

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
22-0076

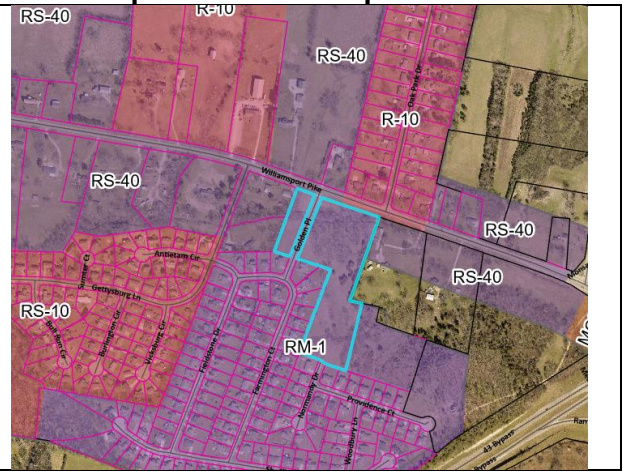
APPLICANT/PROPERTY OWNER
Chapelaine & Associates / Habitat for Humanity Williamson-Maury Inc.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
WilliamSPORT Pike Tax Map 88 Parcel 70.01

SUMMARY OF REQUEST: Preliminary Plat (Fieldstone Farms Sec 5)

This applicant requests Preliminary Plat approval to create 6 single family lots with frontage on Golden Place near the intersection of WilliamSPORT Pike. The owner of the property, Habitat for Humanity Williamson-Maury, intends to construct single family homes on the property.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 (High Density Residential)	Vacant	RM-1 / RS-40 / R-10 (Single Family Homes)	6 Single Family Homes	1.14 ± acres

<p>COMPATIBILITY with the COMPREHENSIVE PLAN:</p> <p>Rural Countryside The future land use is characterized by very low residential development and agricultural uses with limited compatible civic uses. The development pattern is generally scattered and diffuse with large distances between buildings or clustered in small communities. The proposed subdivision clusters buildings in a small community and is therefore consistent with the Comprehensive Plan.</p>	<p>PROPERTY HISTORY:</p> <p>In March 2021, the applicant submitted a Sketch Plat for a larger parcel which includes the subject property. Staff comments related to driveway access from WilliamSPORT Pike and noted the history of flooding on WilliamSPORT Pike with an advisory that any building permits for structures on the site will require elevation certificates. On December 17, 2021, the applicant submitted a request for Preliminary Plat approval to create a 25-lot subdivision (22-0287). Staff provided technical comments on January 11th. The applicant withdrew the application on February 14th. The current proposal is for a smaller 6-lot phase on 1.14 acres of the larger 9-acre parcel.</p>
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**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

COMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

This preliminary plat request is subject to the standards of the Zoning Ordinance (6.3.8) and Subdivision Regulations (2-7.3). Specifically, the development and proposed lots must conform to the standards for conventional development in an RM-1 (High-Density Residential) zone. The initial application described a 6-lot phase of the subdivision. The previous Preliminary Plat submittal depicted a larger 25-unit subdivision with features that extended across the entire property. Staff provided technical comments at the April 10th meeting of the Technical Committee. Among other things, staff asked the applicant to:

- Clarify the extend of the proposed subdivision and omit the portions of the parcel which are not part of the current request;
- Remove a grass strip depicted outside of the right of way;
- Revise notes and features to identify and more accurately depict features on the Preliminary Plat;
- Update the name of the utility provider; and
- Revise the minimum building set-backs depicted for lots fronting Williamsport Pike to conform to Section 6.3.8 of the Zoning Ordinance.

On April 18th the applicant resubmitted a revised Preliminary Plat. The revision continues to depict the larger parcel, appears to reduce the number of lots in Phase 1 of the development without explanation, and generally does not respond to staff comments. Approval should be contingent upon the satisfaction of all technical comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE) :

Zoning Ordinance
6.3.8
Subdivision Regulations
2-7.3