



## AGENDA

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The Columbia Municipal Planning Commission will meet on April 6th for Study Session and April 13th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

### 1. Organization

1.1. Call To Order

1.2. Roll Call

1.3. Welcome Of Visitors/Rules Of Conduct

1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.

1.5. Review Of Bonds And Letters Of Credit

Documents:

[April Letters of Credit.pdf](#)

1.6. Approval Of Minutes

Documents:

[cmpc\\_20220309 Minutes Draft.pdf](#)

### 2. Consent Agenda

2.1. 22-0027 - Final Plat For Summerdale Phase 7

Request from Martin Engineering for approval of a Final Plat with surety of \$66,000 for Summerdale Phase 7, located at [Tax Map 114 Parcel 19.00](#).

2.1.A. 22-0027 - Current Submittal And Staff Report

Documents:

[22-0027\\_Final Plat\\_Summerdale Phase 7 Final Plat.pdf](#)

[22-0027\\_Staff Report\\_Summerdale Phase 7\\_Final Plat.pdf](#)

### 3. Discussion

- 3.1. 21-0295 - Site Plan Approval Of Legacy At Highland Estates  
Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being [Tax Map 75 Parcel 51.06](#).

#### **DEFERRED FROM A PREVIOUS AGENDA**

- 3.1.A. 21-0295 - Current Submittal And Staff Report

Documents:

[21-0295\\_Updated Site Plan\\_Legacy at Highland.pdf](#)  
[21-0195 Staff Report Legacy at Highlands Updated.pdf](#)

- 3.2. 22-0012 - Rezoning 194 Theta Pike  
Request from Fulmer Lucas Engineering to rezone a portion of Parcel 46.00 of Tax Map 90B, located at [194 Theta Pike](#), from General Commercial Services (GCS) to High Density Residential (RM-1).

#### **DEFERRED FROM A PREVIOUS AGENDA**

- 3.2.A. 22-0012 - Current Submittal And Staff Report

Documents:

[22-0012\\_Revised Concept Plan\\_Rezoning GCS to RM-1.pdf](#)  
[22-0012\\_Staff Report\\_Theta Pike\\_Rezoning GCS to RM-1\\_Revised.pdf](#)

- 3.3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B,And 3  
Request from McNeely Civil Engineering for approval of a Preliminary Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being [Tax Map 51 Parcel 58.02](#).
- 3.4. 22-0035 - Rezoning Off Bear Creek Pike  
Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being [Tax Map 72 Parcel 30.02](#).

#### **THE APPLICANT HAS WITHDRAWN THIS APPLICATION**

- 3.5. 22-0037 Preliminary Plat For Homestead South  
Request from T-Square Engineering for approval of a Preliminary Plat for Homestead South Subdivision to consist of 19 single family lots zones RS-6, being [Tax Map 52 Parcel 14.00](#).

- 3.5.A. 22-0037 - Current Submittal And Staff Report

Documents:

[22-0037 Staff Report Homestead South Preliminary.pdf](#)  
[22-0037\\_Resubmittal Preliminary Plat\\_Homestead South.pdf](#)

- 3.6. 22-0042 - Review And Recommendation On The Proposed City Of Columbia Engineering Standards And Specifications (ESS)

Request by the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

<https://www.columbiatn.com/DocumentCenter/View/1709/ESS-Public-Draft-Feb-9-2022-PDF>

- 3.7. 22-0041 - Review And Action On The Revised City Of Columbia Subdivision Regulations Request by Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

<https://www.columbiatn.com/DocumentCenter/View/1710/SubRegs-Public-Draft-Feb-9-2022-PDF>

#### 4. Other Business

- 4.1. 2021 Annual Report From The Department Of Development Services

#### 5. Adjourn

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Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The [2022 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#).

The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.

# CURRENT LETTERS OF CREDIT

## MARCH 30, 2022

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivision, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 108,000.00	10/10/2017	\$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 10,000.00	6/5/2019	\$103,000.00
9	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	9/30/2019	\$157,000.00
10	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 118,500.00	1/15/2020	\$118,500.00
11	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
12	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
13	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
14	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
15	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
16	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
17	09.11.2021	FP TCI CCS, LLC	Homestead @Carter's Station Section 2, Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
18	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
19	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
20	11.19.2021	FP, TCI, CCS, LLC	Homestead @ Carter's Station - Section 2.3 & 5.1	\$ 190,000.00	12/19/2019	\$190,000.00
21	11.17.2021	P & L Development	Summerdale, Phase 1 ( roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
22	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A ( roads and drainage)	\$ 121,000.00	1/15/2021	\$121,000.00
23	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6, & 7	\$ 25,000.00		\$301,000.00
24	12.16.2021	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1 (roads & drainage)	\$ 157,000.00	1/15/2021	\$157,000.00
25	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00	1/5/2021	\$97,000.00
26	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station , Sectin 2, Phase 1	\$ 141,000.00		\$141,000.00
27	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00	12/21/2020	\$142,000.00
28	01.24.2022	FP, TCI, CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	\$ 87,000.00	3/13/2018	\$87,000.00
29	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	\$ 17,000.00	1/13/2021	\$17,000.00
30	02.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivision, Section 2A (roads & drainage)	\$ 55,000.00	1/22/2021	\$55,000.00
31	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	6/22/2017	\$121,000.00
32	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	\$ 64,000.00	2/22/2021	\$64,000.00
33	03.22.2022	J & B Estate	Hatton Hills Subdivision ( roads & drainage)	\$ 32,000.00	3/19/2021	\$32,000.00
34	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	\$ 50,000.00	2/25/2021	\$50,000.00
35	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
36	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	\$ 254,000.00	3/23/2021	\$254,000.00
37	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
38	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 9,600.00	8/7/2019	\$96,000.00
39	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1B	\$ 120,000.00	6/29/2018	\$120,000.00
40	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	\$ 121,000.00		\$121,000.00
41	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
42	06.22.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
43	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	\$ 183,000.00	11/8/2019	\$303,000.00
44	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	\$ 48,000.00	6/17/2021	\$48,000.00
45	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	\$ 72,000.00	7/15/2021	\$72,000.00
46	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	\$ 78,000.00	7/16/2021	\$78,000.00
47	07.08.2022	FP, TCI, CCS, LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	\$ 160,000.00	6/12/2020	\$160,000.00
48	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	\$ 12,000.00	10/2/2018	\$120,000.00
49	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	\$ 165,000.00	7/19/2021	\$165,000.00
50	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	\$ 117,000.00	9/10/2020	\$117,000.00
51	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
52	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	\$ 185,000.00	7/19/2021	\$185,000.00
53	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
54	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	\$ 22,500.00	9/26/2019	\$90,000.00
55	10.14.2022	P & L Development, LLC	Summerdale Subdivision, Phase 5 ( roads & drainage)	\$ 55,000.00	10/18/2021	\$55,000.00
56	10.15.2022	KCS Property, LLC	Morgan Meadows Subdivision (roads & drainage)	\$ 242,000.00	9/20/2021	\$242,000.00
57	11.08.2022	Pulte Homes Tennessee Partnership	Independence@ Carter's Station, Section 6, Phase 2	\$ 207,000.00	9/21/2021	\$207,000.00
58	11.12.2022	Columbia Properties, LLC	Polk Place , Phase 2B (roads & drainage)	\$ 56,000.00	11/19/2021	\$56,000.00
59	11.19.2022	FP TCI CCS, LLC	Homestead@ Carter's Station Subm Section2 Phase 3	\$ 190,000.00		\$190,000.00
60	11.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivion, Phase 4A (roads & drainage)	\$ 121,000.00	02-26-2021	\$121,000.00
61	12.03.2022	Richmond American Homes of Tenn	The Ridge at Carter's Station, Phase 1A	\$ 121,000.00	12/22/2021	\$121,000.00
62	12.06.2022	Pulte Homes Tennessee Partnership	Independence at Carter's Station, Section 3, Phase 2	\$ 372,000.00	10/19/2021	\$372,000.00
63	12.20.2022	FP TCI CCS, LLC	Homestead at Carter's Station Section 2, Phase 1	\$ 141,000.00		\$141,000.00
64	01.24.2023	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	\$ 87,000.00		\$87,000.00
65	02.01.2023	Smith Douglas, LLC	Armstrong Meadows Subdivision, Section 4	\$ 475,000.00	12/20/2021	\$475,000.00
66	02.04.2023	Villages at Carter's Station Dev., LLC	Villages at Carter's Station	\$ 200,000.00	12/14/2021	\$200,000.00
67	02.09.2023	P & L Development, LLC	Summerdale Subdivision, Phase 6 (roads & drainage)	\$ 103,000.00	3/1/2022	\$103,000.00
68	03.07.2023	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	\$ 73,000.00		\$73,000.00
69	03.18.2023	Riverstone Homes, LLC	Cottages at Bear Creek , Phase II (roads & drainage)	\$ 156,000.00		\$156,000.00
70	03.21.2023	P & L Development, LLC	Summerdale Subdivision, Phase 7 (roads & drainage)	\$ 66,000.00	2/11/2022	\$66,000.00
71	05.14.2023	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision ( roads & drainage)	\$ 75,500.00	4/8/2020	\$75,500.00

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**1. Organization**

1.1. Call To Order

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

1.2. Roll Call

Quorum present and included the following:

Present were: Mr. Charlie Goatz  
Mr. Thomas Hutto  
Mr. Randy McBroom  
Mayor Chaz Molder  
Mr. Ray Pace  
Councilman Ken Wiles

Absent was: Dr. Rose McClain

Other attendees: Ms. Gracie Aldridge, Staff Engineer  
Mr. Austin Brass, City Planner  
Mr. Glenn Harper, City Engineer  
Mr. Paul Keltner, Director of Development Services  
Mr. Tony Massey, City Manager  
Mr. Kevin McCarthy, Planning Associate II  
Mrs. Sandra Richardson, Secretary  
Mrs. Melissa Sanders, Planning Associate I  
Mr. Douglas Toney, Assistant City Engineer

1.3. Welcome Of Visitors/Rules Of Conduct

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

Mr. Keltner stated Ordinance 4389 for final consideration was approved; consideration of Ordinance 4384, which is an RS6 Planned Unit Development known as the Drumwright extension, was approved on first reading; Ordinance 4391 which is a rezoning on Pulaski Highway to RM-1 was approved on first consideration; and, the rezoning of Rutherford Lane to RS-10 was approved on first reading.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

1.5 Review of Bonds And/Or Letters Of Credit:

City Engineer Glenn Harper reported all letters of credit are in order.

1.6 Approval of Minutes:

The February minutes were presented for approval. Mayor Molder moved to approve with Councilman Wiles seconding. Motion carried with a vote of six to zero. The special called meeting minutes were presented for approval. Councilman Wiles moved to approve with Mr. McBroom seconding. Motion carried with a vote of six to zero.

**2. Consent Agenda:**

**2.1 Case #22-0007**

**Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being Tax Map 114 Parcel 19.00 off Precast Drive with surety in the amount of \$103,000.**

**Discussion:**

Mr. Goatz made the motion to approve, subject to technical comments, with Mr. McBroom seconding. Motion to approve passed six to zero.

**3. Discussion**

**3.1 Case #21-0286**

**Request from Chapdelaine and Associate for Preliminary Plat approval of East 7<sup>th</sup> Subdivision on the corner of East 7<sup>th</sup> and East End.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This request is going from four lots down to three lots. Any motion staff would request that it be subject to technical comments. This still needs cleaned up a little, however outside of that it appears to meet the standards.

**Discussion:**

Ms. Ashley Alsup, Habitat for Humanity, representing the applicant, was present to answer questions. Mayor Molder made the motion to approve subject to any Technical comments, and Councilman Wiles seconded. The motion to approve passed six to zero.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**3.2 Case #21-0289**

**Request from Lynn Ealey to annex with a plan of services 626 Baker Road being Tax Map 74 Parcel 37.00 with a zoning of RS-10.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. Staff has received a letter from the County Road Superintendent requesting that the City annex the road up to the point of this development.

**Discussion:**

Mr. Lynn Ealey, applicant, was present to answer questions. Discussion included funding mechanisms, the reason for the previous deferral was to allow the applicant the opportunity to talk with the County, having the applicant provide an overview of the discussion, and Baker Road correction and safety devices. Mr. Ealey stated that there was some direction given to them to go and speak with the County. The County brought in their third party consultant firm, Collier Engineering, and they directed them to focus on what improvements could be made now with this project, and what expansion could be done on improvements to existing roads. The county engineers, and the County themselves recommending that the City annex a large portion of Baker Road and some of North Ridge Road, which Mr. Ealey's team is fine with. He felt that it was more of an insistence of them doing that. They did get a letter from the County Road Superintendent to that affect which lays out the roads expected to be annexed by the city. They reviewed to make sure they were comfortable with that as it relates to their project and they are. He felt they are clear on what they are obligated to do at this point, and how they need to go about it. It doesn't change some of the specifics that have been discussed. They still expect the traffic study to point out the things that it already has like the need to install the signal, the need to widen roads, the need to fix the curb, the dangerous curve in Baker Road, and the need for the turn lanes. They are still expecting to do all that. He also stated that he felt they got things done that they were sent out to do from last month's meeting. Mr. Harper summarized the original traffic study report. Mr. Keltner asked Mr. Harper for his thoughts on the County request, taking a portion of North Ridge Road. Mr. Harper stated he would think taking Baker Road up to the 90-degree curve, the point that it would become a four-leg intersection and city maintenance should stop there. If anything develops further out that road, he stated that he feels that the City should consider taking all of the roadway, so improvements could be required from the developers. Mr. Goatz asked if it is annexed then would it have to conform to city standards. Mr. Harper stated that those improvements were not directly related to the traffic study. They were improvements required by the City and also by the developer to bring the road up to standards. Mr. Goatz stated which it would have to be done if annexed into the City. Mr. Ealey agreed with Mr. Harper stating the traffic study is not going to say that, but they are voluntarily willing to do so as part of this project. Further discussion included improvements before construction get started. Mr. Ealey stated that they will be back before the Commission with a Preliminary Plat, and he thinks

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

that would be a great time to start thinking about the details. Mr. McBroom stated the Commission cannot make it a condition that the road be fixed before Preliminary Plat, or make some of the improvements. Mr. Harper stated in a traditional zoned neighborhood, the traffic study and improvements come at the Preliminary Plat phase. The time to make improvements would be during the construction of the development, because they would have equipment there and be pouring the asphalt, and that would be the time that you would make those improvements. Staff can look at what improvements come at what phase, maybe the improvement along Baker Road would have to occur before buildings are issued Certificates of Occupancy. Further discussion included the project being previously a PUD, the concept plan today, processes, recourse, going by base zoning standards, risks, and specific zoning. Mayor Molder stated that the project presents opportunities to some resolutions in portions of Baker Road that needs some attention, and have needed some attention for a long time. He asked if the City can ensure frontage, footage, spacing and all the things, can it not also then include the road improvements as well. Mr. Keltner stated that it can through the traffic impact study which is required. The phasing of that is laid out at the preliminary plat level of what the improvements will be. The Zoning Ordinance as far as the bulk standards for the base district is essentially what would have to be met. Mayor Molder stated there is a check and balance as to the road improvements that they are offering, but as to the actual road frontages, etcetera, they could do a straight zone under RS-10, and it doesn't necessarily require what this developer is offering at this stage. Mr. Keltner stated that the biggest difference would be the Baker Road lots shown are much larger lots than the RS-10. The lots behind that are actually shown as a RS-10 level, the difference is the Baker Road frontage. Mr. McBroom stated that someone else coming in would have to start over from scratch. Mr. Keltner stated yes. Mr. McBroom asked about the road. Mr. Keltner stated that the road is tied into the traffic impact study. Mr. McBroom stated the study will make it clear what condition the road is in and how it needs to be fixed. Mr. Keltner confirmed. Mr. Pace asked if the City is going to accept this road from the County. Mr. Keltner stated the County has requested that the City annex this portion of the road. He also stated that he would be concerned about going all the way into the North Ridge Road. He feels like Mr. Harper, to take the road to the curve where it is going to be straightened out at their furthest entrance way into Baker Road. Mr. Pace stated at that point their will not be any more right-of-way to be bought at any portion of it. Mr. Keltner stated that is a point, staff can establish the right-of-way with the preliminary plat. Mr. Pace inquired all the way up to Bear Creek, and Mr. Keltner stated all the way up to their property. There is a short gap between their property and Bear Creek Pike. Mayor Molder stated that a portion of the road is already in city limits. Mr. Keltner confirmed a portion of it is. Mr. Pace asked for clarification. Mr. Keltner stated when looking at the concept where lot number one starts, back toward Bear Creek Pike is not their property. Mr. Ealey stated that portion is already city right-of-way. Mr. Keltner stated 300 feet is inside the City. Mr. Pace asked if they are going to put that in the City. Mr. Keltner stated the road is what is being requested, staff cannot annex a portion of it

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

unless the property owner petitions the city to be annexed. Mr. Goatz stated there will be a county road gap. Mr. Keltner stated no. They are asking City to take the entire road portion. Land use wise there will be a gap. Mr. Goatz stated in other words this Commission needs permission from the property owner to take this short portion of land. Mr. Keltner stated no, if more right-of-way is wanted, yes but according to the applicant they do not need the right-of-way in this section for the improvements. Mr. Ealey stated that they have been in communication with the property owner. He also stated that they can do what they have to with what they have to work with today. He also stated in reference to North Ridge Road, the County was explaining to him that with the City annexing property and having future city tax payers living on the property that they would be utilizing these roads most likely more than anyone else immediately adjacent to it. North Ridge Road would not expect a lot of traffic. The point from the County was this is the ability for the City to get improvements out of the developer for as much road as possible. Mr. Keltner stated he does not know what improvements could be done on North Ridge Road, as it is a dead end. Traffic going that way would be so low, he doesn't see it warranting improvements. Mr. Goatz stated if the road is annexed would the portion that has to be widened have the right-of-way taken on the developer side of the road verses the people on the other side of the road. Mr. Harper stated all improvements would be done within the right-of-way, which would be accepting right-of-way from the developer. Mr. Ealey stated the County is saying from where the city right-of-way stops to annex from that point to the other end of the applicant's property. Further discussion included the short section needs to be widened, communication with the property owner to get the right-of-way if needed, preliminary plat stage, maintaining checks and balances, and the effect of the preliminary plat if improvements are not done. Mr. Pace asked who would improve it. Mr. Keltner stated that the developer would do the entire part. Mr. Harper stated that the Commission could put that condition on the motion with the preliminary plat even outside the traffic study for the roadway condition. Mr. McBroom stated that is what needs to happen taking it all the way to North Ridge Road. Mr. Ealey stated that is what the County suggested. Mr. Goatz asked if there is liability to the City to improve roads if this is annexed, rezoned, and city annexes the street, but the developer sells the property and nothing happens. Mr. Keltner stated that it goes back to the preliminary plat, at that point the only real right they would have is to build a house on it. Once they get into subdividing the property is where your traffic impact study kicks in. Mayor Molder stated that it wouldn't be dedicated to the City until meeting specification. Further discussion included standing up if is not right, making sure the preliminary plat is correct, seeing the preliminary plat, lots backing up, process, board recommendation, appropriateness for the comprehensive plan, a lot of things to be worked out once this project passes, annexing including the roads, straight zoning, driveways onto Baker Road, access management, safety of community, city ordinance restrictions, development codes, and preliminary plat timing. Mr. Ealey stated that they plan to follow the new codes one way or the other. They think it is great and it has a lot of good things for the

