

Chapel Hill Planning Commission

Monday, February 25, 2019

6:00 PM

Chapel Hill Municipal Planning Commission

Agenda

Monday, February 22, 2019

6:00 P.M.

- 1. Call to Order / Determination of a Quorum**
- 2. Approval of the Minutes**
- 3. Public Comments**
- 4. Agenda Items**
 - a. Jeff Knox – Presentation of the Groves at Chapel Hill Sketch Plan
 - b. Spring Creek Farms Final Plat Phase 1
 - c. Re-Zone 301 North Horton Pkwy
- 5. Other Business**
- 6. Adjournment**



**Town of Chapel Hill
Meeting Minutes
Planning Commission**

Monday, January 28, 2019 6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, January 28, 2019, at 6:00 p.m. at the Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN 37034.

Members Present: Marion Joyce, Mayor Jackie King, Stacey Booker, Isaac Zimmerle, Jason Jent, City Planner Jim Lech, Town Attorney Todd Moore, Recorder/Treasurer Chris Lowe,

Members Absent: Town Administrator Mark Graves.

Marion Joyce called the meeting to order and quorum was established with a majority of the members being present.

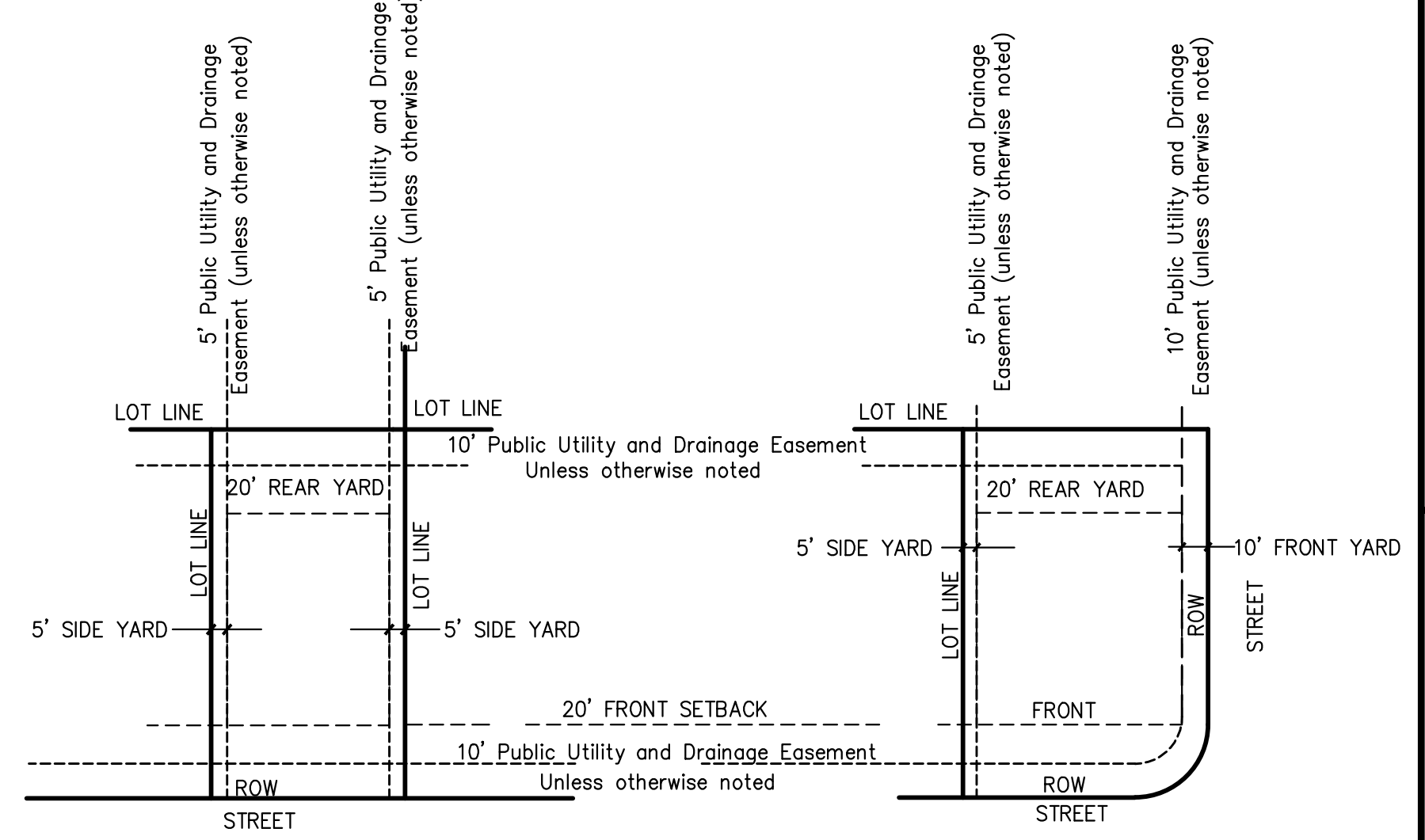
