



TECHNICAL MEETING
Tuesday, May 10, 2022

ITEM NO.

22-0112

DESCRIPTION: Request for annexation of 53.13 acres and rezoning to RS-10 for the development of 119 single family homes.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Maury County E911

3. No comment on annexation.

Maury County Schools

4. No comments provided.

Duck River Electric Membership Corp

5. No comments provided.

Public Works

6. Please see attached Plan of Services.

Atmos Energy

7. Gas main available at Old Sunnyside Drive and Trotwood Ave. Contact Tim Brown 931-384-0397.

Columbia Power

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

Engineering

9. City recommends improving Foster Lane and utilizing it as the main site access.
10. Foster Lane will be considered a Major Local roadway with the 3 major subdivision developments proposed along it.
11. TIS required at preliminary plat.
12. Provide ROW along Old Sunnyside Ln 32.5 ft. in width from existing centerline of ROW.

Planning

13. Advisory: The subject property is not in an Area of Change (Map 3 of Connect Columbia). Changes to the area should rarely occur. Staff report will note this and PC may have questions about how this development will implement the Comprehensive Plan and provide a transition between the Suburban Neighborhood and Rural Countryside designations.
14. Legend used on concept plan doesn't match features in the plan. Please revise so that PC members can more easily read and understand the concept.

Fire

15. Shall provide fire flow readings from CPWS

Wastewater

16. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Columbia Water

17. "The project is within Columbia Power and Water's service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

ATTACHMENTS: Concept Plan