

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
21-0289

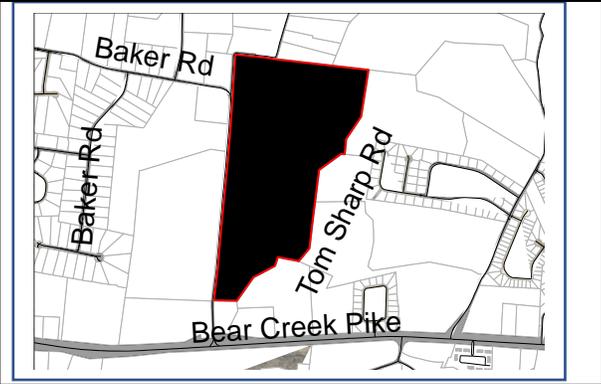
APPLICANT/PROPERTY OWNER
Lynn Ealey, Land Solutions Company, LLC / Victor Beck

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
626 Baker Road, Tax Map 074 Parcel 037.00

SUMMARY OF REQUEST: Annexation including plan of services with a zoning request of RS-10.

This request is for the annexation and plan of services with an RS-10 zoning designation for a 98.66 +/- acre tract located on the east side of Baker Road at tax map 74, parcel 037. A conceptual site plan has been submitted in support of this RS-10 zoning request indicating a lot layout with proposed connectivity.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits (<i>County Zoning</i>)	Vacant Land/ Single-Family Home	RS-40/ CEG PUD & Vacant Land/ Single-Family Residential	Concept plan indicates 144 RS-10 Zoned Residential Lots	98.66 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space. The future land use of rural countryside characterized for the subject property does support single-family residential uses with an RS-10 Zoning designation.

PROPERTY HISTORY:

November 10th, 2021- 21-0204. Request from Land Solutions for the annexation and zoning to RS-10 PUD (Planned Unit Development) with concept plan. Request denied by Planning Commission and withdrawn by applicant in forwarding to City Council.

August 11th 2021- 21-0084. Request from Land Solutions for the annexation and zoning to an RS-10 cluster with a concept for 240 single-family homes. Request withdrawn.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: (*Proposed RS-10 Zoning District*)

Article 6.3.8 District Development Standards

- Lot size minimum of 10,000 SF with a lot width minimum of 75’.
- Permits single-family homes only (not single-family attached; i.e. duplexes).
- 30’ minimum front setback/ 10’ minimum side setback/ 20’ minimum rear setback.

A concept plan indicating 144 single-family residential lots has been submitted in support of this annexation and zoning request. All development standards will be required to conform to an RS-10 zoning designation as referenced. Connectivity within this development is shown within three access points off of Baker Road with an additional street connection with the *Cottages of Bear Creek* development currently under construction to the east of this proposal.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
 - Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
 - Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
 - Whether the subject parcel is of adequate shape and size to accommodate the proposed change.
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Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is Rural Countryside which does support single-family residential uses thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

- A. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding property is single-family residential and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition

- B. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.

- C. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The subject property is of adequate shape and size to accommodate a single-family residential development with an RS-10 zoning designation.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning agrees with the general plan for the area;

The Comprehensive Plan (Connect Columbia) designates the subject property as "Rural Countryside". This request would agree with an RS-10 zoning designation.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

The use would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

The proposal is supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map to fulfill that demand.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

Maury County Schools has commented; "Howell, Elem, Cox Middle, Spring Hill High *** This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified".