CITY OF COLUMBIA

TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will hold two voting sessions in July 2022; there will be no study session. The first Voting Session will be held on Wednesday July 6, 2022 at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct

II. Discussion Items - Group One - 4:00 pm

1. 22-0100 - Theta Pike & Columbia Rock Road - Theta Pike Estates Preliminary Plat

   THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM TO AUGUST 2022

   Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 211 single family lots at THETA PIKE AND COLUMBIA ROCK ROAD.

2. 22-0078 – Columbia Bluffs (fka "Big Bear Bluffs") – Comprehensive Plan Amendment, Annexation and Rezoning with Preliminary PUD Master Plan

   THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

   Request from Greg Gamble, for:

   - Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres;
   - Annexation of approximately 413 acres; and
   - Rezoning with approval of a mixed-use Preliminary PUD Master Plan for:
     - 76.35 acres RM1-PUD with limited commercial/office uses; and
     - 343.43 acres RS-6-PUD,

being Tax Map 90 Parcels 16 and 12.01.

22-0078 - Additional Documents Provided After June PC Meeting

Documents:

22-0078_Columbia Bluffs - PMDP - Submittal Letter_06212022.pdf
22-0078_Columbia Bluffs - PMDP - Pattern Book_06212022.pdf
22-0078_Columbia Bluffs - PMDP - SHEETS_06212022.pdf

22-0078 – Current Submittal And Staff Report

Documents:

22-0078_Preliminary PUD Pattern Book_04182022.pdf
22-0078_Preliminary PUD Master Plan_04182022.pdf
22-0078_Staff Report.pdf

22-0078 - Additional Documents Provided After May Study Session

Documents:

22-0078_Columbia Bluffs Submittal Letter_050622.pdf
22-0078_Revised Pattern Book_050622.pdf
22-0078_Columbia BLuffs Technical PMDP Drawings_Revised5.6.2022_(FileSizeReduced).pdf
22-0078_Concurrence Letter Revised Timeline_050622.pdf

22-0078 – Supporting Documents

Documents:

22-0078_Application_Big Bear Bluffs CA Annex PUD.pdf
22-0078_Legal Description_Big Bear Bluffs CA Annex PUD.pdf
22-0078_Owner Permission_Big Bear Bluffs CA Annex PUD.pdf
22-0078_Prelim PUD Master Plan_Big Bear Bluffs CA Annex PUD.pdf
22-0078_Pattern Book_Big Bear Bluffs CA Annex PUD.pdf
22-0078 Technical Comments revised.pdf
22-0078_Response to Technical Comments.pdf
22-0078_TIS Developer Concurrence Letter_04182022.pdf
22-0078_Aerial of Traffic improvements_04182022.pdf
22-0078 Plan of Service.pdf
22-0078_compmap_0420.jpg
22-0078_zonemapatIronBridge_0420.jpg
22-0078_zonemap_0420.jpg
22-0078_zonemapatBearCrk_0420.jpg
WastewaterEmail_05112022.pdf

Public Comments Received

Documents:

FosterLetter.pdf

Petition_Comments.pdf
Petition_Signatures.pdf
V_WoodsLetter.pdf

3. 22-0077 – Rock Spring Road – Comprehensive Plan Amendment, Annexation and Rezoning

   THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

   Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being Tax Map 92 Parcels 11.01 and 11.02 with rezoning to RS-10 Single Family Low Density Residential. The applicant also requests to amend Connect Columbia to remove the subject parcel from the Interstate Gateway Special District.

   22-0077 – Current Submittal And Staff Report

   Documents:

   22-0077_Concept Plan_04182022.pdf
   22-0077_Staff Report.pdf

   22-0077 - Plan of Services

   Documents:

   22-0077 POS Rock Springs Road.pdf

   22-0077 – Supporting Documents

   Documents:

   22-0077_Application_Rock Springs Road II Annex and Rezone.pdf
   22-0077_Legal Description Parcel 11.01__Rock Springs Road II Annex and Rezone.pdf
   22-0077_Legal Description Parcel 11.02_Rock Springs Road II Annex and Rezone.pdf
   22-0077_Concept Plan_Rock Springs Road II Annex and Rezone.pdf
   22-0077_Technical Comments.pdf
   22-0077 Response to Technical Comments.pdf
   22-0077 2022.04.18 - Rock Springs II Application COMPLETE.pdf
   22-0077_Annexation Request - Connelly Property.pdf
   22-0077_Annexation Request - Blair Property.pdf
   22-0077 Fire POS.pdf
   22-0077_compmap_0420.jpg
   22-0077_zonemap_0420.jpg

4. 22-0079 - Pewitt Place PUD - Annexation, Plan Of Services, Rezoning To High Density Residential With Preliminary PUD Master Plan

   THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

   Request from T-Square Engineering for Annexation with Plan of Services for portions of Tax Map 90 Parcels 12 and 13 off Bear Creek Pike with rezoning of all to RM1-PUD with Preliminary PUD Master plan approval.

III. 10-Minute Break

IV. Discussion Items - Group Two - 5:00 pm

1. 22-0134 - CORE Spaces - Preliminary PUD Master Plan, Rezoning
   THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM TO AUGUST 2022

   Request from Kimley Horn for preliminary PUD master plan approval with rezoning from RS-40 (Low Density) to RM1-PUD (High Density Planned Unit Development) for 342 units located at 1647 OLD HIGHWAY 99.

2. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development
   THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

   Request from Joseph Ahler for approval of a Planned Unit Development with Preliminary Master Plan consisting of 198 townhome units located at 1451 LASEA ROAD and Bear Creek Pike.

   22-0101 – Current Submittal and Staff Report

   Documents:

   22-0101_Staff Report Lasea Road Townhomes.pdf
   22-0101 Full Set.pdf

   22-0101 Supporting Documents

   Documents:

   22-0101_application_0418.pdf
   22-0101_PUDmasterplan_0418.pdf
   22-0101_architecturals_0418.pdf
   22-0101 Full Set.pdf
   22-0101_Deed.pdf
   22-0101_Response to Technical Comments.pdf
   22-0101_Mail Kiosk Detail_05162022.pdf
   22-0101_View of Site_05162022.pdf
   22-0101_Peliminary PUD Checklist_05162022.pdf
   22-0101_Fireflow_05162022.pdf
   22-0101 Townhome Renderings_05162022.pdf
   22-0101_zonemap_0518.jpg

3. 22-0103 - Martin Drive - Annexation, Plan Of Services, And Rezoning
   THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

   Request from Wade Kincaid for Annexation and Plan of Services with rezoning to RS-6 (Medium High Density) of Tax Map 90 Parcel 29.02 and a portion of 29.00 off Martin Drive.

   22-0103 – Current Submittal and Staff Report

   Documents:

   22-0103_Staff Report.pdf
   22-0103_Concept_0418.pdf

   22-0103 - Plan of Services

Documents:

22-0103 POS Martin Drive-McClain Property.pdf

22-0103 - Supporting Documents

Documents:

22-0103_Application_0418.pdf
22-0103_Annexation permission_0418.pdf
22-0103_2001 Survey Plat_0418.pdf
22-0103_Concept_0418.pdf
22-0103_Legal description parcel 29_0418.pdf
22-0103-Legal description parcel 29.02_0418.pdf
22-0103_zonemap_0518.jpg
22-0103_Technical Comments_05102022.pdf

4. 22-0102 - 4015 Trotwood Avenue - Comprehensive Plan Amendment, Rezoning, Preliminary Planned Unit Development Master Plan

   Request from Highland Corporation for approval of a Comprehensive Plan amendment and rezoning from RS-20 (single family low density residential) to commercial with a Preliminary PUD Master Plan at Trotwood Avenue and Sunnyside Lane, being TAX MAP 112 PARCELS 22-24.

   22-0102 – Supporting Documents

   Documents:

   22-0102_application_0418.pdf
   22-0102_Architecture_0418.pdf
   22-0102_Legal Description TM 112 Parcel portion 22 and 23_0418.pdf
   22-0102_Legal Description Tracts 1-3_0418.pdf
   22-0102_Master Development Plan_0418.pdf
   22-0102_TrafficImpactStudy_06212022.pdf
   22-0102_Trotwood Fast StopTIS_Review Memo.pdf
   22-0102_Preliminary PUD Master Development Plan Checklist_06212022.pdf
   22-0102_Sunnyside_HD_Report_06212022.pdf
   22-0102_Technical Comments.pdf
   22-0102_Response to Technical Comments_06212022.pdf
   22-0102_compmap_0614.jpg
   22-0102_zonemap_0614.jpg

5. 22-0127 - Bullock Street Townhomes - Preliminary Plat

   Request from Steve DeSoto for preliminary plat approval of Bullock Street Townhomes consisting of 16 units off BULLOCK STREET.

   22-0127 – Supporting Documents

   Documents:

   22-0127_app_0516.pdf
   22-0127_PUD-plat_0516.pdf
   22-0127_Bullock Street Elevations.pdf
   22-0127_zonemap_0614.jpg

6. 22-0149 - Bullock Street Townhomes - Final PUD Master Plan

Request from Steve DeSoto for final PUD master plan approval of Bullock Street Townhomes consisting of 16 units off BULLOCK STREET.

22-0149 – Current Submittal And Staff Report

Documents:

22-0149_Bullock Street PUD Final Master Plan_06212022.pdf
22-0149_Staff Report.pdf

V. Other Business

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.

June 21, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal per Staff Comments of Columbia Bluffs PUD Subdivision – Annexation Request, Rezoning Request, Land Use Plan Amendment Request, and PUD Masterplan

Dear Mr. Keltner,
We are submitting revised plans for the Columbia Bluffs Preliminary PUD Master Plan based comments received during the May 11, 2022 Planning Commission meeting. Below, please find a summary of our changes.

Included in the submittal are the following:

1. One hard-copy of the revised Pattern Book and Technical Plans
2. Digital copy of the revised Pattern Book
3. Digital copy of the revised Technical Plans

Summary of Changes:
Details have been added to the Pattern Book concerning the home elevations and main amenity.

In addition to separating the home elevations by lot type, more elevations for each type have been provided.

The main amenity space has been expanded by the removal of four single-family lots. The plan in the Pattern Book has been enhanced to show more details of the amenity area and pool deck. Character images provided by the Developer from a similar project have also been included to demonstrate the intent of the amenity construction.

The removal of the four single-family lots reduces the total residential units from 1,400 homes to 1,396 homes. The density updates to 3.33 DUA gross/4.50 DUA net.

DEVELOPMENT PLANNING | DESIGN | MANAGEMENT

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

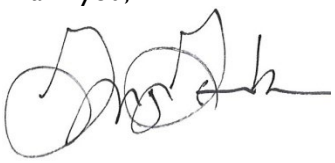
DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

Also of note, there is an existing cemetery on the site that is believed to be located in the area of lots 550 and 551 on the proposed plan. The developer shall have this specific area surveyed prior to the Final Master Development Plan submittal for a more accurate location. This information will then be used to make minor adjustments to the lot layout in order to accommodate the open space needed for the cemetery to remain.

Members of our team will be present at the Planning Commission Voting Session on July 6, 2022, to make a presentation and answer any additional questions. If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,

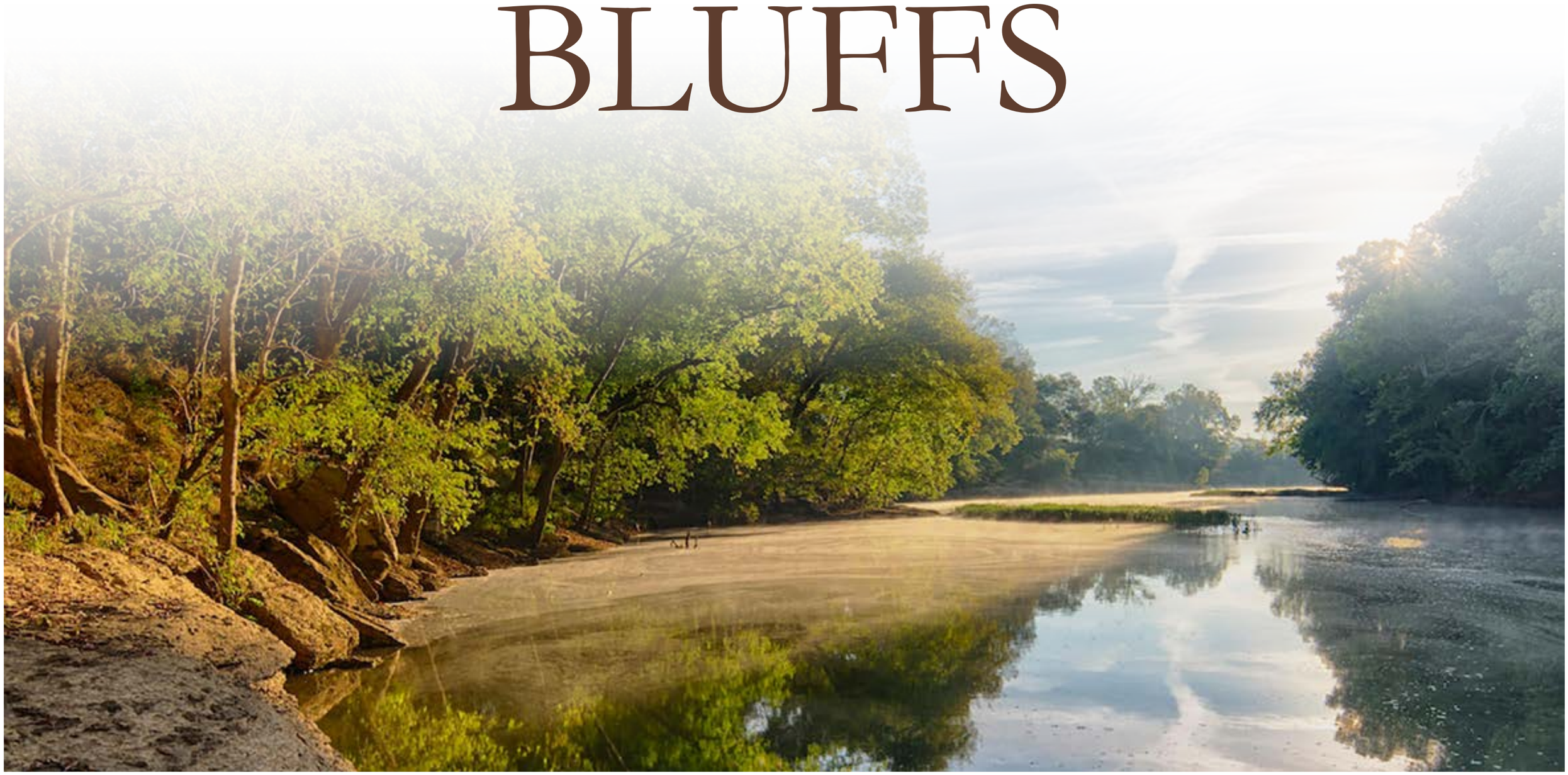


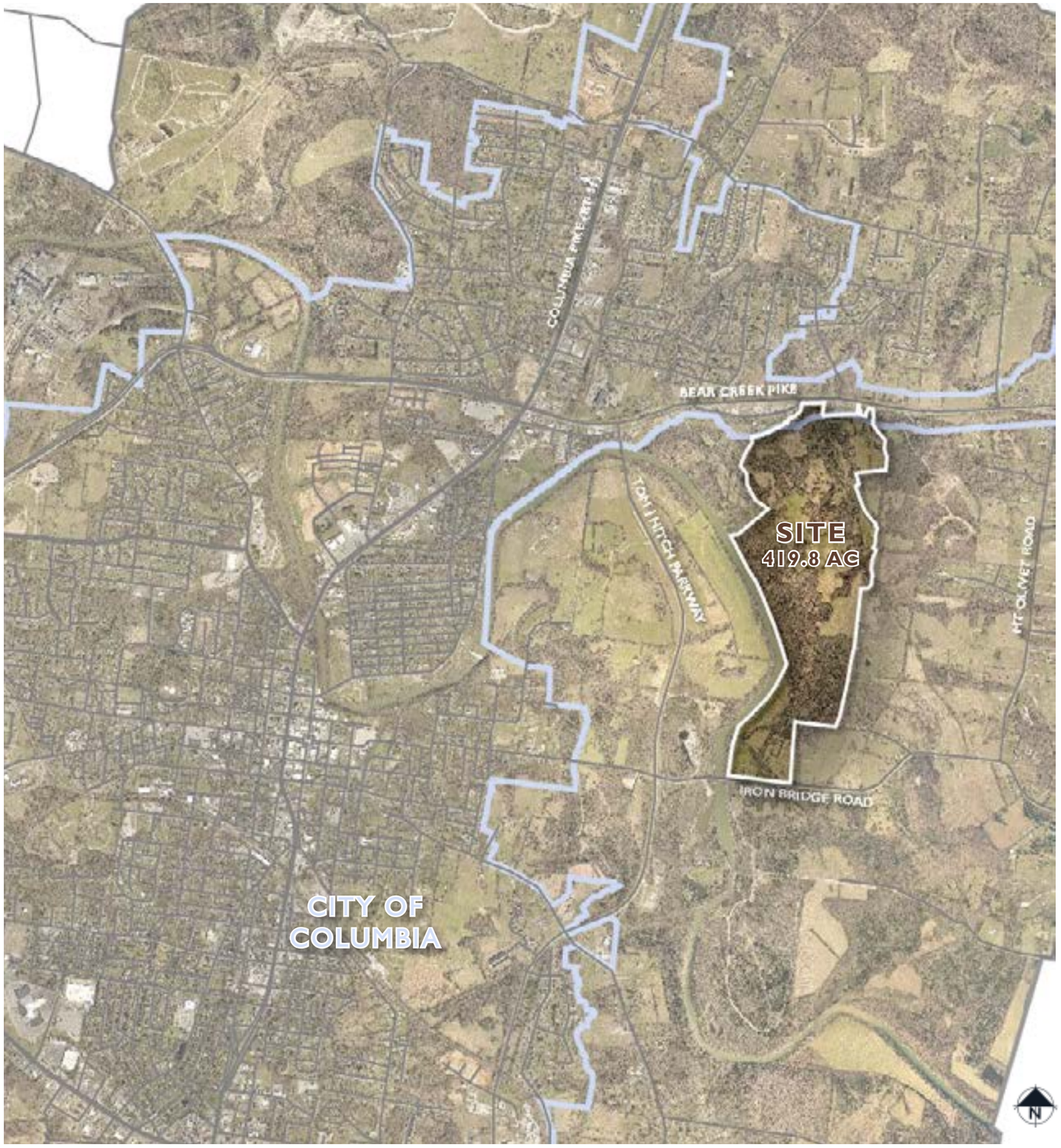
Gamble Design Collaborative
Greg Gamble
3020 Stansberry Lane
Suite 201
Franklin, TN 37069

COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

DEVELOPER
JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

ENGINEER
JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211

LANDSCAPE ARCHITECT
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069

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5. COMMUNITY CHARACTER
6. ANNEXATION AND REZONING
7. FUTURE LAND USE AMENDMENT
8. MASTER PLAN
9. OPEN SPACE & AMENITIES

ARCHITECTURE:
16. DESIGN GUIDELINES
17. SINGLE FAMILY
18. TOWNHOME
19. MULTI-FAMILY
20. LOT DIAGRAMS
25. COMMERCIAL
27. STREET SECTIONS

Date: March 21, 2022
Revised: April 18, 2022
Revised: May 6, 2022
Revised: June 21, 2022

DEVELOPMENT TEAM

KOLTERLAND

Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

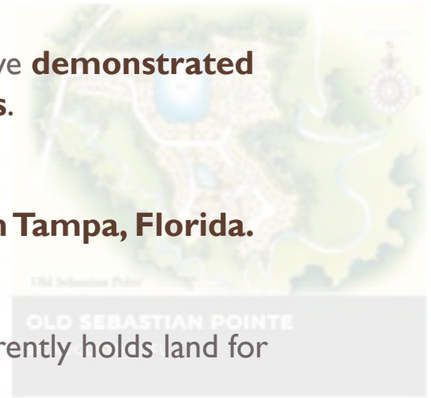
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**







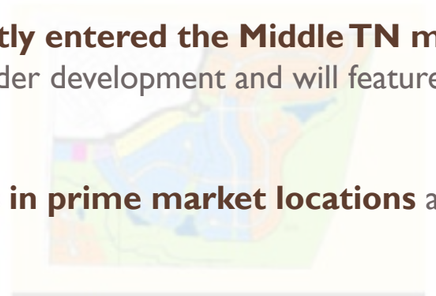


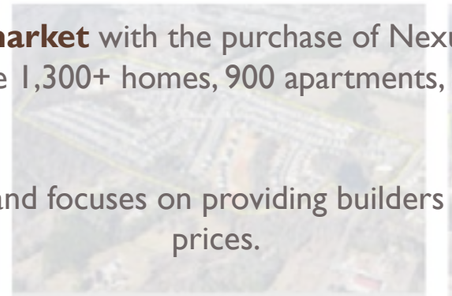


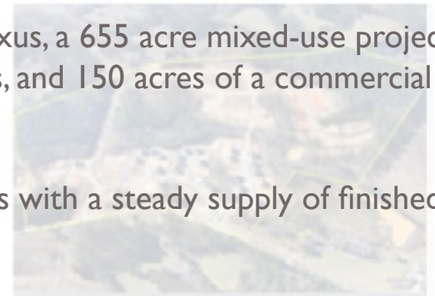
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

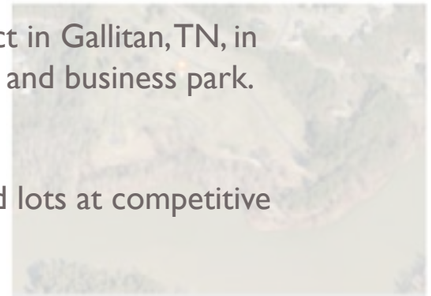
Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.





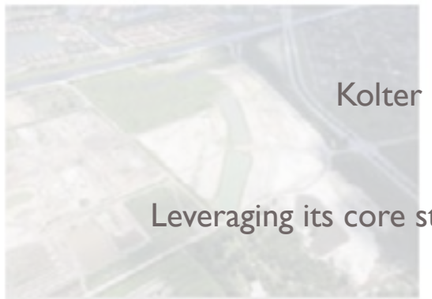






Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

The firm targets acquisition of raw land with entitlements in place or nearly in place which **Kolter Land develops in-house, and sells to homebuilders and other developers**.











Kolter Land has business relationships with all public and major private homebuilders **in the southeast U.S**.

Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.

KOLTER LAND INTRODUCTION

WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 419.8 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 796 single family homes, 300 townhomes, and 300 multi-family apartment homes as well as +/-3.54 acres proposed for commercial uses.

ANNEXATION INTO CITY OF COLUMBIA



REZONING REQUEST





LAND USE AMENDMENT



PUD MASTER PLAN

DEVELOPMENT OVERVIEW

VARIOUS
HOUSING OPTIONS



POCKET PARKS, TRAILS,
& OPEN SPACES



DOG PARK



FAMILY-FRIENDLY
INFRASTRUCTURE





AMENITIES, POOL,
& FIREPIT AREAS

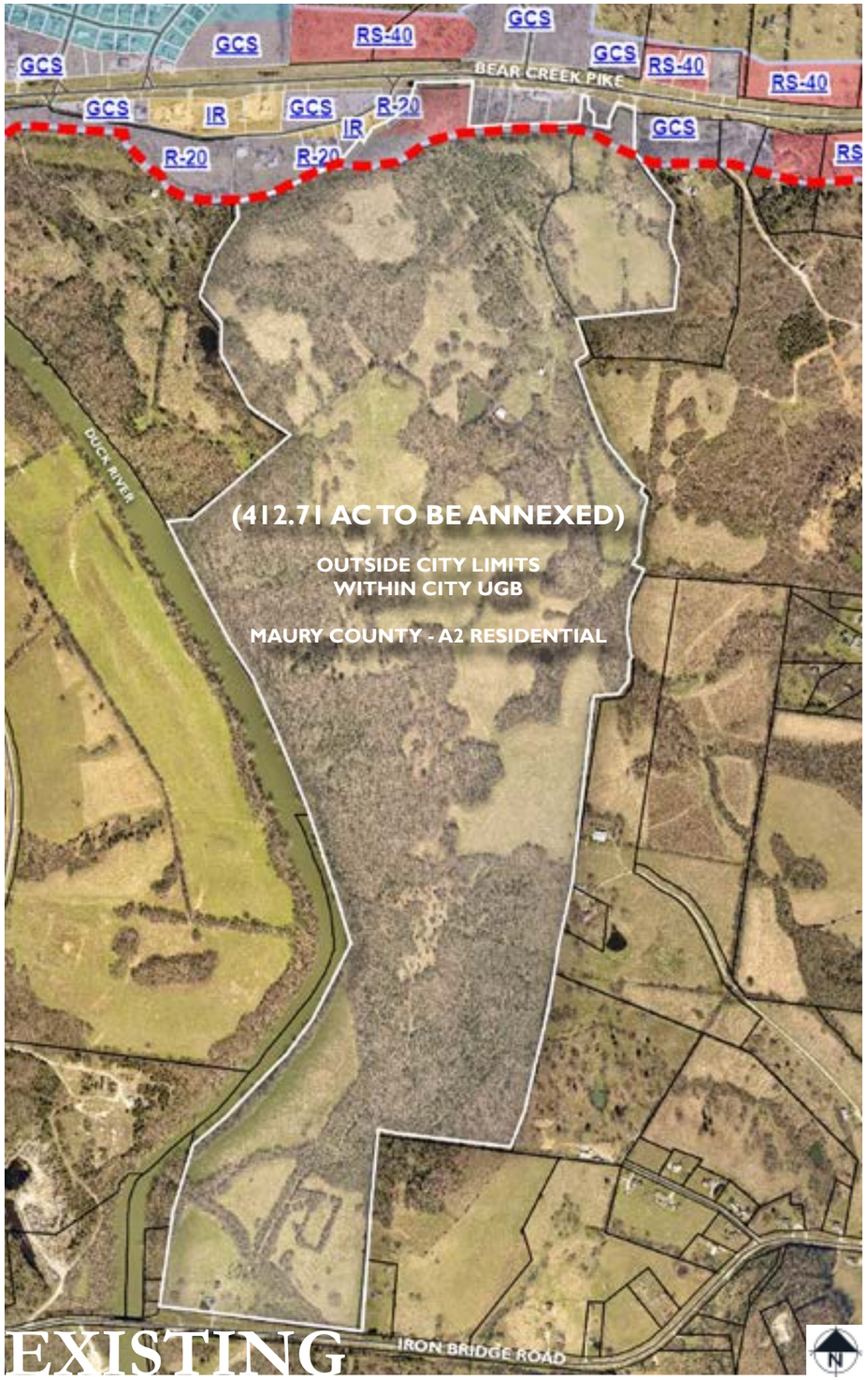


RIVER ACCESS
& CANOE LAUNCH

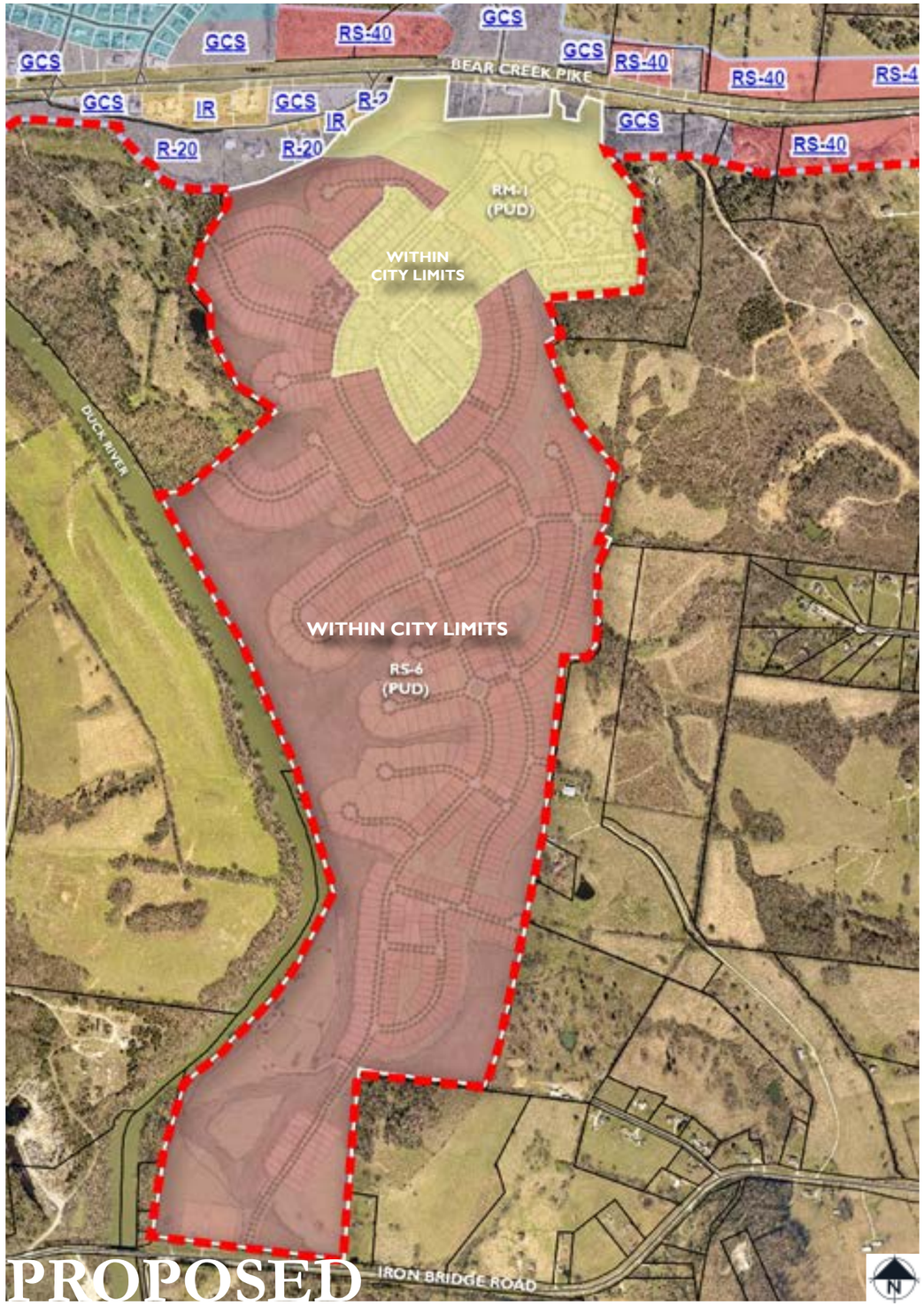


BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



EXISTING



PROPOSED

LAND AREA REQUESTED FOR ANNEXATION INTO THE CITY OF COLUMBIA:

ADJACENT TO PARCELS ALONG BEAR CREEK PIKE WHICH ARE ALREADY WITHIN CITY LIMITS.

WITHIN LIMITS OF COLUMBIA'S URBAN GROWTH BOUNDARY

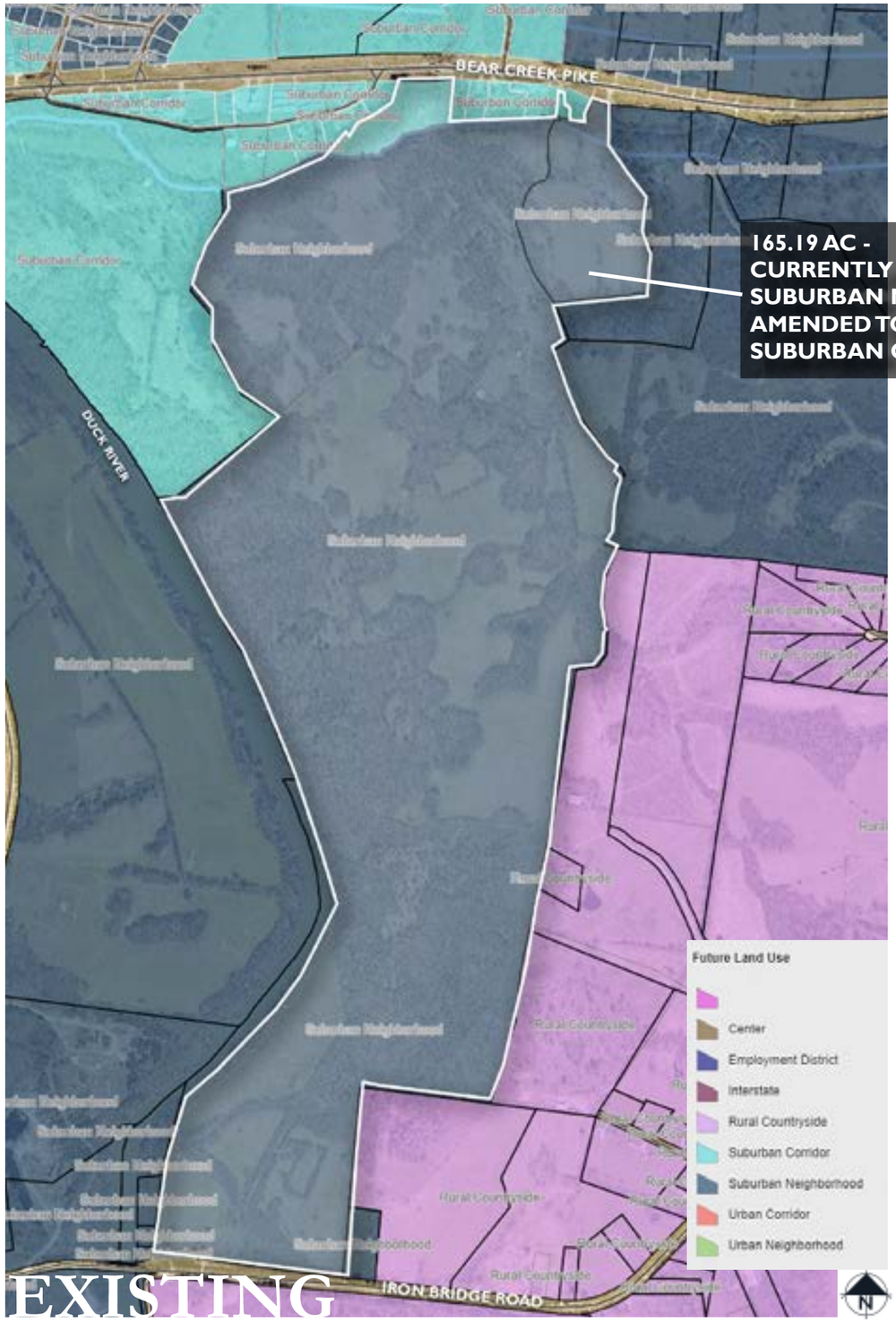
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40 (412.71 AC)

REQUESTED ZONING:
PUD-R (RS-6 BASE ZONING)
343.43 AC
PUD-C (RM-1 BASE ZONING)
76.35 AC

ANNEXATION & REZONING



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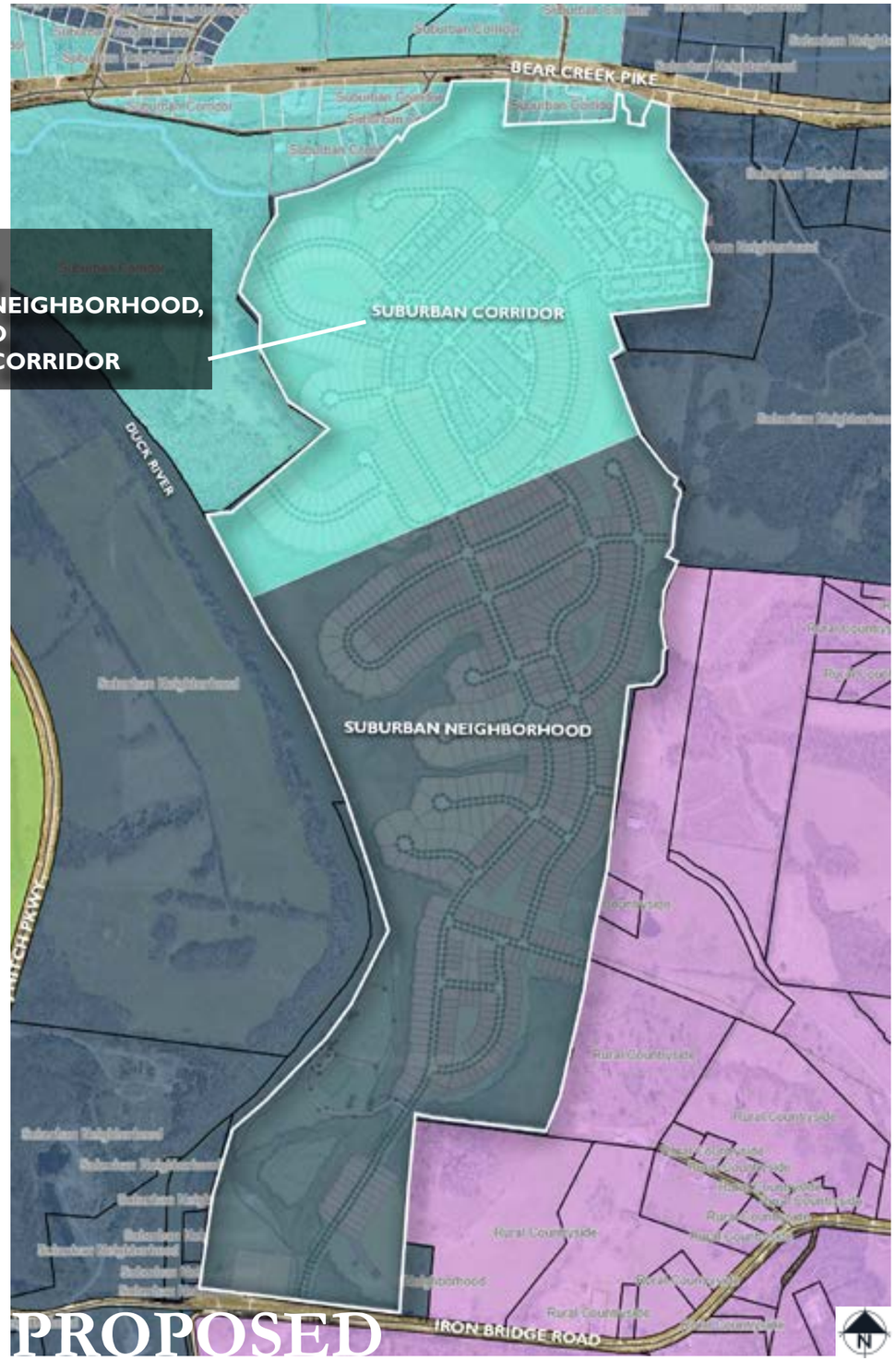


PROPOSED

LAND USE AMENDMENT:

EXISTING LAND USE:
SUBURBAN RESIDENTIAL &
SUBURBAN CORRIDOR

REQUEST:
EXTEND EXISTING BOUNDARY OF SUBURBAN CORRIDOR FROM THE NORTHERN EDGE OF THE SITE INTO THE SITE FOR AN AREA OF 165.19 AC.

THE EXTENSION OF THIS LAND USE DISTRICT INTO THE SITE ALLOWS FOR TOWNHOME, MULTI-FAMILY, AND LIMITED COMMERCIAL/OFFICE USES TO BE DEVELOPED IN CONJUNCTION WITH THE SINGLE-FAMILY DETACHED RESIDENTIAL USES.

FUTURE LAND USE AMENDMENT



*SEE PAGE 10 FOR OPEN SPACE

MASTER PLAN

MASTER PLAN SUMMARY AND REQUESTED VARIANCES

The neighborhood character is established by:

- Clustered development to preserve large community open spaces & flood plain

- High level of connectivity internally, and also provides a roadway connection between Bear Creek Pike and Iron Bridge Road.

- Many variations of housing options, including single-family detatched lots, single-family attached townhomes, and multi-family apartment units.

- Community amenities such as pocket parks, nature trails, a community pool, & dog park

RS-6 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	Up to 10' in front setback	N/A
Cul-de-sac Length	1,031' LF	600' LF

RM-1 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	Up to10' in front setback	N/A
Multi-Family Units per Building	30 Units	24 Units
Multi-Family Building Height	3 Stories + Gable up to 50' height	35'
Townhome Parking Spaces Min. Requirements	Allow On-Street to count	Only Off-Street counts

OVERALL DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	419.8 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY CO.)
PROPOSED ZONING:	RS-6 PUD & RM-1 PUD
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES; NEIGHBORHOOD COMMERCIAL (MAX. 20,000SF)
TOTAL UNITS:	1,396 HOMES
COMMERCIAL ACREAGE:	3.54 AC
TOTAL OPEN SPACE:	174.8 AC

419.8 AC - 57.95 AC - 51.42 AC = **310.41 AC**
TOTAL FLOOD ROW **NET**

RS-6 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	343.43 AC
NET AREA:	246.21 AC
MAP/PARCEL NUMBERS:	090 --- 01201
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
TOTAL UNITS:	786 HOMES
TOTAL OPEN SPACE:	114.1 AC (42.0% OF RS-6)

343.43 AC - 57.8 AC - 39.42 AC = **246.21 AC**
TOTAL FLOOD ROW **NET**

TOTAL HOMES:
786 SINGLE FAMILY
786 HOMES

RM-1 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	76.35 AC
NET AREA:	64.20 AC
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES, NEIGHBORHOOD COMMERCIAL
TOTAL UNITS:	610 HOMES
COMMERCIAL ACREAGE:	4.10 AC

*SEE PAGE 25 FOR ADDITIONAL INFORMATION ON COMMERCIAL AREA

76.35 AC - 0.15 AC - 12.0 AC = **64.20 AC**
TOTAL FLOOD ROW **NET**

TOTAL OPEN SPACE: 30.7 AC (40.2% OF RM-1)

TOTAL HOMES:
300 MULTIFAMILY
300 TOWNHOMES
10 SINGLE FAMILY
610 HOMES

PERMITTED DENSITY:		REQUESTED DENSITY:	
MAX. UNITS:	**2,217 HOMES**	**UNITS:**	**1,396 HOMES**
GROSS AREA:	419.78 AC	GROSS AREA:	419.78 AC
NET AREA:	310.41 AC	NET AREA:	310.41 AC
MIN. LOT SIZE:	6,000 SF		
GROSS DENSITY:	5.28 DUA	GROSS DENSITY:	3.33 DUA
NET DENSITY:	7.14 DUA	**NET DENSITY:**	**4.50 DUA**

LOT BREAKDOWN:

SINGLE FAMILY LOTS:	796 HOMES
TYPE 1 LOTS: 515	
TYPE 2 LOTS: 188	
TYPE 3 LOTS: 50	
TYPE 4 LOTS: 43	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
APPROX. 10 BUILDINGS @ 30 UNITS/BUILDING	
TOTAL RESIDENTIAL UNITS:	1,396 HOMES

OPEN SPACE:
RS-6 BASE ZONE AREA = 10% MINIMUM OPEN SPACE REQUIRED
RM-1 BASE ZONE AREA = 12% MINIMUM OPEN SPACE REQUIRED

SINGLE FAMILY HOMES TO PROVIDE 750 SF OF YARD SPACE ON LOT.
TOWN HOMES TO PROVIDE 100 SF OF YARD SPACE ON LOT.



OPEN SPACE & AMENITIES











COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Passive nature trails & river access
- Community amenity, pocket parks, & play areas

OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN/NATURAL OPEN SPACE:	57.95 AC (33.2% of OS)
STORM WATER OPEN SPACE:	4.35 AC (2.5% of OS)
REMAINING OPEN SPACE:	112.5 AC (64.4% of OS)
TOTAL OPEN SPACE:	174.8 AC (41.6% of SITE)
TOTAL SITE ACREAGE:	419.8 AC

Total Open Space Provided:	174.8 AC (41.6% of SITE)
Natural Open Space:	57.95 AC (13.8% of SITE)
Floodplain:	57.95 AC (33.2% of OS)
Other Open Space:	4.35 AC (1.03% of SITE)
Storm water:	4.35 AC (2.5% of OS)
Usable Open Space:	112.5 AC (64.4% of OS)

- Active recreation
- Nature paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse











AMENITY AREA

The pool, club house and amenity area are planned as "day-one" amenities available for residents. The amenity will be constructed in the first phase and does not serve as a sales center. The amenity area includes up to 4,000 sf under roof club house, pool, playground, outdoor seating areas and passive recreational lawns.

SINGLE-FAMILY AMENITY



POOL AND CLUB FROM SIMILAR KOLTER PROJECT



MAIL KIOSK & BUS STOP



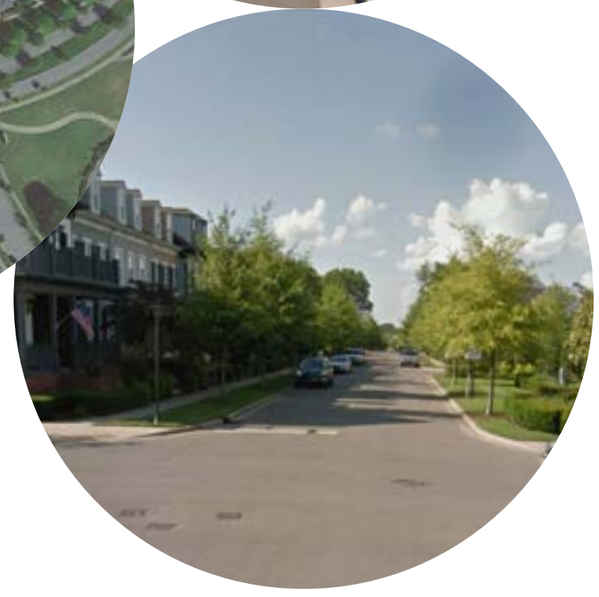














ROUND-ABOUT POCKET PARK: ADDITIONAL BENCHES, LANDSCAPE, AND PEDESTRIAN PATHS



TOWNHOME POCKET PARK: ADDITIONAL BENCHES, LANDSCAPE, AND PEDESTRIAN PATHS

TYPICAL POCKET PARKS



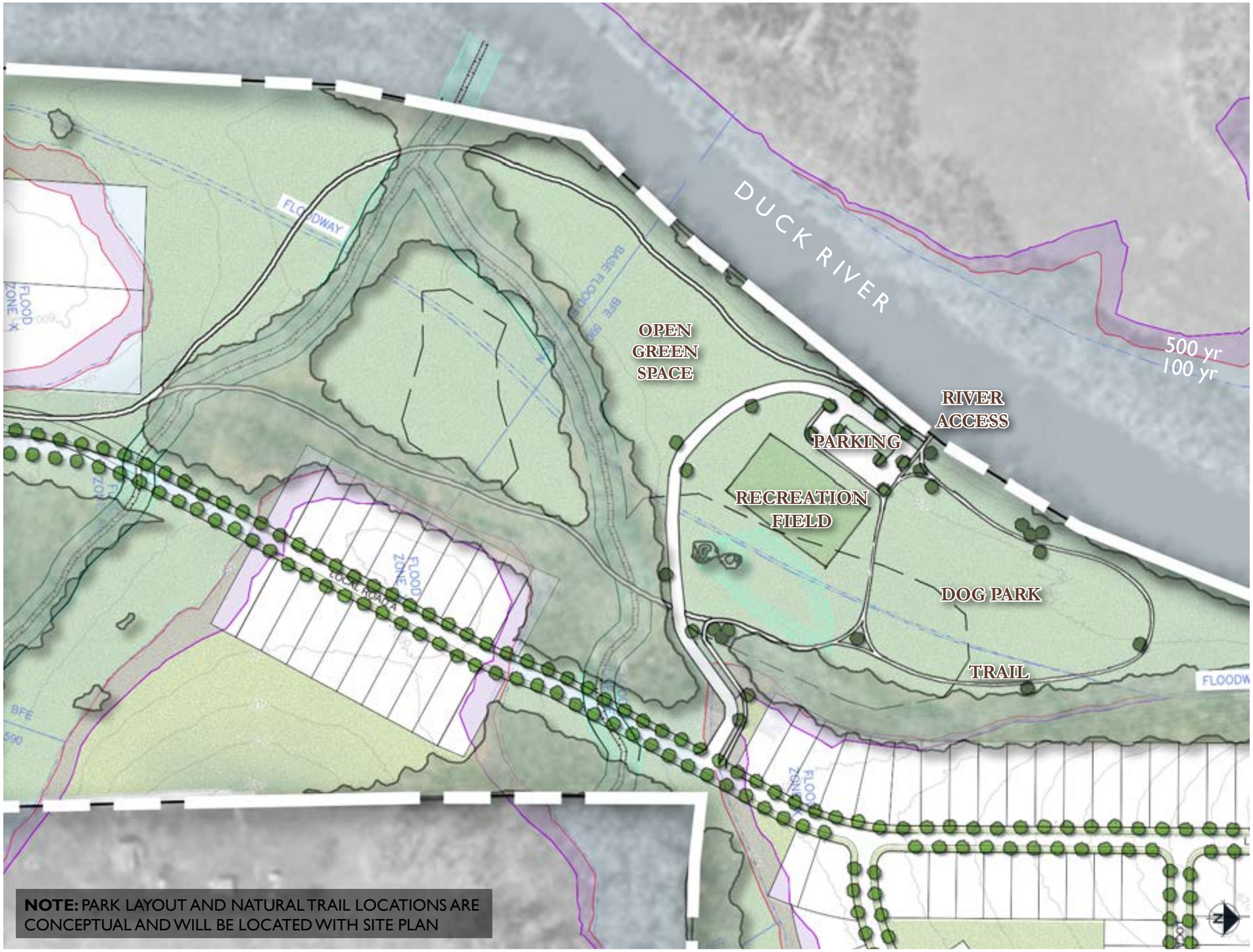
AMENITY ARCHITECTURAL CHARACTER







MULTI-FAMILY AMENITY











RECREATION AREA OPEN SPACE

	Single Family & Townhomes	Multi-Family
Building Height and Massing	• Mix of 1 and 2-story. • Attached garages encouraged.	• 3-story (50')
Building Separation	• Single Family: 15' minimum • Townhomes: 12' minimum	• 25' minimum between buildings. • Buildings over 150' in length are discouraged.
Street Facades	• Maximize frontage and orientation onto residential streets. • Porches should orient to residential streets. • Entries visible from residential streets.	
Building Entries	• Porches minimum 6' deep and 6' wide.	• Ground floor units to have articulated residential entry facing the street. • First floor entries framed within an entry porch and architecturally defined by railings, steps, and roof. • Multiple units may share an enlarged entry porch. • Open stairways screened to prevent views of stair risers, heads, or support members.
Balconies		• Upstairs units facing residential streets should incorporate balconies as an accent and to help with building scale.
Roof Forms	• Roofs may vary in style, but should be designed to create unity to the full community. • All roof forms to be reviewed and approved by the master developer.	
Roof Detail	• All roofs should create eaves for shadow and rain protection. • Where used, gutters should be expressed as positive elements adding desirable detail.	
Parking	• Garage-parked • Garages minimum depth of 22'	• Surface-parked: 2 spaces per unit

Architectural Building Materials
In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials
Permitted:
- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:
- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials
Permitted:
- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:
- All Plastics (including vinyl)
- Plywood
- Concrete Block

Awnings
Permitted:
High Quality Heavy Canvas
Illuminated Awnings
Metal Awnings

Colors
Permitted:
- Muted
- Natural
- Earth Tones

Conditional Permitted:
- Bright
- Primary Colors (per review and approval of the Master Developer)

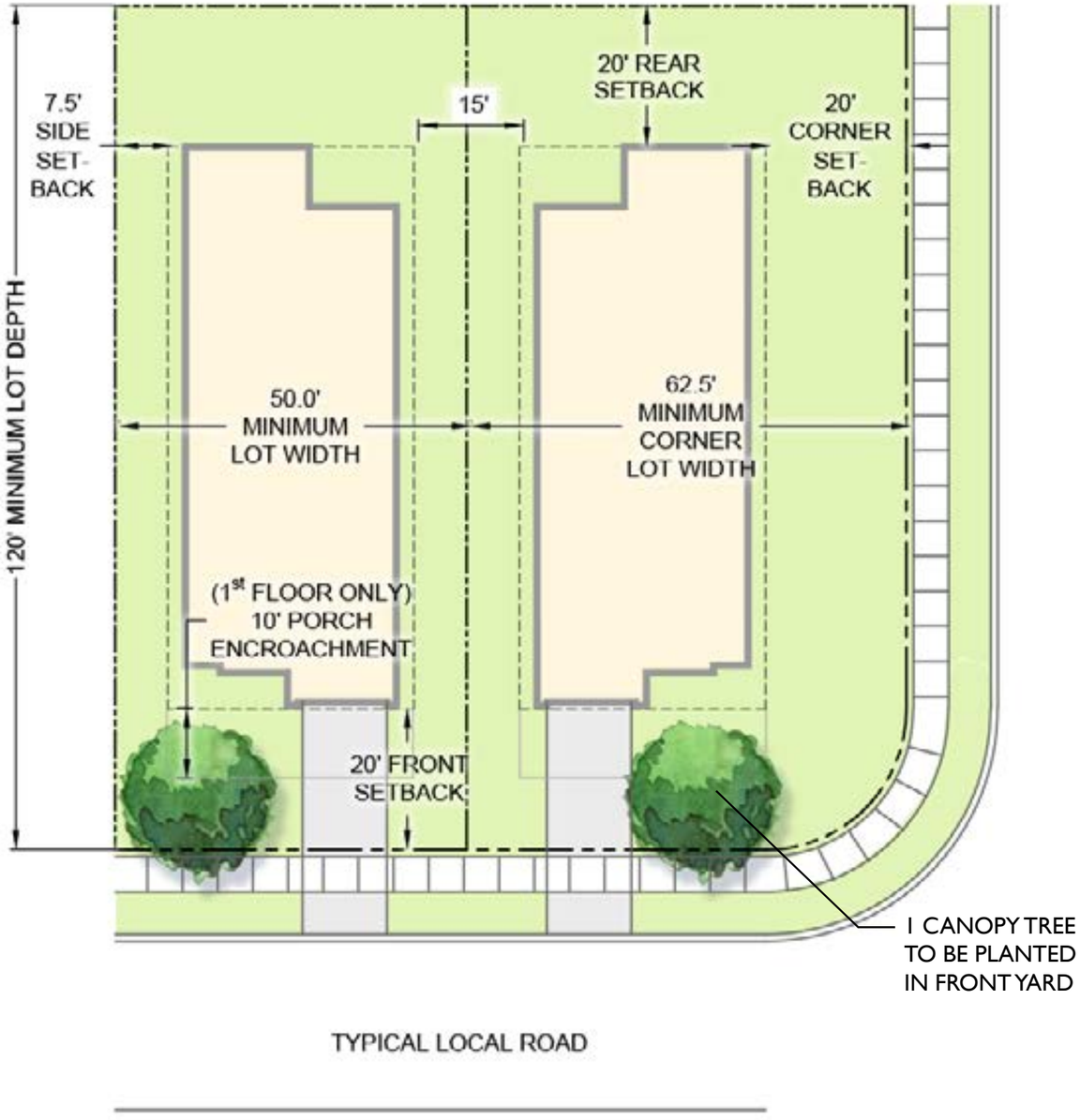
Building Requirements:
- Maximum Height (Stories) 3 stories







TYPE 1 SINGLE-FAMILY DETACHED LOT





50' LOTS: 515 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING










HOMES RANGE FROM 1,600 sq.ft.TO 2,500 sq.ft.





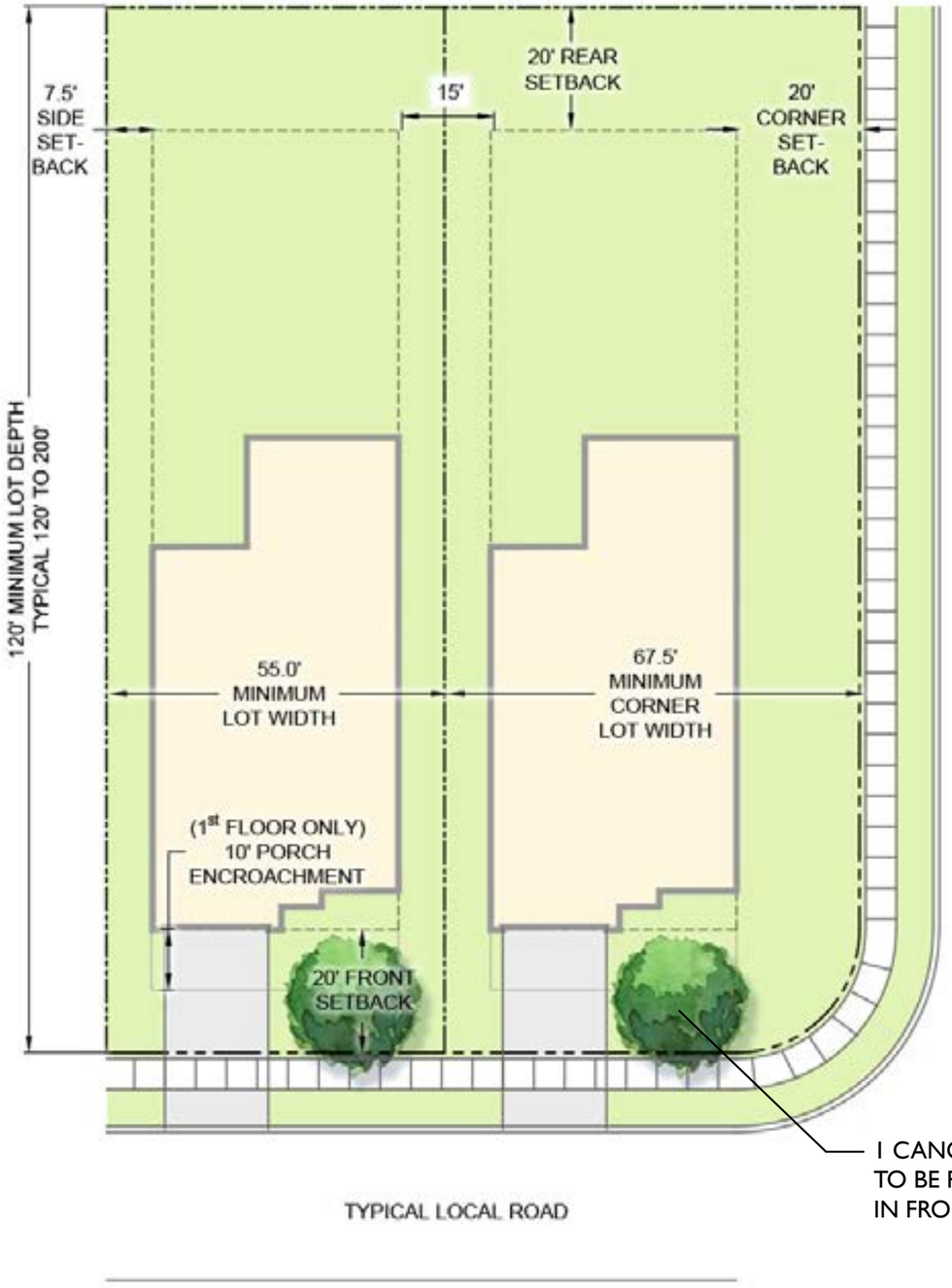





COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TYPE 1 SINGLE-FAMILY ELEVATIONS

TYPE 2 SINGLE-FAMILY DETACHED LOT





55' LOTS: 188 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	7.5’
CORNER:	20’

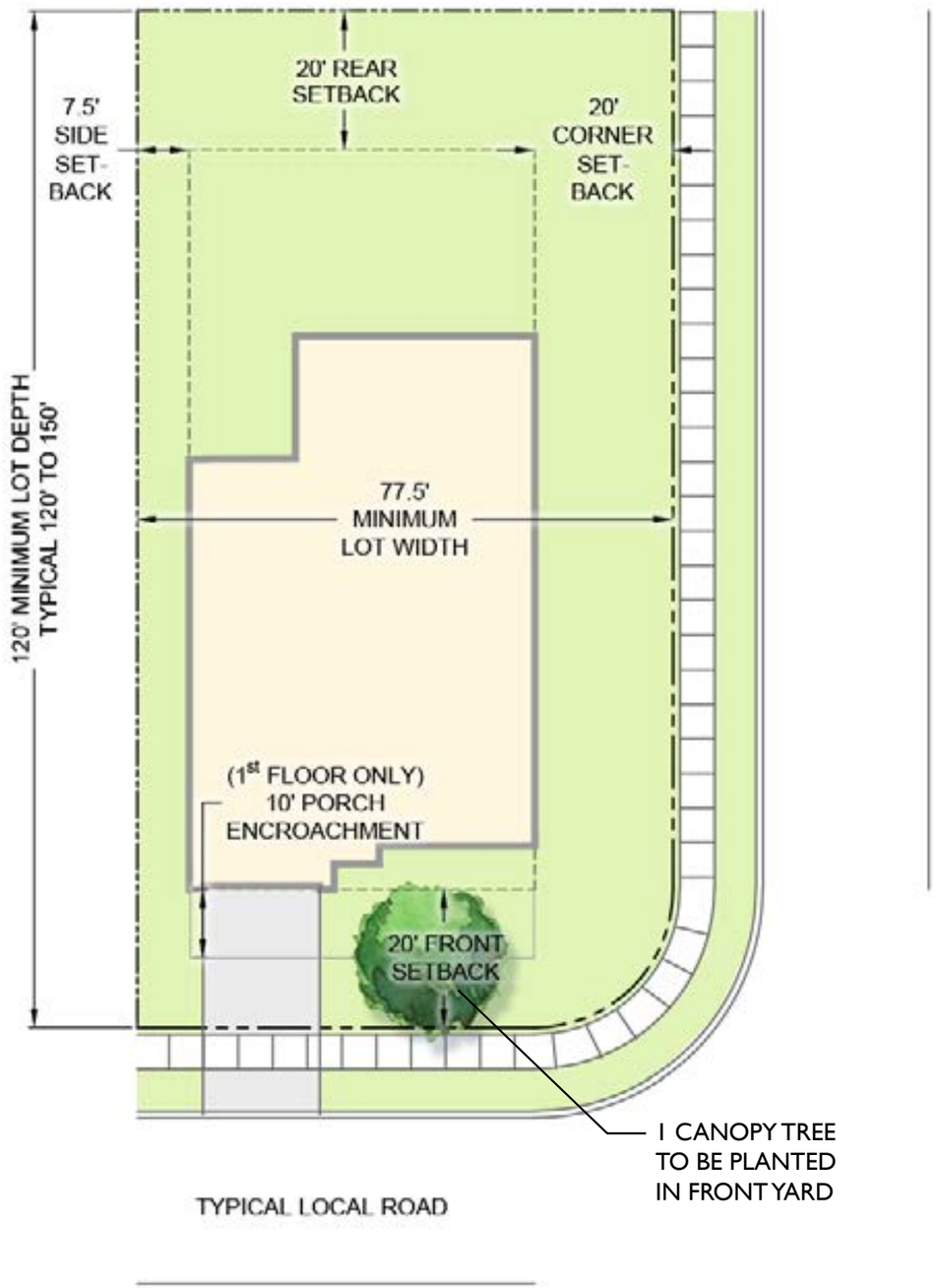
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT
- MINIMUM 22’ DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20’ FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS














COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TYPE 2 & 3 SINGLE-FAMILY ELEVATIONS














HOMES RANGE FROM 1,800 sq.ft. TO 2,800 sq.ft.

COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TYPE 2 & 3 SINGLE-FAMILY ELEVATIONS

TYPE 4 SINGLE-FAMILY DETACHED LOT





80' LOTS: 41 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1ST FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING

TYPICAL SINGLE-FAMILY LOT DIAGRAMS










HOMES RANGE FROM 2,000 sq.ft.TO 3,100 sq.ft.










COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TYPE 4 SINGLE-FAMILY ELEVATIONS



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	6’ (12’ MIN BETWEEN BUILDINGS)
CORNER:	12’

ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT
- MINIMUM 22’ DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK.

TYPICAL LANDSCAPE:

- 1 YARD TREE AT FRONT BUILDING CORNERS
- FOUNDATION PLANTING

PARKING DATA
- 2 PARKING SPACES PER UNIT, PARKED ON LOT
- INTERIOR UNITS: 1-CAR GARAGE, TYP.
- EXTERIOR UNITS: 2-CAR GARAGE, TYP.
- 30% OF TOTAL GARAGE SPACES TO COUNT AS REQUIRED PARKING SPACES
- ON-STREET AND ALLEY SURFACE PARKING PROVIDED TO MEET MINIMUM PARKING REQUIREMENTS
- SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS

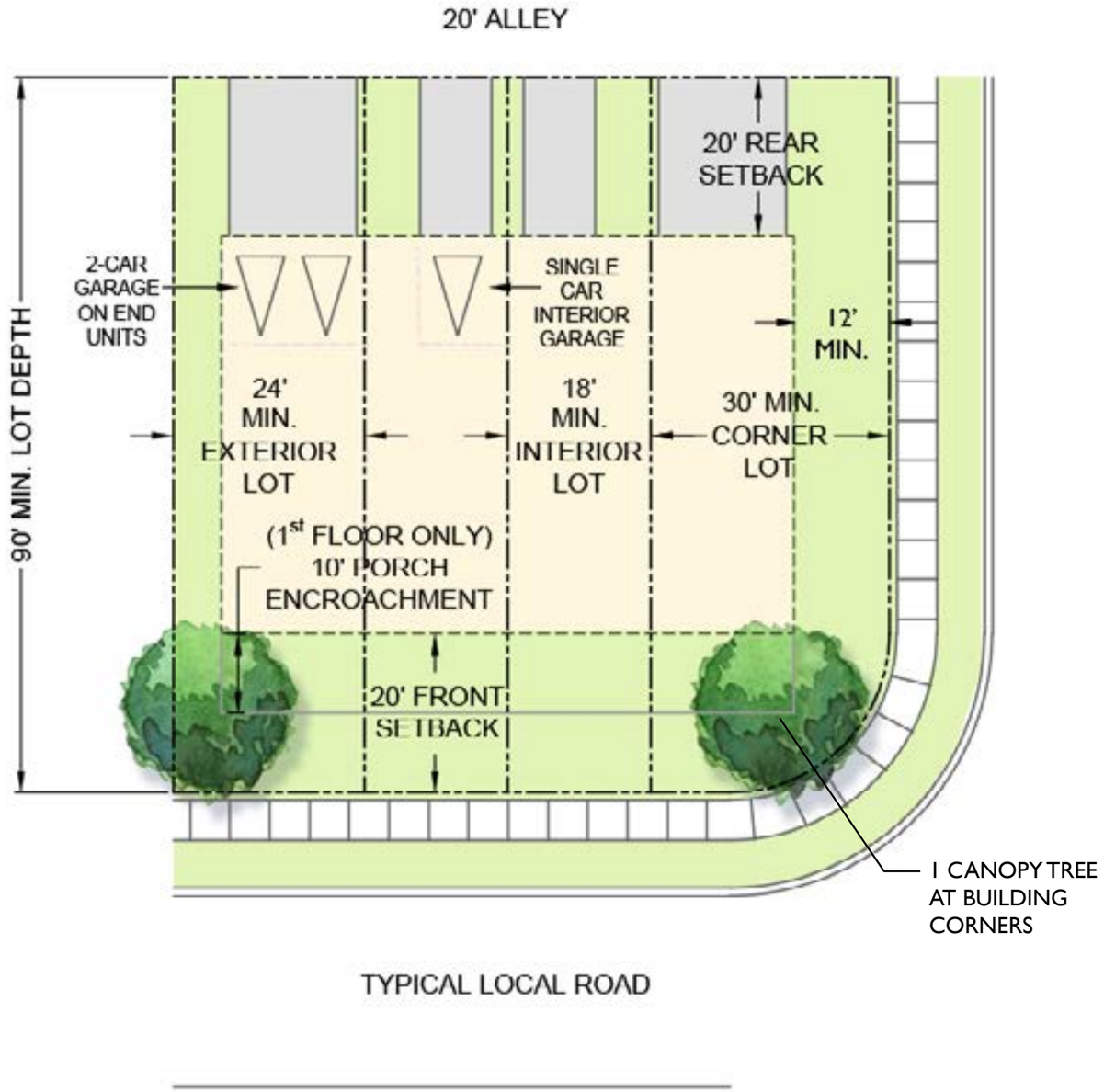
TOTAL TOWNHOME UNITS: 300
TOTAL PARKING REQUIRED: 600
TOTAL PARKING PROVIDED: 782

1-CAR GARAGE UNITS: 148 UNITS
- 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
- PROVIDED: 148 DRIVEWAY SPACES; 44 GARAGE SPACES

2-CAR GARAGE UNITS: 152 UNITS
- 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)
- PROVIDED: 304 DRIVEWAY SPACES; 91 GARAGE SPACES

ON-STREET PARKING:
TOTAL SPACES REQUIRED: 104
TOTAL SPACES PROVIDED: 194

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

















NOTE: ALL TOWNHOMES
ARE ALLEY-LOADED

NOTE: COLOR RENDERING PRESENTS AN
ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TOWNHOME ARCHITECTURAL CHARACTER







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

MULTI-FAMILY ARCHITECTURAL CHARACTER



DAYCARE ELEVATION



NEIGHBORHOOD COMMERCIAL

COMMERCIAL AREA LIMITED TO 20,000 SF

PERMITTED USES SHALL COMPLY WITH THE ALLOWABLE LIMITED COMMERCIAL USES OF THE RM1 DISTRICT

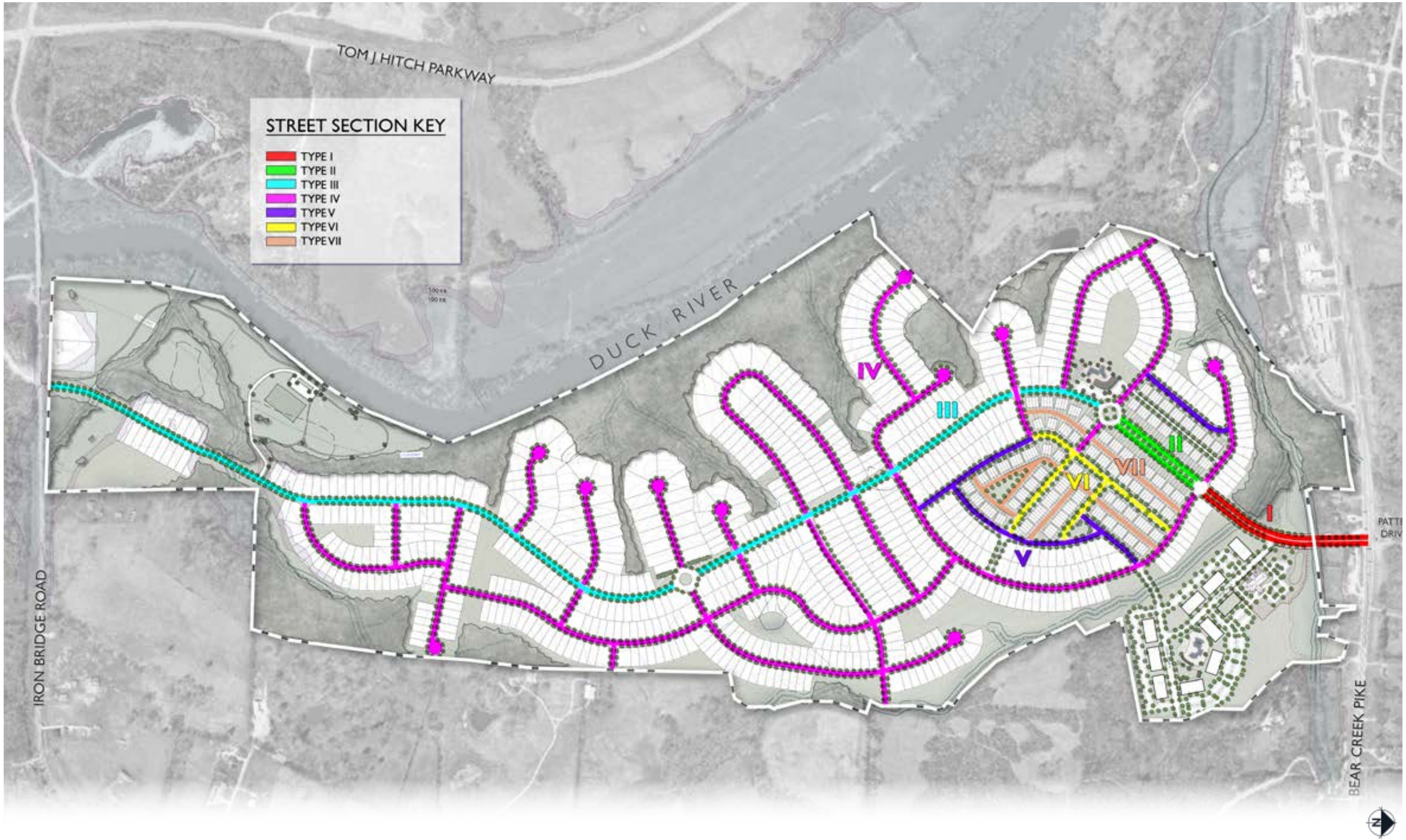
PROPOSED USES AND PARKING REQUIREMENTS

USES: **Daycare (up to 14,000 SF)**

PARKING: 1 PER EMPLOYEE + 1 PER EACH 10 ATTENDEES

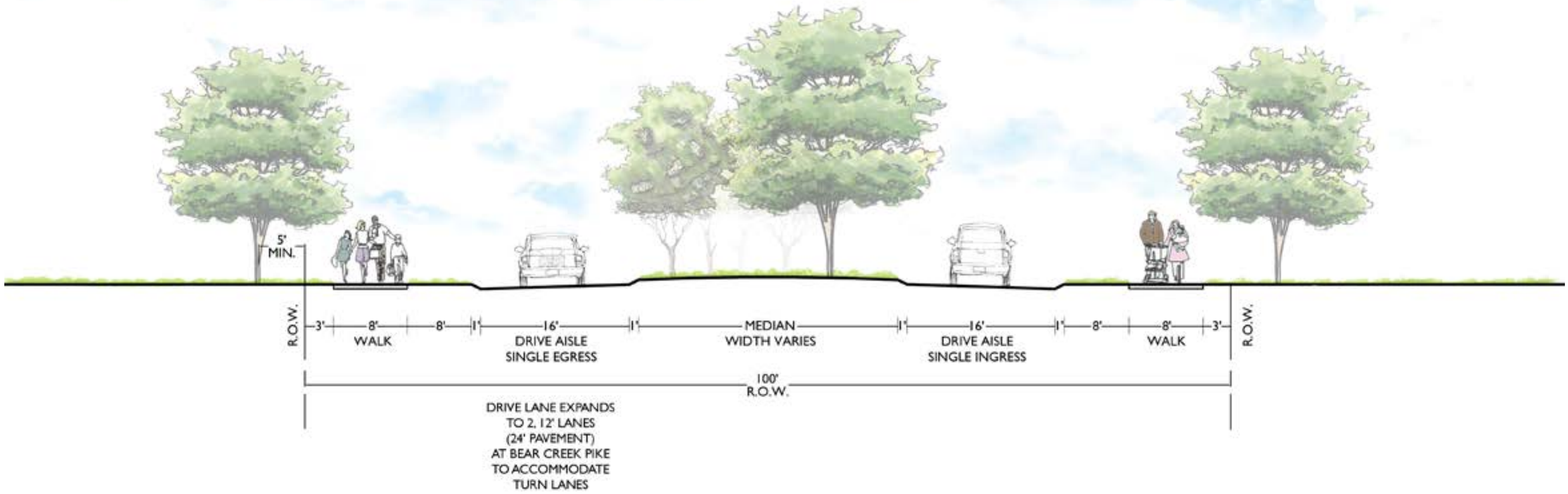
NOTE: PARKING PROVIDED WILL MEET THE REQUIREMENTS OF THE ZONING CODE.

NEIGHBORHOOD COMMERCIAL ARCHITECTURAL CHARACTER



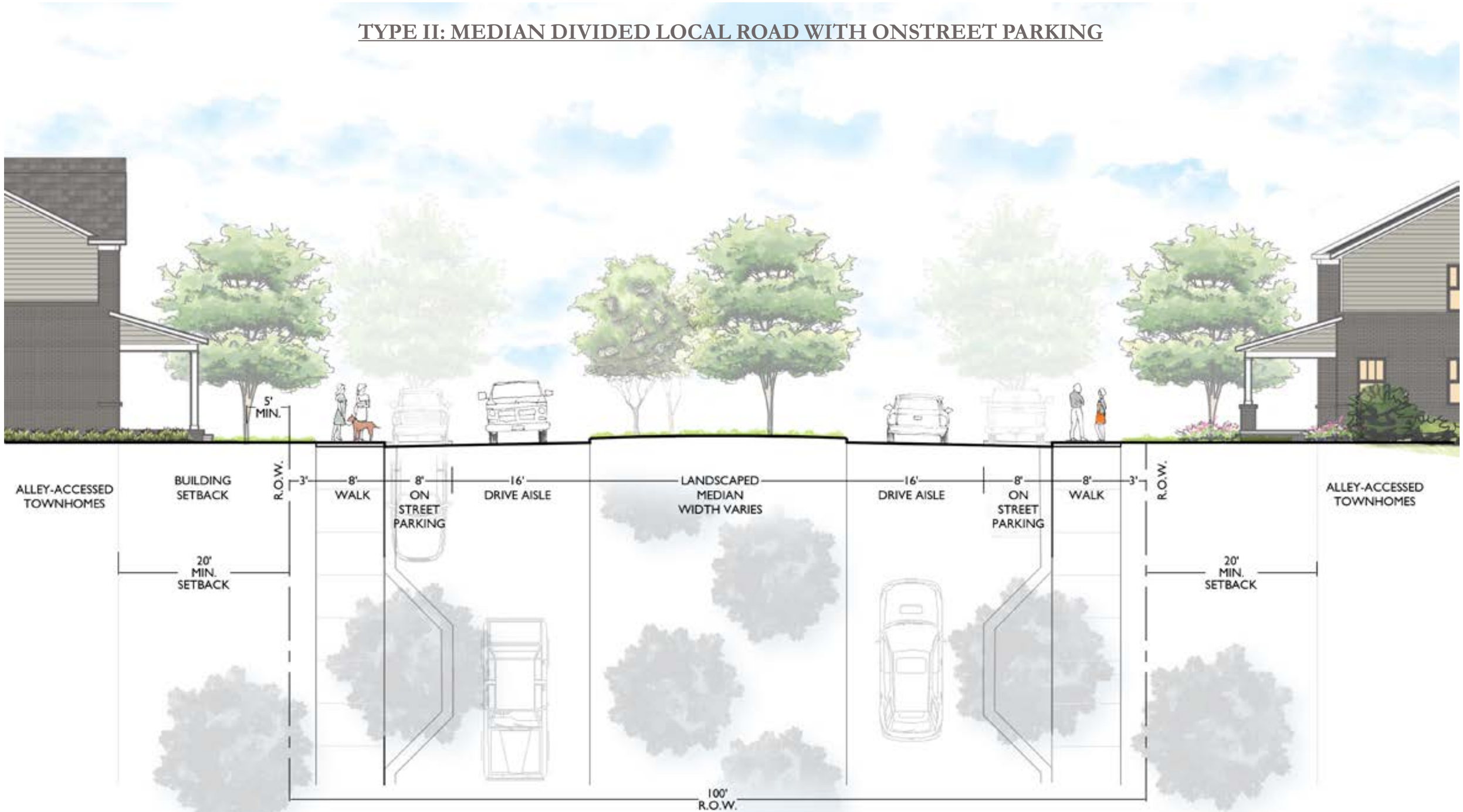
STREET SECTION KEY MAP

TYPE I: MEDIAN DIVIDED LOCAL RAOD



THIS SECTION APPLIES TO:
- LOCAL ROAD A

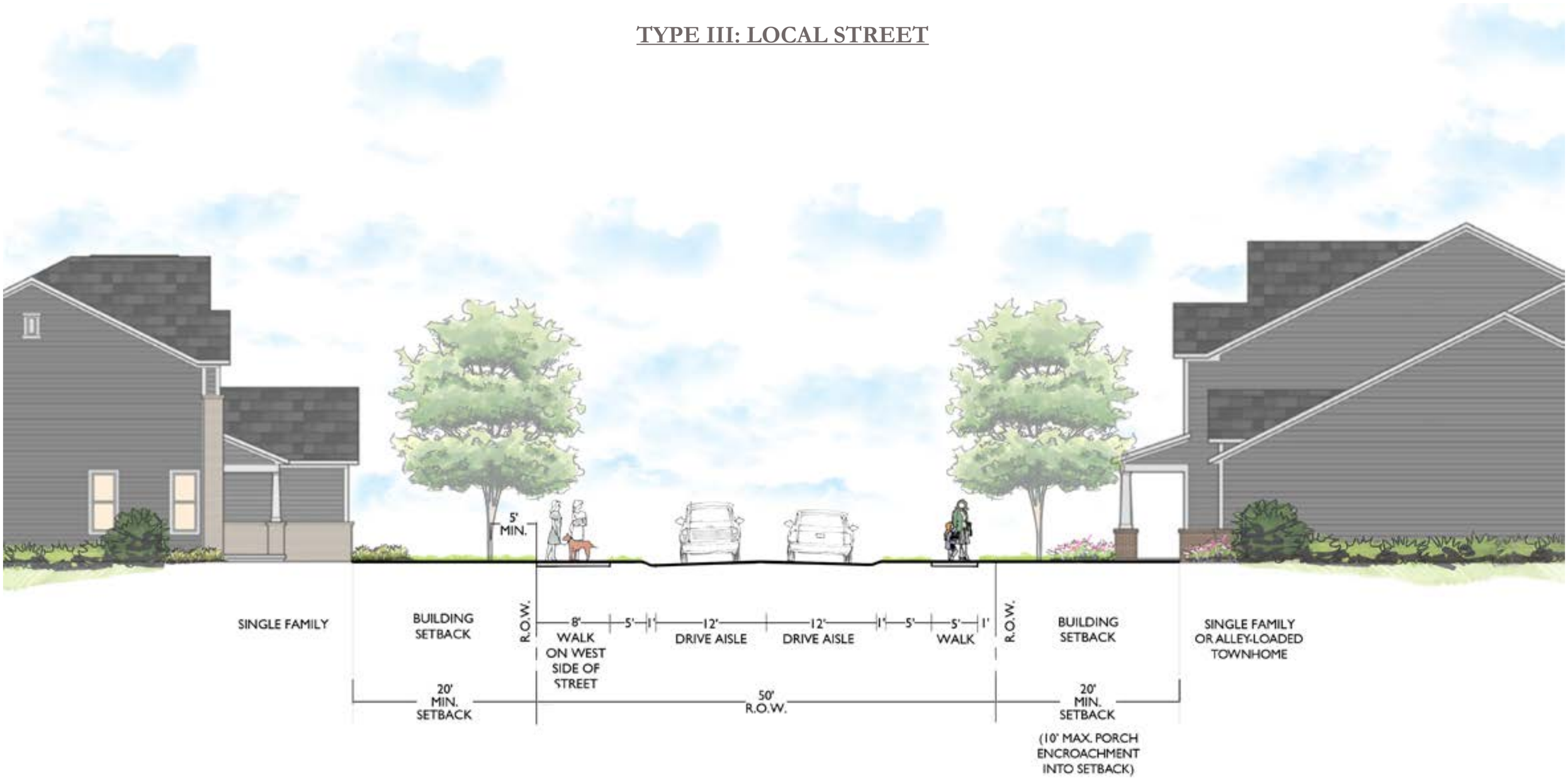
TYPE II: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

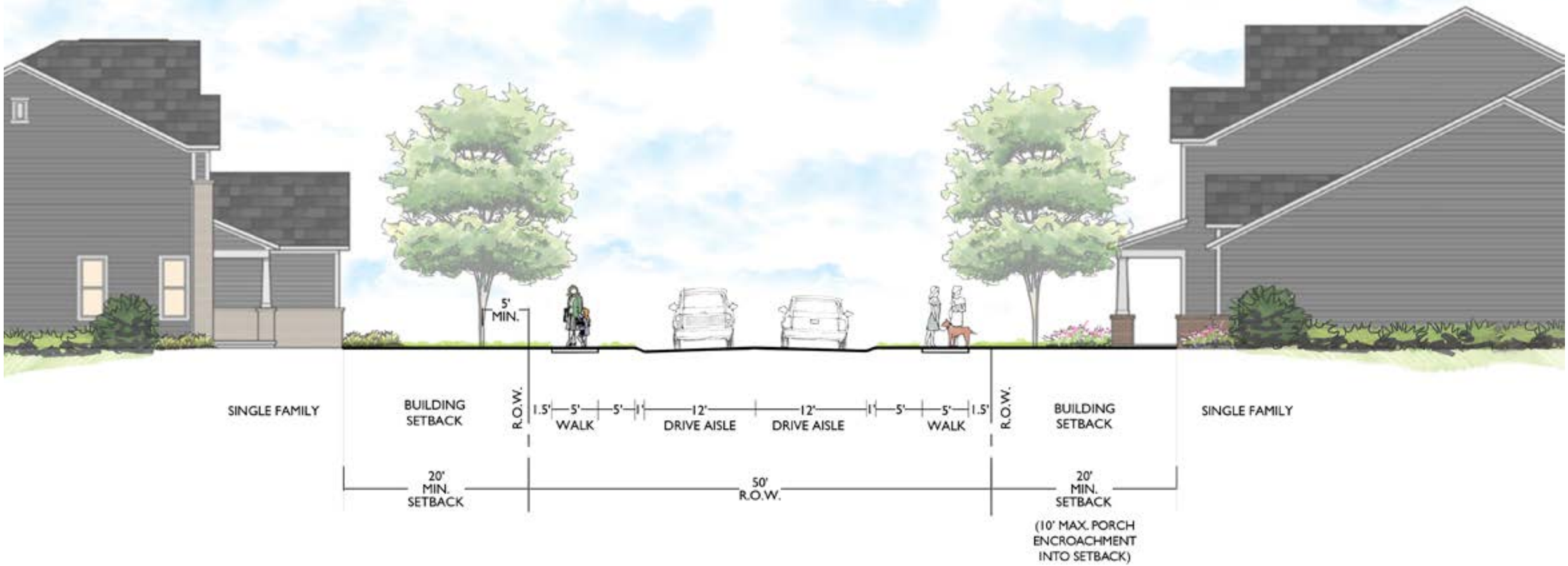
TYPE III: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

TYPE IV: LOCAL STREET

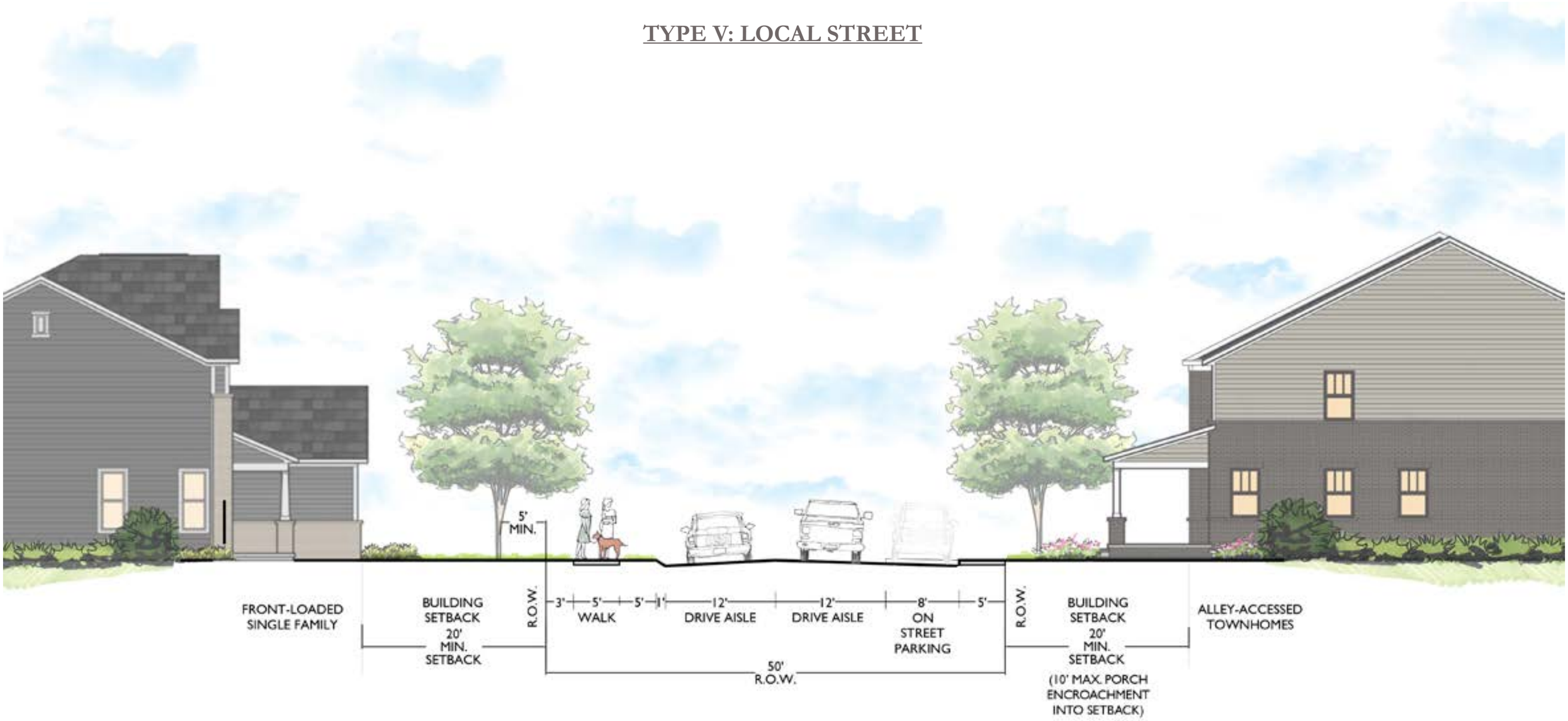


THIS SECTION APPLIES TO:

- LOCAL ROADS D, F, G, K, L, M, N, O, P, Q, R, S, T, U, V, W

TYPICAL STREET SECTIONS

TYPE V: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD C, E, H, J

TYPICAL STREET SECTIONS

TYPE VI: LOCAL STREET

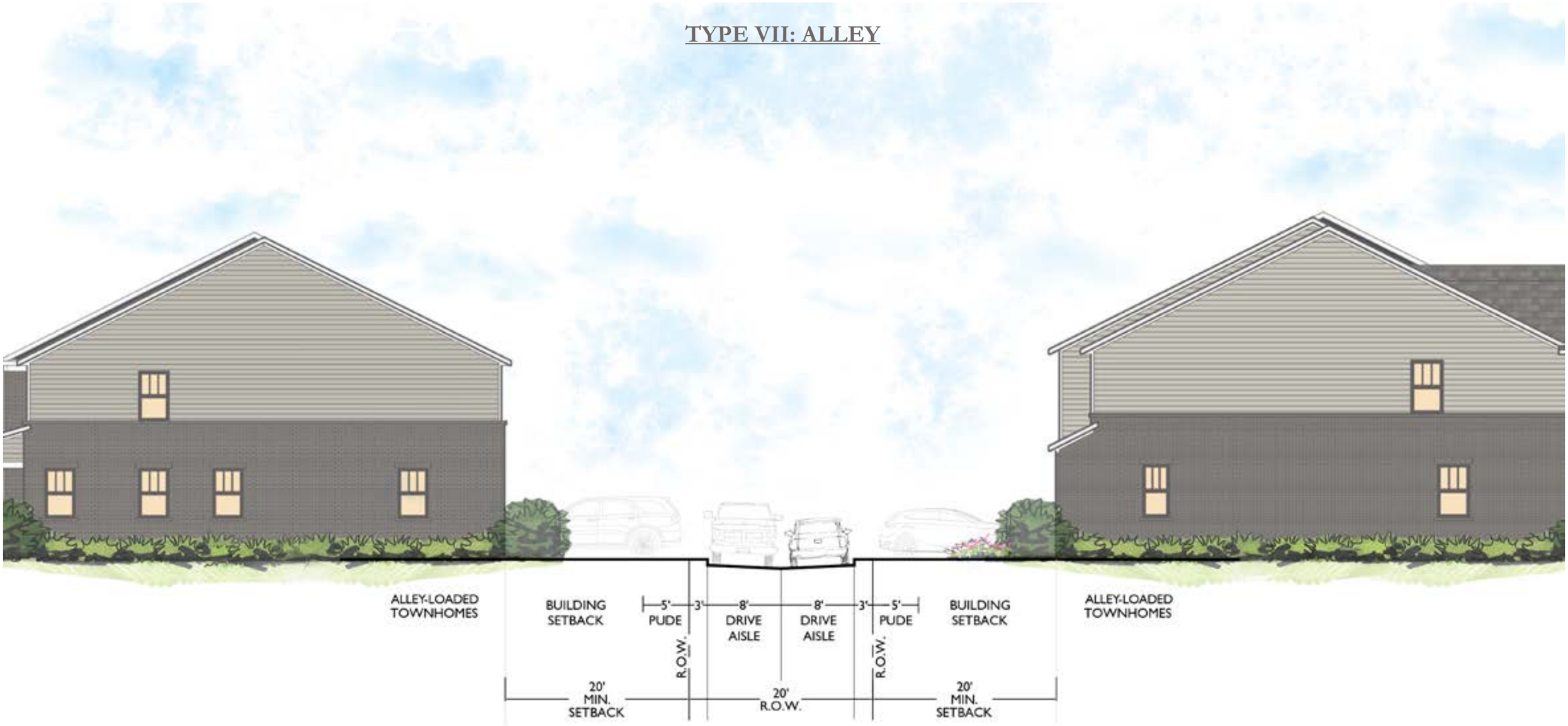


THIS SECTION APPLIES TO:

- LOCAL ROADS F, H, I

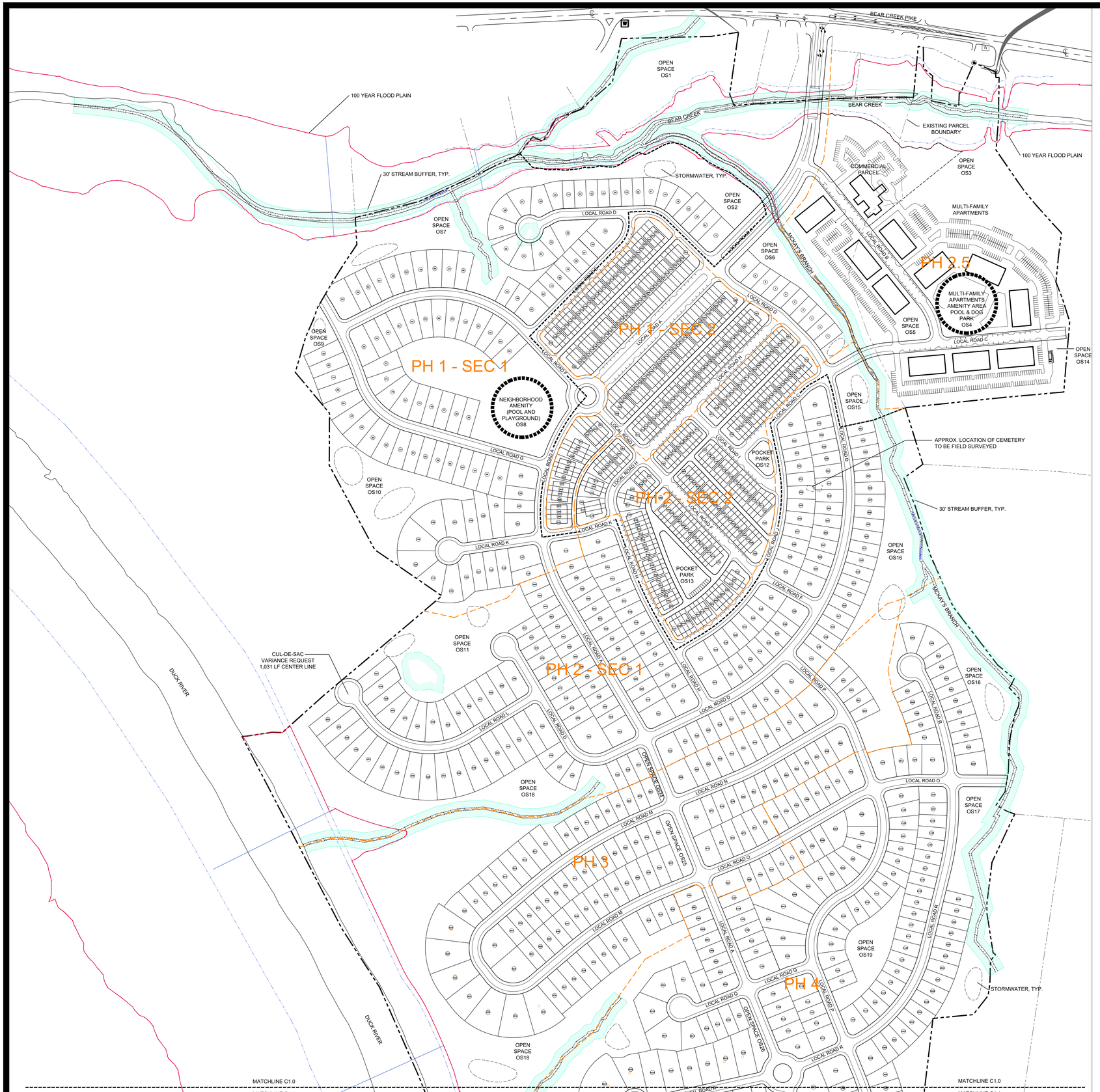
TYPICAL STREET SECTIONS

TYPE VII: ALLEY



THIS SECTION APPLIES TO:
- ALLEY

TYPICAL STREET SECTIONS



SITE DATA:

TOTAL ACREAGE:	419.78 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY COUNTY, TN)
ANNEXATION REQUESTED:	412.71 ACRES (7.07 ACRES NORTH OF BEAR CREEK ALREADY IN CITY LIMITS)
PROPOSED ZONING:	PUD-R ,PUD-C PLANNED UNIT DEVELOPMENT RESIDENTIAL/COMMERCIAL
MAP/PARCEL NUMBERS:	MAP 90 PARCELS 12.01 AND 16.0
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES; TOWNHOMES; MULTI-FAMILY APARTMENT BUILDINGS, COMMERCIAL
TOTAL UNITS PROPOSED:	1,400 HOMES
TOTAL COMMERCIAL PROPOSED:	20,000 SF MAXIMUM
NET DENSITY:	4.51 DUA
TOTAL OPEN SPACE:	175.52 AC (41.8% TOTAL SITE)

NET AREA CALCULATION: 310.41 AC
TOTAL AREA (419.78 AC) - FLOOD PLAIN (57.95AC) - PROPOSED ROW (51.42 AC) = 310.41AC

PERMITTED DENSITY: 2,217 HOMES	REQUESTED DENSITY: 1,396 HOMES
GROSS AREA: 419.78 AC	GROSS AREA: 419.78 AC
NET AREA: 310.41 AC	NET AREA: 310.41
MINIMUM LOT SIZE: 6,000 SF	
GROSS DENSITY: 5.28 DUA	GROSS DENSITY: 3.33 DUA
NET DENSITY: 7.14 DUA	NET DENSITY: 4.50 DUA

RESIDENTIAL LOTS:	1,396 HOMES TOTAL
SINGLE FAMILY LOTS:	796 HOMES
LOT TYPE 1: 515 LOTS	
LOT TYPE 2: 188 LOTS	
LOT TYPE 3: 50 LOTS	
LOT TYPE 4: 43 LOTS	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
10 APARTMENT BUILDINGS; 30 UNITS PER BUILDING	

BREAKDOWN BY BASE ZONING AREA: RM1

RM1 AREA:	76.35 AC
NET AREA:	64.20 AC
AREA (76.35 AC) - FLOOD (0.15 AC) - ROW (12.0 AC) = 64.20 AC	
RM1 AREA HOMES:	610 UNITS
300 MULTI-FAMILY APARTMENT HOMES	
300 TOWNHOMES	
10 SINGLE FAMILY DETACHED HOMES	
20,000 SF COMMERCIAL	
RM1 NET DENSITY:	9.5 DUA
RM1 GROSS DENSITY:	7.99 DUA

BREAKDOWN BY BASE ZONING AREA: RS6

RS6 AREA:	343.43 AC
NET AREA:	246.21 AC
AREA (343.43 AC) - FLOOD (57.8 AC) - ROW (39.42 AC) = 246.21 AC	
RS6 AREA HOMES:	786 UNITS
0 MULTI-FAMILY APARTMENT HOMES	
0 TOWNHOMES	
786 SINGLE FAMILY DETACHED HOMES	
0 COMMERCIAL	
RS6 NET DENSITY:	3.19 DUA
RS6 GROSS DENSITY:	2.29 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER SINGLE FAMILY DETACHED HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

100 SF PER TOWN HOME REQUIRED
PROVIDED ON EACH TOWNHOME LOT IN THE FRONT, REAR OR SIDE YARD.

COMMON OPEN SPACE PROVIDED: 175.52 AC; 41.8% OF TOTAL SITE
COMMON OPEN SPACE REQUIRED: 10% RS-6; 12% RM1
NATURAL OPEN SPACE: 57.95 AC (33.2% OF OPEN SPACE)
FLOOD PLAIN: 57.95 AC
USABLE OPEN SPACE: 113.22 AC (64.5% OF OPEN SPACE)
PARKS, NATURE PATHS, AMENITY AREAS - SEE PATTERN BOOK FOR CONCEPTUAL LOCATIONS/PLANS
OTHER OPEN SPACE: 4.35 AC (2.5% OF OPEN SPACE)
STORMWATER: 4.35 AC

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	CORNER:	SIDE:
SINGLE-FAMILY DETACHED	20'	20'	20'	7.5'
TOWNHOME	20'	20'	12'	6' EXTERIOR UNITS; 0 INTERIOR UNITS

PARKING REQUIREMENTS:
SINGLE FAMILY DETACHED HOME: 2 PARKING SPACES REQUIRED;
PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY

TOWNHOMES: 2 PARKING SPACES REQUIRED;
TOWNHOMES WILL HAVE A COMBINATION OF 1 AND 2 CAR GARAGE UNITS.
PARKING REQUIREMENTS MET THROUGH COMBINATION OF GARAGE, DRIVEWAY, AND ON-STREET PARKING

1 CAR GARAGE UNITS: 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS
2 CAR GARAGE UNITS: 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)

MULTI-FAMILY APARTMENT UNITS: 2 PARKING SPACES PER UNIT

VARIANCE REQUESTS ASSOCIATED WITH THE COLUMBIA BLUFFS PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE (RM-6 BASE ZONE):	REQUEST	STANDARD
CUL-DE-SAC LENGTH	1,031 LF	600 LF
PORCH ENCROACHMENT	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

REQUESTED VARIANCE (RM1 BASE ZONE):	REQUEST	STANDARD
MULTI-FAMILY UNITS/BUILDING	30 UNITS	24 UNITS
PORCH ENCROACHMENT (TOWNHOME)	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A
MULTI-FAMILY BUILDING HEIGHT	3 STORIES + GABLE UP TO 50' HEIGHT	35' HEIGHT
TOWNHOME PARKING	ALLOW ON-STREET PARKING SPACES TO COUNT TOWARDS MINIMUM REQUIRED SPACES	OFF-STREET PARKING ALLOWED TO COUNT TOWARDS REQUIRED

WASTE MANAGEMENT
SINGLE FAMILY HOMES: ROLL OUT CANS SERVICED BY CITY OF COLUMBIA
TOWNHOMES: ROLL OUT CANS PROVIDED BY PRIVATE SERVICE
MULTI-FAMILY APARTMENTS: DUMPSTER/COMPACTOR SERVICED BY CITY OF COLUMBIA

DEVELOPMENT TEAM:
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JIM HARVEY
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ENGINEER:
CIVIL SITE DESIGN GROUP
JIM HARRISON
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LANDSCAPE ARCHITECT/PLANNER:
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GREG GAMBLE
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greg.gamble@gdc-tn.com

0 200 400 600

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

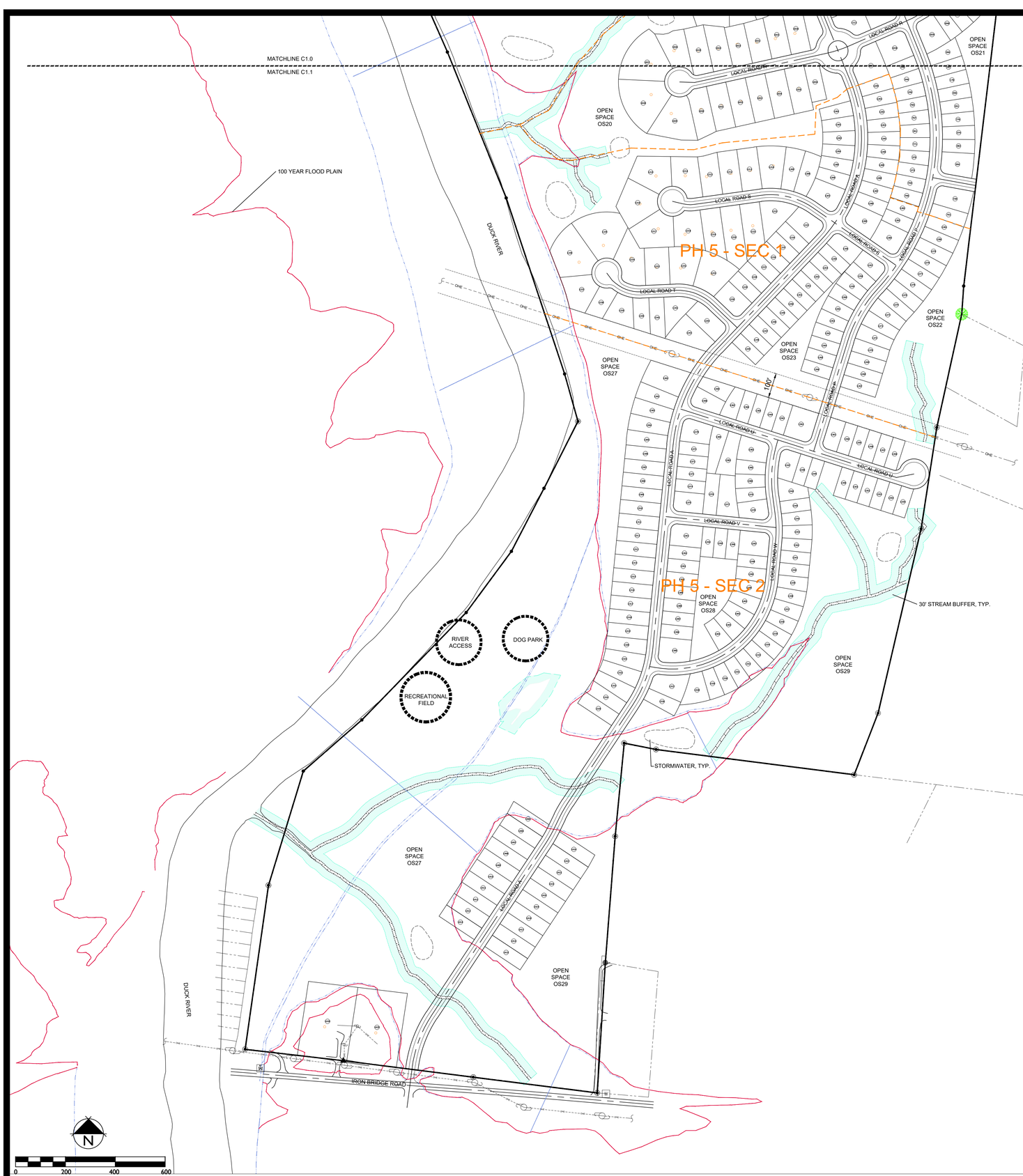
COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE

ISSUED: MARCH 21, 2022

Revision Date
1. 4.18.2022
2. 5.6.2022
3. 6.21.2022

MASTER DEVELOPMENT PLAN
SHEET
C1.0



PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	6,243.71	0.14
2	6,244.29	0.14
3	6,204.19	0.14
4	6,000.00	0.14
5	6,012.27	0.14
6	6,122.75	0.14
7	6,136.27	0.14
8	6,136.27	0.14
9	6,136.27	0.14
10	9,691.86	0.22
11	11,565.87	0.27
12	7,500.08	0.17
13	7,500.00	0.17
14	7,500.80	0.17
15	7,115.23	0.16
16	7,438.74	0.17
17	7,398.88	0.17
18	5,889.97	0.13
19	6,000.00	0.14
20	6,000.00	0.14

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
21	6,000.00	0.14
22	6,000.00	0.14
23	6,000.00	0.14
24	6,000.00	0.14
25	7,496.79	0.17
26	9,851.34	0.23
27	9,153.32	0.21
28	9,153.32	0.21
29	9,153.32	0.21
30	9,127.73	0.21
31	9,153.32	0.21
32	9,153.32	0.21
33	7,342.55	0.17
34	14,507.55	0.33
35	13,439.37	0.31
36	6,000.00	0.14
37	6,000.00	0.14
38	6,000.00	0.14
39	6,000.00	0.14
40	6,000.00	0.14

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
41	5,999.28	0.14
42	6,087.85	0.14
43	11,824.37	0.27
44	6,442.63	0.15
45	6,442.63	0.15
46	9,952.45	0.23
47	9,980.89	0.23
48	9,980.89	0.23
49	9,980.89	0.23
50	9,980.89	0.23
51	9,980.89	0.23
52	9,848.74	0.23
53	8,150.00	0.19
54	8,150.00	0.19
55	15,080.25	0.35
56	8,965.00	0.21
57	8,965.00	0.21
58	8,965.00	0.21
59	9,417.58	0.22
60	9,415.73	0.22

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
61	9,415.73	0.22
62	9,415.73	0.22
63	9,415.73	0.22
64	9,415.73	0.22
65	9,415.73	0.22
66	9,415.73	0.22
67	9,285.26	0.21
68	8,965.00	0.21
69	8,965.00	0.21
70	12,487.98	0.29
71	10,392.65	0.24
72	9,885.98	0.23
73	9,953.99	0.23
74	9,953.99	0.23
75	9,084.45	0.21
76	8,965.00	0.21
77	8,965.00	0.21
78	8,965.00	0.21
79	8,965.00	0.21
80	8,965.00	0.21

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
81	8,965.00	0.21
82	9,072.87	0.21
83	9,072.87	0.21
84	9,072.87	0.21
85	9,677.68	0.22
86	10,409.21	0.24
87	10,574.33	0.24
88	10,574.33	0.24
89	10,574.33	0.24
90	10,574.33	0.24
91	9,787.68	0.22
92	8,965.00	0.21
93	8,965.00	0.21
94	8,965.00	0.21
95	8,965.00	0.21
96	8,965.00	0.21
97	8,965.00	0.21
98	8,965.00	0.21
99	10,041.59	0.23
100	12,141.10	0.28

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
101	7,054.93	0.16
102	7,247.04	0.17
103	12,141.10	0.28
104	11,097.79	0.25
105	11,367.17	0.26
106	9,985.46	0.23
107	15,104.17	0.35
108	16,187.00	0.37
109	16,187.00	0.37
110	14,329.77	0.33
111	10,246.12	0.24
112	12,570.30	0.29
113	9,430.44	0.22
114	8,965.00	0.21
115	8,965.00	0.21
116	8,979.99	0.21
117	12,429.02	0.29
118	7,645.13	0.18
119	12,015.53	0.28
178	6,946.56	0.16

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
179	6,140.98	0.14
180	7,577.13	0.16
181	4,312.42	0.10
182	2,860.00	0.07
183	4,067.44	0.09
184	2,860.00	0.07
185	3,544.14	0.08
186	2,200.00	0.05
196	6,310.77	0.14
201	3,190.03	0.07
202	2,453.87	0.06
203	3,190.03	0.07
204	3,190.03	0.07
205	2,377.00	0.05
206	2,930.71	0.07
207	2,863.32	0.07
208	2,200.00	0.05
209	2,200.00	0.05
210	2,860.00	0.07
211	2,860.00	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
212	2,200.00	0.05
213	2,200.00	0.05
214	2,860.00	0.07
215	2,860.00	0.07
216	2,200.00	0.05
217	2,200.00	0.05
218	2,860.00	0.07
219	2,860.00	0.07
220	2,200.00	0.05
221	2,200.00	0.05
222	2,860.00	0.07
223	2,860.00	0.07
224	2,200.00	0.05
225	2,200.00	0.05
226	2,860.00	0.07
227	2,860.00	0.07
228	2,200.00	0.05
229	4,520.29	0.10
230	5,909.93	0.14
231	2,985.80	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
232	3,900.00	0.09
233	3,900.00	0.09
234	3,000.00	0.07
235	3,000.00	0.07
236	3,900.00	0.09
237	3,900.00	0.09
238	3,000.00	0.07
239	3,000.00	0.07
240	3,900.00	0.09
241	3,900.00	0.09
242	3,000.00	0.07
243	3,000.00	0.07
244	3,900.00	0.09
245	3,900.00	0.09
246	3,000.00	0.07
247	3,000.00	0.07
248	3,900.00	0.09
249	3,900.00	0.09
250	3,000.00	0.07
251	3,000.00	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
252	3,900.00	0.09
253	3,900.00	0.09
254	3,000.00	0.07
255	3,900.00	0.09
256	3,900.00	0.09
257	3,000.00	0.07
258	3,000.00	0.07
259	5,172.53	0.12
260	5,845.22	0.13
261	2,956.00	0.07
262	2,956.00	0.07
263	3,842.80	0.09
264	3,842.80	0.09
265	2,956.00	0.07
266	3,842.80	0.09
267	3,842.80	0.09
268	2,956.00	0.07
269	2,956.00	0.07
270	3,842.80	0.09
271	3,842.80	0.09

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
272	2,956.00	0.07
273	2,956.00	0.07
274	3,842.80	0.09
275	3,842.80	0.09
276	2,956.00	0.07
277	2,956.00	0.07
278	3,842.80	0.09
279	3,842.80	0.09
280	2,956.00	0.07
281	2,956.00	0.07
282	3,842.80	0.09
283	3,842.80	0.09
284	2,956.00	0.07
285	2,956.00	0.07
286	3,842.80	0.09
287	3,842.80	0.09
288	2,941.80	0.07
289	2,705.25	0.06
290	4,142.53	0.10
291	4,083.50	0.09

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
292	2,983.61	0.07
293	3,257.89	0.07
294	4,172.82	0.10
295	6,623.34	0.15
296	2,907.03	0.07
297	2,792.41	0.06
298	3,766.36	0.09
299	3,701.45	0.08
300	2,453.41	0.06
301	2,382.37	0.05
302	3,294.40	0.08
303	3,236.46	0.07
304	2,228.52	0.05
305	2,209.05	0.05
306	3,151.89	0.07
307	3,150.62	0.07
308	2,200.36	0.05
309	2,200.36	0.05
310	4,508.35	0.10
311	4,302.97	0.10

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
312	2,200.00	0.05
313	2,200.00	0.05
314	2,860.00	0.07
315	2,860.00	0.07
316	2,200.00	0.05
317	2,200.00	0.05
318	2,860.00	0.07
319	2,860.00	0.07
320	2,200.00	0.05
321	2,200.00	0.05
322	2,860.00	0.07
323	2,860.00	0.07
324	2,200.00	0.05
325	2,200.00	0.05
326	2,860.00	0.07
327	2,860.00	0.07
328	2,200.00	0.05
329	2,200.00	0.05
330	2,860.00	0.07
331	2,860.00	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
332	2,200.00	0.05
333	2,200.00	0.05
334	2,860.00	0.07
335	2,860.00	0.07
336	2,200.00	0.05
337	2,200.00	0.05
338	2,860.00	0.07
339	2,860.00	0.07
340	2,200.00	0.05
341	2,200.00	0.05
342	5,251.03	0.12
346	6,310.77	0.14
351	6,946.56	0.16
356	6,946.56	0.16
358	6,301.58	0.14
361	6,310.77	0.14
366	8,103.36	0.19
373	6,310.77	0.14
374	6,946.56	0.16
375	6,310.77	0.14

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
382	6,946.56	0.16
387	2,206.64	0.05
394	11,886.66	0.27
401	6,000.00	0.14
402	6,106.46	0.14
403	6,230.26	0.14
404	6,230.26	0.14
405	6,230.26	0.14
406	6,780.55	0.16
407	6,780.55	0.16
408	6,780.55	0.16
409	6,780.55	0.16
410	6,780.55	0.16
411	6,780.55	0.16
412	6,780.55	0.16
413	6,780.55	0.16
414	6,780.55	0.16
415	6,780.55	0.16
416	6,780.55	0.16
417	6,780.55	0.16

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
418	6,780.55	0.16
419	6,780.55	0.16
420	6,780.55	0.16
421	8,503.11	0.20
422	12,888.74	0.30
423	7,739.77	0.18
424	7,502.99	0.17
425	7,261.17	0.17
426	7,020.19	0.16
427	6,825.77	0.16
428	6,656.68	0.15
429	6,682.92	0.15
430	6,702.98	0.15
431	6,790.25	0.16
432	11,680.91	0.27
433	6,562.34	0.15
434	6,430.92	0.15
435	6,330.08	0.15
436	7,424.68	0.17
437	7,775.34	0.18

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
438	7,086.80	0.16
439	13,462.36	0.31
440	10,714.29	0.25
441	11,000.00	0.25
442	11,000.00	0.25
443	11,000.00	0.25
444	11,650.54	0.27
445	13,390.73	0.31
446	13,390.73	0.31
447	13,390.73	0.31
448	13,390.73	0.31
449	13,390.73	0.31
450	13,390.73	0.31
451	13,390.73	0.31
452	13,390.73	0.31
453	13,390.73	0.31
454	12,198.98	0.28
455	10,991.29	0.25
456	9,854.20	0.23
457	9,485.30	0.22

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
458	10,514.12	0.24
459	9,388.47	0.22
460	10,083.19	0.23
461	10,083.19	0.23
462	10,083.19	0.23
463	10,083.19	0.23
464	10,083.19	0.23
465	9,503.97	0.22
466	9,350.00	0.21
467	9,350.00	0.21
468	9,350.00	0.21
469	9,304.47	0.21
470	11,203.10	0.26
471	6,349.83	0.15
472	6,263.29	0.14
473	6,500.00	0.15
474	6,500.00	0.15
475	6,500.00	0.15
476	6,500.00	0.15
477	6,500.00	0.15

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
478	6,500.00	0.15
479	6,500.00	0.15
480	6,500.00	0.15
481	18,378.53	0.42
482	11,641.76	0.27
483	6,000.00	0.14
484	6,000.00	0.14
485	6,000.00	0.14
486	6,000.00	0.14
487	6,000.00	0.14
488	6,000.00	0.14
489	6,000.00	0.14
490	6,000.00	0.14
491	6,000.00	0.14
492	6,000.00	0.14
493	6,000.00	0.14
494	6,214.67	0.14
495	6,431.54	0.15
496	6,312.80	0.14
497	6,881.16	0.16

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
498	6,881.16	0.16
499	6,652.82	0.15
500	6,500.00	0.15
501	6,500.00	0.15
502	6,500.00	0.15
503	6,500.00	0.15
504	6,500.00	0.15
505	6,500.00	0.15
506	6,500.00	0.15
507	6,500.00	0.15
508	6,500.00	0.15
509	6,500.00	0.15
510	7,334.60	0.17
511	11,912.13	0.27
512	11,641.76	0.27
513	6,675.42	0.15
514	6,240.00	0.14
515	6,240.00	0.14
516	6,240.00	0.14
517	6,240.00	0.14

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
518	6,325.48	0.15
519	6,459.26	0.15
520	6,616.15	0.15
521	6,878.25	0.16
522	7,247.97	0.17
523	7,729.56	0.18
524	7,978.60	0.18
525	8,169.85	0.19
526	12,092.75	0.28
527	11,870.10	0.27
528	6,585.40	0.15
529	6,486.95	0.15
530	6,480.30	0.15
531	6,486.22	0.15
532	6,465.62	0.15
533	6,456.34	0.15
534	9,174.29	0.21
535	9,652.63	0.22
536	6,400.68	0.15
537	6,400.68	0.15

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
538	6,400.68	0.15
539	6,400.68	0.15
540	6,400.68	0.15
541	6,400.68	0.15
542	6,400.68	0.15
543	11,610.04	0.27
544	9,263.63	0.21
545	6,911.99	0.16
546	6,896.74	0.16
547	6,880.91	0.16
548	6,864.57	0.16
549	6,847.81	0.16
550*	6,830.71	0.16
551*	6,813.37	0.16
552	6,795.87	0.16
553	6,614.60	0.15
554	6,480.00	0.15
555	11,364.57	0.26
556	13,841.49	0.32
557	6,120.00	0.14

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
558	6,120.00	0.14
559	6,209.56	0.14
560	6,400.68	0.15
561	6,400.68	0.15
562	6,400.68	0.15
563	6,400.68	0.15
564	6,400.68	0.15
565	6,400.68	0.15
566	6,400.68	0.15
567	6,400.68	0.15
568	6,400.68	0.15
569	6,400.68	0.15
570	10,379.26	0.24
573	3,563.30	0.08
601	3,337.59	0.08
602	2,200.00	0.05
603	2,200.00	0.05
604	2,860.00	0.07
605	2,860.00	0.07
606	2,200.00	0.05

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
607	2,200.00	0.05
608	2,200.00	0.05
609	2,200.00	0.05
610	2,860.00	0.07
611	2,860.00	0.07
612	2,200.00	0.05
613	2,200.00	0.05
614	2,860.00	0.07
615	2,860.00	0.07
616	2,200.00	0.05
617	2,200.00	0.05
618	2,860.00	0.07
619	2,860.00	0.07
620	2,200.00	0.05
621	5,280.89	0.12
622	3,337.59	0.08
623	2,200.00	0.05
624	2,200.00	0.05
625	2,200.00	0.05
626	2,200.00	0.05

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
627	2,860.00	0.07
628	2,860.00	0.07
629	2,200.00	0.05
630	2,200.00	0.05
631	3,389.68	0.08
632	3,531.61	0.08
633	2,200.00	0.05
634	2,856.81	0.07
635	5,525.58	0.13
636	2,507.28	0.06
637	5,087.63	0.12
638	4,078.95	0.09
639	2,200.00	0.05
640	2,200.00	0.05
641	2,200.00	0.05
642	2,860.00	0.07
643	2,860.00	0.07
644	2,200.00	0.05
645	2,200.00	0.05
646	2,902.47	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
647	2,949.06	0.07
648	2,200.07	0.05
649	2,200.07	0.05
650	2,988.04	0.07
651	2,987.91	0.07
652	2,200.07	0.05
653	2,933.07	0.07
654	2,932.39	0.07
655	2,200.07	0.05
656	3,449.77	0.08
657	3,337.59	0.08
658	2,200.00	0.05
659	2,200.00	0.05
660	2,860.00	0.07
661	3,153.77	0.07
662	2,200.37	0.05
663	2,200.37	0.05
664	3,160.78	0.07
665	3,159.67	0.07
666	2,200.37	0.05

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
667	2,200.37	0.05
668	2,202.61	0.05
669	3,295.98	0.08
670	3,158.61	0.07
671	2,200.37	0.05
672	5,279.61	0.12
673	5,178.30	0.12
674	2,199.56	0.05
675	2,860.00	0.07
676	2,860.00	0.07
677	2,200.00	0.05
678	2,200.00	0.05
679	2,860.00	0.07
680	2,860.00	0.07
681	2,200.00	0.05
682	2,200.00	0.05
683	2,860.00	0.07
684	2,860.00	0.07
685	2,200.00	0.05
686	2,200.00	0.05

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
687	2,859.34	0.07
688	4,741.12	0.11
689	3,425.43	0.08
690	2,200.00	0.05
691	2,200.00	0.05
692	2,200.00	0.05
693	2,860.00	0.07
694	2,860.00	0.07
695	2,200.00	0.05
696	2,200.00	0.05
697	2,200.00	0.05
698	2,200.00	0.05
699	2,860.00	0.07
700	2,860.00	0.07
701	2,200.00	0.05
702	2,200.00	0.05
703	2,200.00	0.05
704	2,200.00	0.05
705	2,860.00	0.07
706	2,860.00	0.07

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
707	2,200.00	0.05
708	2,200.00	0.05
709	6,471.41	0.15
710	4,813.97	0.11
711	3,295.02	0.08
712	2,720.06	0.06
713	2,579.12	0.06
714	3,173.12	0.07
715	3,082.88	0.07
716	2,353.75	0.05
717	2,340.66	0.05
718	2,327.56	0.05
719	3,006.26	0.07
720	2,984.14	0.07
721	2,290.44	0.05
722	2,267.35	0.05
723	2,927.98	0.07
724	2,905.85	0.07
725	2,220.22	0.05
726	2,207.13	0.05

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
727	3,411.10	0.08
728	5,093.93	0.12
729	2,200.00	0.05
730	2,200.00	0.05
731	2,860.00	0.07
732	2,860.00	0.07
733	2,200.00	0.05
734	2,200.00	0.05
735	2,860.00	0.07
736	2,860.00	0.07
737	2,200.00	0.05
738	2,200.00	0.05
739	2,860.00	0.07
740	2,860.00	0.07
741	2,200.00	0.05
742	2,200.00	0.05
743	2,861.15	0.07
744	2,911.66	0.07
745	2,342.64	0.05
746	2,453.51	0.06

*NOTE: CEMETERY IS APPROXIMATELY LOCATED AROUND LOTS 550 AND 551. ADJUSTMENTS TO THE LOT LAYOUT WILL BE MADE AT FMDP UPON COMPLETED SURVEY AND ACTUAL LOCATION OF THE CEMETERY.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE

ISSUED: MARCH 21, 2022

Revision Date
1. 4.18.2022
2. 5.6.2022
3. 6.21.2022
4. _____

MASTER DEVELOPMENT PLAN

SHEET
C1.1

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
747	5,164.95	0.12
749	12,212.05	0.28
751	7,767.02	0.18
759	6,310.77	0.14
765	6,310.77	0.14
767	6,310.77	0.14
770	6,946.56	0.16
771	6,310.77	0.14
781	2,290.97	0.05
790	6,310.77	0.14
791	2,200.01	0.05
797	6,946.56	0.16
801	5,999.19	0.14
802	6,036.40	0.14
803	6,130.62	0.14
804	6,130.62	0.14
805	6,130.62	0.14
806	6,130.62	0.14
807	6,130.62	0.14
808	6,130.62	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
809	6,130.62	0.14
810	9,235.57	0.21
811	9,239.94	0.21
812	9,236.94	0.21
813	8,965.00	0.21
814	8,965.00	0.21
815	8,965.00	0.21
816	8,965.00	0.21
817	8,965.00	0.21
818	11,473.99	0.26
819	21,609.65	0.50
820	21,496.70	0.49
821	19,009.79	0.44
822	18,065.27	0.41
823	21,311.59	0.49
824	21,311.59	0.49
825	20,654.67	0.47
826	9,075.00	0.21
827	9,075.00	0.21
828	9,075.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
829	9,082.47	0.21
830	9,191.11	0.21
831	9,191.11	0.21
832	9,191.11	0.21
833	9,191.11	0.21
834	6,792.45	0.16
835	6,792.45	0.16
836	6,720.36	0.15
837	8,464.49	0.19
838	7,754.10	0.18
839	7,840.57	0.18
840	7,736.54	0.18
841	7,630.75	0.18
842	7,523.34	0.17
843	7,414.43	0.17
844	7,304.14	0.17
845	7,192.60	0.17
846	7,079.94	0.16
847	6,971.51	0.16
848	6,820.14	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
849	6,708.06	0.15
850	6,705.41	0.15
851	6,709.43	0.15
852	18,021.73	0.41
853	16,918.95	0.39
854	6,444.58	0.15
855	6,444.58	0.15
856	6,444.58	0.15
857	6,444.58	0.15
858	6,473.56	0.15
859	6,562.72	0.15
860	6,563.18	0.15
861	6,563.63	0.15
862	6,564.09	0.15
863	6,564.54	0.15
864	6,564.99	0.15
865	6,565.44	0.15
866	6,565.89	0.15
867	6,566.33	0.15
868	6,566.77	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
869	7,162.44	0.16
870	7,776.32	0.18
871	8,140.34	0.19
872	8,194.42	0.19
873	7,896.91	0.18
874	7,762.48	0.18
875	11,255.89	0.26
876	12,590.50	0.29
877	6,832.27	0.16
878	6,663.00	0.15
879	6,493.74	0.15
880	6,327.80	0.15
881	6,227.21	0.14
882	6,538.80	0.15
883	6,825.19	0.16
884	6,900.95	0.16
885	6,572.67	0.15
886	6,500.00	0.15
887	6,500.00	0.15
888	6,500.00	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
889	10,788.96	0.25
890	6,705.41	0.15
891	6,239.79	0.14
892	6,507.59	0.15
893	6,373.69	0.15
894	9,821.73	0.23
895	15,255.46	0.35
896	8,760.48	0.20
897	8,445.56	0.19
898	8,313.24	0.19
899	8,360.96	0.19
900	8,235.42	0.19
901	8,298.49	0.19
902	8,260.12	0.19
903	8,073.29	0.19
904	7,851.04	0.18
905	7,620.63	0.17
906	12,694.21	0.29
907	11,318.84	0.26
908	6,564.12	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
909	6,810.32	0.16
910	6,810.32	0.16
911	6,631.09	0.15
912	6,499.71	0.15
1001	7,377.84	0.17
1002	6,000.00	0.14
1003	6,000.00	0.14
1004	6,000.00	0.14
1005	6,000.00	0.14
1006	6,000.00	0.14
1007	6,000.00	0.14
1008	6,000.00	0.14
1009	7,365.87	0.17
1010	8,050.25	0.18
1011	12,054.72	0.28
1012	14,398.17	0.33
1013	15,573.92	0.36
1014	17,134.63	0.39
1015	11,094.22	0.25
1016	6,463.86	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1017	6,500.00	0.15
1018	6,500.00	0.15
1019	6,500.00	0.15
1020	15,084.73	0.35
1021	14,000.38	0.32
1022	13,281.15	0.30
1023	13,104.09	0.30
1024	14,415.59	0.33
1025	15,473.65	0.36
1026	14,816.46	0.34
1027	29,392.12	0.67
1028	29,544.06	0.68
1029	23,581.24	0.54
1030	15,393.14	0.35
1031	14,800.00	0.34
1032	14,800.00	0.34
1033	14,800.00	0.34
1034	14,800.00	0.34
1035	14,800.00	0.34
1036	9,313.99	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1037	15,243.83	0.35
1038	13,309.65	0.31
1039	12,434.06	0.29
1040	6,955.23	0.16
1041	6,955.23	0.16
1042	6,955.23	0.16
1043	6,955.23	0.16
1044	6,955.23	0.16
1045	6,955.23	0.16
1046	6,955.23	0.16
1047	6,955.23	0.16
1048	6,955.23	0.16
1049	6,850.50	0.16
1050	6,500.00	0.15
1051	6,500.00	0.15
1052	6,500.00	0.15
1053	6,500.00	0.15
1054	6,000.00	0.14
1055	12,241.33	0.28
1056	6,735.39	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1057	6,735.39	0.15
1058	6,735.39	0.15
1059	6,735.39	0.15
1060	6,735.39	0.15
1061	6,735.39	0.15
1062	6,735.39	0.15
1063	6,956.65	0.16
1064	6,237.31	0.14
1065	10,329.27	0.24
1066	10,329.27	0.24
1067	6,153.01	0.14
1068	6,223.82	0.14
1069	6,223.82	0.14
1070	6,223.82	0.14
1071	7,397.52	0.17
1072	11,891.59	0.27
1073	7,725.87	0.18
1074	7,651.16	0.18
1075	12,488.48	0.29
1076	12,275.23	0.28

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1077	7,369.62	0.17
1078	7,207.08	0.17
1079	7,108.03	0.17
1080	7,188.97	0.17
1081	7,194.58	0.17
1082	7,325.60	0.17
1083	7,582.14	0.17
1084	6,500.00	0.15
1085	6,500.00	0.15
1086	6,500.00	0.15
1087	12,068.21	0.28
1088	13,441.39	0.31
1089	7,628.75	0.18
1090	7,628.75	0.18
1091	8,043.56	0.18
1092	8,551.47	0.20
1093	7,279.64	0.17
1094	9,545.98	0.22
1095	10,611.32	0.24
1096	13,089.90	0.30

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1097	17,830.19	0.41
1098	14,656.99	0.34
1099	10,514.41	0.24
1100	11,753.45	0.27
1101	11,175.87	0.26
1102	6,500.00	0.15
1103	6,500.00	0.15
1104	6,500.00	0.15
1105	6,500.00	0.15
1106	6,500.00	0.15
1107	6,500.00	0.15
1108	8,705.87	0.20
1109	7,150.00	0.16
1110	7,150.00	0.16
1111	7,150.00	0.16
1112	11,047.58	0.25
1113	10,552.75	0.24
1114	6,000.00	0.14
1115	6,000.00	0.14
1116	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1117	11,057.50	0.25
1118	9,552.77	0.22
1119	6,508.27	0.15
1120	6,508.27	0.15
1121	6,508.27	0.15
1122	6,508.27	0.15
1123	6,508.27	0.15
1124	6,508.27	0.15
1125	6,301.51	0.14
1126	6,000.00	0.14
1127	6,000.00	0.14
1128	6,000.00	0.14
1129	6,000.00	0.14
1130	6,000.00	0.14
1131	5,999.99	0.14
1132	6,064.82	0.14
1133	6,223.82	0.14
1134	6,223.82	0.14
1135	6,223.82	0.14
1136	6,223.82	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1137	6,223.82	0.14
1138	8,348.23	0.19
1139	9,855.69	0.22
1140	7,671.43	0.18
1141	7,033.97	0.16
1142	6,714.52	0.15
1143	6,694.71	0.15
1144	6,991.30	0.16
1145	7,792.13	0.18
1146	6,644.93	0.15
1147	6,644.93	0.15
1148	6,644.93	0.15
1149	6,536.51	0.15
1150	7,973.77	0.18
1151	7,973.77	0.18
1152	7,973.77	0.18
1153	7,219.25	0.17
1154	6,000.00	0.14
1155	6,000.00	0.14
1201	6,982.17	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1202	6,982.17	0.16
1203	6,982.17	0.16
1204	6,982.17	0.16
1205	6,982.17	0.16
1206	6,982.17	0.16
1207	12,216.79	0.28
1208	11,185.46	0.26
1209	11,123.39	0.26
1210	16,531.84	0.38
1211	13,600.20	0.31
1212	13,600.00	0.31
1213	13,200.77	0.30
1214	17,045.98	0.39
1215	19,728.79	0.45
1216	21,305.66	0.49
1217	20,024.28	0.46
1218	16,678.55	0.38
1219	15,080.72	0.35
1220	19,181.03	0.44
1221	15,842.62	0.36

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1222	14,169.82	0.33
1223	11,948.65	0.27
1224	7,150.00	0.16
1225	7,150.00	0.16
1226	7,150.00	0.16
1227	7,150.00	0.16
1228	7,150.00	0.16
1229	7,150.00	0.16
1230	11,180.09	0.26
1231	19,579.88	0.45
1232	17,345.01	0.40
1233	14,700.00	0.34
1234	18,565.27	0.43
1235	28,344.92	0.65
1236	26,027.08	0.60
1237	15,779.16	0.36
1238	9,223.01	0.21
1239	11,508.69	0.26
1240	8,695.36	0.20
1241	9,351.60	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1242	11,422.59	0.26
1243	14,863.55	0.34
1244	12,371.49	0.28
1245	6,500.00	0.15
1246	6,500.00	0.15
1247	6,500.00	0.15
1248	6,500.00	0.15
1249	6,500.00	0.15
1250	6,500.00	0.15
1251	6,500.00	0.15
1252	6,500.00	0.15
1253	6,500.00	0.15
1254	6,500.00	0.15
1255	6,607.20	0.15
1256	8,988.00	0.21
1257	7,957.20	0.18
1258	6,192.70	0.14
1259	6,405.25	0.15
1260	6,405.25	0.15
1261	6,405.25	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1262	6,405.25	0.15
1263	6,239.71	0.14
1264	6,000.00	0.14
1265	6,000.00	0.14
1266	6,000.00	0.14
1267	7,350.00	0.17
1268	7,350.00	0.17
1269	7,350.00	0.17
1270	7,500.23	0.17
1271	7,812.80	0.18
1272	7,812.80	0.18
1273	7,812.80	0.18
1274	7,429.39	0.17
1275	7,767.02	0.18
1276	7,767.02	0.18
1277	7,767.02	0.18
1278	7,767.02	0.18
1279	7,767.02	0.18
1280	7,767.02	0.18
1281	7,767.02	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1282	6,310.77	0.14
1283	6,310.77	0.14
1284	12,000.72	0.28
1285	12,331.37	0.28
1286	6,955.23	0.16
1287	6,955.23	0.16
1288	6,955.23	0.16
1289	6,955.23	0.16
1290	6,955.23	0.16
1291	6,955.23	0.16
1292	6,955.23	0.16
1293	6,955.23	0.16
1294	6,955.23	0.16
1295	6,955.23	0.16
1301	16,724.74	0.38
1302	9,760.85	0.22
1303	9,760.85	0.22
1304	9,760.85	0.22
1305	9,471.18	0.22
1306	8,965.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1307	8,965.00	0.21
1308	8,965.00	0.21
1309	8,965.00	0.21
1310	8,965.00	0.21
1311	8,965.00	0.21
1312	8,965.00	0.21
1313	8,965.00	0.21
1314	8,965.00	0.21
1315	8,965.00	0.21
1316	8,965.00	0.21
1317	8,965.00	0.21
1318	8,965.00	0.21
1319	8,965.00	0.21
1320	9,145.60	0.21
1321	9,415.73	0.22
1322	9,415.73	0.22
1323	9,374.51	0.22
1324	8,965.00	0.21
1325	8,965.00	0.21
1326	7,662.81	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1327	12,184.85	0.28
1328	10,063.64	0.23
1329	6,542.77	0.15
1330	6,542.77	0.15
1331	6,542.77	0.15
1332	6,542.77	0.15
1333	6,542.77	0.15
1334	6,542.77	0.15
1335	6,542.77	0.15
1336	6,542.77	0.15
1337	6,542.77	0.15
1338	6,542.77	0.15
1339	6,323.51	0.15
1340	6,000.00	0.14
1341	6,000.00	0.14
1342	6,189.65	0.14
1343	6,442.63	0.15
1344	6,504.93	0.15
1345	6,000.02	0.14
1346	8,200.59	0.19

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1347	8,467.53	0.19
1348	6,000.00	0.14
1349	6,000.00	0.14
1350	6,000.00	0.14
1351	6,000.00	0.14
1352	6,000.00	0.14
1353	6,000.00	0.14
1354	6,000.00	0.14
1355	6,013.92	0.14
1356	6,263.88	0.14
1357	6,273.56	0.14
1358	6,275.58	0.14
1359	6,277.60	0.14
1360	6,279.62	0.14
1361	7,841.64	0.18
1362	13,674.97	0.31
1363	6,290.67	0.14
1364	6,292.70	0.14
1365	6,294.72	0.14
1366	6,296.74	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1367	7,255.66	0.17
1368	8,887.14	0.20
1369	7,639.88	0.18
1370	10,321.86	0.24
1371	6,135.51	0.14
1372	6,000.00	0.14
1373	6,000.00	0.14
1374	6,000.00	0.14
1375	9,481.93	0.22
1376	9,075.00	0.21
1377	12,270.58	0.28
1378	8,610.05	0.20
1379	6,388.76	0.15
1380	6,442.63	0.15
1381	6,442.63	0.15
1382	10,476.61	0.24
1383	11,078.47	0.25
1384	9,727.79	0.22
1385	12,069.96	0.28
1386	6,763.20	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1387	6,763.20	0.16
1388	6,763.20	0.16
1389	6,763.20	0.16
1390	6,763.20	0.16
1391	6,763.20	0.16
1392	6,811.70	0.16
1393	10,967.73	0.25
1394	6,000.00	0.14
1395	6,000.00	0.14
1396	6,000.00	0.14
1397	11,265.87	0.26
1398	6,000.00	0.14
1399	6,210.91	0.14
1400	6,882.23	0.16
1401	6,882.23	0.16
1402	6,882.23	0.16
1403	6,882.23	0.16
1404	6,882.23	0.16
1405	9,369.39	0.22
1406	9,348.45	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1407	9,350.00	0.21
1408	9,350.00	0.21
1409	9,350.00	0.21
1410	9,350.00	0.21
1411	9,350.00	0.21
1412	9,350.00	0.21
1413	9,350.00	0.21
1414	9,350.00	0.21
1415	9,350.00	0.21
1416	9,350.00	0.21
1417	9,350.00	0.21
1418	9,350.00	0.21
1419	9,350.00	0.21
1420	9,350.00	0.21
1421	9,350.00	0.21
1422	9,350.00	0.21
1423	9,351.40	0.21
1424	9,330.58	0.21
1425	59,900.18	1.38
1426	59,813.47	1.37
1427	2,556.49	0.59

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

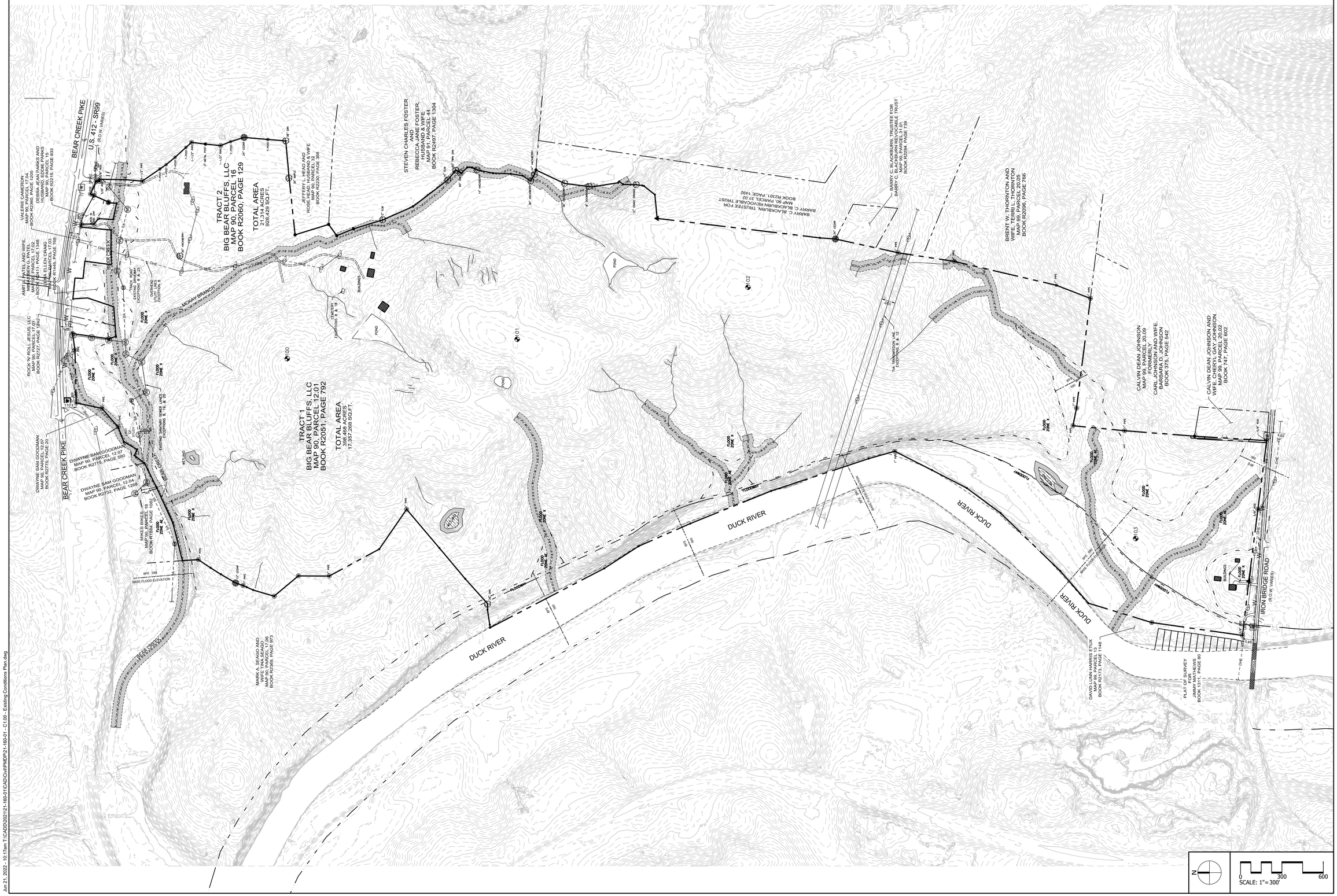
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO.

ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
2.	5.6.2022
3.	6.21.2022
△	

MASTER DEVELOPMENT PLAN

SHEET
C1.2



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JAMES T. HARRISON
REGISTERED
LANDSCAPE
ARCHITECT
06-22-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INTERNAL REVISIONS
ISSUE DATE: 06/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22
3	Internal Revisions	06/21/22

DRAWN BY: TWG
CHECKED BY: TWG

EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 21-160-01

Jun 21, 2022 - 10:17am T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C1.00 - Existing Conditions Plan.dwg



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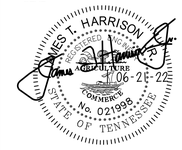

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OVERALL UTILITY PLAN

C2.00

PROJECT NO.: 21-160-01

N

0 300 600
SCALE: 1" = 300'

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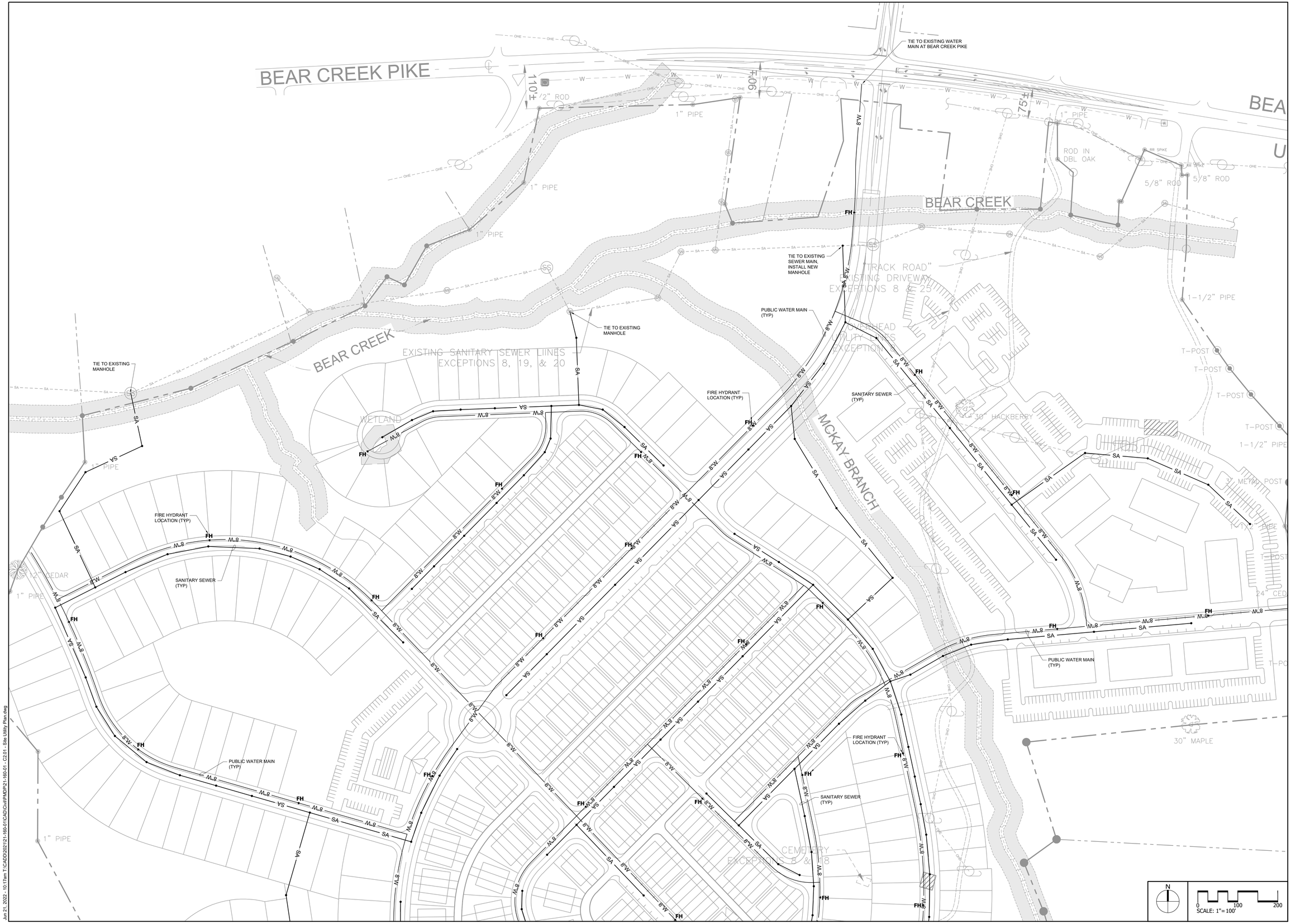

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SITE UTILITY PLAN

C2.01

PROJECT NO.: 21-160-01

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

PUBLIC WATER MAIN (TYP)

SANITARY SEWER (TYP)

FIRE HYDRANT LOCATION (TYP)

FORCE MAIN (TYP)

PUMP STATION LOCATION

1" PIPE

WETLAND

POND

12" ELM

14" ELM

60" TW

60" OAK

14" HACKBERRY

36" OAK

30" HACKBERRY

24" HACK

36" HACKBERRY

8" DOGWOOD

12" OSAGE ORANGE

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SITE UTILITY PLAN

C2.02
PROJECT NO.: 21-160-01

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SCALE: 1"= 100'

Jun 21, 2022 - 10:18am T:\CAD\D2022\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.02 - Site Utility Plan.dwg

DUCK RIVER

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

PUBLIC WATER MAIN (TYP)

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

FORCE MAIN (TYP)

500' TRANSMISSION LINE
STRUCTURES 8 & 12

100'

24" CEDAR

1" PIPE

1" PIPE

1" PIPE

DUCK RIVER

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STATE OF TENNESSEE

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Columbia, Maury County, Tennessee

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SITE UTILITY PLAN

C2.03

PROJECT NO.: 21-160-01

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SCALE: 1"= 100'

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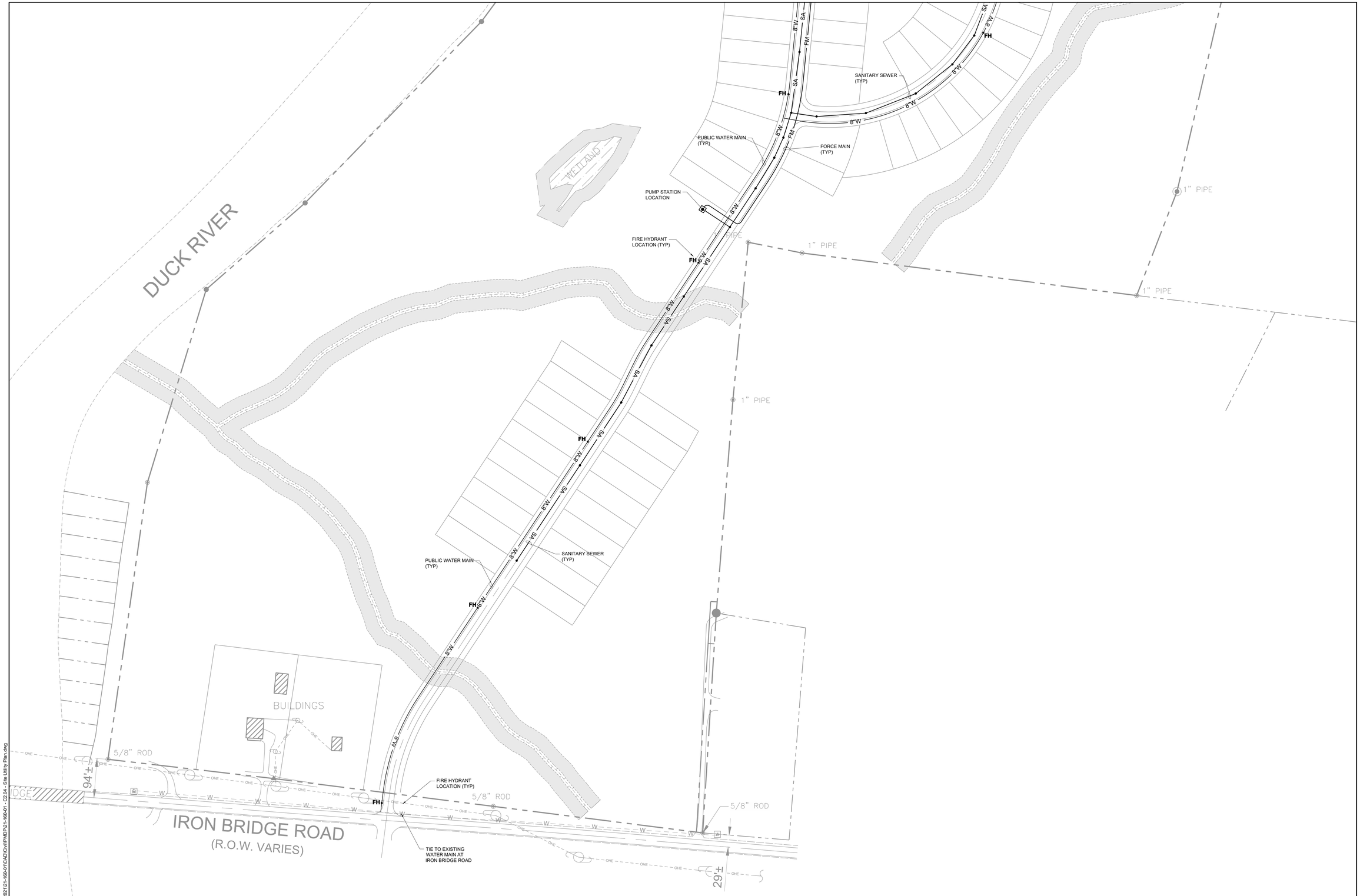

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SITE UTILITY PLAN

C2.04

PROJECT NO.: 21-160-01

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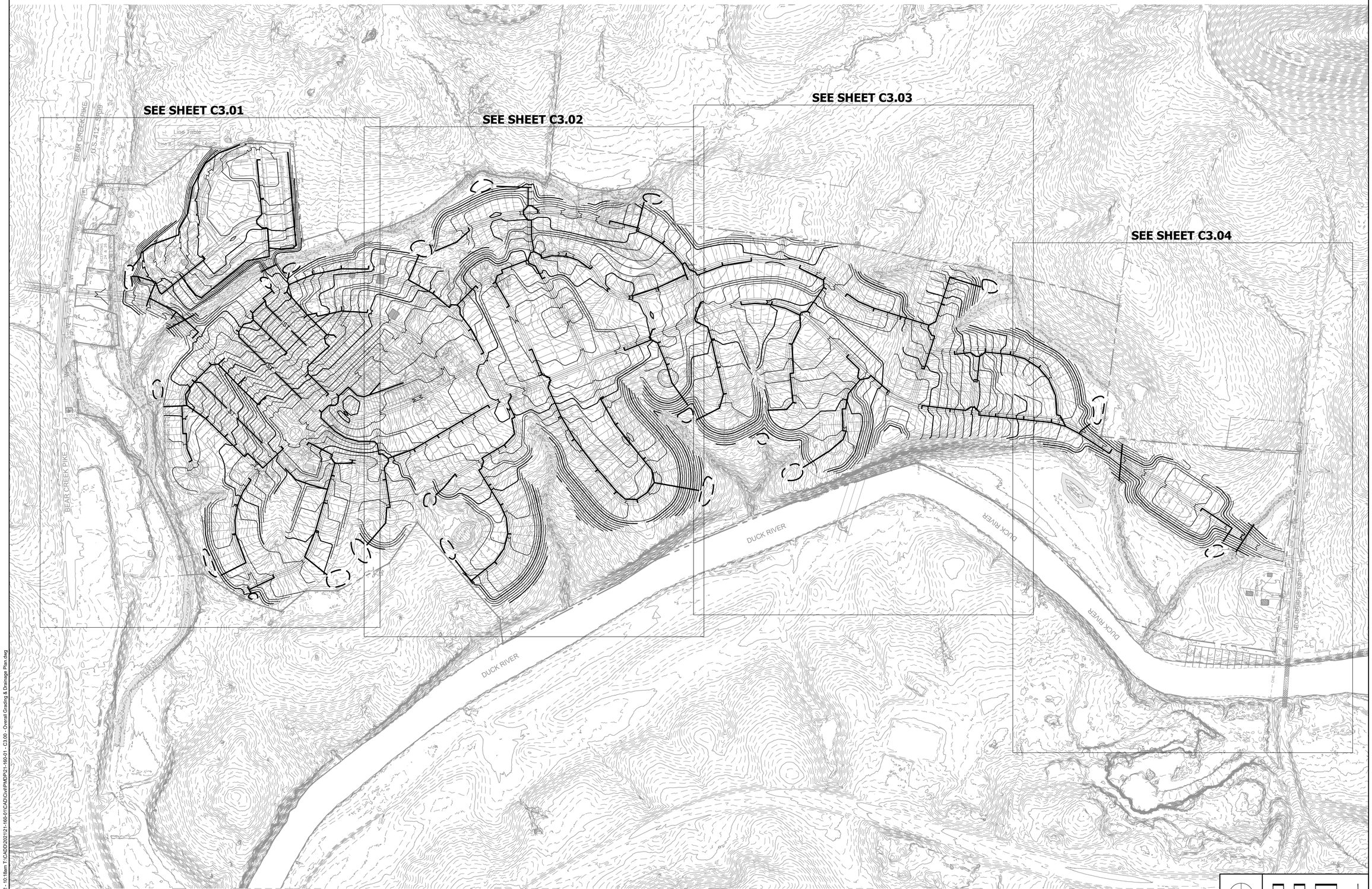
SCALE: 1"= 100'



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STATE OF TENNESSEE
06-21-22

COLUMBIA BLUFFS

PMDP

Bear Creek Pike
Columbia, Maury County, Tennessee

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OVERALL GRADING & DRAINAGE PLAN

C3.00

PROJECT NO.: 21-160-01

Jun 21, 2022 - 10:18am T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.00 - Overall Grading & Drainage Plan.dwg



Jun 21, 2022 - 10:19am T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.01 - Site Grading & Drainage Plan.dwg

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06-21-22

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PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

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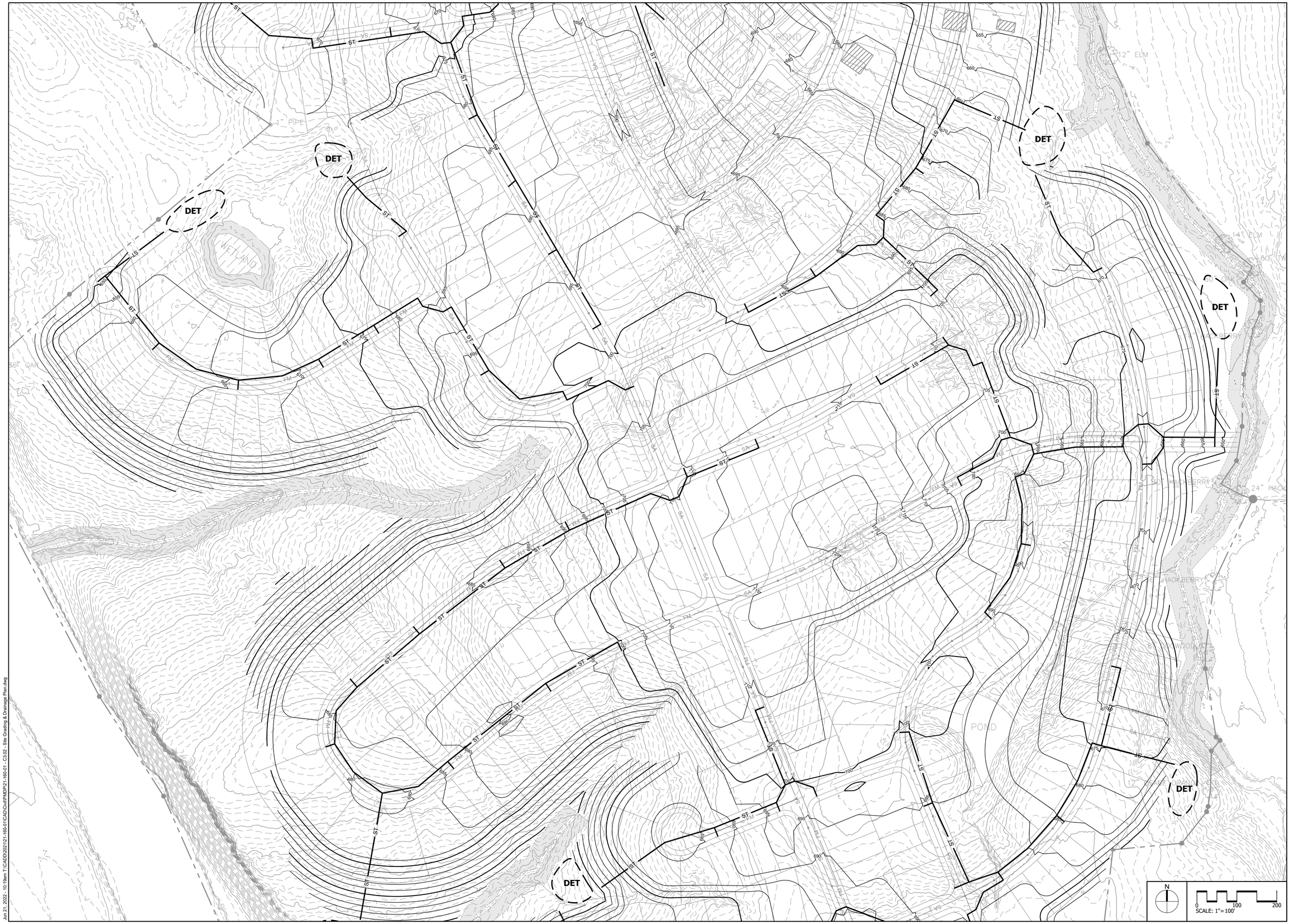
SITE GRADING & DRAINAGE PLAN

C3.01

PROJECT NO.: 21-160-01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SITE GRADING & DRAINAGE PLAN

C3.03

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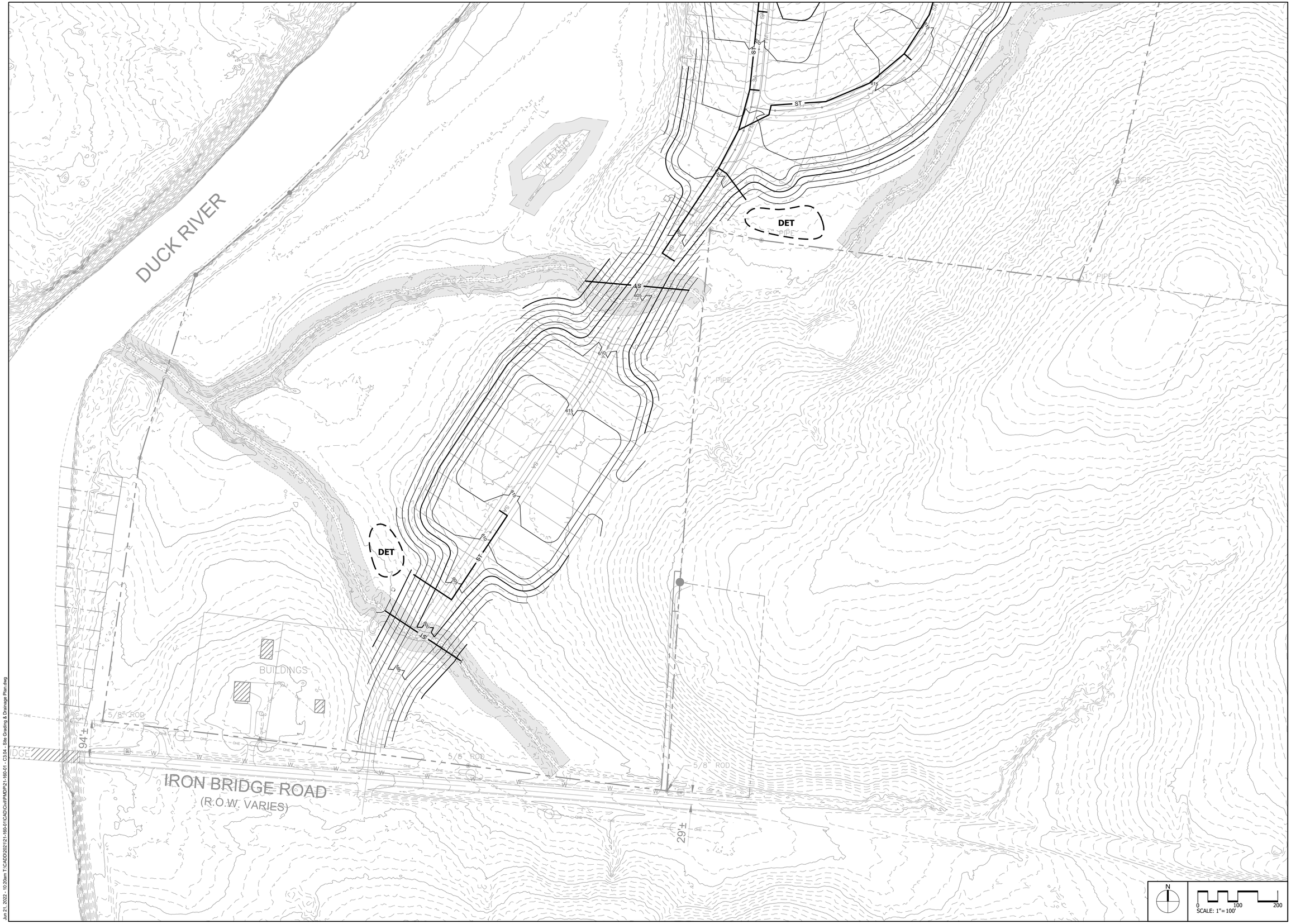
DUCK RIVER
WETLANDS
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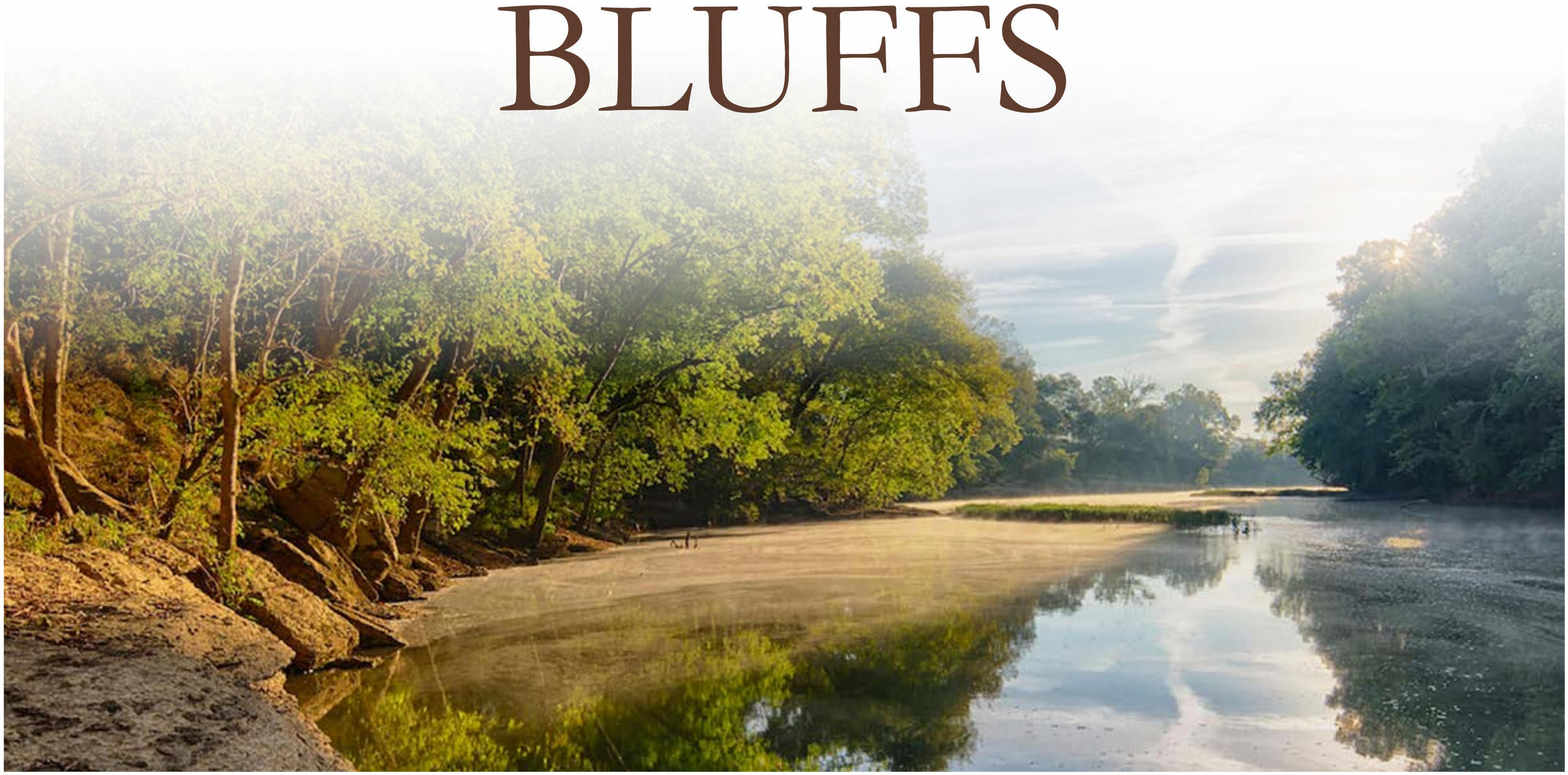
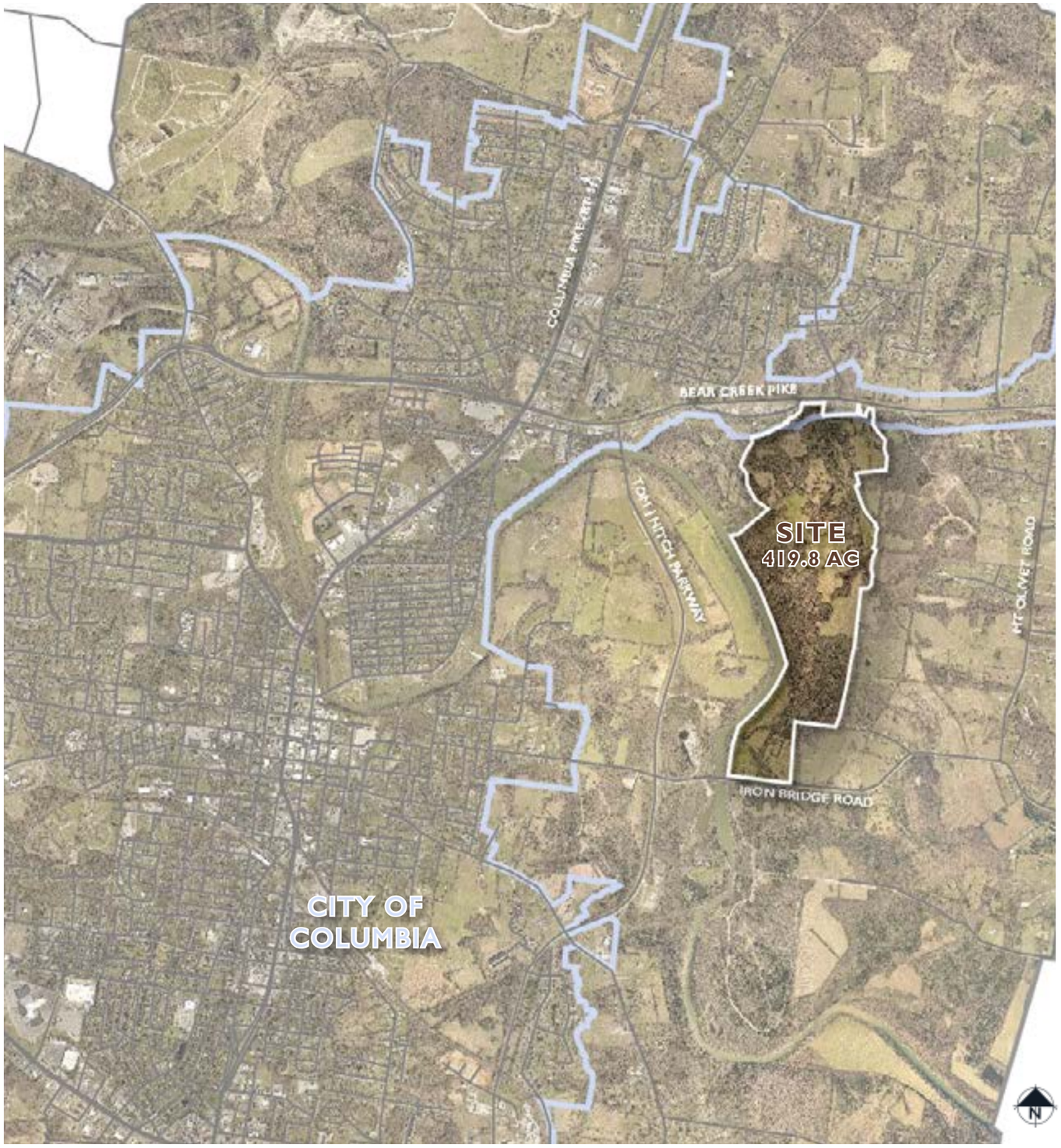
COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

DEVELOPER
JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

ENGINEER
JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211

LANDSCAPE ARCHITECT
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069

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3. KOLTER LAND INTRODUCTION
4. DEVELOPMENT OVERVIEW.
5. COMMUNITY CHARACTER
6. ANNEXATION AND REZONING
7. FUTURE LAND USE AMENDMENT
8. MASTER PLAN
9. OPEN SPACE & AMENITIES

ARCHITECTURE:
14. DESIGN GUIDELINES
15. SINGLE FAMILY
16. TOWNHOME
17. MULTI-FAMILY
18. LOT DIAGRAMS
23. STREET SECTIONS

Date: March 21, 2022
Revised: April 18, 2022

DEVELOPMENT TEAM

KOLTERLAND

Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

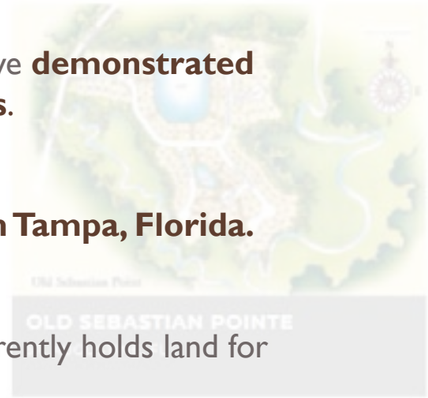
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**







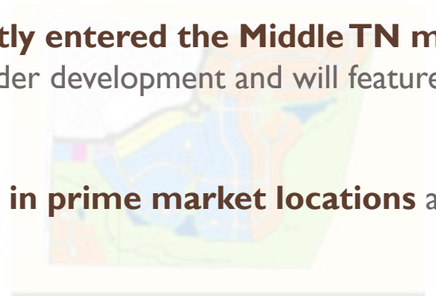


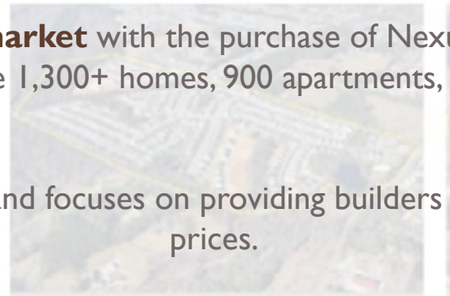


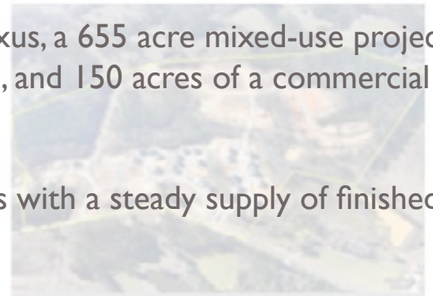
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

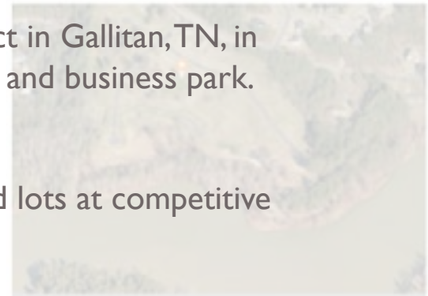
Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.









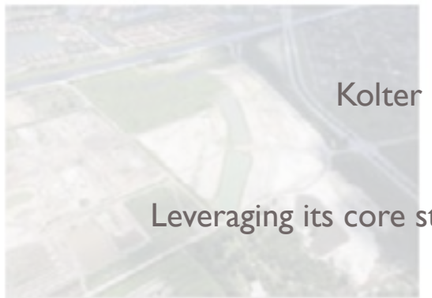


Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

The firm targets acquisition of raw land with entitlements in place or nearly in place which **Kolter Land develops in-house, and sells to homebuilders and other developers**.

Kolter Land has business relationships with all public and major private homebuilders **in the southeast U.S**.

Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.











KOLTER LAND INTRODUCTION

WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 419.8 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 800 single family homes, 300 townhomes, and 300 multi-family apartment homes as well as +/-4.09 acres proposed for commercial uses.

ANNEXATION INTO CITY OF COLUMBIA

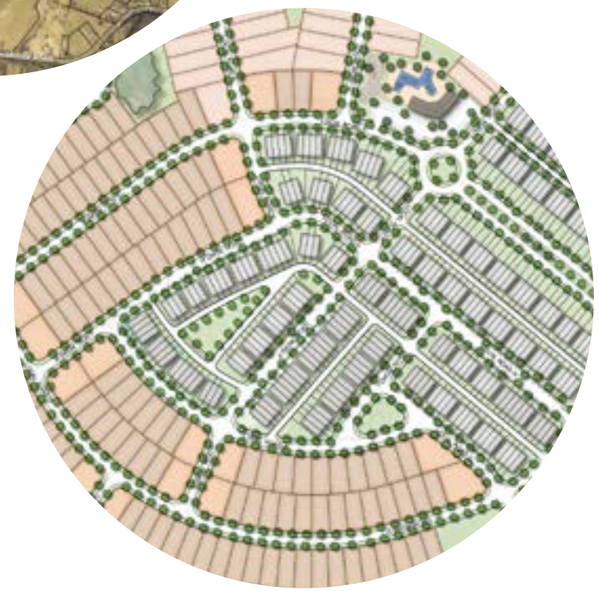


REZONING REQUEST





LAND USE AMENDMENT



PUD MASTER PLAN

DEVELOPMENT OVERVIEW

VARIOUS
HOUSING OPTIONS



POCKET PARKS, TRAILS,
& OPEN SPACES



DOG PARK



FAMILY-FRIENDLY
INFRASTRUCTURE





AMENITIES, POOL,
& FIREPIT AREAS

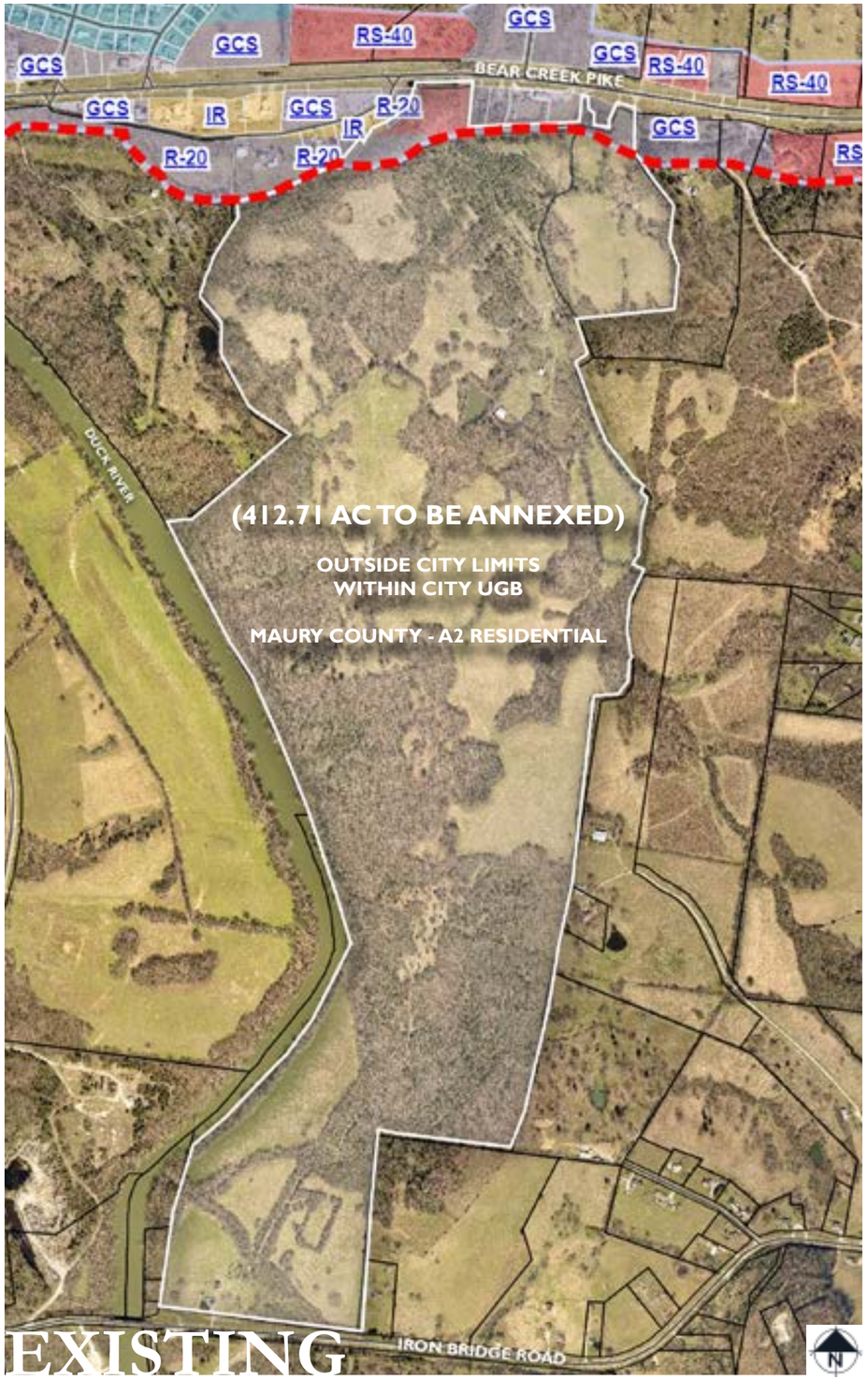


RIVER ACCESS
& CANOE LAUNCH



BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



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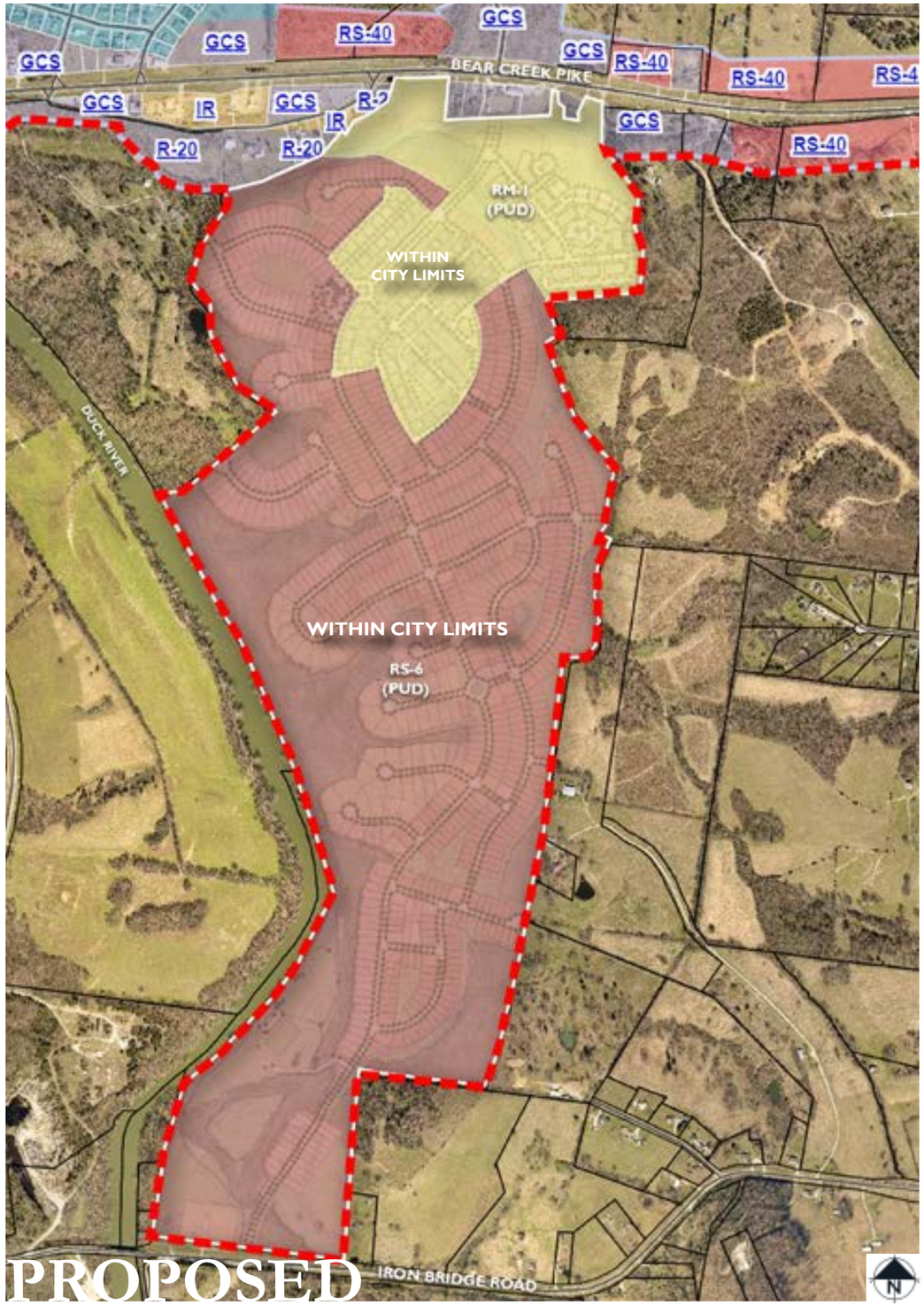


PROPOSED

LAND AREA REQUESTED FOR ANNEXATION INTO THE CITY OF COLUMBIA:

ADJACENT TO PARCELS ALONG BEAR CREEK PIKE WHICH ARE ALREADY WITHIN CITY LIMITS.

WITHIN LIMITS OF COLUMBIA'S URBAN GROWTH BOUNDARY

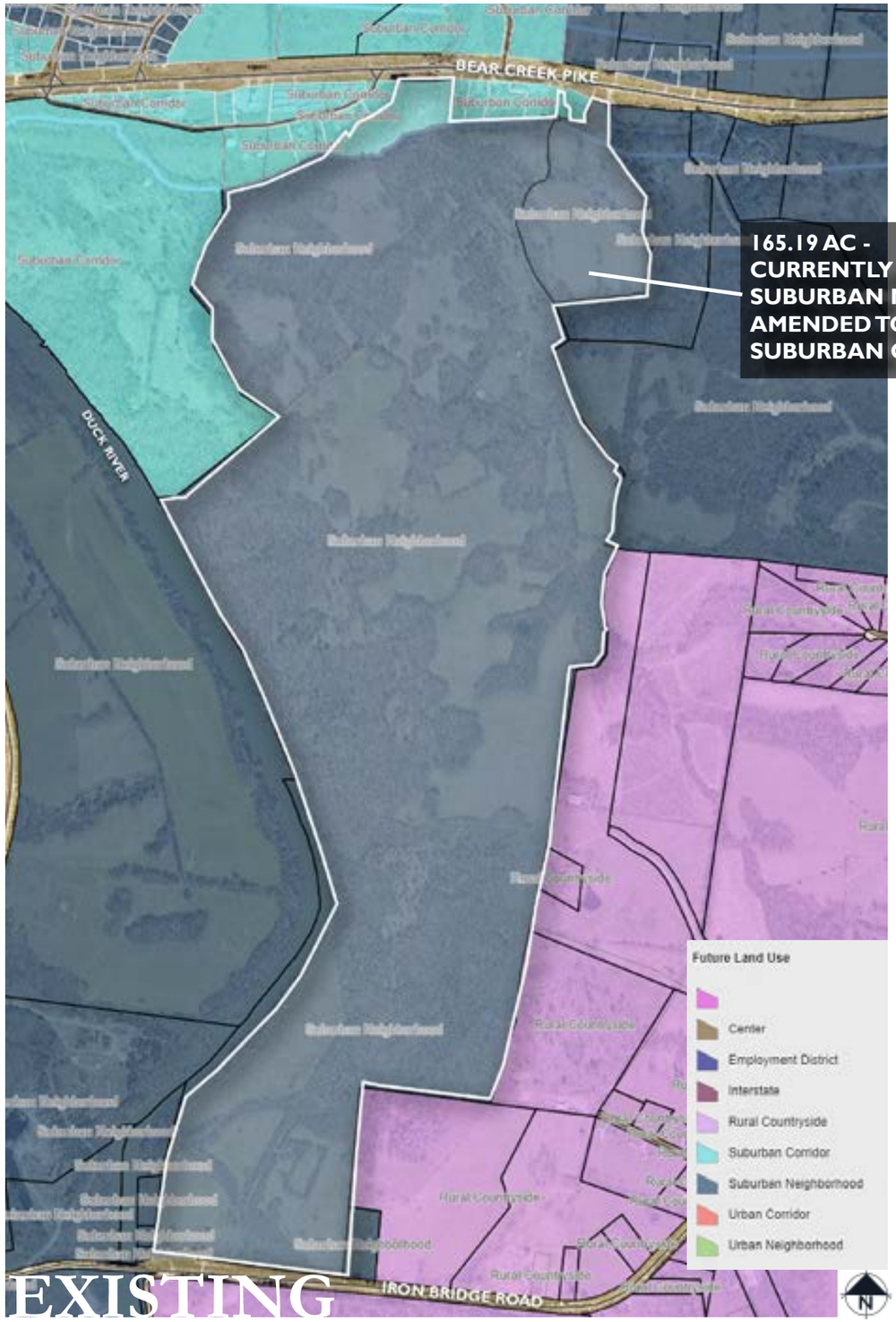
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40 (412.71 AC)

REQUESTED ZONING:
PUD-R (RS-6 BASE ZONING)
343.43 AC
PUD-C (RM-1 BASE ZONING)
76.35 AC

ANNEXATION & REZONING



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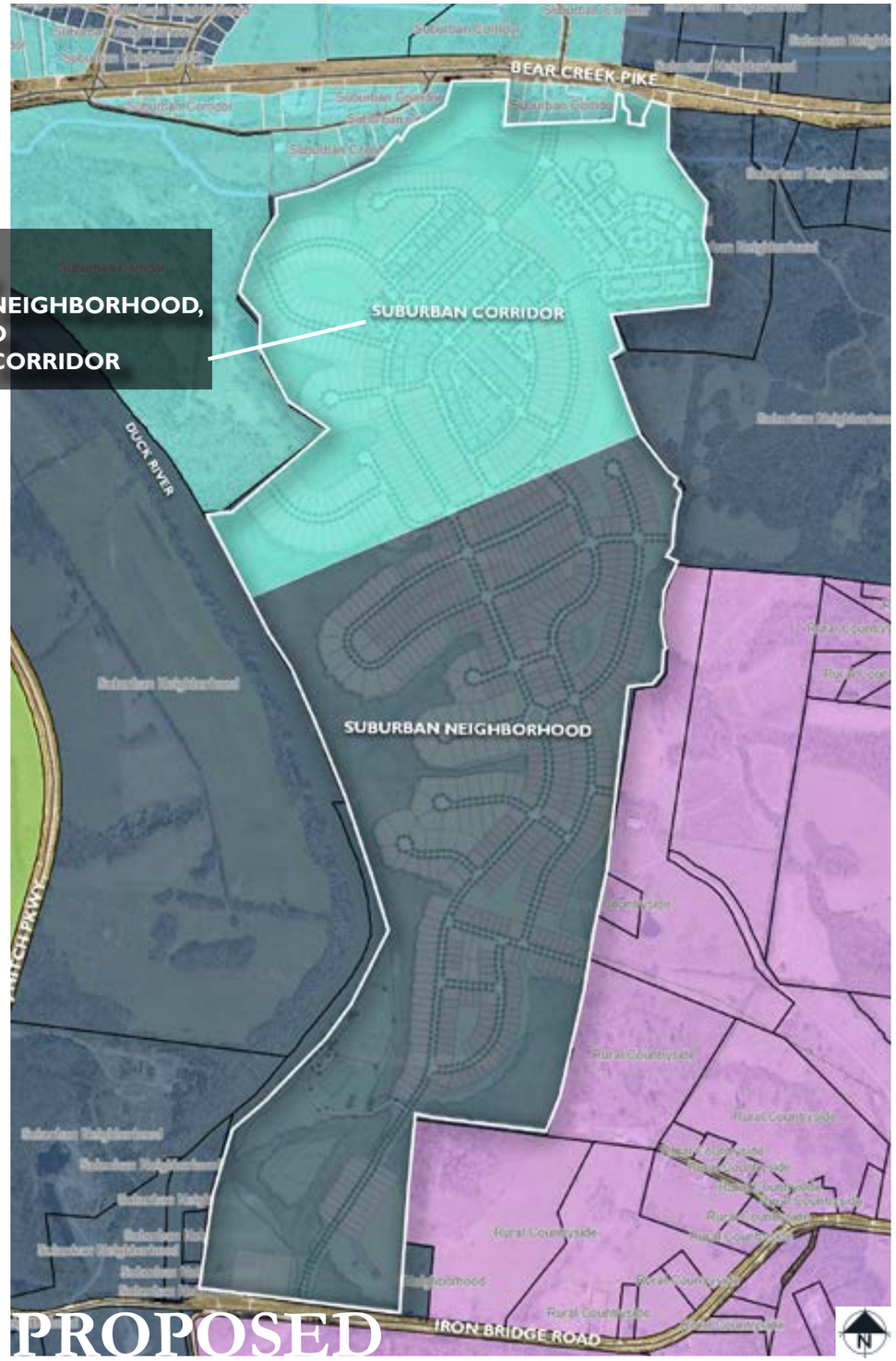


PROPOSED

LAND USE AMENDMENT:

EXISTING LAND USE:
SUBURBAN RESIDENTIAL & SUBURBAN CORRIDOR

REQUEST:
EXTEND EXISTING BOUNDARY OF SUBURBAN CORRIDOR FROM THE NORTHERN EDGE OF THE SITE INTO THE SITE FOR AN AREA OF 165.19 AC.

THE EXTENSION OF THIS LAND USE DISTRICT INTO THE SITE ALLOWS FOR TOWNHOME, MULTI-FAMILY, AND LIMITED COMMERCIAL/OFFICE USES TO BE DEVELOPED IN CONJUNCTION WITH THE SINGLE-FAMILY DETACHED RESIDENTIAL USES.

FUTURE LAND USE AMENDMENT



*SEE PAGE 10 FOR OPEN SPACE

MASTER PLAN

MASTER PLAN SUMMARY AND REQUESTED VARIANCES

The neighborhood character is established by:

- Clustered development to preserve large community open spaces & flood plain

- High level of connectivity internally, and also provides a roadway connection between Bear Creek Pike and Iron Bridge Road.

- Many variations of housing options, including single-family detatched lots, single-family attached townhomes, and multi-family apartment units.

- Community amenities such as pocket parks, nature trails, a community pool, & dog park

RS-6 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	10'	N/A
Cul-de-sac Length	1,031' LF	600' LF

RM-1 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	10'	N/A
Multi-Family Units	30 Units per building	24 Units per building

OVERALL DEVELOPMENT PROGRAM:

TOTAL ACREAGE: 419.8 AC
EXISTING ZONING: A-2 RURAL RESIDENTIAL (MAURY CO.)
PROPOSED ZONING: RS-6 PUD & RM-1 PUD
MAP/PARCEL NUMBERS: 090 --- 01201
090 --- 01600

PROPOSED USE: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES; NEIGHBORHOOD COMMERCIAL (MAX. 20,000SF)

TOTAL UNITS: 1,400 HOMES

COMMERCIAL ACREAGE: 4.10 AC

TOTAL OPEN SPACE: 174.8 AC

419.8 AC - 57.95 AC - 51.42 AC = **310.41 AC**

RS-6 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE: 343.43 AC
NET AREA: 246.21 AC
MAP/PARCEL NUMBERS: 090 --- 01201

PROPOSED USE: SINGLE FAMILY RESIDENTIAL HOMES

TOTAL UNITS: 790 HOMES

343.43 AC - 57.8 AC - 39.42 AC = **246.21 AC**
TOTAL FLOOD ROW **NET**

TOTAL OPEN SPACE: 114.1 AC (42.0% OF RS-6)

TOTAL HOMES:
790 SINGLE FAMILY
790 HOMES

RM-1 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE: 76.35 AC
NET AREA: 64.20 AC
MAP/PARCEL NUMBERS: 090 --- 01201
090 --- 01600

PROPOSED USE: SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES, NEIGHBORHOOD COMMERCIAL

TOTAL UNITS: 610 HOMES

COMMERCIAL ACREAGE: 4.10 AC

76.35 AC - 0.15 AC - 12.0 AC = **64.20 AC**
TOTAL FLOOD ROW **NET**

TOTAL OPEN SPACE: 30.7 AC (40.2% OF RM-1)

TOTAL HOMES:
300 MULTIFAMILY
300 TOWNHOMES
10 SINGLE FAMILY
610 HOMES

PERMITTED DENSITY:		REQUESTED DENSITY:	
MAX. UNITS:	**2,217 HOMES**	**UNITS:**	**1,400 HOMES**
GROSS AREA:	419.78 AC	GROSS AREA:	419.78 AC
NET AREA:	310.41 AC	NET AREA:	310.41 AC
MIN. LOT SIZE:	6,000 SF		
GROSS DENSITY:	5.28 DUA	GROSS DENSITY:	3.55 DUA
NET DENSITY:	7.14 DUA	**NET DENSITY:**	**5.06 DUA**

LOT BREAKDOWN:

SINGLE FAMILY LOTS: 800 HOMES
TYPE 1 LOTS: 515
TYPE 2 LOTS: 192
TYPE 3 LOTS: 50
TYPE 4 LOTS: 43
TOWNHOMES: 300 HOMES
MULTI-FAMILY: 300 UNITS
APPROX. 10 BUILDINGS @ 30 UNITS/BUILDING
TOTAL RESIDENTIAL UNITS: 1,400 HOMES

OPEN SPACE:
RS-6 BASE ZONE AREA = 10% MINIMUM OPEN SPACE REQUIRED
RM-1 BASE ZONE AREA = 12% MINIMUM OPEN SPACE REQUIRED

SINGLE FAMILY HOMES TO PROVIDE 750 SF OF YARD SPACE ON LOT.
TOWN HOMES TO PROVIDE 100 SF OF YARD SPACE ON LOT.



OPEN SPACE & AMENITIES











COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Passive nature trails & river access
- Community amenity, pocket parks, & play areas

OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN/NATURAL OPEN SPACE:	57.95 AC (33.2% of OS)
STORM WATER OPEN SPACE:	4.35 AC (2.5% of OS)
REMAINING OPEN SPACE:	112.5 AC (64.4% of OS)
TOTAL OPEN SPACE:	174.8 AC (41.6% of SITE)
TOTAL SITE ACREAGE:	419.8 AC

Total Open Space Provided:	174.8 AC (41.6% of SITE)
Natural Open Space:	57.95 AC (13.8% of SITE)
Floodplain:	57.95 AC (33.2% of OS)
Other Open Space:	4.35 AC (1.03% of SITE)
Storm water:	4.35 AC (2.5% of OS)
Usable Open Space:	112.5 AC (64.4% of OS)

- Active recreation
- Nature paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse







MAIL KIOSK & BUS STOP









SINGLE-FAMILY AMENITY



AMENITY ARCHITECTURAL CHARACTER







MULTI-FAMILY AMENITY

	Single Family & Townhomes	Multi-Family
Building Height and Massing	• Mix of 1 and 2-story. • Attached garages encouraged.	• 3-story (35’)
Building Separation	• Single Family: 15’ minimum • Townhomes: 12’ minimum	• 25’ minimum between buildings. • Buildings over 150’ in length are discouraged.
Street Facades	• Maximize frontage and orientation onto residential streets. • Porches should orient to residential streets. • Entries visible from residential streets.	
Building Entries	• Porches minimum 6’ deep and 6’ wide.	• Ground floor units to have articulated residential entry facing the street. • First floor entries framed within an entry porch and architecturally defined by railings, steps, and roof. • Multiple units may share an enlarged entry porch. • Open stairways screened to prevent views of stair risers, heads, or support members.
Balconies		• Upstairs units facing residential streets should incorporate balconies as an accent and to help with building scale.
Roof Forms	• Roofs may vary in style, but should be designed to create unity to the full community. • All roof forms to be reviewed and approved by the master developer.	
Roof Detail	• All roofs should create eaves for shadow and rain protection. • Where used, gutters should be expressed as positive elements adding desirable detail.	

Architectural Building Materials
In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials
Permitted:
- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:
- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials
Permitted:
- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:
- All Plastics (including vinyl)
- Plywood
- Concrete Block

Awnings
Permitted:
High Quality Heavy Canvas
Illuminated Awnings
Metal Awnings

Colors
Permitted:
- Muted
- Natural
- Earth Tones

Conditional Permitted:
- Bright
- Primary Colors (per review and approval of the Master Developer)

Building Requirements:
- Maximum Height (Stories) 3 stories



















HOMES RANGE FROM 1,700 sq.ft. TO 3,000 sq.ft.







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

SINGLE-FAMILY ARCHITECTURAL CHARACTER





TOWNHOMES RANGE FROM 1,400 sq.ft.TO 2,200 sq.ft.













NOTE: ALL TOWNHOMES ARE ALLEY-LOADED

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TOWNHOME ARCHITECTURAL CHARACTER







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

MULTI-FAMILY ARCHITECTURAL CHARACTER



50' LOTS: 515 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

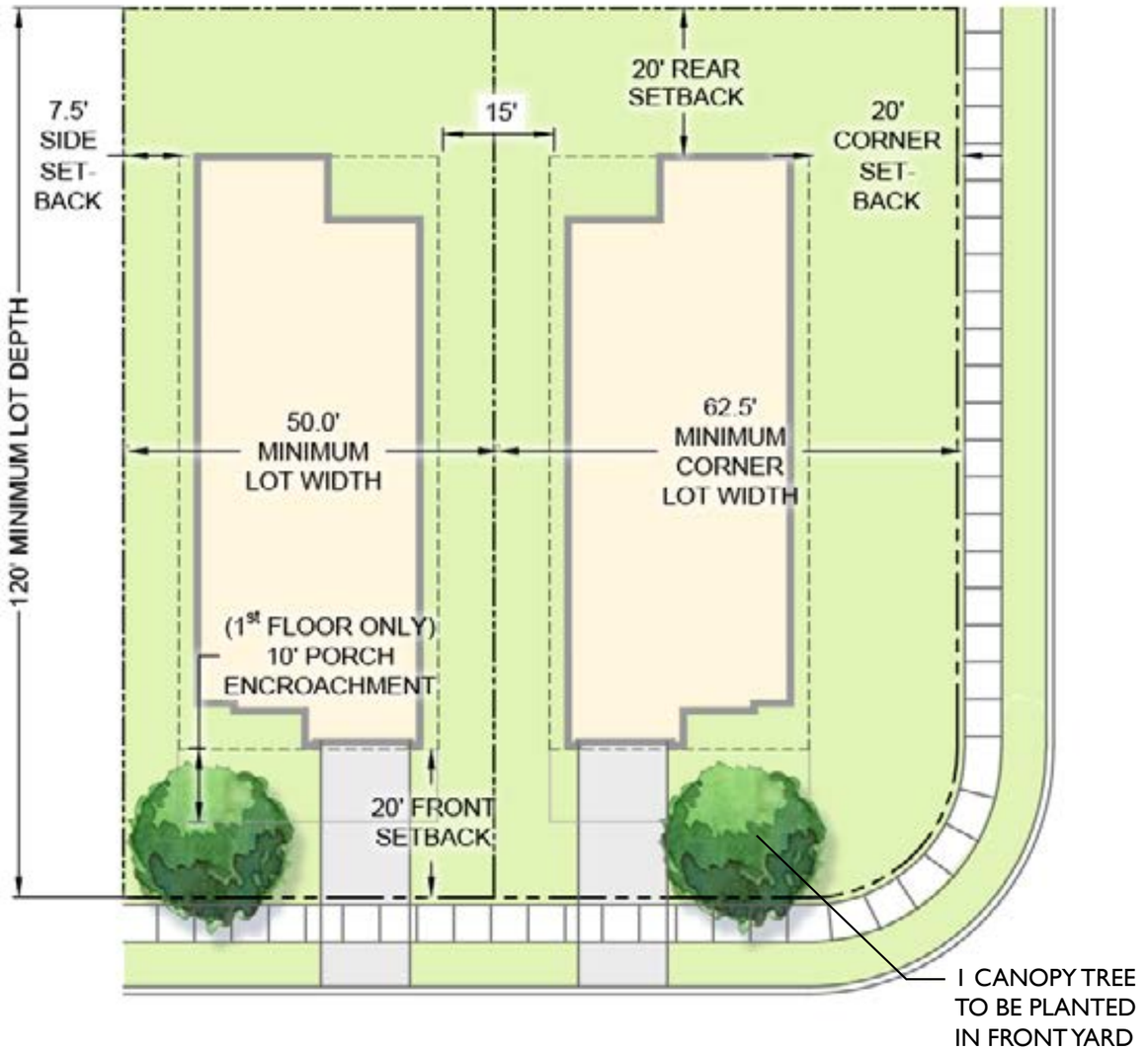
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

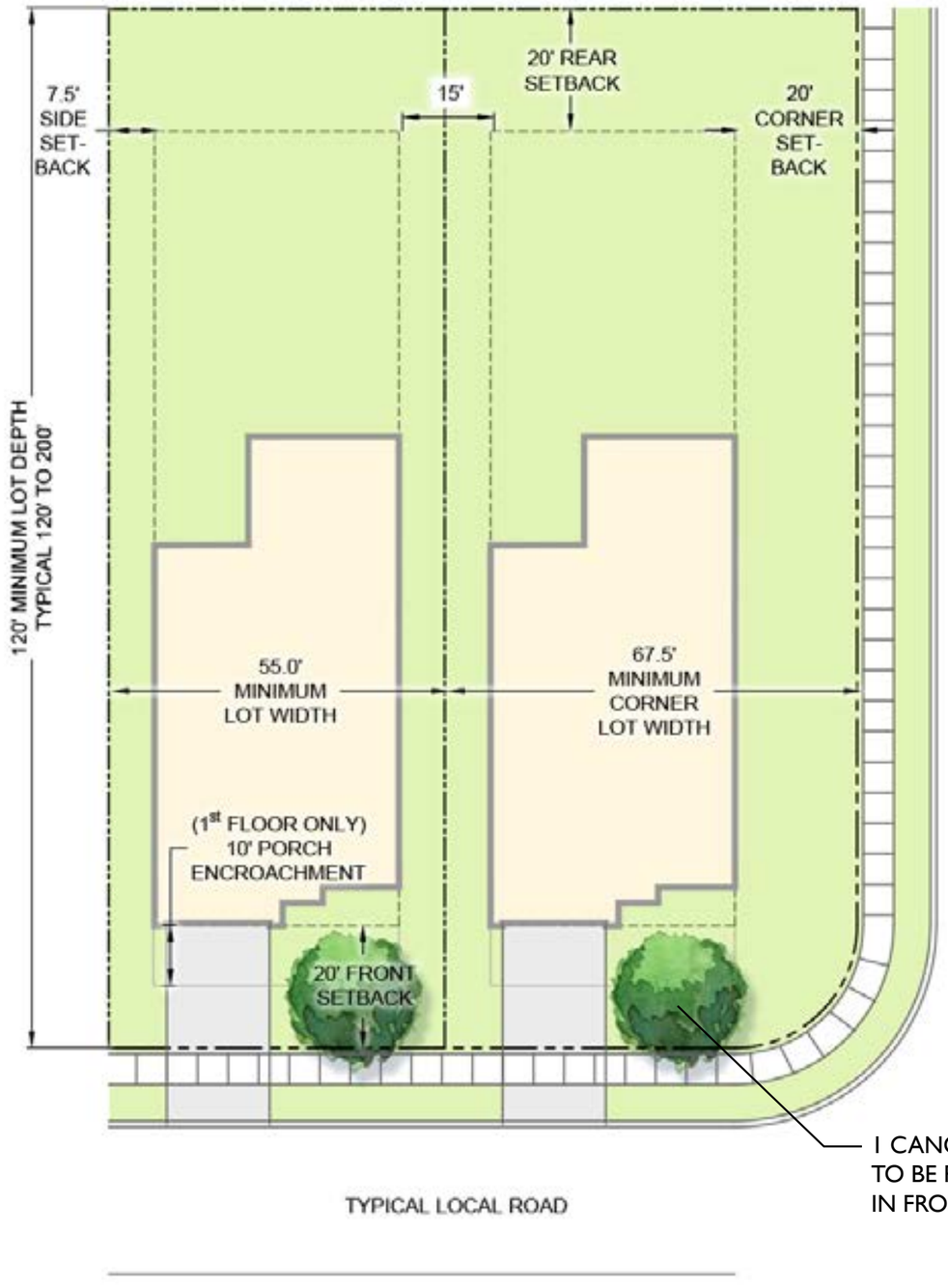
TYPE 1 SINGLE-FAMILY DETACHED LOT



TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 2 SINGLE-FAMILY DETACHED LOT





55' LOTS: 192 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	7.5’
CORNER:	20’

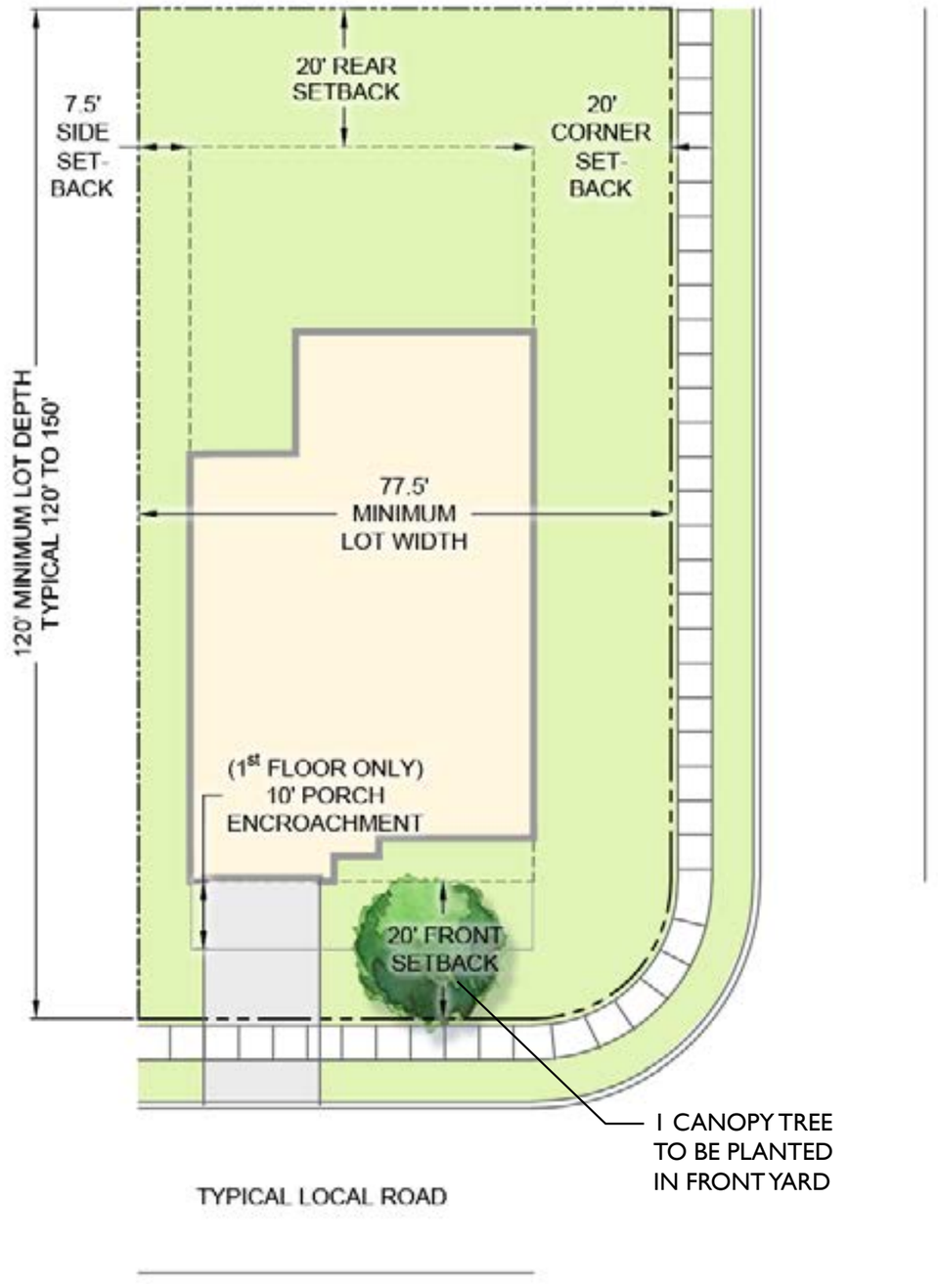
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20’ FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 4 SINGLE-FAMILY DETACHED LOT





80' LOTS: 41 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	6’ (12’ MIN BETWEEN BUILDINGS)
CORNER:	12’

ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK.

TYPICAL LANDSCAPE:

- 1 CANOPY TREE APPROXIMATELY 50’ O.C.
- FOUNDATION PLANTING

PARKING DATA
- 2 PARKING SPACES PER UNIT, PARKED ON LOT
- INTERIOR UNITS: 1-CAR GARAGE, TYP.
- EXTERIOR UNITS: 2-CAR GARAGE, TYP.
- 30% OF TOTAL GARAGE SPACES TO COUNT AS REQUIRED PARKING SPACES
- ON-STREET AND ALLEY SURFACE PARKING PROVIDED TO MEET MINIMUM PARKING REQUIREMENTS
- SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS

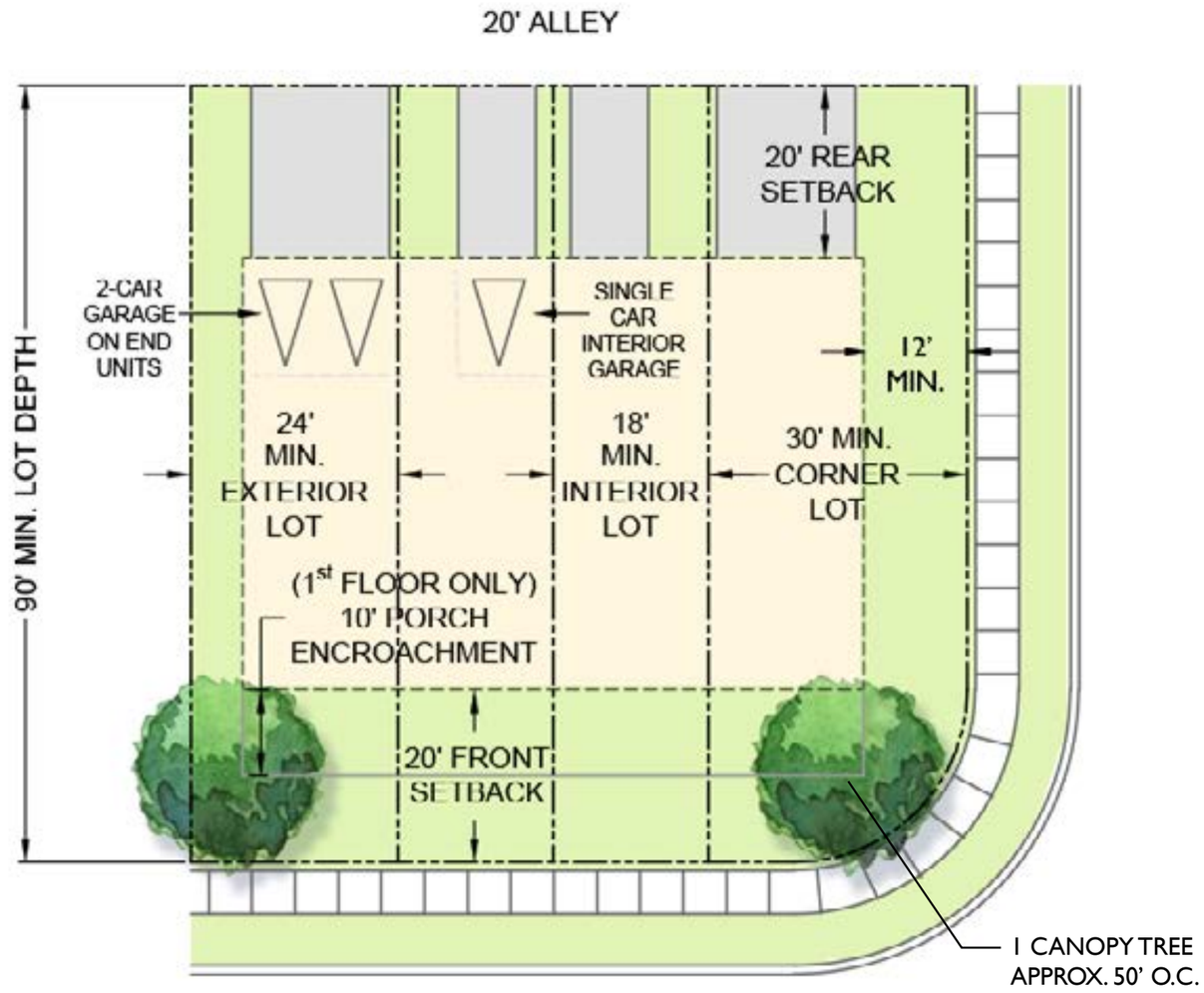
TOTAL TOWNHOME UNITS: 300
TOTAL PARKING REQUIRED: 600
TOTAL PARKING PROVIDED: 782

1-CAR GARAGE UNITS: 148 UNITS
- 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
- PROVIDED: 148 DRIVEWAY SPACES; 44 GARAGE SPACES

2-CAR GARAGE UNITS: 152 UNITS
- 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)
- PROVIDED: 304 DRIVEWAY SPACES; 91 GARAGE SPACES

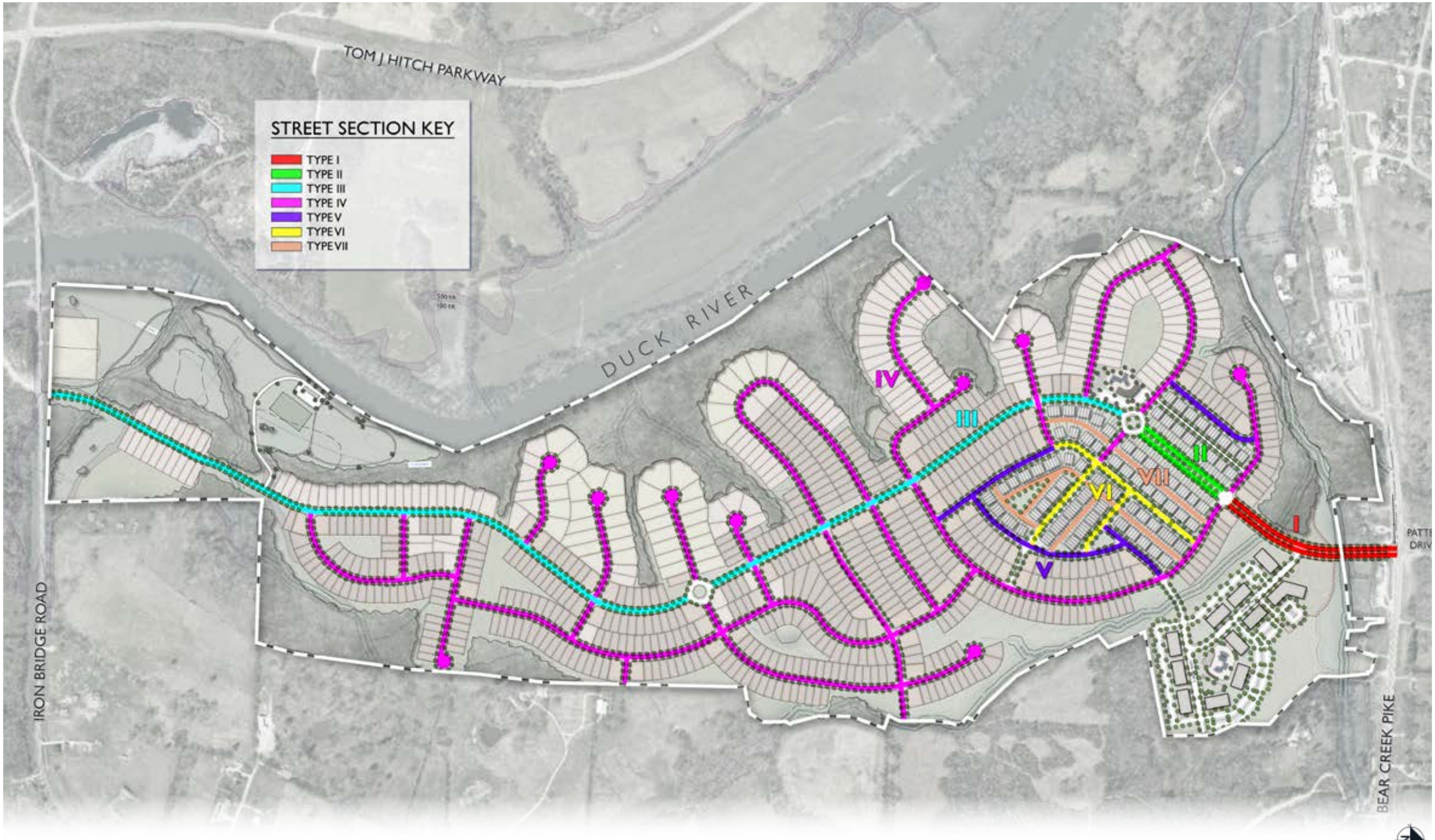
ON-STREET PARKING:
TOTAL SPACES REQUIRED: 104
TOTAL SPACES PROVIDED: 194

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



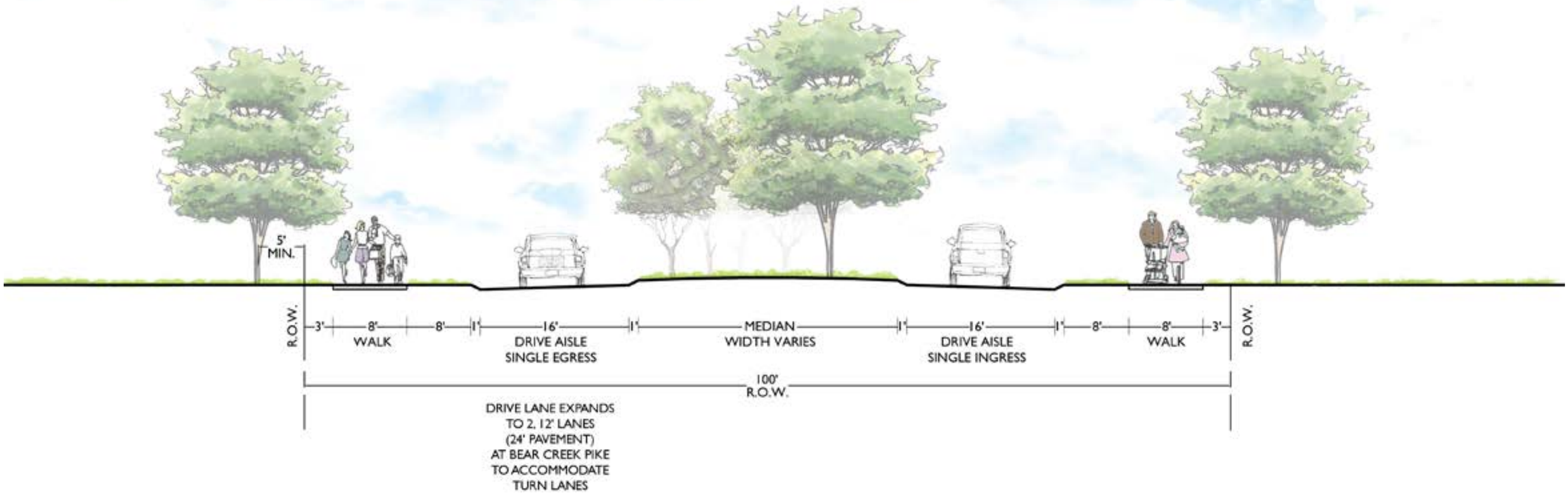
TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



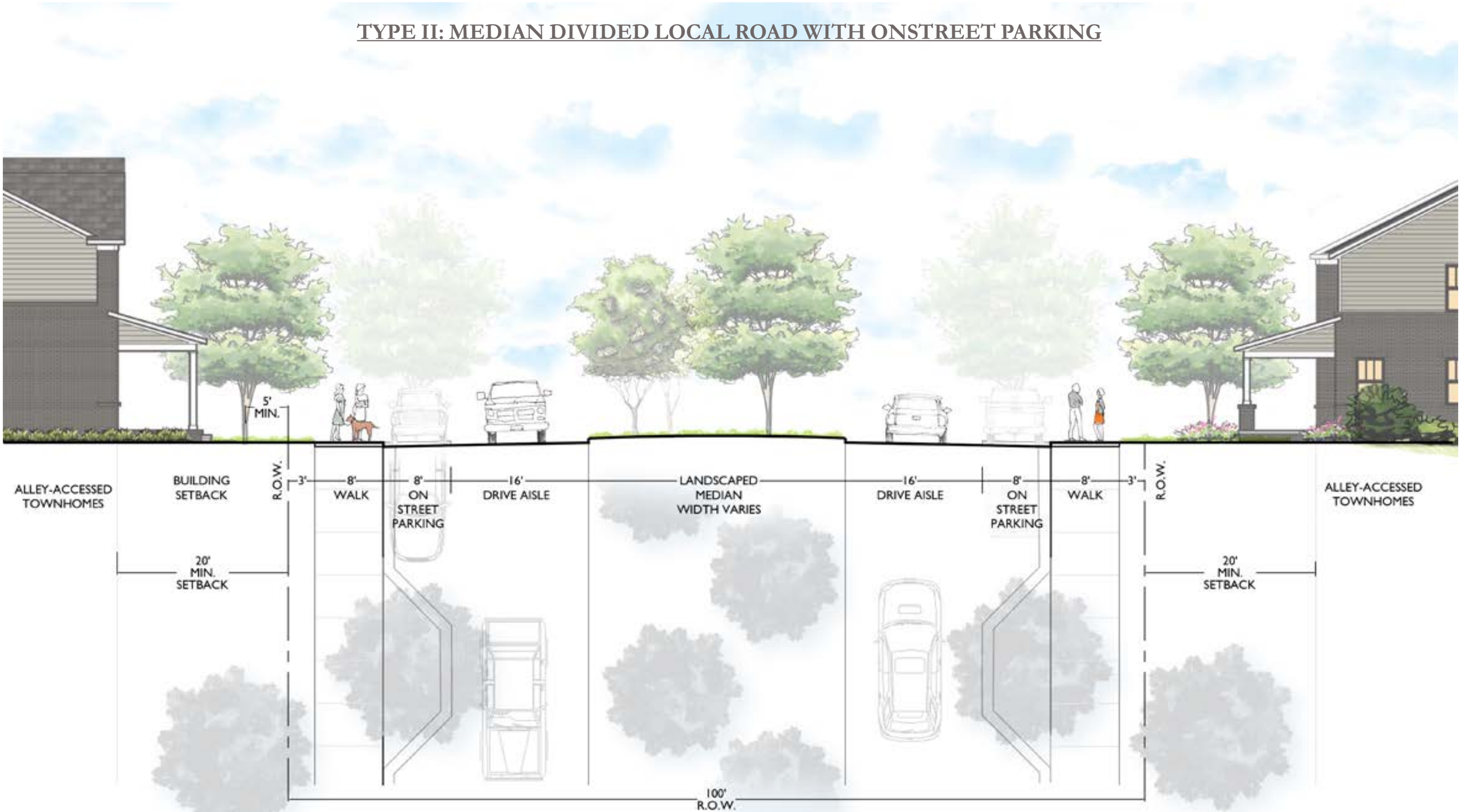
STREET SECTION KEY MAP

TYPE I: MEDIAN DIVIDED LOCAL RAOD



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPE II: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

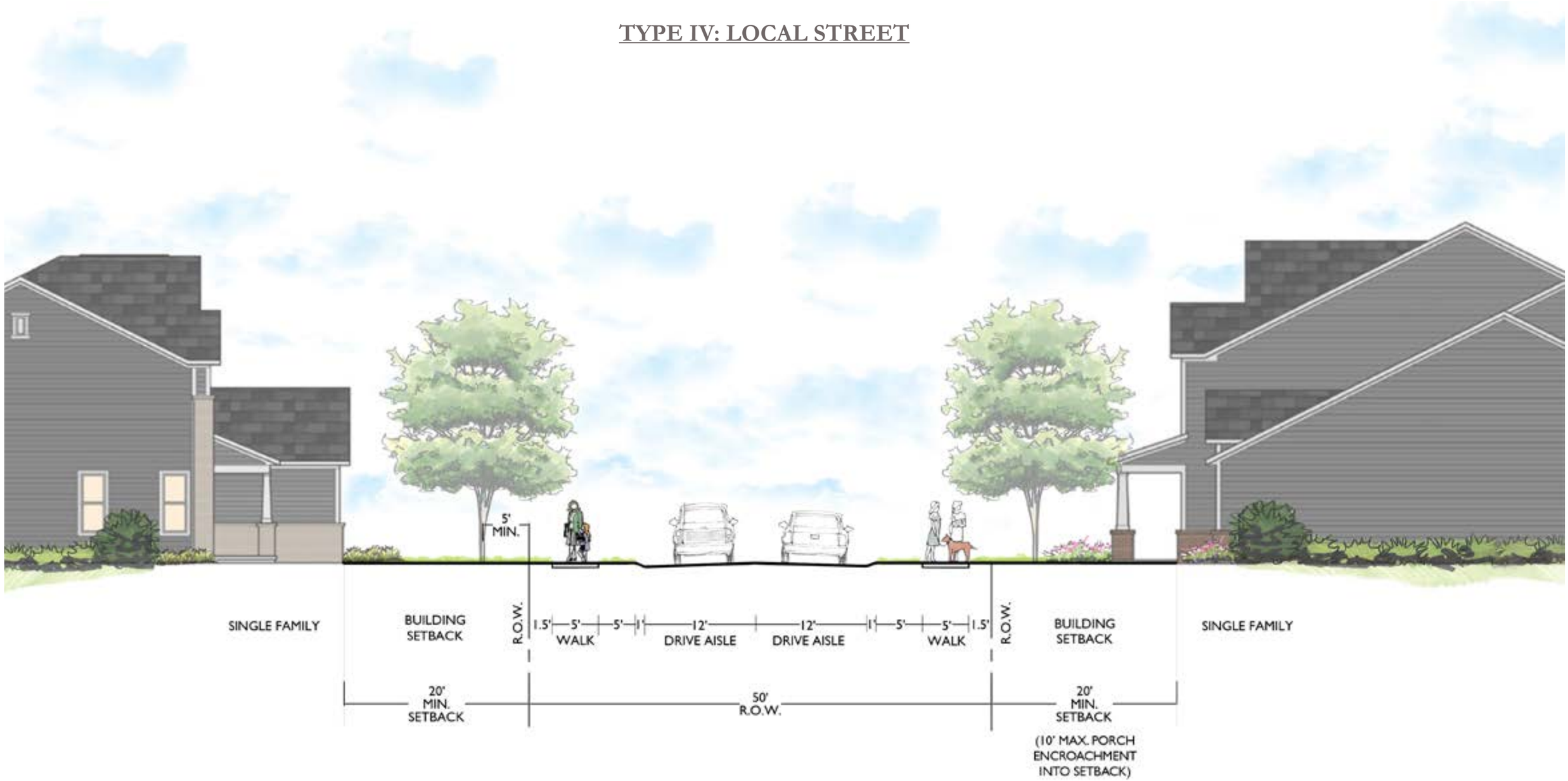
TYPE III: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

TYPE IV: LOCAL STREET

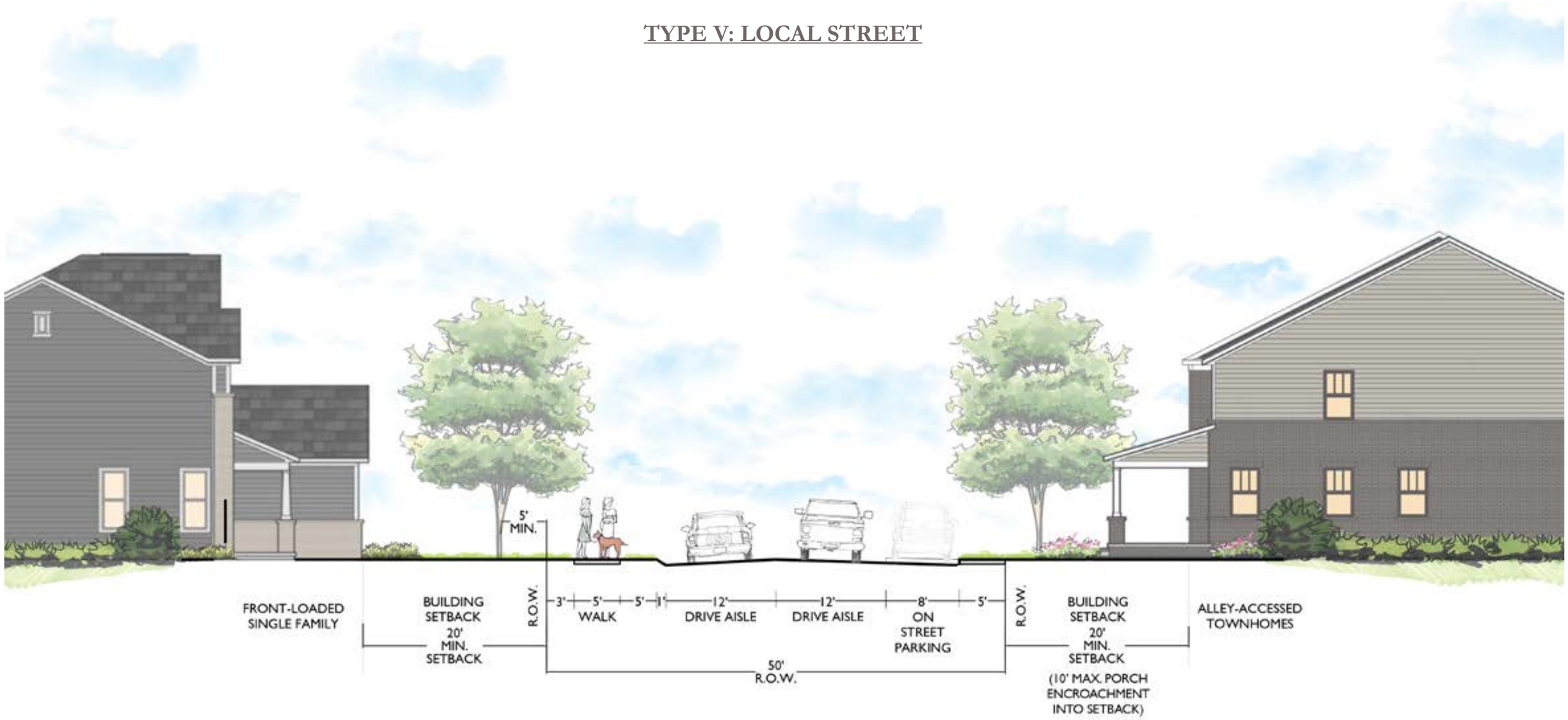


THIS SECTION APPLIES TO:

- LOCAL ROADS D, F, G, K, L, M, N, O, P, Q, R, S, T, U, V, W

TYPICAL STREET SECTIONS

TYPE V: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD C, E, H, J

TYPICAL STREET SECTIONS

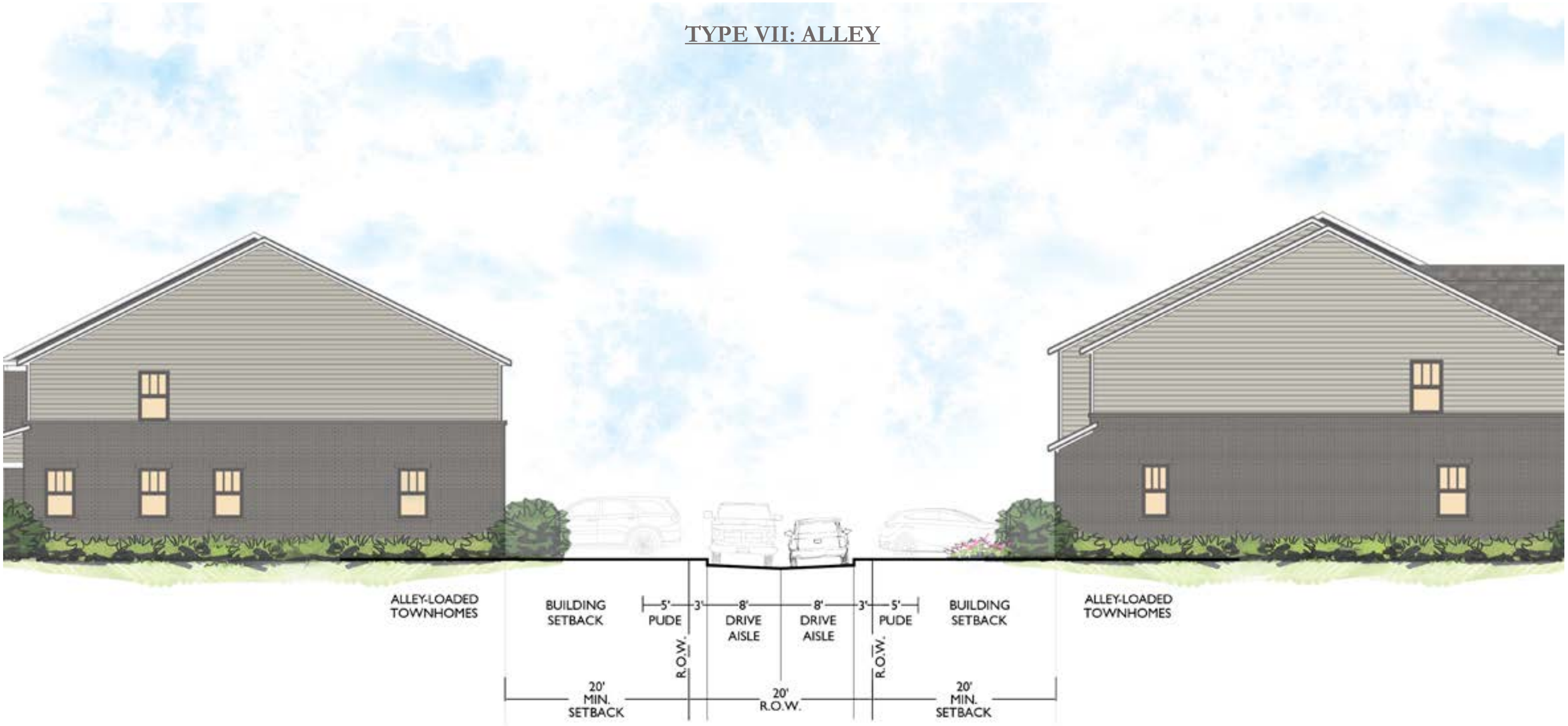
TYPE VI: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROADS F, H, I

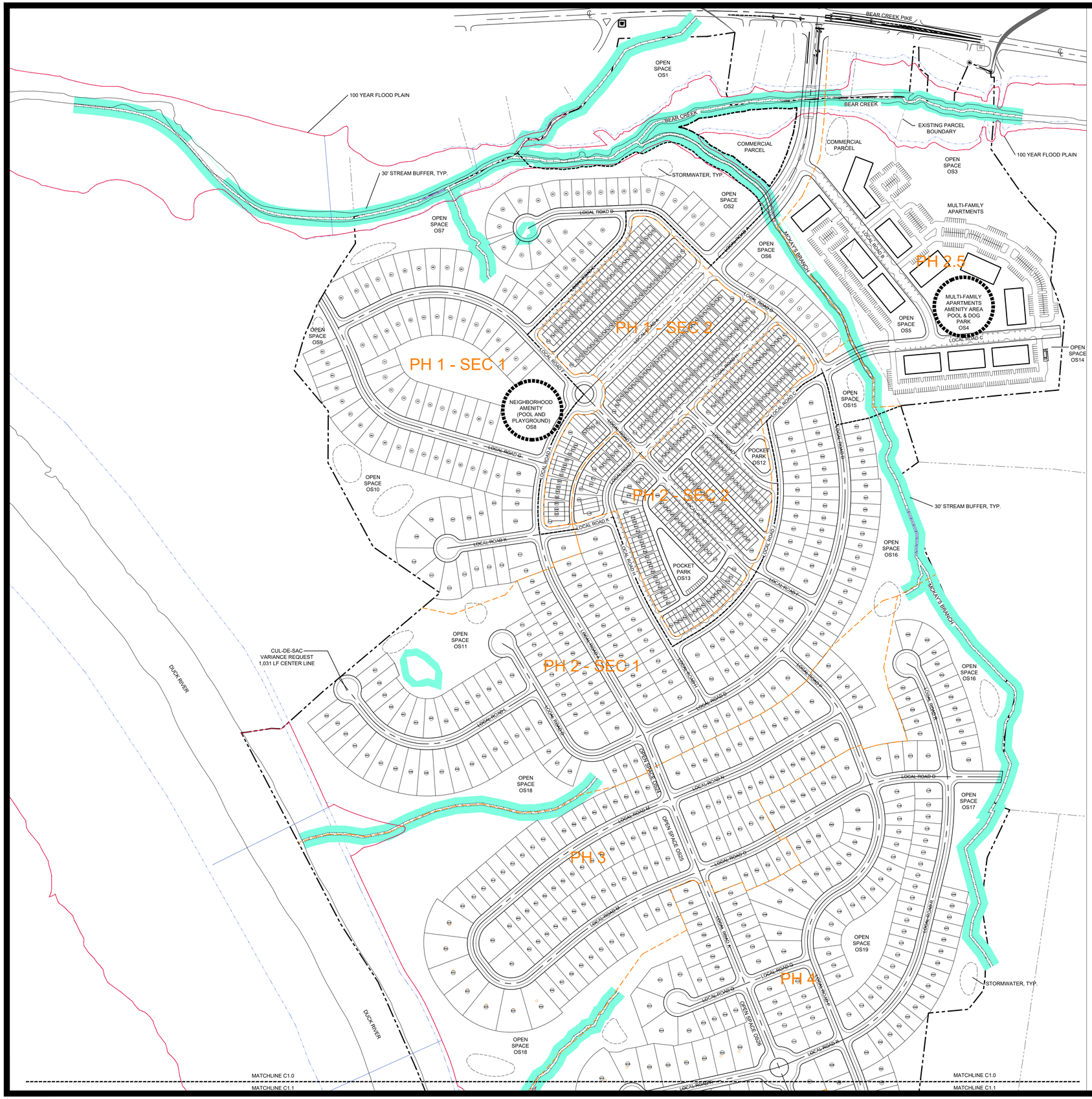
TYPICAL STREET SECTIONS

TYPE VII: ALLEY



THIS SECTION APPLIES TO:
- ALLEY

TYPICAL STREET SECTIONS



SITE DATA:

TOTAL ACREAGE:	419.78 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY COUNTY, TN)
ANNEXATION REQUESTED:	412.71 ACRES (7.07 ACRES NORTH OF BEAR CREEK ALREADY IN CITY LIMITS)
PROPOSED ZONING:	PUD-R /PUD-C PLANNED UNIT DEVELOPMENT RESIDENTIAL/COMMERCIAL
MAP/PARCEL NUMBERS:	MAP 90 PARCELS 12.01 AND 16.0
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES; TOWNHOMES; MULTI-FAMILY APARTMENT BUILDINGS, COMMERCIAL
TOTAL UNITS PROPOSED:	1,400 HOMES
TOTAL COMMERCIAL PROPOSED:	20,000 SF MAXIMUM
NET DENSITY:	4.51 DUA
TOTAL OPEN SPACE:	174.8 AC (41.6% TOTAL SITE)

NET AREA CALCULATION: 310.41 AC
TOTAL AREA (419.78 AC) - FLOOD PLAIN (57.95AC) - PROPOSED ROW (51.42 AC) = 310.41AC

PERMITTED DENSITY: 2,217 HOMES	REQUESTED DENSITY: 1,400 HOMES
GROSS AREA: 419.78 AC	GROSS AREA: 419.78 AC
NET AREA: 310.41 AC	NET AREA: 310.41
MINIMUM LOT SIZE: 6,000 SF	
GROSS DENSITY: 5.28 DUA	GROSS DENSITY: 3.34 DUA
NET DENSITY: 7.14 DUA	NET DENSITY: 4.51 DUA

RESIDENTIAL LOTS: 1,400 HOMES TOTAL

SINGLE FAMILY LOTS:	800 HOMES
LOT TYPE 1: 515 LOTS	
LOT TYPE 2: 192 LOTS	
LOT TYPE 3: 50 LOTS	
LOT TYPE 4: 43 LOTS	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
10 APARTMENT BUILDINGS; 30 UNITS PER BUILDING	

BREAKDOWN BY BASE ZONING AREA: RM1	
RM1 AREA:	76.35 AC
NET AREA:	64.20 AC
AREA (76.35 AC) - FLOOD (0.15 AC) - ROW (12.0 AC) = 64.20 AC	
RM1 AREA HOMES:	610 UNITS
300 MULTI-FAMILY APARTMENT HOMES	
300 TOWNHOMES	
10 SINGLE FAMILY DETACHED HOMES	
20,000 SF COMMERCIAL	
RM1 NET DENSITY:	9.5 DUA
RM1 GROSS DENSITY:	7.99 DUA

BREAKDOWN BY BASE ZONING AREA: RS6	
RS6 AREA:	343.43 AC
NET AREA:	246.21 AC
AREA (343.43 AC) - FLOOD (57.8 AC) - ROW (39.42 AC) = 246.21 AC	
RS6 AREA HOMES:	790 UNITS
0 MULTI-FAMILY APARTMENT HOMES	
0 TOWNHOMES	
790 SINGLE FAMILY DETACHED HOMES	
0 COMMERCIAL	
RS6 NET DENSITY:	3.21 DUA
RS6 GROSS DENSITY:	2.30 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER SINGLE FAMILY DETACHED HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

100 SF PER TOWN HOME REQUIRED
PROVIDED ON EACH TOWNHOME LOT IN THE FRONT, REAR OR SIDE YARD.

COMMON OPEN SPACE PROVIDED: 174.8 AC; 41.6% OF TOTAL SITE
COMMON OPEN SPACE REQUIRED: 10% RS-6; 12% RM1
NATURAL OPEN SPACE: 57.95 AC (33.2% OF OPEN SPACE)
FLOOD PLAIN: 57.95 AC
USABLE OPEN SPACE: 112.5 AC (64.4% OF OPEN SPACE)
PARKS, NATURE PATHS, AMENITY AREAS - SEE PATTERN BOOK FOR CONCEPTUAL LOCATIONS/PLANS
OTHER OPEN SPACE: 4.35 AC (2.5% OF OPEN SPACE)
STORMWATER: 4.35 AC

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	CORNER:	SIDE:
SINGLE-FAMILY DETACHED	20'	20'	20'	7.5'
TOWNHOME	20'	20'	12'	6' EXTERIOR UNITS; 0 INTERIOR UNITS

PARKING REQUIREMENTS:
SINGLE FAMILY DETACHED HOME: 2 PARKING SPACES REQUIRED;
PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY

TOWNHOMES: 2 PARKING SPACES REQUIRED;
TOWNHOMES WILL HAVE A COMBINATION OF 1 AND 2 CAR GARAGE UNITS.
PARKING REQUIREMENTS MET THROUGH COMBINATION OF GARAGE, DRIVEWAY, AND ON-STREET PARKING

1 CAR GARAGE UNITS: 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS
2 CAR GARAGE UNITS: 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)

VARIANCE REQUESTS ASSOCIATED WITH THE COLUMBIA BLUFFS PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE (RM-6 BASE ZONE):	REQUEST	STANDARD
CUL-DE-SAC LENGTH	1,031 LF	600 LF
PORCH ENCROACHMENT	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

REQUESTED VARIANCE (RM1 BASE ZONE):	REQUEST	STANDARD
MULTI-FAMILY UNITS/BUILDING	30 UNITS	24 UNITS
PORCH ENCROACHMENT (TOWNHOME)	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

WASTE MANAGEMENT
SINGLE FAMILY HOMES: ROLL OUT CANS SERVICED BY CITY OF COLUMBIA
TOWNHOMES: ROLL OUT CANS PROVIDED BY PRIVATE SERVICE
MULTI-FAMILY APARTMENTS: DUMPSTER/COMPACTOR SERVICED BY CITY OF COLUMBIA

DEVELOPMENT TEAM:
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ENGINEER:
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LANDSCAPE ARCHITECT/PLANNER:
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N
0 200 400 600

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

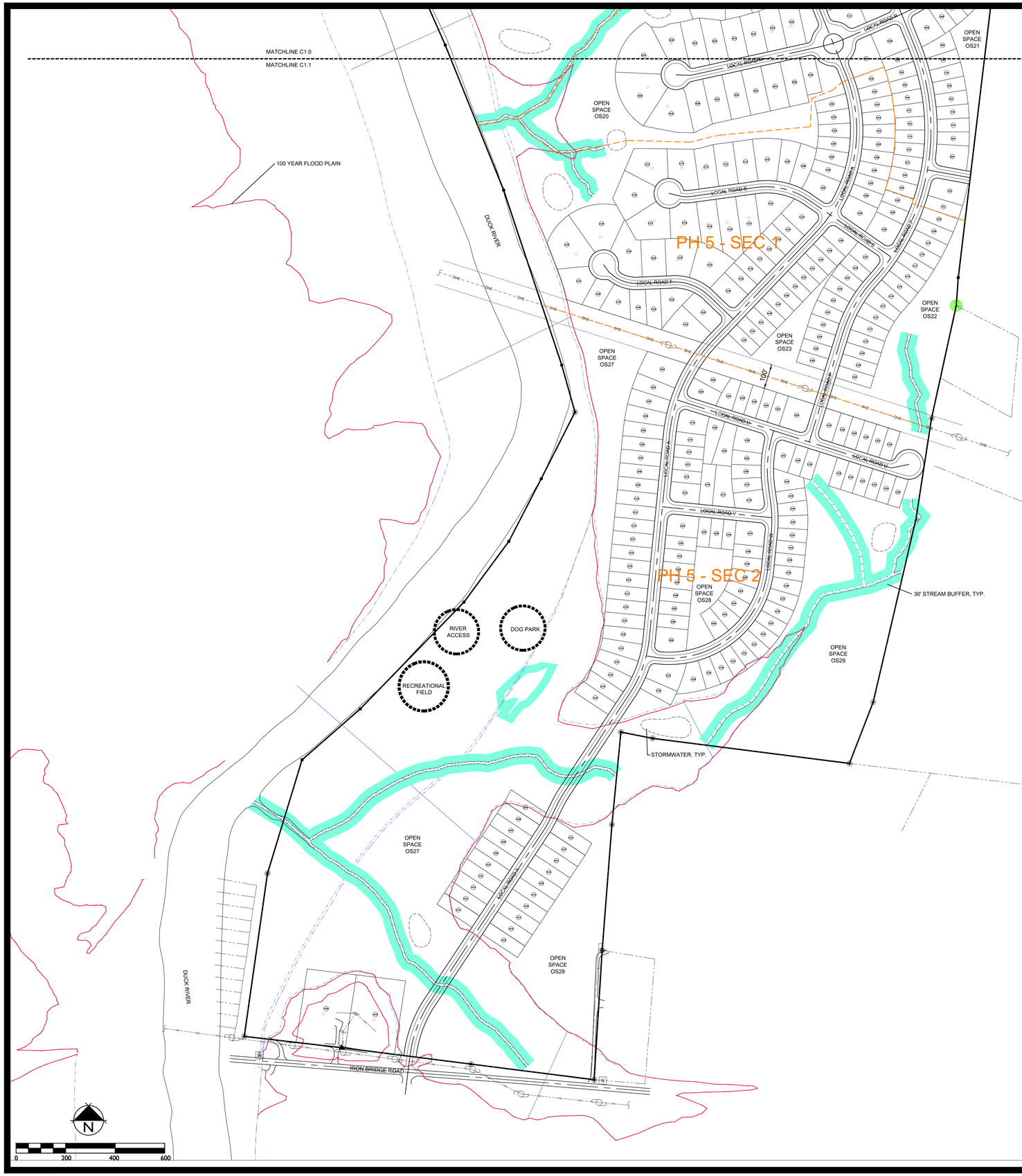
COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
413822
LANDSCAPE ARCHITECT

ISSUED: MARCH 21, 2022

Revision Date
1 4.18.2022
2
3
4

MASTER DEVELOPMENT PLAN
SHEET
C1.0



MATCHLINE C1.0
MATCHLINE C1.1

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	6,243.71	0.14
2	6,244.29	0.14
3	6,204.19	0.14
4	6,000.00	0.14
5	6,012.27	0.14
6	6,122.75	0.14
7	6,136.27	0.14
8	6,136.27	0.14
9	6,136.27	0.14
10	9,691.86	0.22
11	11,565.87	0.27
12	7,500.00	0.17
13	7,500.00	0.17
14	7,500.00	0.17
15	7,151.23	0.16
16	7,434.74	0.17
17	7,390.88	0.17
18	5,869.97	0.13
19	6,000.00	0.14
20	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
21	6,000.00	0.14
22	6,000.00	0.14
23	6,000.00	0.14
24	6,000.00	0.14
25	7,496.79	0.17
26	9,851.34	0.23
27	9,153.32	0.21
28	9,153.32	0.21
29	9,153.32	0.21
30	9,127.73	0.21
31	9,153.32	0.21
32	9,153.32	0.21
33	7,342.55	0.17
34	14,507.55	0.33
35	13,439.37	0.31
36	6,000.00	0.14
37	6,000.00	0.14
38	6,000.00	0.14
39	6,000.00	0.14
40	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
41	5,999.26	0.14
42	6,087.85	0.14
43	11,834.37	0.27
44	6,442.63	0.15
45	6,442.63	0.15
46	9,952.45	0.23
47	9,980.89	0.23
48	9,980.89	0.23
49	9,980.89	0.23
50	9,980.89	0.23
51	9,980.89	0.23
52	9,848.74	0.23
53	8,150.00	0.19
54	8,150.00	0.19
55	15,080.25	0.35
56	8,965.00	0.21
57	8,965.00	0.21
58	8,965.00	0.21
59	9,417.58	0.22
60	9,415.73	0.22

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
61	9,415.73	0.22
62	9,415.73	0.22
63	9,415.73	0.22
64	9,415.73	0.22
65	9,415.73	0.22
66	9,415.73	0.22
67	9,285.26	0.21
68	8,965.00	0.21
69	8,965.00	0.21
70	12,487.98	0.29
71	10,392.65	0.24
72	9,885.98	0.23
73	9,953.99	0.23
74	9,953.99	0.23
75	9,084.45	0.21
76	8,965.00	0.21
77	8,965.00	0.21
78	8,965.00	0.21
79	8,965.00	0.21
80	8,965.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
81	8,965.00	0.21
82	9,072.87	0.21
83	9,072.87	0.21
84	9,072.87	0.21
85	9,877.68	0.22
86	10,409.21	0.24
87	10,574.33	0.24
88	10,574.33	0.24
89	10,574.33	0.24
90	10,574.33	0.24
91	9,787.68	0.22
92	8,965.00	0.21
93	8,965.00	0.21
94	8,965.00	0.21
95	8,965.00	0.21
96	8,965.00	0.21
97	8,965.00	0.21
98	8,965.00	0.21
99	10,041.59	0.23
100	12,141.10	0.28

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
101	7,054.93	0.16
102	7,247.54	0.17
103	12,141.10	0.28
104	11,097.79	0.25
105	11,367.17	0.26
106	9,985.46	0.23
107	15,104.17	0.35
108	16,187.00	0.37
109	16,187.00	0.37
110	14,329.77	0.33
111	10,246.12	0.24
112	12,576.30	0.29
113	9,430.44	0.22
114	8,965.00	0.21
115	8,965.00	0.21
116	8,979.99	0.21
117	12,426.02	0.29
118	7,645.13	0.18
119	12,015.53	0.28
178	6,946.56	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
179	6,140.98	0.14
180	7,077.10	0.16
181	4,312.42	0.10
182	2,860.00	0.07
183	4,067.44	0.09
184	2,860.00	0.07
185	3,544.14	0.08
186	2,200.00	0.05
196	6,310.77	0.14
201	3,190.03	0.07
202	2,453.87	0.06
203	3,190.03	0.07
204	3,190.03	0.07
205	2,377.00	0.05
206	2,930.71	0.07
207	2,863.32	0.07
208	2,200.00	0.05
209	2,200.00	0.05
210	2,860.00	0.07
211	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
212	2,200.00	0.05
213	2,200.00	0.05
214	2,860.00	0.07
215	2,860.00	0.07
216	2,200.00	0.05
217	2,200.00	0.05
218	2,860.00	0.07
219	2,860.00	0.07
220	2,200.00	0.05
221	2,200.00	0.05
222	2,860.00	0.07
223	2,860.00	0.07
224	2,200.00	0.05
225	2,200.00	0.05
226	2,860.00	0.07
227	2,860.00	0.07
228	2,200.00	0.05
229	4,520.29	0.10
230	5,909.93	0.14
231	2,985.80	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
232	3,900.00	0.09
233	3,900.00	0.09
234	3,000.00	0.07
235	3,000.00	0.07
236	3,900.00	0.09
237	3,900.00	0.09
238	3,000.00	0.07
239	3,000.00	0.07
240	3,900.00	0.09
241	3,900.00	0.09
242	3,000.00	0.07
243	3,000.00	0.07
244	3,900.00	0.09
245	3,900.00	0.09
246	3,000.00	0.07
247	3,000.00	0.07
248	3,900.00	0.09
249	3,900.00	0.09
250	3,000.00	0.07
251	3,000.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
252	3,900.00	0.09
253	3,900.00	0.09
254	3,000.00	0.07
255	3,900.00	0.09
256	3,900.00	0.09
257	3,000.00	0.07
258	3,000.00	0.07
259	5,172.53	0.12
260	5,845.22	0.13
261	2,956.00	0.07
262	2,956.00	0.07
263	3,842.80	0.09
264	3,842.80	0.09
265	2,956.00	0.07
266	3,842.80	0.09
267	3,842.80	0.09
268	2,956.00	0.07
269	2,956.00	0.07
270	3,842.80	0.09
271	3,842.80	0.09

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
272	2,956.00	0.07
273	2,956.00	0.07
274	3,842.80	0.09
275	3,842.80	0.09
276	2,956.00	0.07
277	2,956.00	0.07
278	3,842.80	0.09
279	3,842.80	0.09
280	2,956.00	0.07
281	2,956.00	0.07
282	3,842.80	0.09
283	3,842.80	0.09
284	2,956.00	0.07
285	2,956.00	0.07
286	3,842.80	0.09
287	3,842.80	0.09
288	2,941.80	0.07
289	2,705.25	0.06
290	4,142.53	0.10
291	4,083.50	0.09

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
292	2,983.61	0.07
293	3,257.89	0.07
294	4,172.82	0.10
295	6,623.34	0.15
296	2,907.03	0.07
297	2,782.41	0.06
298	3,768.36	0.09
299	3,701.45	0.08
300	2,403.41	0.06
301	2,382.37	0.05
302	3,294.40	0.08
303	3,236.46	0.07
304	2,228.52	0.05
305	2,209.05	0.05
306	3,151.89	0.07
307	3,150.62	0.07
308	2,200.36	0.05
309	2,200.36	0.05
310	4,508.35	0.10
311	4,302.97	0.10

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
312	2,200.00	0.05
313	2,200.00	0.05
314	2,860.00	0.07
315	2,860.00	0.07
316	2,200.00	0.05
317	2,200.00	0.05
318	2,860.00	0.07
319	2,860.00	0.07
320	2,200.00	0.05
321	2,200.00	0.05
322	2,860.00	0.07
323	2,860.00	0.07
324	2,200.00	0.05
325	2,200.00	0.05
326	2,860.00	0.07
327	2,860.00	0.07
328	2,200.00	0.05
329	2,200.00	0.05
330	2,860.00	0.07
331	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
332	2,200.00	0.05
333	2,200.00	0.05
334	2,860.00	0.07
335	2,860.00	0.07
336	2,200.00	0.05
337	2,200.00	0.05
338	2,860.00	0.07
339	2,860.00	0.07
340	2,200.00	0.05
341	2,200.00	0.05
342	5,251.03	0.12
346	6,310.77	0.14
351	6,946.56	0.16
356	6,946.56	0.16
358	6,301.58	0.14
361	6,310.77	0.14
366	8,103.36	0.19
373	6,310.77	0.14
374	6,946.56	0.16
375	6,310.77	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
382	6,946.56	0.16
387	2,206.64	0.05
394	11,886.66	0.27
401	6,000.00	0.14
402	6,106.46	0.14
403	6,230.26	0.14
404	6,230.26	0.14
405	6,230.26	0.14
406	6,780.55	0.16
407	6,780.55	0.16
408	6,780.55	0.16
409	6,780.55	0.16
410	6,780.55	0.16
411	6,780.55	0.16
412	6,780.55	0.16
413	6,780.55	0.16
414	6,780.55	0.16
415	6,780.55	0.16
416	6,780.55	0.16
417	6,780.55	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
418	6,780.55	0.16
419	6,780.55	0.16
420	6,780.55	0.16
421	8,503.11	0.20
422	12,888.74	0.30
423	7,739.77	0.18
424	7,502.99	0.17
425	7,261.17	0.17
426	7,020.19	0.16
427	6,825.77	0.16
428	6,656.68	0.15
429	6,682.92	0.15
430	6,702.98	0.15
431	6,790.25	0.16
432	11,680.91	0.27
433	6,562.34	0.15
434	6,430.92	0.15
435	6,330.08	0.15
436	7,424.68	0.17
437	7,775.34	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
438	7,086.80	0.16
439	13,462.36	0.31
440	10,714.29	0.25
441	11,000.00	0.25
442	11,000.00	0.25
443	11,000.00	0.25
444	11,650.54	0.27
445	13,390.73	0.31
446	13,390.73	0.31
447	13,390.73	0.31
448	13,390.73	0.31
449	13,390.73	0.31
450	13,390.73	0.31
451	13,390.73	0.31
452	13,390.73	0.31
453	13,390.73	0.31
454	12,198.98	0.28
455	10,991.29	0.25
456	9,854.20	0.23
457	9,485.30	0.22

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
458	10,514.12	0.24
459	9,388.47	0.22
460	10,083.19	0.23
461	10,083.19	0.23
462	10,083.19	0.23
463	10,083.19	0.23
464	10,083.19	0.23
465	9,503.97	0.22
466	9,350.00	0.21
467	9,350.00	0.21
468	9,350.00	0.21
469	9,304.47	0.21
470	11,203.10	0.26
471	6,349.83	0.15
472	6,263.29	0.14
473	6,500.00	0.15
474	6,500.00	0.15
475	6,500.00	0.15
476	6,500.00	0.15
477	6,500.00	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
478	6,500.00	0.15
479	6,500.00	0.15
480	6,500.00	0.15
481	18,378.53	0.42
482	11,641.76	0.27
483	6,000.00	0.14
484	6,000.00	0.14
485	6,000.00	0.14
486	6,000.00	0.14
487	6,000.00	0.14
488	6,000.00	0.14
489	6,000.00	0.14
490	6,000.00	0.14
491	6,000.00	0.14
492	6,000.00	0.14
493	6,000.00	0.14
494	6,214.67	0.14
495	6,431.54	0.15
496	6,312.80	0.14
497	6,881.16	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
498	6,881.16	0.16
499	6,652.82	0.15
500	6,500.00	0.15
501	6,500.00	0.15
502	6,500.00	0.15
503	6,500.00	0.15
504	6,500.00	0.15
505	6,500.00	0.15
506	6,500.00	0.15
507	6,500.00	0.15
508	6,500.00	0.15
509	6,500.00	0.15
510	7,334.60	0.17
511	11,912.13	0.27
512	11,641.76	0.27
513	6,675.42	0.15
514	6,240.00	0.14
515	6,240.00	0.14
516	6,240.00	0.14
517	6,240.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
518	8,325.48	0.15
519	6,459.26	0.15
520	6,616.15	0.15
521	6,879.25	0.16
522	7,247.97	0.17
523	7,739.56	0.18
524	7,978.60	0.18
525	8,169.85	0.19
526	12,092.75	0.28
527	11,870.10	0.27
528	6,585.40	0.15
529	6,486.95	0.15
530	6,480.30	0.15
531	6,486.22	0.15
532	6,465.62	0.15
533	6,456.34	0.15
534	9,174.29	0.21
535	9,652.63	0.22
536	6,400.68	0.15
537	6,400.68	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
538	6,400.68	0.15
539	6,400.68	0.15
540	6,400.68	0.15
541	6,400.68	0.15
542	6,400.68	0.15
543	11,610.04	0.27
544	9,263.63	0.21
545	6,911.99	0.16
546	6,896.74	0.16
547	6,880.91	0.16
548	6,864.57	0.16
549	6,847.81	0.16
550	6,830.71	0.16
551	6,813.37	0.16
552	6,795.87	0.16
553	6,614.60	0.15
554	6,480.00	0.15
555	11,364.57	0.26
556	13,841.49	0.32
557	6,120.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
558	6,120.00	0.14
559	6,205.56	0.14
560	6,400.68	0.15
561	6,400.68	0.15
562	6,400.68	0.15
563	6,400.68	0.15
564	6,400.68	0.15
565	6,400.68	0.15
566	6,400.68	0.15
567	6,400.68	0.15
568	6,400.68	0.15
569	6,400.68	0.15
570	10,379.26	0.24
573	3,563.30	0.08
601	3,337.59	0.08
602	2,200.00	0.05
603	2,200.00	0.05
604	2,860.00	0.07
605	2,860.00	0.07
606	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
607	2,200.00	0.05
608	2,200.00	0.05
609	2,200.00	0.05
610	2,860.00	0.07
611	2,860.00	0.07
612	2,200.00	0.05
613	2,200.00	0.05
614	2,860.00	0.07
615	2,860.00	0.07
616	2,200.00	0.05
617	2,200.00	0.05
618	2,860.00	0.07
619	2,860.00	0.07
620	2,200.00	0.05
621	5,280.89	0.12
622	3,337.59	0.08
623	2,200.00	0.05
624	2,200.00	0.05
625	2,200.00	0.05
626	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
627	2,860.00	0.07
628	2,860.00	0.07
629	2,200.00	0.05
630	2,200.00	0.05
631	3,389.68	0.08
632	3,531.61	0.08
633	2,200.00	0.05
634	2,866.81	0.07
635	5,525.58	0.13
636	2,507.28	0.06
637	5,087.63	0.12
638	4,078.95	0.09
639	2,200.00	0.05
640	2,200.00	0.05
641	2,200.00	0.05
642	2,860.00	0.07
643	2,860.00	0.07
644	2,200.00	0.05
645	2,200.00	0.05
646	2,902.47	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
647	2,949.06	0.07
648	2,200.07	0.05
649	2,200.07	0.05
650	2,988.04	0.07
651	2,987.91	0.07
652	2,200.07	0.05
653	2,933.07	0.07
654	2,932.39	0.07
655	2,200.07	0.05
656	3,449.77	0.08
657	3,337.59	0.08
658	2,200.00	0.05
659	2,200.00	0.05
660	2,860.00	0.07
661	3,153.77	0.07
662	2,200.37	0.05
663	2,200.37	0.05
664	3,160.79	0.07
665	3,159.67	0.07
666	2,200.37	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
667	2,200.37	0.05
668	2,202.61	0.05
669	3,295.98	0.08
670	3,158.61	0.07
671	2,200.37	0.05
672	5,279.61	0.12
673	5,178.30	0.12
674	2,199.56	0.05
675	2,860.00	0.07
676	2,860.00	0.07
677	2,200.00	0.05
678	2,200.00	0.05
679	2,860.00	0.07
680	2,860.00	0.07
681	2,200.00	0.05
682	2,200.00	0.05
683	2,860.00	0.07
684	2,860.00	0.07
685	2,200.00	0.05
686	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
687	2,859.34	0.07
688	4,741.12	0.11
689	3,425.43	0.08
690	2,200.00	0.05
691	2,200.00	0.05
692	2,200.00	0.05
693	2,860.00	0.07
694	2,860.00	0.07
695	2,200.00	0.05
696	2,200.00	0.05
697	2,200.00	0.05
698	2,200.00	0.05
699	2,860.00	0.07
700	2,860.00	0.07
701	2,200.00	0.05
702	2,200.00	0.05
703	2,200.00	0.05
704	2,200.00	0.05
705	2,860.00	0.07
706	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
707	2,200.00	0.05
708	2,200.00	0.05
709	6,471.41	0.15
710	4,813.97	0.11
711	3,295.02	0.08
712	2,720.06	0.06
713	2,579.12	0.06
714	3,173.12	0.07
715	3,082.88	0.07
716	2,353.75	0.05
717	2,340.66	0.05
718	2,327.56	0.05
719	3,006.26	0.07
720	2,984.14	0.07
721	2,280.44	0.05
722	2,267.35	0.05
723	2,927.98	0.07
724	2,905.85	0.07
725	2,220.22	0.05
726	2,207.13	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
727	3,411.10	0.08
728	5,093.93	0.12
729	2,200.00	0.05
730	2,200.00	0.05
731	2,860.00	0.07
732	2,860.00	0.07
733	2,200.00	0.05
734	2,200.00	0.05
735	2,860.00	0.07
736	2,860.00	0.07
737	2,200.00	0.05
738	2,200.00	0.05
739	2,860.00	0.07
740	2,860.00	0.07
741	2,200.00	0.05
742	2,200.00	0.05
743	2,861.15	0.07
744	2,911.66	0.07
745	2,342.64	0.05
746	2,453.51	0.06

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee



ISSUED: MARCH 21, 2022

Revision Date

1 4.18.2022

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MASTER DEVELOPMENT PLAN

SHEET

C1.1

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
747	5,164.95	0.12
749	12,212.05	0.28
751	7,767.02	0.18
759	6,310.77	0.14
765	6,310.77	0.14
767	6,310.77	0.14
770	6,946.56	0.16
771	6,310.77	0.14
781	2,290.97	0.05
790	6,310.77	0.14
791	2,200.01	0.05
797	6,946.56	0.16
801	5,999.19	0.14
802	6,036.40	0.14
803	6,130.62	0.14
804	6,130.62	0.14
805	6,130.62	0.14
806	6,130.62	0.14
807	6,130.62	0.14
808	6,130.62	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
809	6,130.62	0.14
810	9,235.57	0.21
811	9,239.94	0.21
812	9,236.94	0.21
813	8,965.00	0.21
814	8,965.00	0.21
815	8,965.00	0.21
816	8,965.00	0.21
817	8,965.00	0.21
818	11,473.99	0.26
819	21,609.65	0.50
820	21,496.70	0.49
821	19,009.79	0.44
822	18,065.27	0.41
823	21,311.59	0.49
824	21,311.59	0.49
825	20,654.67	0.47
826	9,075.00	0.21
827	9,075.00	0.21
828	9,075.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
829	9,082.47	0.21
830	9,191.11	0.21
831	9,191.11	0.21
832	9,191.11	0.21
833	9,191.11	0.21
834	6,792.45	0.16
835	6,792.45	0.16
836	6,720.36	0.15
837	8,464.49	0.19
838	7,754.10	0.18
839	7,840.57	0.18
840	7,736.54	0.18
841	7,630.75	0.18
842	7,523.34	0.17
843	7,414.43	0.17
844	7,304.14	0.17
845	7,192.60	0.17
846	7,079.94	0.16
847	6,971.51	0.16
848	6,820.14	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
849	6,708.06	0.15
850	6,705.41	0.15
851	6,709.43	0.15
852	18,021.73	0.41
853	16,918.95	0.39
854	6,444.58	0.15
855	6,444.58	0.15
856	6,444.58	0.15
857	6,444.58	0.15
858	6,473.56	0.15
859	6,562.72	0.15
860	6,563.18	0.15
861	6,563.63	0.15
862	6,564.09	0.15
863	6,564.54	0.15
864	6,564.99	0.15
865	6,565.44	0.15
866	6,565.89	0.15
867	6,566.33	0.15
868	6,566.77	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
869	7,162.44	0.16
870	7,776.32	0.18
871	8,140.34	0.19
872	8,194.42	0.19
873	7,896.91	0.18
874	7,762.48	0.18
875	11,255.89	0.26
876	12,590.50	0.29
877	6,832.27	0.16
878	6,663.00	0.15
879	6,493.74	0.15
880	6,327.80	0.15
881	6,227.21	0.14
882	6,538.80	0.15
883	6,825.19	0.16
884	6,900.95	0.16
885	6,572.67	0.15
886	6,500.00	0.15
887	6,500.00	0.15
888	6,500.00	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
889	10,788.96	0.25
890	8,373.69	0.15
891	6,239.79	0.14
892	6,507.59	0.15
893	6,373.69	0.15
894	9,821.73	0.23
895	15,255.46	0.35
896	8,760.48	0.20
897	8,445.58	0.19
898	8,313.24	0.19
899	8,360.96	0.19
900	8,235.42	0.19
901	8,298.49	0.19
902	8,260.12	0.19
903	8,073.29	0.19
904	7,851.04	0.18
905	7,620.63	0.17
906	12,694.21	0.29
907	11,318.84	0.26
908	6,564.12	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
909	6,810.32	0.16
910	6,810.32	0.16
911	6,631.09	0.15
912	6,499.71	0.15
1001	7,377.84	0.17
1002	6,000.00	0.14
1003	6,000.00	0.14
1004	6,000.00	0.14
1005	6,000.00	0.14
1006	6,000.00	0.14
1007	6,000.00	0.14
1008	6,000.00	0.14
1009	7,365.87	0.17
1010	8,550.25	0.18
1011	12,054.72	0.28
1012	14,398.17	0.33
1013	15,573.92	0.36
1014	17,134.63	0.39
1015	11,094.22	0.25
1016	6,463.86	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1017	6,500.00	0.15
1018	6,500.00	0.15
1019	6,500.00	0.15
1020	15,084.73	0.35
1021	14,000.38	0.32
1022	13,281.15	0.30
1023	13,104.09	0.30
1024	14,415.59	0.33
1025	15,473.65	0.36
1026	14,816.46	0.34
1027	29,392.12	0.67
1028	29,544.06	0.68
1029	23,581.24	0.54
1030	15,393.14	0.35
1031	14,800.00	0.34
1032	14,800.00	0.34
1033	14,800.00	0.34
1034	14,800.00	0.34
1035	14,800.00	0.34
1036	9,313.99	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1037	15,243.83	0.35
1038	13,309.65	0.31
1039	12,434.06	0.29
1040	6,955.23	0.16
1041	6,955.23	0.16
1042	6,955.23	0.16
1043	6,955.23	0.16
1044	6,955.23	0.16
1045	6,955.23	0.16
1046	6,955.23	0.16
1047	6,955.23	0.16
1048	6,955.23	0.16
1049	6,850.50	0.16
1050	6,500.00	0.15
1051	6,500.00	0.15
1052	6,500.00	0.15
1053	6,500.00	0.15
1054	6,000.00	0.14
1055	12,241.33	0.28
1056	6,735.39	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1057	6,735.39	0.15
1058	6,735.39	0.15
1059	6,735.39	0.15
1060	6,735.39	0.15
1061	6,735.39	0.15
1062	6,735.39	0.15
1063	6,956.65	0.16
1064	6,237.31	0.14
1065	10,329.27	0.24
1066	10,329.27	0.24
1067	6,153.01	0.14
1068	6,223.82	0.14
1069	6,223.82	0.14
1070	6,223.82	0.14
1071	7,397.52	0.17
1072	11,891.59	0.27
1073	7,725.87	0.18
1074	7,651.16	0.18
1075	12,488.48	0.29
1076	12,275.23	0.28

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1077	7,369.62	0.17
1078	7,207.08	0.17
1079	7,198.03	0.17
1080	7,188.97	0.17
1081	7,194.58	0.17
1082	7,325.60	0.17
1083	7,582.14	0.17
1084	6,500.00	0.15
1085	6,500.00	0.15
1086	6,500.00	0.15
1087	12,068.21	0.28
1088	13,441.39	0.31
1089	7,628.75	0.18
1090	7,628.75	0.18
1091	8,043.56	0.18
1092	8,551.47	0.20
1093	7,279.64	0.17
1094	9,545.98	0.22
1095	10,611.32	0.24
1096	13,089.90	0.30

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1097	17,830.19	0.41
1098	14,656.99	0.34
1099	10,514.41	0.24
1100	11,753.48	0.27
1101	11,175.87	0.26
1102	6,500.00	0.15
1103	6,500.00	0.15
1104	6,500.00	0.15
1105	6,500.00	0.15
1106	6,500.00	0.15
1107	6,500.00	0.15
1108	8,705.87	0.20
1109	7,150.00	0.16
1110	7,150.00	0.16
1111	7,150.00	0.16
1112	11,047.58	0.25
1113	10,552.75	0.24
1114	6,000.00	0.14
1115	6,000.00	0.14
1116	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1117	11,057.50	0.25
1118	9,552.77	0.22
1119	6,508.27	0.15
1120	6,508.27	0.15
1121	6,508.27	0.15
1122	6,508.27	0.15
1123	6,508.27	0.15
1124	6,508.27	0.15
1125	6,301.51	0.14
1126	6,000.00	0.14
1127	6,000.00	0.14
1128	6,000.00	0.14
1129	6,000.00	0.14
1130	6,000.00	0.14
1131	5,999.99	0.14
1132	6,064.82	0.14
1133	6,223.82	0.14
1134	6,223.82	0.14
1135	6,223.82	0.14
1136	6,223.82	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1137	6,223.82	0.14
1138	8,348.23	0.19
1139	9,655.69	0.22
1140	7,671.43	0.18
1141	7,033.97	0.16
1142	6,714.52	0.15
1143	6,694.71	0.15
1144	6,991.30	0.16
1145	7,792.13	0.18
1146	6,644.93	0.15
1147	6,644.93	0.15
1148	6,644.93	0.15
1149	6,536.51	0.15
1150	7,973.77	0.18
1151	7,973.77	0.18
1152	7,973.77	0.18
1153	7,219.25	0.17
1154	6,000.00	0.14
1155	6,000.00	0.14
1201	6,982.17	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1202	6,982.17	0.16
1203	6,982.17	0.16
1204	6,982.17	0.16
1205	6,982.17	0.16
1206	6,982.17	0.16
1207	12,216.79	0.28
1208	11,185.46	0.26
1209	11,123.39	0.26
1210	16,531.94	0.38
1211	13,600.20	0.31
1212	13,600.00	0.31
1213	13,200.77	0.30
1214	17,045.98	0.39
1215	19,728.79	0.45
1216	21,305.66	0.49
1217	20,024.28	0.46
1218	16,678.55	0.38
1219	15,080.72	0.35
1220	19,181.03	0.44
1221	10,842.62	0.36

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1222	14,169.82	0.33
1223	11,948.65	0.27
1224	7,150.00	0.16
1225	7,150.00	0.16
1226	7,150.00	0.16
1227	7,150.00	0.16
1228	7,150.00	0.16
1229	7,150.00	0.16
1230	11,180.09	0.26
1231	19,579.88	0.45
1232	17,345.01	0.40
1233	14,700.00	0.34
1234	18,565.27	0.43
1235	28,344.92	0.65
1236	26,027.08	0.60
1237	15,779.16	0.36
1238	9,223.01	0.21
1239	11,508.69	0.26
1240	8,695.36	0.20
1241	9,351.60	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1242	11,422.59	0.26
1243	14,863.55	0.34
1244	12,371.49	0.28
1245	6,500.00	0.15
1246	6,500.00	0.15
1247	6,500.00	0.15
1248	6,500.00	0.15
1249	6,500.00	0.15
1250	6,500.00	0.15
1251	6,500.00	0.15
1252	6,500.00	0.15
1253	6,500.00	0.15
1254	6,500.00	0.15
1255	6,607.20	0.15
1256	8,988.00	0.21
1257	7,957.20	0.18
1258	6,162.70	0.14
1259	6,405.25	0.15
1260	6,405.25	0.15
1261	6,405.25	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1262	6,405.25	0.15
1263	6,239.71	0.14
1264	6,000.00	0.14
1265	6,000.00	0.14
1266	6,000.00	0.14
1267	7,350.00	0.17
1268	7,350.00	0.17
1269	7,350.00	0.17
1270	7,500.23	0.17
1271	7,812.80	0.18
1272	7,812.80	0.18
1273	7,812.80	0.18
1274	7,429.39	0.17
1275	7,767.02	0.18
1276	7,767.02	0.18
1277	7,767.02	0.18
1278	7,767.02	0.18
1279	7,767.02	0.18
1280	7,767.02	0.18
1281	7,767.02	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1282	6,310.77	0.14
1283	6,310.77	0.14
1284	12,000.72	0.28
1285	12,331.37	0.28
1286	6,955.23	0.16
1287	6,955.23	0.16
1288	6,955.23	0.16
1289	6,955.23	0.16
1290	6,955.23	0.16
1291	6,955.23	0.16
1292	6,955.23	0.16
1293	6,955.23	0.16
1294	6,955.23	0.16
1295	6,955.23	0.16
1301	16,724.74	0.38
1302	9,760.85	0.22
1303	9,760.85	0.22
1304	9,760.85	0.22
1305	9,471.18	0.22
1306	8,965.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1307	8,965.00	0.21
1308	8,965.00	0.21
1309	8,965.00	0.21
1310	8,965.00	0.21
1311	8,965.00	0.21
1312	8,965.00	0.21
1313	8,965.00	0.21
1314	8,965.00	0.21
1315	8,965.00	0.21
1316	8,965.00	0.21
1317	8,965.00	0.21
1318	8,965.00	0.21
1319	8,965.00	0.21
1320	9,145.60	0.21
1321	9,415.73	0.22
1322	9,415.73	0.22
1323	9,374.51	0.22
1324	8,965.00	0.21
1325	8,965.00	0.21
1326	7,662.81	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1327	12,164.85	0.28
1328	10,093.64	0.23
1329	6,542.77	0.15
1330	6,542.77	0.15
1331	6,542.77	0.15
1332	6,542.77	0.15
1333	6,542.77	0.15
1334	6,542.77	0.15
1335	6,542.77	0.15
1336	6,542.77	0.15
1337	6,542.77	0.15
1338	6,542.77	0.15
1339	6,320.51	0.15
1340	6,000.00	0.14
1341	6,000.00	0.14
1342	6,189.65	0.14
1343	6,442.63	0.15
1344	6,504.93	0.15
1345	6,000.02	0.14
1346	8,200.59	0.19

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1347	8,467.53	0.19
1348	6,000.00	0.14
1349	6,000.00	0.14
1350	6,000.00	0.14
1351	6,000.00	0.14
1352	6,000.00	0.14
1353	6,000.00	0.14
1354	6,000.00	0.14
1355	6,013.92	0.14
1356	6,263.88	0.14
1357	6,273.56	0.14
1358	6,275.58	0.14
1359	6,277.60	0.14
1360	6,279.62	0.14
1361	7,841.64	0.18
1362	13,674.97	0.31
1363	6,290.67	0.14
1364	6,292.70	0.14
1365	6,294.72	0.14
1366	6,296.74	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1367	7,255.66	0.17
1368	8,857.14	0.20
1369	7,639.88	0.18
1370	10,321.86	0.24
1371	6,135.51	0.14
1372	6,000.00	0.14
1373	6,000.00	0.14
1374	6,000.00	0.14
1375	9,481.93	0.22
1376	9,075.00	0.21
1377	12,270.58	0.28
1378	8,610.05	0.20
1379	6,388.76	0.15
1380	6,442.63	0.15
1381	6,442.63	0.15
1382	10,476.61	0.24
1383	11,078.47	0.25
1384	9,727.79	0.22
1385	12,069.96	0.28
1386	6,763.20	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1387	6,763.20	0.16
1388	6,763.20	0.16
1389	6,763.20	0.16
1390	6,763.20	0.16
1391	6,763.20	0.16
1392	6,811.70	0.16
1393	10,967.73	0.25
1394	6,000.00	0.14
1395	6,000.00	0.14
1396	6,000.00	0.14
1397	11,265.87	0.26
1398	6,000.00	0.14
1399	6,210.91	0.14
1400	6,882.23	0.16
1401	6,882.23	0.16
1402	6,882.23	0.16
1403	6,882.23	0.16
1404	6,882.23	0.16
1405	9,369.39	0.22
1406	9,348.45	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1407	9,350.00	0.21
1408	9,350.00	0.21
1409	9,350.00	0.21
1410	9,350.00	0.21
1411	9,350.00	0.21
1412	9,350.00	0.21
1413	9,350.00	0.21
1414	9,350.00	0.21
1415	9,350.00	0.21
1416	9,350.00	0.21
1417	9,350.00	0.21
1418	9,350.00	0.21
1419	9,350.00	0.21
1420	9,350.00	0.21
1421	9,350.00	0.21
1422	9,350.00	0.21
1423	9,351.40	0.21
1424	9,330.98	0.21
1425	59,900.18	1.38
1426	59,813.47	1.37

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

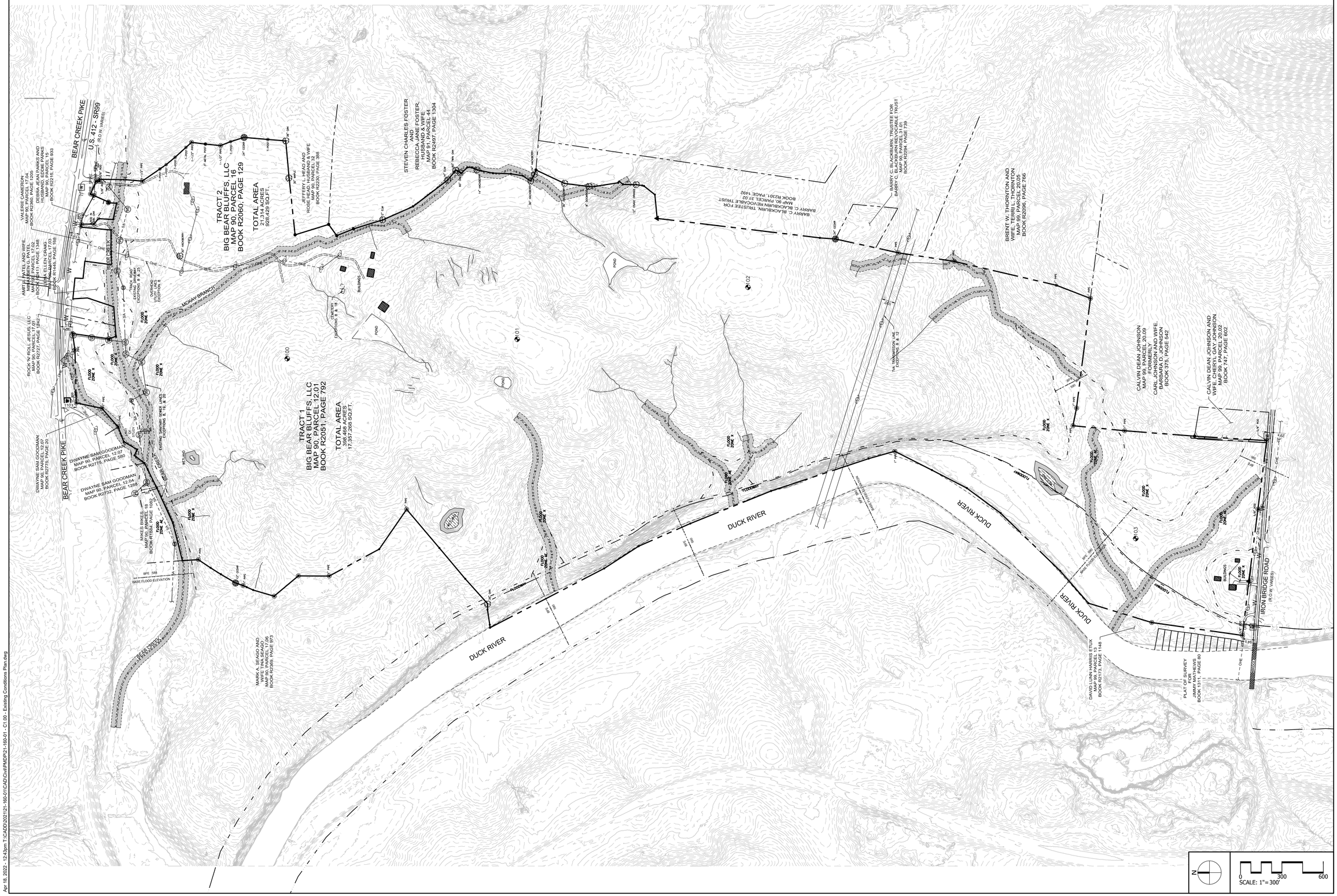
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
4.18.22

ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
△	
△	
△	

MASTER DEVELOPMENT PLAN

SHEET
C1.2



CSDG
Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
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615.248.9999
csdgtn.com

SEAL

JAMES T. HARRISON
REGISTERED
LANDSCAPE
ARCHITECT
No. 021998
STATE OF TENNESSEE
4-14-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS
ISSUE DATE: 04/18/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C1.00 - Existing Conditions Plan.dwg



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Landscape Architecture
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Nashville, TN 37211
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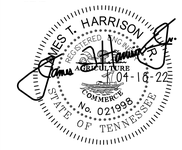
SEAL



COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS
ISSUE DATE: 04/18/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

OVERALL UTILITY PLAN

C2.00

PROJECT NO.: 21-160-01

N

0 300 600
SCALE: 1" = 300'

Apr 18, 2022 - 12:43pm T:\CAD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.00 - Overall Utility Plan.dwg

BEAR CREEK PIKE

TIE TO EXISTING WATER MAIN AT BEAR CREEK PIKE

110'+/-

90'+/-

75'+/-

1/2" ROD

1" PIPE

1" PIPE

1" PIPE

1" PIPE

ROD IN DBL OAK

RR SPIKE

5/8" ROD

5/8" ROD

BEAR CREEK

BEAR CREEK

TIE TO EXISTING SEWER MAIN, INSTALL NEW MANHOLE

"TRACK ROAD" EXISTING DRIVEWAY EXCEPTIONS 8 & 25

PUBLIC WATER MAIN (TYP)

TIE TO EXISTING MANHOLE

EXISTING SANITARY SEWER LINES EXCEPTIONS 8, 19, & 20

TIE TO EXISTING MANHOLE

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

WETLAND

MCKAY BRANCH

1-1/2" PIPE

T-POST

T-POST

T-POST

T-POST

1-1/2" PIPE

30" HACKBERRY

2" METAL POST

1-1/2" PIPE

T-POST

24" CED

12" CEDAR

1" PIPE

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

PUBLIC WATER MAIN (TYP)

1" PIPE

PUBLIC WATER MAIN (TYP)

30" MAPLE

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

CEMETERY EXCEPTIONS 8 & 18

N

0 100 200

SCALE: 1"= 100'

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.01 - Site Utility Plan.dwg

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615.248.9999
csdgtn.com

SEAL

JAMES T. HARRISON IV — REGISTERED LANDSCAPE ARCHITECT — 04-18-22 — No. 021998 — STATE OF TENNESSEE

COLUMBIA BLUFFS

PMDP

Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS

ISSUE DATE: 04/18/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.01

PROJECT NO.: 21-160-01

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

PUBLIC WATER MAIN (TYP)

SANITARY SEWER (TYP)

FIRE HYDRANT LOCATION (TYP)

FORCE MAIN (TYP)

PUMP STATION LOCATION

WETLAND

POND

1" PIPE

36" OAK

12" ELM

14" ELM

60" TW

60" OAK

14" HACKBERRY

30" HACKBERRY

24" HACK

36" HACKBERRY

8" DOGWOOD

12" OSAGE ORANGE

N

0 100 200

SCALE: 1"= 100'

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AGRICULTURE
COMMERCE
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STATE OF TENNESSEE
10-16-22

COLUMBIA BLUFFS

PMDP

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Columbia, Maury County, Tennessee

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SITE UTILITY PLAN

C2.02

PROJECT NO.: 21-160-01

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SITE UTILITY PLAN

C2.03

PROJECT NO.: 21-160-01

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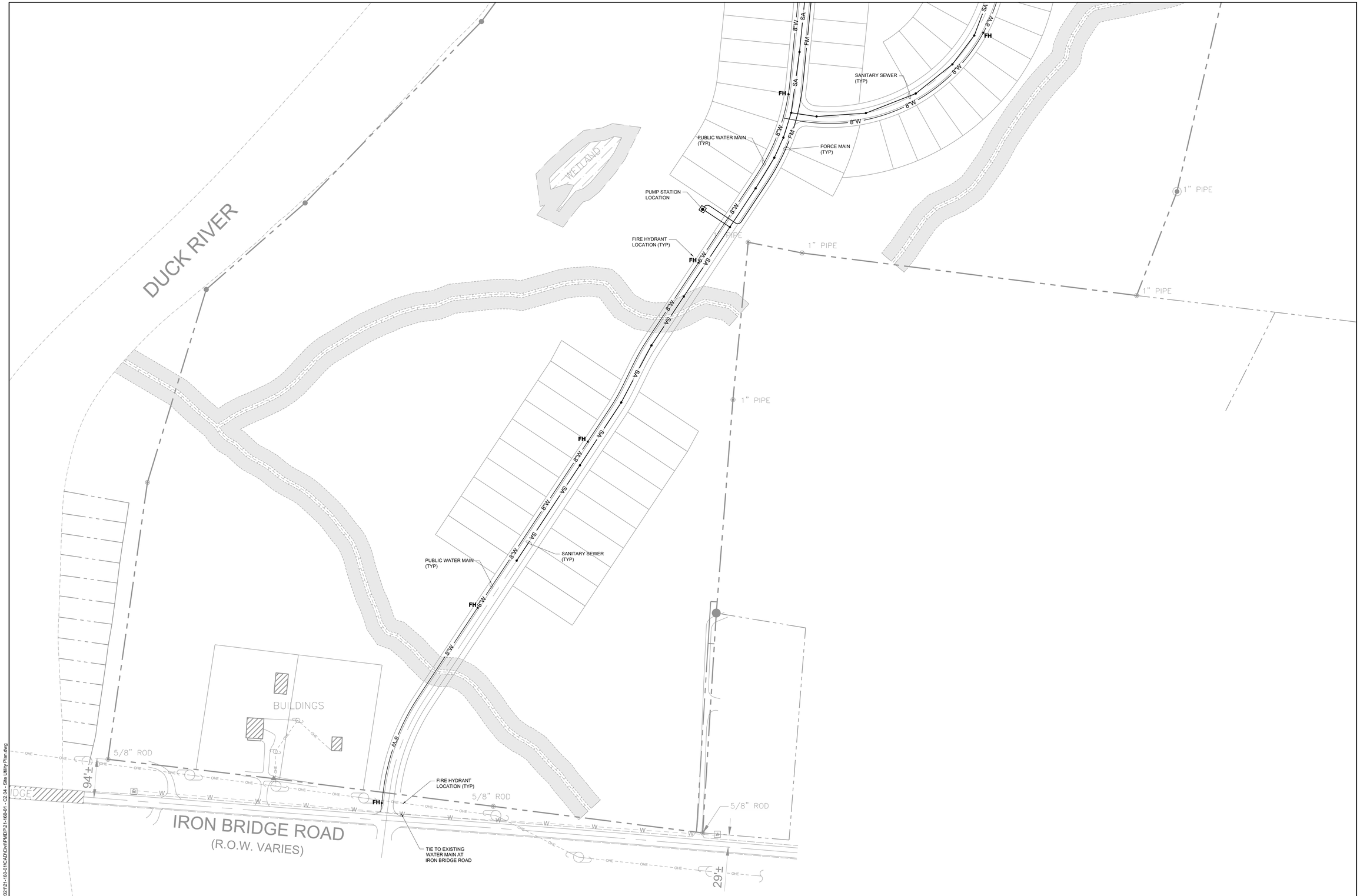

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SITE UTILITY PLAN

C2.04
PROJECT NO.: 21-160-01

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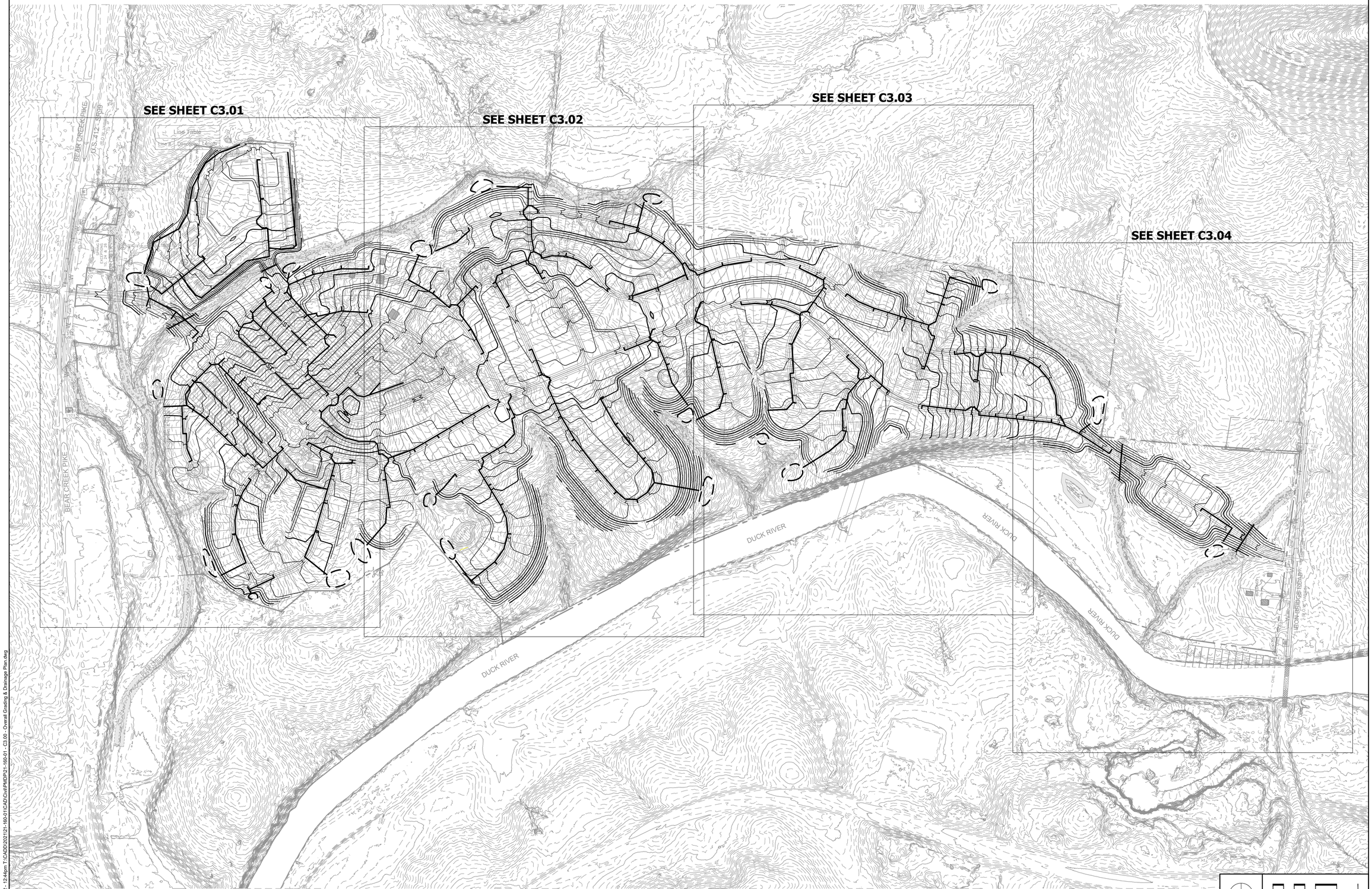

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OVERALL GRADING & DRAINAGE PLAN

C3.00

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:44pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.00 - Overall Grading & Drainage Plan.dwg



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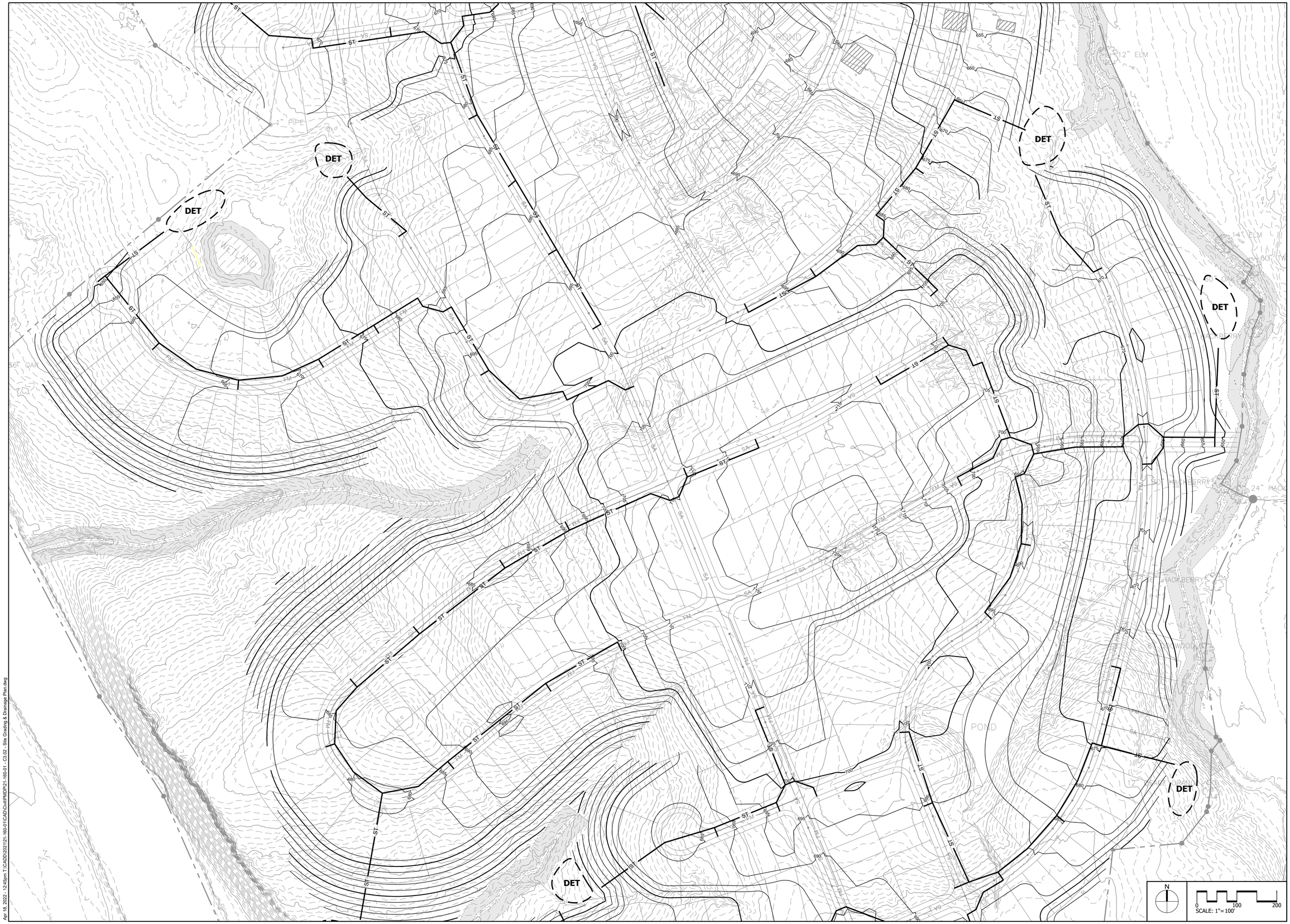
SITE GRADING & DRAINAGE PLAN

C3.01

PROJECT NO.: 21-160-01



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SITE GRADING & DRAINAGE PLAN

C3.02

PROJECT NO.: 21-160-01

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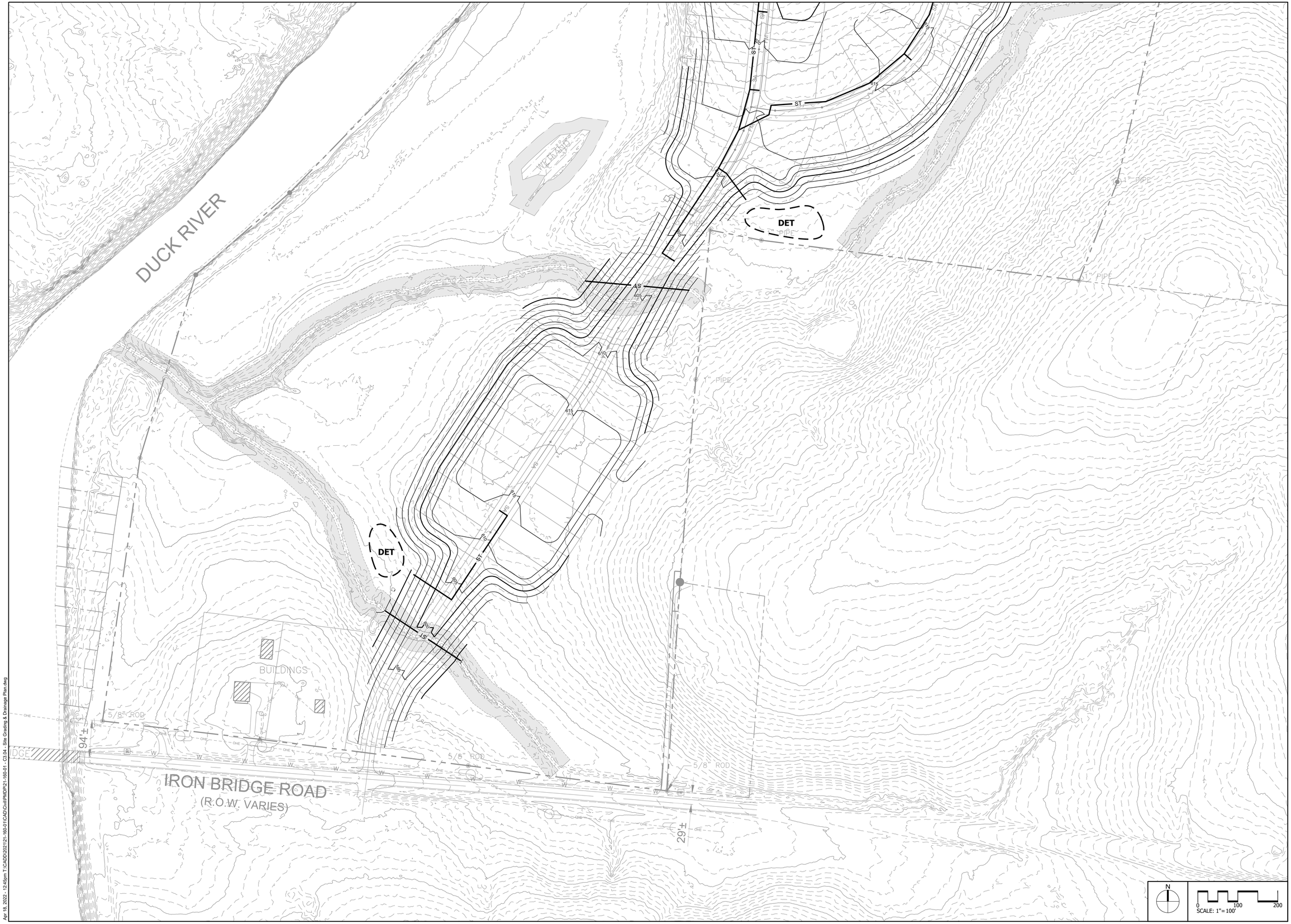
SITE GRADING & DRAINAGE PLAN

C3.03

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:45pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.03 - Site Grading & Drainage Plan.dwg



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SITE GRADING & DRAINAGE PLAN

C3.04

PROJECT NO.: 21-160-01

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SCALE: 1" = 100'

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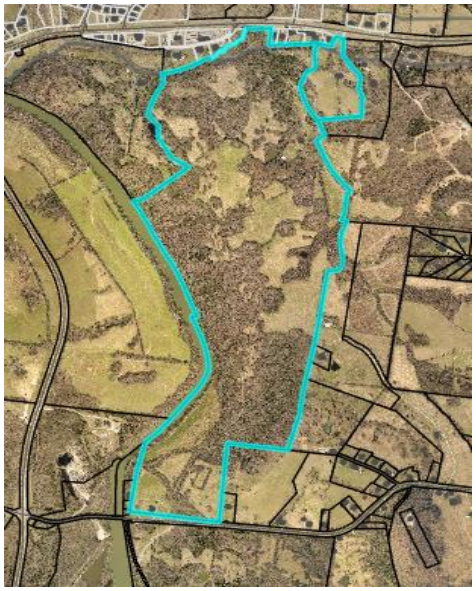
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560
Kevin McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1531

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0078	**Greg Gamble/Big Bear Bluff LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Tax Map 90 Parcels 12.01 & 16.00**

SUMMARY OF REQUEST: **Comprehensive Plan Amendment, Annexation, Rezoning, Preliminary PUD Master Plan**

The applicant requests annexation with a plan of services of approximately 413 acres adjacent to the Duck River between Bear Creek Pike and Iron Bridge Road. The applicant also requests to amend the Future Land Use Map to change the Character Area of a 165-acre portion of the property from Suburban Neighborhood to Suburban Corridor. In addition, the applicant requests rezoning with approval of a mixed-use Preliminary PUD Master Plan. The proposed PUD utilizes a base-zoning of RS-6 for approximately 343 acres and RM-1 for approximately 76 acres. The applicant seeks these changes in order to create a mixed-use development consisting of 1,400 residential units, a 4-acre commercial site, and community amenities.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
GCS/ RS-40/R-20/ Unincorporated	Undeveloped/Single Family	GCS/Unincorporated Undeveloped/Single Family	Single-Family Homes/Townhomes/Apartments/ Commercial/Amenities	420 ± acres

COMPATIBILITY with the **COMPREHENSIVE PLAN**

The proposed development may be consistent with Connect Columbia. Most of the property is currently classified as Suburban Neighborhood. This character area does not support the land uses depicted in the applicant's PUD Master Plan. However, the applicant requests a change from Suburban Neighborhood to Suburban Corridor, which does support the requested land uses. Most of the property is not located in an Area of Change, however, Planning Commission may determine that the development pattern is evolving and that changes to the character of the area are expected to occur.

PROPERTY HISTORY

The current owner acquired the property in 2008. Existing improvements consist of a 1965-built home and accessory structures. The most recent proposal for development of the site was submitted on behalf of Natelli Communities in June 2021. The proposal included a PUD Master Plan for an 844-unit residential community with a mix of attached and detached single-family homes. After receiving technical comments from staff, the applicant requested to defer the item. Ultimately, the application was withdrawn.

COMPATIBILITY with the ZONING ORDINANCE

As required by Section 3.20.10.B of the Zoning Ordinance, the applicant submitted a detailed Preliminary Planned Unit Development (PUD) Master Plan. The Master Plan depicts 1,400 residential units including 800 single-family detached homes, 300 townhomes, and 300 multi-family units. As proposed, the gross density of the development would be 3.55 dwelling units per acre. In addition, the Master Plan includes more than 4 acres of commercial uses. The Master Plan also depicts landscape buffers, stream buffers, stormwater facilities, and extensive community amenities. The proposed internal street network creates a link between Bear Creek Pike and Iron Bridge Road. The network also includes connections to adjacent properties.

The Master Plan divides the overall development into two sections. The larger section consists of 343.43 acres and utilizes the development standards of the RS-6 Zone District. The remaining 76.35 acres utilizes the standards of the RM-1 Zone District. The applicant requests approval to deviate from the strict application of the standards as permitted by Section 3.20.4.B of the Zoning Ordinance.

Zoning Ordinance Referenced:

- Sections 7.3.1, 6.1.2, and 8.1.1 Land Use and Housing Type
- Sections 7.3 , 6.2.6, and 6.3.8 Residential Development Standards
- Sections 7.3.7, 11.2.7, and 11.2.6 Landscape Buffers
- Section 7.3.11 Pedestrian Circulation
- Section 8.3.2.H Townhome Standards
- Section 8.3.2.E Multifamily Dweling Standards
- Section 10.2 Parking Standards

Proposed PUD RS-6 Section – 790 lots

The Zoning Ordinance limits development of properties subject to RS-6 standards to single-family detached residences and their subordinate accessory structures. The Master Plan divides the RS-6 section of the property into four lot types which will accommodate detached single-family structures.

Type-1 Single Family Detached Lot

- The majority of the lots within the proposed development (505 lots) will consist of a minimum 50’ lot width in meeting the base lot width standard of an RS-6 zoning district.
- A 20’ rear and corner lot front setback including a side yard setback of 7.5’ will meet the base zoning requirements of an R-6 lot.
- Corner lots will have a minimum 62.5’ width to allow for a 20’ corner street yard setback with a single 7.5’ side yard setback.
- A minimum 20’ driveway will be proposed on all lots with a front-loaded garage.
- Proposed elevations include a porch encroachment that will be a reduction in the required 20’ front setback to 10’.
    - The applicant has requested a variance of 10’ to allow for front porch encroachments.

Type-2 Single Family Detached Lot

- 192 lots will consist of a minimum 55' interior lot width exceeding the minimum standard of a 50' lot required.
- Corner lots proposed will consist of a 67.5' lot width exceeding the minimum standard of a 50' lot width required.
- Rear and corner lot front setbacks of 20' including a side yard setback of 7.5' will meet the base zoning requirements of an RS-6 lot.

Type-3 Single Family Detached Lot

- Larger corner lots (*50 lots*) will consist of a minimum lot width of 77.5' width exceeding the minimum standard of a 50' lot width required.
- Rear and corner lot front setbacks of 20' including a side yard setback of 7.5' will meet the base zoning requirements of an R-6 lot.

Type-4 Single Family Detached Lot

- Larger interior lots (41 lots) will consist of a minimum lot width of 80' exceeding the minimum standard of a 50' lot width.
- Rear and corner lot front setbacks of 20' including a side yard setback of 7.5' will meet the base zoning requirements of an RS-6 lot.

Proposed PUD RM-1 Section – 300 Townhome Lots, 300 Apartment Homes, 4 acres ± Commercial

Type-1 Single Family Detached Lot

- An additional 10 proposed single family detached lots are located within the RM-1 section of the Master Plan. These lots conform to the standards listed above for this lot type.

Townhome Single Family Attached Lots

- 300 townhome lots with a depth of 90' and varying widths:
    - 18' for interior units;
    - 30' for corner lots (townhome width of 18'); and
    - 24' for exterior lots not facing a corner (townhome width of 18').
- Front streetyard setbacks of 20' with a 10' porch encroachment (requires deviation from strict application of Zoning Ordinance standards).
- Corner street yard setbacks of 12' (requires deviation from strict application of Zoning Ordinance standards).
- Rear setbacks of 20' with rear alley-loaded garages and driveways.
- Side yard setbacks of 6' with a minimum building separation of 12' (requires deviation from strict application of Zoning Ordinance standards).
- At least 100 square feet of private yard is provided for each unit.
- Parking is provided through a combination of driveway spaces, garage parking, and on-street spaces located within 200' of the structures.
    - The applicant proposes to provide 587 of the required 600 parking spaces in driveways and garages.
    - The garage depths appear to be less than 22' deep (requires deviation from strict

application of Zoning Ordinance standards).
    - The driveway width of interior lots appears to require double parking to accommodate two vehicles.
    - The proposed garage depth and use of on-street parking requires deviation from the strict application of Sections 8.3.2.H and 10.2 of the Zoning Ordinance.

Multifamily

- 10 three-story 35' tall garden style apartment buildings.
- Minimum building separation of 25' exceeds minimum end-to-end separation required by Section 6.3.8.D of the Ordinance.
- 30 units per building (requires deviation from strict application of Zoning Ordinance standards).
- The Master Plan provides insufficient detail to determine conformity with the standards of the Zoning Ordinance.
    - The unit mix and bedroom count are not provided. The Zoning Ordinance establishes a parking ratio for multifamily properties based on the bedroom count. Therefore, it is not possible to evaluate the proposed parking plan for this section of the PUD.
    - The location and building footprint of structures is depicted on the scaled drawings of the Master Plan. However, this does not provide the level of detail that the Ordinance requires of a multifamily development outside of a PUD. For example, amenity areas are not detailed. A dumpster location is shown but details regarding the enclosure are not provided.
- The architectural guidelines and illustrations provide additional detail related to building materials and design.

Commercial

- The Master Plan shows the location of a commercial building integrated into the multifamily development.
- The existing GCS-zoned portions of the property are labeled commercial without additional detail.
- Insufficient detail is provided to determine conformity with the standards of the zoning ordinance for this portion of the proposed Master Plan.

Overall Proposed Master Plan

Amenities/ Design:

The master plan contains a series of amenity areas including an amenity center with pool and playground, nature trail, dog park, and an amenity area for the multi-family section of the development. Home designs consist of one and two-story designs with front loaded garages. Primary façade materials consist of a combination of brick and stone with fiber cement siding and wood accents.

Connectivity:

- The development will be connected by a proposed boulevard style street section that will transverse in a north to south pattern connecting from Bear Creek Pike at Patterson Lane and terminating at Iron Bridge Road to the south.

- A bridge will be added crossing Bear Creek nearest to Bear Creek Pike.
- Two 16' wide drive aisles will be divided by a landscaped median with 8' sidewalk on each side of the boulevard for pedestrian connectivity.
- Sections of this boulevard adjacent to the proposed townhome development will have a series of 8' wide on-street parking stalls adjacent to an 8' wide sidewalk.
- The "enhanced 8' sidewalk" will provide continuous pedestrian connectivity throughout the community.
- All local streets will consist of a 50' right-of-way cross section meeting the City of Columbia Subdivision regulations including a 5' sidewalk on both sides of all streets.

Landscaping/Open Space:

- An RS-6 base zoning district requires a minimum 10 percent open space with this proposed development providing 42% of open space.
- An RM-1 zoning district requires 12% of open space with this proposed development providing 40.2% of open space.
- The landscaping plan indicates 1 canopy tree to be planted at every lot.
- As highlighted in the master plan, a significant amount of tree vegetation will remain aligning with the Duck River and along stream areas.

Summary of Requested Variances

- Deviation from the street yard setbacks established in Section 6.3.8 to allow a 10' encroachment into street yards to accommodate porches in both RS-6 and RM-1 portions of the Master Plan.
- Allow townhome garage depths of less than 22' and allow on-street parking to be counted toward required parking.
- Reduction of the 20' street yard setback established at Section 6.3.8 for corner lots in the RM-1 section. The proposed Master Plan treats one of the street yards as a side yard.
- Increase of the maximum multifamily units per building from 24 to 30.

With approval of the requested variances, it is generally feasible to develop the site as depicted in the Preliminary PUD Master Plan in conformance with the Zoning Ordinance. However, more detail is required regarding the multifamily and commercial components of the Master Plan. Greater detail should be provided for staff review prior to application for Final PUD Master Plan and Preliminary Plat.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6

Comprehensive Plan Amendment:

Staff reviewed the request for an amendment to the Comprehensive Plan for consistency with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

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:

A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

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 proposed Comprehensive Plan Amendment may be consistent with the guiding principles of Connect Columbia. The applicant requests a change from Suburban Neighborhood to Suburban Corridor. According to the Suburban Neighborhood Character Area Matrix, the intent of the character area is to "create new suburban neighborhoods that will improve the quality of life in Columbia, with an increased sense of place and a more interconnected community" (Connect Columbia p.22). The matrix for the Suburban Corridor uses similar language, stating that the intent is to "enhance existing Corridors to improve the quality of life in Columbia, with an increased sense of place and a more interconnected community" (Connect Columbia p.26).

Although nearly every instance of the word "Corridor" in Connect Columbia is capitalized, the Plan does not provide a definition for the term. However, the distinguishing attributes of the character area are evident in the Future Land Use Map and the description in the text of the Plan (Connect Columbia Map 4; p.27). Corridors always appear along roadways with functional classifications as either arterials or collectors. Additionally, Corridors are open to the "widest range of primary future uses" which are determined by "the surrounding development pattern" (Connect Columbia

p.27). In other words, the character area extends linkages among existing land uses with an emphasis on "interconnected community."

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

The subject property is located between Bear Creek Pike, a principal arterial, and Iron Bridge Road, a collector. A portion of the property is already classified as Suburban Corridor. Extending the designation opens the possibility of accommodating growth relatively close to the historic core of Columbia with a high level of connectivity. This pattern of development is clearly consistent with the principles described in the Future Land Use Plan (Connect Columbia p.11; p. 13). However, the subject property immediately abuts land with a future land use classification of Rural Countryside. In general, there should be a transition of Suburban Neighborhood between Suburban Corridor and Rural Countryside. Nonetheless, there are six locations in Columbia where Suburban Corridor immediately abuts Rural Countryside, indicating that the pattern may be appropriate in some instances (Connect Columbia Map 4).

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

The applicant's intended use of the property will be subject to the standards contained in the Zoning Ordinance which mitigate potential adverse impacts upon adjoining property owners and the City in general. The development will also be controlled by the PUD Master Plan which can be conditioned to mitigate potential any adverse impacts.

D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change:

The applicant has provided a Preliminary PUD Master Plan depicting a phased 1,400-unit residential development with a commercial component and community amenities. It is generally feasible to develop the site as depicted in the residential sections of the Preliminary Master Plan in conformance with the Zoning Ordinance. The commercial and multifamily sections of the Master Plan require greater detail. At the time of Final PUD Master Plan and Preliminary Plat, staff will review the proposed development to ensure adherence with the standards prescribed in the Zoning Ordinance.

Rezoning:

Staff reviewed the request for an amendment of the Official Zoning Map for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

3.18.7.B ACTION BY THE PLANNING COMMISSION FOR REZONING

The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

1. The rezoning is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

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

1. The rezoning is in agreement with the general plan for the area;

   Two elements of Connect Columbia are relevant to the consistency analysis of the proposed Zoning Map Amendment: 1) the Area of Change designation; 2) the zoning classifications supported by the character area matrix.

   Area of Change

   Most of the subject property is not located within an Area of Change. Connect Columbia establishes the designation at Map 3 of the Future Land Use Plan. The text of the Plan indicates that the Area of Change designation is an analytical tool and the first item of review for any proposed development (Connect Columbia p.19). The designations were developed through a process of public input during the drafting of Connect Columbia. This feature of the Plan identifies areas where the community anticipates new development (Connect Columbia p. 14). The Area of Change Map relates to the Development Pattern criterion in each Character Area Matrix. The review criterion

"ensure[s] that the context of the area surrounding the subject property is included fully in the review process" (Connect Columbia p. 14).

The relevant character area matrices indicate "the development pattern is established" and "changes to the overall character of the area should rarely occur" (Connect Columbia p.22; p.26). However, the Plan emphasizes that the Area of Change analysis is simply a "pause button" and not a firm policy recommendation. Moreover, the northern portion of the property is located within an Area of Change and the Planning Commission may determine that it is appropriate to rezone the property for unified development under a PUD Master Plan.

Character Area Matrix

The current Comprehensive Plan designation for most of the subject property is Suburban Neighborhood. The Suburban Neighborhood Character Area Matrix supports low-density and medium-density residential districts. Sections 5.1.1 and 5.5.4 of the Zoning Ordinance establish an RS-6 PUD as an implementing zone district for those land uses. However, the higher density housing and commercial land uses proposed by the applicant are not consistent with Connect Columbia without a plan amendment.

The applicant has requested a plan amendment to bring all of the property into the Suburban Corridor Character Area, as described above. The Suburban Corridor Character Area Matrix supports residential districts of all allowable densities as well as commercial land uses (Connect Columbia p.26). Articles 5 and 7 of the Zoning Ordinance establish Planned Unit Developments with base zones of RS-6 and RM-1 as implementing zone districts for these land uses. Therefore, the proposed rezoning to a mixed-use PUD could be consistent with the future land use character area.

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, as well as the PUD Master Plan; therefore, legal purposes for which zoning exists will not be contravened.

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

   Most adjoining properties to the east of the subject site are either vacant or large-lot residential uses. Properties to the north along Bear Creek Pike and Old Bear Creek Pike are mixed between commercial and non-conforming residential properties. The applicant's Preliminary PUD Master Plan depicts "stub outs" for connection to potential future development of adjacent properties. There are no known adverse effects upon adjacent property owners. If any adverse impacts are identified, the Planning Commission may condition its recommendation on revisions to the Master Plan which will mitigate these impacts.

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 will benefit a single property owner; however, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance and modification of the PUD Master Plan.

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

   Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the addition of a mixed-use PUD to the City's zoning map. Between the decennial censuses of 2010 and 2020, the city's population grew at nearly twice the rate of its housing inventory. Demand for both rental and owner-occupied housing in Columbia has increased faster than supply. However, the applicant proposes a significant addition to the City's residential inventory. Approval of the Master Plan will create an entitlement to develop the site at the proposed density. It is within the discretion of the Planning Commission to determine whether market conditions have changed to a sufficient extent to warrant such a substantial increase in potential residential development.

   According to surveys conducted by the Greater Nashville Apartment Association, the average occupancy in professionally managed apartment complexes in Maury County reached 98% during the first quarter of 2022. In effect, these properties have no available rentals. The same survey reports that average rents increased by more than 15% year-over-year. Rents grew faster in the Columbia-Spring Hill submarket than elsewhere in Middle Tennessee.

   According to data compiled by the Tennessee Housing Development Agency (THDA), the median sales price of single-family homes in Maury County increased by more than 20% between 2015 and 2020. The volume of home sales increased by more than 70% during the same period. These figures indicate that both supply and demand are increasing. However, supply has not expanded fast enough to satisfy the increase in demand, resulting in rising prices.

   Data reported by the Southern Middle Tennessee Association of Realtors (SMTAR) confirms that this dynamic has continued through March of 2022. Within the eight-county area served by SMTAR, the inventory of homes on the market has decline by more than 50% year-over-year. At the same time, median prices have increased by more than 27%. The average time it takes for a listing to sell has fallen from one month to just two weeks as the market rapidly absorbs new inventory.

The commercial component of the applicant's proposed Master Plan is roughly equal in area and intensity to the portion of the property that is already in the City and zoned GCS. This portion of the Master Plan does not have a significant impact on the City's Zoning Map as it relates to the area of land available for commercial development.

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

   Technical comments from public service providers generally indicate that services are in place to support the zoning change. However, upgrades to the wastewater system may be necessary to support development on this site and other properties in the area. Additionally, the applicant must verify that adequate water pressure is available to provide fire protection.
   - *The City of Columbia Public Works Department provided a Plan of Service for sanitation, as well as maintenance of streets and drainage systems, for the proposed development.*
   - *Columbia Power and Water Systems (CPWS) has indicated that it will provide electrical service to the proposed development.*
   - *The City Engineer required a traffic impact study as part of the PUD Master Plan application. At resubmittal, the applicant provided a concurrence letter identifying six off-site improvements to be made by the developer in order to maintain the current level of service. The timing of these commitments is tied to the phasing of the development. An aeriel image of the area submitted with the concurrence letter lists details and locations of the required improvements.*
   - *Maury County Schools did not provide comments regarding impacts to the school system or concurrent expansion of facilities.*
   - *The City of Columbia Wastewater System indicated that the subject site is located in an area of concern. Upgrades to pump stations which serve the area may be required in the near future. Consulting engineers are evaluating the extent of upgrades necessary to expand service and handle additional flow expected to result from the cumulative impact of proposed development in the area.*
   - *CPWS indicated that it has infrastructure in place to serve the proposed development with domestic water.*
   - *The Fire Marshal has requested that the developer verify adequate fire flow is available at the site.*

Preliminary PUD Master Plan:

Staff reviewed the request for approval of a Preliminary PUD Master Plan for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

3.20.2 CONSISTENCY WITH AREA DEVELOPMENT PLANS

No PUD shall be approved unless all plans for development are found to be consistent with the then current issue of the General Plan of Columbia and any adopted special development plan for the area in which the development is proposed. The Planning Commission shall make a formal, written finding regarding the consistency of any proposed PUD, said report to include findings that the development:

A. Will be consistent with the currently effective General Plan as well as any special development plan for the area;
B. Is likely to be compatible with development permitted under the general development provisions of the Zoning Ordinance; and
C. Will not significantly interfere with the use and enjoyment of other land in the vicinity.

3.20.5 COMBINATION OF SEPARATE TYPES OF PUDS

The Planning Commission and the City Council may consider separate types of PUDs (such as residential and commercial PUD) within a consolidated master plan as a single administrative procedure provided the total tract is under the unified control of a landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements in this article.

3.20.8 CONSISTENCY WITH PUD STANDARDS

All PUD developments shall be subject to the design standards and requirements of Article 7, Planned Unit Development.

Staff's review of Section 3.20.2 in relation to this rezoning request finds the following:

A. Will be consistent with the currently effective General Plan as well as any special development plan for the area;

If the Comprehensive Plan Amendment proposed by the applicant is adopted, the proposed PUD Master Plan will be consistent with Connect Columbia, the City's Comprehensive Plan. As discussed in a previous section, the applicant proposes reclassification of the entire property as Suburban Corridor. The Suburban Corridor

Character Area Matrix supports the widest range of land uses, including those proposed in the Preliminary PUD Master Plan.

Without a Comprehensive Plan Amendment, the proposed PUD Master Plan, with a partial RM-1 High-Density Residential base and a 4-acre commercial component, is inconsistent with Connect Columbia. Most of the subject property is currently classified as Suburban Neighborhood. The Suburban Neighborhood Character Area Matrix does not support high-density residential or commercial land uses (Connect Columbia p.22).

B. Is likely to be compatible with development permitted under the general development provisions of the Zoning Ordinance;

As discussed in the summary of zoning standards above, it is feasible to implement the Preliminary PUD Master Plan in accordance with the Zoning Ordinance provided the Planning Commission and City Council grant the deviations from strict application of the Ordinance requested by the applicant.

C. Will not significantly interfere with the use and enjoyment of other land in the vicinity.

As discussed in the analysis of Section 3.18.7.B.3 above, there are no known risks of adverse effects on surrounding properties resulting from the proposed PUD Master Plan. If any adverse impacts are identified, the Planning Commission may condition its recommendation on revisions to the Master Plan which will mitigate these impacts.

Staff's review of Section 3.20.5 in relation to this rezoning request finds the following:

The Planning Commission and the City Council may consider separate types of PUDs (such as residential and commercial PUD) within a consolidated master plan as a single administrative procedure provided the total tract is under the unified control of a landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements in this article.

The applicant proposes a mixed-use PUD. The proposed PUD Master Plan includes residential uses of varying intensities in different structure-types as well as commercial land uses. The property is under unified ownership and is of sufficient area to comply with the standards of the Zoning Ordinance described in a previous section, provided the Planning Commission and City Council approve the requested deviations from strict application of the standards of the Ordinance.

Staff's review of Section 3.20.8 in relation to this rezoning request finds the following:

All PUD developments shall be subject to the design standards and requirements of Article 7, Planned Unit Development.

- *The subject site is located along Bear Creek Pike (Highway 99). Section 7.2 of the Ordinance requires that properties located along this highway be developed as part of a PUD.*
- *The proposed PUD Master Plan depicts an area of approximately 4 acres designated as Retail Sales and Services less than 20,000 square feet. Section 7.3.3 of the Ordinance, with cross-reference to the Use Table at Section 8.1.1, permits this use in a primarily residential mixed-use PUD with an RM-1 base standard.*
- *The proposed PUD Master Plan conforms to the maximum permitted densities identified in Section 7.3.5 of the Zoning Ordinance.*
- *Other provisions of Section 7.3 cross-reference bulk and performance standards identified at Sections 6, 11, and 12. Section 3.20.4.B allows deviation from these standards when the public purposes for these standards are satisfied to an equivalent or greater degree. Provided the applicant's requested deviations from strict application of the standards are approved, the Preliminary PUD Master Plan generally conforms to the standards in Article 7 of the Zoning Ordinance.*

May 6, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal per Staff Comments of Columbia Bluffs PUD Subdivision – Annexation Request, Rezoning Request, Land Use Plan Amendment Request, and PUD Masterplan

Dear Mr. Keltner,
We are submitting revised plans for the Columbia Bluffs Preliminary PUD Master Plan based on staff comments received Thursday May 5, 2022. Responses to staff comments can be found below.

Included in the submittal are the following:

1. Digital copy of the revised Pattern Book
2. Digital copy of the revised Technical Plans

Staff Comments and Responses:

- Greater detail about the commercial portion of the Master Plan including potential uses. The level of detail should be sufficient to ensure that the contemplated uses can conform to the standards of the Zoning Ordinance (or to identify necessary variances).
- **Response: Pattern book has been updated to show a more detailed plan of the commercial area, and planned uses.**

- The number of parking spaces anticipated for the commercial portion of the Master Plan.
- **Response: Parking information added to commercial sheet in pattern book.**

- The request to exceed the height of 35' on the multifamily portion of the Master Plan and incorporate the standard as 3-stories with gables reaching a maximum height of 50'.
- **Response: The applicant has added a variance request to allow the multi-family apartment buildings to be 3 stories with gables up to a maximum height of 50'.**

- Note that the garage depths will be at least 22' for all garages including townhomes.
- **Response: Note added to the Architectural Guidelines page in the pattern book.**

- Note that at least 2 parking spaces will be required for each multifamily unit.
- **Response: Note added to the Architectural Guidelines page in the pattern book and to the parking chart on the Technical plans.**

DEVELOPMENT PLANNING | DESIGN | MANAGEMENT
greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

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Franklin, TN 370

- Note the request to vary from the standards of the Ordinance to count on-street parking for a small portion of the required spaces for the townhomes. **Response: The applicant has added a variance request to allow the on-street parking proposed for the townhome area to count towards the minimum parking requirements.**

Members of our team will be present at the Planning Commission Voting Session on May 11, 2022, to make a presentation and answer any additional questions. If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,

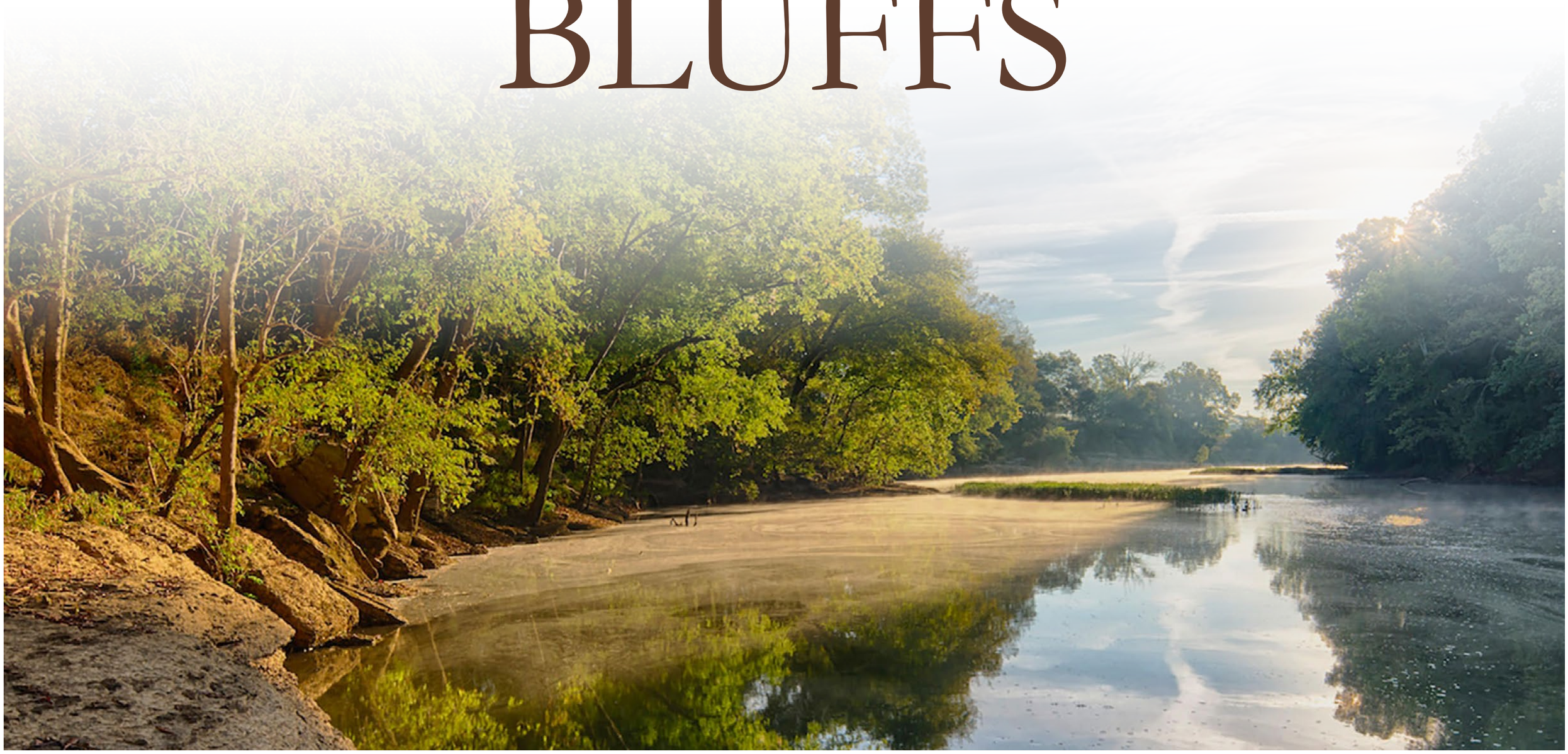


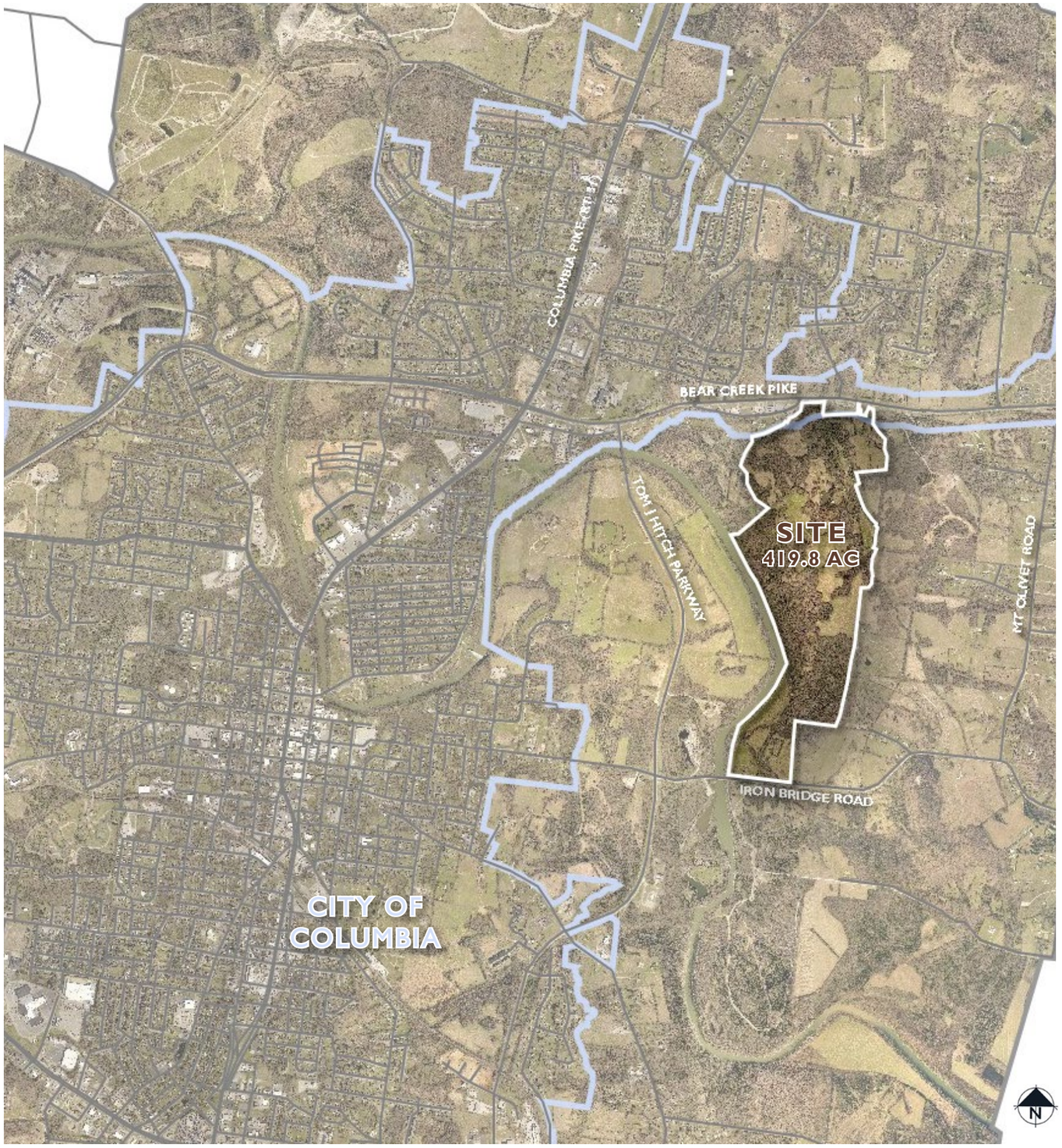
Gamble Design Collaborative
Greg Gamble
3020 Stansberry Lane
Suite 201
Franklin, TN 37069

COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

DEVELOPER
JIM HARVEY
KOLTER LAND
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637

ENGINEER
JIM HARRISON
CIVIL SITE DESIGN GROUP
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211

LANDSCAPE ARCHITECT
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069

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9. OPEN SPACE & AMENITIES

ARCHITECTURE:
16. DESIGN GUIDELINES
17. SINGLE FAMILY
18. TOWNHOME
19. MULTI-FAMILY
20. LOT DIAGRAMS
25. COMMERCIAL
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Date: March 21, 2022
Revised: April 18, 2022
Revised: May 6, 2022

DEVELOPMENT TEAM

KOLTERLAND

Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

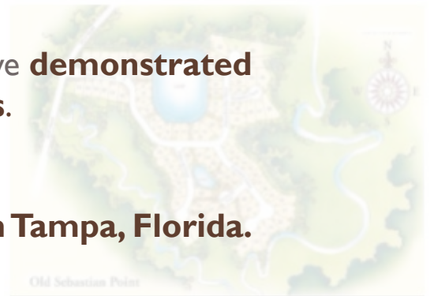
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**


HAMPDEN VILLAGE
CONCORD, NC


HERITAGE


SELKIRK AT BEREWICK

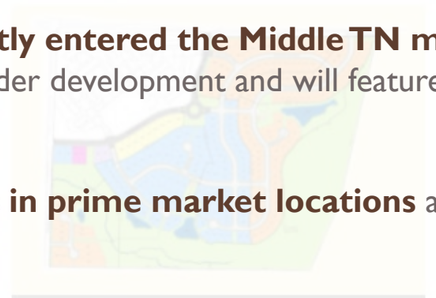

SWEETBRIAR

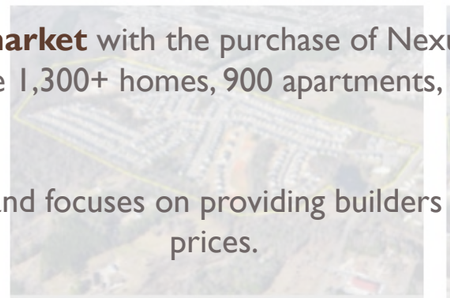

OLD SEBASTIAN POINTE

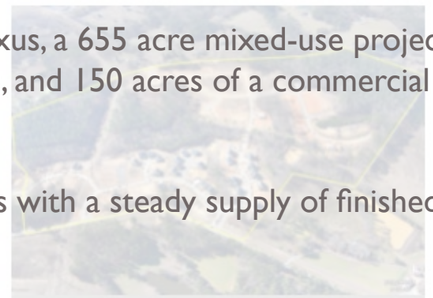
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.


LOCHRIDGE
HOLLY SPRINGS


MAGNOLIA CREEK

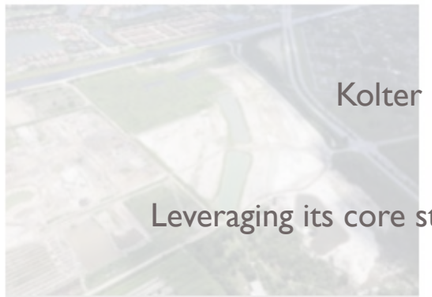

MASSEY PRESERVE


STILLWATER


HIGHLAND MANOR

Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

The firm targets acquisition of raw land with entitlements in place or nearly in place which **Kolter Land develops in-house, and sells to homebuilders and other developers**.


CROSSTOWN COMMONS
PORT ST. LUCIE, FL


FALLS OF JENSEN BEACH
JENSEN BEACH, FL


LOST RIVER
STUART, FL


M/I SOUTHEAST FL PORTFOLIO
SOUTHEAST, FL


TWIN LAKES
HOSCHTON, GA

Kolter Land has business relationships with all public and major private homebuilders **in the southeast U.S**.

Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.

KOLTER LAND INTRODUCTION

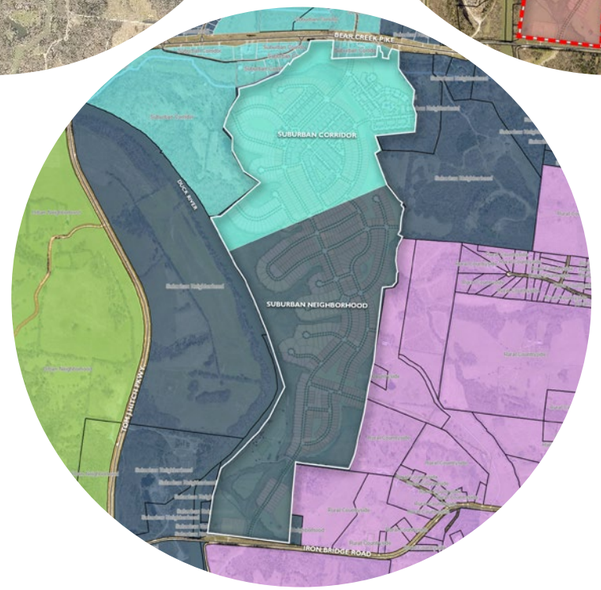
WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 419.8 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 800 single family homes, 300 townhomes, and 300 multi-family apartment homes as well as +/-4.09 acres proposed for commercial uses.

ANNEXATION INTO CITY OF COLUMBIA

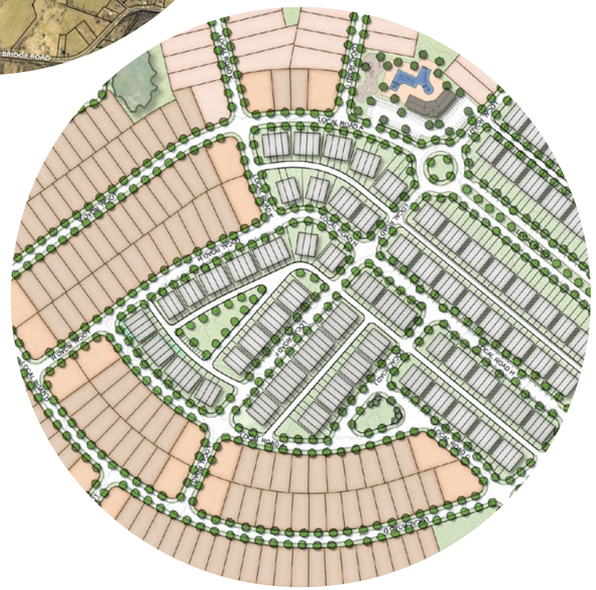


REZONING REQUEST





LAND USE AMENDMENT



PUD MASTER PLAN

DEVELOPMENT OVERVIEW

VARIOUS
HOUSING OPTIONS



POCKET PARKS, TRAILS,
& OPEN SPACES



DOG PARK



FAMILY-FRIENDLY
INFRASTRUCTURE





AMENITIES, POOL,
& FIREPIT AREAS

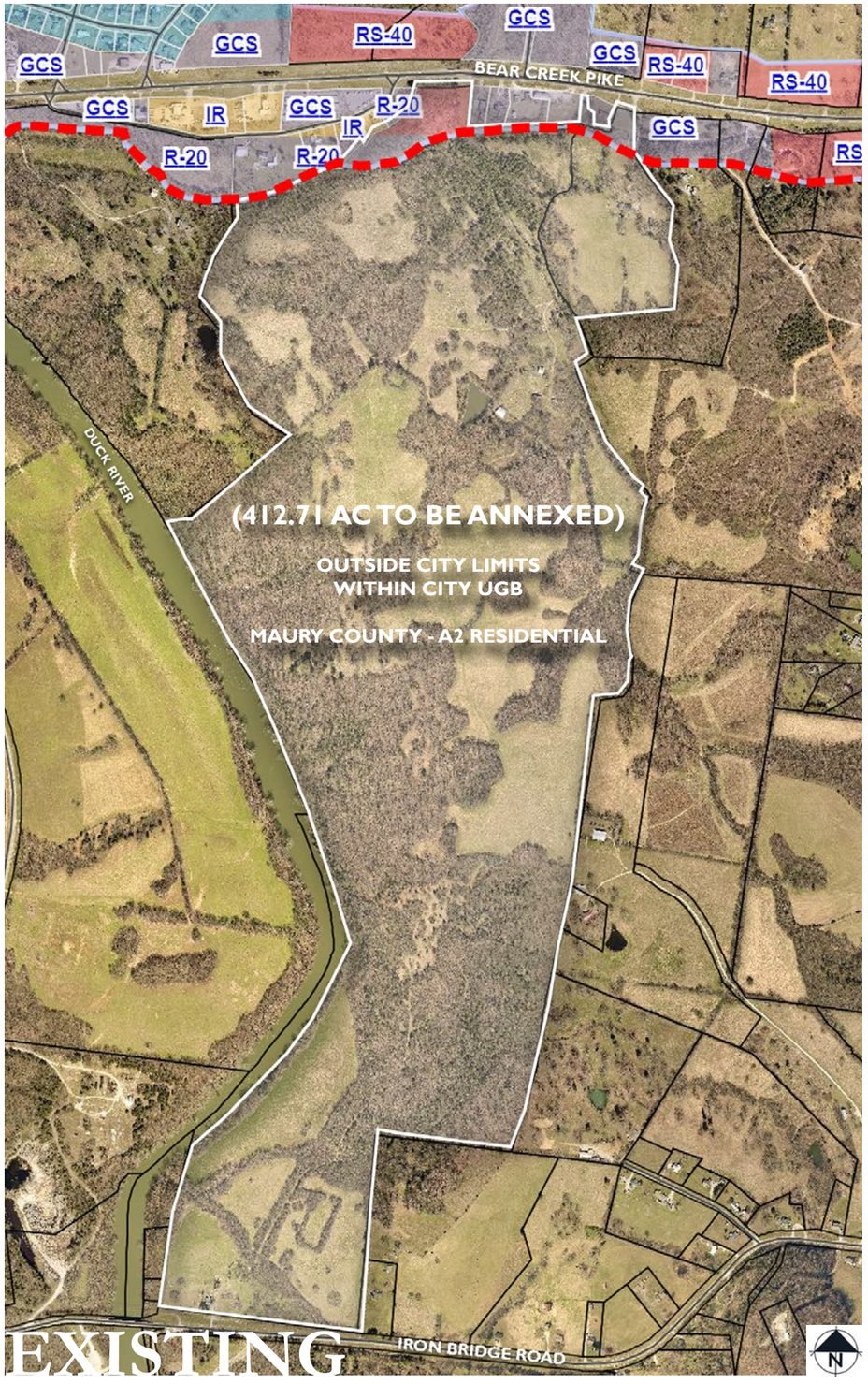


RIVER ACCESS
& CANOE LAUNCH



BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



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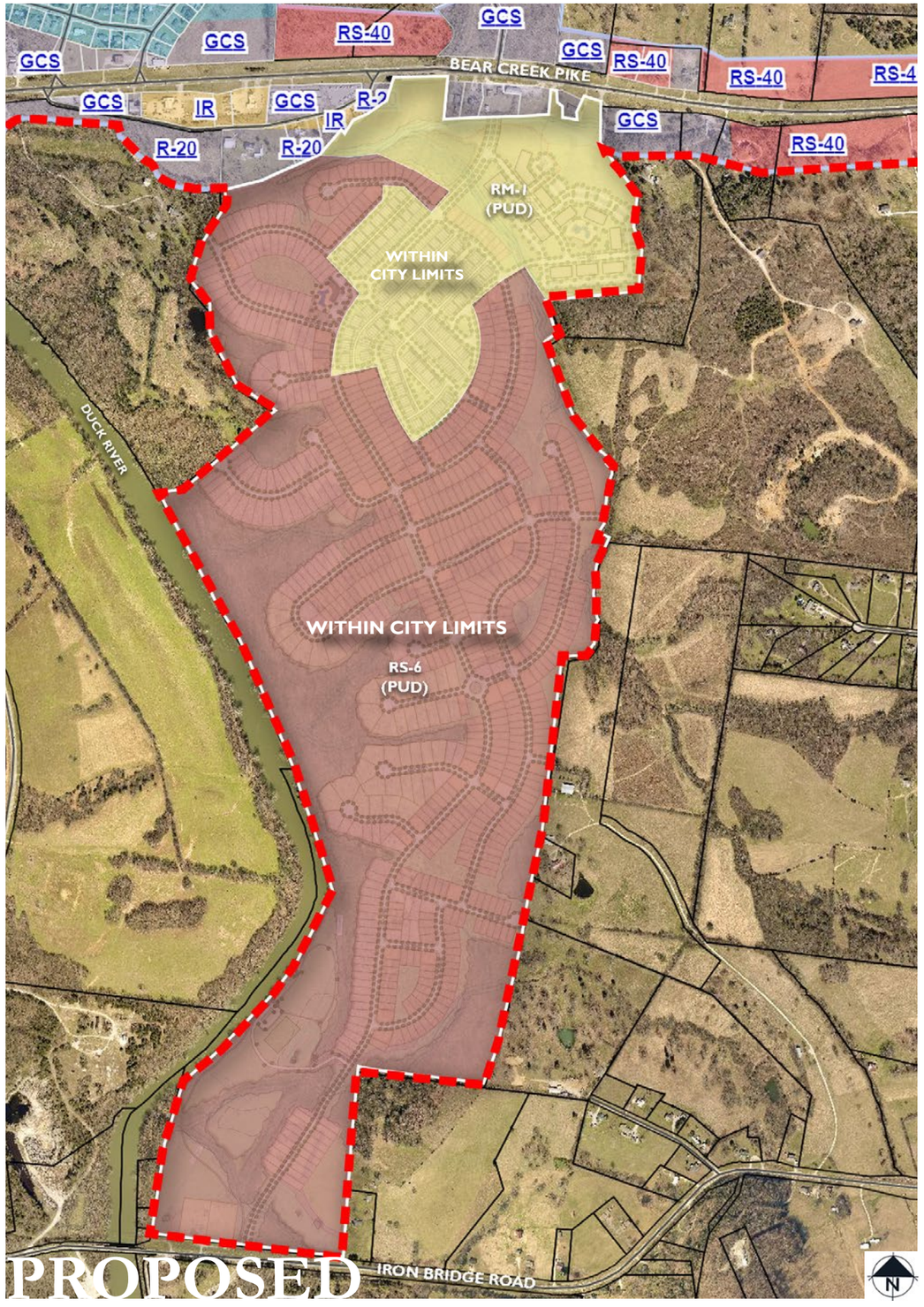


PROPOSED

LAND AREA REQUESTED FOR ANNEXATION INTO THE CITY OF COLUMBIA:

ADJACENT TO PARCELS ALONG BEAR CREEK PIKE WHICH ARE ALREADY WITHIN CITY LIMITS.

WITHIN LIMITS OF COLUMBIA'S URBAN GROWTH BOUNDARY

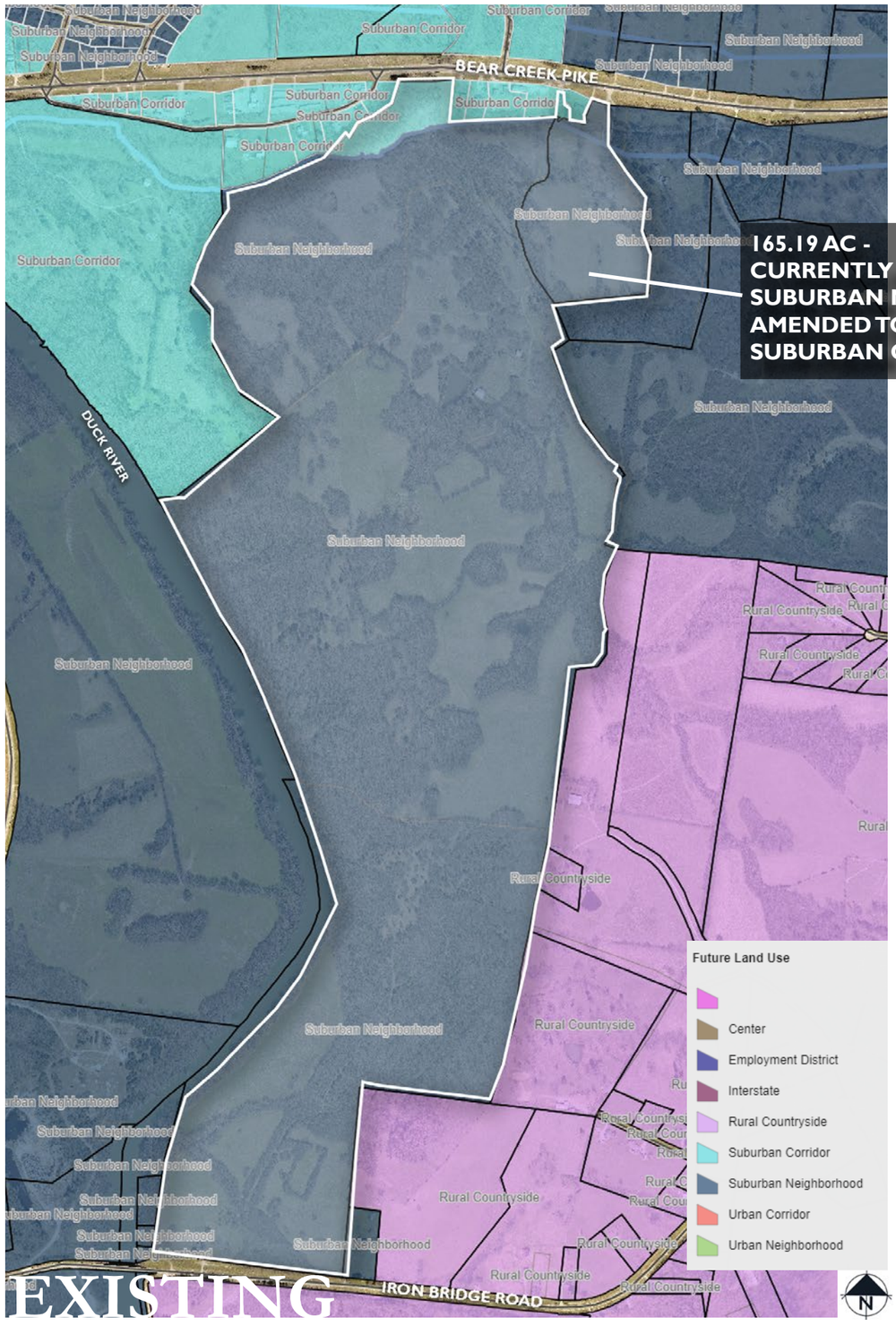
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

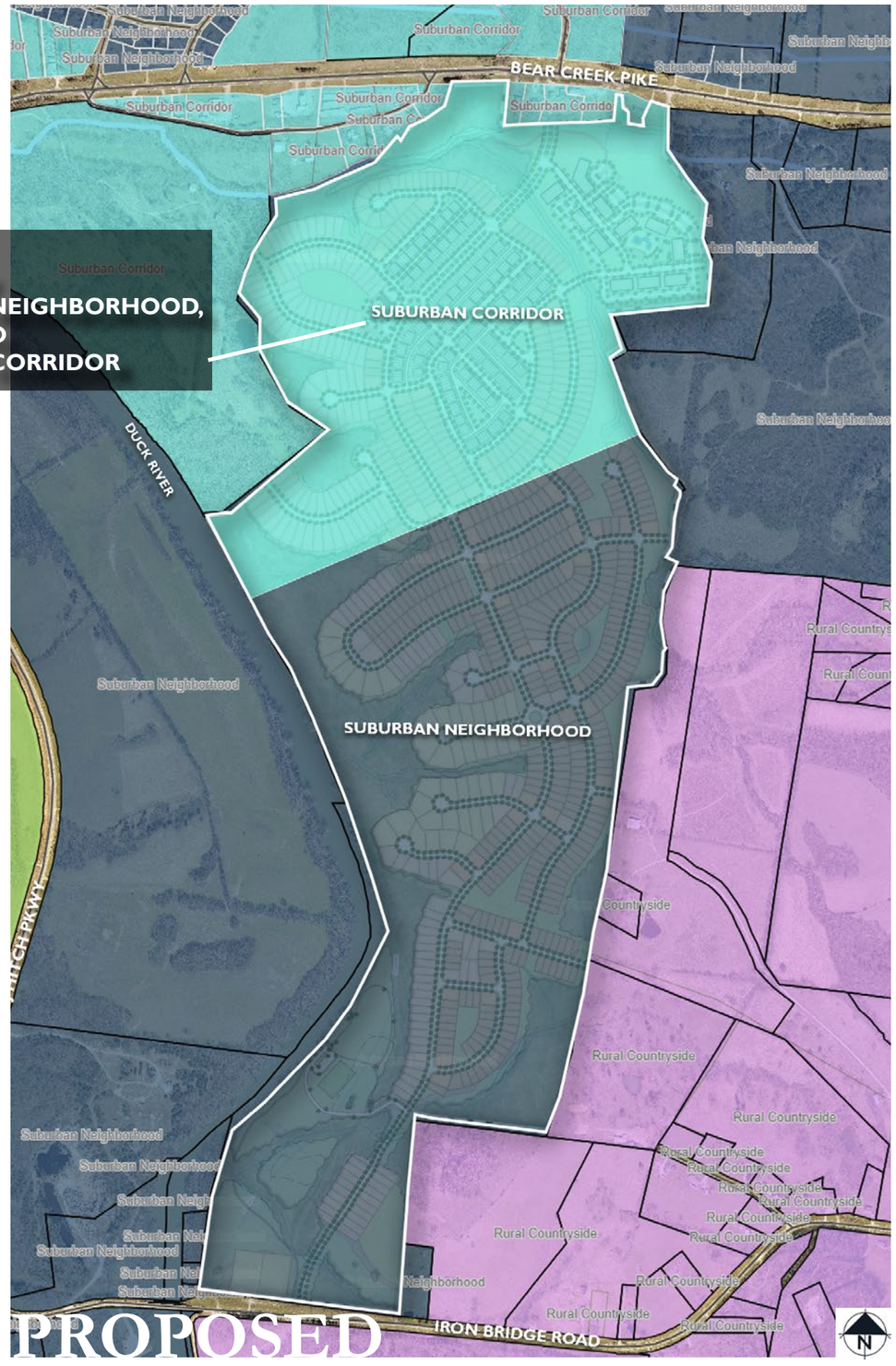
NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40 (412.71 AC)

REQUESTED ZONING:
PUD-R (RS-6 BASE ZONING)
343.43 AC
PUD-C (RM-1 BASE ZONING)
76.35 AC

ANNEXATION & REZONING



EXISTING



PROPOSED

LAND USE AMENDMENT:

EXISTING LAND USE:
SUBURBAN RESIDENTIAL & SUBURBAN CORRIDOR

REQUEST:
EXTEND EXISTING BOUNDARY OF SUBURBAN CORRIDOR FROM THE NORTHERN EDGE OF THE SITE INTO THE SITE FOR AN AREA OF 165.19 AC.

THE EXTENSION OF THIS LAND USE DISTRICT INTO THE SITE ALLOWS FOR TOWNHOME, MULTI-FAMILY, AND LIMITED COMMERCIAL/OFFICE USES TO BE DEVELOPED IN CONJUNCTION WITH THE SINGLE-FAMILY DETACHED RESIDENTIAL USES.

FUTURE LAND USE AMENDMENT



*SEE PAGE 10 FOR OPEN SPACE

MASTER PLAN

MASTER PLAN SUMMARY AND REQUESTED VARIANCES

The neighborhood character is established by:

- Clustered development to preserve large community open spaces & flood plain

- High level of connectivity internally, and also provides a roadway connection between Bear Creek Pike and Iron Bridge Road.

- Many variations of housing options, including single-family detatched lots, single-family attached townhomes, and multi-family apartment units.

- Community amenities such as pocket parks, nature trails, a community pool, & dog park

RS-6 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	Up to 10' in front setback	N/A
Cul-de-sac Length	1,031' LF	600' LF

RM-1 BASE ZONE

Requested Variances:	Request	Standard
Porch Encroachment (1st Floor Only)	Up to10' in front setback	N/A
Multi-Family Units per Building	30 Units	24 Units
Multi-Family Building Height	3 Stories + Gable up to 50' height	35'
Townhome Parking Spaces Min. Requirements	Allow On-Street to count	Only Off-Street counts

OVERALL DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	419.8 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY CO.)
PROPOSED ZONING:	RS-6 PUD & RM-1 PUD
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES; NEIGHBORHOOD COMMERCIAL (MAX. 20,000SF)
TOTAL UNITS:	1,400 HOMES
COMMERCIAL ACREAGE:	4.10 AC
TOTAL OPEN SPACE:	174.8 AC

419.8 AC - 57.95 AC - 51.42 AC = **310.41 AC**
TOTAL FLOOD ROW **NET**

RS-6 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	343.43 AC
NET AREA:	246.21 AC
MAP/PARCEL NUMBERS:	090 --- 01201
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL HOMES
TOTAL UNITS:	790 HOMES

343.43 AC - 57.8 AC - 39.42 AC = **246.21 AC**
TOTAL FLOOD ROW **NET**

TOTAL OPEN SPACE:	114.1 AC (42.0% OF RS-6)

TOTAL HOMES:
790 SINGLE FAMILY
790 HOMES

RM-1 PUD DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	76.35 AC
NET AREA:	64.20 AC
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES, NEIGHBORHOOD COMMERCIAL
TOTAL UNITS:	610 HOMES
COMMERCIAL ACREAGE:	4.10 AC

*SEE PAGE 25 FOR ADDITIONAL INFORMATION ON COMMERCIAL AREA

76.35 AC - 0.15 AC - 12.0 AC = **64.20 AC**
TOTAL FLOOD ROW **NET**

TOTAL OPEN SPACE:	30.7 AC (40.2% OF RM-1)

TOTAL HOMES:
300 MULTIFAMILY
300 TOWNHOMES
10 SINGLE FAMILY
610 HOMES

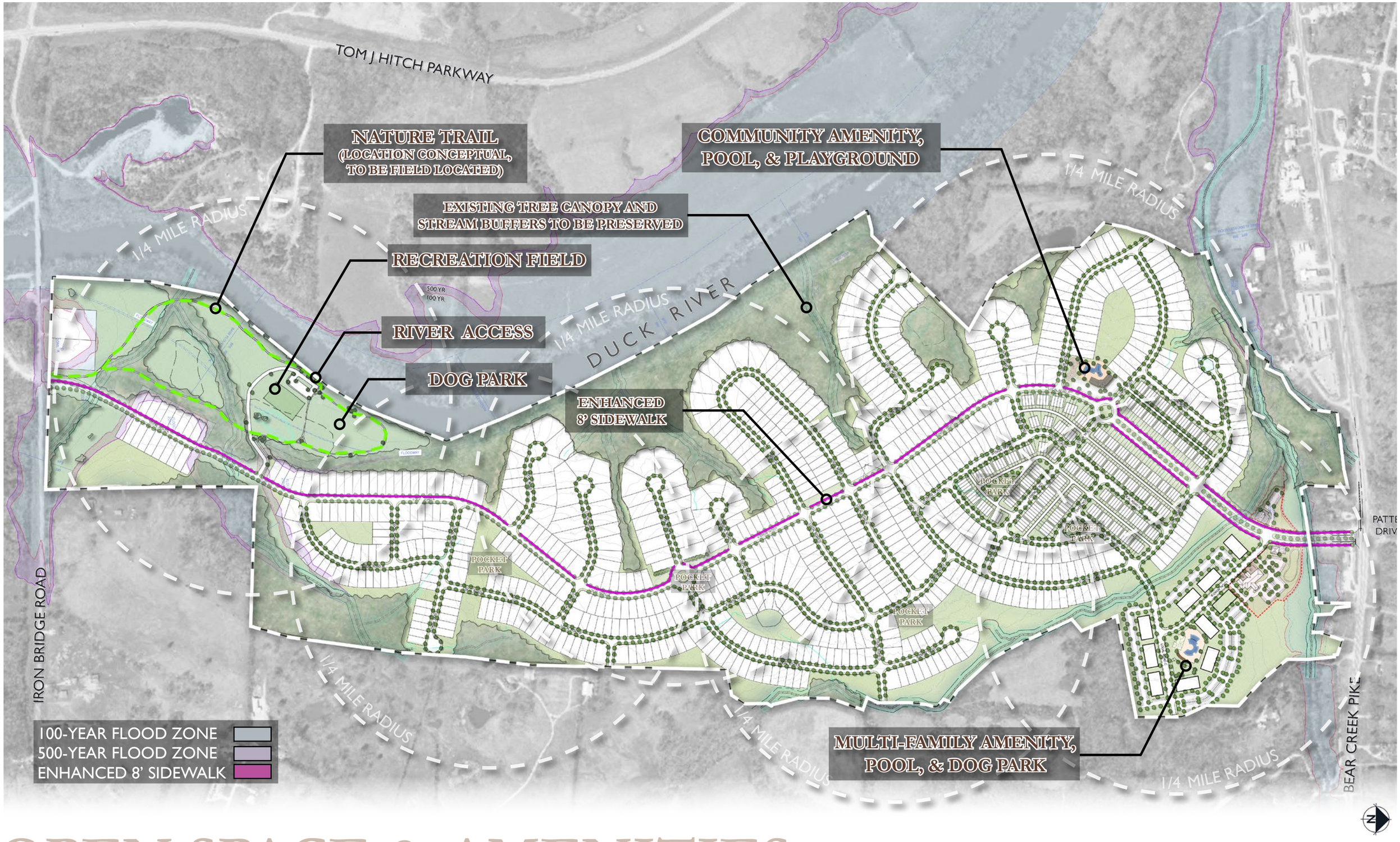
PERMITTED DENSITY:		REQUESTED DENSITY:	
MAX. UNITS:	**2,217 HOMES**	**UNITS:**	**1,400 HOMES**
GROSS AREA:	419.78 AC	GROSS AREA:	419.78 AC
NET AREA:	310.41 AC	NET AREA:	310.41 AC
MIN. LOT SIZE:	6,000 SF		
GROSS DENSITY:	5.28 DUA	GROSS DENSITY:	3.55 DUA
NET DENSITY:	7.14 DUA	**NET DENSITY:**	**5.06 DUA**

LOT BREAKDOWN:

SINGLE FAMILY LOTS:	800 HOMES
TYPE 1 LOTS: 515	
TYPE 2 LOTS: 192	
TYPE 3 LOTS: 50	
TYPE 4 LOTS: 43	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
APPROX. 10 BUILDINGS @ 30 UNITS/BUILDING	
TOTAL RESIDENTIAL UNITS:	1,400 HOMES

OPEN SPACE:
RS-6 BASE ZONE AREA = 10% MINIMUM OPEN SPACE REQUIRED
RM-1 BASE ZONE AREA = 12% MINIMUM OPEN SPACE REQUIRED

SINGLE FAMILY HOMES TO PROVIDE 750 SF OF YARD SPACE ON LOT.
TOWN HOMES TO PROVIDE 100 SF OF YARD SPACE ON LOT.



OPEN SPACE & AMENITIES











COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Passive nature trails & river access
- Community amenity, pocket parks, & play areas

OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN/NATURAL OPEN SPACE:	57.95 AC (33.2% of OS)
STORM WATER OPEN SPACE:	4.35 AC (2.5% of OS)
REMAINING OPEN SPACE:	112.5 AC (64.4% of OS)
TOTAL OPEN SPACE:	174.8 AC (41.6% of SITE)
TOTAL SITE ACREAGE:	419.8 AC

Total Open Space Provided:	174.8 AC (41.6% of SITE)
Natural Open Space:	57.95 AC (13.8% of SITE)
Floodplain:	57.95 AC (33.2% of OS)
Other Open Space:	4.35 AC (1.03% of SITE)
Storm water:	4.35 AC (2.5% of OS)
Usable Open Space:	112.5 AC (64.4% of OS)

- Active recreation
- Nature paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse

OPEN SPACE













MAIL KIOSK & BUS STOP



SINGLE-FAMILY AMENITY



AMENITY ARCHITECTURAL CHARACTER







MULTI-FAMILY AMENITY









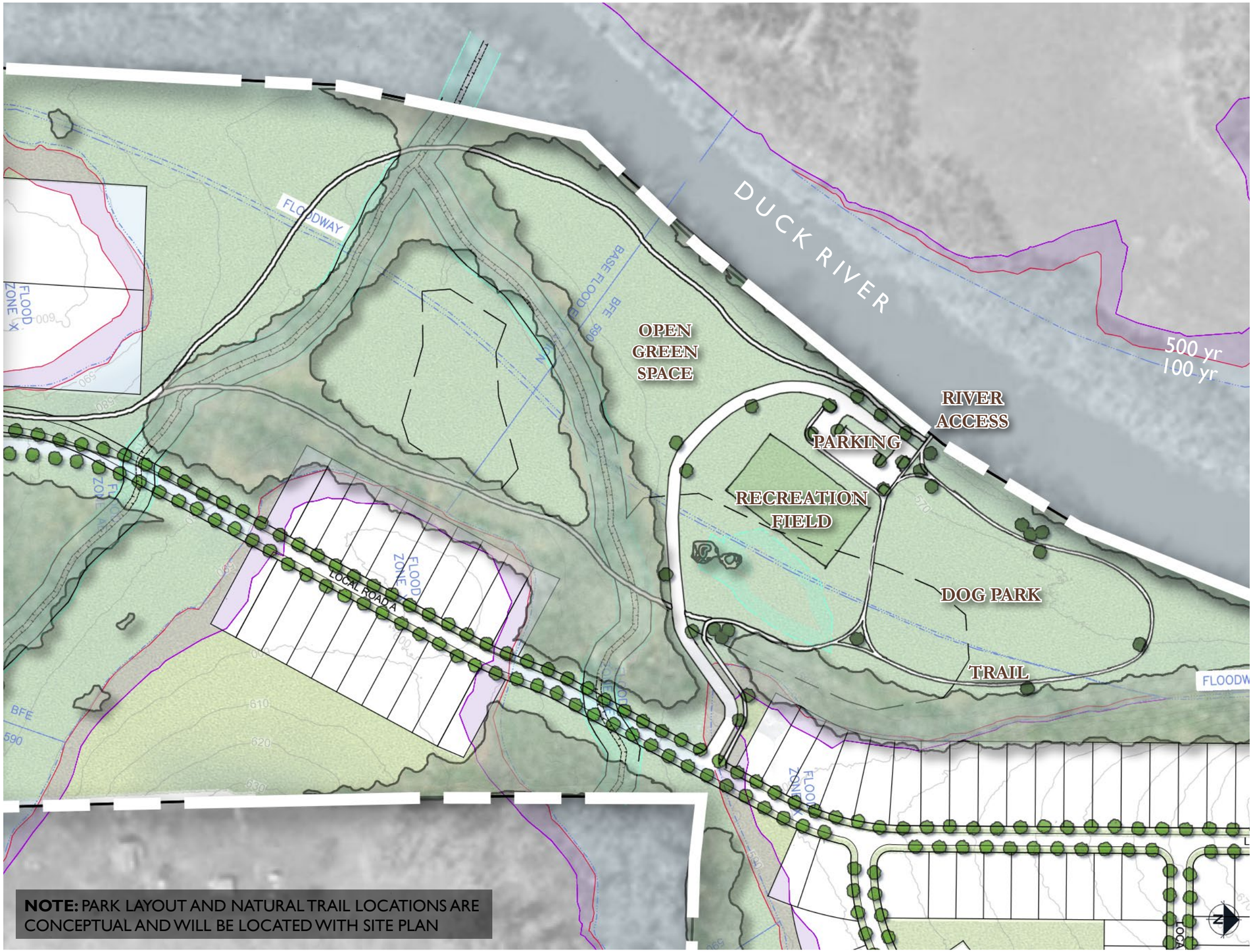


ROUND-ABOUT POCKET PARK: ADDITIONAL BENCHES, LANDSCAPE, AND PEDESTRIAN PATHS



TOWNHOME POCKET PARK: ADDITIONAL BENCHES, LANDSCAPE, AND PEDESTRIAN PATHS

TYPICAL POCKET PARKS











RECREATION AREA OPEN SPACE

	Single Family & Townhomes	Multi-Family
Building Height and Massing	• Mix of 1 and 2-story. • Attached garages encouraged.	• 3-story (50')
Building Separation	• Single Family: 15' minimum • Townhomes: 12' minimum	• 25' minimum between buildings. • Buildings over 150' in length are discouraged.
Street Facades	• Maximize frontage and orientation onto residential streets. • Porches should orient to residential streets. • Entries visible from residential streets.	
Building Entries	• Porches minimum 6' deep and 6' wide.	• Ground floor units to have articulated residential entry facing the street. • First floor entries framed within an entry porch and architecturally defined by railings, steps, and roof. • Multiple units may share an enlarged entry porch. • Open stairways screened to prevent views of stair risers, heads, or support members.
Balconies		• Upstairs units facing residential streets should incorporate balconies as an accent and to help with building scale.
Roof Forms	• Roofs may vary in style, but should be designed to create unity to the full community. • All roof forms to be reviewed and approved by the master developer.	
Roof Detail	• All roofs should create eaves for shadow and rain protection. • Where used, gutters should be expressed as positive elements adding desirable detail.	
Parking	• Garage-parked • Garages minimum depth of 22'	• Surface-parked: 2 spaces per unit

Architectural Building Materials
In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials
Permitted:
- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:
- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials
Permitted:
- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:
- All Plastics (including vinyl)
- Plywood
- Concrete Block

Awnings
Permitted:
High Quality Heavy Canvas
Illuminated Awnings
Metal Awnings

Colors
Permitted:
- Muted
- Natural
- Earth Tones

Conditional Permitted:
- Bright
- Primary Colors (per review and approval of the Master Developer)

Building Requirements:
- Maximum Height (Stories) 3 stories



















HOMES RANGE FROM 1,700 sq.ft. TO 3,000 sq.ft.







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

SINGLE-FAMILY ARCHITECTURAL CHARACTER





TOWNHOMES RANGE FROM 1,400 sq.ft.TO 2,200 sq.ft.













NOTE: ALL TOWNHOMES ARE ALLEY-LOADED

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TOWNHOME ARCHITECTURAL CHARACTER







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

MULTI-FAMILY ARCHITECTURAL CHARACTER



50' LOTS: 515 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

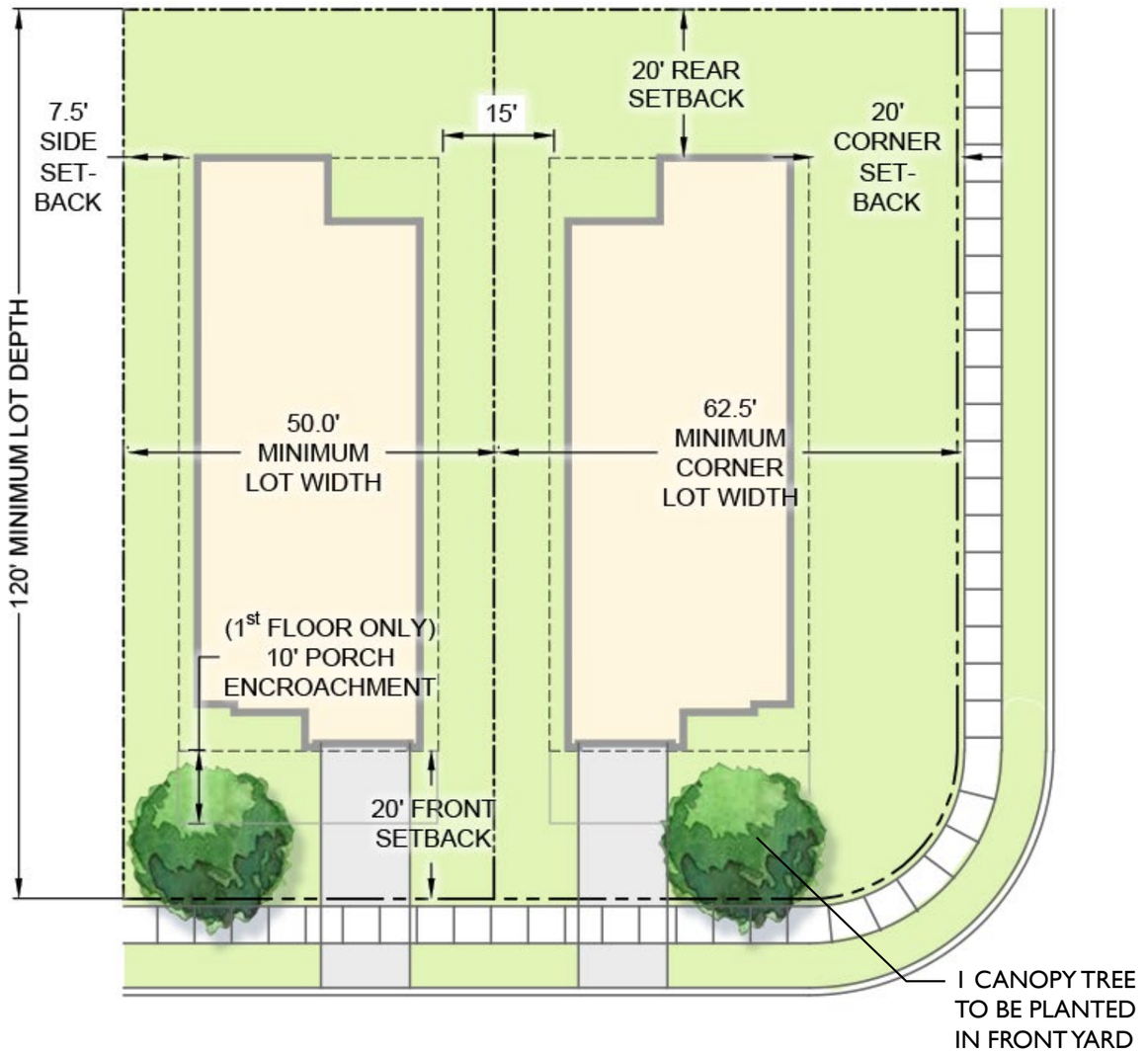
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

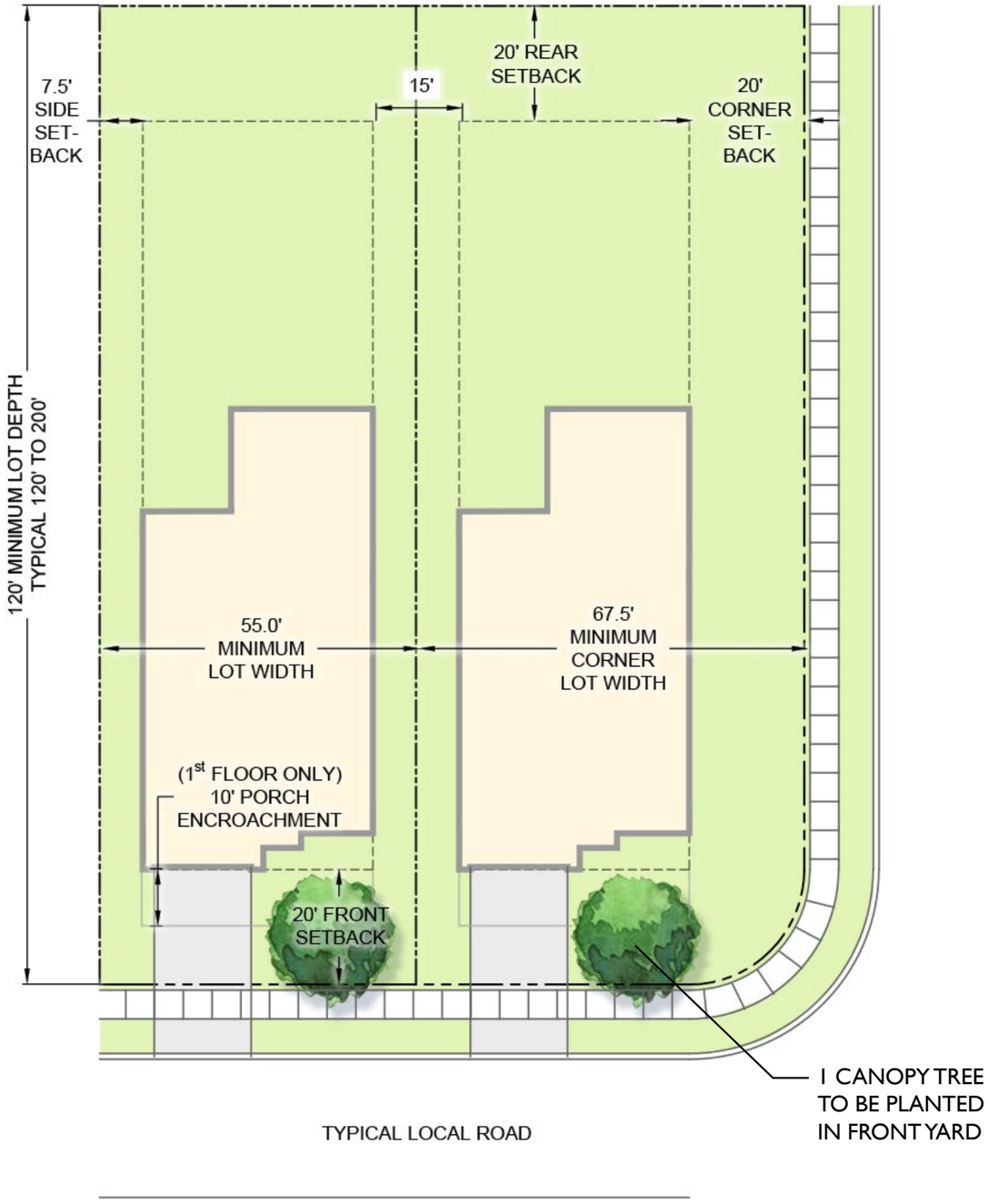
TYPE 1 SINGLE-FAMILY DETACHED LOT

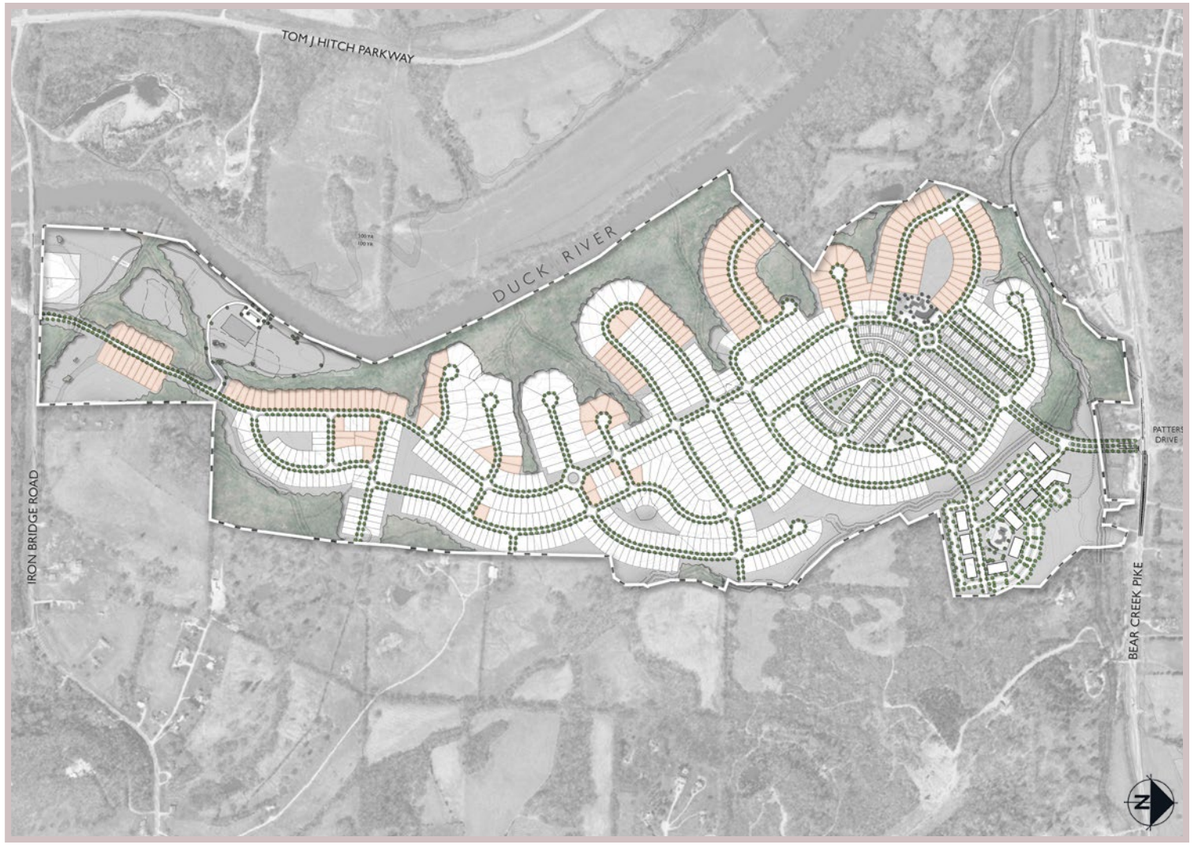


TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 2 SINGLE-FAMILY DETACHED LOT





55' LOTS: 192 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

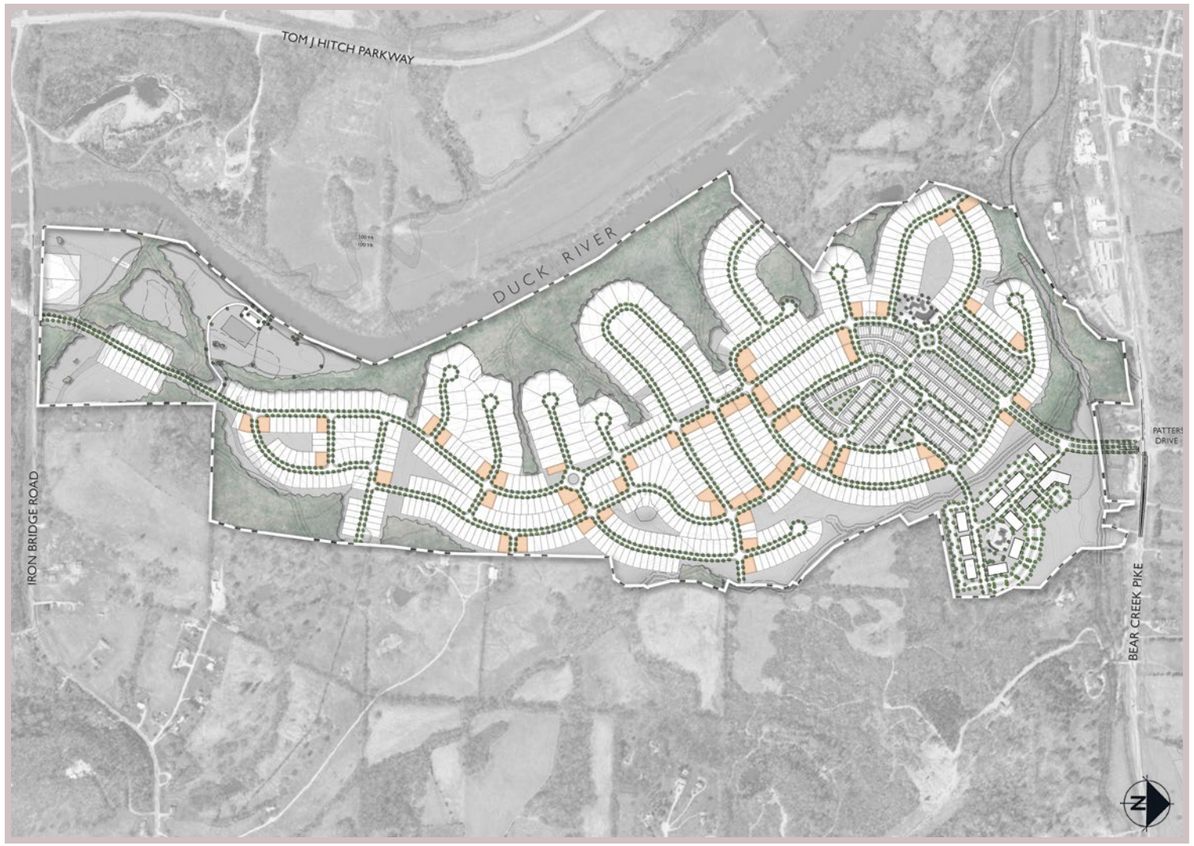
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	7.5’
CORNER:	20’

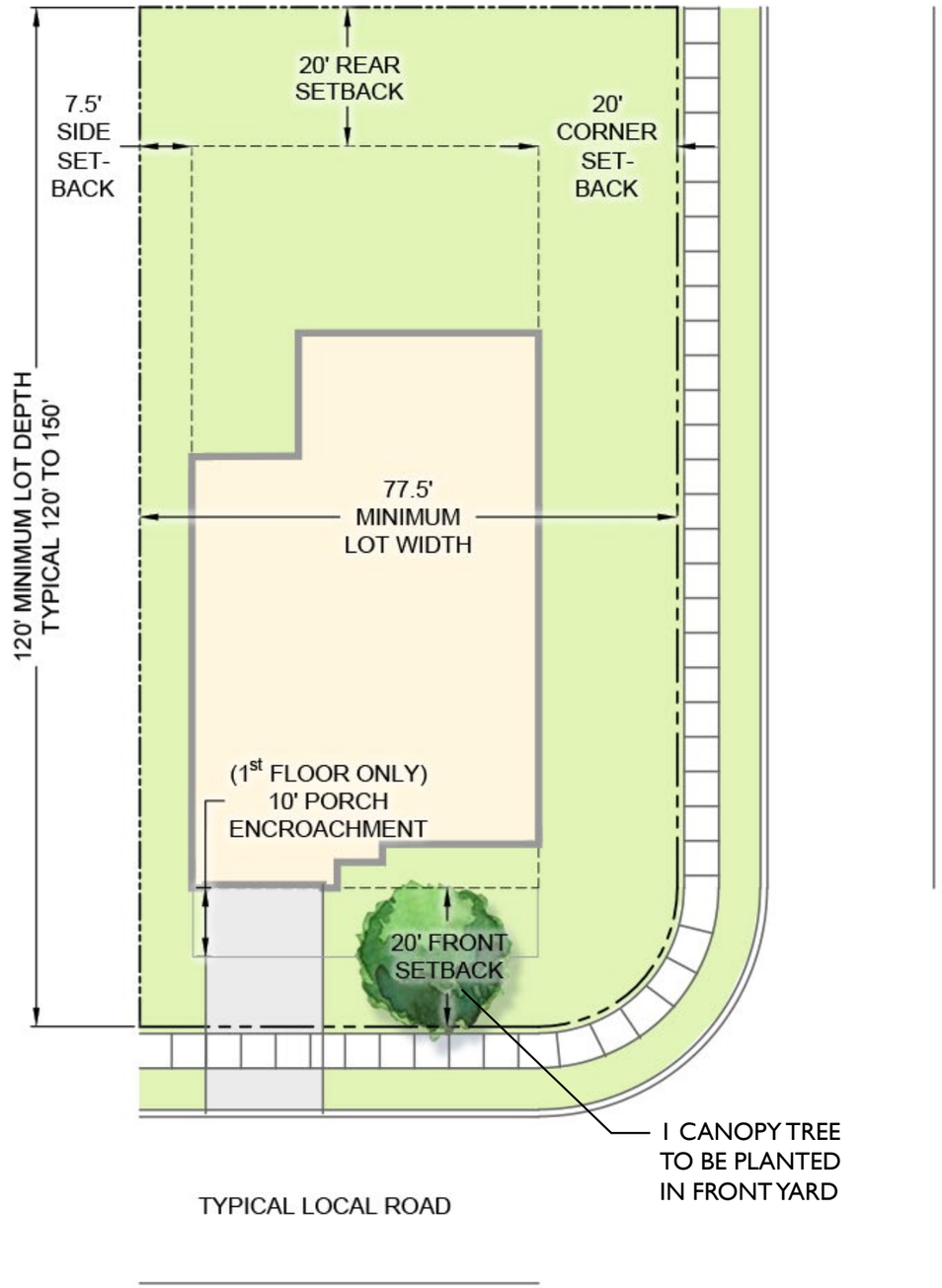
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT
- MINIMUM 22’ DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20’ FROM ROW.