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

public at large. Mr. Marc Munkres, 940 Crosby Court, stated that he has concerns about the project, Baker Road, the road is narrow, easement, drainage ditch for the area, traffic, stop lights, it is not a cement road, it was never meant to handle the traffic, location of the project, and adding traffic. Mr. Mark Cook, 925 Harmony Way, expressed concerns include traffic, with the traffic study not addressing left turn off Highway 31 on to Baker Road, and visions of four lanes. Mr. Chuck Mahan, 654 North Ridge Road, expressed concerns in reference to homes with direct access and new driveways on North Ridge Road, their road is not very well maintained, notification on North Ridge Road, and the liability. Mayor Molder asked Mr. Tisher if Baker Road was a city road and the ability to regulate commercial vehicles traveling on a city road, or prohibiting commercial vehicles from traveling along that road. Mr. Tisher stated that you can regulate the route. Mayor Molder said there is some potential that the County and the City can work together as to Baker Road which would prohibit commercial vehicles from using that as an access to get from Nashville Highway to Bear Creek Pike, or vice versa. Mr. Dave Webb, 507 Jonells Way, stated he agreed with Mayor Molder in reference to restricting commercial traffic on Baker Road, previous traffic study concerns, and the connection of the neighborhoods. Mr. David Henson, 667 Baker Road, expressed concerns with road conditions, and holding to the RS-10 standards. Discussion included this was a previous PUD, several variances, now being straight RS-10, withdrawn from City Council, and no control over larger lots. Mayor Molder stated if it fails then that means all of these road improvements that are being discussed that will be done subject to traffic study and getting the right city specifications which is improving the road, it will come into the city. Baker Road will basically remain as is til the County does improvements then addresses the safety issues that appear tonight have been on the radar up to this point. Baker Road will basically stay as is if this doesn't go forward. He also stated that he is in favor, and he will get to see it again in City Council on two additional readings, but he struggles with if the improvement that is going to be made to Baker Road will have a net impact for the better versus the amount of traffic that will be increased on Baker Road in results of the development. He stated that he feels that it is the Commission's best opportunity, it is an RS-10 development, it is a lower density than what others are in the area, and provides an opportunity for significant Baker Road improvements. It is not going to solve the Baker Road problems, but it certainly seems like it is going to improve a long portion of that off of Bear Creek Pike. He also stated that he would hate to see nothing happen and Baker Road still be in the same terrible unsafe conditions for the foreseeable future. Mayor Molder made the motion to approve subject to the Technical Comments, with Mr. Hutto seconding. Motion to approve passed four to two, with Mr. McBroom, and Mr. Goatz voting nay.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**3.3 Case #21-0295**

**Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. The applicant presented a revised plan at study session, but it was submitted several weeks passed the deadline. He did ask staff to take a look at that, and staff, looking at it from a process standpoint, felt that it should follow the resubmittal timeline as established, as all the other applicants. Staff was unable to review that and submit comments, and also solicit comments from all of the different utilities on that revision. The applicant did request that the Commission entertain a motion of deferral on this item.

**Discussion:**

Mayor Molder moved to defer with Mr. McBroom seconding. Mr. Goatz reiterated that this is the second deferral. Discussion included submitting after the fact, and it is important to enforce the timeline. Motion to defer passed six to zero.

**3.4 Case #22-0008**

**Request from TKC Architecture and Engineering to rezone Parcel 2.00 of Tax Map 90J, located at 913 Riverside Drive, from Low Density Residential (R-10) to Medium-High Density Residential (RS-6).**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. The concept is showing four lots along Riverside Drive now, but it could be reduced down to two, and it does support the RS-6 request.

**Discussion:**

Mr. Cole, applicant, was present to answer questions. Discussion included going to single family with twelve or less lots, Rinks Circle is no longer apart of the request as the contract expired, and staff did not grant the variance for the sidewalk that would come at Preliminary Plat. Mr. McBroom moved to approve with Mr. Pace seconding. Motion to approve passed six to zero.

**3.5 Case #22-0010**

**Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being Tax Map 051 Parcel 55.00.**

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. There was a lot of discussion at study session about Maury County Water versus Columbia Water Systems. The applicant would like to discuss this item with Planning Commission.

**Discussion:**

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Mr. Crunk stated that at the study session he made a comment stating that he had a conversation with Mr. Otero, City of Columbia Fire Marshal, and that they didn't have a preference whether or not fire water could be provided by Maury County Water System or Columbia Power and Water. Mr. McBroom asked for it in writing at the study session. What he got was a different response, and that response came in the form of a letter from the Fire Chief. The letter states to all City of Columbia annexation requests and development shall be served by Columbia Power and Water Systems, and it was signed by Fire Chief Tyler "Ty" Cobb dated 3/9/22. Based on that letter, they will refer back to what was submitted with the original PUD request which is an extension of the water main down Greens Mill Road served by Columbia Power and Water for this development. Mr. Goatz stated with that being said would staff have to review and maybe defer to the following month for a resubmittal. Mr. Keltner stated that he recommends since the water department would be the ultimate governing body over it, they need to sign off on the approval of the system itself, and let them handle it from that standpoint from a staff perspective. The construction of it would strictly be under Columbia Water view. Mr. Crunk stated that in the technical review Columbia Power and Water offered a comment stating that they currently have a four-inch main on Greens Mill Road. Their responses to the technical comments now would be they agree it requires an extension down Greens Mill Road. Mr. Goatz asked Mr. Keltner if staff needed time to review and respond. Mr. Keltner stated it wouldn't manipulate any of the lot configuration or your road network, the flow rate would remain the same whether it be either water districts since it is just the design, review and approval of the water system, which falls back to Columbia Fire and Water. Mr. Keltner stated that the amenities were a part of the pattern book. They have also upgraded the elevations, also a part of this request. For the most part they are following the RS-10 standards. Mr. Crunk stated that the front setbacks were approved by Council. Mr. Pace asked if they still intend to go under the highway on Greens Mill Road. Mr. Crunk confirmed yes. Mr. Pace asked what size water line would that be, and would the property owners be able to tap into the line. Mr. Crunk stated that he will confirm with Columbia Power and Water but he thinks 10 or 12 inches, and yes the property owners would be able to tap into the water line. Mayor Molder moved to approve subject to Technical comments and Columbia Power and Water approval as to water flow. Mr. Pace seconded the motion. Motion to approve passed six to zero.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**3.6 Case #22-0012**

**Request from Fulmer Lucas Engineering to rezone Parcel 46.00 of Tax Map 90B, located at 194 Theta Pike, from General Commercial Services (GCS) to High Density Residential (RM-1).**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. The applicant is requesting multi-family units which could be either a single owner or it could be a horizontal property regime condo type situation.

**Discussion:**

Mr. Josh Hutchinson, Fulmer Lucas Engineering, was present to answer questions. Mr. McBroom asked if this is changed, can the Commission require access at Crossfit. Mr. Harper stated that it appears that the driveway separations would meet the prescribed distances in the Access Management ordinance. Discussion included it is a dangerous curve, requesting a connection for the properties to interconnect, and meeting site distance. Mr. Goatz asked what are the concerns in reference to elevations. Mr. Harper stated that there are concerns with the terrain and possible sink holes. Mr. Goatz asked Mr. Keltner to explain to him from the comprehensive plan what it means when a site is not in an area of change. The Connect Columbia Area of Change designation is basically setting up that an area of transition and if a commercial use is already set up, and somebody come in to request for another commercial use next to it, it opens the door up for less scrutiny to the Commission and Council of modifying the comprehensive plan, allowing that to continue. There are areas in Columbia that are not well developed, and this is a way to start some type of pattern. Further discussion including low density, high density, taking in the contents of the area and the opinions of the Commission. Mr. Goatz asked about the adverse effect on the adjoining property owners and grading requirement impacts. Mr. Harper stated in their review of the plan for land disturbance they would make sure that the site would not affect the neighboring property in regards to storm runoff and things of that nature. Additional discussion included widening the road entrance and traffic study. Mr. Hutchinson stated that there is a traffic study currently under way. Further discussion included deferring until after the traffic study is done and the Commission has never required a traffic study prior to a rezone. Mr. Hutchinson stated that the intent with the traffic is to work with the recommendation of their traffic engineer, and the city engineer with any potential road improvement suggestions that might come with that during the site plan review phase. Additional discussion included the school system comments about school buses, private roads within the development, getting the school bus off the street, turn around in the development, safety of the children, turn lane, giving mixed signals, Urban Corridor, deferring to traffic study, improvements, and the Commission's opinion. Mr. McBroom moved to defer hoping to have the traffic study report by then. Mr. Goatz seconded the motion. The motion to defer passed six to zero.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**3.7 Case #22-0013**

**Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8,9, & 10 being Tax Map 77 Parcels 1.08, 1.09, and a portion of Parcel 1.00.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report. This does meet the standards. Staff has verified that the phasing is correct.

**Discussion:**

Mr. Goatz moved to approve subject to any technical comments. Mr. McBroom seconded the motion. Motion to approve passed with a vote of six to zero.

**4. Other Business**

**4.1. Case #21-0273**

**Request from Development Services for review and recommendation of a new Columbia Development Code.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report.

**Discussion:**

Discussion included the bulk of the called meeting discussion was sign oriented with discussion of short-term rental as well. Mr. Keltner stated that the use table and standards were sent out previously. Mr. Goatz stated for short-term rental the current zoning is allowed in areas zoned commercial. Mr. Keltner stated that it would be for areas 4, 4C, and 5 for short-term rentals. The current zoning has nothing. It is falling under the description of a hotel. If anyone wanted to operate one currently it would be limited to just commercial areas. This one is proposing to push it into areas of tourism such as downtown which is the CD-5, as well as the 4C, with the CD-4 more of a mixed area. He also stated the way it is set up it would need to be owner occupied. Mr. Goatz stated under the new code it will have to be owner occupied even in the CD-4 district. Mr. Keltner stated that the allowed districts would still be owner occupied. When defining dwelling, there is a set of items that defines it. Mayor Molder asked if this would prohibit AirBnB's in residential neighborhoods where the property is not owner occupied. Mr. Keltner stated that is correct. The CD-5 district in downtown buildings that have rental units are still considered live work type situations, residential zonings downtown. Mayor Molder asked where would this put Columbia on the spectrum in terms of AirBnB. Mr. Keltner stated currently we are very restrictive. Staff does get requests for people looking to buy property to turn it into short-term rentals full time. He also stated that most of the short-term rentals are in the county. In regards to the owner occupied, staff has seen regulations all over the place, but there are quite a few cities that require owner occupied, and they do limit it to certain zones within that. If it is felt that it is too restrictive it can be opened up. Mayor Molder

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

stated in theory on the restrictive relative to the neighborhoods is that staff doesn't want transient living in an established neighborhood. Mr. Keltner stated that is normally your main argument, as you track this history of short-term rentals, and AirBnB's in bigger cities that have more history than Columbia. That's the experiences that they have run into, some degree of nuisance to the neighboring properties, unsure of who is next to them every single week. Mayor Molder stated that he thinks there is a balance, in large part AirBnB has a different rate of success in Columbia with people coming here, staying at an AirBnB, eating at a restaurant, and spending money in Columbia. He wants to be as accommodating to that, but on the other hand he does recognize a little better now after the special called meeting, the desire to preserve the neighborhoods. Mr. Keltner stated that it is a preference. Maybe if the Commission wants to restrict it just to the CD-5, but not be owner occupied which is closest to where people are going to want to visit. It is easily modified if wanting to allow it in some places and not in others. Mr. Goatz asked about existing AirBnB's on the square. Mr. Keltner stated yes, it is allowed in a commercial zone that can have hotels and that is how they are classified. The ones that are downtown are all classified that way. Mayor Molder inquired about whatever gets approved today and then there will be an updated version that shows incorporating all the changes that have been made from the very first point up until now. Mr. Keltner stated that if it should just move forward to City Council the document they will be seeing, not the actual list unless requested, would be the new document that would have all the changes in it, so there is no confusion as to exactly what they will be looking at. Additional discussion included signage questions, modifications can be made, and development looks at the entire site. Mr. Goatz stated that he is comfortable with 8 seconds across the board for electronic message boards, and he asked if they need to be voted on individually. Mayor Molder asked how to handle that procedure like amending the document and then passing the document as amended. Mr. Goatz made the motion to amend the item to eight seconds for the electronic sign, with Mr. McBroom seconding. The motion to amend was approved five to zero, with Councilman Wiles leaving at 5:41 p.m.

Mr. Keltner stated some of these are just recommendations from staff based on comments to clarify language. Everyone has been agreeable to that from the beginning on all of those.

For Section 7.1.8.B, internally illuminated versus external lit signs, staff recommended modifying the proposed ordinance to allow signs to be internally illuminated in all districts except CD-2 (rural), CD-3L (large lots suburban), and CD-3 (suburban) with all those being residential. In all other districts, signs are allowed to be internally illuminated for all letters and insignia details. Mr. Goatz made the motion to make the aforementioned amended, with Mr. McBroom seconding. Motion to amend passed five to zero. Mr. Keltner stated that the other items were just clarification items with regards to the textural items to help insure that the point is clear.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

The next item is the no physically changeable letters, Section 7.1.8.R. The changeable letters that are not electronic are just plastic symbols, letters, and numbers that attach to a reader board per say. The request is to have those put back in it. This is really just a preference of this Commission and City Council whether or not that is to be allowed. Mr. Goatz stated whatever the decision is it will just be going forward. If the Commission allows it what category will it fall in. Mr. Keltner stated that it is just the square footage of the signs. Most of the time they are incorporated in with a static sign that advertises the business and then below that will have whatever sell item or message that they want it to relay. It is still encompassed within your square footage total for that sign. Mr. Goatz asked Mr. Stofel, Columbia Neon Co., if the electronic changing signs are taking the place of the changeable letter signs. Mr. Stofel stated this is for people that don't have a lot of money and still would like to put the message out. Mr. Goatz moved to allow subject to the sign size, with Mr. Pace seconding. Motion passed five to zero.

For multi-tenant signs, staff looked at and recommended adding an additional 32 square feet for basically large scale and multi tenants within the 4C (commercial area) or SD-INT (interstate district). This one is granting more signage allotment for a large scale commercial, and also for multi tenants which will increase about 32 feet which is following your directory sign. Mr. Goatz moved to make the amendment to what staff recommended. The motion was seconded by Mr. McBroom. Motion to amend passed five to zero.

Mr. Keltner continued down the numbered list and explained each item. Number eight is concerning the sign setback. Mr. Keltner stated that basically there isn't a sign setback other than the triangles at the corners and driveways. That is established by the setback that the building elects to have based upon the zone. There is a request to formally have a setback. Staff is recommending to leave as is. Mr. Goatz inquired which agrees with the current zoning. Mr. Keltner stated the proposed one is no setback, rather than the triangles on the corner and the driveways. Mr. Goatz asked about the current zoning setbacks. Mr. Keltner stated that it is whether there is a site triangle, but it has a set back of five feet. Mr. Goatz asked why not have the sign five feet off the road. Mr. Keltner stated that there is going to be certain district where if it is required, the five feet will actually limit their ability to even have the sign because this is encompassing all districts. Mr. Brass stated that an example might be it is five feet from the property line not the right-of-way line, and in the historic district the property setback line is actually two feet. Mr. Goatz asked on Hatcher Lane could the signs be closer to the road. Mr. Brass stated that on Hatcher Lane has a significant amount of right-of-way. Mr. Keltner stated that in the proposal one still can't get into the right-of-way. On Hatcher Lane they are going to be looking for property line, and then also in your driveways there is still going to be site distance that it cannot encroach inside of that. Mr. Goatz moved to approve staff's request. Mr. Tisher stated that it is not necessary to move to approve this request.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

Band Signs, Section 7.1.2.B, the height on a band sign. Mr. Keltner stated that staff is recommending to offer some relief within the CD-4, the 4C, and the interstate district were proposing to remove the three-foot sign band. Mr. McBroom asked how would this pertain to the sign at Neapolis. Mr. Keltner stated that he is not familiar with the dimensions of it. He also stated that right now there is not a height limit, it is based upon the percentage of the façade, which is ten percent on the front and five percent on the sides. The City looks at new construction and he understand what Mr. McBroom is saying. In new construction, when looking at the standards for the buildings, it looks at how thick the signs are going to be, and architecture features cannot be covered with the signs. He sees the point with regards to replacing existing ones. Mr. Goatz stated that staff is recommending excluding CD-4C and SD-INT that would be the amendment. Mr. Keltner stated yes, it would be fairly safe to allow that. Staff is comfortable with it. 4C is the commercial corridor. Mr. Goatz moved to amend with the exclusion of CD-4 and the special district, for removing the three-foot requirement, with Mayor Molder seconding. Motion to amend passed five to zero.

Item 11 was in regards to band signs being allowed on the frontage. It does not give a lot of allowance for corner lots or corner building. Staff did put in there within the commercial corridor 4C, and the interstate to provide some relief in the corridor, in that it could be added on to a secondary side. The square footage amount is still limited. Mayor Molder moved to amend to allow it with CD-4C and interstate district, with Mr. McBroom seconding. Motion to amend passed with a vote of five to zero.

Mr. Keltner continued down the numbered list and explained items 15-20.

For item 21, Mr. Keltner stated that it came up about signs 50 years or older at the adoption of the Ordinance, also looking at what if someone wanted to go back to a sign that is historical to the building. They may not fit exactly inside this code book. Staff proposed to let the Historic Zoning Commission modify their authority and review to look at those signs which is outside of the Historic District. They would have the power to do that. We would add language that would basically require the sign to mimic the historic signs in all aspects to be relevant to the original building. An applicant would have to provide proof that the sign was there, and on the original building, but if it is a new building then one couldn't go back and find an old sign and attach it on to a new building. The intent was in trying to restore a building to add to that character to have that allowance. Mr. Goatz asked if the historic district would still be the governing body of this. Mr. Keltner stated since the Historic Zoning Commission already has a process set up for restoration and reconstruction of those, then that body would make that decision. Mr. Goatz made the motion to adopt that language with Mr. McBroom seconding. Motion to adopt passed with a vote of five to zero.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

Item 22 was a comment on Murals.

There was a list of various items, and staff recommended items which included adding language to revoke the annual permit in case repeated violations of standards with regards to mobile vending. Staff request to remove the \$50.00 if that ever was to be changed by City Council so it could be done without having to amend the actual Ordinance to add the \$50.00 to current fee schedule.

Remove the multi-family allowance for short-term rental. It says when you get into apartments it does not allow apartments to have short term rentals within them.

Open porches, and deck encroachments continued allowance up to 25%. Currently it is allowed up to 0 % based upon the encroachment. Staff will be requesting that to be up to 25%.