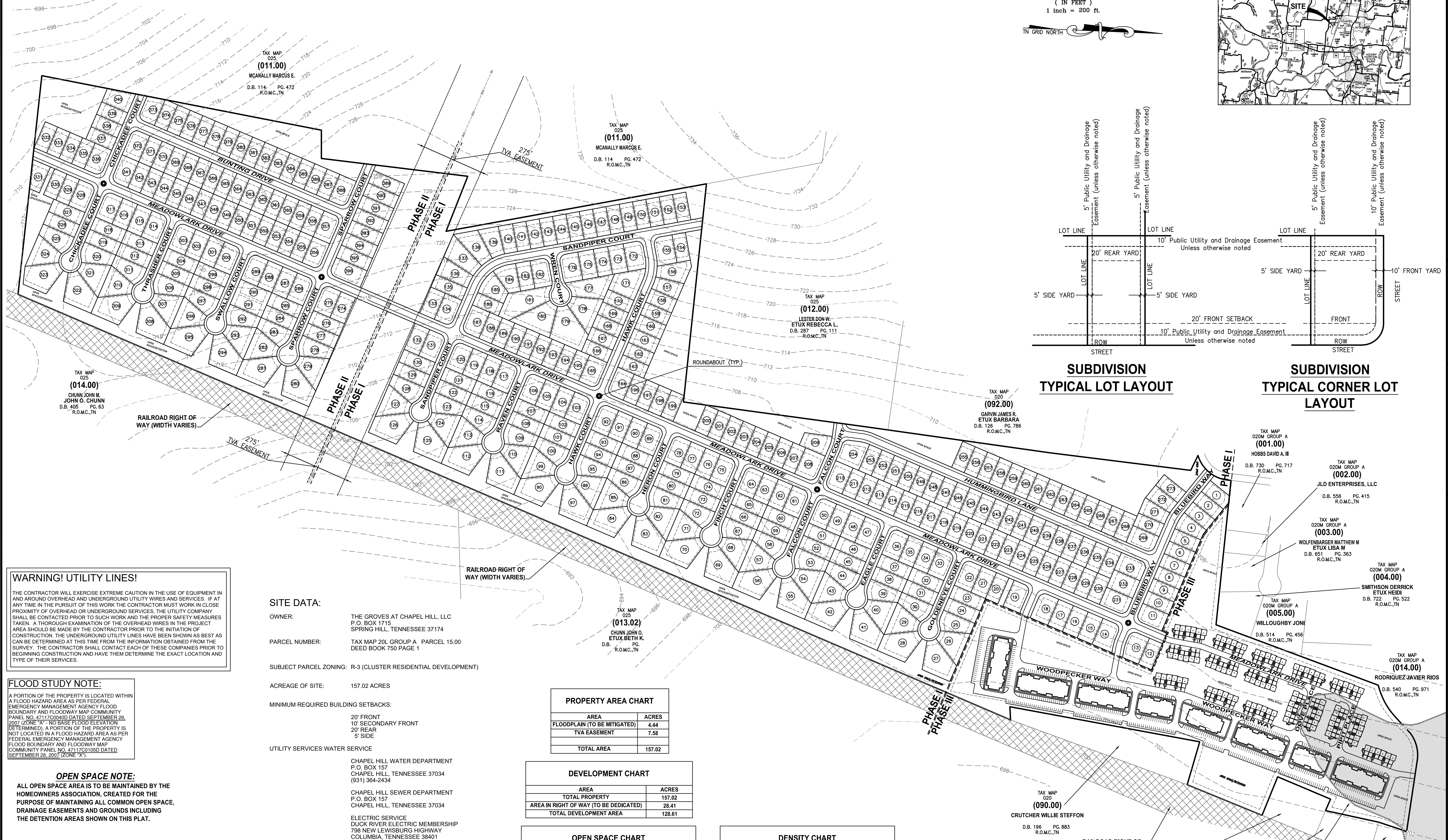
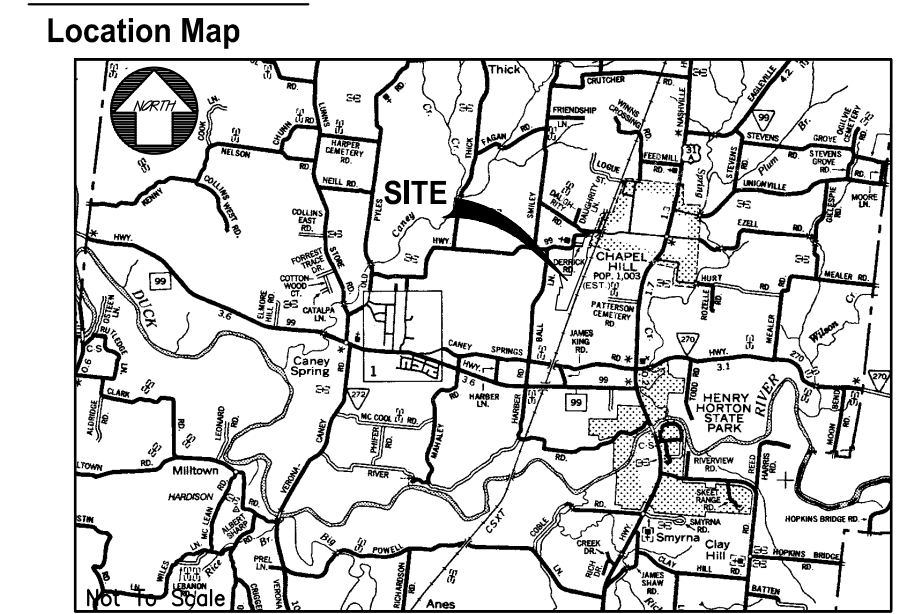
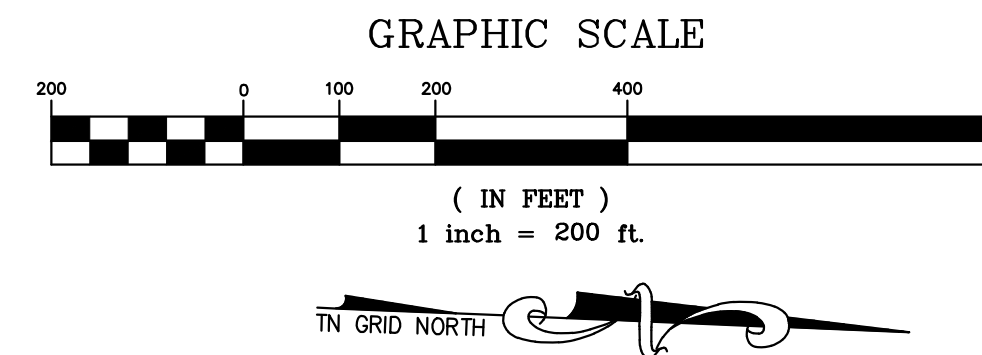
- 1) Jason Jent motioned to approve the minutes, seconded by Isaac Zimmerle
- 2) Public Comments: None
- 3) Amend the Subdivision Regulations
 - a. Board agreed to a 50-foot front setback to be included in new subdivision regulations. No vote was taken during the meeting. City Planner Jim Lech, will be working on drafting the appropriate language. A vote will be taken once.
- 4) Old Business
 - a. None

