

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

**STAFF REPORT CONTACT INFORMATION**

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DOCKET/CASE/APPLICATION NUMBER  
**21-0286**

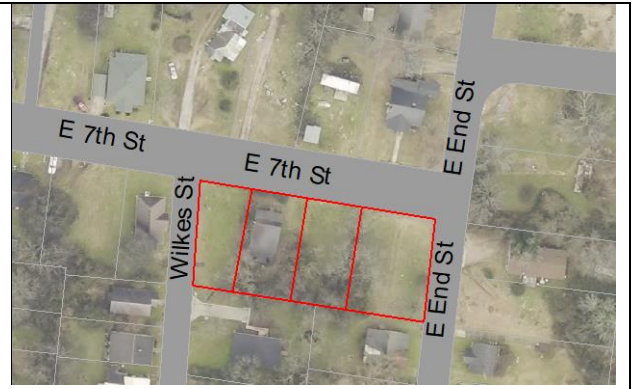
APPLICANT/PROPERTY OWNER  
**Chapdelaine & Associates / Habitat for  
Humanity Williamson-Maury Inc.**

PUBLIC HEARING DATE  
**N/A**

PROPERTY ADDRESS/LOCATION  
**610-616 East 7th Street**

**SUMMARY OF REQUEST: Preliminary Plat**

This request for Preliminary Plat approval of 3 single family lots located near on East 7<sup>th</sup> Street between East End Street and Wilkes Street. The property formerly consisted of 4 separate lots zoned MCD. The owner of the property, Habitat for Humanity Williamson-Maury, intends to construct 3 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
R-6 (Medium-High Density Residential)	Vacant	MCD \ R-6	3 Single Family Homes	05.0 ± acres

**COMPATIBILITY with the COMPREHENSIVE PLAN:**

**Urban Neighborhood** The future land use is characterized by residential development and neighborhoods intermixed with compatible civic uses. Residential uses are the most appropriate use in the character area.

**PROPERTY HISTORY:**

The property previously consisted of 4 vacant parcels zoned MCD (Mixed Commercial District). A home on 616 East 7<sup>th</sup> was demolished in 2011; a home on 614 East 7<sup>th</sup> was demolished in 2004; a home on 612 East 7<sup>th</sup> was demolished in 2016. In 2021 Planning Commission recommended approval to rezone the property to R-6. City Council approved the rezoning on November 11, 2021.



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**OMPATIBILITY** with the ZONING ORDINANCE/Staff Comments:

This preliminary plat request is compatible with the standards of the Zoning Ordinance (6.3.8) and Subdivision Regulations (2-7.3). Specifically, the proposed lots conform to the standards for conventional development in an R-6 (Single-Family Residential) zone. Approval should be contingent upon the satisfaction of all technical comments, including revisions to the notes and summary table of lots.

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