On page 279, discussion was for removing in district CD-2 in place of other districts.

Driveway separations it is requiring a certain separation and when you get into rear loaded alley situations that separation as written really would not work in that situation. Staff recommend removing that separation for that.

Mayor Molder asked Mr. Keltner on those recommendations if he was asking them to move as amended and subject to the Technical comments. Mr. Keltner stated yes. There is only one more thing in regards to bicycle parking on table 4.3.13. Staff was requesting that it be limited in the districts of 4C and 5. Mayor Molder made the motion to approve the Ordinance as amended subject to Technical comments and recommendations staff has provided and gone over. Mr. McBroom seconded the motion.

Mr. Hill discussed the applicant that was turned down and the new ordinance, Rolling Fields, GCS property, setbacks on commercial property, flood areas, utilities, and density. Mr. Keltner stated in 4C the density is 12 units to the acre, and it would be gross acreage. A duplex may be allowed in a R-10 today. Further discussion included RS-10, with regards to the CD-3, the current calculation for density is net, which allows the deduction of stormwater, floodway, roadways. All those things are deductions and not counted to density. This document bases density upon gross acreage and all of those items are actually counted toward it. There is no discounting of unusable land. Mayor Molder stated that is not the case now. Mr. Keltner stated no. Mayor Molder asked about the case Mr. Hill referenced on Theta Pike. Mr. Keltner stated that staff has scheduled meetings every Wednesday, and they are all aware of the new ordinance. Staff doesn't want anybody to get caught between the two. On the GCS the biggest difference is that his concept would not work if he was to wait until the new proposal come through. The parking lot situation is what was in his concept plan, it wasn't very residentially filling. This proposed document is looking more at the context as opposed to the density. All the GCS should convert over to a 4C. The only ones that go back and forth a little bit are the CD-4, because there is MRC that is mixed in. If it is around a lot of residential it went to CD-4, but if it is mostly commercial areas they let it go to a 4C.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

It allows both commercial and residential, it is a little bit of conversion in there. Mr. Toney stated that the one on Theta Pike is converted to a CD-4. Further discussion included Mr. Hill mentioned commercial. Mr. Pace stated he got a call and he was told that the commercial property had to be within five to twenty feet of the right-of-way. Mr. Keltner stated that he thinks it is just confusion. Mr. Keltner stated staff often has to explain what each document is and what it does. When you say right-of-way that is not accurate, everything is set up based on thoroughfares and there are different types of thoroughfares. We think James Campbell as the frontage road, but that is not always correct. One can essentially create your own frontage road with inside that development. Staff has looked at a few that have been challenged, but actually staff can show you how it can work. Further discussion included interpretation, misunderstanding, a thoroughfare does not have to be Nashville Highway, standards, thoroughfare is a road, Chipotle, size and location. Mayor Molder stated that this document is not perfect, and he doesn't feel any zoning ordinance is perfect, or designed to be perfect. He thinks it is more perfect today than it was when staff first started thanks to the input that has been received. Thank you to staff for their hard work on this, and answering questions and emailing, having special called meetings, and just being available. Zoning ordinances are not exactly exciting but are important. He thanked staff again. Mr. Goatz stated that he would like to reiterate that as well and thank the members of the public, Mr. Stofel, and Mr. Hill for their input as well. Motion to approve passed five to zero.

**4.2. Case #22-0042**

**Request from the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.**

**Discussion:**

Mr. McBroom moved to defer, and Mr. Goatz seconded the motion. Motion to defer passed five to zero.

**4.3. Case # 22-02041**

**Request from Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.**

**Discussion:**

Mr. Goatz move to defer, and Mr. McBroom seconded. Motion to defer passed five to zero.

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
March 9, 2022

**5. OTHER BUSINESS:**

Mr. Mc Broom stated that First Fridays are awesome, but getting crowded. The vendors are pushing everybody in the street, and that needs addressing. One food truck generator caught on fire and everyone is going to have to work on safety. Mr. Keltner discussed the IPADS.

**6. ADJOURNMENT:**

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion to adjourn passed six to zero. Meeting adjourned at 6:31 p.m.

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Date

DRAFT

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO CREATE 16 RESIDENTIAL LOTS (71-86)

**Surveyor's Notes**

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 3.54 acres ±.
- New Right-Of-Way dedication: 0.55 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.

**Utility Notes**

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

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

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

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

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

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

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

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

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



**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 E2263, page 693, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: 2022

Title (P & L DEVELOPMENT LLC.)

**Certificate of Survey Accuracy**

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

Date: 2/3, 2022  
Registered Land Surveyor: Bobby G. Moore, RLS No. 1039

**Certificate of Approval of Water System**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 7" 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: 2022  
Superintendent, Columbia Water System

**Certificate of Approval of Streets, Drainage, and Utilities**

I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 7 have been installed in accordance with City specifications, or a performance bond in the amount of \$\_\_\_\_\_ has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: 2022  
City Engineer, Columbia, Tennessee

**Certificate of Approval for Recording**

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

Secretary, Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
Columbia, Tennessee

**Certificate of Approval of Subdivision Name and Street Names**

Subdivision name and street names approved by Maury County E-911.  
Date: 2022  
Maury County E-911

**Certificate of Approval for Sewer System**

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

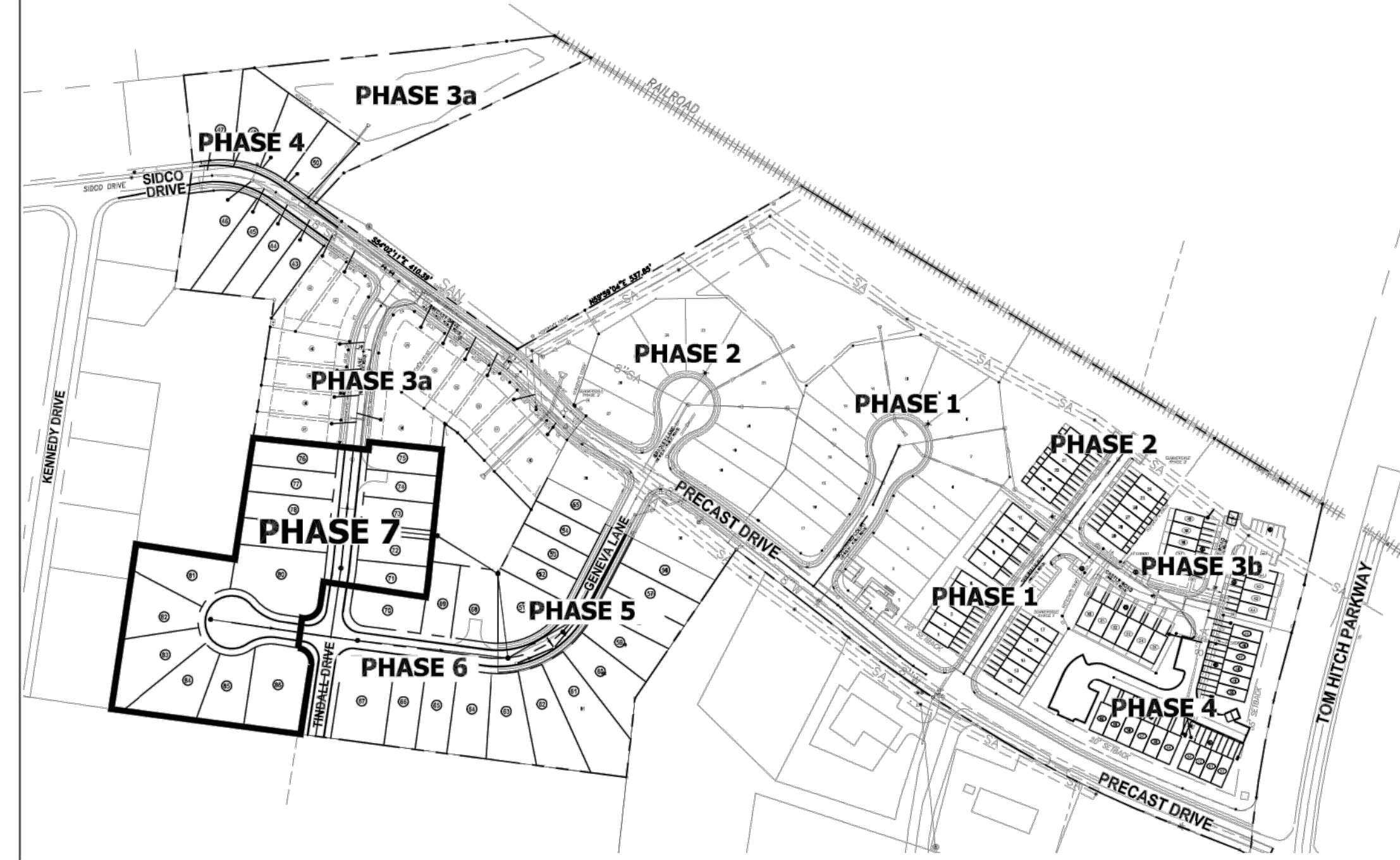
Date: 2022  
Superintendent, Columbia Wastewater System

**Certificate of Compliance**

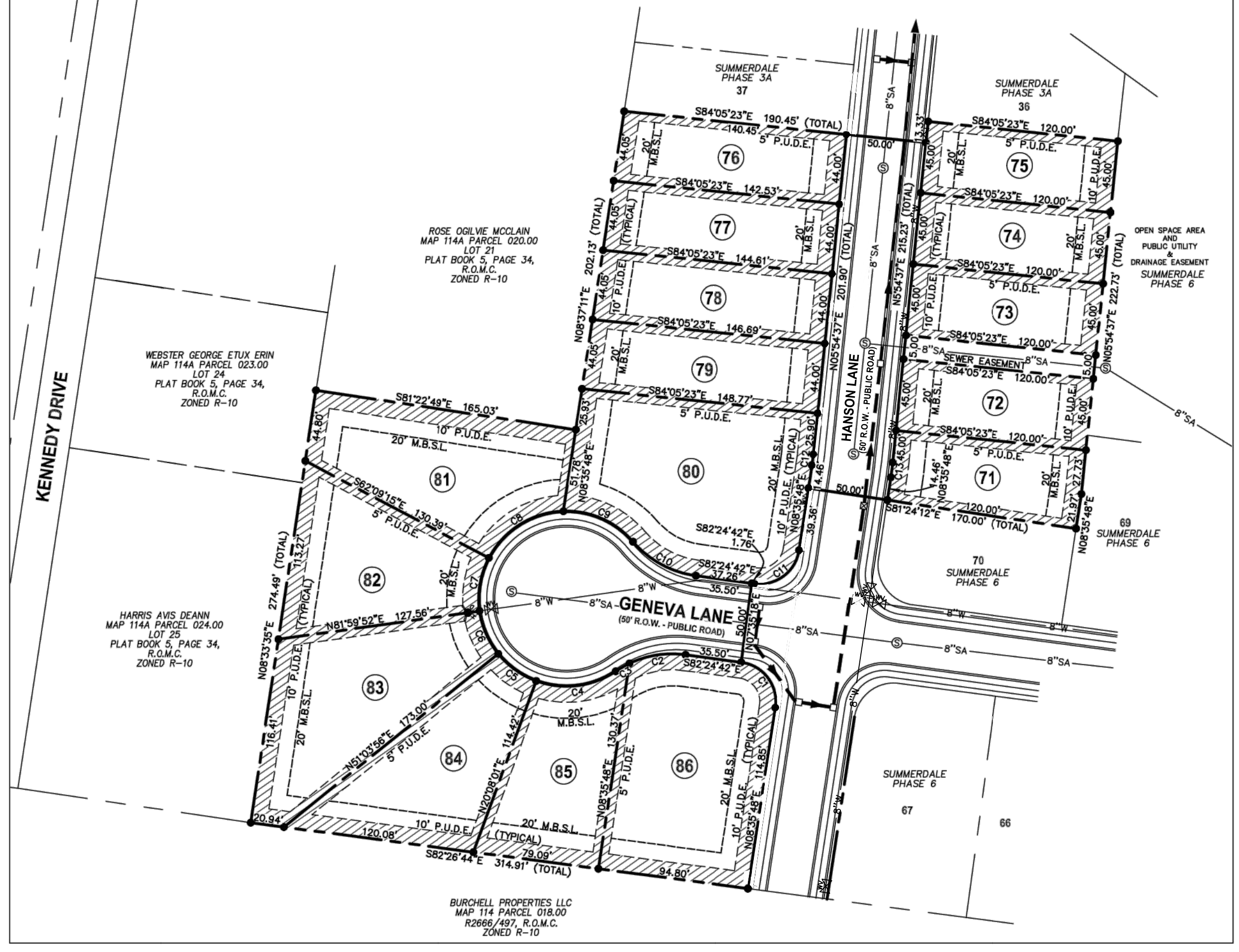
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Columbia, Tennessee

**OVERALL VIEW - SCALE: 1"=200'**



**SCALE: 1"=60'**

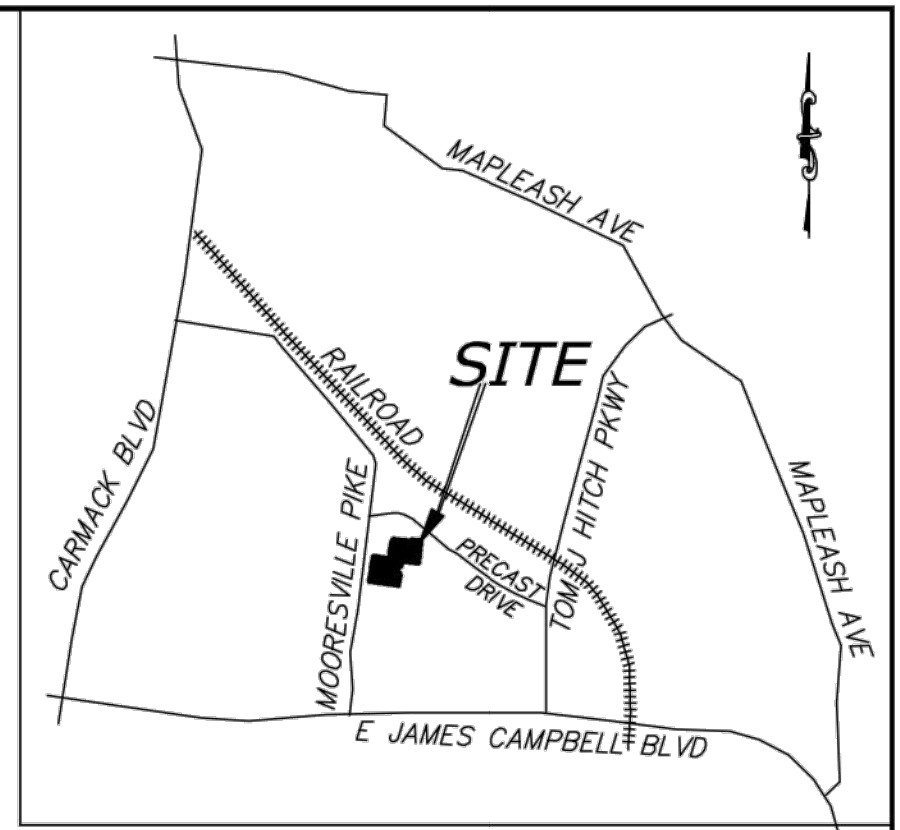


**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°00'30"	25.00'	39.71'	N36°54'27" W	35.67'
C2	132°41'44"	63.00'	35.95'	S61°14'26" W	35.46'
C3	9°04'47"	63.00'	9.98'	S60°21'10" W	9.97'
C4	54°19'14"	55.00'	52.14'	S82°58'24" W	50.21'
C5	30°55'55"	55.00'	29.69'	N54°24'01" W	29.33'
C6	30°55'55"	55.00'	29.69'	N23°28'06" W	29.33'
C7	35°50'53"	55.00'	34.41'	N09°55'18" E	33.85'
C8	60°14'53"	55.00'	57.83'	N57°58'12" E	55.21'
C9	51°16'11"	55.00'	49.22'	S66°16'16" E	47.59'
C10	41°46'31"	63.00'	45.93'	S61°51'26" E	44.82'
C11	88°59'30"	25.00'	38.83'	N53°05'33" E	35.04'
C12	2°41'11"	150.00'	7.03'	N07°15'13" E	7.03'
C13	2°41'11"	200.00'	9.38'	N07°15'13" E	9.38'

**LOT AREAS**

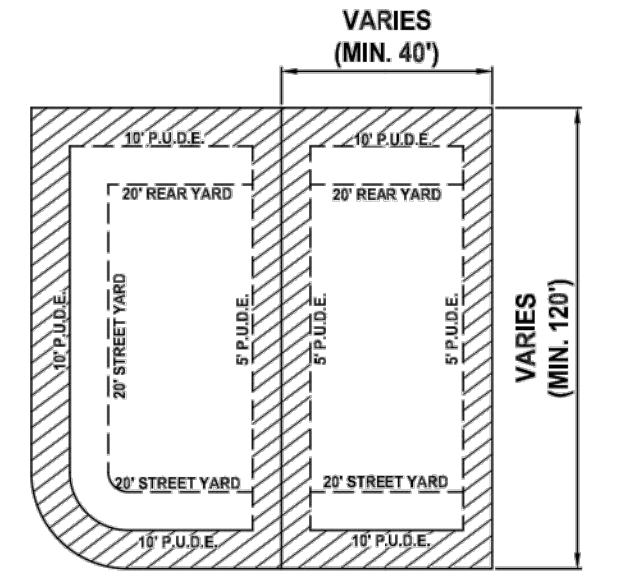
LOT NUMBER	SQUARE FEET	ACRES
71	5,627	0.13
72	5,400	0.12
73	5,400	0.12
74	5,400	0.12
75	5,400	0.12
76	6,225	0.14
77	6,317	0.15
78	6,409	0.15
79	6,500	0.15
80	14,798	0.34
81	10,805	0.25
82	8,964	0.21
83	11,100	0.25
84	9,112	0.21
85	7,779	0.18
86	13,052	0.30



VICINITY MAP  
NOT TO SCALE

**LOT DEVELOPMENT SUMMARY**

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



TYPICAL LOT CONFIGURATION FOR LOTS 71-86  
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

- LEGEND**
- SA--- STORM LINE
  - SA--- SANITARY SEWER LINE
  - W--- WATER LINE
  - H--- FIRE HYDRANT COMPLETE ASSEMBLY
  - M--- WATER METER VAULT
  - B--- BUILDING SETBACK
  - E--- EASEMENT
  - P--- PROPERTY LINE
  - IRON ROD (SET)

**Final Plat  
Summerdale - Phase 7**

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

**SHEET 1 OF 1**

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

SCALE: 1"= 60'  
AREA: 3.54 ACRES±  
DATE: FEBRUARY 8, 2022

**H & H LAND  
SURVEYING, INC.**

612A FITZHUGH BOULEVARD  
SMYRNA, TENNESSEE 37167  
(615) 831-0756 (FAX) 355-6928  
H & H Project No. 2022-0046

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

**STAFF REPORT CONTACT INFORMATION**

Kevin McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**22-0027**

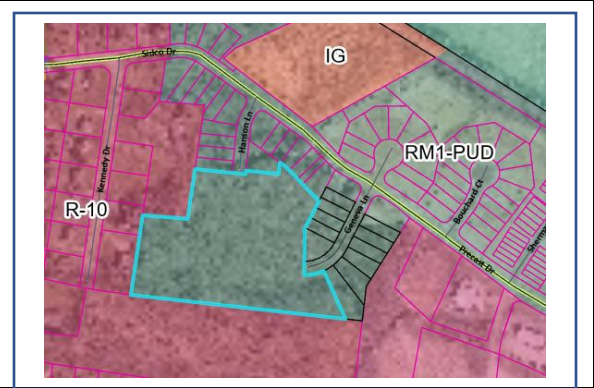
APPLICANT/PROPERTY OWNER  
**Martin Engineering & Surveying, LLC/  
P&L Development, LLC**

PUBLIC HEARING DATE  
**N/A**

PROPERTY ADDRESS/LOCATION  
**Precast Drive/ Tax Map 114 Parcel 19.00**

**SUMMARY OF REQUEST: Final Plat (Summerdale Phase 7)**

This request is for a **final plat** approval of Summerdale Phase 7 consisting of 16 single-family lots and an open space area with public utility and drainage easements.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High-Density Residential Planned Unit Development)	Vacant	RM-1 PUD/R-10/IR Residential and Restrictive Industrial	Single-Family Homes	3.54 Acres +/-

**COMPATIBILITY with the COMPREHENSIVE PLAN:**

**Suburban Corridor:**

The future land use character area of the subject property is Suburban Corridor. The future land use is characterized by a mix of land uses including high density residential. The proposed use is consistent with the Comprehensive Plan.

**PROPERTY HISTORY:**

This Final Plat is for final phase of a seven phase Planned Unit Development. Council approved the initial Master Plan in February 2019. Council approved a revised Master Plan in July 2020. Planning Commission approved the final plats for Phases 1, 2, 3, 4, 5, and 6 in January 2020, July 2020, March 2021, April 2021, November 2021, and March 2022 respectively. Development and home construction in these phases is ongoing. Planning Commission approved the Preliminary Plat for Phase 7 in March 2021.

**COMPATIBILITY with the ZONING ORDINANCE:**

This Final Plat request is compatible with the standards of the Subdivision Regulations (2-9.3), the Zoning Ordinance (Sections 3.5.4, 3.20 and 7.3), and the final approved PUD Master Plan for Summerdale (Planning Case #19-0183). Phase 7 consists of 16 single-family lots. The lot sizes vary between 5,400 square feet and 14,798 square feet. Technical comments included a request from Maury County E911 to correct a street name noted on the Final Plat and request. The revised submittal reflects this change. Approval should be contingent upon the satisfaction of all technical comments from the Fire Marshall and City Engineer.



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

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**ATTACHMENTS** (CIRCLE)

**SUBMITTED PLANS**

**CITY MAPS**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO  
STANDARDS

**OTHER** (DESCRIBE) :  
Zoning Ordinance  
3.5.4, 3.20 and 7.3

# SITE PLANS FOR LEGACY AT HIGHLAND ESTATES P-R PORTER LLC



**CIVIL DESIGN CONSULTANTS, LLC**  
CIVIL ENGINEERS • LAND PLANNERS  
CIVIL-DESIGN-CONSULTANTS, LLC  
420 COLBY DAVIS RD., NASHVILLE, TN 37217  
PHONE: (615) 510-9754 EMAIL: CIVILCONSULTANTS@BLSOUTHNET

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

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

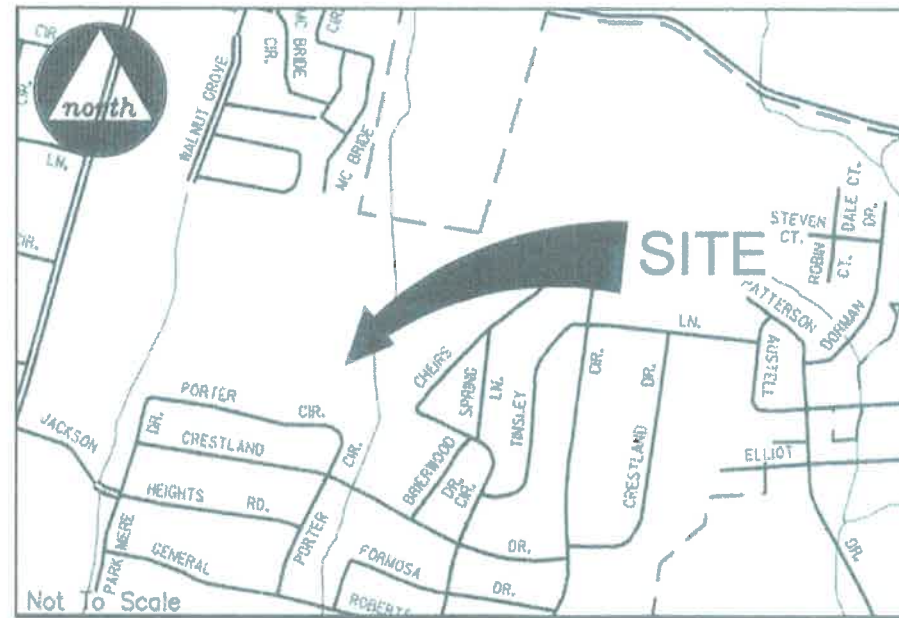
PARCEL NUMBER: TAX MAP 75 PARCEL 51.06  
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER

BLAKE SEEBERGER  
1600 Division St Ste 700  
Nashville, TN 37203-2771

**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT



**LOCATION MAP- NTS**

**CITY OF COLUMBIA, TENNESSEE  
MAURY COUNTY**

**INDEX OF SHEETS**

SHEET	DESCRIPTION
CS	COVER SHEET
00	EXISTING CONDITIONS PLAN
01	SITE LAYOUT PLAN
02	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
03	STORMWATER PLAN - INITIAL
04	STORMWATER PLAN - INTERMEDIATE
05	STORMWATER PLAN - FINAL
06	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

PROPERTY INFORMATION:

UTILITY SERVICES:

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

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

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



**LEGACY AT HIGHLAND ESTATES**

WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

COVER SHEET

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.  
**CS**

3-2-2022 Handout

21-0295

**SITE DEMOLITION NOTES:**

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION, SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.

**SITE PREPARATION NOTES:**

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE. AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

**GENERAL NOTES:**

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN. PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES. THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 6-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 96% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-998) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE. SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE GROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/EJUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLO  
108 LUTHER ROAD  
DICKSON, TN  
PHONE: 815-351-7367

**CLEARING AND GRUBBING NOTE:**

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

**SITE BENCHMARK NOTE:**

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**EXISTING CONDITIONS NOTE:**

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS, LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPANCIES EXIST.

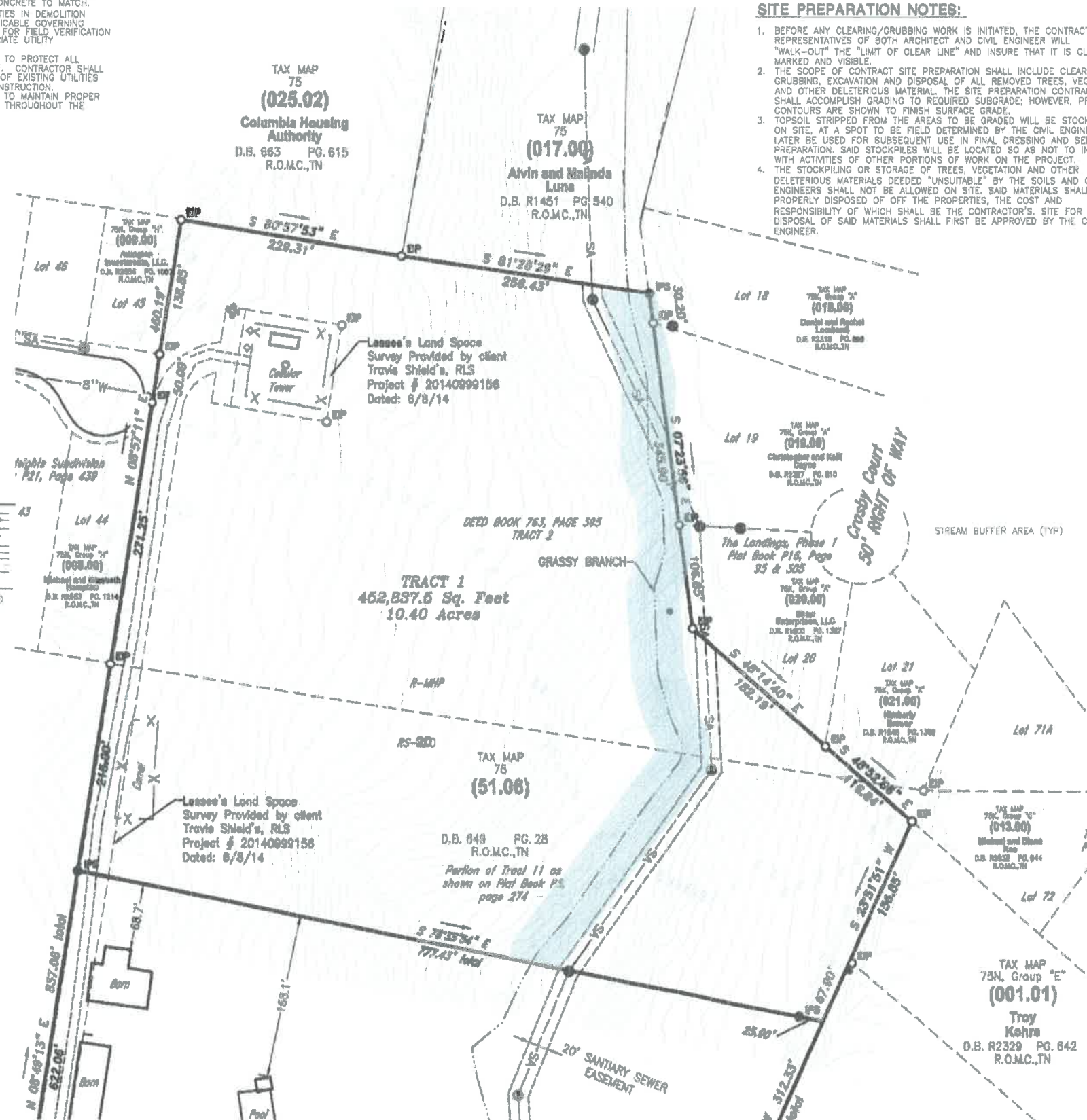
UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

**GEOTECHNICAL NOTE:**

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. 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 CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

**SITE ACREAGE:**

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20



**LEGEND**

EXISTING	PROPOSED
WATER MAIN	PROPOSED
SEWER MAIN	PROPOSED
STORM SEWER	PROPOSED
OPEN DITCH	PROPOSED
PIPE	PROPOSED
DRAINAGE DITCH	PROPOSED
TREE PROTECTION FENCE	PROPOSED
BOX	PROPOSED
UTILITY HOLE	PROPOSED
IRON PIN SET	PROPOSED
CONCRETE WALKWAY	PROPOSED
VEGETATION	PROPOSED
DATE MARK IN BOX	PROPOSED
LIGHT POLE	PROPOSED
REINFORCEMENT	PROPOSED



**LEGACY AT HIGHLAND ESTATES**  
WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

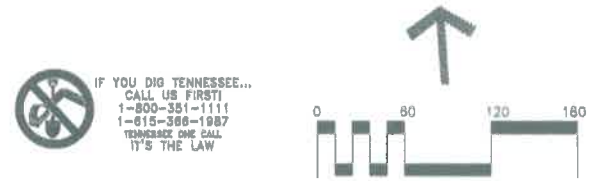
EXISTING CONDITIONS PLAN

**REVISIONS**

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown

DATE: DECEMBER 20, 2021  
JOB NO. 2021-12  
WK. ORDER 001

SHEET NO. CO





CIVIL DESIGN CONSULTANTS, LLC  
 CIVIL, ARCHITECTURAL, LAND PLANNING  
 8170 COLEY DAVIS RD.  
 NASHVILLE, TN 37221  
 (615) 838-8207



# LEGACY AT HIGHLAND ESTATES

WILLIS WAY  
 MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20  
 ACREAGE OF SITE: 10.40± ACRES  
 SQUARE FOOTAGE OF SITE: 452,838± S.F.  
 DISTURBED ACREAGE: 8.48± ACRES  
 MINIMUM BUILDING SETBACK LINES:  
 FRONT: HPR  
 SIDE: HPR  
 REAR: HPR

OWNER/APPLICANT:  
 P-R PORTER LLC  
 1700 N 3RD AVE UNIT A  
 Nashville, TN 37203-2771

CONTACT:  
 BLAKE SEEBERGER

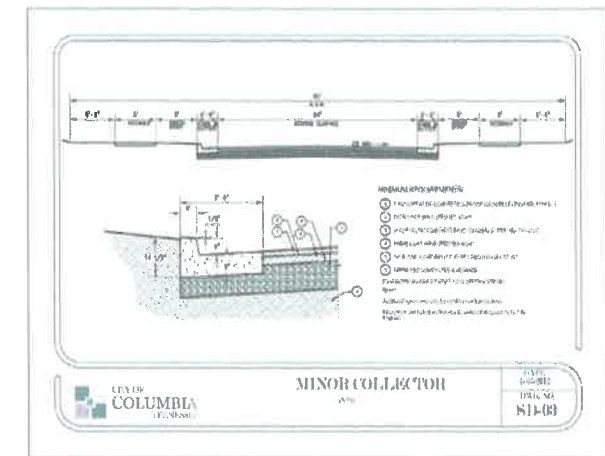
APPLICANT: CIVIL ENGINEER  
 MR. JARED R. GRAY, P.E.  
 CIVIL DESIGN CONSULTANTS, LLC.  
 8170 COLEY DAVIS RD.  
 NASHVILLE, TN 37221  
 (615) 838-8207

THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)  
 ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT  
 PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE <https://www.columblatn.com/220/Standard-Details-Drawings> FOR DETAILS  
 ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

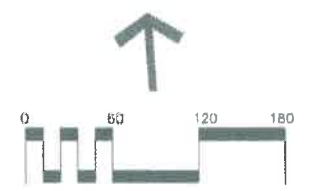
### LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

