



## AGENDA

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The Columbia Municipal Planning Commission will meet on April 6th for Study Session and April 13th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

### 1. Organization

1.1. Call To Order

1.2. Roll Call

1.3. Welcome Of Visitors/Rules Of Conduct

1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.

1.5. Review Of Bonds And Letters Of Credit

Documents:

[April Letters of Credit.pdf](#)

1.6. Approval Of Minutes

Documents:

[cmpe\\_20220309 Minutes Draft.pdf](#)

### 2. Consent Agenda

2.1. 22-0027 - Final Plat For Summerdale Phase 7

Request from Martin Engineering for approval of a Final Plat with surety of \$66,000 for Summerdale Phase 7, located at [Tax Map 114 Parcel 19.00](#).

2.1.A. 22-0027 - Current Submittal And Staff Report

Documents:

[22-0027\\_Final Plat\\_Summerdale Phase 7 Final Plat.pdf](#)  
[22-0027\\_Staff Report\\_Summerdale Phase 7\\_Final Plat.pdf](#)

2.1.B. 22-0027 - Supporting Documents

Documents:

22-0027\_Application\_Summerdale Ph7 Final Plat.pdf  
22-0027\_Final Plat\_Summerdale Phase 7 Final Plat.pdf  
22-0027\_Subdivision Development Agreement\_Summerdale Ph7 Final Plat.pdf  
22-0027\_Technical Comments.pdf  
22-0027\_SummerdalePh7\_locationmap.jpg

3. Discussion

- 3.1. 21-0295 - Site Plan Approval Of Legacy At Highland Estates  
Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being [Tax Map 75 Parcel 51.06](#).

**DEFERRED FROM A PREVIOUS AGENDA**

- 3.1.A. 21-0295 - Current Submittal And Staff Report

Documents:

21-0295\_Updated Site Plan\_Legacy at Highland.pdf  
21-0195 Staff Report Legacy at Highlands Updated.pdf

- 3.1.B. 21-0295 - Supporting Documents

Documents:

21-0295\_Application.pdf  
21-0295\_Site Plan\_Highland Estates.pdf  
21-0295\_Technical Comments.pdf  
21-0295\_Revised Site Plan\_Highland Estates.pdf  
21-0295\_Location Map\_Highlands Estates.pdf

- 3.2. 22-0012 - Rezoning 194 Theta Pike  
Request from Fulmer Lucas Engineering to rezone a portion of Parcel 46.00 of Tax Map 90B, located at [194 Theta Pike](#), from General Commercial Services (GCS) to High Density Residential (RM-1).

**DEFERRED FROM A PREVIOUS AGENDA**

- 3.2.A. 22-0012 - Current Submittal And Staff Report

Documents:

22-0012\_Revised Concept Plan\_Rezoning GCS to RM-1.pdf  
22-0012\_Staff Report\_Theta Pike\_Rezoning GCS to RM-1\_Revised.pdf

- 3.2.B. 22-0012 - Supporting Documents

Documents:

22-2012\_Application\_Theta Pike Multifamily.pdf  
22-2012\_Legal Description\_Theta Pike Multifamily.pdf

22-2012\_Site Location from Applicant\_Theta Pike Multifamily.pdf  
22-2012\_Concept Plan\_Theta Pike Multifamily.pdf  
22-0012\_Technical Comments\_Theta Pike.pdf  
22-0012 Technical Comment Responses\_Theta Pike.pdf  
22-0012 CPWS Letter.pdf  
22-0012\_Revised Legal Description\_Theta Pike.pdf  
22-0012\_Location Map Zone\_Theta Pike.pdf  
22-0012\_Location Map CompPlan\_Theta Pike.pdf

- 3.3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B,And 3  
Request from McNeely Civil Engineering for approval of a Final PUD and Preliminary  
Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being [Tax Map 51 Parcel  
58.02](#).

3.3.A. 22-0033 - Current Submittal And Staff Report

Documents:

22-0033\_Revised Master Plan\_Honey Farms Final PUD.pdf  
22-0033\_Preliminary Plat 0\_Honey Farms.pdf  
22-0033\_Preliminary Plat 1\_Honey Farms.pdf  
22-0033\_Preliminary Plat 2\_Hopney Farms.pdf  
22-0033\_Staff Report\_Honey Farms PrePlat Final Pud Master Phases  
1A\_1B\_3.pdf

3.3.B. 22-0033 - Supporting Documents

Documents:

22-0033\_Application\_Honey Farms Townhomes 1A 1b 3 Preliminary  
Plat.pdf  
22-0033\_Preliminary Plat CO.02\_Honey Farms Townhomes 1A 1b 3  
Preliminary Plat.pdf  
22-0033\_Preliminary Plat CO.00\_Honey Farms Townhomes 1A 1b 3  
Preliminary Plat.pdf  
22-0033\_Preliminary Plat CO.01\_Honey Farms Townhomes 1A 1b 3  
Preliminary Plat.pdf  
22-0033\_Technical Comments\_Honey Farms.pdf  
22-0033\_Responses to Technical Commets\_Honey Farms.pdf  
22-0033\_Clubhouse\_Honey Farms.pdf  
22-0033\_Clubhouse Front and Right Elevations\_Honey Farms.pdf  
22-0033\_Clubhouse Rear and Left Elevations\_Honey Farms.pdf

- 3.4. 22-0035 - Rezoning Off Bear Creek Pike  
Request from T-Square Engineering to rezone approximately 7.43 acres off Bear  
Creek Road from (General Commercial Services) GCS to (High Density Residential)  
RM-1, being [Tax Map 72 Parcel 30.02](#).

**THE APPLICANT HAS WITHDRAWN THIS APPLICATION**

- 3.5. 22-0037 Preliminary Plat For Homestead South  
Request from T-Square Engineering for approval of a Preliminary Plat for Homestead  
South Subdivision to consist of 19 single family lots zones RS-6, being [Tax Map 52  
Parcel 14.00](#).

3.5.A. 22-0037 - Current Submittal And Staff Report

Documents:

[22-0037 Staff Report Homestead South Preliminary.pdf](#)  
[22-0037\\_Resubmittal Preliminary Plat\\_Homestead South.pdf](#)

3.5.B. 22-0037 - Supporting Documents

Documents:

[22-0037\\_Application\\_Homestead South Preliminary Plat.pdf](#)  
[22-0037\\_Preliminary Plat\\_Homestead South Preliminary Plat.pdf](#)  
[Frye Road Wastewater Will Serve Letter.pdf](#)  
[22-0037\\_Technical Comments\\_Homestead South.pdf](#)  
[Homestead South Comment Response.pdf](#)  
[Homestead South \\_ Road Name Request.pdf](#)

3.6. 22-0042 - Review And Recommendation On The Proposed City Of Columbia Engineering Standards And Specifications (ESS)

Request by the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

<https://www.columbiatn.com/DocumentCenter/View/1709/ESS-Public-Draft-Feb-9-2022-PDF>

3.7. 22-0041 - Review And Action On The Revised City Of Columbia Subdivision Regulations  
Request by Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

<https://www.columbiatn.com/DocumentCenter/View/1710/SubRegs-Public-Draft-Feb-9-2022-PDF>

4. Other Business

4.1. (Study Session) Discussion Of Access Management Revisions For 2425 Nashville Highway

Documents:

[C5.6 DETAILED LAYOUT PLAN.pdf](#)  
[C6.6 DETAILED GRADING PLAN.pdf](#)

5. Adjourn

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Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The [2022 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#).

The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.