TYPICAL LANDSCAPE:

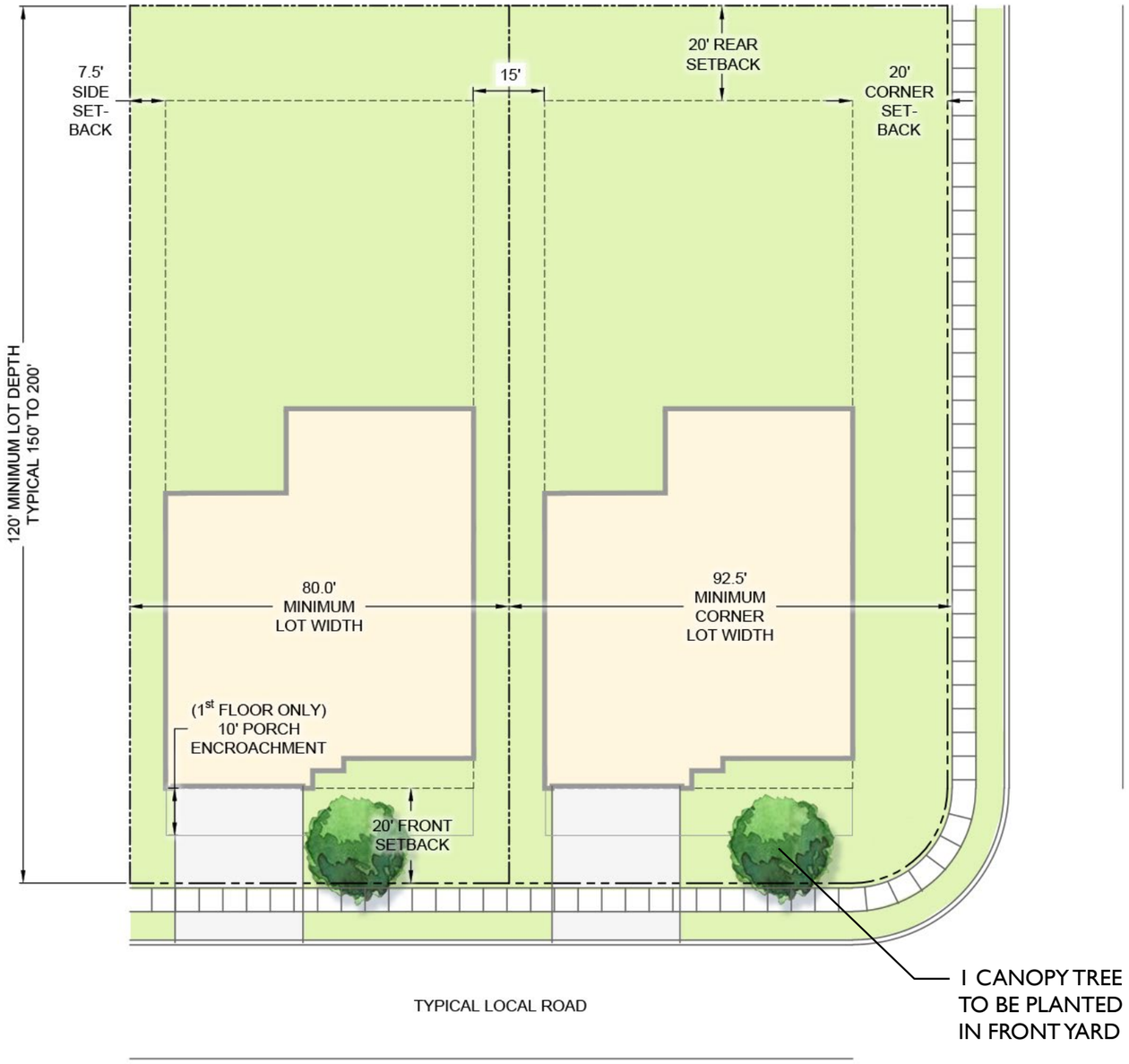
- 1 YARD TREE
- FOUNDATION PLANTING

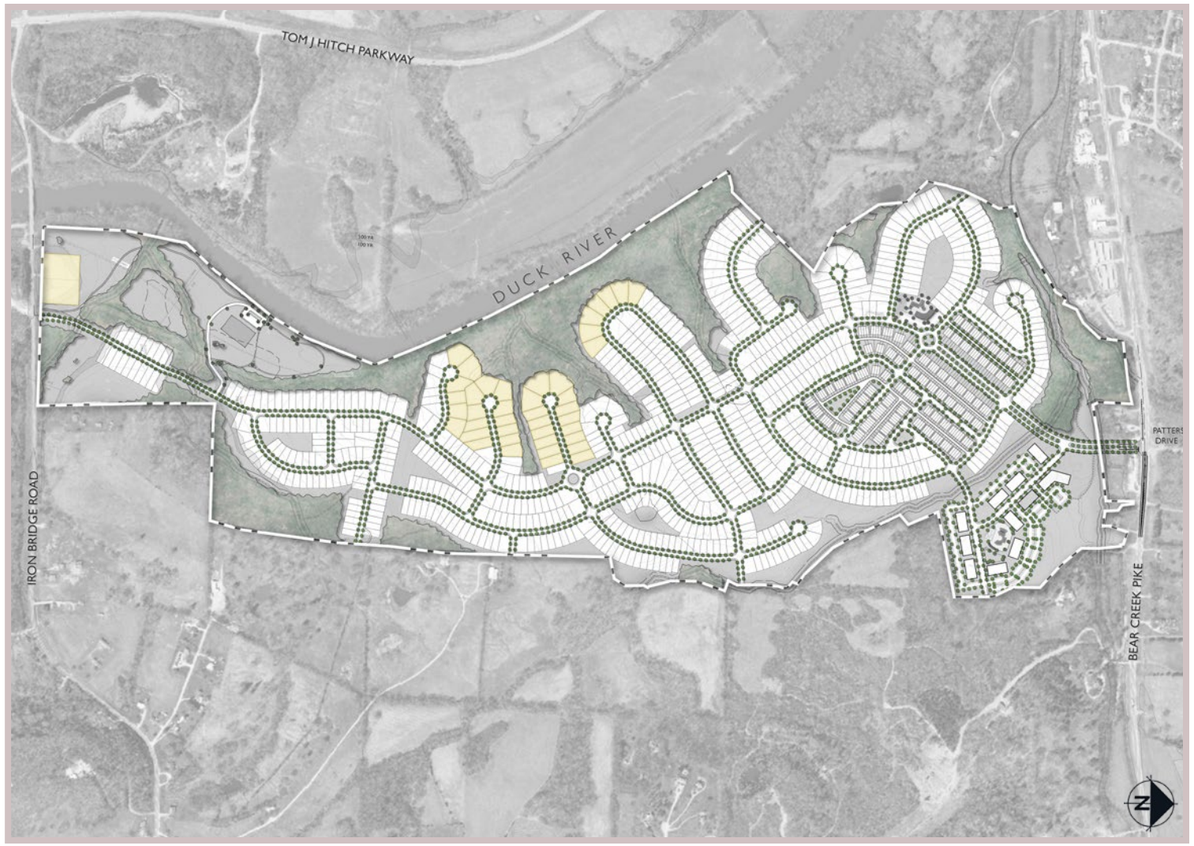
TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 4 SINGLE-FAMILY DETACHED LOT





80' LOTS: 41 HOMES

BUILDING SETBACKS:

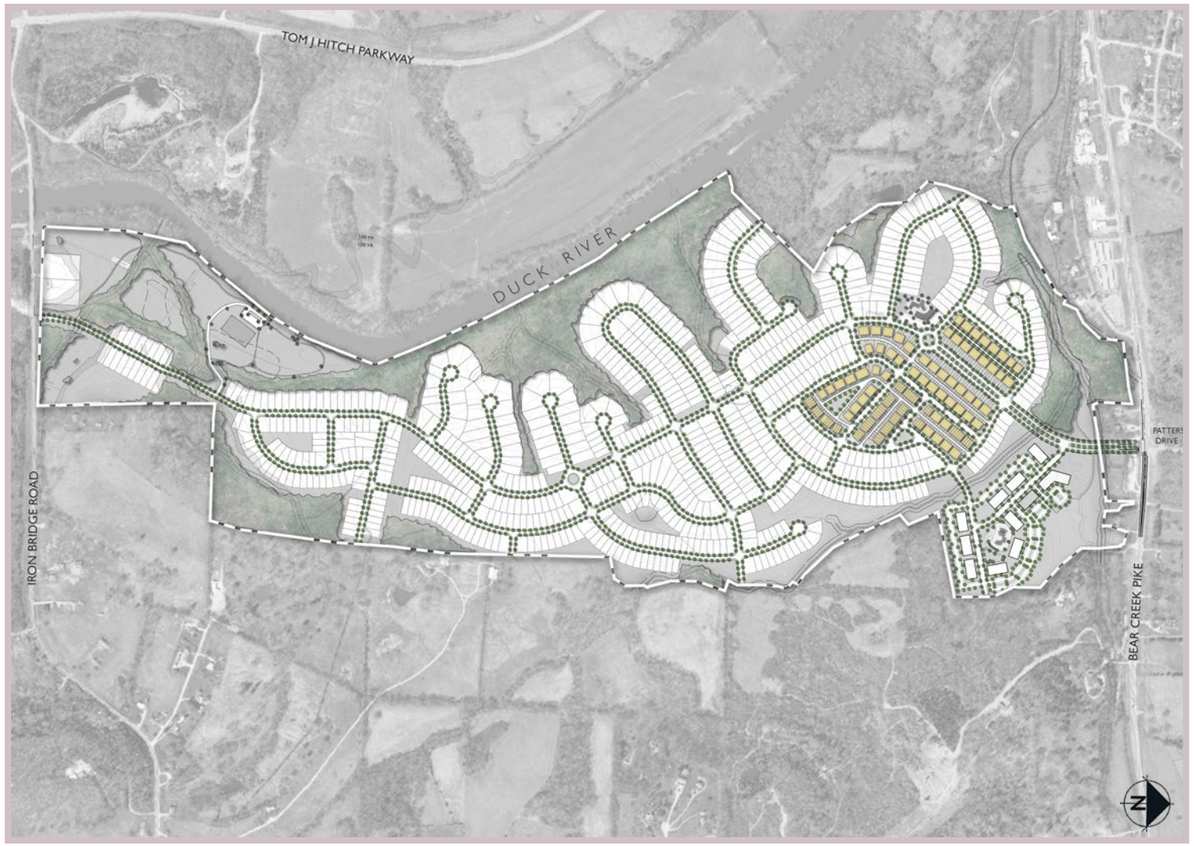
FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

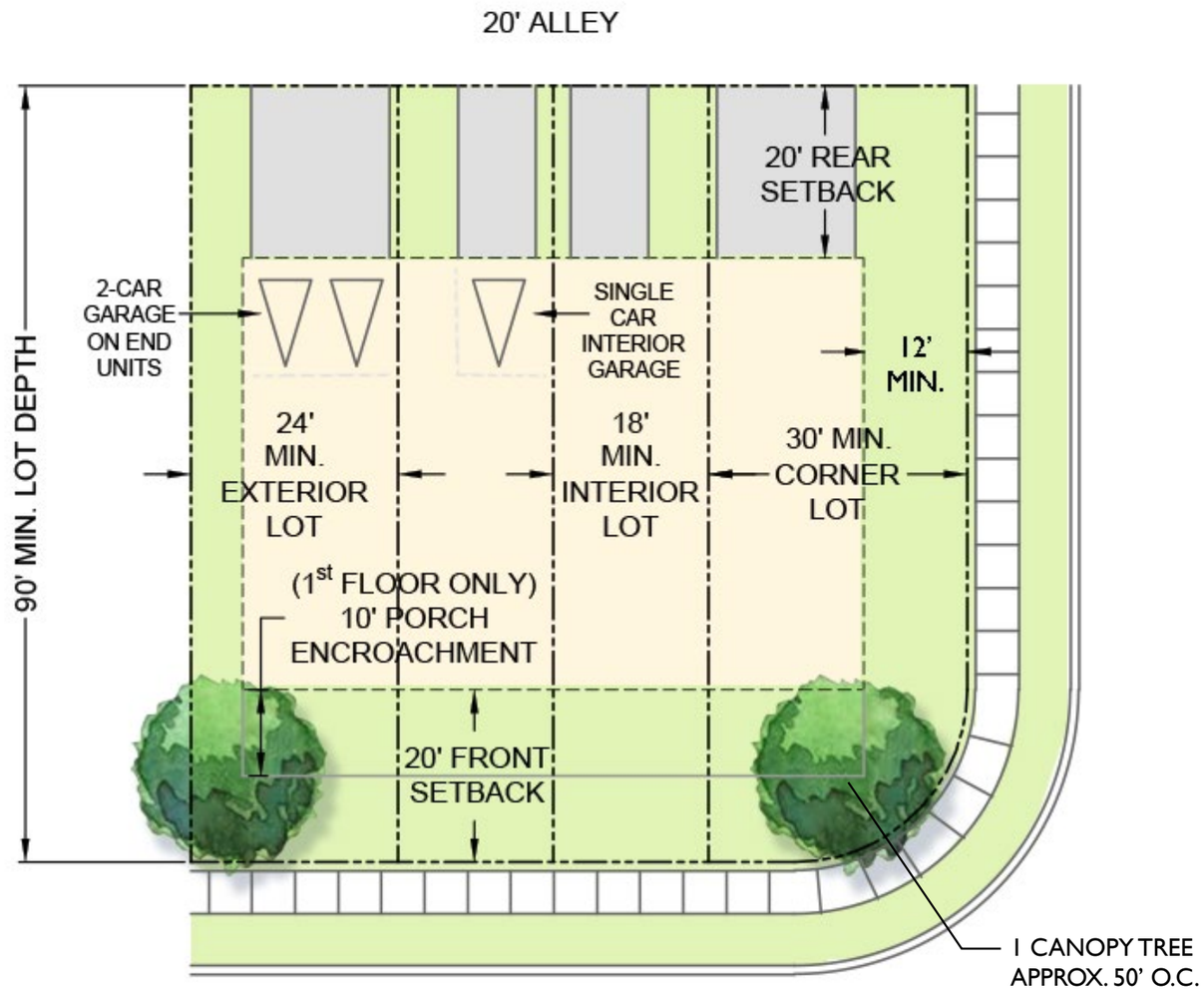
*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING



TOWNHOME SINGLE-FAMILY ATTACHED LOTS



TYPICAL LOCAL ROAD

CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	6' (12' MIN BETWEEN BUILDINGS)
CORNER:	12'

ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

PARKING DATA
- 2 PARKING SPACES PER UNIT, PARKED ON LOT
- INTERIOR UNITS: 1-CAR GARAGE, TYP.
- EXTERIOR UNITS: 2-CAR GARAGE, TYP.
- 30% OF TOTAL GARAGE SPACES TO COUNT AS REQUIRED PARKING SPACES
- ON-STREET AND ALLEY SURFACE PARKING PROVIDED TO MEET MINIMUM PARKING REQUIREMENTS
- SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS

TOTAL TOWNHOME UNITS: 300
TOTAL PARKING REQUIRED: 600
TOTAL PARKING PROVIDED: 782

1-CAR GARAGE UNITS: 148 UNITS
- 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
- PROVIDED: 148 DRIVEWAY SPACES; 44 GARAGE SPACES

2-CAR GARAGE UNITS: 152 UNITS
- 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
- 2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)
- PROVIDED: 304 DRIVEWAY SPACES; 91 GARAGE SPACES

ON-STREET PARKING:
TOTAL SPACES REQUIRED: 104
TOTAL SPACES PROVIDED: 194



1 WEST ELEVATION
1/8" = 1'-0"

PRESCHOOL ELEVATION





NEIGHBORHOOD COMMERCIAL

COMMERCIAL AREA LIMITED TO 20,000 SF

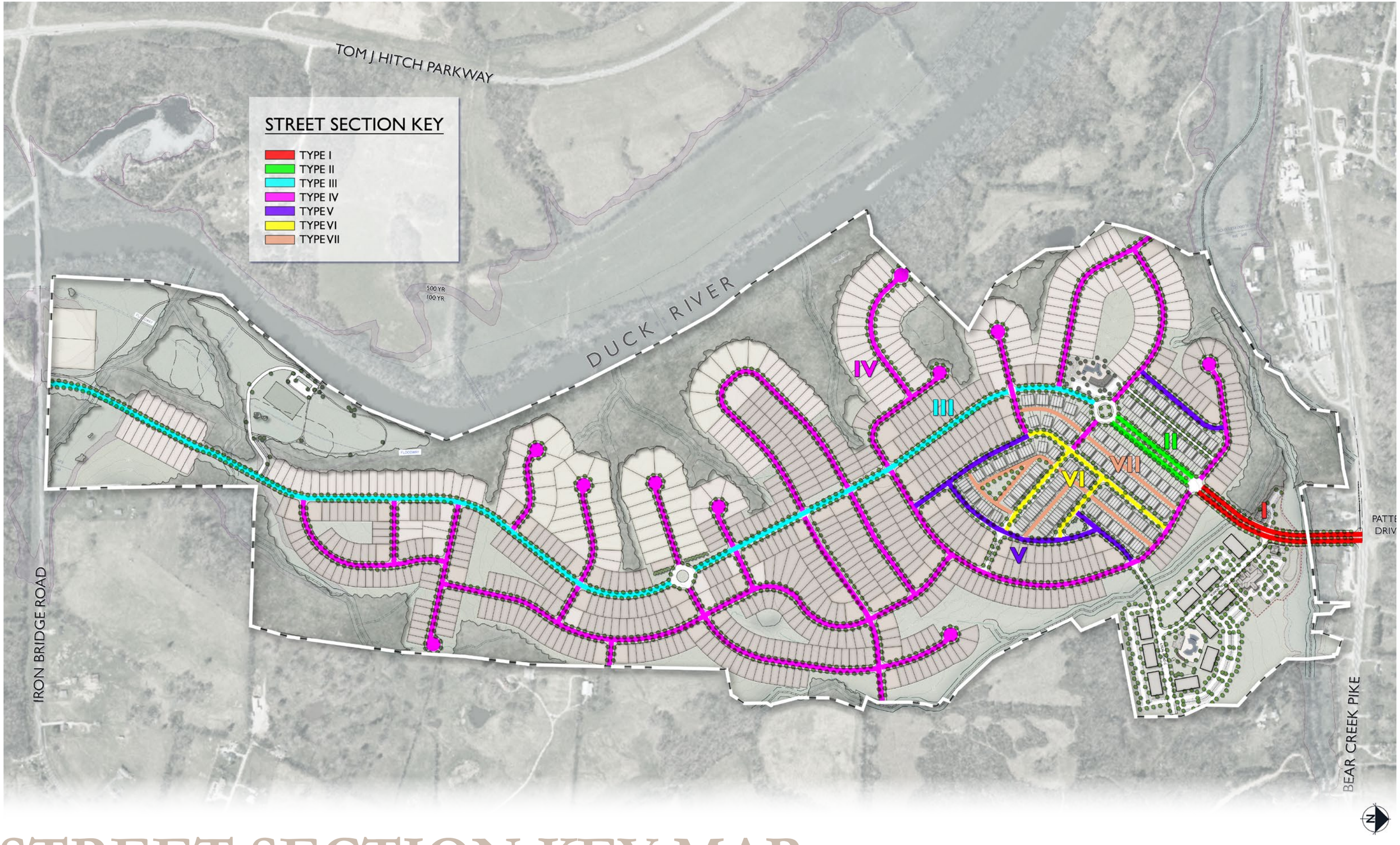
PERMITTED USES SHALL COMPLY WITH THE ALLOWABLE LIMITED COMMERCIAL USES OF THE RM1 DISTRICT

PROPOSED USES AND PARKING REQUIREMENTS

USES:	PARKING:
PRESCHOOL	1 PER EMPLOYEE + 1 PER EACH 10 ATTENDEES
RETAIL	1 PER 400 SF FLOOR AREA
OFFICE	1 PER 300 SF FLOOR AREA
SERVICE	1 PER 150 SF FLOOR AREA
RESTAURANT	1 PER 100 SF FLOOR AREA

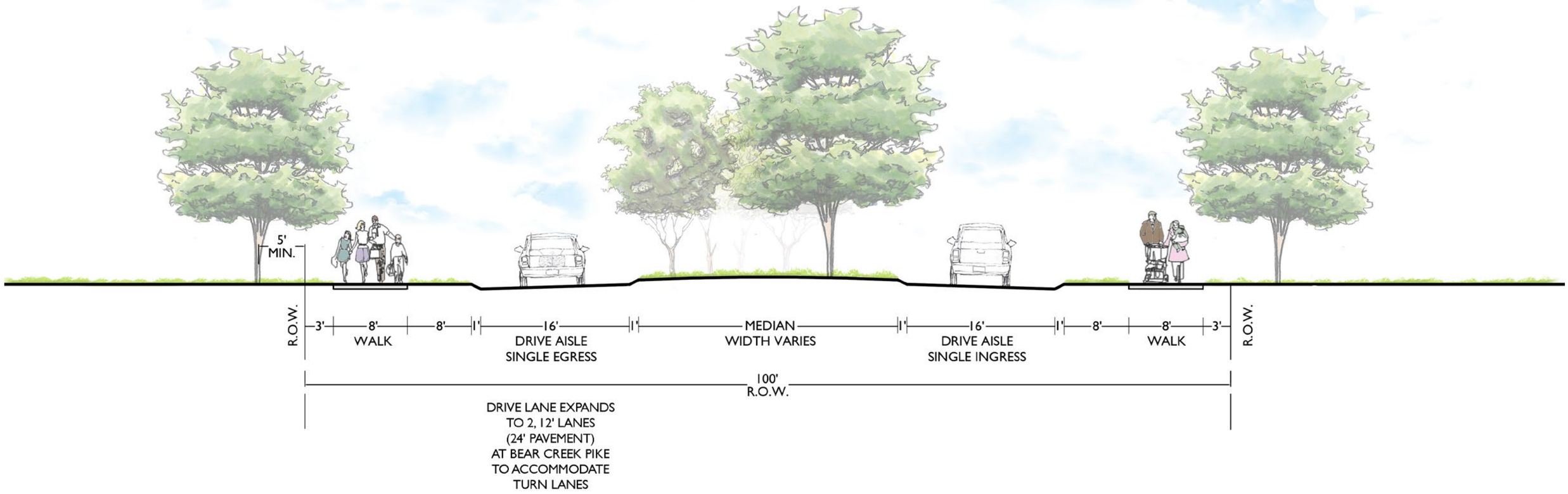
NOTE: PARKING PROVIDED WILL MEET THE REQUIREMENTS OF THE ZONING CODE.

NEIGHBORHOOD COMMERCIAL ARCHITECTURAL CHARACTER



STREET SECTION KEY MAP

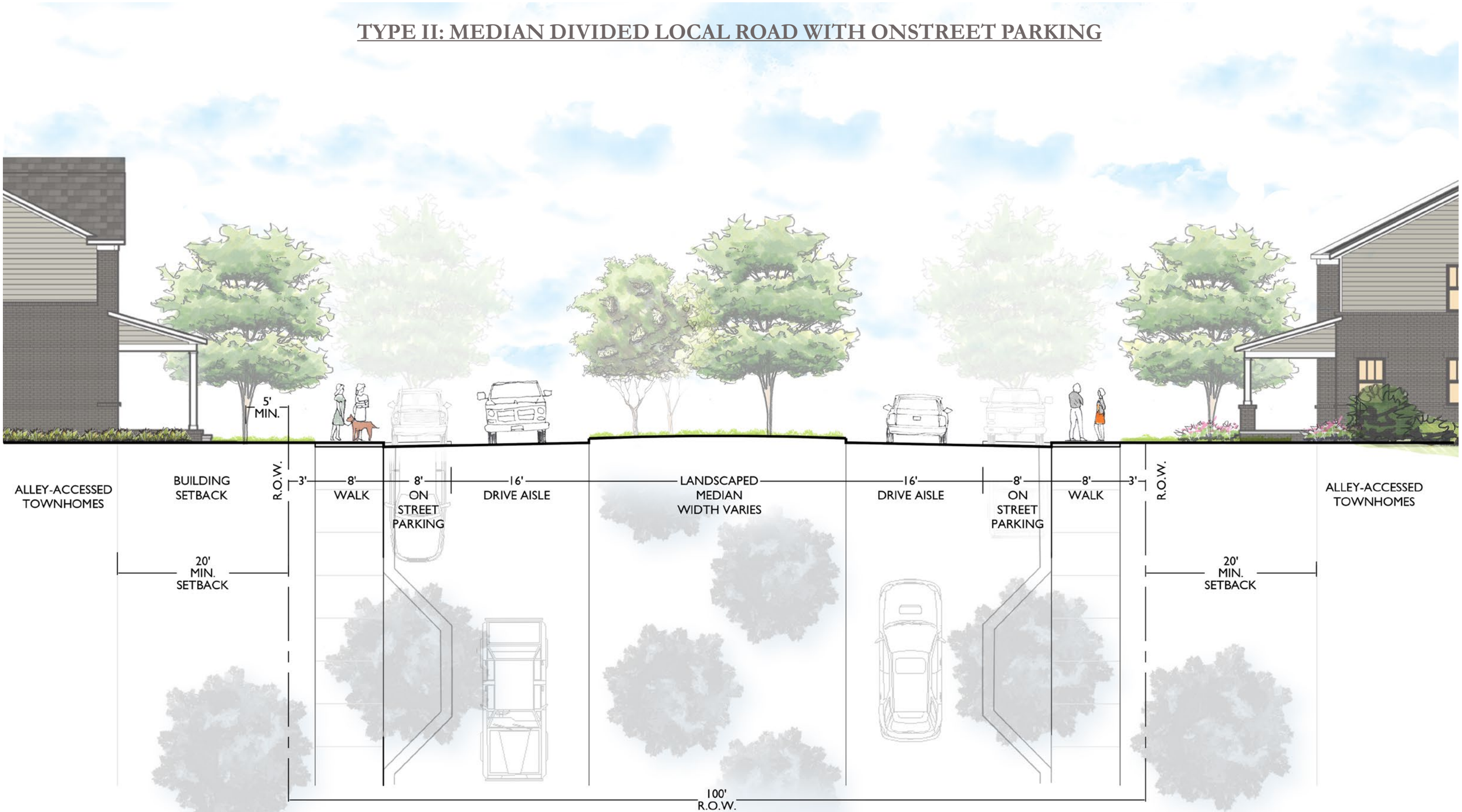
TYPE I: MEDIAN DIVIDED LOCAL RAOD



THIS SECTION APPLIES TO:

- LOCAL ROAD A

TYPE II: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING

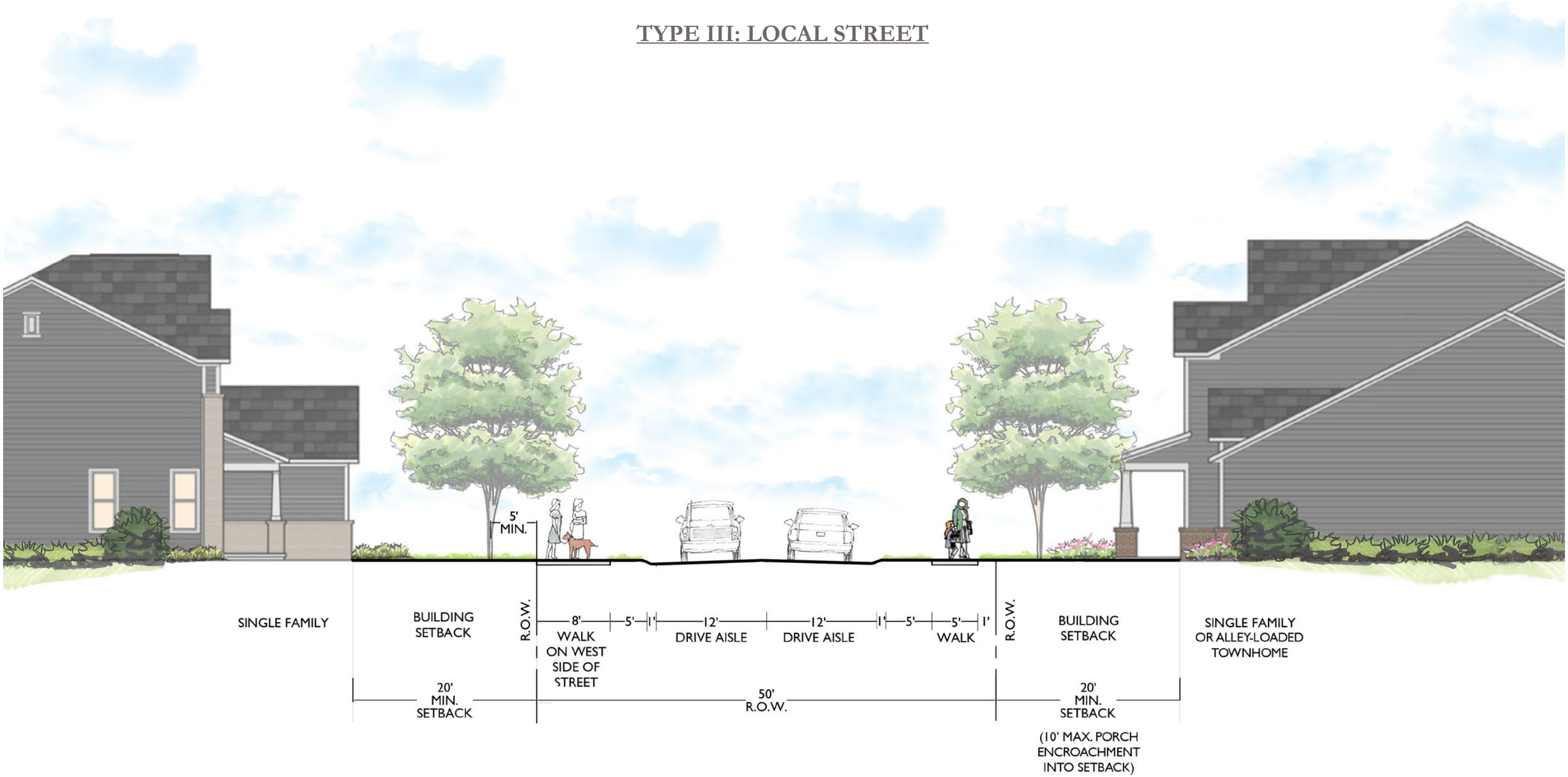


THIS SECTION APPLIES TO:

- LOCAL ROAD A

TYPICAL STREET SECTIONS

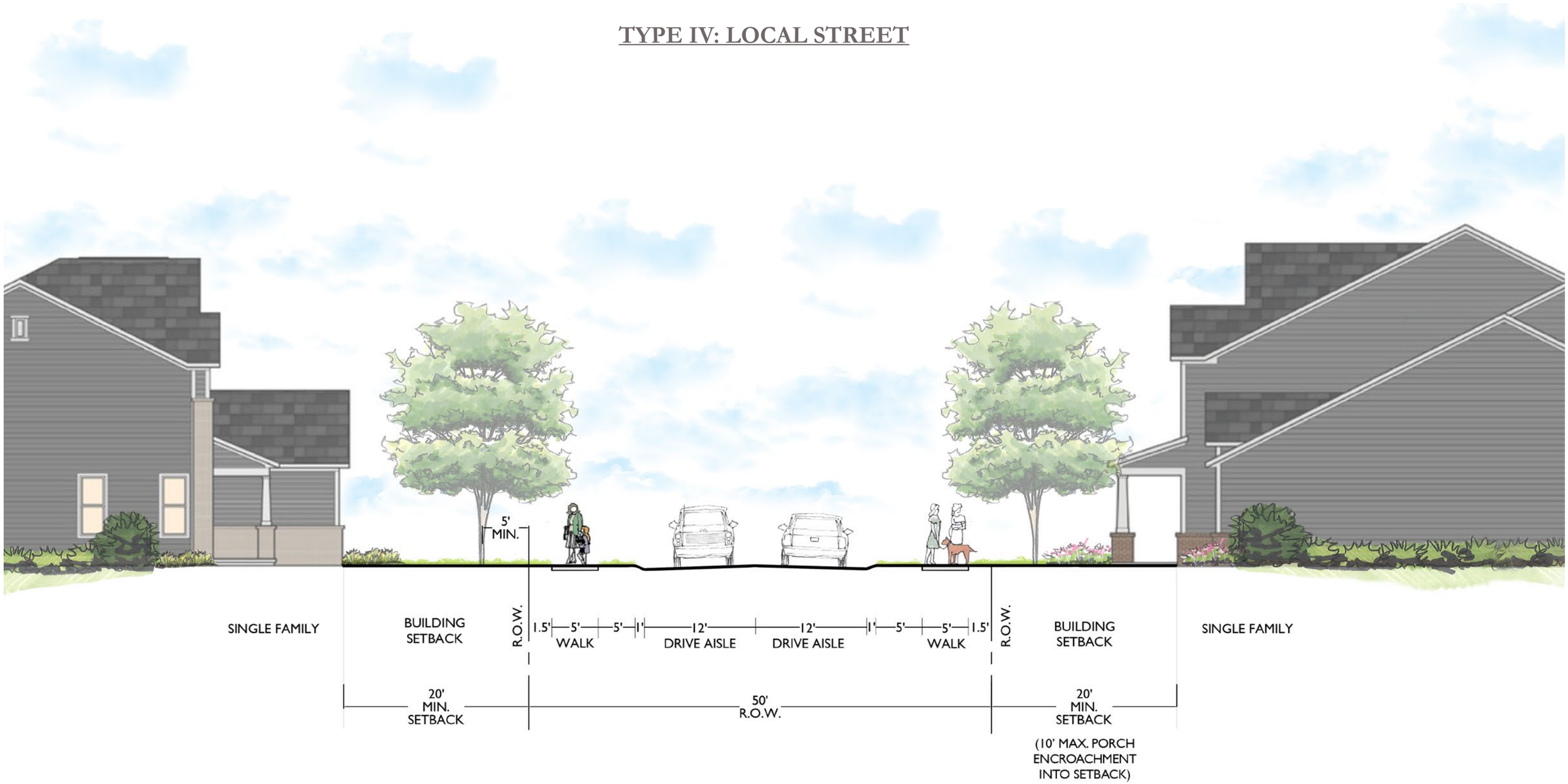
TYPE III: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

TYPE IV: LOCAL STREET

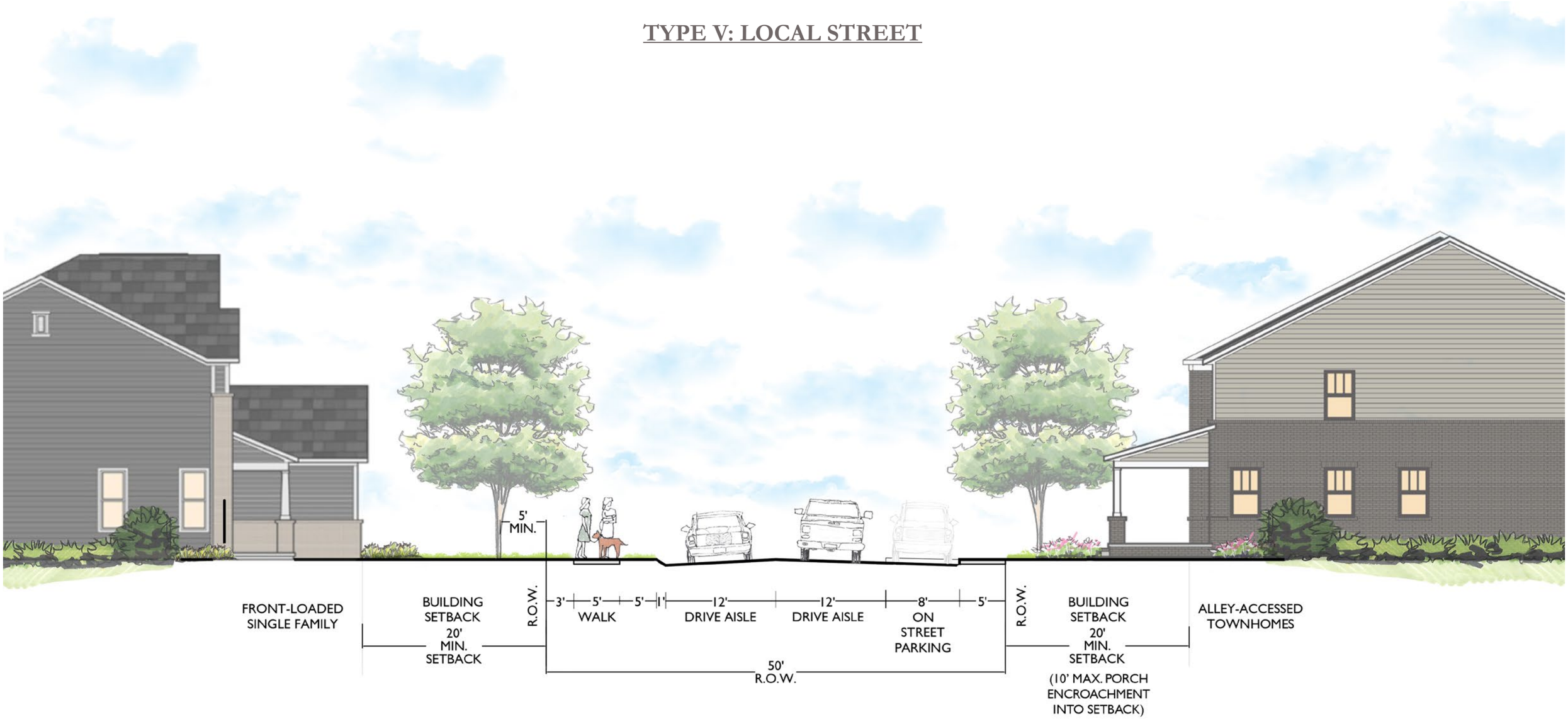


THIS SECTION APPLIES TO:

- LOCAL ROADS D, F, G, K, L, M, N, O, P, Q, R, S, T, U, V, W

TYPICAL STREET SECTIONS

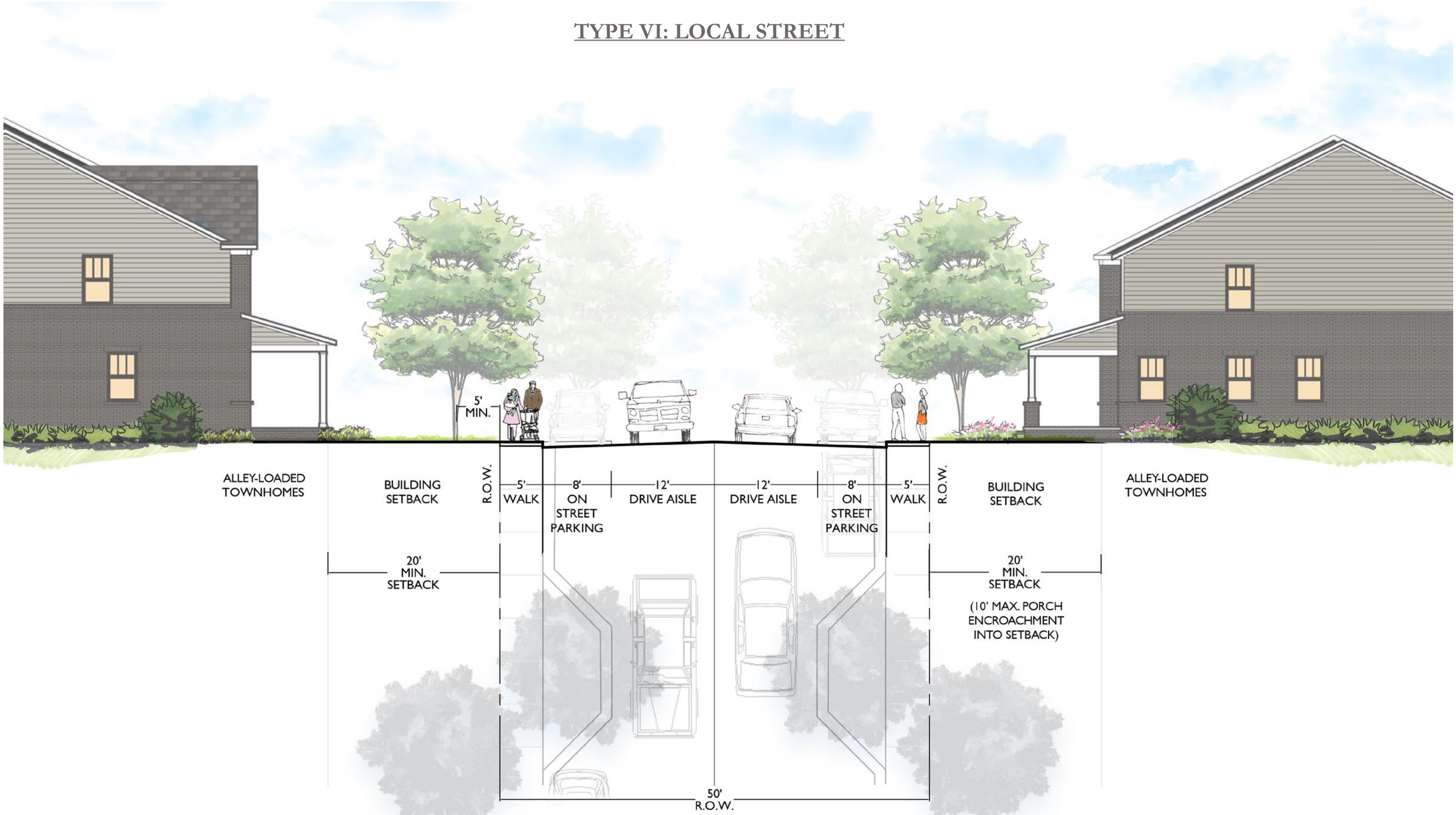
TYPE V: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD C, E, H, J

TYPICAL STREET SECTIONS

TYPE VI: LOCAL STREET

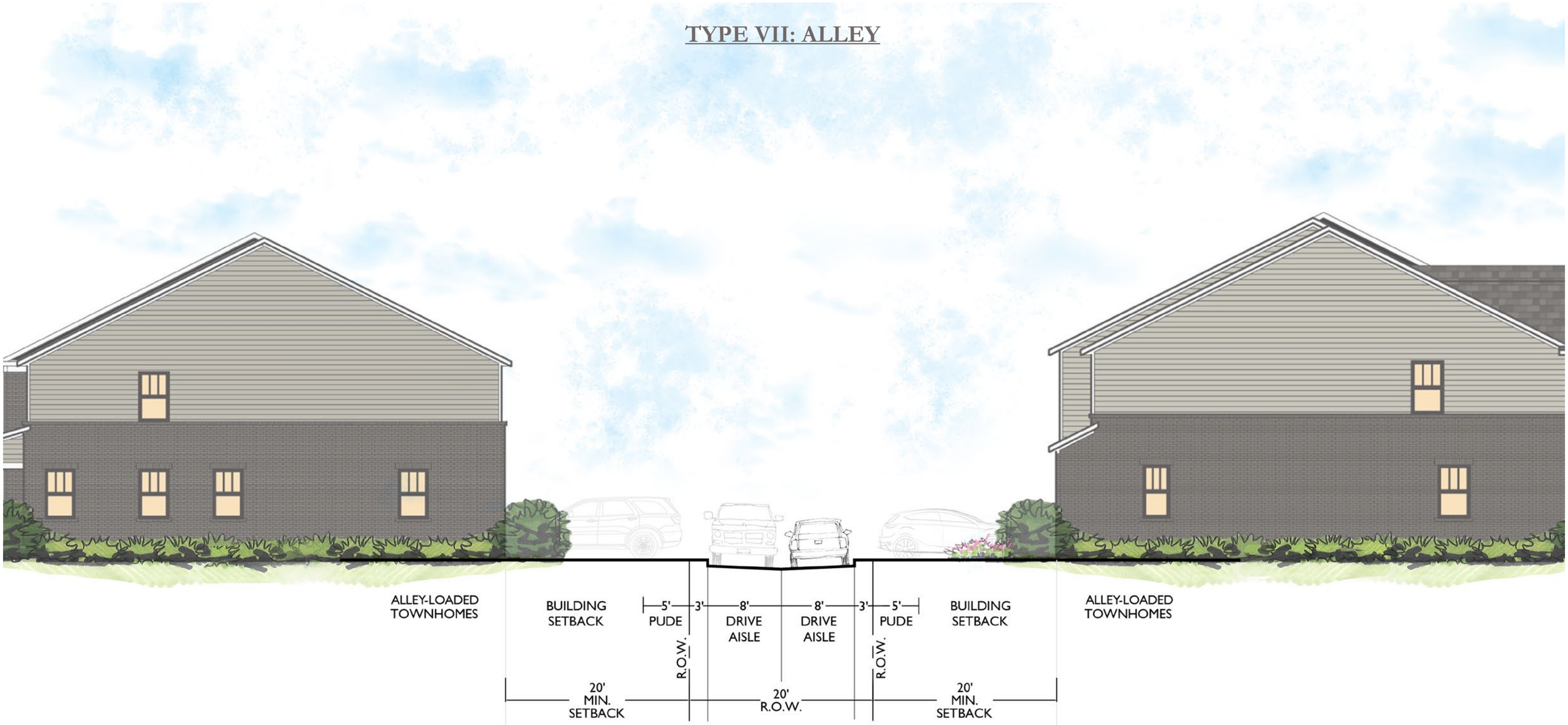


THIS SECTION APPLIES TO:

- LOCAL ROADS F, H, I

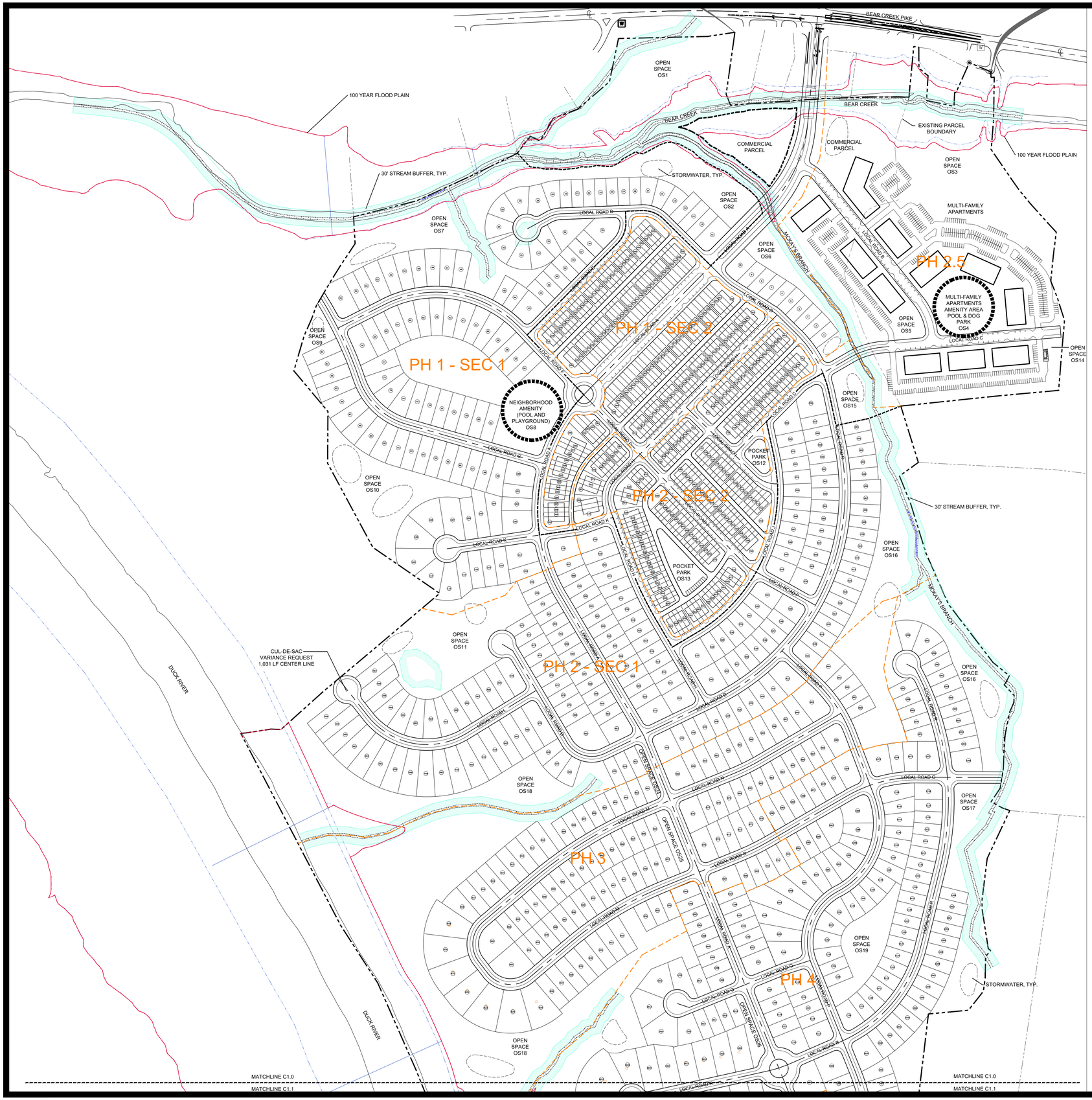
TYPICAL STREET SECTIONS

TYPE VII: ALLEY



THIS SECTION APPLIES TO:
- ALLEY

TYPICAL STREET SECTIONS



SITE DATA:

TOTAL ACREAGE:	419.78 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL (MAURY COUNTY, TN)
ANNEXATION REQUESTED:	412.71 ACRES (7.07 ACRES NORTH OF BEAR CREEK ALREADY IN CITY LIMITS)
PROPOSED ZONING:	PUD-R /PUD-C PLANNED UNIT DEVELOPMENT RESIDENTIAL/COMMERCIAL
MAP/PARCEL NUMBERS:	MAP 90 PARCELS 12.01 AND 16.0
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES; TOWNHOMES; MULTI-FAMILY APARTMENT BUILDINGS, COMMERCIAL
TOTAL UNITS PROPOSED:	1,400 HOMES
TOTAL COMMERCIAL PROPOSED:	20,000 SF MAXIMUM
NET DENSITY:	4.51 DUA
TOTAL OPEN SPACE:	174.8 AC (41.6% TOTAL SITE)

NET AREA CALCULATION: 310.41 AC
TOTAL AREA (419.78 AC) - FLOOD PLAIN (57.95AC) - PROPOSED ROW (51.42 AC) = 310.41AC

PERMITTED DENSITY: 2,217 HOMES	REQUESTED DENSITY: 1,400 HOMES
GROSS AREA: 419.78 AC	GROSS AREA: 419.78 AC
NET AREA: 310.41 AC	NET AREA: 310.41
MINIMUM LOT SIZE: 6,000 SF	
GROSS DENSITY: 5.28 DUA	GROSS DENSITY: 3.34 DUA
NET DENSITY: 7.14 DUA	NET DENSITY: 4.51 DUA

RESIDENTIAL LOTS: 1,400 HOMES TOTAL

SINGLE FAMILY LOTS:	800 HOMES
LOT TYPE 1: 515 LOTS	
LOT TYPE 2: 192 LOTS	
LOT TYPE 3: 50 LOTS	
LOT TYPE 4: 43 LOTS	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
10 APARTMENT BUILDINGS; 30 UNITS PER BUILDING	

BREAKDOWN BY BASE ZONING AREA: RM1	
RM1 AREA:	76.35 AC
NET AREA:	64.20 AC
AREA (76.35 AC) - FLOOD (0.15 AC) - ROW (12.0 AC) = 64.20 AC	
RM1 AREA HOMES:	610 UNITS
300 MULTI-FAMILY APARTMENT HOMES	
300 TOWNHOMES	
10 SINGLE FAMILY DETACHED HOMES	
20,000 SF COMMERCIAL	
RM1 NET DENSITY:	9.5 DUA
RM1 GROSS DENSITY:	7.99 DUA

BREAKDOWN BY BASE ZONING AREA: RS6	
RS6 AREA:	343.43 AC
NET AREA:	246.21 AC
AREA (343.43 AC) - FLOOD (57.8 AC) - ROW (39.42 AC) = 246.21 AC	
RS6 AREA HOMES:	790 UNITS
0 MULTI-FAMILY APARTMENT HOMES	
0 TOWNHOMES	
790 SINGLE FAMILY DETACHED HOMES	
0 COMMERCIAL	
RS6 NET DENSITY:	3.21 DUA
RS6 GROSS DENSITY:	2.30 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER SINGLE FAMILY DETACHED HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

100 SF PER TOWN HOME REQUIRED
PROVIDED ON EACH TOWNHOME LOT IN THE FRONT, REAR OR SIDE YARD.

COMMON OPEN SPACE PROVIDED: 174.8 AC; 41.6% OF TOTAL SITE
COMMON OPEN SPACE REQUIRED: 10% RS-6; 12% RM1
NATURAL OPEN SPACE: 57.95 AC (33.2% OF OPEN SPACE)
FLOOD PLAIN: 57.95 AC
USABLE OPEN SPACE: 112.5 AC (64.4% OF OPEN SPACE)
PARKS, NATURE PATHS, AMENITY AREAS - SEE PATTERN BOOK FOR CONCEPTUAL LOCATIONS/PLANS
OTHER OPEN SPACE: 4.35 AC (2.5% OF OPEN SPACE)
STORMWATER: 4.35 AC

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	CORNER:	SIDE:
SINGLE-FAMILY DETACHED	20'	20'	20'	7.5'
TOWNHOME	20'	20'	12'	6' EXTERIOR UNITS; 0 INTERIOR UNITS

PARKING REQUIREMENTS:
SINGLE FAMILY DETACHED HOME: 2 PARKING SPACES REQUIRED;
PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY
TOWNHOMES: 2 PARKING SPACES REQUIRED;
TOWNHOMES WILL HAVE A COMBINATION OF 1 AND 2 CAR GARAGE UNITS.
PARKING REQUIREMENTS MET THROUGH COMBINATION OF GARAGE, DRIVEWAY, AND ON-STREET PARKING
1 CAR GARAGE UNITS: 1 SPACE IN GARAGE (30% COUNT TOWARDS REQUIRED)
1 SPACE IN DRIVEWAY (MIN. OF 1 PER UNIT)
SURFACE AND ON-STREET PARKING WITHIN WALKING DISTANCE OF UNITS
2 CAR GARAGE UNITS: 2 SPACES IN GARAGE (30% COUNT TOWARDS REQUIRED)
2 SPACES IN DRIVEWAY (MIN. OF 2 PER UNIT)

MULTI-FAMILY APARTMENT UNITS: 2 PARKING SPACES PER UNIT

VARIANCE REQUESTS ASSOCIATED WITH THE COLUMBIA BLUFFS PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE (RM-6 BASE ZONE):	REQUEST	STANDARD
CUL-DE-SAC LENGTH	1,031 LF	600 LF
PORCH ENCROACHMENT	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

REQUESTED VARIANCE (RM1 BASE ZONE):	REQUEST	STANDARD
MULTI-FAMILY UNITS/BUILDING	30 UNITS	24 UNITS
PORCH ENCROACHMENT (TOWNHOME)	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A
MULTI-FAMILY BUILDING HEIGHT	3 STORIES + GABLE UP TO 50' HEIGHT	35' HEIGHT
TOWNHOME PARKING	ALLOW ON-STREET PARKING SPACES TO COUNT TOWARDS MINIMUM REQUIRED SPACES	OFF-STREET PARKING ALLOWED TO COUNT TOWARDS REQUIRED

WASTE MANAGEMENT
SINGLE FAMILY HOMES: ROLL OUT CANS SERVICED BY CITY OF COLUMBIA
TOWNHOMES: ROLL OUT CANS PROVIDED BY PRIVATE SERVICE
MULTI-FAMILY APARTMENTS: DUMPSTER/COMPACTOR SERVICED BY CITY OF COLUMBIA

DEVELOPMENT TEAM:
KOLTER LAND
JIM HARVEY
14025 RIVEREDGE DRIVE, STE 175
jharvey@kolter.com

ENGINEER:
CIVIL SITE DESIGN GROUP
JIM HARRISON
2305 KLINE AVENUE, STE 300
jimh@csdgtn.com

LANDSCAPE ARCHITECT/PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, STE 201
greg.gamble@gdc-tn.com

0 200 400 600

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

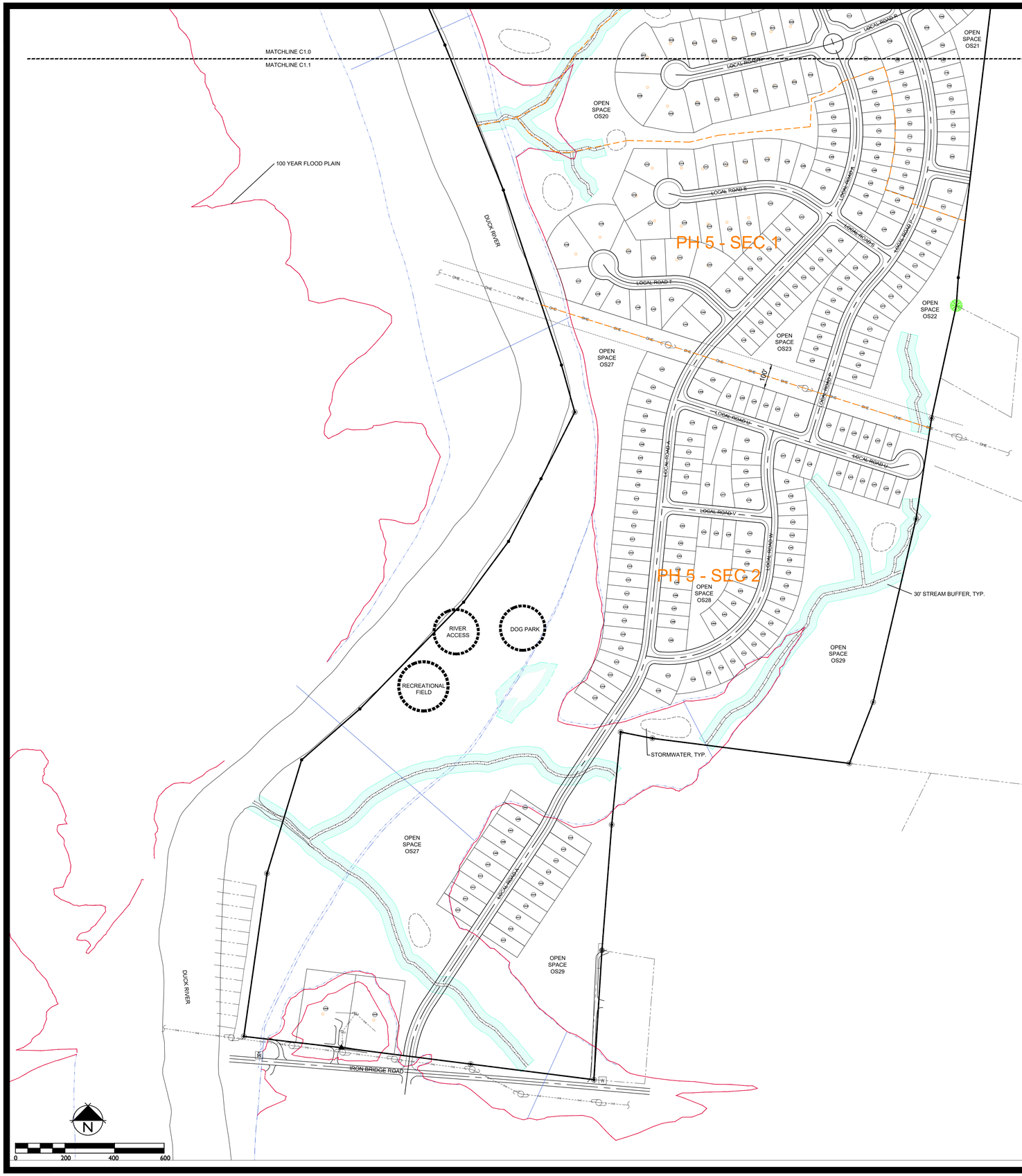
COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 329

ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
2.	5.6.2022
3.	
4.	

MASTER DEVELOPMENT PLAN
SHEET
C1.0



PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	6,243.71	0.14
2	6,244.29	0.14
3	6,204.19	0.14
4	6,000.00	0.14
5	6,012.27	0.14
6	6,122.75	0.14
7	6,136.27	0.14
8	6,136.27	0.14
9	6,136.27	0.14
10	9,691.86	0.22
11	11,565.87	0.27
12	7,500.00	0.17
13	7,500.00	0.17
14	7,500.00	0.17
15	7,151.23	0.16
16	7,434.74	0.17
17	7,390.88	0.17
18	5,869.97	0.13
19	6,000.00	0.14
20	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
21	6,000.00	0.14
22	6,000.00	0.14
23	6,000.00	0.14
24	6,000.00	0.14
25	7,496.79	0.17
26	9,851.34	0.23
27	9,153.32	0.21
28	9,153.32	0.21
29	9,153.32	0.21
30	9,127.73	0.21
31	9,153.32	0.21
32	9,153.32	0.21
33	7,342.55	0.17
34	14,507.55	0.33
35	13,439.37	0.31
36	6,000.00	0.14
37	6,000.00	0.14
38	6,000.00	0.14
39	6,000.00	0.14
40	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
41	5,999.26	0.14
42	6,067.85	0.14
43	11,834.37	0.27
44	6,442.63	0.15
45	6,442.63	0.15
46	9,952.45	0.23
47	9,980.89	0.23
48	9,980.89	0.23
49	9,980.89	0.23
50	9,980.89	0.23
51	9,980.89	0.23
52	9,848.74	0.23
53	8,150.00	0.19
54	8,150.00	0.19
55	15,080.25	0.35
56	8,965.00	0.21
57	8,965.00	0.21
58	8,965.00	0.21
59	9,417.58	0.22
60	9,415.73	0.22

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
61	9,415.73	0.22
62	9,415.73	0.22
63	9,415.73	0.22
64	9,415.73	0.22
65	9,415.73	0.22
66	9,415.73	0.22
67	9,280.26	0.21
68	8,965.00	0.21
69	8,965.00	0.21
70	12,487.98	0.29
71	10,392.65	0.24
72	9,885.98	0.23
73	9,953.99	0.23
74	9,953.99	0.23
75	9,084.45	0.21
76	8,965.00	0.21
77	8,965.00	0.21
78	8,965.00	0.21
79	8,965.00	0.21
80	8,965.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
81	8,965.00	0.21
82	9,072.87	0.21
83	9,072.87	0.21
84	9,072.87	0.21
85	9,677.68	0.22
86	10,409.21	0.24
87	10,574.33	0.24
88	10,574.33	0.24
89	10,574.33	0.24
90	10,574.33	0.24
91	9,787.68	0.22
92	8,965.00	0.21
93	8,965.00	0.21
94	8,965.00	0.21
95	8,965.00	0.21
96	8,965.00	0.21
97	8,965.00	0.21
98	8,965.00	0.21
99	10,041.59	0.23
100	12,141.10	0.28

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
101	7,054.93	0.16
102	7,247.54	0.17
103	12,141.10	0.28
104	11,097.79	0.25
105	11,367.17	0.26
106	9,985.46	0.23
107	15,104.17	0.35
108	16,187.00	0.37
109	16,187.00	0.37
110	14,329.77	0.33
111	10,246.12	0.24
112	12,576.30	0.29
113	9,430.44	0.22
114	8,965.00	0.21
115	8,965.00	0.21
116	8,979.99	0.21
117	12,426.02	0.29
118	7,645.13	0.18
119	12,015.53	0.28
178	6,946.56	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
179	6,140.98	0.14
180	7,077.10	0.16
181	4,312.42	0.10
182	2,860.00	0.07
183	4,067.44	0.09
184	2,860.00	0.07
185	3,544.14	0.08
186	2,200.00	0.05
196	6,310.77	0.14
201	3,190.03	0.07
202	2,453.87	0.06
203	3,190.03	0.07
204	3,190.03	0.07
205	2,377.00	0.05
206	2,930.71	0.07
207	2,863.32	0.07
208	2,200.00	0.05
209	2,200.00	0.05
210	2,860.00	0.07
211	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
212	2,200.00	0.05
213	2,200.00	0.05
214	2,860.00	0.07
215	2,860.00	0.07
216	2,200.00	0.05
217	2,200.00	0.05
218	2,860.00	0.07
219	2,860.00	0.07
220	2,200.00	0.05
221	2,200.00	0.05
222	2,860.00	0.07
223	2,860.00	0.07
224	2,200.00	0.05
225	2,200.00	0.05
226	2,860.00	0.07
227	2,860.00	0.07
228	2,200.00	0.05
229	4,520.29	0.10
230	5,909.93	0.14
231	2,993.80	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
232	3,900.00	0.09
233	3,900.00	0.09
234	3,000.00	0.07
235	3,000.00	0.07
236	3,900.00	0.09
237	3,900.00	0.09
238	3,000.00	0.07
239	3,000.00	0.07
240	3,900.00	0.09
241	3,900.00	0.09
242	3,000.00	0.07
243	3,000.00	0.07
244	3,900.00	0.09
245	3,900.00	0.09
246	3,000.00	0.07
247	3,000.00	0.07
248	3,900.00	0.09
249	3,900.00	0.09
250	3,000.00	0.07
251	3,000.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
252	3,900.00	0.09
253	3,900.00	0.09
254	3,000.00	0.07
255	3,900.00	0.09
256	3,900.00	0.09
257	3,000.00	0.07
258	3,000.00	0.07
259	5,172.53	0.12
260	5,845.22	0.13
261	2,956.00	0.07
262	2,956.00	0.07
263	3,842.80	0.09
264	3,842.80	0.09
265	2,956.00	0.07
266	3,842.80	0.09
267	3,842.80	0.09
268	2,956.00	0.07
269	2,956.00	0.07
270	3,842.80	0.09
271	3,842.80	0.09

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
272	2,956.00	0.07
273	2,956.00	0.07
274	3,842.80	0.09
275	3,842.80	0.09
276	2,956.00	0.07
277	2,956.00	0.07
278	3,842.80	0.09
279	3,842.80	0.09
280	2,956.00	0.07
281	2,956.00	0.07
282	3,842.80	0.09
283	3,842.80	0.09
284	2,956.00	0.07
285	2,956.00	0.07
286	3,842.80	0.09
287	3,842.80	0.09
288	2,941.80	0.07
289	2,755.25	0.06
290	4,142.53	0.10
291	4,083.50	0.09

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
292	2,983.61	0.07
293	3,257.89	0.07
294	4,172.82	0.10
295	6,623.34	0.15
296	2,907.03	0.07
297	2,782.41	0.06
298	3,768.36	0.09
299	3,701.45	0.08
300	2,403.41	0.06
301	2,382.37	0.05
302	3,294.40	0.08
303	3,236.46	0.07
304	2,228.52	0.05
305	2,209.05	0.05
306	3,151.89	0.07
307	3,150.62	0.07
308	2,200.36	0.05
309	2,200.36	0.05
310	4,508.35	0.10
311	4,302.97	0.10

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
312	2,200.00	0.05
313	2,200.00	0.05
314	2,860.00	0.07
315	2,860.00	0.07
316	2,200.00	0.05
317	2,200.00	0.05
318	2,860.00	0.07
319	2,860.00	0.07
320	2,200.00	0.05
321	2,200.00	0.05
322	2,860.00	0.07
323	2,860.00	0.07
324	2,200.00	0.05
325	2,200.00	0.05
326	2,860.00	0.07
327	2,860.00	0.07
328	2,200.00	0.05
329	2,200.00	0.05
330	2,860.00	0.07
331	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
332	2,200.00	0.05
333	2,200.00	0.05
334	2,860.00	0.07
335	2,860.00	0.07
336	2,200.00	0.05
337	2,200.00	0.05
338	2,860.00	0.07
339	2,860.00	0.07
340	2,200.00	0.05
341	2,200.00	0.05
342	5,251.03	0.12
346	6,310.77	0.14
351	6,946.56	0.16
356	6,946.56	0.16
358	8,301.58	0.14
361	6,310.77	0.14
366	8,103.36	0.19
373	6,310.77	0.14
374	6,946.56	0.16
375	6,310.77	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
382	6,946.56	0.16
387	2,206.64	0.05
394	11,886.66	0.27
401	6,000.00	0.14
402	6,106.46	0.14
403	6,230.26	0.14
404	6,230.26	0.14
405	6,230.26	0.14
406	6,780.55	0.16
407	6,780.55	0.16
408	6,780.55	0.16
409	6,780.55	0.16
410	6,780.55	0.16
411	6,780.55	0.16
412	6,780.55	0.16
413	6,780.55	0.16
414	6,780.55	0.16
415	6,780.55	0.16
416	6,780.55	0.16
417	6,780.55	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
418	6,780.55	0.16
419	6,780.55	0.16
420	6,780.55	0.16
421	8,503.11	0.20
422	12,888.74	0.30
423	7,739.77	0.18
424	7,502.99	0.17
425	7,261.17	0.17
426	7,020.19	0.16
427	6,825.77	0.16
428	6,656.68	0.15
429	6,682.92	0.15
430	6,702.98	0.15
431	6,790.25	0.16
432	11,680.91	0.27
433	6,562.34	0.15
434	6,430.92	0.15
435	6,330.08	0.15
436	7,424.68	0.17
437	7,775.34	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
438	7,086.80	0.16
439	13,462.36	0.31
440	10,714.29	0.25
441	11,000.00	0.25
442	11,000.00	0.25
443	11,000.00	0.25
444	11,650.54	0.27
445	13,390.73	0.31
446	13,390.73	0.31
447	13,390.73	0.31
448	13,390.73	0.31
449	13,390.73	0.31
450	13,390.73	0.31
451	13,390.73	0.31
452	13,390.73	0.31
453	13,390.73	0.31
454	12,198.98	0.28
455	10,991.29	0.25
456	9,854.20	0.23
457	9,485.30	0.22

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
458	10,514.12	0.24
459	9,388.47	0.22
460	10,083.19	0.23
461	10,083.19	0.23
462	10,083.19	0.23
463	10,083.19	0.23
464	10,083.19	0.23
465	9,503.97	0.22
466	9,350.00	0.21
467	9,350.00	0.21
468	9,350.00	0.21
469	9,304.47	0.21
470	11,203.10	0.26
471	6,349.83	0.15
472	6,263.29	0.14
473	6,500.00	0.15
474	6,500.00	0.15
475	6,500.00	0.15
476	6,500.00	0.15
477	6,500.00	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
478	6,500.00	0.15
479	6,500.00	0.15
480	6,500.00	0.15
481	16,378.53	0.42
482	11,641.76	0.27
483	6,000.00	0.14
484	6,000.00	0.14
485	6,000.00	0.14
486	6,000.00	0.14
487	6,000.00	0.14
488	6,000.00	0.14
489	6,000.00	0.14
490	6,000.00	0.14
491	6,000.00	0.14
492	6,000.00	0.14
493	6,000.00	0.14
494	6,214.67	0.14
495	6,431.54	0.15
496	6,312.80	0.14
497	6,881.16	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
498	6,881.16	0.16
499	6,652.82	0.15
500	6,500.00	0.15
501	6,500.00	0.15
502	6,500.00	0.15
503	6,500.00	0.15
504	6,500.00	0.15
505	6,500.00	0.15
506	6,500.00	0.15
507	6,500.00	0.15
508	6,500.00	0.15
509	6,500.00	0.15
510	7,334.60	0.17
511	11,912.13	0.27
512	11,641.76	0.27
513	6,675.42	0.15
514	6,240.00	0.14
515	6,240.00	0.14
516	6,240.00	0.14
517	6,240.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
518	6,325.48	0.15
519	6,459.26	0.15
520	6,616.15	0.15
521	6,879.25	0.16
522	7,247.97	0.17
523	7,729.56	0.18
524	7,978.60	0.18
525	8,169.85	0.19
526	12,092.75	0.28
527	11,870.10	0.27
528	6,585.40	0.15
529	6,486.95	0.15
530	6,480.30	0.15
531	6,486.22	0.15
532	6,465.62	0.15
533	6,456.34	0.15
534	9,174.29	0.21
535	9,652.63	0.22
536	6,400.68	0.15
537	6,400.68	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
538	6,400.68	0.15
539	6,400.68	0.15
540	6,400.68	0.15
541	6,400.68	0.15
542	6,400.68	0.15
543	11,610.04	0.27
544	9,263.63	0.21
545	6,911.99	0.16
546	6,896.74	0.16
547	6,880.91	0.16
548	6,864.57	0.16
549	6,847.81	0.16
550	6,830.71	0.16
551	6,813.37	0.16
552	6,795.87	0.16
553	6,614.60	0.15
554	6,480.00	0.15
555	11,364.57	0.26
556	13,841.49	0.32
557	6,120.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
558	6,120.00	0.14
559	6,205.56	0.14
560	6,400.68	0.15
561	6,400.68	0.15
562	6,400.68	0.15
563	6,400.68	0.15
564	6,400.68	0.15
565	6,400.68	0.15
566	6,400.68	0.15
567	6,400.68	0.15
568	6,400.68	0.15
569	6,400.68	0.15
570	10,379.26	0.24
573	3,563.30	0.08
601	3,337.59	0.08
602	2,200.00	0.05
603	2,200.00	0.05
604	2,860.00	0.07
605	2,860.00	0.07
606	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
607	2,200.00	0.05
608	2,200.00	0.05
609	2,200.00	0.05
610	2,860.00	0.07
611	2,860.00	0.07
612	2,200.00	0.05
613	2,200.00	0.05
614	2,860.00	0.07
615	2,860.00	0.07
616	2,200.00	0.05
617	2,200.00	0.05
618	2,860.00	0.07
619	2,860.00	0.07
620	2,200.00	0.05
621	5,280.89	0.12
622	3,337.59	0.08
623	2,200.00	0.05
624	2,200.00	0.05
625	2,200.00	0.05
626	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
627	2,860.00	0.07
628	2,860.00	0.07
629	2,200.00	0.05
630	2,200.00	0.05
631	3,389.68	0.08
632	3,531.61	0.08
633	2,200.00	0.05
634	2,866.81	0.07
635	5,525.58	0.13
636	2,507.28	0.06
637	5,087.63	0.12
638	4,078.95	0.09
639	2,200.00	0.05
640	2,200.00	0.05
641	2,200.00	0.05
642	2,860.00	0.07
643	2,860.00	0.07
644	2,200.00	0.05
645	2,200.00	0.05
646	2,902.47	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
647	2,949.06	0.07
648	2,200.07	0.05
649	2,200.07	0.05
650	2,988.04	0.07
651	2,987.91	0.07
652	2,200.07	0.05
653	2,933.07	0.07
654	2,932.39	0.07
655	2,200.07	0.05
656	3,449.77	0.08
657	3,337.59	0.08
658	2,200.00	0.05
659	2,200.00	0.05
660	2,860.00	0.07
661	3,153.77	0.07
662	2,200.37	0.05
663	2,200.37	0.05
664	3,160.79	0.07
665	3,159.67	0.07
666	2,200.37	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
667	2,200.37	0.05
668	2,202.61	0.05
669	3,295.98	0.08
670	3,158.61	0.07
671	2,200.37	0.05
672	5,279.61	0.12
673	5,178.30	0.12
674	2,195.56	0.05
675	2,860.00	0.07
676	2,860.00	0.07
677	2,200.00	0.05
678	2,200.00	0.05
679	2,860.00	0.07
680	2,860.00	0.07
681	2,200.00	0.05
682	2,200.00	0.05
683	2,860.00	0.07
684	2,860.00	0.07
685	2,200.00	0.05
686	2,200.00	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
687	2,859.34	0.07
688	4,741.12	0.11
689	3,425.43	0.08
690	2,200.00	0.05
691	2,200.00	0.05
692	2,200.00	0.05
693	2,860.00	0.07
694	2,860.00	0.07
695	2,200.00	0.05
696	2,200.00	0.05
697	2,200.00	0.05
698	2,200.00	0.05
699	2,860.00	0.07
700	2,860.00	0.07
701	2,200.00	0.05
702	2,200.00	0.05
703	2,200.00	0.05
704	2,200.00	0.05
705	2,860.00	0.07
706	2,860.00	0.07

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
707	2,200.00	0.05
708	2,200.00	0.05
709	6,471.41	0.15
710	4,813.97	0.11
711	3,295.02	0.08
712	2,720.06	0.06
713	2,579.12	0.06
714	3,173.12	0.07
715	3,082.88	0.07
716	2,353.75	0.05
717	2,340.66	0.05
718	2,327.56	0.05
719	3,006.26	0.07
720	2,984.14	0.07
721	2,280.44	0.05
722	2,267.35	0.05
723	2,927.98	0.07
724	2,905.85	0.07
725	2,220.22	0.05
726	2,207.13	0.05