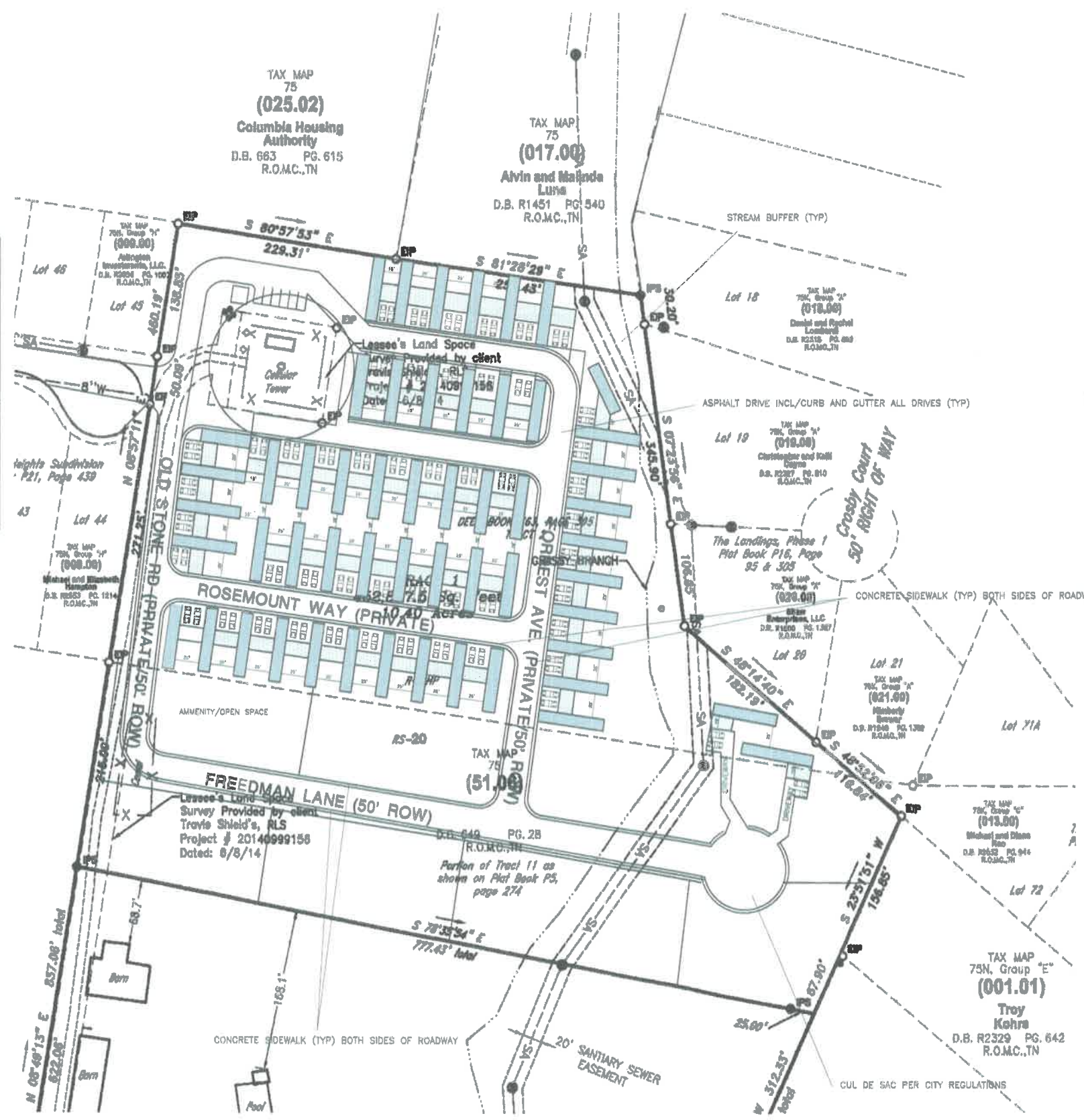


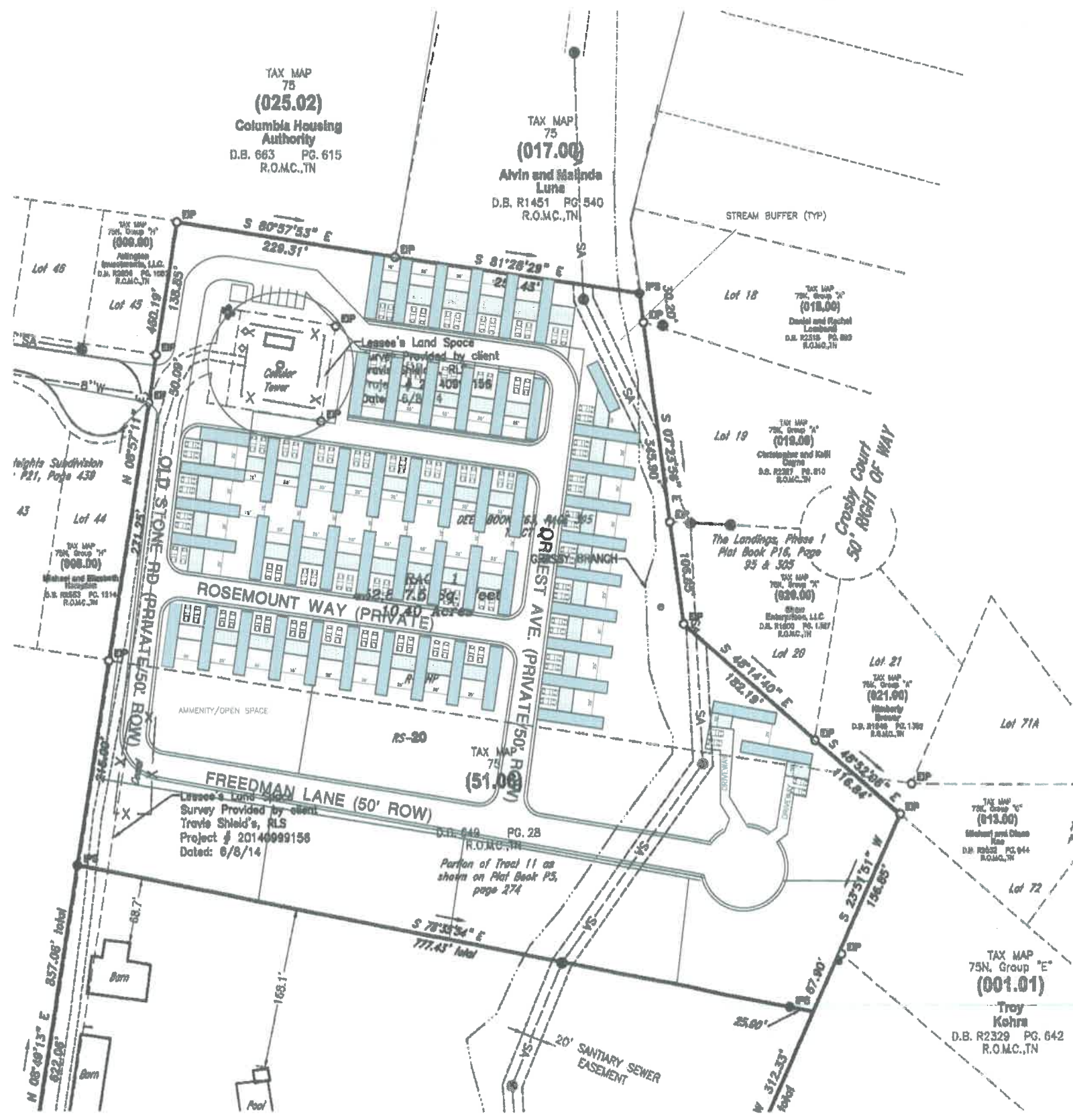
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12
WK. ORDER	001
SHEET NO.	C1

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 1-615-388-1987  
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TYPICAL R-MHP LOT  
 NOT TO SCALE





54 UNITS  
61 LOTS



# LEGACY AT HIGHLAND ESTATES

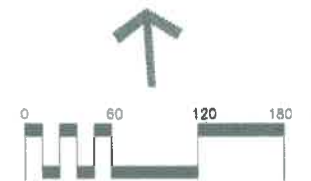
WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT DIMENSION PLAN

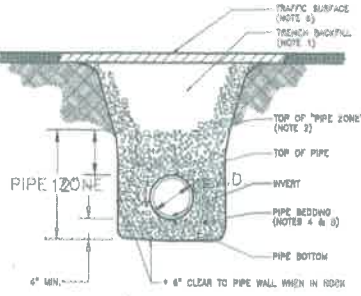
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.  
**C1A**

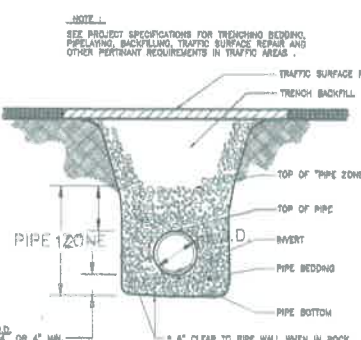
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1-615-388-1987  
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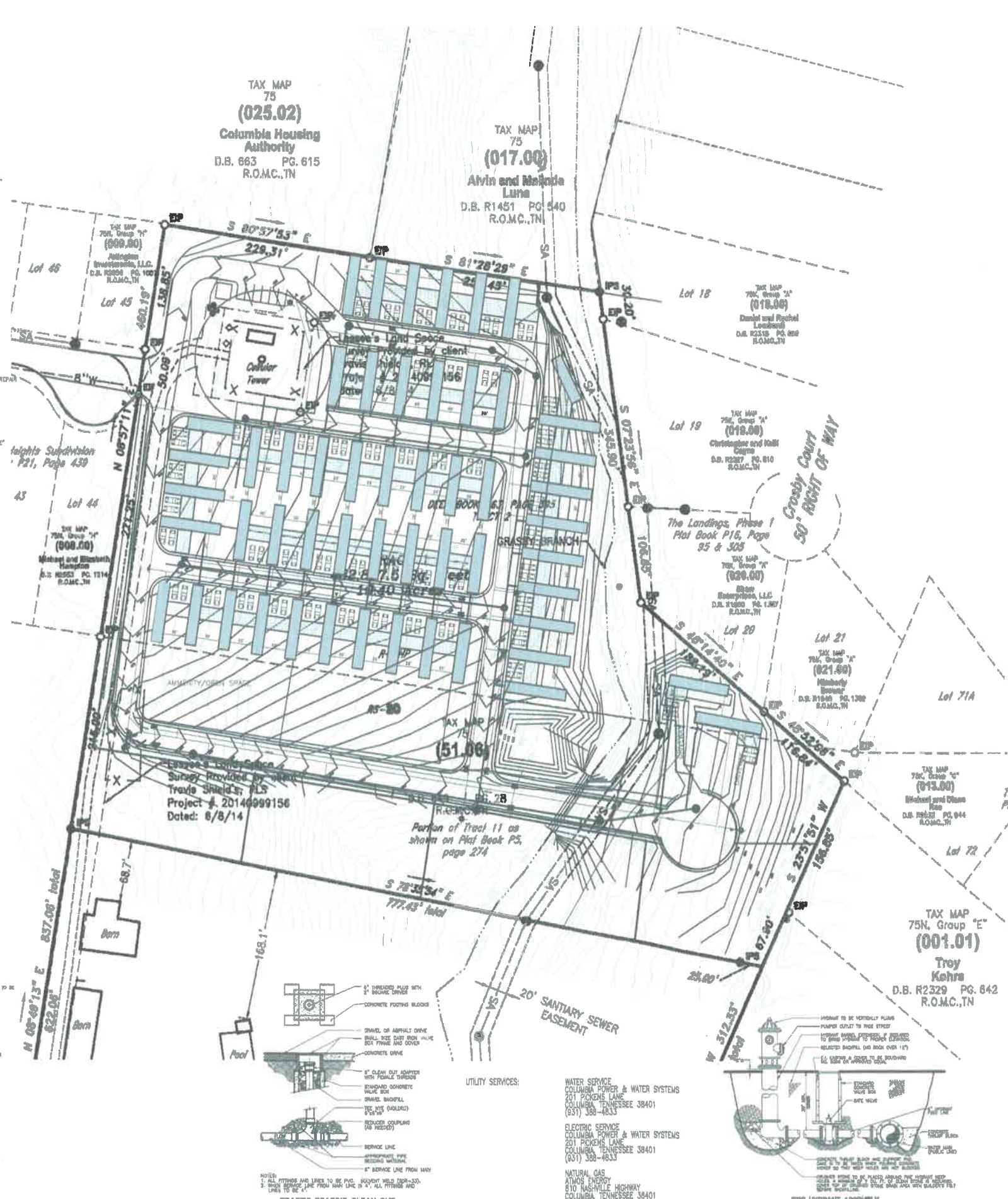
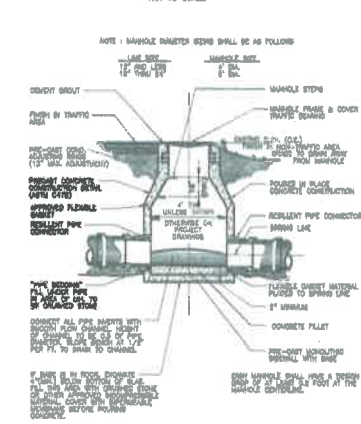
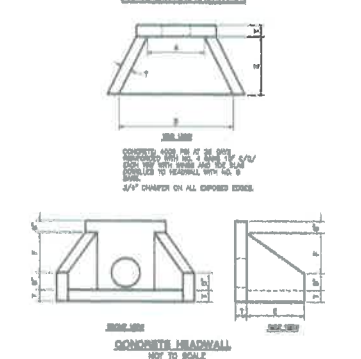
- NOTES:**
- BACKFILL MATERIAL SHALL CONSIST OF CRUSHED STONE (#57 OR #87).
  - PIPE ZONE EXTENDS TO 12" ABOVE TOP OF PIPE AND SHALL BE TO CRUSHED STONE GRAVEL OR OTHER ANGULAR MATERIAL. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO 0.5' ± 1" UNLESS PERMITTED OTHERWISE BY ENGINEER.
  - PIPE BEDDING IS TO BE CRUSHED STONE GRAVEL OR ANGULAR MATERIAL AS APPROVED BY ENGINEER. 2" UNDER BOTTOM OF PIPE IS TO BE 1/8" O.C. OF PIPE OR 1/4" WHEREVER IS SPECIFIED.
  - PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE. MANHOLE JOINTS, BELL HOLES AND SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELLS.
  - TRAFFIC SURFACE IS TO MATCH EXISTING CONDITIONS OR PROPOSED TYPICAL HEAVY OR LIGHT DUTY PAVEMENT FOR DETAILS.



**NOTE:**  
SEE PROJECT SPECIFICATIONS FOR TRENCHING BEDDING, PIPELAYS, BACKFILLING, TRAFFIC SURFACE REPAIR AND OTHER PERTINENT REQUIREMENTS IN TRAFFIC AREAS.



SIZE OF MANHOLE	MINIMUM COVER	MINIMUM DEPTH
18"	18"	4'-0"
24"	24"	4'-6"
30"	30"	5'-0"
36"	36"	5'-6"
42"	42"	6'-0"
48"	48"	6'-6"
54"	54"	7'-0"
60"	60"	7'-6"
66"	66"	8'-0"
72"	72"	8'-6"
78"	78"	9'-0"
84"	84"	9'-6"
90"	90"	10'-0"
96"	96"	10'-6"
102"	102"	11'-0"
108"	108"	11'-6"
114"	114"	12'-0"
120"	120"	12'-6"
126"	126"	13'-0"
132"	132"	13'-6"
138"	138"	14'-0"
144"	144"	14'-6"
150"	150"	15'-0"
156"	156"	15'-6"
162"	162"	16'-0"
168"	168"	16'-6"
174"	174"	17'-0"
180"	180"	17'-6"
186"	186"	18'-0"
192"	192"	18'-6"
198"	198"	19'-0"
204"	204"	19'-6"
210"	210"	20'-0"
216"	216"	20'-6"
222"	222"	21'-0"
228"	228"	21'-6"
234"	234"	22'-0"
240"	240"	22'-6"
246"	246"	23'-0"
252"	252"	23'-6"
258"	258"	24'-0"
264"	264"	24'-6"
270"	270"	25'-0"
276"	276"	25'-6"
282"	282"	26'-0"
288"	288"	26'-6"
294"	294"	27'-0"
300"	300"	27'-6"



**GENERAL, GRADING AND DRAINAGE NOTES:**

- ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
- THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
- THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE 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.
- ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL. FILL TO BE USED SHALL BE APPROVED BY THE ENGINEER AND OWNER. THE PLACING AND SPREADING OF ANY FILL MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-998) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
- SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
- ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

**GENERAL SEWER NOTES:**

- THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER EXTENSIONS.
- ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
- ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
- THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
- NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DW.
- TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
- ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
- SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
- CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES, INCLUDING PUBLIC LINES.
- FOR LOCATIONS AND LENGTHS OF 8-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
- SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON THE ROADWAY'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
- ALL MANHOLES SHALL BE VALUED PER AGENCY STANDARDS.
- "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES STANDARD SPECIFICATIONS.
- ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
- EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTION ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC. ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**CONCRETE WASH DOWN/EQUIPMENT FUELING NOTE:**

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK.

**ADA GRADING NOTE:**

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

**WATER SERVICE LINE NOTE:**

ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

**SEWER UTILITY NOTE:**

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION ALL SEWER MAIN LINES TO BE 8" ALL SEWER SERVICE LINES ARE TO BE 4"

**SEWER CLEANOUT NOTE:**

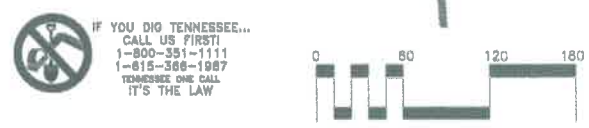
CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING - SEE BUILDING PLUMBING PLANS ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

**UTILITY SERVICES:**

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

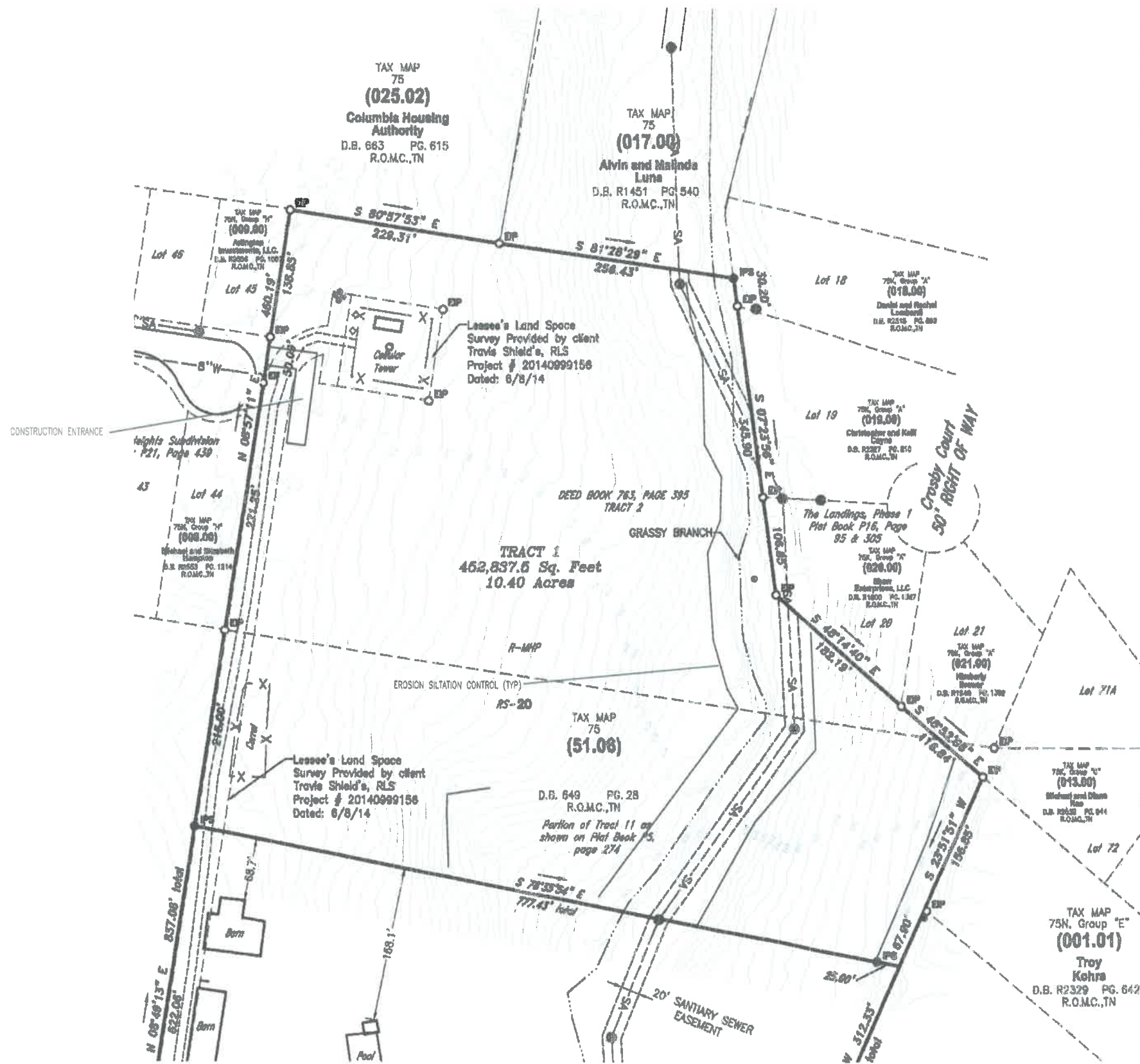
**ELECTRIC SERVICE**  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-4833

**NATURAL GAS**  
ATMOS ENERGY  
810 NASHVILLE HIGHWAY  
COLUMBIA, TENNESSEE 38401  
(931) 388-6138



**LEGACY AT HIGHLAND ESTATES**  
WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12 001
WK. ORDER	001
SHEET NO.	C2



CONSTRUCTION ENTRANCE

Leights Subdivision  
P21, Page 439

TRACT 1  
462,837.6 Sq. Feet  
10.40 Acres

DEED BOOK 763, PAGE 395  
TRACT 2

R-MHP  
EROSION SILTATION CONTROL (TYP)  
RS-20

TAX MAP  
75  
(51.06)

D.B. 649 PG. 28  
R.O.M.C., TN  
Partition of Tract 11 as  
shown on Plat Book #5,  
page 274

Lessee's Land Space  
Survey Provided by client  
Travis Shield's, RLS  
Project # 20140999156  
Dated: 6/8/14

S 78°35'54" E  
777.43' total

20' SANITARY SEWER  
EASEMENT

25.00'

TAX MAP  
75N, Group "E"  
(001.01)  
Troy  
Kehrs  
D.B. R2329 PG. 642  
R.O.M.C., TN

Crosby Court  
50' RIGHT OF WAY

The Landings, Phase 1  
Plat Book P16, Page  
95 & 305

TAX MAP  
75N, Group "K"  
(026.00)

TAX MAP  
75N, Group "K"  
(021.00)

TAX MAP  
75N, Group "L"  
(013.00)

TAX MAP  
75  
(025.02)  
Columbia Housing  
Authority  
D.B. 663 PG. 615  
R.O.M.C., TN

TAX MAP  
75  
(017.00)  
Alvin and Malinda  
Luna  
D.B. R1451 PG. 540  
R.O.M.C., TN

TAX MAP  
75N, Group "I"  
(009.80)

TAX MAP  
75N, Group "K"  
(018.00)

TAX MAP  
75N, Group "A"  
(010.00)

