use
~~Corridor Character Areas, the Employment Character Area, the~~
~~Urban Corridor Character Area, the Tom Hitch Special Area, the~~
~~Bear Creek Pike “Node” Special Area the Neapolis Special Area~~
described in the Comprehensive Plan.

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~~Deletions are Strikethrough~~

TABLE 4.3.1-F District Standards (p. 66)

Urban Center Character District

61 The CD-5 Urban Center Character District consists of medium to
62 ~~higher~~ density Mixed Use areas. It has a tight network of
63 Thoroughfares and Internal Drives with Sidewalks, street lights and
64 regular tree spacing, defining medium-sized blocks. Buildings are
65 set close to the Sidewalks. CD-5 is an appropriate District for the
66 City Center Urban Village Future Land Use Urban Neighborhood
67 ~~Character Area, the Center Character Area, the Inner Core~~
68 ~~(Downtown) Special Area, and the Neapolis Special Area~~ described
69 in the Comprehensive Plan.

TABLE 4.3.1-G District Standards (p. 106)

Urban Center Corridor Character District

70 The CD-5C Urban Center-Corridor Character District consists of
71 higher density Mixed Use areas. It provides for a balanced
72 automobile- and pedestrian- oriented built environment, a mix of
73 Building Types and primarily has a tight network of Thoroughfares
74 and Internal Drives with Sidewalks, street lights and regular tree
75 spacing, defining medium-sized blocks. Buildings are set close to
76 the Sidewalks. CD-5C is limited to parcels identified as Activate on
77 the Areas of Change map of the Comprehensive Plan which have
78 access to a Principal Arterial identified in the Transportation Plan
79 ~~an appropriate District for the Urban Corridor Character Area, the~~
80 ~~South Central (James Campbell) Special Area, and the Neapolis~~
81 ~~Special Area~~ located in the City Center Urban Village Character Area
82 described in the Comprehensive Plan.

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Deletions are Strikethrough

TABLE 4.3.1-H District Standards (p. 116)

Manufactured Home Park Residential

Special District

83 This District is designed to provide suitable areas for Manufactured
84 Home Parks where sufficient urban facilities are available prior to
85 Development. Manufactured Homes and Buildings necessary to
86 support the Residential occupancy of Manufactured Homes are
87 permitted. This District is intended also to permit community
88 facilities and public utility installations that are necessary to service
89 specifically the residents of this District, or which are benefited by
90 and compatible with a Residential environment. SD-MHP is
91 appropriate for the Suburban Neighborhoods future land use
92 character area described in the Comprehensive Plan.

*Provides for SD-MHP
to implement a future
land use classification
in the Plan.*

TABLE 4.3.1-H-I District Standards (p. 124)

Interstate Service Special District

93 This District is designed to provide space along I-65 to serve the
94 needs of the motoring public. Automobile and other vehicular
95 service establishments, transient sleeping accommodations, and
96 eating and drinking establishments primarily characterize this
97 District. Appropriate locations for this District are along I-65 in an
98 environment of general Commercial and Mixed Use activity. Due to
99 the high traffic volumes and general incompatibility between some
100 of the Uses permitted within this District and those in CD-3L and
101 CD-3 areas, this District shall not be located in or Adjacent to a CD-
102 3L or CD-3 District. The SDINT Special District is an appropriate
103 District for the Technology Employment Center future land use

*The table number was
misidentified in the
original for this and
subsequent districts.
Future text
amendments will
correct the cross-
references.*

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~~Deletions are Strikethrough~~

104 Character Area ~~Interstate Gateway Special Area~~ described in the
105 Comprehensive Plan. SD-INT is limited to parcels within 3,960 feet
106 of an Interstate, Freeway, or other limited access highway
107 identified in the Transportation element of the Plan.

TABLE 4.3.1-~~IJ~~ District Standards (p. 134)

Light Industrial Special District

108 This District is intended to provide space for a wide range of
109 wholesale trade, warehousing of a wide variety of products or
110 materials, manufacturing processes, and industrial and related
111 uses that conform to a high level of performance criteria and have
112 few objectionable characteristics. All operations must be carried on
113 within completely enclosed Buildings, thus providing a standard of
114 Development that removes most adverse characteristics that affect
115 neighboring properties. This District may provide a buffer between
116 other Districts and other industrial activities that have more
117 objectionable influences. This District may require types of
118 Structures and have Uses and other characteristics that cannot be
119 facilitated in other Districts. New Residential Development,
120 Commercial establishments, Retail establishments, personal
121 service Uses, and community facilities and utilities, are permitted,
122 as well as additional Uses that provide needed complementary
123 services or are necessary for the general community welfare. SD-LI
124 is an appropriate District for Technology Employment Center
125 future land use Character Area described in the Comprehensive
126 Plan.

