

STAFF REPORT CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER
22-0010

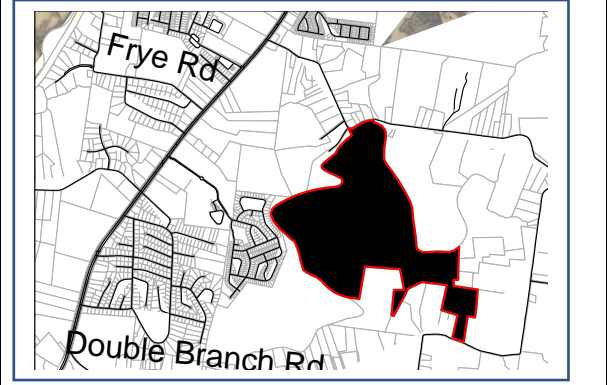
APPLICANT/PROPERTY OWNER
Crunk Engineering/ Safe Harbor Residential

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2558 Greens Mill Road, Map 051 Parcel 55.00

SUMMARY OF REQUEST: Planned Unit Development Final Master Development Plan.

This request is for the final approval of PUD master plan of a 376.96+/- acre tract located on the south side of Greens Mill Road and bounded by Rutherford Creek. This final master plan has included 550 residential lots with a minimum lot size of 10,000 SF.



MAP SOURCE: City GIS

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS PROPOSED | SIZE OF PROPERTY |
|--|-------------------|-------------------------------|---|------------------|
| RS-10 PUD (Single-Family Low Density Residential Planned Unit Development) | Vacant Land | Vacant Land | 550 single-family residential building lots | 377 +/- 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.

PROPERTY HISTORY:

June 9th, 2021. PC 20-0246. Request from Greg Gamble for the annexation and RS-10 PUD zoning designation to allow for 766 single-family homes located at tax map 051, parcel 55 (2558 Greens Mill Road).

September 9th, 2021 Ord No. 4352. Request from Greg Gamble for the annexation and RS-10 PUD zoning designation located at tax map 051, parcel 55 (2558 Greens Mill Road). Approved.

November 9th, 2021 Ord No. 4352. Request from Greg Gamble for the annexation and RS-10 PUD zoning designation located at tax map 051, parcel 55 (2558 Greens Mill Road). Motion approved with contingency that all lots are at minimum 10,000 SF with 550 single-family lots proposed.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A final PUD master plan has been submitted for the Greens Mill Road Planned Unit Development approved by City Council *Ordinance 4352* on November 9th, 2021. Within the overall development, lots will be developed into several phases with 528 homes on lots of 10,000 to 20,000 SF. an additional 22 homes sites will be developed at the SE corner of the property with 1-acre minimum lots. Overall, a total of 550 homes have been approved on the 377-acre tract. Access to this development will be from a new collector street that will connect Greens Mill Road to Double Brach Road. A collector road lot will consist of a minimum 73' wide lot with a 30' front setback. In addition, collector road lots will have a 20' rear setback with a 10' & 25' side setback on corner lots. Minor street lots within the development will compromise of a 73' wide lot minimum with a 25' front setback and 20' rear setback. Corner lots on local roads will consist of a 10' and 20' side yard setbacks on corner lots. Additional staff comments are highlighted below:

- Plan of services from water indicate; *“Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility”*. This request does indicate a water connection from the municipal water system.
- Technical review comment from Columbia Water dated April 19th, 2021 state; *“CPWS cannot supply water to this project. To be able to supply water a new 12” or 8” water main will need to be extended from Nashville Hwy”*. An attached map exhibit indicates this water main will be extended from Nashville Hwy via Greens Mill Road to the subject site within the initial PUD master plan. This final PUD master plan differs from initial approval as a 12” water line extension that will be accessed via an existing 75' TVA transmission easement across neighboring property at the SW is proposed. No easement agreement has been provided per section g. highlighted below.
- PUD elevations (*home designs*) submitted for this final PUD master plan differ from elevations submitted in initial PUD master plan as approved by City Council ordinance no. 4352 on November 9th, 2021.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

Section 3.20.12 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items (*Final Approval of the Proposed PUD*).

Final Master Development Plan of A PUD

The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development, or portion thereof, and shall include, but not limited to the following:

- Final development plan drawings at a scale no smaller than one inch to 200 feet indicating:
- a. The anticipated finished topography of the area involved (contours at vertical intervals as specified by the city engineer but not to exceed five feet.

- b. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing thoroughfares. This shall specifically include: Width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern.
 - c. An off – street parking and loading plan indicating ground coverage of parking areas.
 - d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi – public open space uses including any improvements which are to be deeded as part of any common use area.
 - e. Information regarding the physical characteristics of the surrounding area and developments within 300 feet of the proposed PUD.
 - f. A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures.
 - g. A plan for proposed utilities including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems.
A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.
A generalized land use map and a tabulation of land area to be devoted to various uses and activities.
A tabulation of proposed densities to be allocated to various parts of the area to be developed.
A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.
Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).
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