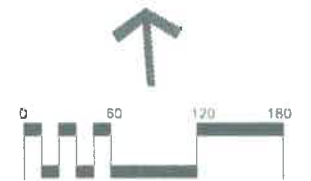


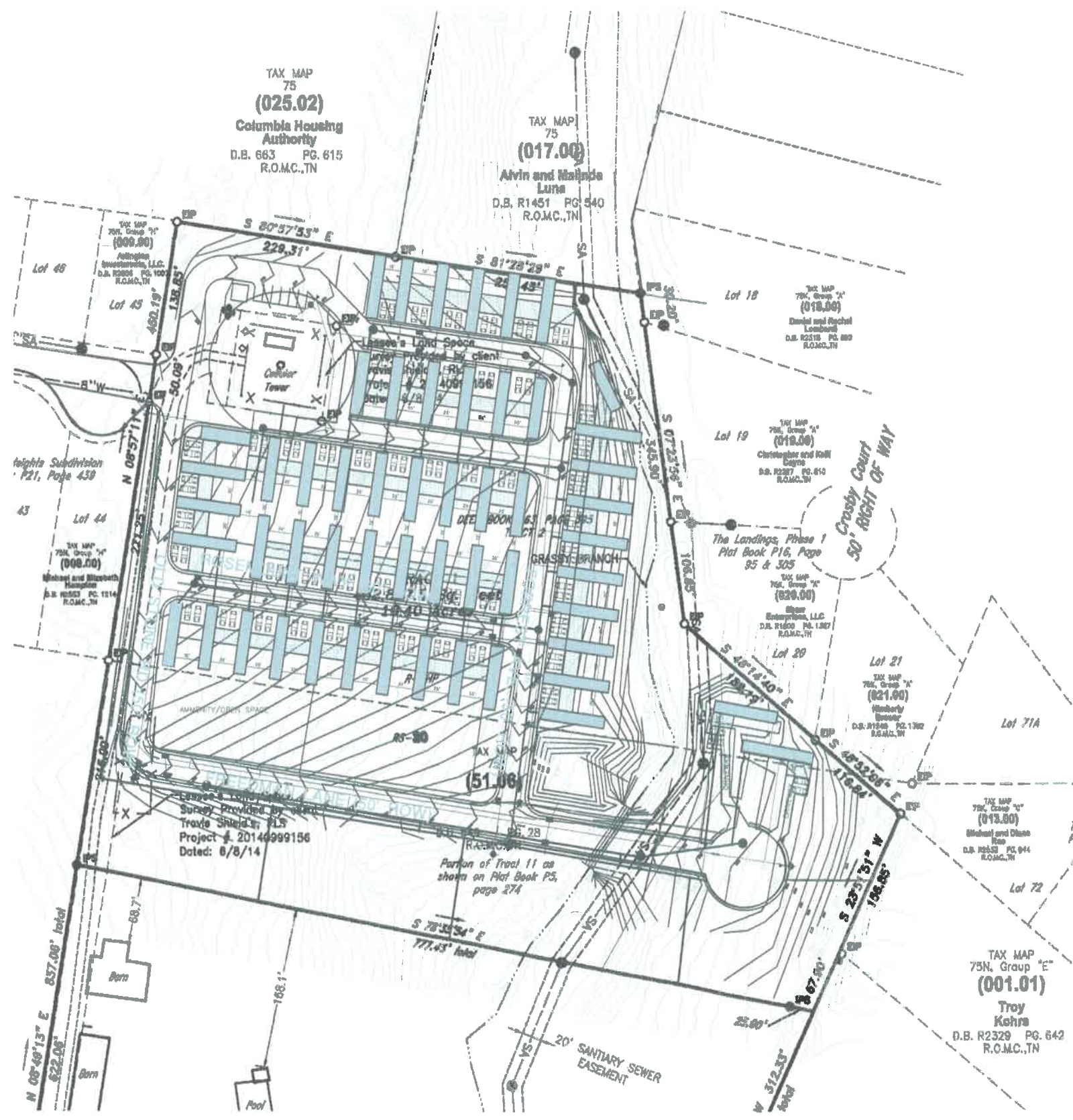
**LEGACY AT HIGHLAND ESTATES**  
WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN - INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12
WK. ORDER	001
SHEET NO.	C3

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TAX MAP 75  
**(025.02)**  
Columbia Housing Authority  
D.B. 663 PG. 615  
R.O.M.C., TN

TAX MAP 75  
**(017.00)**  
Arvin and Malinda Luna  
D.B. R1451 PG. 540  
R.O.M.C., TN

TAX MAP 75, Group "K" (018.00)  
Daniel and Rachel Lombard  
D.B. R2318 PG. 89  
R.O.M.C., TN

TAX MAP 75, Group "K" (018.00)  
Christopher and Kelli Payne  
D.B. R2327 PG. 810  
R.O.M.C., TN

TAX MAP 75, Group "K" (020.00)  
West Enterprises, LLC  
D.B. R1400 PG. 1387  
R.O.M.C., TN

TAX MAP 75, Group "K" (021.00)  
Kimberly Dwyer  
D.B. R2328 PG. 1397  
R.O.M.C., TN

TAX MAP 75, Group "E" (013.00)  
Michael and Diane Fox  
D.B. R2329 PG. 944  
R.O.M.C., TN

TAX MAP 75, Group "E" (001.01)  
Troy Kehrs  
D.B. R2329 PG. 642  
R.O.M.C., TN

Survey Provided by: **PLS**  
Project # 20140999156  
Dated: 6/8/14

Part of Tract 11 as shown on Plat Book P5, page 274

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A NOTICE IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

*Field P. Gray*  
ENGINEER 12-20-21  
DATE

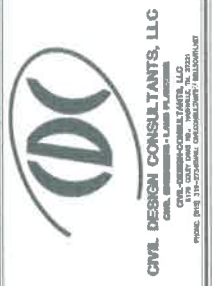
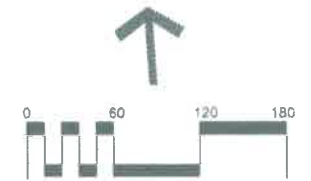
JARED GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST, HAS REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

*Field P. Gray*  
EROSION CONTROL SPECIALIST 12-20-21  
DATE

**EROSION/SILTATION CONTROL NOTES**

- AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- EROSION CONTROL SHOWN THUS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 PESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70X-80X COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
- UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSSED AREAS OF THE PROJECT.
- A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
- ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

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1-615-368-1987  
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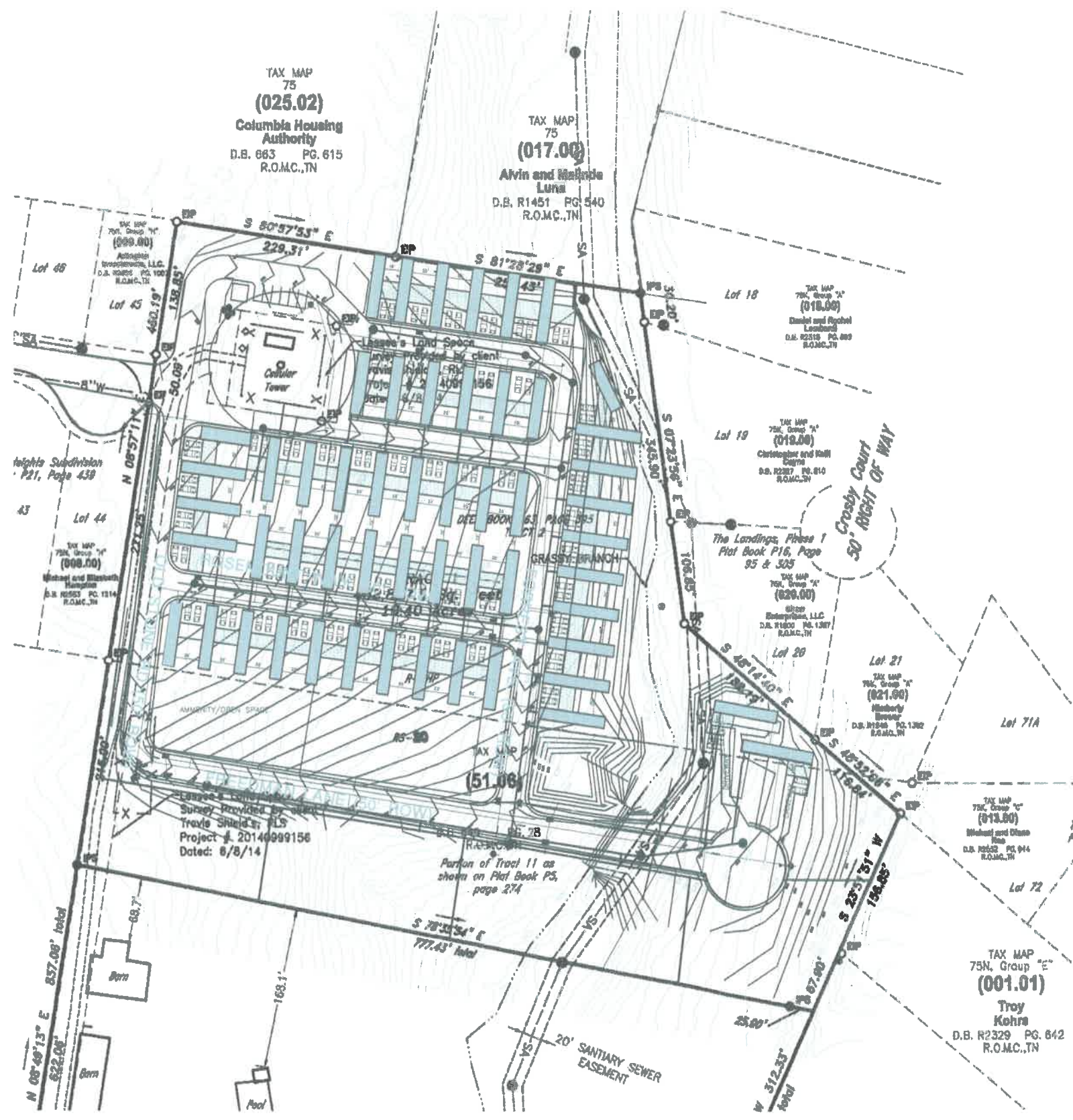


**LEGACY AT HIGHLAND ESTATES**

WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12 001
WK. ORDER	001
SHEET NO.	C4



TAX MAP  
75  
**(025.02)**  
Columbia Housing  
Authority  
D.B. 663 PG. 615  
R.O.M.C.,TN

TAX MAP  
75  
**(017.00)**  
Arvin and Raibida  
Luna  
D.B. R1451 PG. 540  
R.O.M.C.,TN

TAX MAP  
75, Group "A"  
**(018.00)**  
Daniel and Rachel  
Lambert  
D.B. R2318 PG. 809  
R.O.M.C.,TN

TAX MAP  
75, Group "A"  
**(019.00)**  
Christopher and Hall  
Cayne  
D.B. R2387 PG. 810  
R.O.M.C.,TN

TAX MAP  
75, Group "A"  
**(020.00)**  
The Landings, Phase 1  
Flat Book P16, Page  
95 & 325

TAX MAP  
75, Group "A"  
**(020.00)**  
West  
Baltimore, LLC  
D.B. R1850 PG. 1387  
R.O.M.C.,TN

TAX MAP  
75, Group "K"  
**(021.00)**  
Hickory  
Brook  
D.B. R2328 PG. 1392  
R.O.M.C.,TN

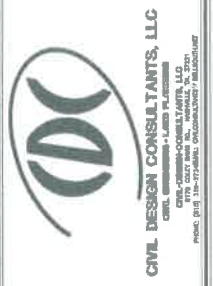
TAX MAP  
75, Group "C"  
**(013.00)**  
Michael and Diane  
Lee  
D.B. R2329 PG. 844  
R.O.M.C.,TN

TAX MAP  
75N, Group "E"  
**(001.01)**  
Troy  
Kehrs  
D.B. R2329 PG. 842  
R.O.M.C.,TN

Survey Provided by  
Troxie Shields, PLS  
Project # 20140999156  
Dated: 6/8/14

Partion of Tract 11 as  
shown on Plat Book P5,  
page 274

**STORMWATER MAINTENANCE NOTE:**  
HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER  
REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE  
RECORDED LONG TERM MAINTENANCE PLAN.

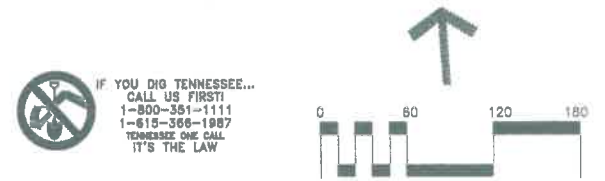


# LEGACY AT HIGHLAND ESTATES

WILLIS WAY  
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12
WK. ORDER	001
SHEET NO.	C5



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





**STAFF REPORT CONTACT INFORMATION**

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**21-0195**

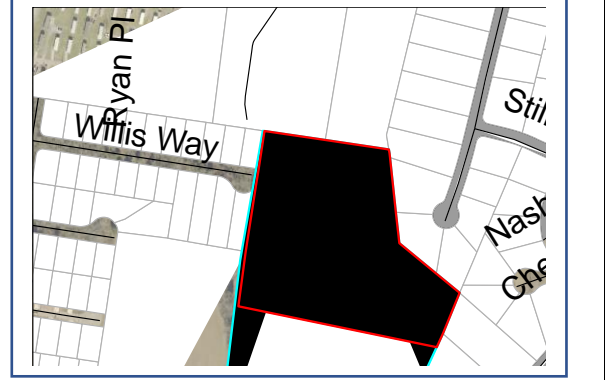
APPLICANT/PROPERTY OWNER  
**Civil Design Consultants / Alvin Luna**

PUBLIC HEARING DATE  
**N/A**

PROPERTY ADDRESS/LOCATION  
**Willis Way/ Map 075 Parcel 51.06**

**SUMMARY OF REQUEST: Site Plan Approval (Manufactured Home Park).**

This request is for the site plan approval of a 54-lot manufactured home park (*Legacy at Highland Estates*). The property has a zoning of RMHP (*Residential Manufactured Home Park*) and RS-20 (*Low-Density Residential*).



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-20 ( <i>Low-Density Residential</i> ); R-MHP ( <i>Residential Mobile Home Park</i> ).	Vacant Land	R (RS-10); RM-1 (Multi-Family) RS-20/ RS-40	54 Lot Manufactured Home Park	10.40 +/- acres

**COMPATIBILITY with the COMPREHENSIVE PLAN:**

**Suburban Neighborhood.** This future land use characterized for the subject property includes low density single-family residential where infrastructure is available to support new development.

**PROPERTY HISTORY:**

November 10th, 2021. 21-0199. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RS-10. Denied recommendation by Planning Commission.

September 8th, 2021. 21-0174. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to R-6 (*medium-density residential*). Denied recommendation by Planning Commission.

July 14th, 2021. 21-0119. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RM-1 (*high-density residential*). Denied recommendation by Planning Commission.

**COMPATIBILITY** with the ZONING ORDINANCE/STAFF COMMENTS:

As highlighted in section 8.3.2 below; this proposed manufactured home park would not meet the criteria of the limited use standards in that the stand layout does not indicate the minimum setback of 10' feet from the nearest edge of the street and that the manufactured home does not indicate that it will cover more than 25% of the manufactured home stand (lot). Proposed lots are shown on the site plan within the section of the property that is zoned RS-20 that do not indicate proposed use. Two additional mobile homes pads are shown with access from a proposed right-of-way outside the confines of the manufactured home park. Any proposed residential use on these lots would be required to follow the minimum RS-20 building setbacks with a 30' front and rear setback when including a 15' side setback.

Landscaping/Buffering:

Article 11.2.7 of the City of Columbia Zoning Code highlights the required buffering opacity between this zoning district of R-MHP and RS-10 as having a 0.6/ 25' wide landscaping buffer. This landscape buffer shall be provided on the east and west property lines. A 0.4/ 15' wide landscape buffer shall be provided on the north property line abutting an RM-1 Zoning District, and 0.6/ 25' landscape buffer shall be provided for the manufactured home park property abutting an RS-40 Zoning District. The Manufactured Home Park Zoning abutting an RS-20 Zoning District to the south shall provide a 15' wide landscaping buffer. In addition to 11.2.7, the zoning code has additional requirements (11.2.7 B) that projects in the R-MHP District provide a continuous, opaque fence at least eight feet in height. No landscape buffer or fence has been shown on this master site plan.

Parking:

The parking ratio for the development requires 1 parking stall per unit. Adequate parking has been indicated.

Amenities:

No specific amenities have been indicated in this proposed manufactured home park. An amenity lot has been shown in the RS-20 zoned section of the parcel that is not part of the manufactured home park under review.

See additional Technical Comments attached.

**MANUFACTURED HOME STAND:** That part of an individual manufactured home space which has been reserved for the placement of the manufactured home.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

**Section 8.3.2 Limited Use Standards for Residential Uses. Manufactured Home Parks**

**Commentary:** *Manufactured home parks should be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy residential environment.*

Manufactured home parks shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

**General**

- a. Applications for a multi-family dwelling shall be subject to the Site Development Plan Review requirements of Sec. 3.5 and shall require Planning Commission approval.
- b. Where permitted, manufactured homes shall be located to minimize hazards due to possible subsidence, flood or erosion, or insect or rodent infestation.
- c. Landscaping and buffering shall be provided in conformance with Article 11. A planting plan shall be submitted with the final site development plan.

**Services and Facilities 2.**

Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982) including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), which is hereby adopted by reference.

- a. Each manufactured home park shall be served by a public water supply of adequate quantity, quality and pressure. Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each manufactured home located within the park.
- b. Each and every manufactured home within a manufactured home park shall be served by a central sewage collection and treatment system.
- c. Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Sec. 12.5, Screening.
- d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
- e. All manufactured home sites shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.

**Access and Circulation 3.**

- a. A safe, convenient, all season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
- b. Direct vehicular access to the manufactured home park shall be provided by means of an abutting improved public street or way and access to each manufactured home stand shall be by a permanently maintained private street or way which is protected by a permanent easement. Sole vehicular access shall not be by an alley.
- c. All vehicular use areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the project.

**The Individual Manufactured Home Lot**

- a. The limits of each manufactured home lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.
- b. Manufactured homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

**Site plan based off of typical lot submitted does indicate that manufactured homes will have a minimum side-to-side clearance of 25 feet; however, one lot does indicate a side to side clearance of only 18'.**

- c. There shall be a minimum distance of ten feet between the nearest edge of any manufactured home stand and an abutting street.

***Site plan based off of typical lot does not indicate that manufactured homes will have a minimum 10-foot setback from nearest edge to abutting street.***

- d. Manufactured home lot coverage may not exceed 50%. The manufactured home stand may not cover more than 25% of the lot.

***Site plan based off does not indicate that manufactured home will not cover more than 25% of the lot.***

- e. Each manufactured home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with a minimum dimension of 15 feet. This area shall not be counted towards required Open Space
- f. All manufactured home stands shall be connected to common walks, streets, driveways, garages, and parking spaces by individual walks. Such individual walks shall have a minimum width of two feet and be constructed of concrete, pavers, or similar dust-free, all-weather material.  
Sec.