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
727	3,411.10	0.08
728	5,093.93	0.12
729	2,200.00	0.05
730	2,200.00	0.05
731	2,860.00	0.07
732	2,860.00	0.07
733	2,200.00	0.05
734	2,200.00	0.05
735	2,860.00	0.07
736	2,860.00	0.07
737	2,200.00	0.05
738	2,200.00	0.05
739	2,860.00	0.07
740	2,860.00	0.07
741	2,200.00	0.05
742	2,200.00	0.05
743	2,861.15	0.07
744	2,911.66	0.07
745	2,342.64	0.05
746	2,453.51	0.06

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

ISSUED: MARCH 21, 2022

Revision Date
1. 4.18.2022
2. 5.6.2022
3. _____
4. _____

MASTER DEVELOPMENT PLAN

SHEET
C1.1

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
747	5,164.95	0.12
749	12,212.05	0.28
751	7,767.02	0.18
759	6,310.77	0.14
765	6,310.77	0.14
767	6,310.77	0.14
770	6,946.56	0.16
771	6,310.77	0.14
781	2,290.97	0.05
790	6,310.77	0.14
791	2,200.01	0.05
797	6,946.56	0.16
801	5,999.19	0.14
802	6,036.40	0.14
803	6,130.62	0.14
804	6,130.62	0.14
805	6,130.62	0.14
806	6,130.62	0.14
807	6,130.62	0.14
808	6,130.62	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
809	6,130.62	0.14
810	9,235.57	0.21
811	9,239.94	0.21
812	9,236.94	0.21
813	8,965.00	0.21
814	8,965.00	0.21
815	8,965.00	0.21
816	8,965.00	0.21
817	8,965.00	0.21
818	11,473.99	0.26
819	21,609.65	0.50
820	21,496.70	0.49
821	19,009.79	0.44
822	18,065.27	0.41
823	21,311.59	0.49
824	21,311.59	0.49
825	20,654.67	0.47
826	9,075.00	0.21
827	9,075.00	0.21
828	9,075.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
829	9,082.47	0.21
830	9,191.11	0.21
831	9,191.11	0.21
832	9,191.11	0.21
833	9,191.11	0.21
834	6,792.45	0.16
835	6,792.45	0.16
836	6,720.36	0.15
837	8,464.49	0.19
838	7,754.10	0.18
839	7,840.57	0.18
840	7,736.54	0.18
841	7,630.75	0.18
842	7,523.34	0.17
843	7,414.43	0.17
844	7,304.14	0.17
845	7,192.60	0.17
846	7,079.94	0.16
847	6,971.51	0.16
848	6,820.14	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
849	6,708.06	0.15
850	6,705.41	0.15
851	6,709.43	0.15
852	18,021.73	0.41
853	16,918.95	0.39
854	6,444.58	0.15
855	6,444.58	0.15
856	6,444.58	0.15
857	6,444.58	0.15
858	6,473.56	0.15
859	6,562.72	0.15
860	6,563.18	0.15
861	6,563.63	0.15
862	6,564.09	0.15
863	6,564.54	0.15
864	6,564.99	0.15
865	6,565.44	0.15
866	6,565.89	0.15
867	6,566.33	0.15
868	6,566.77	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
869	7,162.44	0.16
870	7,776.32	0.18
871	8,140.34	0.19
872	8,194.42	0.19
873	7,896.91	0.18
874	7,762.48	0.18
875	11,255.89	0.26
876	12,590.50	0.29
877	6,832.27	0.16
878	6,663.00	0.15
879	6,493.74	0.15
880	6,327.80	0.15
881	6,227.21	0.14
882	6,538.80	0.15
883	6,825.19	0.16
884	6,900.95	0.16
885	6,572.67	0.15
886	6,500.00	0.15
887	6,500.00	0.15
888	6,500.00	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
889	10,788.96	0.25
890	6,373.69	0.15
891	6,239.79	0.14
892	6,507.59	0.15
893	6,373.69	0.15
894	9,821.73	0.23
895	15,255.46	0.35
896	8,760.48	0.20
897	8,445.58	0.19
898	8,313.24	0.19
899	8,360.96	0.19
900	8,235.42	0.19
901	8,298.49	0.19
902	8,260.12	0.19
903	8,073.29	0.19
904	7,851.04	0.18
905	7,620.63	0.17
906	12,694.21	0.29
907	11,318.84	0.26
908	6,564.12	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
909	6,810.32	0.16
910	6,810.32	0.16
911	6,631.09	0.15
912	6,499.71	0.15
1001	7,377.84	0.17
1002	6,000.00	0.14
1003	6,000.00	0.14
1004	6,000.00	0.14
1005	6,000.00	0.14
1006	6,000.00	0.14
1007	6,000.00	0.14
1008	6,000.00	0.14
1009	7,365.87	0.17
1010	8,050.25	0.18
1011	12,054.72	0.28
1012	14,398.17	0.33
1013	15,573.92	0.36
1014	17,134.63	0.39
1015	11,094.22	0.25
1016	6,463.86	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1017	6,500.00	0.15
1018	6,500.00	0.15
1019	6,500.00	0.15
1020	15,084.73	0.35
1021	14,000.38	0.32
1022	13,281.15	0.30
1023	13,104.09	0.30
1024	14,415.59	0.33
1025	15,473.65	0.36
1026	14,816.46	0.34
1027	29,392.12	0.67
1028	29,544.06	0.68
1029	23,581.24	0.54
1030	15,393.14	0.35
1031	14,800.00	0.34
1032	14,800.00	0.34
1033	14,800.00	0.34
1034	14,800.00	0.34
1035	14,800.00	0.34
1036	9,313.99	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1037	15,243.83	0.35
1038	13,309.65	0.31
1039	12,434.06	0.29
1040	6,955.23	0.16
1041	6,955.23	0.16
1042	6,955.23	0.16
1043	6,955.23	0.16
1044	6,955.23	0.16
1045	6,955.23	0.16
1046	6,955.23	0.16
1047	6,955.23	0.16
1048	6,955.23	0.16
1049	6,850.50	0.16
1050	6,500.00	0.15
1051	6,500.00	0.15
1052	6,500.00	0.15
1053	6,500.00	0.15
1054	6,000.00	0.14
1055	12,241.33	0.28
1056	6,735.39	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1057	6,735.39	0.15
1058	6,735.39	0.15
1059	6,735.39	0.15
1060	6,735.39	0.15
1061	6,735.39	0.15
1062	6,735.39	0.15
1063	6,956.65	0.16
1064	6,237.31	0.14
1065	10,329.27	0.24
1066	10,329.27	0.24
1067	6,153.01	0.14
1068	6,223.82	0.14
1069	6,223.82	0.14
1070	6,223.82	0.14
1071	7,397.52	0.17
1072	11,891.59	0.27
1073	7,725.87	0.18
1074	7,651.16	0.18
1075	12,488.48	0.29
1076	12,275.23	0.28

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1077	7,369.62	0.17
1078	7,207.08	0.17
1079	7,198.03	0.17
1080	7,188.97	0.17
1081	7,194.58	0.17
1082	7,325.60	0.17
1083	7,582.14	0.17
1084	6,500.00	0.15
1085	6,500.00	0.15
1086	6,500.00	0.15
1087	12,068.21	0.28
1088	13,441.39	0.31
1089	7,628.75	0.18
1090	7,628.75	0.18
1091	8,043.56	0.18
1092	8,551.47	0.20
1093	7,279.64	0.17
1094	9,545.98	0.22
1095	10,611.32	0.24
1096	13,089.90	0.30

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1097	17,830.19	0.41
1098	14,656.99	0.34
1099	10,514.41	0.24
1100	11,753.48	0.27
1101	11,175.87	0.26
1102	6,500.00	0.15
1103	6,500.00	0.15
1104	6,500.00	0.15
1105	6,500.00	0.15
1106	6,500.00	0.15
1107	6,500.00	0.15
1108	8,705.87	0.20
1109	7,150.00	0.16
1110	7,150.00	0.16
1111	7,150.00	0.16
1112	11,047.58	0.25
1113	10,552.75	0.24
1114	6,000.00	0.14
1115	6,000.00	0.14
1116	6,000.00	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1117	11,057.50	0.25
1118	9,552.77	0.22
1119	6,508.27	0.15
1120	6,508.27	0.15
1121	6,508.27	0.15
1122	6,508.27	0.15
1123	6,508.27	0.15
1124	6,508.27	0.15
1125	6,301.51	0.14
1126	6,000.00	0.14
1127	6,000.00	0.14
1128	6,000.00	0.14
1129	6,000.00	0.14
1130	6,000.00	0.14
1131	5,999.99	0.14
1132	6,064.82	0.14
1133	6,223.82	0.14
1134	6,223.82	0.14
1135	6,223.82	0.14
1136	6,223.82	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1137	6,223.82	0.14
1138	8,348.23	0.19
1139	9,855.69	0.22
1140	7,671.43	0.18
1141	7,033.97	0.16
1142	6,714.52	0.15
1143	6,694.71	0.15
1144	6,991.30	0.16
1145	7,792.13	0.18
1146	6,644.93	0.15
1147	6,644.93	0.15
1148	6,644.93	0.15
1149	6,536.51	0.15
1150	7,973.77	0.18
1151	7,973.77	0.18
1152	7,973.77	0.18
1153	7,219.25	0.17
1154	6,000.00	0.14
1155	6,000.00	0.14
1201	6,982.17	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1202	6,982.17	0.16
1203	6,982.17	0.16
1204	6,982.17	0.16
1205	6,982.17	0.16
1206	6,982.17	0.16
1207	12,216.79	0.28
1208	11,185.46	0.26
1209	11,123.39	0.26
1210	16,531.84	0.38
1211	13,600.20	0.31
1212	13,600.00	0.31
1213	13,200.77	0.30
1214	17,045.98	0.39
1215	19,728.79	0.45
1216	21,305.66	0.49
1217	20,024.28	0.46
1218	16,678.55	0.38
1219	15,080.72	0.35
1220	19,181.03	0.44
1221	10,842.62	0.36

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1222	14,169.82	0.33
1223	11,948.65	0.27
1224	7,150.00	0.16
1225	7,150.00	0.16
1226	7,150.00	0.16
1227	7,150.00	0.16
1228	7,150.00	0.16
1229	7,150.00	0.16
1230	11,180.09	0.26
1231	19,579.88	0.45
1232	17,345.01	0.40
1233	14,700.00	0.34
1234	18,565.27	0.43
1235	28,344.92	0.65
1236	26,027.08	0.60
1237	15,779.16	0.36
1238	9,223.01	0.21
1239	11,508.69	0.26
1240	8,695.36	0.20
1241	9,351.60	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1242	11,422.59	0.26
1243	14,863.55	0.34
1244	12,371.49	0.28
1245	6,500.00	0.15
1246	6,500.00	0.15
1247	6,500.00	0.15
1248	6,500.00	0.15
1249	6,500.00	0.15
1250	6,500.00	0.15
1251	6,500.00	0.15
1252	6,500.00	0.15
1253	6,500.00	0.15
1254	6,500.00	0.15
1255	6,607.20	0.15
1256	8,988.00	0.21
1257	7,957.20	0.18
1258	6,162.70	0.14
1259	6,405.25	0.15
1260	6,405.25	0.15
1261	6,405.25	0.15

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1262	6,405.25	0.15
1263	6,239.71	0.14
1264	6,000.00	0.14
1265	6,000.00	0.14
1266	6,000.00	0.14
1267	7,350.00	0.17
1268	7,350.00	0.17
1269	7,350.00	0.17
1270	7,500.23	0.17
1271	7,812.80	0.18
1272	7,812.80	0.18
1273	7,812.80	0.18
1274	7,429.39	0.17
1275	7,767.02	0.18
1276	7,767.02	0.18
1277	7,767.02	0.18
1278	7,767.02	0.18
1279	7,767.02	0.18
1280	7,767.02	0.18
1281	7,767.02	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1282	6,310.77	0.14
1283	6,310.77	0.14
1284	12,000.72	0.28
1285	12,331.37	0.28
1286	6,955.23	0.16
1287	6,955.23	0.16
1288	6,955.23	0.16
1289	6,955.23	0.16
1290	6,955.23	0.16
1291	6,955.23	0.16
1292	6,955.23	0.16
1293	6,955.23	0.16
1294	6,955.23	0.16
1295	6,955.23	0.16
1301	16,724.74	0.38
1302	9,760.85	0.22
1303	9,760.85	0.22
1304	9,760.85	0.22
1305	9,471.18	0.22
1306	8,965.00	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1307	8,965.00	0.21
1308	8,965.00	0.21
1309	8,965.00	0.21
1310	8,965.00	0.21
1311	8,965.00	0.21
1312	8,965.00	0.21
1313	8,965.00	0.21
1314	8,965.00	0.21
1315	8,965.00	0.21
1316	8,965.00	0.21
1317	8,965.00	0.21
1318	8,965.00	0.21
1319	8,965.00	0.21
1320	9,145.60	0.21
1321	9,415.73	0.22
1322	9,415.73	0.22
1323	9,374.51	0.22
1324	8,965.00	0.21
1325	8,965.00	0.21
1326	7,662.81	0.18

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1327	12,164.85	0.28
1328	10,063.64	0.23
1329	6,542.77	0.15
1330	6,542.77	0.15
1331	6,542.77	0.15
1332	6,542.77	0.15
1333	6,542.77	0.15
1334	6,542.77	0.15
1335	6,542.77	0.15
1336	6,542.77	0.15
1337	6,542.77	0.15
1338	6,542.77	0.15
1339	6,320.51	0.15
1340	6,000.00	0.14
1341	6,000.00	0.14
1342	6,189.65	0.14
1343	6,442.63	0.15
1344	6,504.93	0.15
1345	6,000.02	0.14
1346	8,200.59	0.19

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1347	6,467.53	0.19
1348	6,000.00	0.14
1349	6,000.00	0.14
1350	6,000.00	0.14
1351	6,000.00	0.14
1352	6,000.00	0.14
1353	6,000.00	0.14
1354	6,000.00	0.14
1355	6,013.92	0.14
1356	6,263.88	0.14
1357	6,273.56	0.14
1358	6,275.58	0.14
1359	6,277.60	0.14
1360	6,279.62	0.14
1361	7,841.64	0.18
1362	13,674.97	0.31
1363	6,290.67	0.14
1364	6,292.70	0.14
1365	6,294.72	0.14
1366	6,296.74	0.14

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1367	7,255.66	0.17
1368	8,857.14	0.20
1369	7,639.88	0.18
1370	10,321.86	0.24
1371	6,135.51	0.14
1372	6,000.00	0.14
1373	6,000.00	0.14
1374	6,000.00	0.14
1375	9,481.93	0.22
1376	9,075.00	0.21
1377	12,270.58	0.28
1378	8,610.05	0.20
1379	6,388.76	0.15
1380	6,442.63	0.15
1381	6,442.63	0.15
1382	10,476.61	0.24
1383	11,078.47	0.25
1384	9,727.79	0.22
1385	12,069.96	0.28
1386	6,763.20	0.16

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1387	6,763.20	0.16
1388	6,763.20	0.16
1389	6,763.20	0.16
1390	6,763.20	0.16
1391	6,763.20	0.16
1392	6,811.70	0.16
1393	10,967.73	0.25
1394	6,000.00	0.14
1395	6,000.00	0.14
1396	6,000.00	0.14
1397	11,265.87	0.26
1398	6,000.00	0.14
1399	6,210.91	0.14
1400	6,882.23	0.16
1401	6,882.23	0.16
1402	6,882.23	0.16
1403	6,882.23	0.16
1404	6,882.23	0.16
1405	9,369.39	0.22
1406	9,348.45	0.21

PARCEL AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1407	9,350.00	0.21
1408	9,350.00	0.21
1409	9,350.00	0.21
1410	9,350.00	0.21
1411	9,350.00	0.21
1412	9,350.00	0.21
1413	9,350.00	0.21
1414	9,350.00	0.21
1415	9,350.00	0.21
1416	9,350.00	0.21
1417	9,350.00	0.21
1418	9,350.00	0.21
1419	9,350.00	0.21
1420	9,350.00	0.21
1421	9,350.00	0.21
1422	9,350.00	0.21
1423	9,351.40	0.21
1424	9,330.58	0.21
1425	59,900.18	1.38
1426	59,813.47	1.37

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — TENNESSEE REGISTERED LANDSCAPE ARCHITECT — 5622

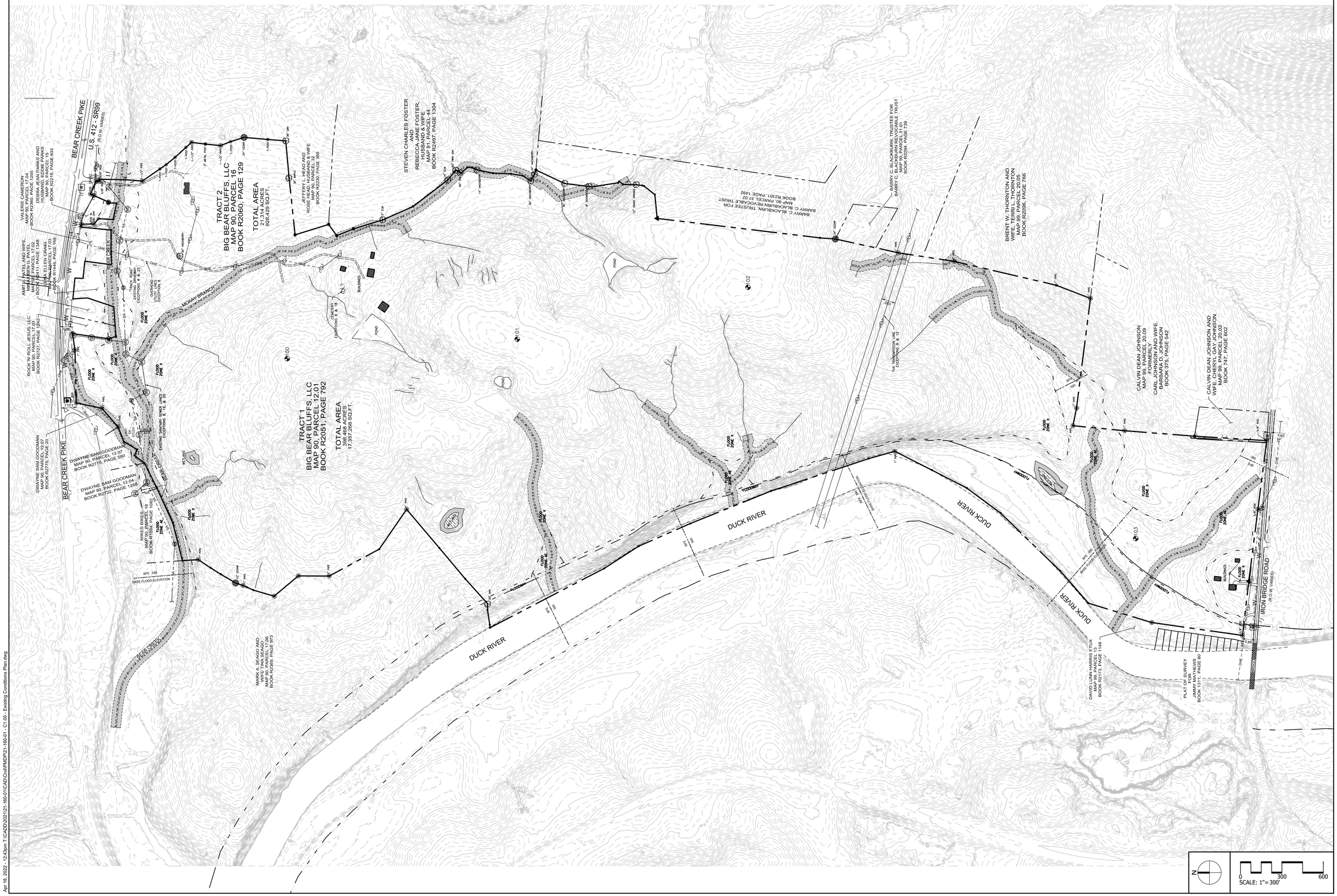
ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
2.	5.6.2022
△	
△	

MASTER DEVELOPMENT PLAN

SHEET

C1.2



CSDG
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Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS
ISSUE DATE: 04/18/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C1.00 - Existing Conditions Plan.dwg



N

0 300 600
SCALE: 1" = 300'

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615.248.9999
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SEAL

JAMES T. HARRISON
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
COMMERCE
No. 021998
STATE OF TENNESSEE
04-18-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
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DRAWN BY: TWG
CHECKED BY: TWG

OVERALL UTILITY PLAN

C2.00

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.00 - Overall Utility Plan.dwg

BEAR CREEK PIKE

TIE TO EXISTING WATER MAIN AT BEAR CREEK PIKE

110'+/-

90'+/-

75'+/-

1/2" ROD

1" PIPE

1" PIPE

1" PIPE

1" PIPE

ROD IN DBL OAK

RR SPIKE

5/8" ROD

5/8" ROD

BEAR CREEK

BEAR CREEK

"TRACK ROAD"
EXISTING DRIVEWAY
EXCEPTIONS 8 & 25

TIE TO EXISTING SEWER MAIN, INSTALL NEW MANHOLE

PUBLIC WATER MAIN (TYP)

TIE TO EXISTING MANHOLE

TIE TO EXISTING MANHOLE

EXISTING SANITARY SEWER LINES
EXCEPTIONS 8, 19, & 20

WETLAND

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

MCKAY BRANCH

1-1/2" PIPE

T-POST

T-POST

T-POST

T-POST

1-1/2" PIPE

30" HACKBERRY

3" METAL POST

1-1/2" PIPE

T-POST

24" CED

30" MAPLE

12" CEDAR

1" PIPE

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

PUBLIC WATER MAIN (TYP)

1" PIPE

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

CEMETERY
EXCEPTIONS 8 & 18

PUBLIC WATER MAIN (TYP)

N

0 100 200
SCALE: 1"= 100'

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.01 - Site Utility Plan.dwg

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SEAL

JAMES T. HARRISON
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COLUMBIA BLUFFS
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Bear Creek Pike
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CHECKED BY: TWG

SITE UTILITY PLAN

C2.01

PROJECT NO.: 21-160-01

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

PUBLIC WATER MAIN (TYP)

SANITARY SEWER (TYP)

FIRE HYDRANT LOCATION (TYP)

FORCE MAIN (TYP)

PUMP STATION LOCATION

WETLAND

POND

1" PIPE

36" OAK

12" ELM

14" ELM

60" TW

60" OAK

14" HACKBERRY

30" HACKBERRY

24" HACK

36" HACKBERRY

8" DOGWOOD

12" OSAGE ORANGE

N

0 100 200

SCALE: 1"= 100'

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SEAL

JAMES T. HARRISON
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STATE OF TENNESSEE
04-18-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
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DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.02
PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.02 - Site Utility Plan.dwg

DUCK RIVER

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

PUBLIC WATER MAIN (TYP)

SANITARY SEWER (TYP)

FIRE HYDRANT LOCATION (TYP)

FORCE MAIN (TYP)

24" CEDAR

1" PIPE

TRANSMISSION LINE SECTIONS 8 & 12

100'

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SEAL

JAMES T. HARRISON IV — REGISTERED — AGRICULTURAL — ENGINEER — No. 021998 — STATE OF TENNESSEE — 04-16-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS
ISSUE DATE: 04/18/2022

REVISION HISTORY:

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1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

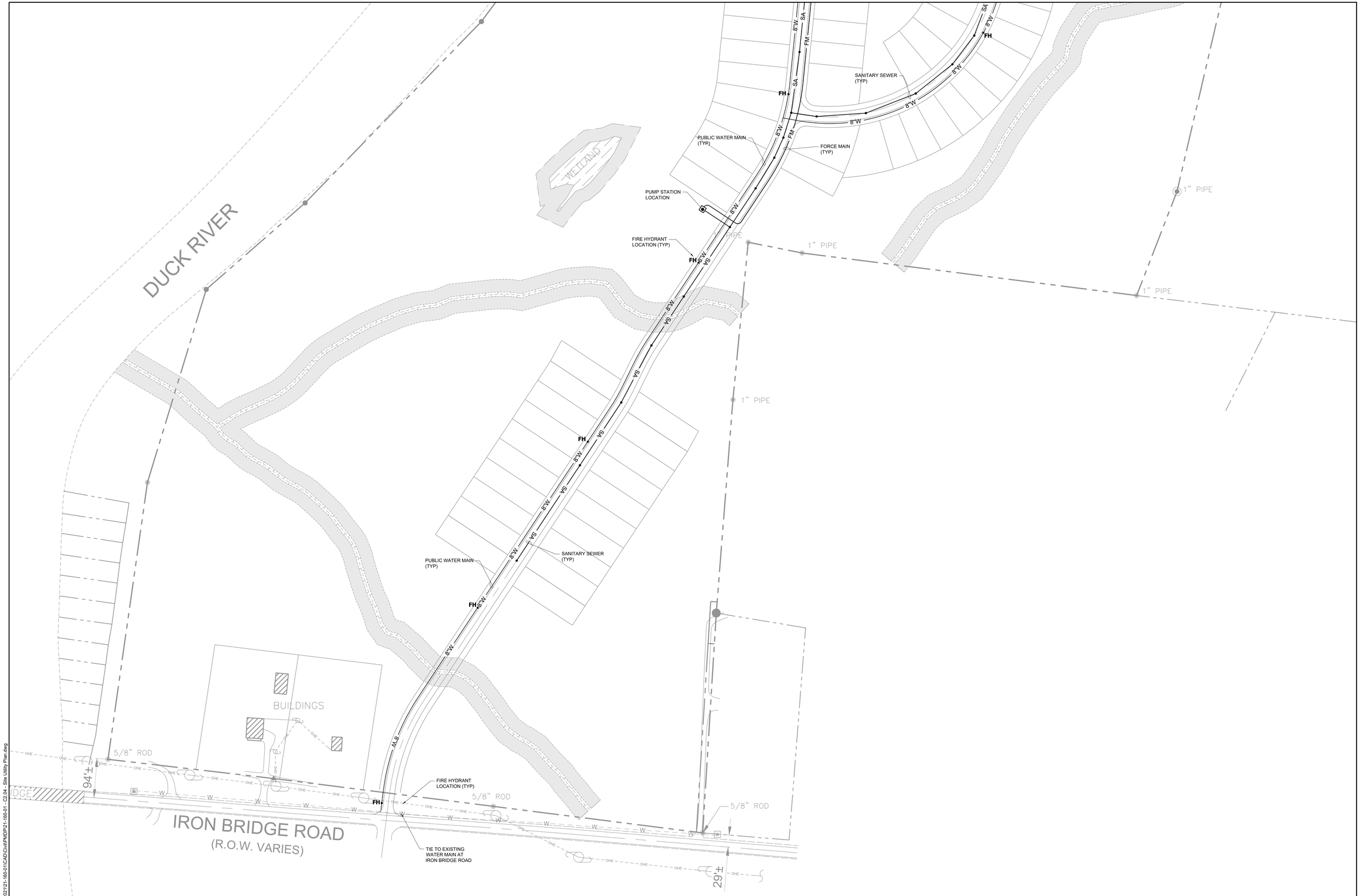
C2.03

PROJECT NO.: 21-160-01

N

0 100 200
SCALE: 1"= 100'

Apr 18, 2022 - 12:43pm T:\CAD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.03 - Site Utility Plan.dwg



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JAMES T. HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 021998
STATE OF TENNESSEE
04-18-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
TECH REVIEW COMMENTS
ISSUE DATE: 04/18/2022

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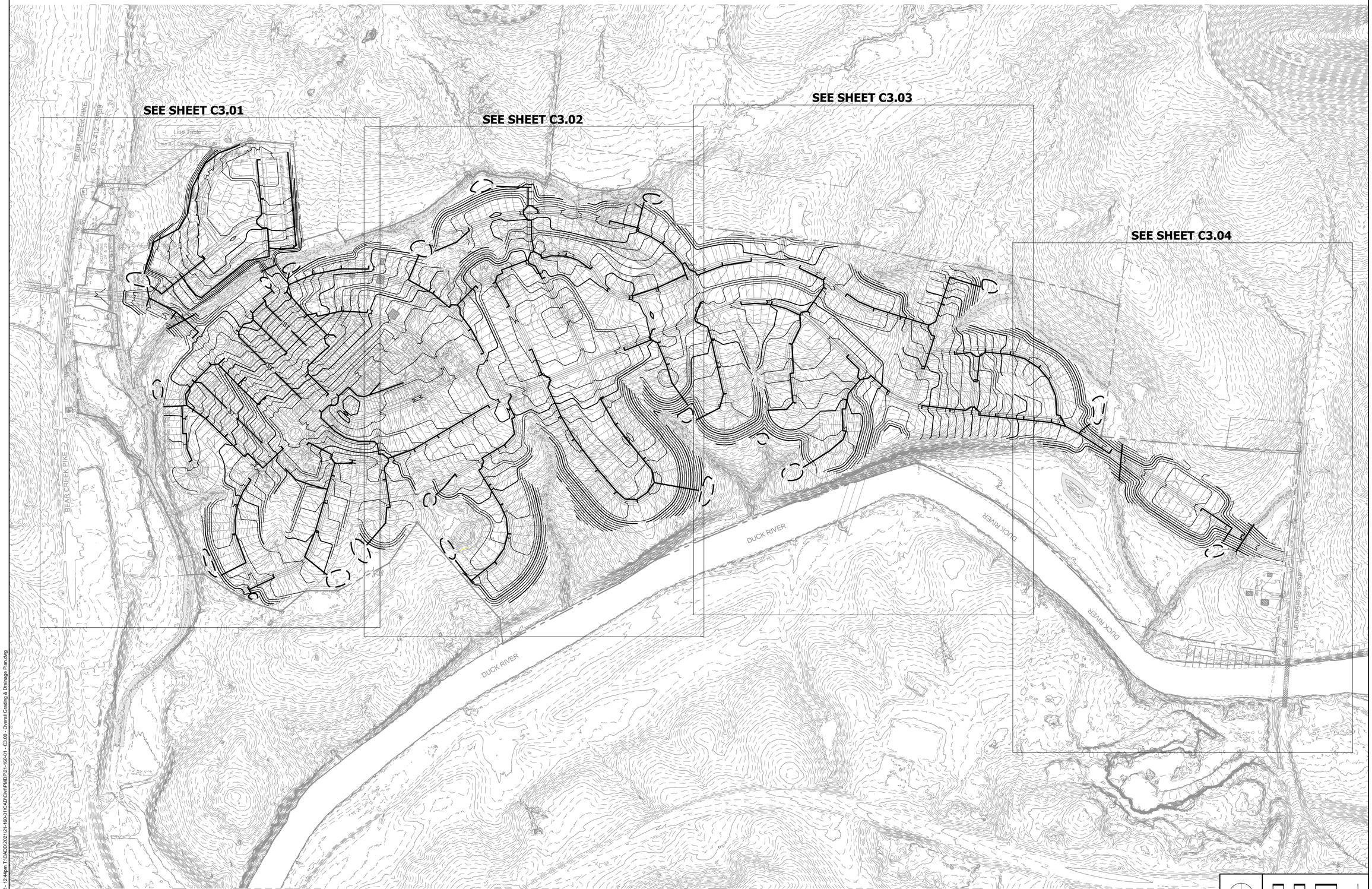
CHECKED BY: TWG

SITE UTILITY PLAN

C2.04
PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:44pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.04 - Site Utility Plan.dwg



N

0 300 600
SCALE: 1" = 300'

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SEAL

JAMES T. HARRISON IV
REGISTERED
CIVIL ENGINEER
No. 021998
STATE OF TENNESSEE
04-18-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
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DRAWN BY: TWG
CHECKED BY: TWG

OVERALL GRADING & DRAINAGE PLAN

C3.00

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:44pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.00 - Overall Grading & Drainage Plan.dwg



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SEAL



COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
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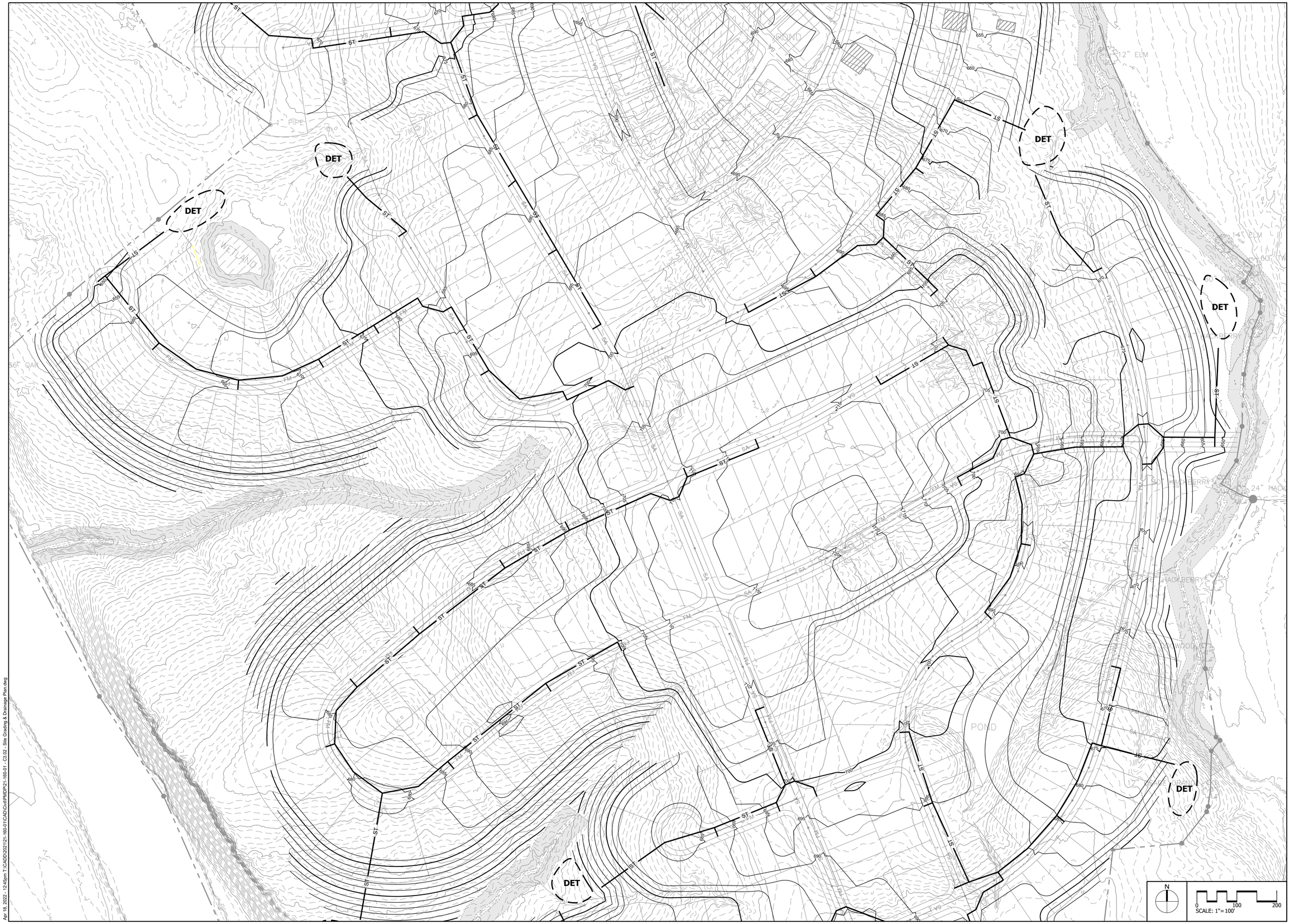
SITE GRADING & DRAINAGE PLAN

C3.01

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:44pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.01 - Site Grading & Drainage Plan.dwg


DET
DET
DET
DET
DET
WETLAND
POND
POND
POND
ST
SA
FM
VS
SD
WL
1" PIPE
36" OAK
12" ELM
14" ELM
30" HACKBERRY
24" HACK
30" HACKBERRY
30" HACKBERRY
30" HACKBERRY



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SEAL

JAMES T. HARRISON IV
REGISTERED PROFESSIONAL ENGINEER
CIVIL
04-18-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

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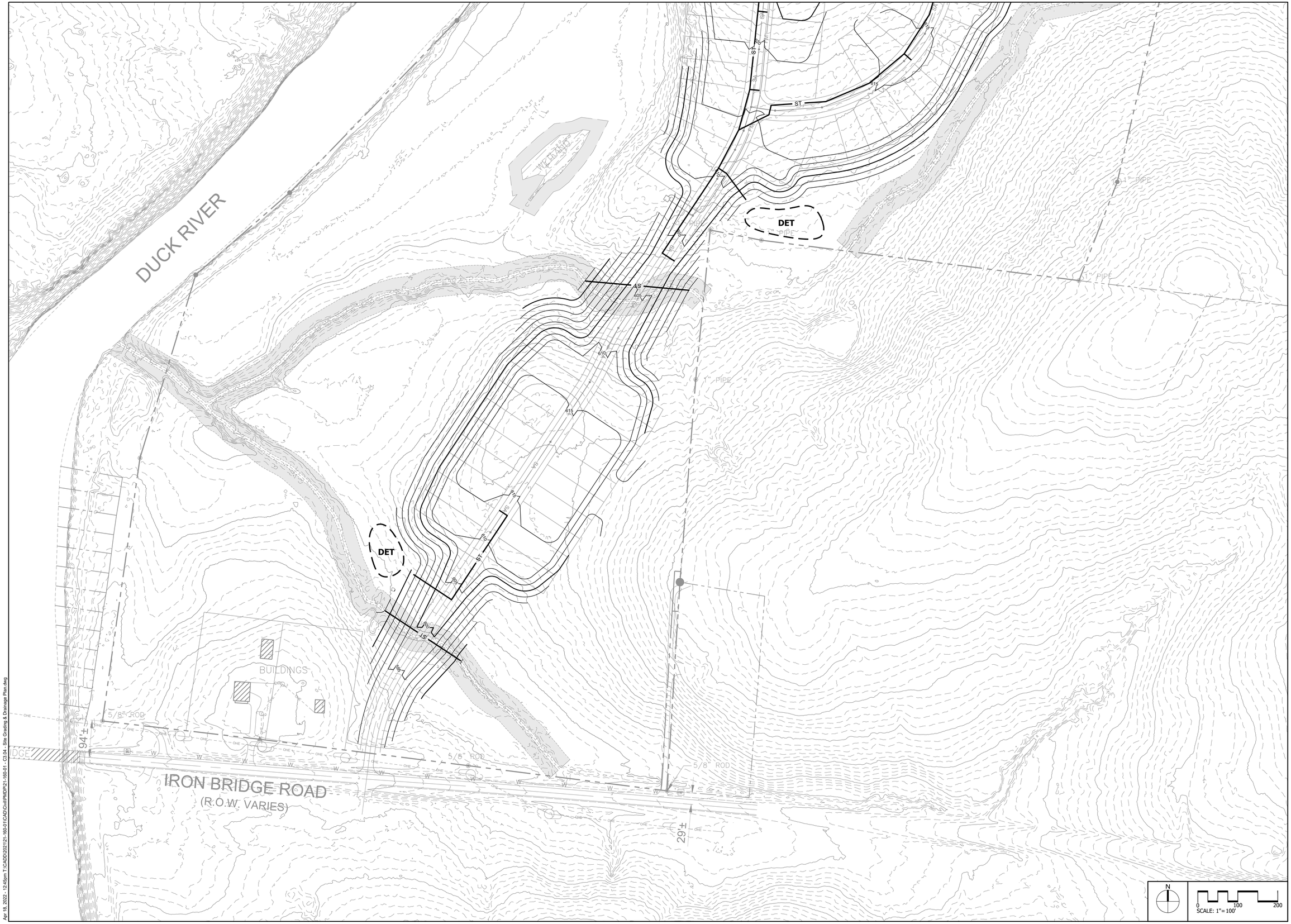
SITE GRADING & DRAINAGE PLAN

C3.03

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:45pm T:\CADD\2021\21-160-01\CADD\Civil\PMDP\21-160-01 - C3.03 - Site Grading & Drainage Plan.dwg


DUCK RIVER
WETLANDS
DET
DET
AS
ST
ST
ST
1S
1S
1" PIPE
1" PIPE
1" PIPE
5/8" ROD
5/8" ROD
5/8" ROD
BUILDINGS
IRON BRIDGE ROAD
(R.O.W. VARIES)
94±
29±
605
610
615
620
625
630
635
640
645
650
655
660
665
670
675
680
685
690
695
700
705
710
715
720
725
730
735
740
745
750
755
760
765
770
775
780
785
790
795
800

KOLTERLAND

14025 Riveredge Drive
Suite 175
Tampa, FL 33637

T 813-615-1244
F 813-615-1461
www.kolter.com

April 18, 2022

Mr. Glenn Harper, P.E.
City Engineer
City of Columbia, TN
N. Garden Street
Columbia, TN

RE: Columbia Bluffs (Big Bear Bluff Traffic Impact Study) Concurrence letter to TIS Report

Dear Mr. Glenn Harper,

Kolter Land (Developer) would like to submit this concurrence letter to the City of Columbia and is committed to making the off-site improvements and phasing outlined in the TIS dated 4/18/2022. This agreement is based on the TIS issued by Burch Transportation on 4-18-2022 and the recommendations of Volkert issued April 6th 2022 on behalf of the City of Columbia, TN.

The following is the projected timing and installations of said improvements:

1. Prior to preliminary acceptance of *Phase 1 or Final Plat of Phase 2* vertical build out, consisting of +/- 254 dwelling units, the **Bear Creek Pike and Mt Olivet Road/School Access** & **Patterson Drive South Bound Left Turn Lane** improvements will be completed.
    a. Please see aerial image describing improvement and location
2. Prior to preliminary acceptance of *Phase 2 or Final Plat Phase 3* vertical build out, consisting of a total of+/- 242 dwelling units, the **Bear Creek and Tom J Hitch Parkway** improvements will be completed.
    a. Please see aerial image describing improvement and location
3. Prior to preliminary acceptance of *Phase 2 or Final Plat Phase 3* vertical build out, consisting of +/-260 dwelling units, the **Bear Creek Pike and Patterson Drive/Site Access # 1** improvements will be completed.
    a. Please see aerial image describing improvement(s) and location
4. Prior to preliminary acceptance of *Phase 3 or Final Plat Phase 4* vertical build out, consisting of +/- 300 dwelling units, the **James Campbell BLVD and Tom J Hitch Parkway** improvements will be completed.
    a. Please see aerial image describing improvement and location
5. Prior to preliminary acceptance of *Phase 4 or Final Plat of Phase 5*, upon completion of full vertical buildout of Phase's 1-4, *Phase 4*, consisting of +/-178 dwelling units, the **Iron Bridge Road and Site Access # 2** improvements will be completed.
    a. Please see aerial image describing improvement and location

6. Prior to preliminary acceptance of ***Phase 5***, consisting of +/- 166 dwelling units, **All Recommended Road Improvements** listed with the TIS report memo by Volkert issued April 6th 2022, will be completed for all +/-1,400 dwelling units.
    a. Please see aerial image describing improvement and location

Please see the attached "Columbia Bluffs Aerial Improvement Map" for reference to locations of said improvements.

All improvements will be designed and constructed in accordance to AASHTO, TDOT, and City of Columbia standards. All projected phase unit counts are subject to change based on final engineering design and utility completion required at time of construction documents review.

Please let me know if you should have any questions.

Respectfully,

Joshua Gibbs
Kolter Land Partners, LLC
Sr. Land Development Manager
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
(615) 582-3253

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Map 90; Parcels 12.01 and 16.00		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation, Rezoning, PUD Master Plan		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☒ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	<u>Annexations/Rezoning:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Greg Gamble	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, STE 20; Franklin 37069	EMAIL	greg.gamble@gdc-tn.com

PROPERTY OWNER NAME	Big Bear Bluffs LLC	PHONE	
ADDRESS		EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

APPLICANT NAME	APPLICANT SIGNATURE	DATE

PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

LEGAL DESCRIPTION
FOR ALL OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
AND MAP 90, PARCEL 16
DEED BOOK R2060, PAGE 129
BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY BEAR CREEK PIKE, ROCK 'N' ROLL JESUS, LLC, AS OF RECORD IN DEED BOOK R2727, PAGE 1242 OF THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. PATEL AS OF RECORD IN DEED BOOK R2411, PAGE 1348, ROMCTN, LENA ELLEN CRAIG AS OF RECORD IN DEED BOOK R1445, PAGE 168, ROMCTN, VALERIW CAMERON AS OF RECORD IN DEED BOOK R2360, PAGE 1205, ROMCTN, AND DEBRA JEAN PARKS AND HUSBAND, EDDIE PARKS AS OF RECORD IN DEED BOOK R2215, PAGE 933, ROMCTN; ON THE EAST BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, STEVEN CHARLES FOSTER AND REBECCA JANE FOSTER, HUSBAND & WIFE AS OF RECORD IN DEED BOOK R2497, PAGE 1304, ROMCTN, BARRY C. BLACKBURN, TRUSTEE FOR BARRY C. BLACKBURN REVOCABLE TRUST AS OF RECORD IN DEED BOOK R2301, PAGE 1492, ROMCTN, BRENT W. THORNTON AND WIFE TERRI L. THORNTON AS OF RECORD IN DEED BOOK R2096, PAGE 766, ROMCTN, CALVIN DEAN JOHNSON FORMERLY CARL JOHNSON AND WIFE, BARBARA D. JOHNSON AS OF RECORD IN DEED BOOK 375, PAGE 542, ROMCTN, AND CALVIN DEAN JOHNSON AND WIFE SHERYL GAY JOHNSON AS OF RECORD IN DEED BOOK R747, PAGE 602, ROMCTN; ON THE SOUTH BY IRON BRIDGE ROAD; AND ON THE WEST BY JIMMY MATHEWS AS OF RECORD IN DEED BOOK 1311, PAGE 80, DAVID LUNN HARRIS ETUX AS OF RECORD IN DEED BOOK R2173, PAGE 1148, ROMCTN, DUCK RIVER, AND MARK A. SEAGO AND WIFE TINA SEAGO AS OF RECORD DEED BOOK R2369, PAGE 973 ROMCTN; AND CONTINUED TO THE NORTH BY MIKE BIKES AS OF RECORD IN DEED BOOK R1884, PAGE 1082, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2732, PAGE 1288, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 580 AND DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 20 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 1 AND LYING IN THE NORTHWEST BOUNDARY OF ROCK 'N' ROLL JESUS, LLC (BK R2727, PG 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,793.95 EAST 1,672,944.21;

THENCE, WITH THE WEST BOUNDARY OF JESUS, THE FOLLOWING CALLS:

S 08°01'16" W, FOR A DISTANCE OF 269.51 FEET, TO AN IRON PIN FOUND;
S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHEAST CORNER OF JESUS;

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

RECEIVED
MAR 21 2022
By: 22-0015

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF CRAIG AND CAMERON, THE FOLLOWING CALLS:

N 88°09'20" E, FOR A DISTANCE OF 218.80 FEET TO A FENCE POST FOUND;
S 89°57'55" E, FOR A DISTANCE OF 158.93 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF CAMERON, THE FOLLOWING CALLS:

N 05°25'46" W, FOR A DISTANCE OF 219.36 FEET TO AN IRON PIN SET;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 80°44'46" E, FOR A DISTANCE OF 22.14 FEET TO AN IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 0°18'19" E, FOR A DISTANCE OF 89.89 FEET TO AN IRON PIN FOUND;
S 49°53'58" E, FOR A DISTANCE OF 51.40 FEET TO AN IRON PIN FOUND;
S 3°25'01" W, FOR A DISTANCE OF 106.80 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 78°01'13" E, FOR A DISTANCE OF 120.71 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

N 2°59'51" E, FOR A DISTANCE OF 60.05 FEET TO AN IRON PIN FOUND;
S 78°10'57" E, FOR A DISTANCE OF 5.80 FEET TO AN IRON PIN FOUND;
N 24°00'25" E, FOR A DISTANCE OF 116.87 FEET TO IRON PIN FOUND;
N 24°07'16" E, FOR A DISTANCE OF 25.12 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF PARKS;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 66°43'29" E, FOR A DISTANCE OF 100.38 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF HEAD, THE FOLLOWING CALLS:

S 2°49'46" E, FOR A DISTANCE OF 24.11 FEET TO AN IRON PIN FOUND;
N 86°58'06" E, FOR A DISTANCE OF 13.97 FEET TO A 5/8" IRON ROD FOUND;
S 0°55'50" W, FOR A DISTANCE OF 185.26 FEET TO AN IRON PIN SET;
S 4°40'44" W, FOR A DISTANCE OF 127.32 FEET TO A 1-1/2" PIPE FOUND;
S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE TPOST TAGGED;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE TPOST TAGGED;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE TPOST TAGGED;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE TPOST TAGGED;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;

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By: 22:0025

S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE TPOST TAGGED;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE TPOST TAGGED;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM;
S 23°46'07" E, FOR A DISTANCE OF 240.66 FEET TO FENCE LINE TPOST TAGGED;
S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
S 26°59'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
S 40°35'26" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
S 9°12'29" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
S 33°56'56" W, FOR A DISTANCE OF 69.94 FEET TO FENCE POST 30" HACKBERRY;
S 61°19'48" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 50°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" W, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 6°49'35" W, FOR A DISTANCE OF 1187.64 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND;

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THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°08'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE POST FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND;
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAIL ROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT NORTHWEST CORNER OF RIGHT-OF-WAY;

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'08" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°48'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 36°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 284.62 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND;
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°46'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 932.36 FEET TO FENCE POST FOUND;

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

REC
MAR 21 2022
By: 22.0075

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 49°58'39" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'29" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 0°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND;
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'55" E, FOR A DISTANCE OF 52.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND;
N 19°40'08" E, FOR A DISTANCE OF 57.72 FEET TO 12" CEDAR;
N 30°13'58" E, FOR A DISTANCE OF 123.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND;
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 3°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO;

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES;

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG 1288, BK R2775, PG 580 & BK R2775, PG 20)

N 37°01'24" E, FOR A DISTANCE OF 91.39 FEET TO FENCE POST FOUND;
S 64°57'03" E, FOR A DISTANCE OF 47.99 FEET TO FENCE POST FOUND;
N 29°46'16" E, FOR A DISTANCE OF 112.44 FEET TO FENCE POST FOUND;
N 69°17'32" E, FOR A DISTANCE OF 114.26 FEET TO 1" PIPE IRON PIN FOUND;
N 49°04'40" E, FOR A DISTANCE OF 179.96 FEET TO 1" PIPE IRON PIN FOUND;
N 11°45'20" E, FOR A DISTANCE OF 190.04 FEET TO IRON PIN FOUND AT NORTHEAST CORNER OF GOODMAN;

THENCE, ALONG THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 88°38'11" E, FOR A DISTANCE OF 384.26 FEET TO 1" PIPE FOUND;
N 81°28'20" E, FOR A DISTANCE OF 119.52 FEET TO IRON PIN TO THE POINT OF BEGINNING CONTAINING 18,285,676.78 SQ.FT. OR 419.78 ACRES MORE OR LESS BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, DATE 01/04/2022;

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

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CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Big Bear Bluffs LLC being the sole owner of the property more particularly described as 419 acres +/- on Plat of Record in Plat Books R2051 + R2060 Pages 792 + 129 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

Peter Jenkins
Print Name

3/21/22
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

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By 22-0025



SITE DATA:

TOTAL ACREAGE:	394.34 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R /PUD-C PLANNED UNIT DEVELOPMENT RESIDENTIAL/COMMERCIAL
MAP/PARCEL NUMBERS:	MAP 90 PARCELS 12.01 AND 16.0
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES; TOWNHOMES; MULTI-FAMILY APARTMENT BUILDINGS, COMMERCIAL
TOTAL UNITS PROPOSED:	1,400 HOMES
TOTAL COMMERCIAL PROPOSED:	20,000 SF MAXIMUM
NET DENSITY:	5.06 DUA
TOTAL OPEN SPACE:	XX AC (XX% TOTAL SITE)

NET AREA CALCULATION: 276.49 AC
TOTAL AREA (394.34 AC) - FLOOD PLAIN (65.75AC) - PROPOSED ROW (52.10 AC) = 276.49 AC

PERMITTED DENSITY: 2,018 HOMES	REQUESTED DENSITY: 550 HOMES
GROSS AREA: 394.34 AC	GROSS AREA: 394.34 AC
NET AREA: 276.49 AC	NET AREA: 276.49
MINIMUM LOT SIZE: 6,000 SF	LOTS CLUSTERED TO PRESERVE COMMON OPEN SPACE
GROSS DENSITY: 5.18 DUA	GROSS DENSITY: 3.55 DUA
NET DENSITY: 7.30 DUA	NET DENSITY: 5.18 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER SINGLE FAMILY DETACHED HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

100 SF PER TOWN HOME REQUIRED
PROVIDED ON EACH TOWNHOME LOT IN THE FRONT, REAR OR SIDE YARD.

COMMON OPEN SPACE PROVIDED: 174.25 AC; 44.18% OF TOTAL SITE
COMMON OPEN SPACE REQUIRED: 10% RS-6; 12% RM1
NATURAL OPEN SPACE: 65.75 AC (36% OF OPEN SPACE)
FLOOD PLAIN: 65.75 AC
USABLE OPEN SPACE: XX AC (XX% OF OPEN SPACE)
OTHER OPEN SPACE: XX AC (XX% OF OPEN SPACE)
STORMWATER: X AC

RESIDENTIAL LOTS:	1,400 HOMES TOTAL
SINGLE FAMILY LOTS:	800 HOMES
LOT TYPE 1: 515 LOTS	
LOT TYPE 2: 192 LOTS	
LOT TYPE 3: 50 LOTS	
LOT TYPE 4: 43 LOTS	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
10 APARTMENT BUILDINGS; 30 UNITS PER BUILDING	

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	CORNER:	SIDE:
SINGLE-FAMILY DETACHED	20'	20'	20'	5' MINIMUM, 15' BETWEEN BUILDINGS
TOWNHOME	20'	20'	12'	5' MINIMUM, 15' BETWEEN BUILDINGS

OFF STREET PARKING: 2 PARKING SPACES PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY
ON-STREET PARKING: PROVIDED ON STREETS, ADJACENT TO ALLEY LOADED TOWNHOMES

VARIANCE REQUESTS ASSOCIATED WITH THE COLUMBIA BLUFFS PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE (RM-6 BASE ZONE):	REQUEST	STANDARD
SIDE YARD SETBACK	5'; 15' BETWEEN BUILDINGS	7'; 15' BETWEEN BUILDINGS
PORCH ENCROACHMENT	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

REQUESTED VARIANCE (RM1 BASE ZONE):	REQUEST	STANDARD
TOWNHOME MIN. LOT WIDTH	18'	7'; 15' BETWEEN BUILDINGS
MULTI-FAMILY UNITS/BUILDING	30 UNITS	24 UNITS
PORCH ENCROACHMENT (TOWNHOME)	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

DEVELOPMENT TEAM:
KOLTER LAND
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jharvey@kolter.com

ENGINEER:
CIVIL SITE DESIGN GROUP
JIM HARRISON
2305 KLINE AVENUE, STE 300
jimh@csdgtn.com

LANDSCAPE ARCHITECT/PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, STE 201
greg.gamble@gdc-tn.com

N

0 200 400 600

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — 3.21.22

ISSUED: MARCH 21, 2022

Revision Date

MASTER DEVELOPMENT PLAN
SHEET
C1.0

MATCHLINE C1.0
MATCHLINE C1.1

MATCHLINE C1.0
MATCHLINE C1.1

100 YEAR FLOOD PLAIN

DUCK RIVER

ONE

100'

30' STREAM BUFFER, TYP.

RIVER ACCESS

DOG PARK

RECREATIONAL FIELD

DUCK RIVER

IRON BRIDGE ROAD

N

0 200 400 600

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GARY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
3.21.22

ISSUED: MARCH 21, 2022

Revision Date

MASTER DEVELOPMENT PLAN

SHEET

C1.1



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Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL



COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL
ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

OVERALL UTILITY PLAN

C2.00

PROJECT NO.: 21-160-01

N

0 300 600
SCALE: 1"=300'

Mar 21, 2022 - 2:05pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.00 - Overall Utility Plan.dwg

BEAR CREEK PIKE

TIE TO EXISTING WATER MAIN AT BEAR CREEK PIKE

110'+/-

90'+/-

75'+/-

1/2" ROD

1" PIPE

1" PIPE

1" PIPE

1" PIPE

ROD IN DBL OAK

RR SPIKE

5/8" ROD

5/8" ROD

BEAR CREEK

BEAR CREEK

"TRACK ROAD" EXISTING DRIVEWAY EXCEPTIONS 8 & 25

OVERHEAD UTILITY LINES EXCEPTION

EXISTING SANITARY SEWER LINES EXCEPTIONS 8, 19, & 20

PUBLIC WATER MAIN (TYP)

FIRE HYDRANT LOCATION (TYP)

WETLAND

MCKAY BRANCH

1-1/2" PIPE

T-POST

T-POST

T-POST

T-POST

1-1/2" PIPE

3" METAL POST

30" HACKBERRY

12" CEDAR

1" PIPE

1" PIPE

1" PIPE

24" CED

PUBLIC WATER MAIN (TYP)

FIRE HYDRANT LOCATION (TYP)

30" MAPLE

CEMETERY EXCEPTIONS 8 & 18

N

0 100 200

SCALE: 1"= 100'

Mar 21, 2022 - 2:05pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.01 - Site Utility Plan.dwg

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SEAL

JAMES T. HARRISON IV — REGISTERED ENGINEER — 03-21-22 — No. 021998 — STATE OF TENNESSEE

COLUMBIA BLUFFS

PMDP

Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:

INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.01

PROJECT NO.: 21-160-01

PUBLIC WATER MAIN (TYP)

FIRE HYDRANT LOCATION (TYP)

WETLAND

POND

1" PIPE

36" OAK

12" ELM

14" ELM

60" TW

60" OAK

14" HACKBERRY

30" HACKBERRY

24" HACK

16" HACKBERRY

8" DOGWOOD

12" OSAGE ORANGE

8"W

FH

N

0 100 200

SCALE: 1"= 100'

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SEAL

JAMES T. HARRISON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
03-21-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS

PMDP

Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:

INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.02

PROJECT NO.: 21-160-01

Mar 21, 2022 - 2:05pm T:\CIVIL\Projects\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.02 - Site Utility Plan.dwg



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COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:

INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

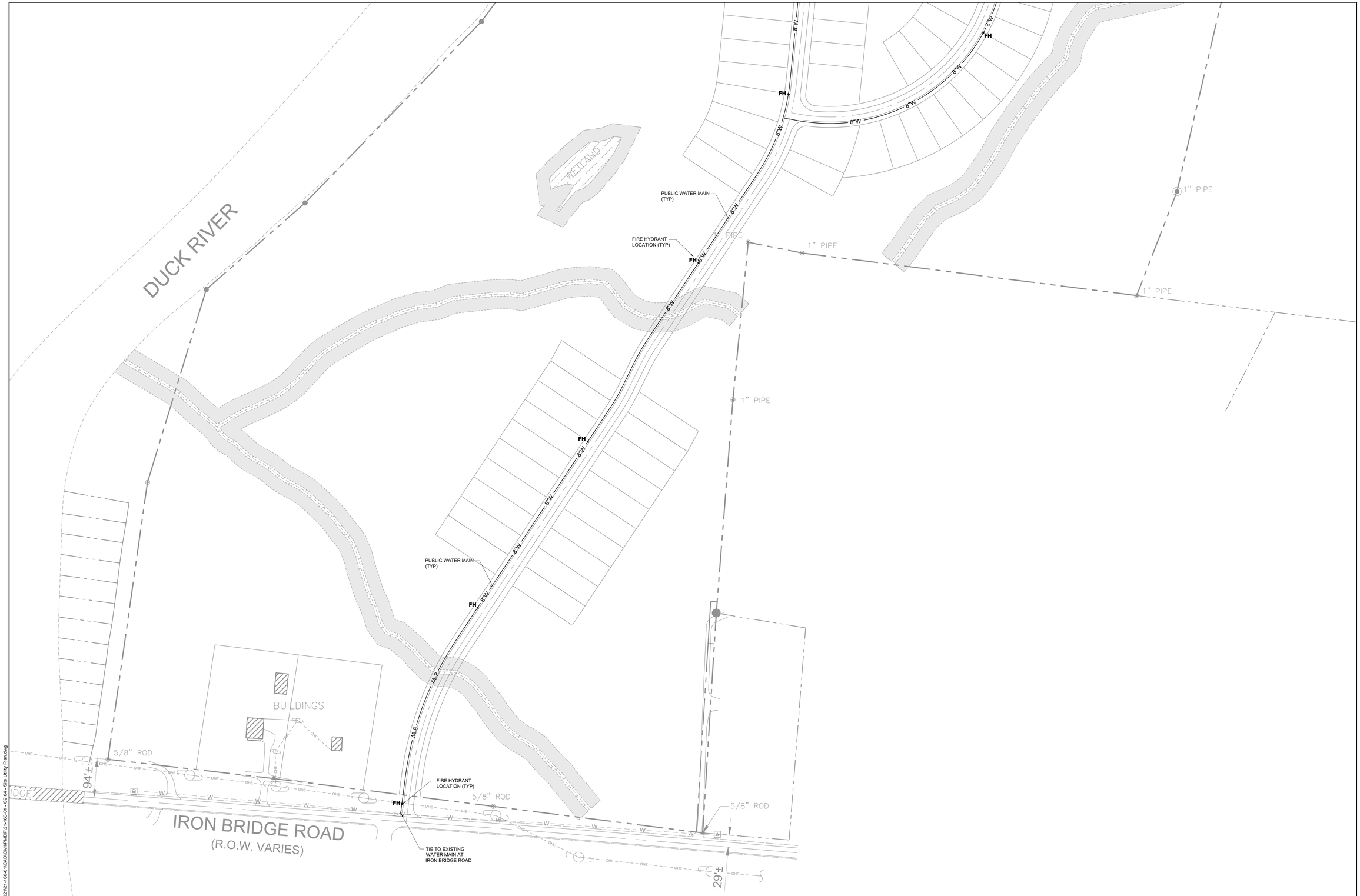
C2.03

PROJECT NO.: 21-160-01

N

0 100 200
SCALE: 1"= 100'

Mar 21, 2022 - 2:06pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.03 - Site Utility Plan.dwg



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SEAL

JAMES T. HARRISON IV
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURAL
COMMERCE
No. 021998
STATE OF TENNESSEE
03-21-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL
ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

N
0 100 200
SCALE: 1"= 100'

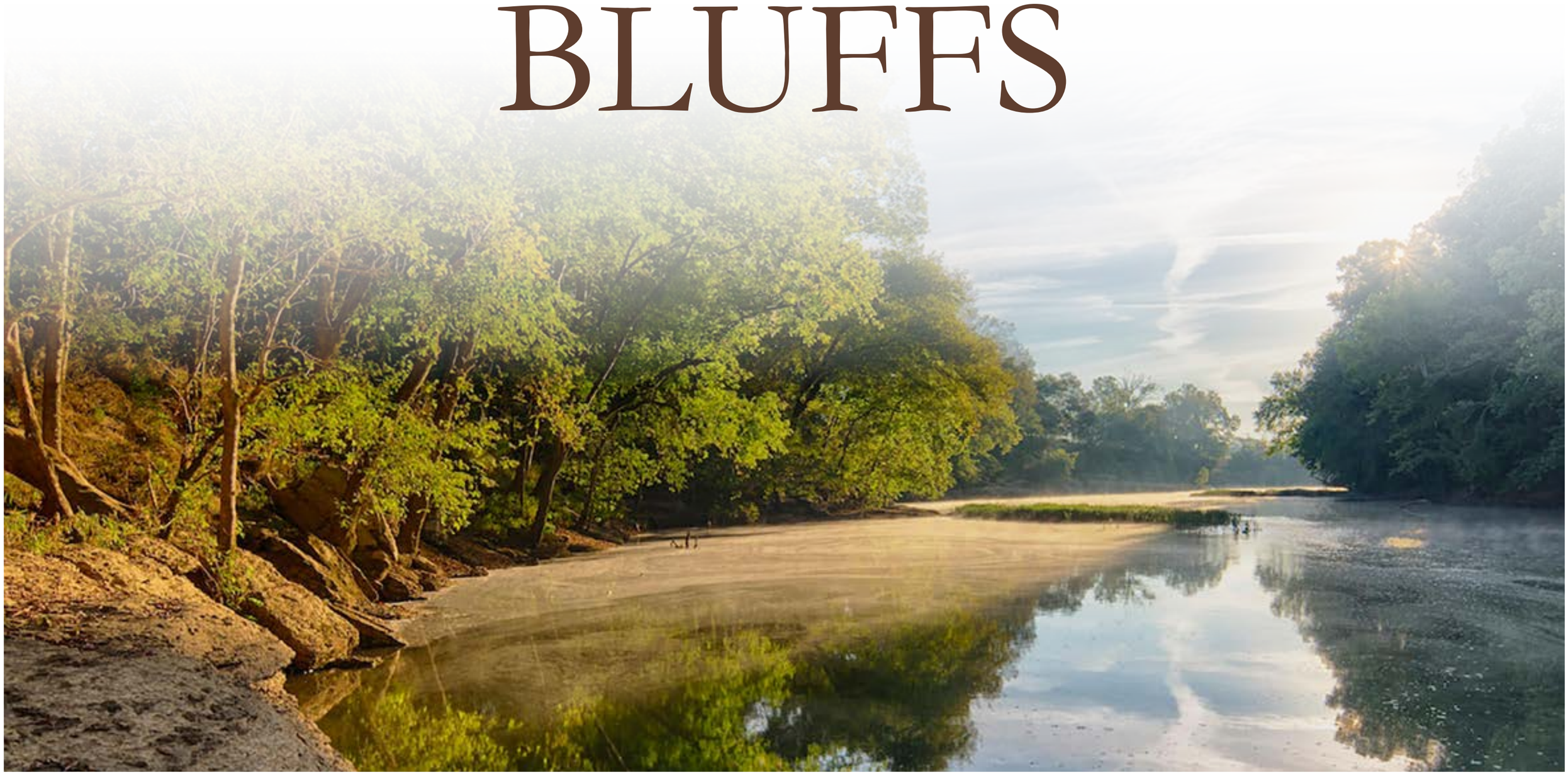
C2.04
PROJECT NO.: 21-160-01

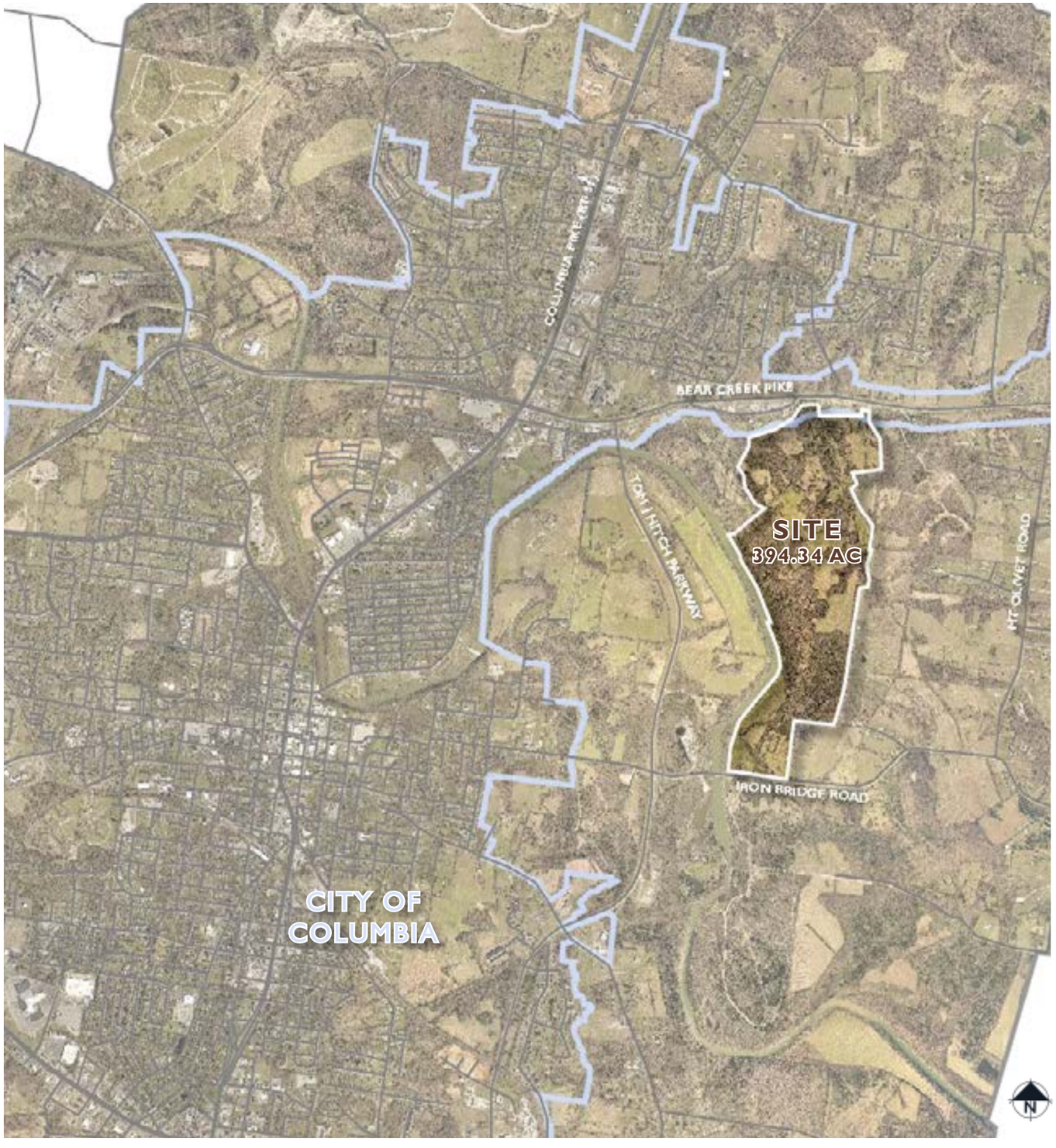
Mar 21, 2022 - 2:06pm T:\CAD\2021\21-160-01\CAD\Civil\IPMDP\21-160-01 - C2.04 - Site Utility Plan.dwg

COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

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4. DEVELOPMENT OVERVIEW.
5. COMMUNITY CHARACTER
6. ANNEXATION AND REZONING
7. FUTURE LAND USE AMENDMENT
8. MASTER PLAN
9. OPEN SPACE & AMENITIES

ARCHITECTURE:
14. DESIGN GUIDELINES
15. SINGLE FAMILY
16. TOWNHOME
17. MULTI-FAMILY
18. LOT DIAGRAMS
23. STREET SECTIONS

Date: March 21, 2022

DEVELOPMENT TEAM

KOLTERLAND

Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

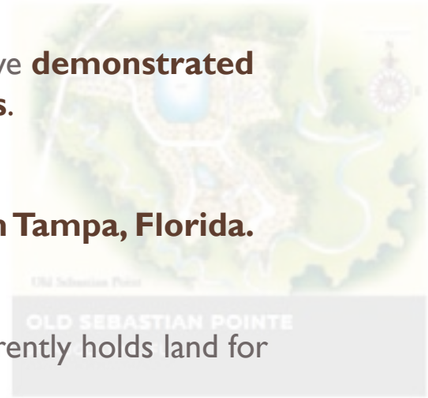
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**







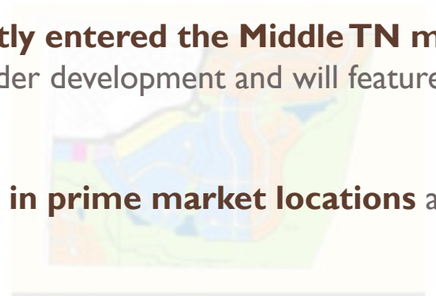


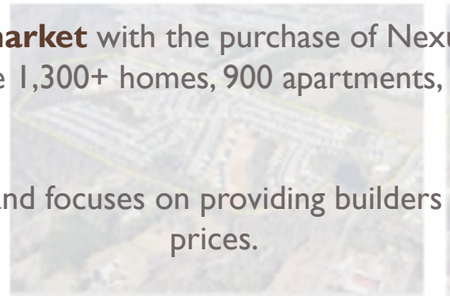


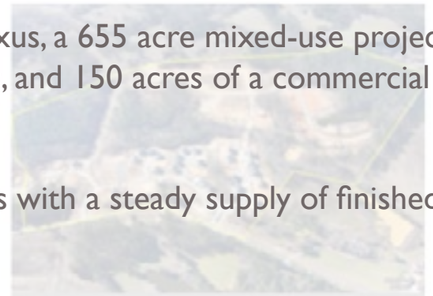
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

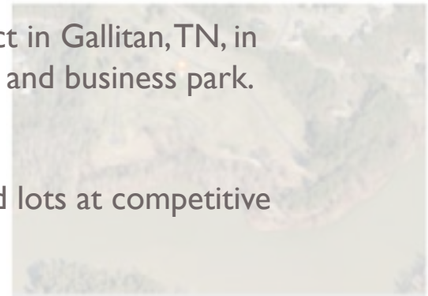
Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.









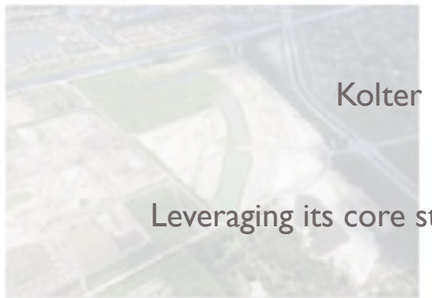


Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

The firm targets acquisition of raw land with entitlements in place or nearly in place which **Kolter Land develops in-house, and sells to homebuilders and other developers**.

Kolter Land has business relationships with all public and major private homebuilders **in the southeast U.S**.

Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.











KOLTER LAND INTRODUCTION

WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 394.34 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 800 single family homes, 300 townhomes, and 300 multi-family apartment homes as well as +/-4.09 acres proposed for commercial uses.

ANNEXATION INTO CITY OF COLUMBIA



REZONING REQUEST





LAND USE AMENDMENT



PUD MASTER PLAN

DEVELOPMENT OVERVIEW

VARIOUS
HOUSING OPTIONS



POCKET PARKS, TRAILS,
& OPEN SPACES



DOG PARK



FAMILY-FRIENDLY
INFRASTRUCTURE





AMENITIES, POOL,
& FIREPIT AREAS



RIVER ACCESS
& CANOE LAUNCH

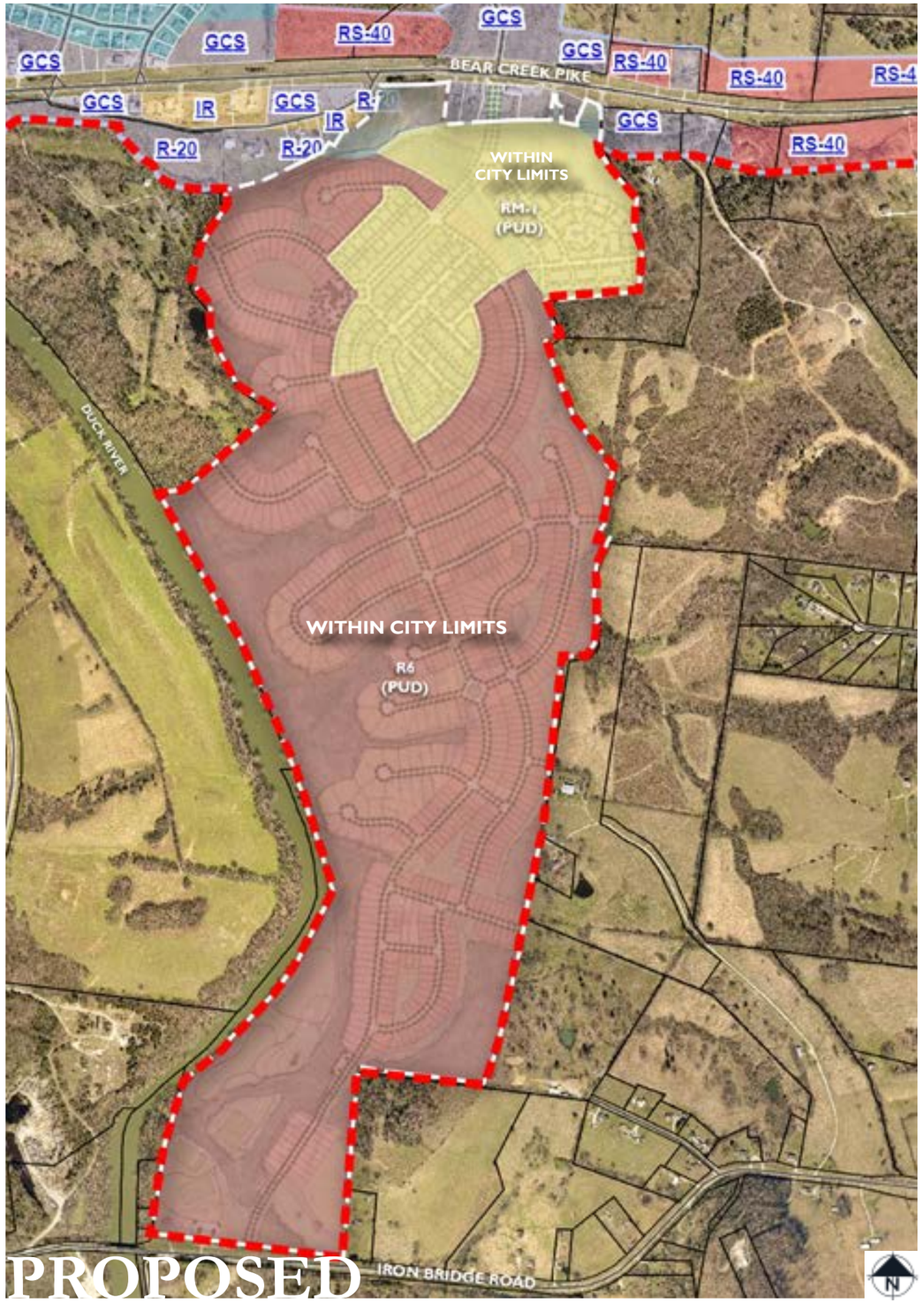


BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



EXISTING



PROPOSED

LAND AREA REQUESTED FOR ANNEXATION INTO THE CITY OF COLUMBIA:

ADJACENT TO PARCELS ALONG BEAR CREEK PIKE WHICH ARE ALREADY WITHIN CITY LIMITS.