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Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-~~J~~K District Standards (p. 146)

Heavy Industrial Special District

127 This District is intended to provide suitable areas for intense or
128 potentially noxious Industrial operations, including open
129 land operations. It is specifically intended that all newly created
130 Districts be so located and Buffered as to prevent possible
131 negative impact upon Adjacent land and Uses. SD-HI is an
132 appropriate District for Technology Employment Center future land
133 use Character Area described in the Comprehensive Plan.

TABLE 4.3.1-~~K~~L District Standards (p. 156)

Planned Unit Development Residential District

134 This District ~~is to allow for~~permits utilization of the Planned Unit
135 Development process under TCA Section 13-4-310,
136 implementation of the Comprehensive Plan, and review and
137 approval of a Master PUD Development Plan that complies with
138 these standards and establishes them and other standards as
139 entitlements for a property, including a customized combination of
140 permitted Uses, Building Types, Private Frontage Types, Setbacks
141 and Yards, and Thoroughfares and Internal Drives. Specifically, this
142 District is intended for predominantly Residential areas on sites
143 ~~where there are~~with sufficient existing infrastructure, services, and
144 utilities available for a proposed Development. Development in this
145 District (a) is walkable and provides a diverse mixture of housing
146 choices and Building Types, (b) is necessary to implement and is
147 consistent with the Comprehensive Plan, (c) cannot under any
148 circumstances, plan, or design conform to one or more of the other
149 Districts and standards therefor due to its necessary and intrinsic

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~~Deletions are Strikethrough~~

150 Uses or size or form, (d) provides an innovative plan and design, (e)
151 is harmonious with and respects the land use, character, and
152 natural or man-made features of both the subject property and
153 Adjacent property, (f) promotes quality and environmentally
154 sensitive planning and design by taking advantage of special site
155 characteristics, locations and land uses, (g) provides Civic Space, (h)
156 is the best use of the site consistent with the goals of protecting
157 and enhancing the natural environment. There are specific
158 Development standards provided for this District, which may be
159 supplemented by additional standards approved in the applicable
160 Final Master PUD Development Plan. The Planning Commission
161 may determine that a specific PUD-R Master Plan is consistent with
162 the future land use map of the Comprehensive Plan.

TABLE 4.3.1-~~L~~M District Standards (p. 168)

Planned Unit Development - Mixed Use

163 This District ~~is to allow~~s for utilization of the Planned Unit Development
164 process under TCA Section 13-4-310, implementation of the
165 Comprehensive Plan, and review and approval of a Master PUD
166 Development Plan that complies with these standards and establishes
167 them and other standards as entitlements for a property, including a
168 customized combination of permitted Uses, Building Types, Private
169 Frontage Types, Setbacks and Yards, and Thoroughfares and Internal
170 Drives. Specifically, this District is intended for Commercial, Office, Mixed
171 Use, and Multifamily Uses on sites ~~where there are~~with sufficient existing
172 infrastructure, services, and utilities available for a proposed Development.
173 Development in this District (a) is walkable and provides a diverse mixture
174 of housing choices and Building Types, (b) is necessary to implement and is

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~~Deletions are Strikethrough~~

175 consistent with the Comprehensive Plan, (c) cannot under any
176 circumstances, plan, or design conform to one or more of the other Districts
177 and standards therefor due to its necessary and intrinsic Uses or size or
178 form, (d) provides an innovative plan and design, (e) is harmonious with
179 and respects the land use, character, and natural or man-made features of
180 both the subject property and Adjacent property, (f) promotes quality and
181 environmentally sensitive planning and design by taking advantage of
182 special site characteristics, locations and land uses, (g) provides Civic Space,
183 (h) is the best use of the site consistent with the goals of protecting and
184 enhancing the natural environment. There are specific Development
185 standards provided for this District, which may be supplemented by
186 additional standards approved in the applicable Final Master PUD
187 Development Plan. The Planning Commission may determine that a specific
188 PUD-MU Master Plan is consistent with the future land use map of the
189 Comprehensive Plan.

TABLE 4.3.1-M-N — ~~TABLE 4.3.1-T~~ (p. 179)

190 OTHER PUD DISTRICTS FROM PREVIOUS ORDINANCES TO BE
191 REGULATED BY THEIR PUD APPROVALS.

TABLE 4.3.1-U-O District Standards (p. 180)

Civic District

192 Civic District (CV) is assigned to areas designated for Civic
193 purposes. These may be one or more Civic Space Types allowed
194 within or Adjacent to any specific Character District or Special
195 District, as well as sites dedicated to significant Buildings to be used
196 for Civic purposes, such as City Halls, Post Offices, Libraries, Places
197 of Assembly, Places of Worship, and community

The Ordinance reserves eight sub-tables for previous PUDs. Section 3.7.1 lists eleven PUD types approved under previous ordinances. Table 3.7.1 lists seventeen. Regardless of the number, it is unnecessary to reserve more than one sub-table for the note indicating that approved PUD Master Plans regulate existing PUDs.

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198 centers. This district is appropriate to all future land use Character
199 Areas described in the Comprehensive Plan as determined by the
200 Planning Commission.