**STAFF REPORT CONTACT INFORMATION**

Kevin McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER  
**22-0012**

APPLICANT/PROPERTY OWNER  
**Ross Lucas, Fulmer Lucas Engineering / Bernie Rees**

PUBLIC HEARING DATE  
**N/A**

PROPERTY ADDRESS/LOCATION  
**194 Theta Pike, Tax Map 090B Parcel 46.00**

**SUMMARY OF REQUEST: Rezoning from GCS to RM-1**

This request is for rezoning of 11.58 +/- acres from General Commercial Service (GCS) to High Density Residential (RM-1). The subject site is the vacant portion of a larger parcel. Existing improvements and uses are to remain on a separate 3.4 +/- acre parcel which will retain GCS zoning. The proposed RM-1 zoning is consistent with the Urban Corridor future land use; however, the property is not located in an Area of Change. Access to the site is via Theta Pike.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
General Commercial Service (GCS)	Vacant Land/ Commercial (Retail Sales and Service)	RM-1/ R-20/GCS (Single Family, Religious Facilities, Commercial)	Concept plan indicates 138 units of multifamily housing	11.58 +/- acres

**COMPATIBILITY with the COMPREHENSIVE PLAN:**

**Urban Corridor.** The future land use character area supports high density residential uses. The plan calls for a wide-range of land uses and emphasizes access control, connectivity, and context-responsive development. The general pattern is largely urban and the appropriateness of a specific development within the Corridor relies on the Area of Change designation.

The proposed RM-1 zoning is consistent with the future land use designation but is located outside of an Area of Change.

**PROPERTY HISTORY:**

The current owner of record, BKR ENTERPRISES LLC, acquired the property in March 2017. The subject property is part of a larger 15.2 +/- parcel. Existing improvements on the property consist of a 3,800 square foot commercial building constructed in 2019. The structure is located on the southern portion of the property and is currently utilized as a conforming retail sales and service use, specifically, as an “athletic, tennis, swim or health club.” According to the Applicant’s concept, the existing improvements are to remain on a separate 3.4 +/- acre parcel which will retain its current GCS zoning. The 11.58 +/- acre portion of the property that is the subject of this proposal is currently vacant; historic maps indicate that the property has been vacant since at least 1965.

**COMPATIBILITY** with the ZONING ORDINANCE/STAFF COMMENTS:

**Zoning Ordinance Referenced:** (*Proposed Rezoning from GCS to RM-1 Zoning District*)

In support of this annexation and zoning request, the applicant submitted a concept plan depicting 138 apartments built to physically resemble townhomes. The concept includes 27 residential structures with associated parking, landscaping, amenities, and a gated entrance.

**Article 8: Use Regulations**

Multifamily dwellings are permitted in an RM-1 zone (Section 8.1), subject to the minimum conventional development standards in Section 6.3.8 of the Ordinance. Multifamily dwellings are subject to additional limited use standards under 8.3.2.E.

**Article 6: Development Standards**

The applicant's concept plan, as revised following technical comments from staff, generally conforms to the standards of the Ordinance. If City Council approves this rezoning, specific plans for development will be reviewed by the planning commission as part of a multifamily site plan under 3.5.3.B.3.b.

*Article 6.3.8 District Development Standards for RM-1*

- Variety of housing types permitted.
- 35' minimum street setback (potential additional setback based on average of adjacent)
- Building separation between 20' and 50'.

**Article 10: Parking Standards**

Minimum parking requirements are listed under Article 10 of the Ordinance. The applicant's concept plan indicates that the required parking could be provided on the site if developed as multifamily dwellings at the density proposed.

**Article 11: Landscape Standards**

The applicant's concept plan depicts landscape buffers along boundaries and rights-of-way that appear to meet the standards prescribed in Sections 11.2.7 and 11.2.6. Staff will review any subsequent development proposal to ensure adherence with the standards referenced below (existing buffers will likely reduce the requirement).

- Collector Road (i.e. Theta Pike): Canopy trees within a landscaped buffer with an average width of 10' with no portion less than 5'.
- RM-1 adjacent to developed RM-1 (i.e. northern portion of concept plan): up to 15' wide buffer with a 0.40 opacity.
- RM-1 adjacent to developed GCS (i.e. southern portion of concept plan): up to 30' wide buffer with a 0.80 opacity
- RM-a adjacent to developed R-20 (i.e. southeastern and eastern portion of concept plan): up

to 25' wide buffer with a 0.60 opacity.

**Connectivity**

The concept plan shows connectivity of this site via a single gated access point on Theta Pike

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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

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

The Comprehensive Plan (Connect Columbia) designates the subject property as "Urban Corridor". The classification is characterized by "a more citified" mix of uses, including high density residential (Connect Columbia p. 28). The requested RM-1 High Density Residential zoning designation is consistent with the future land character area.

The subject parcel is not located within an Area of Change under the Comprehensive Plan (Connect Columbia Map 3). The Urban Corridor Character Area Matrix indicates that changes to the overall character of the area should rarely occur. New development that does occur should be emphasize access control, connectivity, and context-responsive development (Connect Columbia p. 29).

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

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

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

The subject property is surrounded by a compatible mix of uses with no foreseeable adverse effects upon adjoining properties.

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



CITY OF COLUMBIA TENNESSEE  
PLANNING COMMISSION  
STAFF REPORT

Although the proposed rezoning will benefit a specific property owner, it is consistent with the duly adopted Comprehensive Plan (Connect Columbia) and is therefore not detrimental to the general public.

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

The demand for housing within the city limits has increased to a sufficient extent to warrant the addition of high-density residential areas to the City's Zoning Map in order to fulfill that demand.

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

No reports from any facilities that the zoning request cannot be serviced (applicant provided a will serve letter from CPWS dated January 5, 2022).

REVISED 3-8-22

**STAFF REPORT** CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**22-0037**

APPLICANT/PROPERTY OWNER

**T-Square Engineering Inc, NOMAU Partners, LLC.**

PUBLIC HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**Holiday Lane/ Tax Map 52, Parcel 14.00**

**SUMMARY OF REQUEST: Preliminary Plat**

This request is for a **Preliminary Plat** approval for Homestead at Carters Station South subdivision for 18 single-family lots conforming to all standards of an RS-6 Zoning District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-6 (Low-Density Residential)	Vacant Land	RS-6 PUD/ RS-40	Single-Family Residential Homes	6.47 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

**Suburban Corridor.** This future land use characterized for the subject property includes high and low-density residential uses.

PROPERTY HISTORY:

September 8th, 2021. Request for Annexation & Zoning of RS-6 for Tax Map 52, Parcel 14.00. Recommend Approval.

November 11th, 2021. Request for Annexation & Zoning of RS-6 for Tax Map 52, Parcel 14.00. Approved by City Council.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

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

Article 6.3.8 District Development Standards

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



CITY OF COLUMBIA TENNESSEE  
 PLANNING COMMISSION  
 STAFF REPORT

This preliminary plat consists of a 6.47-acre tract that has an existing zoning of RS-6 (*low-density residential*). Primary connectivity includes an extension of Holiday Lane, with an additional street extension (*Tonklin Court 50' ROW*) terminating into a cul-de-sac. All proposed single-family residential lots conform to the base standards of an RS-6 Zoning district with a minimum lot width of 50'. Please note that lot 12 will be removed from the plat as it does not conform to the zoning regulations being a lot of less than 6,000 SF.

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

ATTACHMENTS (CIRCLE)

SUBMITTED  
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL  
DESCRIPTION

PUBLIC  
COMMENTS

AGENCY  
COMMENTS

RESPONSE TO STANDARDS

# PRELIMINARY PLAT FOR TAX MAP 52, PARCEL 14.00 HOMESTEAD SOUTH COLUMBIA, TN 38401 CITY OF COLUMBIA, WARD #5 ZONE RS-6

ENGINEER:  T-SQUARE ENGINEERING  
701 WEST MAIN STREET  
FRANKLIN, TN 37064  
615-678-8212

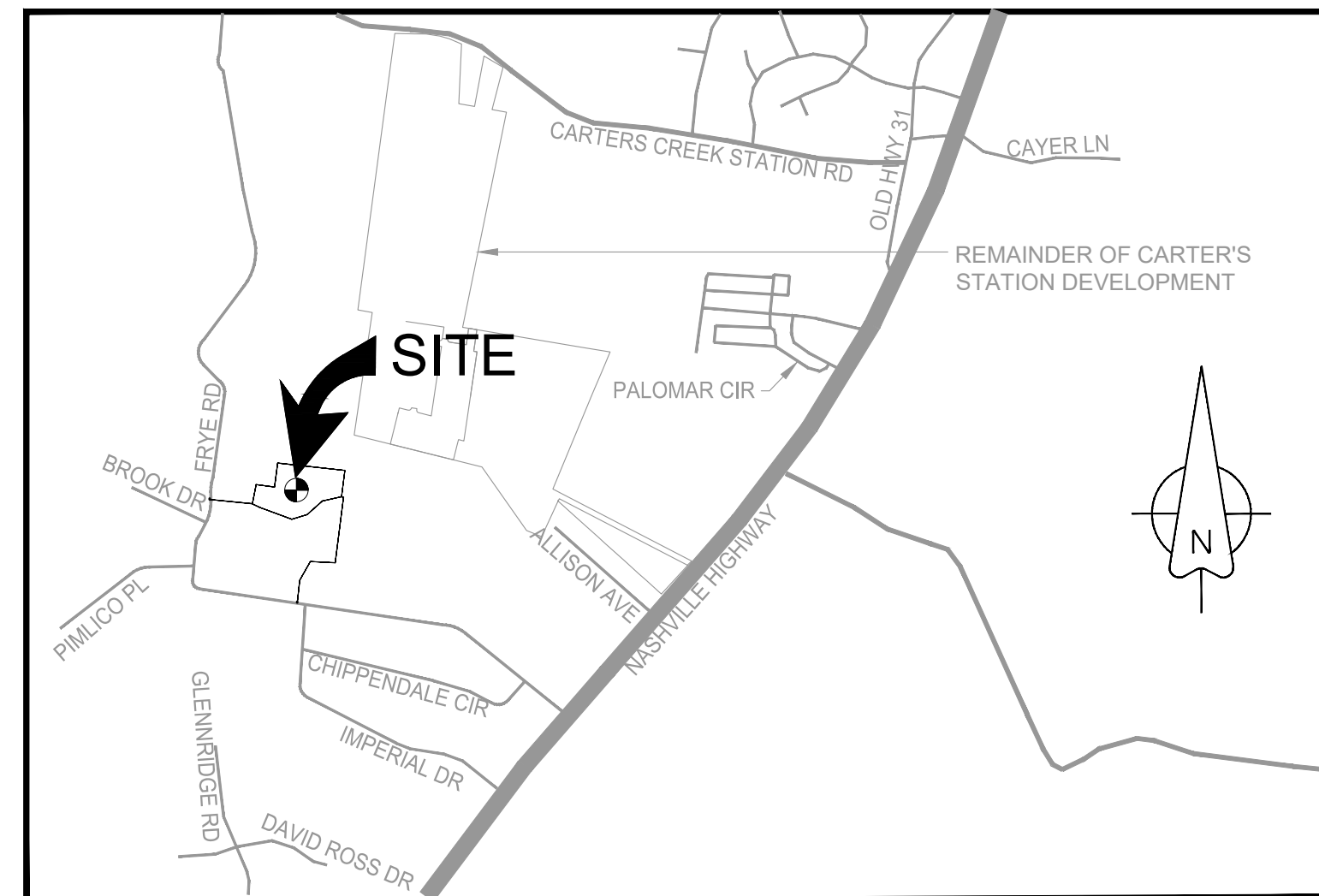
Water: Sloan Delk  
CPWS  
201 Pickens Lane  
PO Box 379  
Columbia, TN 38402  
931-388-4833

Power: Doug Burgess  
CPWS  
201 Pickens Lane  
PO Box 379  
Columbia, TN 38402  
931-388-4833

Surveyor: H & H Land Surveying, Inc.  
612A Fitzhugh Blvd  
Smyrna, TN 37167  
615-831-0756

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:  
H & H Land Surveying, Inc.  
612A Fitzhugh Blvd  
Smyrna, TN 37167  
615-831-0756

Tsquare Engineering and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.



**SITE VICINITY MAP**

**SHEET SCHEDULE**

- C-0.0 COVER
- C-1.0 EXISTING CONDITIONS
- C-2.0 OVERALL SITE LAYOUT
- C-2.1 PRELIMINARY PLAT
- C-2.2 PRELIMINARY GRADING PLAN

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

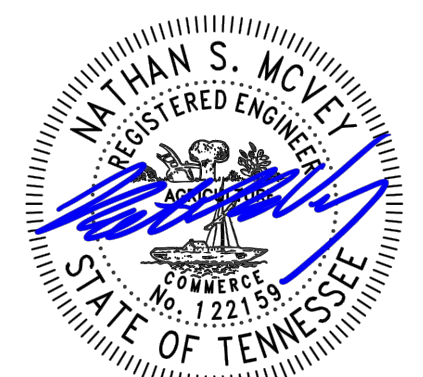
DATE: 02/14/22  
SCALE: AS SHOWN  
DRAWN BY: T-SQUARE  
REVIEWER: TET

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

**HOMESTEAD SOUTH**

FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

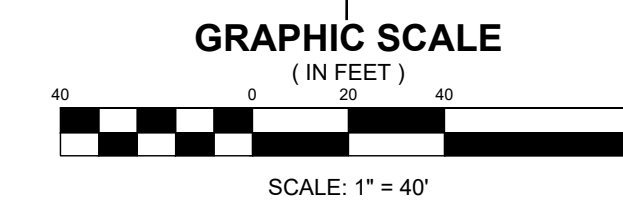
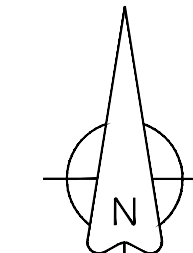
OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615-678-8212



