

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

22-0066

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Allen B O'Leary/ KCS Property LLC

PROPERTY ADDRESS/LOCATION

Forrest Drive/ Tax Map 112 Parcel 6.00

SUMMARY OF REQUEST: Final Plat (Morgan Meadows Phase 2)

This request is for a **final plat** approval of Morgan Meadows Phase 2 consisting of 19.82 acres subdivided into 34 single-family lots with dedication of public rights of way as well as public utility and drainage easements.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10 (Low-Density Residential)	Vacant	R-10/Unincorporated Single Family/Vacant	Single-Family Homes	19.82 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood:

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

PROPERTY HISTORY:

This Final Plat is for Phase 2 of a three-phase Conservation Subdivision consisting of 111 single family lots and 22.98 acres of open space. Planning Commission approved a Preliminary Plat for the entire subdivision in May 2019. Planning Commission approved Final Plat for Phase 1, consisting of 37 lots, in November 2021. Site development and home construction is ongoing.

COMPATIBILITY with the ZONING ORDINANCE:

This Final Plat request generally conforms to the standards of the Subdivision Regulations (2-9.3), the Zoning Ordinance (Sections 3.5.4 and 6.3.11), and the approved Preliminary Plat (Planning Case #19-0019). Phase 2 consists of 34 single-family lots and 13.73 acres ± of open space. The lot sizes vary between 5,500 square feet and 10,925 square feet

City staff and other public service providers furnished technical comments to the applicant on April 12, 2022. Comments included a request from the City Engineer for installation of binder and curbing as well as surety in the form of a letter of credit to ensure completion of public infrastructure. The Fire Marshall requested a fire flow report from CPWS and revisions to the Final Plat to ensure adequate turn-around for fire apparatus. Planning requested additional notation with reference to the Flood Insurance Rate Map, as well as miscellaneous requirements of the Zoning Ordinance specific to conservation subdivisions. Specifically, staff requested a copy of the Final Conservation Ownership & Management Plan and documentation of funds in escrow for maintenance of conservation space as required at Sections 6.3.11.H and 6.3.11.U of the Ordinance.

Due to delays installing binding and curbing, the applicant requested to defer one month before appearing on the Planning Commission agenda. On May 16, 2022 the applicant responded to staff's technical comments and provided an updated Final Plat for review by the Planning Commission. The applicant has also installed the required financial surety. The revisions include most of the requested information. The fire flow letter and items related to the conservation subdivision standards remain outstanding. Approval should be contingent upon the satisfaction of these outstanding technical comments.

Zoning Ordinance Referenced: 6.3.11.H Additional Requirements and Review for the Final Plat

*"In addition to standard requirements for a final plat, review of the final plat for a Conservation Subdivision shall include a **Final Conservation Ownership and Management Plan, documentation of funds held in escrow for property maintenance**, a detailed map of the precise boundaries and exact acreage of all proposed Conservation Lands and the entities to be responsible for maintaining various elements of the property, along with proposed management objectives and techniques. Conservation Lands shall be labeled and boundaries designated within the open space on the final plat concurrent with the requirements of 6.3.11.E.1."*

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
 Zoning Ordinance
 3.5.4 and 6.3.11