With no other business, the meeting was adjourned.

Jackie King, Mayor

Attest: Chris Lowe, Town Recorder/Treasurer

SKETCH PLAT



WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47117C00400 DATED SEPTEMBER 28, 2007 (ZONE "A" - NO BASE FLOOD ELEVATION DETERMINED). A PORTION OF THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47117C01050 DATED SEPTEMBER 28, 2007 (ZONE "X").

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE, DRAINAGE EASEMENTS AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE SIGN	TREE PROTECTION FENCE SIGN
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING ROW PIN	EXISTING ROW PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
TREE LINE	TREE LINE
STORM STRUCTURE LABEL	STORM STRUCTURE LABEL
ASPHALT	ASPHALT
CONCRETE	CONCRETE
PARKING SPACES	PARKING SPACES
P.U.D.E.	P.U.D.E.

SITE DATA:

OWNER: THE GROVES AT CHAPEL HILL, LLC
P.O. BOX 1715
SPRING HILL, TENNESSEE 37174

PARCEL NUMBER: TAX MAP 20L GROUP A PARCEL 15.00
DEED BOOK 750 PAGE 1

SUBJECT PARCEL ZONING: R-3 (CLUSTER RESIDENTIAL DEVELOPMENT)

ACREAGE OF SITE: 157.02 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:

20' FRONT
10' SECONDARY FRONT
20' REAR
5' SIDE

UTILITY SERVICES/WATER SERVICE

CHAPEL HILL WATER DEPARTMENT
P.O. BOX 157
CHAPEL HILL, TENNESSEE 37034
(931) 364-2434

CHAPEL HILL SEWER DEPARTMENT
P.O. BOX 157
CHAPEL HILL, TENNESSEE 37034

ELECTRIC SERVICE
DUICK RIVER ELECTRIC MEMBERSHIP
798 NEW LEWISBURG HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-3131

PROPERTY AREA CHART

AREA	ACRES
FLOODPLAIN (TO BE MITIGATED)	4.44
TVA EASEMENT	7.58
TOTAL AREA	157.02

DEVELOPMENT CHART

AREA	ACRES
TOTAL PROPERTY	157.02
AREA IN RIGHT OF WAY (TO BE DEDICATED)	28.41
TOTAL DEVELOPMENT AREA	128.61

OPEN SPACE CHART

AREA	ACRES	% TOTAL	% REQ.
OPEN SPACE (PROVIDED)	37.43	29.09	25.00
TOTAL OPEN SPACE (REQ.)	32.15	25.00	25.00

DENSITY CHART

AREA	ACRES	DEN. TOTAL	DEN. REQ.
TOTAL AREA	157.02	4.74	5.80
TOTAL DEVELOPMENT AREA	128.61	5.78	5.80

PROPERTY PHASES

PHASE	LOT #S	TOWNHOMES	APARTMENTS
PHASE 1	1-273		
PHASE 2	274-396		
PHASE 3		96	252

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PURPOSE NOTE: TO CONSTRUCT A RESIDENTIAL DEVELOPMENT WITH RELATED OPEN SPACE, ROADWAYS, UTILITIES AND STORMWATER INFRASTRUCTURE.

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM LOT SIZE IS 60' X 125' (7,500 S.F.)
- ALL OPEN SPACE TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS ASSOCIATION.

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WESA
ENGINEERS & SURVEYORS

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

Client: GROVES AT CHAPEL HILL, LLC
P.O. BOX 1715
SPRING HILL, TN 37174

Job. no. 18591
Scale: Vertical: Horizontal: T=500

Drawn: RP
Checked: JS
Approved: CV
Date: FEBRUARY 4, 2019

THE GROVES AT CHAPEL HILL
OLD HIGHWAY 99
CHAPEL HILL, MARSHALL COUNTY, TENNESSEE
SKETCH PLAT

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

gerald@wesengineers.com