

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
22-0007

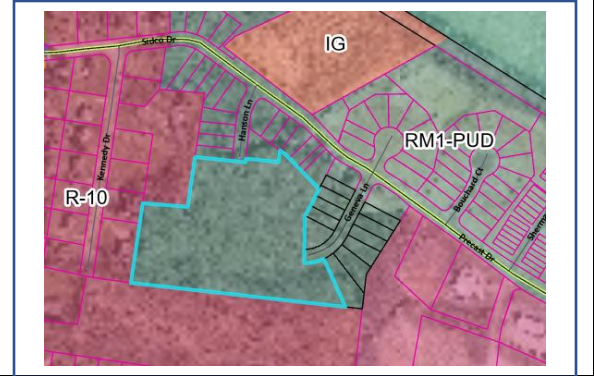
APPLICANT/PROPERTY OWNER
**Martin Engineering & Surveying, LLC/
P&L Development, LLC**

PUBLIC HEARING DATE
N/A

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

SUMMARY OF REQUEST: Final Plat (Summerdale Phase 6)

This request is for a **final plat** approval of Summerdale Phase 6 consisting of 9 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	2.96 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 Phase 6 of a 7 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, and 5 in January 2020, July 2020, March 2021, April 2021, and November 2021, respectively. Development and home construction in these phases is ongoing. Planning Commission approved the Preliminary Plat for Phase 6 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 6 consists of 9 single-family lots and 0.56 acres ± of open space. The lot sizes vary between 5,950 square feet and 12,050 square feet. Approval should be contingent upon the satisfaction of all technical comments.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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