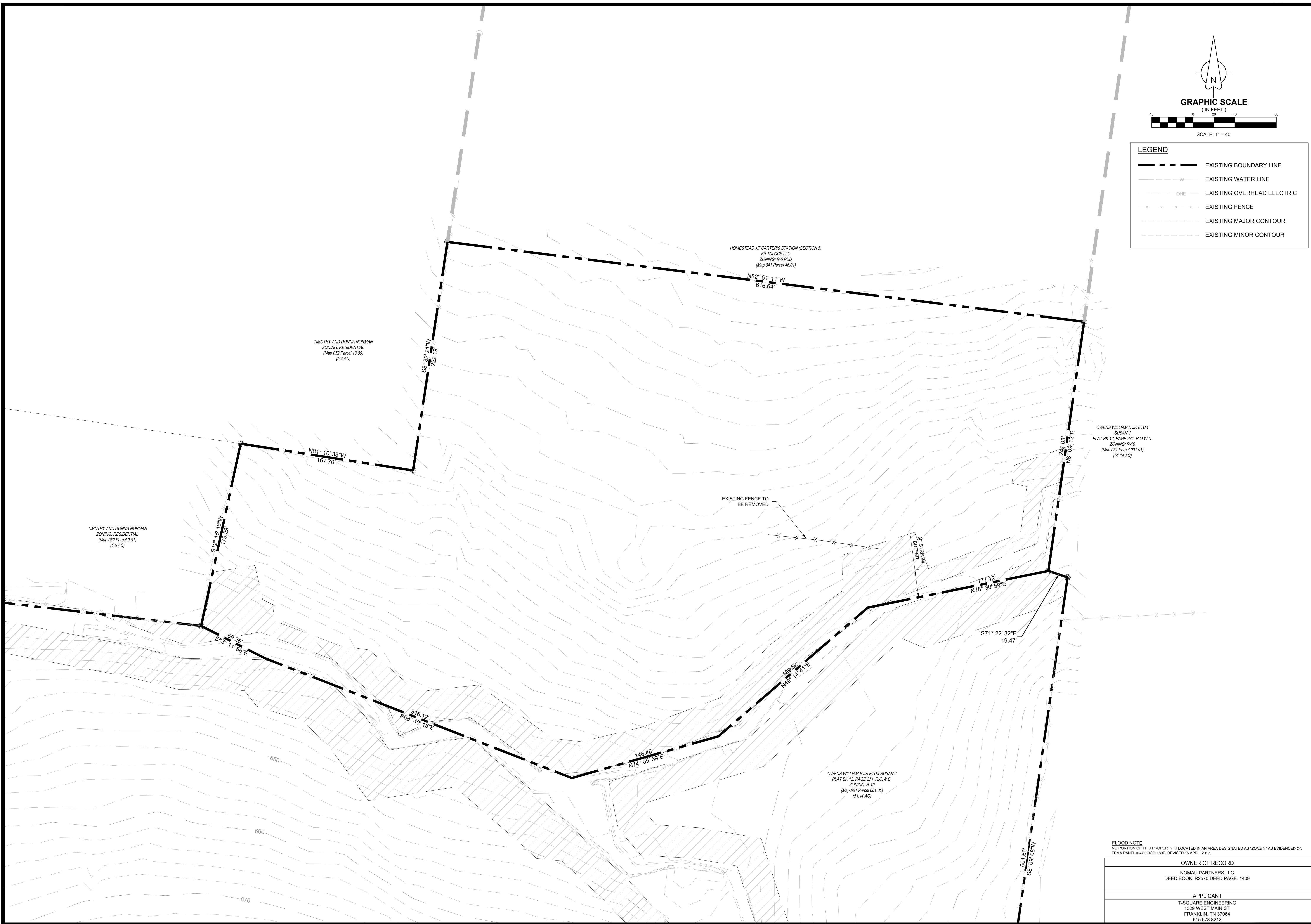
3/21/22

**PROJECT**  
18-0720

**SHEET**  
C-0.0



LEGEND	
	EXISTING BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

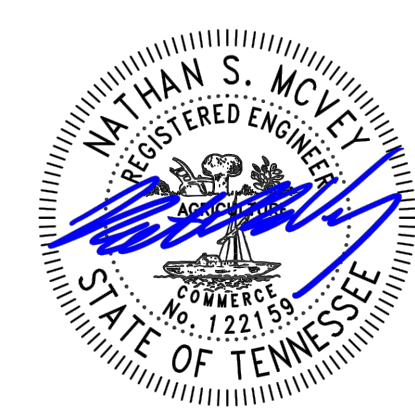


NO.	DATE	REVISIONS PER CITY COMMENTS
1	3/21/22	

DATE: 02/14/22  
 SCALE: AS SHOWN  
 DRAWN BY: T-SQUARE  
 REVIEWER: TET

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

**HOMESTEAD SOUTH**



3/21/22

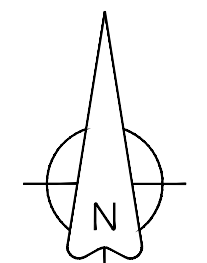
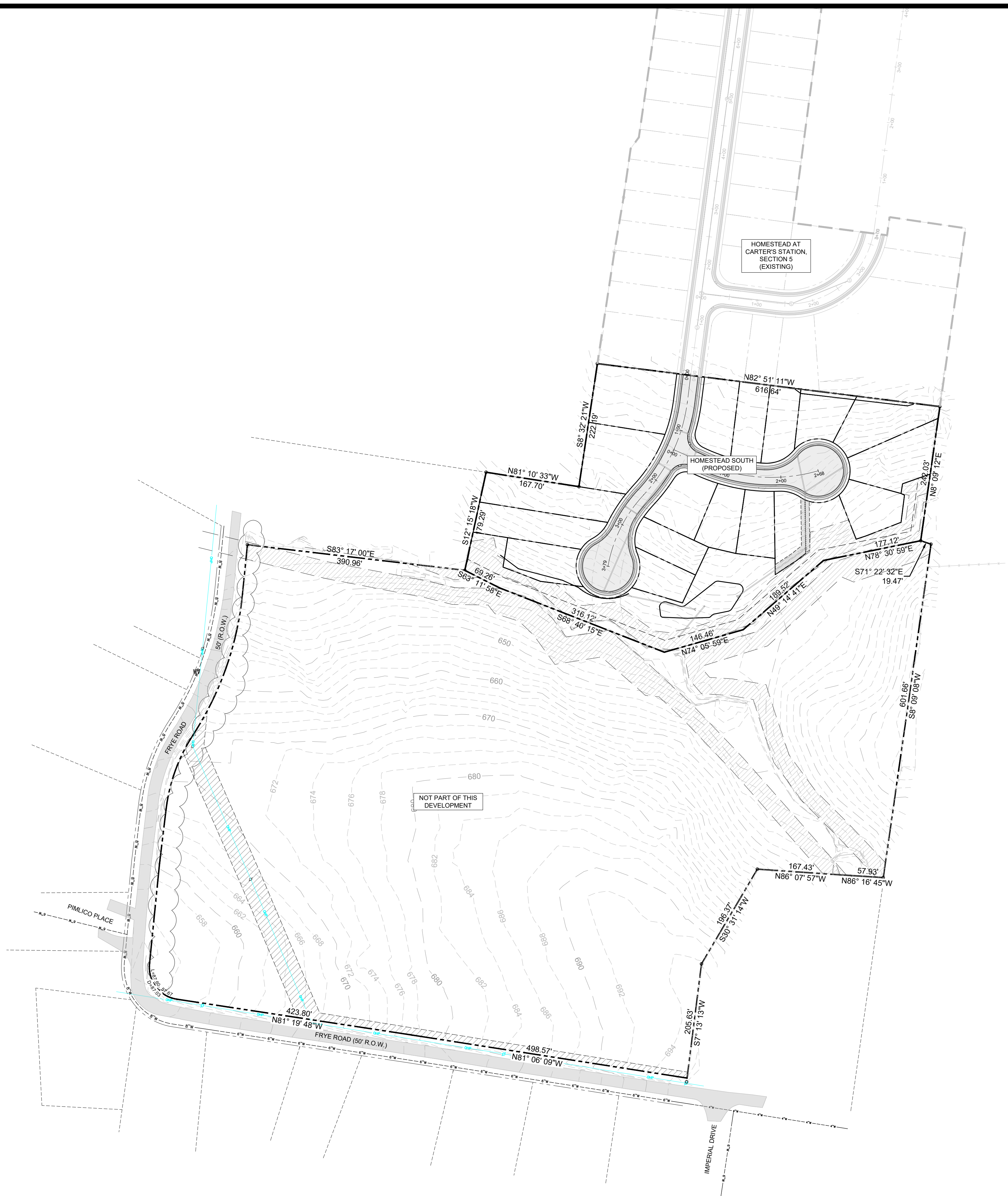
**PROJECT**  
18-0720

**SHEET**  
C-1.0

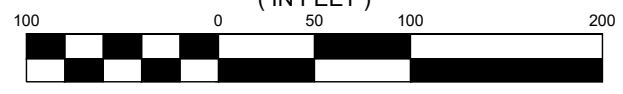
FLOOD NOTE  
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4719C01190E, REVISED 16 APRIL 2017.

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





GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 100'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- FM --- PROPOSED SANITARY FORCE MAIN
- PROPOSED GRINDER PUMP
- PROPOSED WATER SERVICE
- PROPOSED CURB INLET
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

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

HOMESTEAD SOUTH



3/21/22

PROJECT  
18-0720

SHEET  
C-2.0

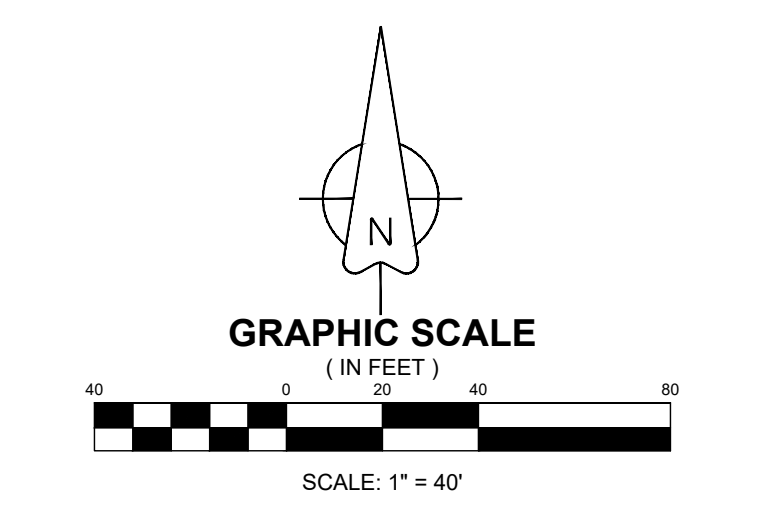
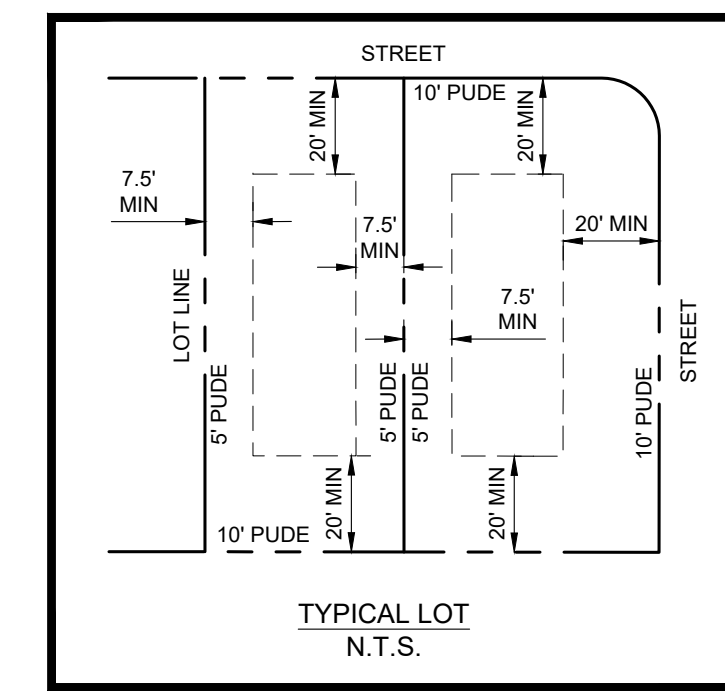
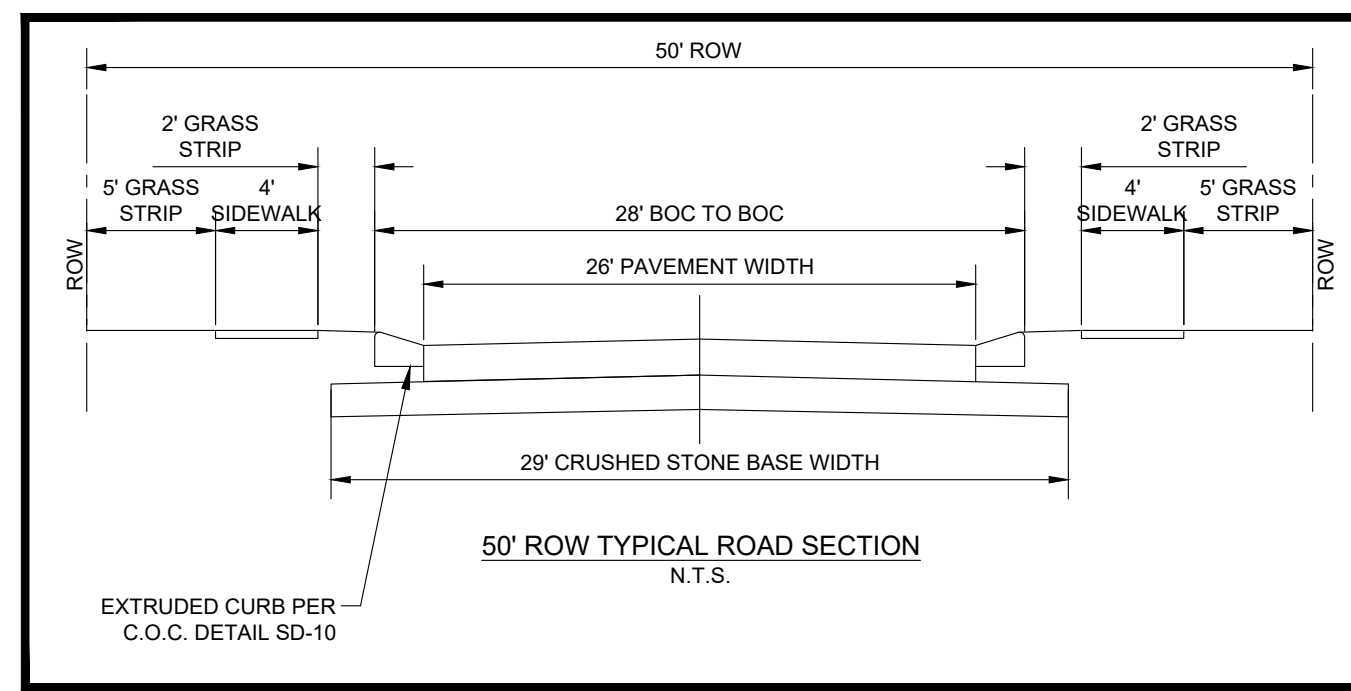
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OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

Line #	Length	Direction
L1	48.90	S7° 08' 48.57"W
L2	137.39	N6° 58' 51.83"E
L3	63.33	N82° 51' 11.43"W
L4	55.00	N82° 51' 11.43"W
L5	139.85	N6° 59' 58.43"E
L6	55.02	S82° 51' 11.43"E
L7	108.60	N6° 13' 33.45"E
L8	100.86	S82° 51' 11.43"E
L9	93.12	S27° 26' 55.40"W
L10	149.39	N82° 51' 11.43"W
L11	21.13	N8° 09' 11.70"E
L12	177.01	N66° 23' 28.19"E
L13	100.57	S8° 09' 11.70"W
L14	25.43	S70° 34' 45.20"W
L15	96.40	N74° 39' 23.42"W
L16	6.91	S63° 48' 44.22"E
L17	48.82	S7° 09' 11.85"W
L18	67.88	S88° 46' 22.93"W
L19	18.13	S71° 53' 56.17"W
L20	84.63	N21° 15' 12.49"W
L21	6.90	S63° 56' 39.94"E
L24	20.35	S51° 14' 11.20"W
L25	46.23	S56° 34' 22.15"W
L26	28.89	N0° 49' 41.81"W
L27	84.63	N21° 15' 12.49"W
L30	49.87	N76° 56' 55.02"W
L31	28.82	N64° 54' 20.64"W
L32	110.39	N22° 43' 27.02"E

Line #	Length	Direction
L33	99.14	S64° 54' 20.64"E
L34	55.00	S25° 05' 39.36"W
L35	118.61	N64° 54' 20.64"W
L36	55.00	S25° 05' 39.36"W
L37	94.71	N73° 12' 02.66"W
L38	77.54	N82° 50' 57.35"W
L39	71.52	N69° 08' 56.76"W
L40	53.21	N9° 03' 04.28"E
L41	132.44	S80° 56' 55.72"E
L43	195.04	N80° 56' 55.72"W
L44	55.09	N12° 15' 18.40"E
L45	231.69	N80° 56' 55.72"W
L46	54.42	N12° 15' 18.40"E
L47	84.81	N80° 56' 55.72"W
L48	61.27	N8° 32' 20.76"E
L49	55.00	N8° 32' 20.73"E
L50	138.17	N80° 56' 55.72"W
L51	20.59	S40° 54' 19.30"W
L52	105.92	N8° 32' 20.77"E
L53	143.05	S82° 51' 11.43"E
L54	48.71	S7° 08' 48.57"W
L55	177.12	N78° 30' 59.34"E
L56	54.76	S12° 15' 18.40"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.60	325.00	8.57	S11° 50' 38"W	48.55
C2	34.76	25.00	79.66	S23° 42' 10"E	32.03
C3	52.89	275.00	11.02	S69° 02' 33"E	52.81
C4	55.11	275.00	11.48	S80° 17' 34"E	55.02
C5	7.24	275.00	1.51	N86° 47' 16"W	7.24
C6	60.26	63.31	54.54	S65° 07' 16"W	58.01
C7	75.51	57.00	75.90	S79° 29' 59"W	70.11
C8	38.74	57.00	38.94	S43° 04' 48"E	38.00
C9	38.74	57.00	38.94	N4° 08' 15"W	38.00
C10	33.94	57.00	34.12	N32° 23' 33"E	33.44
C12	40.03	63.00	36.41	S74° 13' 15"E	39.36
C13	9.06	325.00	1.60	N88° 22' 24"E	9.06
C16	50.02	325.00	8.82	S77° 16' 30"E	49.97
C17	49.50	325.00	8.73	N68° 30' 09"W	49.45
C18	36.35	25.00	83.30	S74° 12' 41"W	33.23
C19	59.50	325.00	10.49	S37° 48' 23"W	59.41
C20	28.39	225.00	7.23	S39° 26' 08"W	28.38
C21	9.65	225.00	2.46	N34° 35' 32"E	9.64
C22	47.93	63.00	43.59	N11° 34' 03"E	46.79
C23	13.42	63.00	12.20	N16° 19' 50"W	13.39
C24	64.10	56.96	64.48	N9° 47' 53"E	60.77
C25	97.56	56.98	98.10	N88° 57' 49"W	86.07
C26	71.59	57.00	71.96	S3° 56' 38"E	66.98
C27	29.29	57.00	29.45	S46° 45' 35"W	28.97
C28	39.55	63.04	35.94	S43° 30' 20"W	38.90
C29	60.07	275.00	12.52	S32° 30' 07"W	59.95
C30	107.81	275.00	22.46	S31° 49' 10"W	107.12
C31	62.36	275.00	12.99	S14° 05' 32"W	62.22



**LEGEND**

- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- FM - PROPOSED SANITARY FORCE MAIN
- PROPOSED GRINDER PUMP
- PROPOSED WATER SERVICE
- PROPOSED CURB INLET
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT

**NOTES:**  
 (1) THIS SECTION TO RECEIVE MAIL SERVICE VIA A SPECIFIED CLUSTER MAIL BOX LOCATION IN HOMESTEAD AT CARTERS STATION.  
 (2) DEVELOPMENT TO BE SERVED BY GRINDER PUMPS TO GRAVITY SEWER IN HOMESTEAD AT CARTERS STATION.



**Parcel Area Table**

PARCEL	SQ. FT.
1	15475.45
2	13513.65
3	13193.17
4	11810.95
5	8406.49
6	6111.50
7	7011.65
8	8940.84
9	7298.74
10	7137.64
11	6952.26
12	8161.29
13	12126.75
14	11513.63
15	7473.42
16	7310.88
17	7671.43
18	8369.80

**TOTAL SITE DATA**

	EXISTING/REQUIRED	PROPOSED
PROPERTY AREA	6.47 AC	6.47 AC
BASE ZONING	R6	R6
LOT AREA	-	4.22 AC
OPEN SPACE AREA	6.47 AC	1.50 AC (23.1%)
LOT DENSITY	-	18 LOTS
BUILDING SETBACKS		
FRONT	-	20'
REAR	-	20'
SIDE	-	7.5'
MINIMUM LOT SIZE	-	6,000 SF +
ERROR OF CLOSE	1/10,000	1/10,000

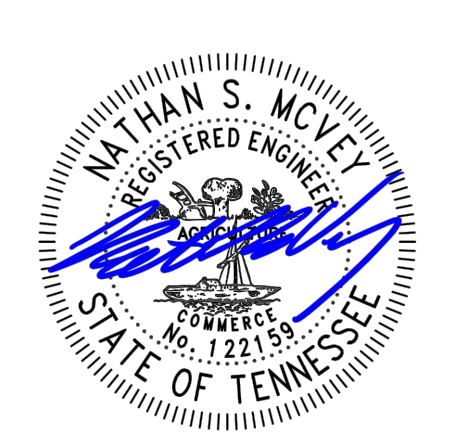
**FLOOD NOTE**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4719C01190E, REVISED 16 APRIL 2017.

**OWNER OF RECORD**  
 NOMAU PARTNERS LLC  
 DEED BOOK: R2570 DEED PAGE: 1409

**APPLICANT**  
 T-SQUARE ENGINEERING  
 1329 WEST MAIN ST  
 FRANKLIN, TN 37064  
 615.678.8212

NO.	DATE	REVISIONS PER CITY COMMENTS
1	3/21/22	

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



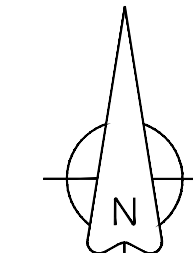
3/21/22

**PROJECT**  
**18-0720**

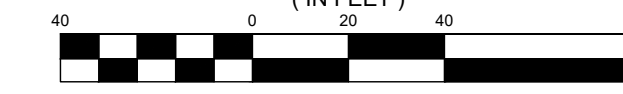
**SHEET**  
**C-2.1**



**HOMESTEAD SOUTH**



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 40'

LEGEND

- EXISTING BOUNDARY LINE
- - - EXISTING MAJOR CONTOUR LINE
- - - EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED CURB INLET
- ▽ PROPOSED HEADWALL



TIMOTHY AND DONNA NORMAN  
ZONING: RESIDENTIAL  
(Map 052 Parcel 13.00)  
(24.4 AC)

TIMOTHY AND DONNA NORMAN  
ZONING: RESIDENTIAL  
(Map 052 Parcel 9.01)  
(1.5 AC)

OWENS WILLIAM H. JR ETUX  
SUSAN J  
PLAT BK 12 PAGE 271 R.O.W.C.  
ZONING: R-10  
(Map 051 Parcel 001.01)  
(51.14 AC)

OWENS WILLIAM H. JR ETUX SUSAN J  
PLAT BK 12 PAGE 271 R.O.W.C.  
ZONING: R-10  
(Map 051 Parcel 001.01)  
(51.14 AC)

FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

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

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

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

HOMESTEAD SOUTH



3/21/22

PROJECT  
18-0720

SHEET  
C-2.2