WITHIN LIMITS OF COLUMBIA'S URBAN GROWTH BOUNDARY

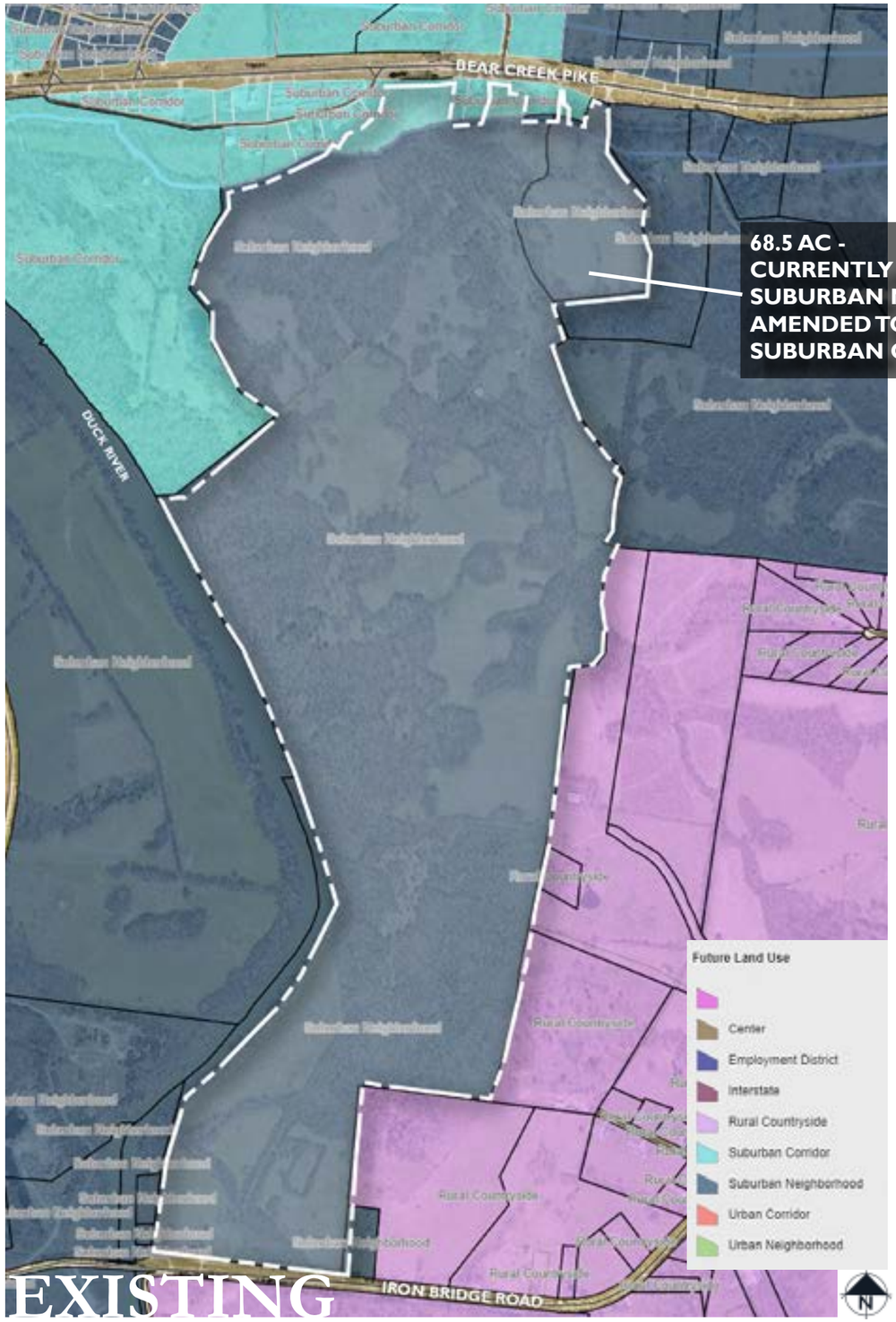
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

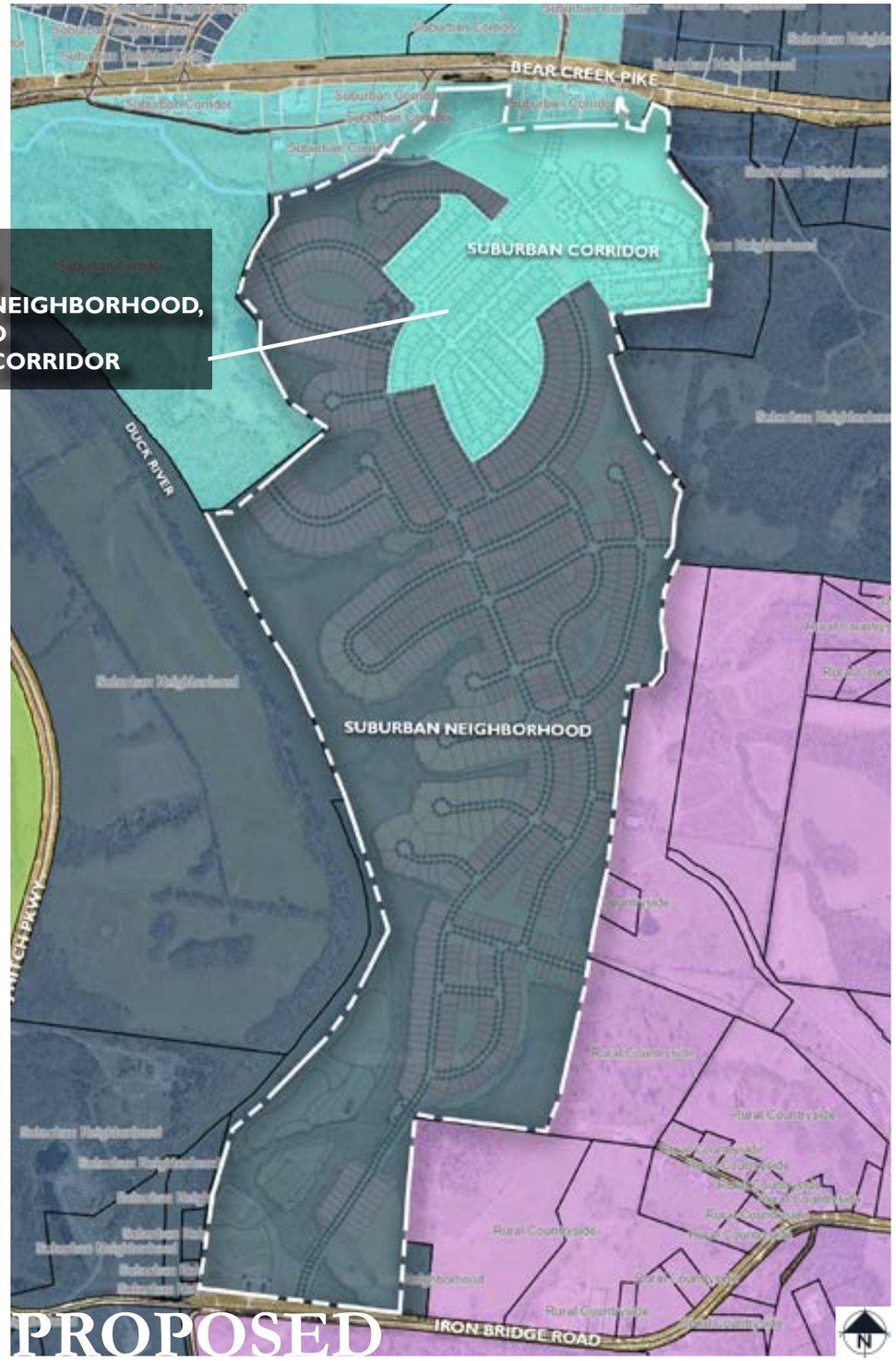
NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40

REQUESTED ZONING:
PUD-R (RS-6 BASE ZONING)
PUD-C (RM1 BASE ZONING)

ANNEXATION & REZONING



EXISTING



PROPOSED

LAND USE AMENDMENT:

EXISTING LAND USE:
SUBURBAN RESIDENTIAL & SUBURBAN CORRIDOR

REQUEST:
EXTEND EXISTING BOUNDARY OF SUBURBAN CORRIDOR FROM THE NORTHERN EDGE OF THE SITE INTO THE SITE FOR AN AREA OF 68.5 AC.

THE EXTENSION OF THIS LAND USE DISTRICT INTO THE SITE ALLOWS FOR TOWNHOME, MULTI-FAMILY, AND LIMITED COMMERCIAL/OFFICE USES TO BE DEVELOPED IN CONJUNCTION WITH THE SINGLE-FAMILY DETACHED RESIDENTIAL USES.

FUTURE LAND USE AMENDMENT



*SEE PAGE 10 FOR OPEN SPACE

MASTER PLAN

MASTER PLAN SUMMARY AND REQUESTED VARIANCES

The neighborhood character is established by:

- Clustered development to preserve large community open spaces & flood plain

- High level of connectivity internally, and also provides a roadway connection between Bear Creek Pike and Iron Bridge Road.

- Many variations of housing options, including single-family detatched lots, single-family attached townhomes, and multi-family apartment units.

- Community amenities such as pocket parks, walking trails, a community pool, & dog park

RM-6 BASE ZONE

Requested Variances:	Request	Standard
Side Yard Setback	**5'** ; (15' between buildings)	**7';** (15' between buildings)
Porch Encroachment	10'	N/A

RM1 BASE ZONE

Requested Variances:	Request	Standard
Townhome Min. Lot Width	18'	22'
Multi-Family Units	30 Units per building	24 Units per building
Porch Encroachment	10'	N/A

DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	394.34 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R & PUD-C
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES, COMMERCIAL
TOTAL UNITS:	1,400 HOMES
COMMERCIAL ACREAGE:	4.10 AC
AREA IN FLOOD PLAIN:	65.75 ACRES
AREA IN PROPOSED ROW:	52.10 ACRES
NET AREA CALCULATION:	276.49 ACRES

394.34 AC - 65.75 AC - 52.10 AC = **276.49 AC**
TOTAL FLOOD ROW **NET**

PERMITTED DENSITY:		**REQUESTED DENSITY:**
MAX. UNITS:	**2,018 HOMES**	**UNITS:** **1,400 HOMES**
GROSS DENSITY:	5.18 DUA	GROSS DENSITY: 3.55 DUA
NET AREA:	276.49 AC	
MIN. LOT AREA:	6,000 SF	**NET DENSITY: 5.06 DUA**

LOT BREAKDOWN:

SINGLE FAMILY LOTS:	800 HOMES
TYPE 1 LOTS: 515	
TYPE 2 LOTS: 192	
TYPE 3 LOTS: 50	
TYPE 4 LOTS: 43	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
APPROX. 10 BUILDINGS @ 30 UNITS/BUILDING	
TOTAL RESIDENTIAL UNITS:	1,400 HOMES

OPEN SPACE:

RS-6 BASE ZONE AREA = 10% MINIMUM OPEN SPACE REQUIRED
RM1 BASE ZONE AREA = 12% MINIMUM OPEN SPACE REQUIRED

SINGLE FAMILY HOMES TO PROVIDE 750 SF OF YARD SPACE ON LOT.
TOWN HOMES TO PROVIDE 100 SF OF YARD SPACE ON LOT.



OPEN SPACE & AMENITIES











COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Passive walking trails & river access
- Community amenity, pocket parks, & play areas

OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN OPEN SPACE:	65.75 AC (36.03% of OS)
STORM WATER OPEN SPACE:	*XX.X AC (*XX.X% of OS)
REMAINING OPEN SPACE:	116.69 AC (63.96% of OS)
TOTAL OPEN SPACE:	182.44 AC (46.26% of SITE)
TOTAL SITE ACREAGE:	394.34 AC

Total Open Space Provided:	182.44 AC (46.26% SITE)
Natural Open Space:	65.75 AC (16.67% of SITE)
Floodplain:	65.75 AC (37.73% of OS)
Other Open Space:	*XX.X AC (X.X% of SITE)
Storm water:	*XX.X AC (X.X% of OS)
Usable Open Space:	116.69 AC (63.96% of OS)

- Active recreation
- Walking paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse

*STORMWATER ACREAGE TO FOLLOW AS SUPPLEMENTAL INFORMATION















MAIL KIOSK & BUS STOP

SINGLE-FAMILY AMENITY



AMENITY ARCHITECTURAL CHARACTER







MULTI-FAMILY AMENITY

	Single Family	Multi-Family
Building Height and Massing	• Mix of 1 and 2-story. • Attached garages encouraged. • 12' minimum between buildings.	• 3-story.
Building Separation		• 15' minimum between buildings. • Buildings over 150' in length are discouraged.
Street Facades	• Maximize frontage and orientation onto residential streets. • Porches and active interior living spaces should orient to residential streets. • Entries visible from residential streets. • Non-Integral porches, stoops, or entry patios may occur within front setback.	
Building Entries	• Porches minimum 6' deep and 6' wide.	• Ground floor units to have articulated residential entry facing the street. • First florr entries framed within an entry porch and architecturally defined by railings, steps, and roof. • Multiple units may share an enlarged entry porch. • Open stairways screened to prevent views of stair risers, heads, or support members.
Balconies		• Upstairs units facing residential streets should incorporate balconies as an accent and to help with building scale.
Roof Forms	• Roofs may vary in style, but should be designed to create unity to the full community. • All roof forms to be reviewed and approved by the master developer.	
Roof Detail	• All roofs should create eaves for shadow and rain protection. • Where used, gutters should be expressed as positive elements adding desirable detail. • Roof vents and mechanical equipment should be screened from view where possible. • Long roof overhangs with contemporary styling is encouraged.	

Architectural Building Materials
In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials
Permitted:
- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:
- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials
Permitted:
- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:
- All Plastics (including vinyl)
- Plywood
- Concrete Block

Awnings
Permitted:
High Quality Heavy Canvas
Illuminated Awnings
Metal Awnings

Colors
Permitted:
- Muted
- Natural
- Earth Tones

Conditional Permitted:
- Bright
- Primary Colors (per review and approval of the Master Developer)

Building Requirements:
- Maximum Building Coverage including
- Accessory Building (Percent) 65%
- Maximum Height (Stories) 3 stories



















HOMES RANGE FROM 1,700 sq.ft. TO 3,000 sq.ft.







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

SINGLE-FAMILY ARCHITECTURAL CHARACTER





TOWNHOMES RANGE FROM 1,400 sq.ft.TO 2,200 sq.ft.













NOTE: ALL TOWNHOMES ARE ALLEY-LOADED

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TOWNHOME ARCHITECTURAL CHARACTER







NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

MULTI-FAMILY ARCHITECTURAL CHARACTER



50' LOTS: 515 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

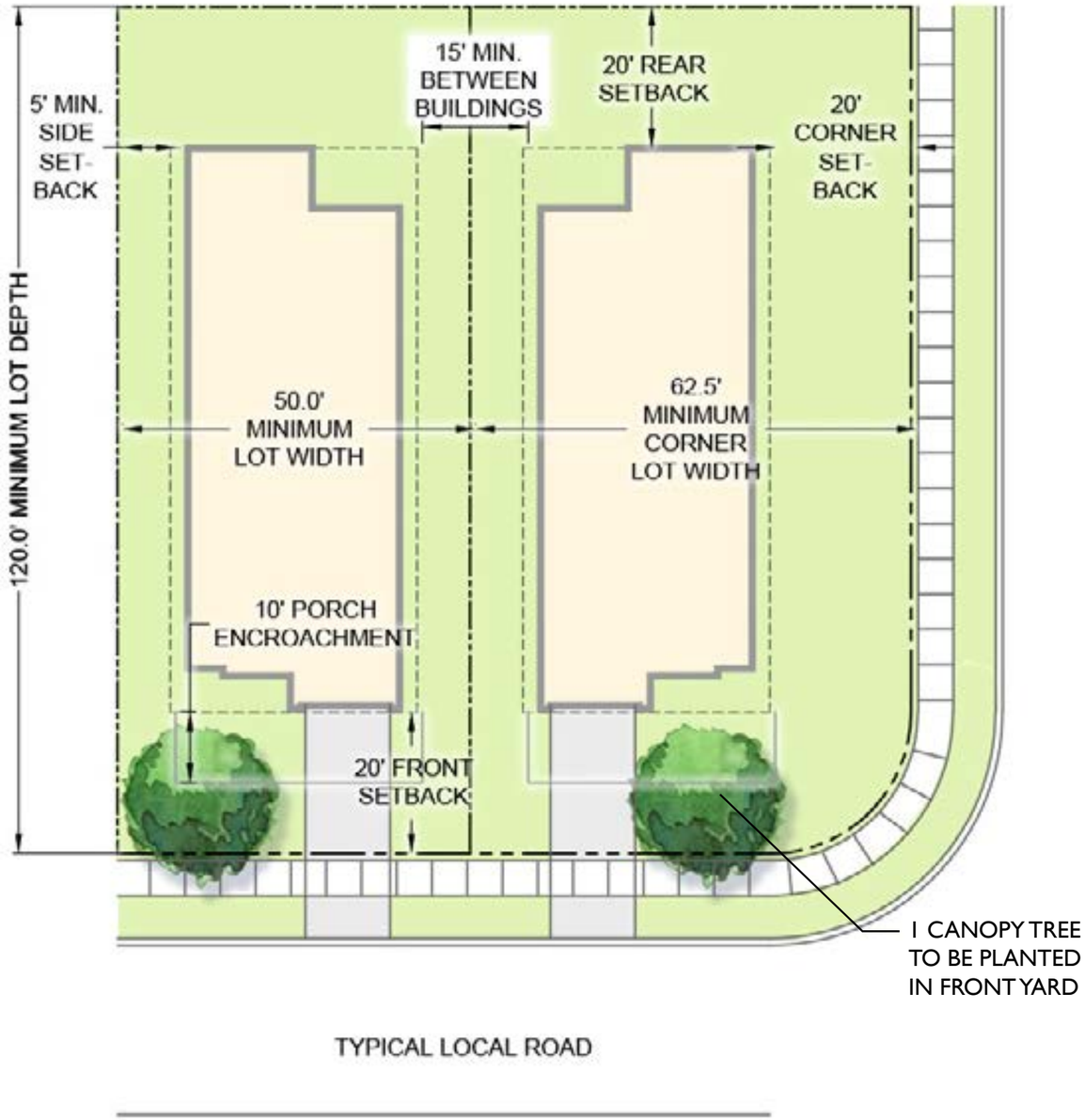
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

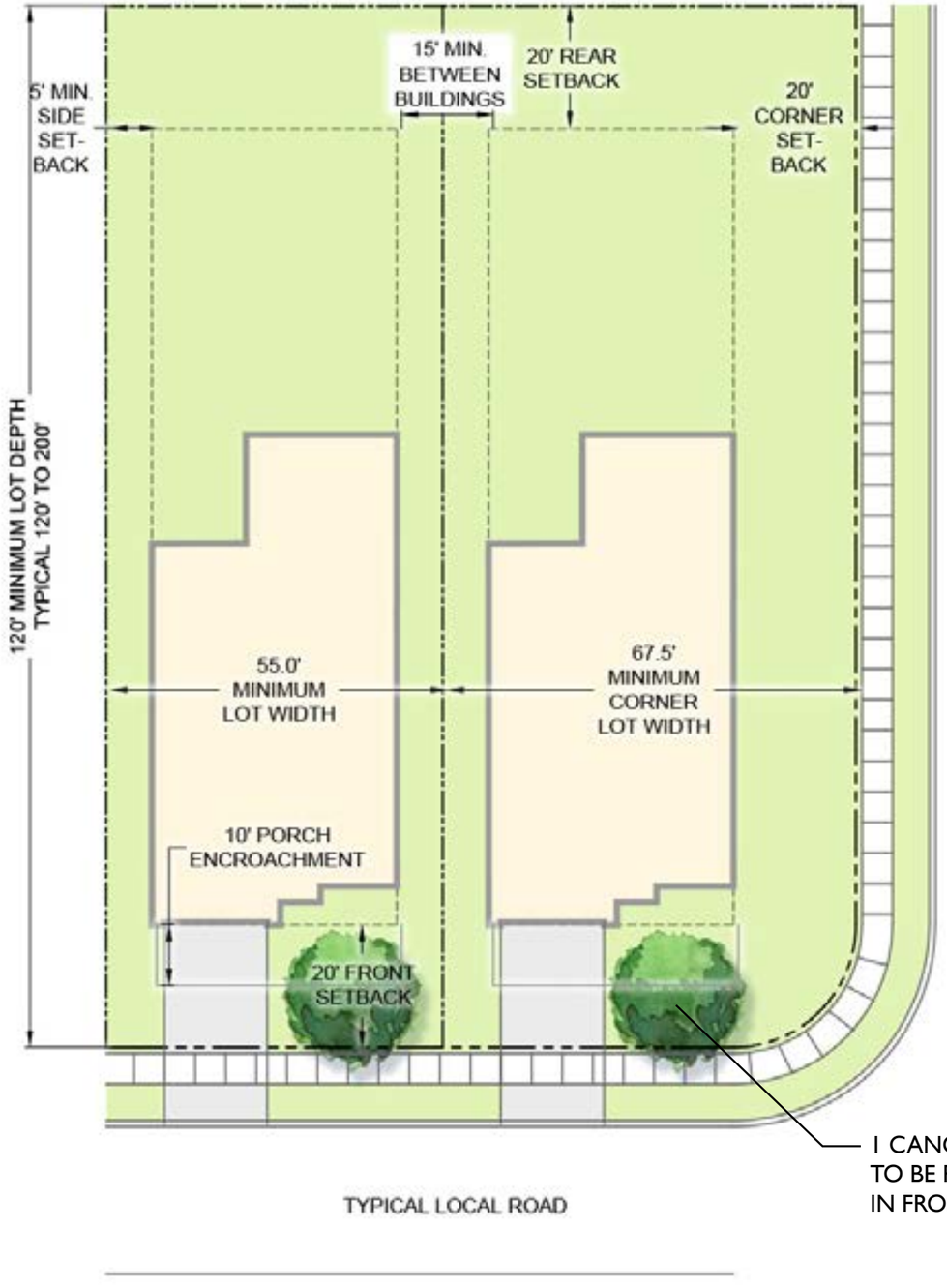
TYPE 1 SINGLE-FAMILY DETACHED LOT



TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 2 SINGLE-FAMILY DETACHED LOT





55' LOTS: 192 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	5’ MIN (15’ MIN BETWEEN BUILDINGS)
CORNER:	20’

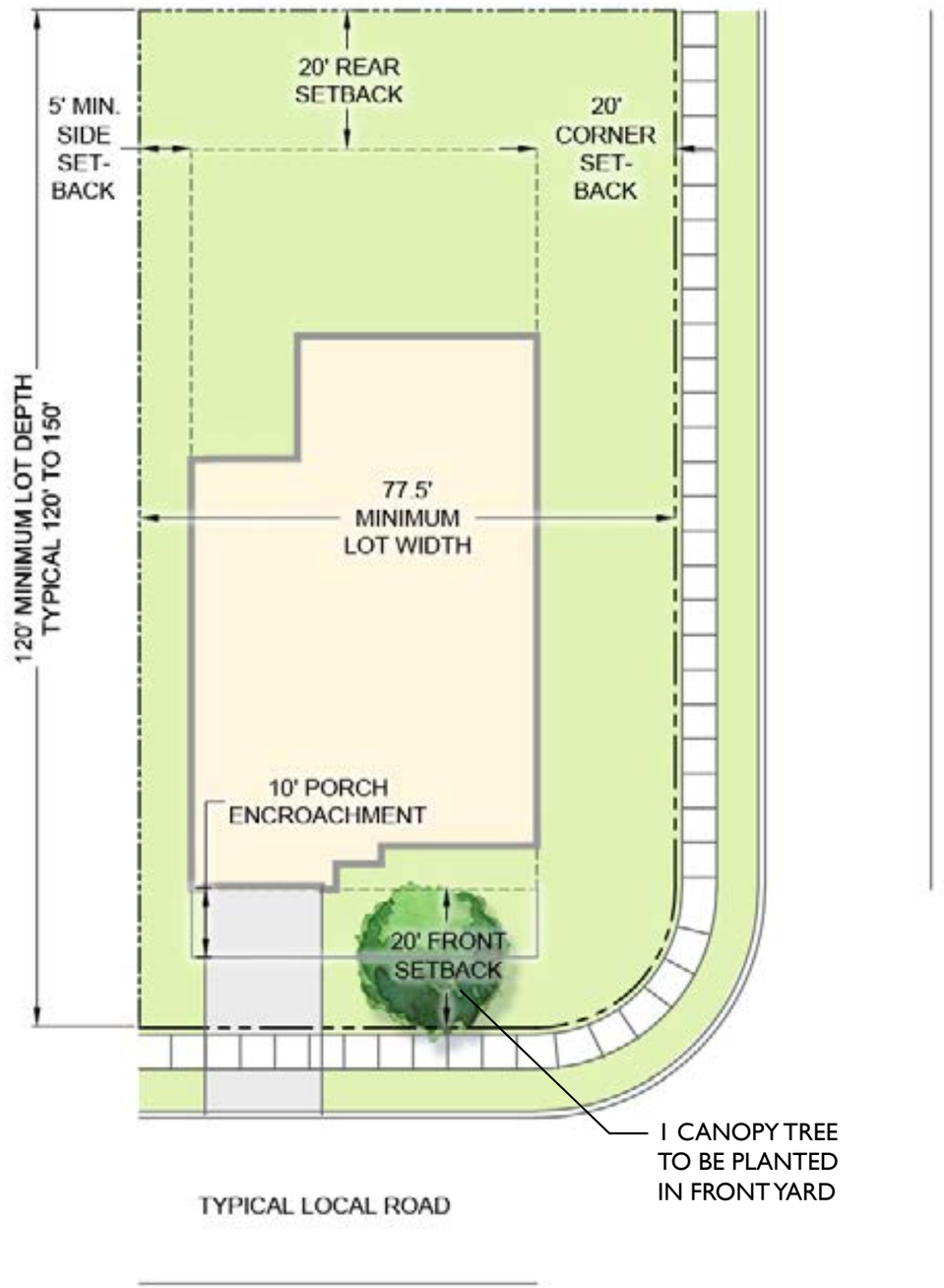
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20’ FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 4 SINGLE-FAMILY DETACHED LOT





80' LOTS: 41 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	5’ MIN (12’ MIN BETWEEN BUILDINGS)
CORNER:	12’

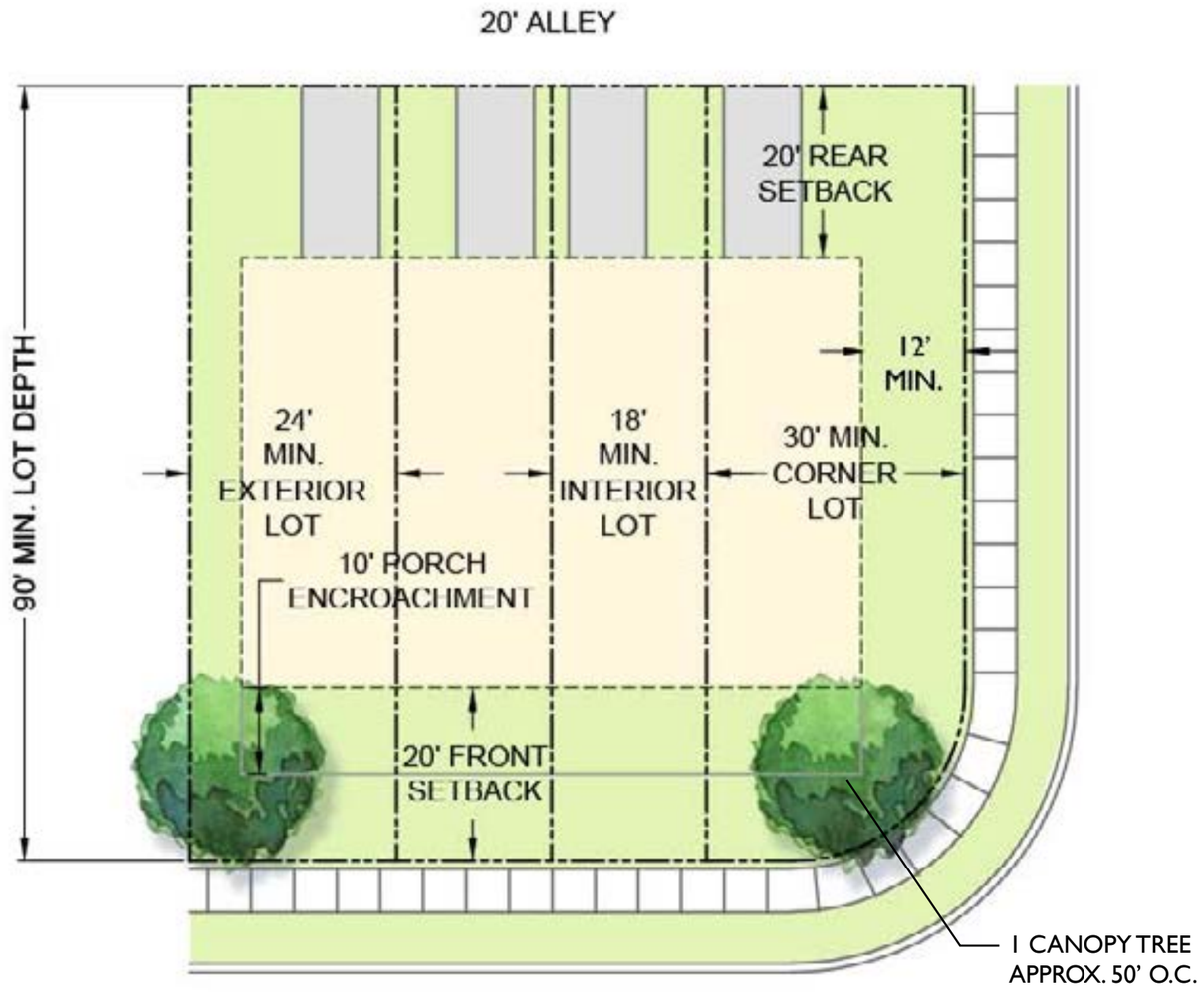
ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK.

TYPICAL LANDSCAPE:

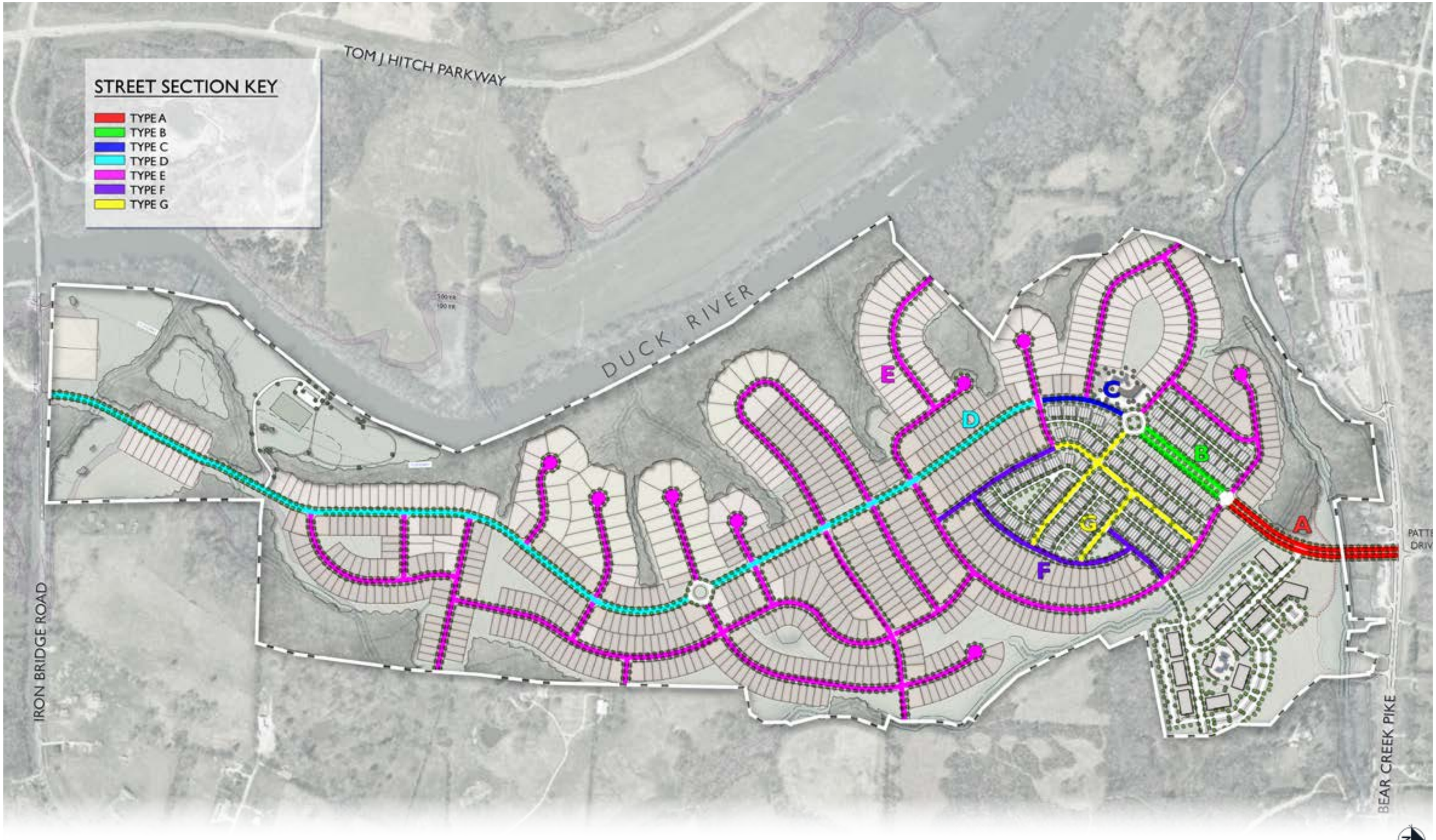
- 1 CANOPY TREE APPROXIMATELY 50’ O.C.
- FOUNDATION PLANTING

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



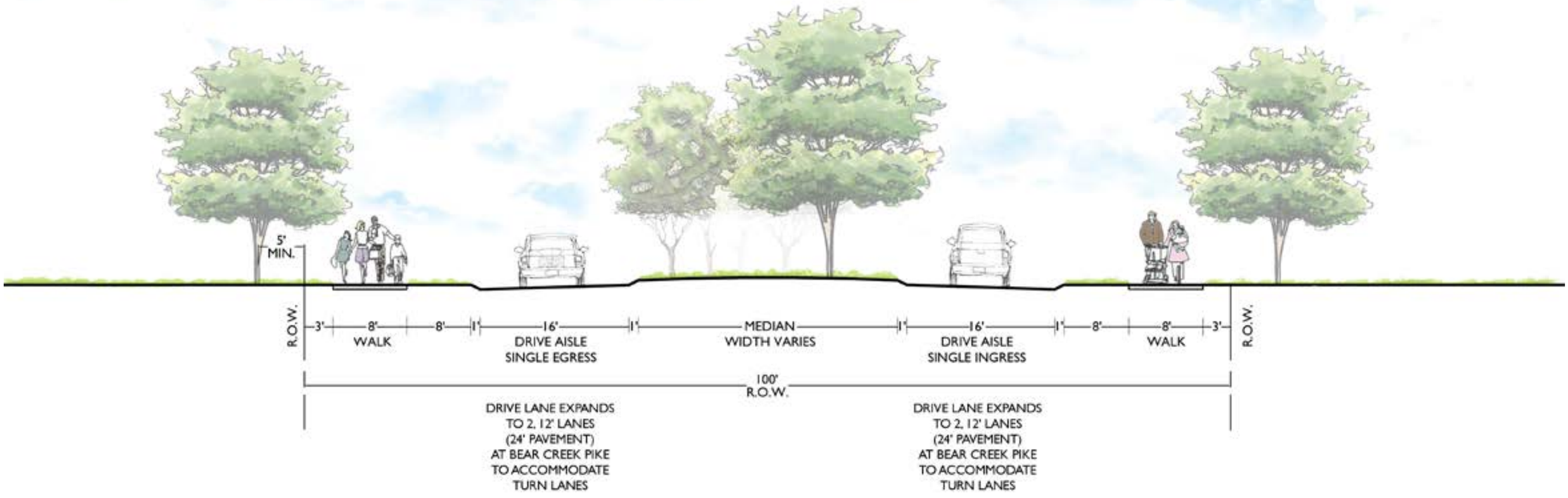
TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



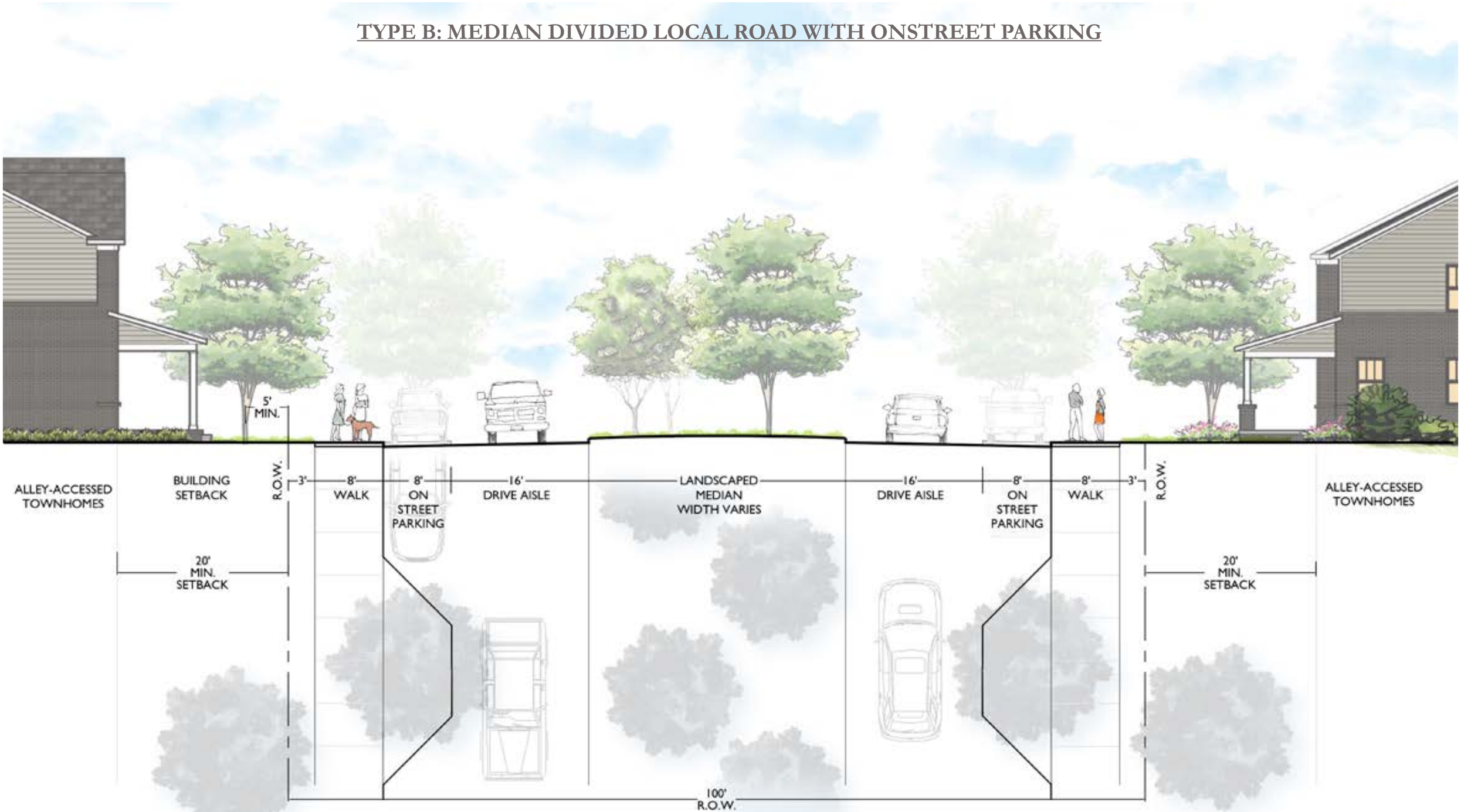
STREET SECTION KEY MAP

TYPE A: MEDIAN DIVIDED LOCAL RAOD



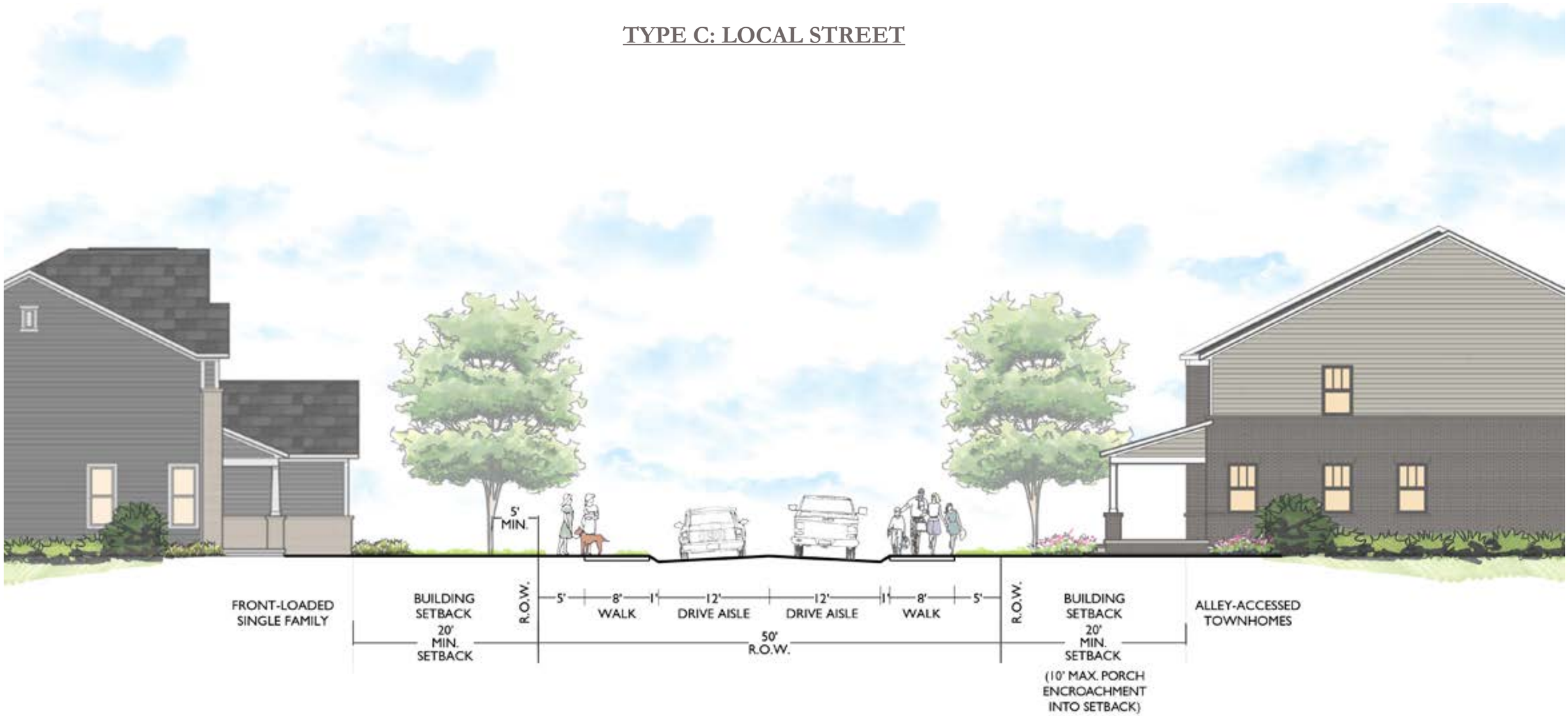
TYPICAL STREET SECTIONS

TYPE B: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



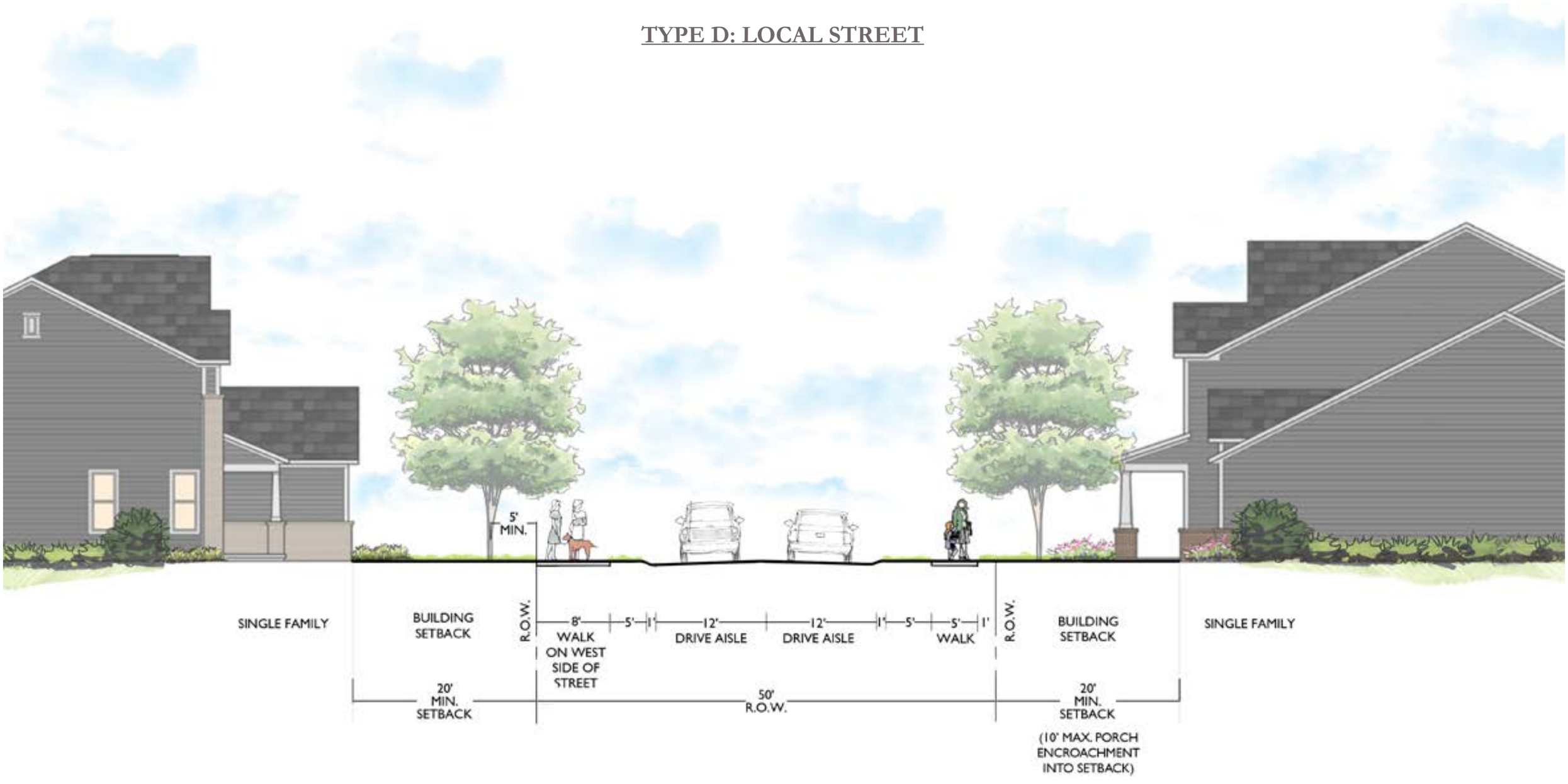
TYPICAL STREET SECTIONS

TYPE C: LOCAL STREET



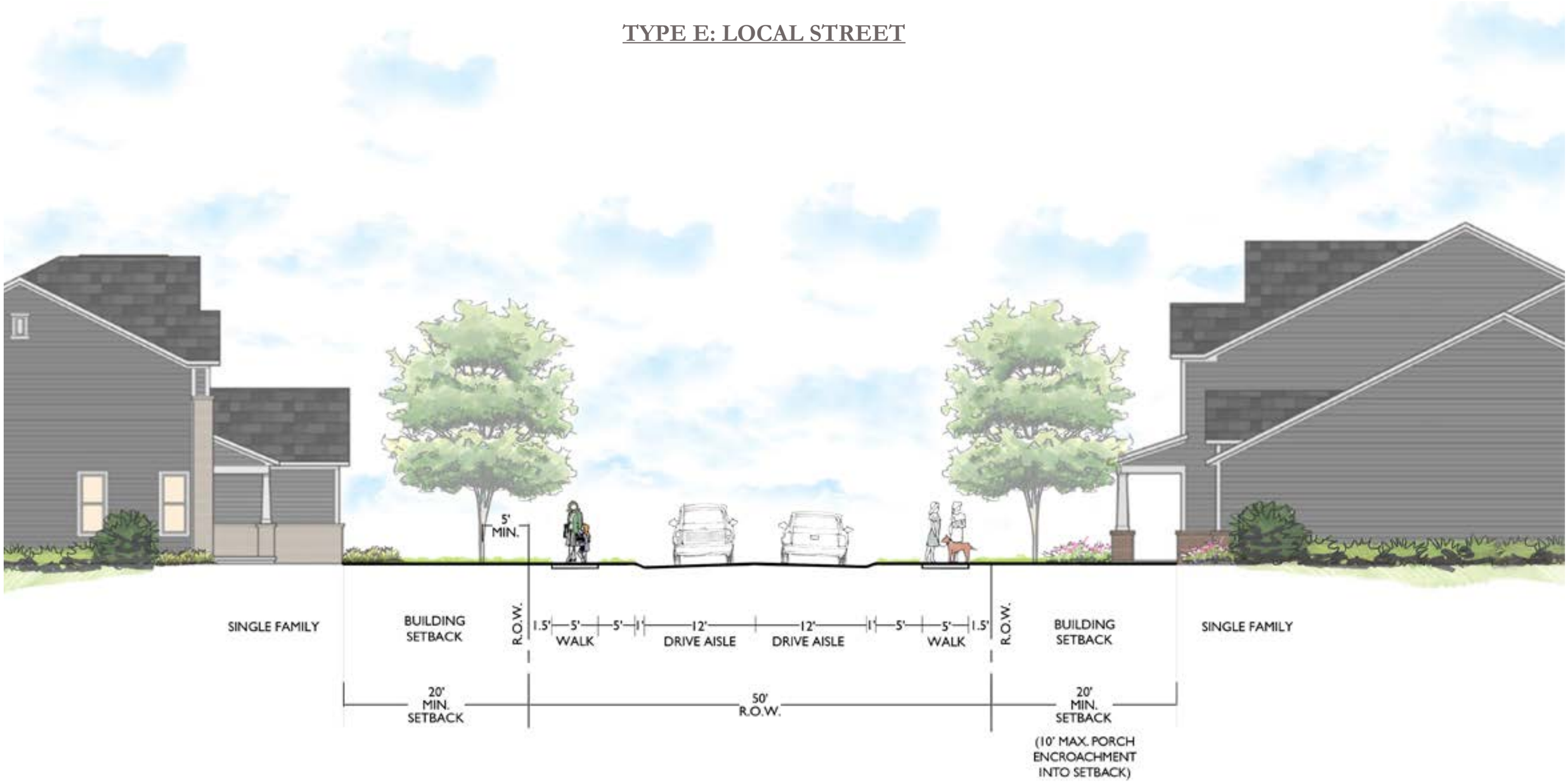
TYPICAL STREET SECTIONS

TYPE D: LOCAL STREET



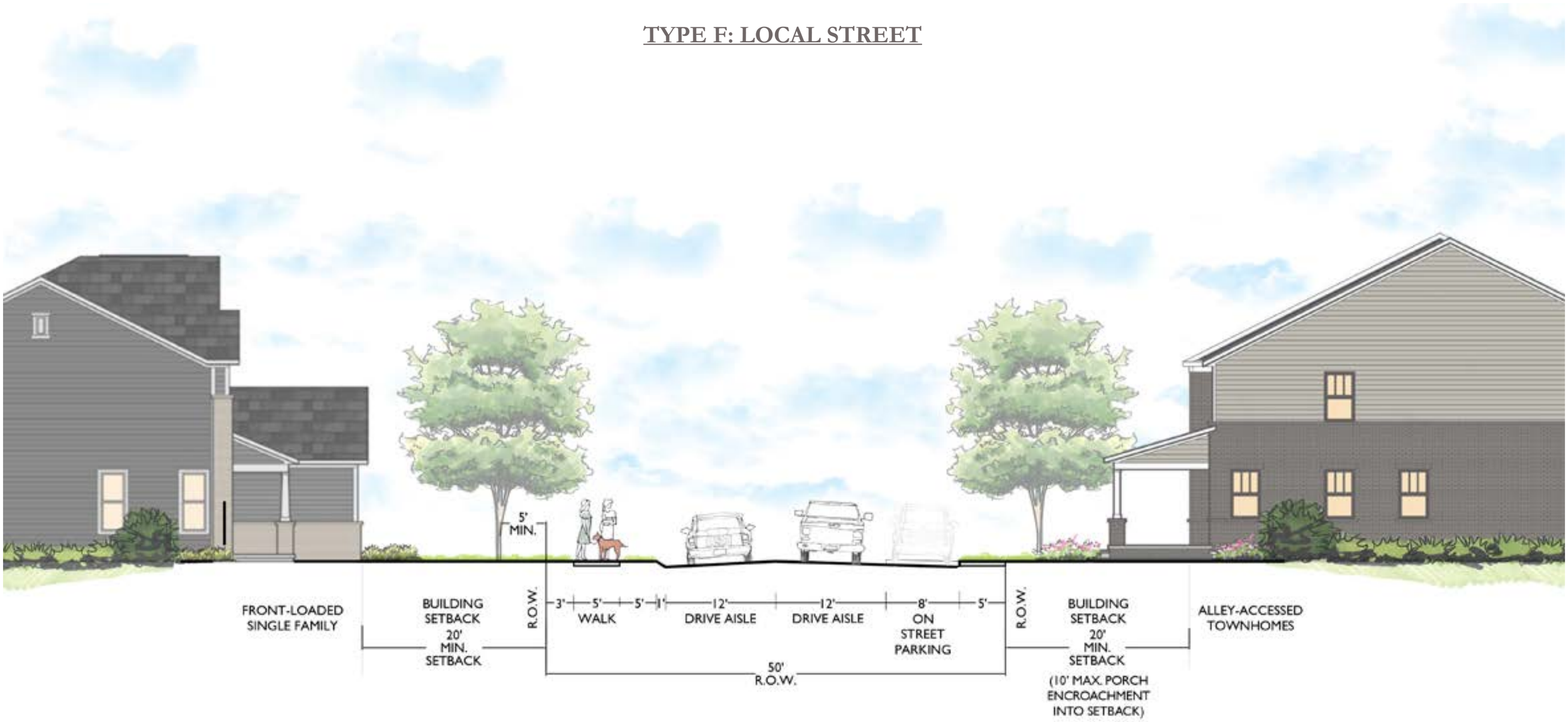
TYPICAL STREET SECTIONS

TYPE E: LOCAL STREET



TYPICAL STREET SECTIONS

TYPE F: LOCAL STREET



TYPICAL STREET SECTIONS

TYPE G: LOCAL STREET



TYPICAL STREET SECTIONS

CITY OF COLUMBIA
TENNESSEE

TECHNICAL MEETING
Tuesday, April 12, 2022
ITEM NO.
22-0078

DESCRIPTION: Request from Greg Gamble for annexation with Plan of Services of 400 & 420 Bear Creek Pike, being Tax Map 90 Parcels 12.01 and 16, off Bear Creek Pike, with also comp plan amendment, and rezoning to R-PUD, master plan.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Planning

1. Staff would recommend the comprehensive plan amendment for the Suburban Corridor line of demarcation be straighter and not so exact or micro level set.
2. Having experience with varying setbacks based on adjacent structures it would be a recommendation to establish a set dimension.
3. Townhome minimum width of 18' would not be a variance with rear loaded products.
4. Illustrations not matching porch details of p14
5. Pattern book mentions walking trails but not seeing them, please label
6. Single Family spacing says 12' on pg 14 but 15' in other diagrams
7. Multi-family spacing in table on pg 14 states 15' but appears to be more is that correct?
8. Provide pedestrian shed overlay for open space/amenities at 1/4 mile
9. Street trees are shown in pattern book. Provide spacing
10. Please verify acreage as the total parcels is showing 426 but the pattern book is stating 394?
11. Pattern Book and notes on technical drawings state different numbers for requested density (possible incorrect acreage and unit count on technical drawings). • Du/ac do not match across documents submitted.
12. • Please amend application to request rezoning of
    - o 1.25 ± acres of parcel 90 16.0 already in City from GCS to RM1-PUD;
    - o Portions of parcel 90 12.01 from RS-40 to desired PUD designation; and
    - o Portions of parcel 90 12.01 from R-20 to desired PUD designation.

    (Access and Circulation)
13. • Some drawings in submittal depict all or a portion of parcel 90 17.04 (396 Bear Creek Pike) as well as 90 17.03 (390 Bear Creek Pike) as part of the development. Please indicate whether these parcels are part of the proposed development and if so, please provide
    - o Ownership information;
    - o Legal descriptions; and
    - o The requested zoning designation.
14. • Please clarify whether base of PUD is R-6 or RS-6 (inconsistency across documents).

15. • Please identify the height in feet of the apartment buildings as prescribed by Sections 7.3.12 and 6.3.8 of the Zoning Ordinance.
16. • Note on technical drawings indicates that garage parking is counted towards required parking for single family detached homes. Please revise to provide 2 driveway spaces per unit.

Engineering

17. Only provide one inbound lane off Bear Creek Pike
18. Subject to TIS and Construction Plans
19. Provide exhibit showing all improvements and phasing/timing for the installation of all improvements and commitment letter
20. Alleys shall have driveway style aprons where intersecting streets
21. Provide existing conditions, natural features, and topography.
22. Align southern entrance with Yanahli Park
23. NB through movement at Patterson Drive and Bear Creek Pike shall align with entering lane on Patterson.
24. Intersection shall be designed to TDOT and city standards for turning movements and design vehicles.
25. City recommends addition of one southbound exiting lane on Patterson to allow for concurrent turning movements with the proposed site access.
26. All depressions/sinkholes will require determination and closure prior to construction.
27. Show general layout of and means of collection of stormwater facilities.
28. Southern stub to the western property requires a culdesac. Engineering can allow the variance for exceeding dead end street limit of 650 ft based on terrain, future connectivity, and natural features.
29. Note: No driveways permitted on street sections with sidewalk adjacent to curb line without grass planter strip.
30. Provide road names or placeholder names.
31. Extend Right-of-way for roadway stub within multi-family area to property line.
32. All fill within a floodplain shall require compensatory cut.
33. Provide phasing
34. Streets shall be elevated to base flood elevation +1 ft.
35. City recommends all lots with any portion of the lot in a flood hazard area shall be elevated to have all portions of the lot above the base flood elevation.
36. Provide directionalize islands at roundabouts.
37. Provide lot numbers and lot table.
38. Grading as shown cannot be fully evaluated for compliance with engineering standards and practices. We are only evaluating grading for general constructability and evaluation of impacts to the overall site.

Building

39. No comments.

Police

40. No comments provided.

Public Works

41. Please see attached Plan of Services and Dumpster Guidelines.

Maury County Schools

42. No comment provided.

Duck River Electric Membership Corp

43. No comment provided.

Atmos Energy

44. Gas available on Bear Creek Pike contact Tim Brown 931.384.0397.

Maury County E911

45. No comment provided.

Fire

46. Shall provide a fire flow report from CPWS
47. Shall provide fire apparatus turn-arounds, even if temporary and show on plans

Columbia Power

48. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

49. CPWS has a 16-inch ductile iron main on the north side of Bear Creek Pike.

Wastewater

50. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump stations of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.

ATTACHMENTS: Concept Plan

April 18, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal of Columbia Bluffs PUD Subdivision – Annexation Request, Rezoning Request, Land Use Plan Amendment Request, and PUD Masterplan

Dear Mr. Keltner,
We are submitting revised plans for the Columbia Bluffs Preliminary PUD Master Plan based on the technical review comments received April 12,2022. Responses to staff comments can be found below.

Included in the submittal are the following:

1. One full-size copy of the Preliminary PUD Technical Drawings
2. One 11x17 copy of the Preliminary PUD Pattern Book
3. TIS Letter from Developer
4. Flash Drive with digital copy of submittal

Staff Comments and Responses.

Planning:

1. Staff would recommend the comprehensive plan amendment for the Suburban Corridor line of demarcation be straighter and not so exact or micro level set. **Response: Revised – see Pattern Book.**
2. Having experience with varying setbacks based on adjacent structures it would be a recommendation to establish a set dimension. **Response: Setback revised to 7.5 per side.**
3. Townhome minimum width of 18' would not be a variance with rear loaded products. **Response: Noted.**
4. Illustrations not matching porch details of p14 – **Response: Guidelines revised. See Pattern Book.**
5. Pattern book mentions walking trails but not seeing them, please label. **Response: Conceptual location of nature trails shown on Open Space Plan in Pattern Book. Trails to be field located. Additionally, an enlarged (8') sidewalk is being proposed for the west side of Local Road A to provide an enhanced pedestrian experience.**
6. Single Family spacing says 12' on pg 14 but 15' in other diagrams – **Response: Single family homes shall have a minimum of 15' between buildings. Townhomes are proposed at 12'.**
7. Multi-family spacing in table on pg 14 states 15' but appears to be more is that correct? **Response: Multi-family spacing is shown at 25'. Pattern Book guidelines have been revised.**
8. Provide pedestrian shed overlay for open space/amenities at 1/4 mile. **Response: see pattern book open space plan for this overlay.**

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

9. Street trees are shown in pattern book. Provide spacing**. Response: Street tree spacing information can be found on the lot diagram pages in the Pattern Book. These will be spaced approximately at 1 tree per lot for single family homes and at about 50' o.c. or in landscape islands for the townhomes.**

Engineering:

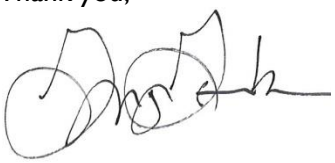
10. Only provide one inbound lane off Bear Creek Pike. **Response: Revised. See Technical Plans.**
11. Subject to TIS and Construction Plans. **Response: Noted.**
12. Provide exhibit showing all improvements and phasing/timing for the installation of all improvements and commitment letter. **Response: The developer has provided this letter in email to reviewer. Letter and exhibit are also included in this submittal package.**
13. Alleys shall have driveway style aprons where intersecting streets. **Response: noted.**
14. Provide existing conditions, natural features, and topography. **Response: an existing conditions sheet has been included in the Technical Plans.**
15. Align southern entrance with Yanahli Park. **Response. Noted**. **See revised Technical Plans.**
16. NB through movement at Patterson Drive and Bear Creek Pike shall align with entering lane on Patterson. **Response: Noted, see Technical Plans.**
17. Intersection shall be designed to TDOT and city standards for turning movements and design vehicles. **Response: Noted.**
18. City recommends addition of one southbound exiting lane on Patterson to allow for concurrent turning movements with the proposed site access. **Response: Noted.**
19. All depressions/sinkholes will require determination and closure prior to construction. **Response: Noted.**
20. Show general layout of and means of collection of stormwater facilities. **Response: Noted. See technical plans**
21. Southern stub to the western property requires a cul-de-sac. Engineering can allow the variance for exceeding dead end street limit of 650 ft based on terrain, future connectivity, and natural features. **Response: Noted. See revised plans. Variance has been added to requests.**
22. Note: No driveways permitted on street sections with sidewalk adjacent to curb line without grass planter strip. **Response: Noted.**
23. Provide road names or placeholder names. **Response: Noted. See revised technical plans for placeholder names.**
24. Extend Right-of-way for roadway stub within multi-family area to property line. **Response: Noted.**
25. All fill within a floodplain shall require compensatory cut. **Response: Noted.**
26. Provide phasing **Response: Noted. See technical plans.**
27. Streets shall be elevated to base flood elevation +1 ft. **Response: Noted.**
28. City recommends all lots with any portion of the lot in a flood hazard area shall be elevated to have all portions of the lot above the base flood elevation. **Response: Noted.**
29. Provide directional islands at roundabouts. **Response: Noted for inclusion in FMDP**
30. Provide lot numbers and lot table. **Response: Provided on technical sheets.**
31. Grading as shown cannot be fully evaluated for compliance with engineering standards and practices. We are only evaluating grading for general constructability and evaluation of impacts to the overall site. **Response: Noted.**

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

Members of our team will be present at the Planning Commission Study Session on May 4, 2022, to answer any questions and discuss the master plan. If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,



Gamble Design Collaborative
Greg Gamble
144 Southeast Parkway
Suite 200
Franklin, TN 37064

KOLTERLAND

14025 Riveredge Drive
Suite 175
Tampa, FL 33637

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F 813-615-1461
www.kolter.com

April 18, 2022

Mr. Glenn Harper, P.E.
City Engineer
City of Columbia, TN
N. Garden Street
Columbia, TN

RE: Columbia Bluffs (Big Bear Bluff Traffic Impact Study) Concurrence letter to TIS Report

Dear Mr. Glenn Harper,

Kolter Land (Developer) would like to submit this concurrence letter to the City of Columbia and is committed to making the off-site improvements and phasing outlined in the TIS dated 4/18/2022. This agreement is based on the TIS issued by Burch Transportation on 4-18-2022 and the recommendations of Volkert issued April 6th 2022 on behalf of the City of Columbia, TN.

The following is the projected timing and installations of said improvements:

1. Prior to final acceptance of *Phase 1* vertical build out, consisting of +/- 254 dwelling units, the **Bear Creek Pike and Mt Olivet Road/School Access** improvements will be completed.
    a. Please see aerial image describing improvement and location
2. Prior to final acceptance of *Phase 2* vertical build out, consisting of a total of+/- 242 dwelling units, the **Bear Creek and Tom J Hitch Parkway** improvements will be completed.
    a. Please see aerial image describing improvement and location
3. Prior to final acceptance of *Phase 3* vertical build out, consisting of +/-260 dwelling units, the **Bear Creek Pike and Patterson Drive/Site Access # 1 & Patterson Drive South Bound Left Turn Lane** improvements will be completed.
    a. Please see aerial image describing improvement(s) and location
4. Prior to final acceptance of *Phase 3* vertical build out, consisting of +/- 300 dwelling units, the **James Campbell BLVD and Tom J Hitch Parkway** improvements will be completed.
    a. Please see aerial image describing improvement and location
5. Prior to final acceptance of *Phase 3*, upon completion of full vertical buildout of Phase's 1-3, *Phase 4*, consisting of +/-178 dwelling units, the **Iron Bridge Road and Site Access # 2** improvements will be completed.
    a. Please see aerial image describing improvement and location
6. Prior to final acceptance of *Phase 5*, consisting of +/- 166 dwelling units, **All Recommended Road Improvements** listed with the TIS report memo by Volkert issued April 6th 2022, will be completed for all +/-1,400 dwelling units.
    a. Please see aerial image describing improvement and location

Please see the attached "Columbia Bluffs Aerial Improvement Map" for reference to locations of said improvements.

All improvements will be designed and constructed in accordance to AASHTO, TDOT, and City of Columbia standards. All projected phase unit counts are subject to change based on final engineering design and utility completion required at time of construction documents review.

Please let me know if you should have any questions.

Respectfully,

Joshua Gibbs
Kolter Land Partners, LLC
Sr. Land Development Manager
14025 Riveredge Drive, Suite 175
Tampa, FL 33637
(615) 582-3253

COLUMBIA BLUFFS AERIAL IMPROVEMENT MAP

2-Tom J Hitch and Bear Creek: **(Phase 2**)

Construct a northbound right turn lane on Tom J Hitch Parkway with approximately 100 feet of storage and 60 feet of taper. The northbound right turn lane could be constructed using the existing shoulder and should not extend beyond the start of the bridge over Duck River.

Staff Response: *We agree that a northbound right turn lane on Tom J Hitch Parkway should be constructed. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards.*

Restripe the northbound approach to provide one left turn lane and one through lane, plus the recommended right turn lane.

Staff Response: *We agree that the northbound approach on Tom J Hitch Parkway should include a left turn lane, through lane, and right turn lane.*

Modify the traffic signal design to provide a northbound right turn overlap during the westbound left turn phase and change the eastbound approach from protected/permissive left turn phasing to permissive only left turn phasing.

Staff Response: *We agree that providing northbound right turn overlap would improve traffic conditions.*

Optimize and coordinate the signal timing along Bear Creek Pike.

1 -Bear Creek Pike & Mt. Olive Road/School Access: **(Phase 1)**

Bear Creek Pike and Mt Olivet Road/School Access

- Restripe the southbound approach to a shared left turn/through lane and a right turn only lane.
  Staff Response: *We agree that the southbound approach should include a shared left turn/through lane and a right turn lane. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards.*
- Modify the traffic signal design for the northbound approach to provide protected/permissive left turn signal phasing.
  Staff Response: *We agree that a northbound protected/permissive left turn signal phase would improve traffic operations.*
- Modify the traffic signal design for the southbound approach to provide a right turn overlap during the eastbound left turn phase.
  Staff Response: *We agree that a southbound right turn overlap would improve traffic operations.*
- Optimize and coordinate the signal timing along Bear Creek Pike.
  Staff Response: *We agree that optimizing and coordinating the signal timing along Bear Creek Pike would improve traffic operations.*

3-Bear Creek and Patterson Drive(South Bound Left Turn Lane) Improvements-Site Access # 1: **(Phase 3)-**

Bear Creek Pike and Patterson Drive/Site Access 1

- Site Access 1 should be constructed and aligned with Patterson Drive at Bear Creek Pike.
  Staff Response: *We agree that Site Access 1 should be constructed to align with Patterson Drive.*
- Site Access 1 should be designed to include width for one entering lane and two exiting lanes, which should be a northbound left turn lane and a northbound shared through/right turn lane.
  Staff Response: *We agree that one entering, and two exiting lanes is sufficient for Site Access 1. This access should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- An eastbound right turn deceleration lane should be constructed for Bear Creek Pike at Site Access 1 to accommodate the project traffic. The eastbound right turn lane should be designed so that the widening and taper does not begin until east of the guardrail over Bear Creek and include approximately 180 feet of storage and 160 feet of bay taper, or as approved by the City and TDOT.
  Staff Response: *We agree that an eastbound right turn deceleration lane along Bear Creek Pike is warranted. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- A westbound right turn deceleration lane is recommended for Bear Creek Pike at Patterson Drive. The westbound right turn lane should be designed to include approximately 160 feet of storage and 180 feet of bay taper, or as approved by the City and TDOT.
  Staff Response: *We agree that a westbound right turn deceleration lane along Bear Creek Pike is warranted. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- A westbound left turn deceleration lane is recommended for Bear Creek Pike at Site Access 1 to accommodate the project traffic. The westbound left turn lane should be designed to include approximately 225 feet of storage, 180 feet of bay taper, and 270 feet of approach taper assuming the widening is centered on the roadway.
  Staff Response: *We agree that a westbound left turn deceleration lane on Bear Creek Pike is warranted. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- Install a traffic signal at the intersection of Bear Creek Pike and Patterson Drive/Site Access 1. Signal warrant analyses indicates a traffic signal will be warranted by the traffic volumes generated by the project site prior to completion of Phase 2, or comparable number of dwelling units. The signal design should include protected/permissive left turn signal phasing for the northbound and westbound approaches and permissive left turn signal phasing for the southbound and eastbound approaches.
  Staff Response: *We agree that a traffic signal should be installed at this intersection prior to the completion of Phase 2.*
- Optimize and coordinate the signal timing along Bear Creek Pike.
  Staff Response: *We agree that optimizing and coordinating the signal timing along Bear Creek Pike would improve traffic operations.*

5 & 6 Iron Bridge Road & Site Access #2: **(Phase 4 & Phase 5)**

Iron Bridge Road and Site Access 2

- Site Access 2 should be constructed and connected to Iron Bridge Road prior to the beginning of construction for Phase 4, of comparable number of dwelling units.
  Staff Response: *We agree that Site Access 2 should constructed prior to the beginning of construction for Phase 4. This access should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- Site Access 2 should be aligned with the Maury County Yanahli Park Access on Iron Bridge Road.
  Staff Response: *We agree that Site Access 2 should be aligned with the Maury County Yanahli Park Access.*
- At a minimum, Site Access 2 should be designed to include width for one entering lane and one exiting lane.
  Staff Response: *We agree that Site Access 2 should include one entering and one exiting lane. This access should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*
- Stop-control should be provided for the southbound approach of Site Access 2 at Iron Bridge Road.
  Staff Response: *We agree that this intersection will operate acceptably with stop-control along Site Access 2.*
- The Site Access 2 should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, and fencing within the departure sight triangles.
  Staff Response: *We agree that Site Access 2 should be constructed to provide sufficient sight distance. This access should be constructed according to AASHTO, TDOT, and City of Columbia standards.*
- An eastbound left turn deceleration lane is recommended for Iron Bridge Road at Site Access 2 to accommodate the project traffic. The eastbound left turn lane should be designed to include approximately 160 feet of storage, 180 feet of bay taper, and 270 feet of approach taper assuming the widening is centered on the roadway, or as approved by the City.
  Staff Response: *We agree that an eastbound left turn deceleration lane on Iron Bridge Road is warranted. This improvement should be constructed according to AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*

Tom J Hitch Pkwy

Iron Bridge Rd

Mapleash Ave

Downtown Columbia

4-James Campbell BLVD & Tom J. Hitch PKWY: **(Phase 3)**

Install a traffic signal at the intersection of James Campbell Boulevard and Tom J Hitch Parkway. The traffic signal design should include protected/permissive left turn signal phasing for the eastbound approach and a southbound right turn overlap.

Staff Response: *We agree that a signal should be installed at this intersection prior to the completion of Phase 3 of the proposed project. We agree that protected/permissive left turn phasing and right turn overlap will improve traffic operations. The City of Columbia is willing to share the responsibility of this improvement. The City will provide the design and the developer of this proposed development will provide the installation.*

Projected Phase Completion

Phase 1- 2024-26	#1
Phase 2-2026-28	#2
Phase 3-2028-29	# 3&4
Phase 4-2029-30	# 5
Phase 5-2030-31	#6

Google Earth
35°39'04.30" N 87°03'21.51" W elev 590 ft eye alt 34245 ft

PLAN OF SERVICES

FOR ANNEXATION
Big Bear Bluff's LLC, PROPERTY
+/-413 ACRES,
BEING
TAX MAP 90 PARCELS 12.01, and 16

A. Water

1. City-CPWS has an existing 16-inch ductile iron main on the north side of Bear Creek Pike.

B. Sewer

1. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's Wastewater System, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. The Wastewater Department's treatment facility has available capacity to service this property.
2. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump statins of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. **Scope of Services:** The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure**: The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

    a. **Water:** 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. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

    b. **Roadway and Bridges:** Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

    c. **Damage Free Property Access**: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor

will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

d. **Damage Free Home/Facility Access**: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

e. **Emergency Response to Your Location:** The proposed annex will be located on the property at Tax Map 90 Parcels 12.01 and 16 in Columbia, Tennessee. This location is approximately 2.0 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 3.0 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 7.0 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

f. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.5 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 3.5 minutes of your 911 call.

g. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 3.5 minutes, the second fire apparatus should be on-scene within 3.5 minutes, and the third/fourth apparatus should be on-scene within 4.5 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior fire attach and Columbia Fire & Rescue's minimum staffing policy, it could take the 3.5 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hill, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned RM-1, (High Density Residential Districts and RS-6 PUD (Single-Family Medium- High Residential Districts) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
2. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

3. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

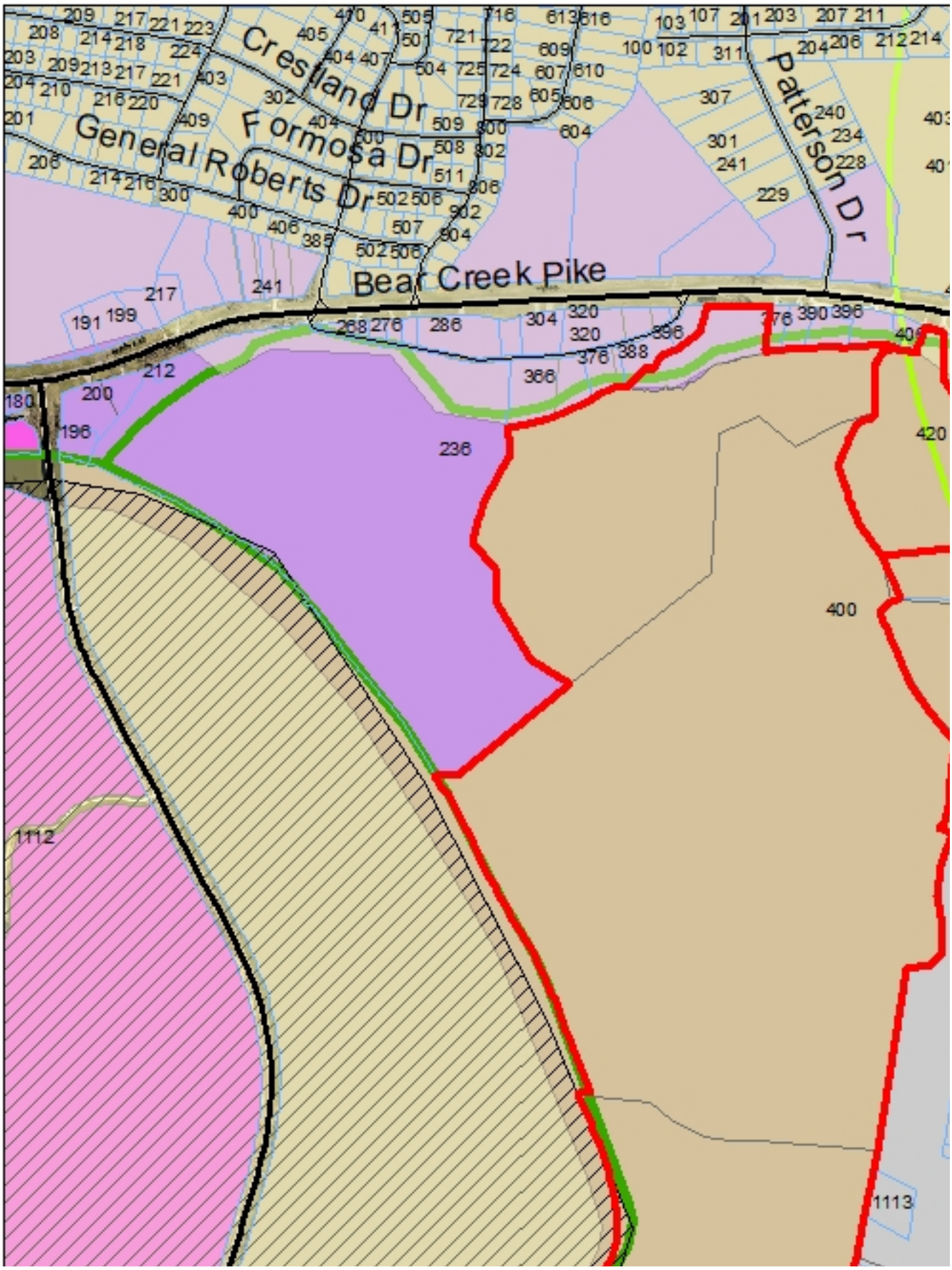
Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential

development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

J. Schools

No comments were provided.

Case #20-0078 Big Bear Bluffs
Tax Map 90 Parcels 12.01 & 16
400 Bear Crk/929 Iron Bridge & 420 Bear Crk



Case #20-0078 Big Bear Bluffs
Tax Map 90 Parcels 12.01 & 16
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Case #20-0078 Big Bear Bluffs
Tax Map 90 Parcels 12.01 & 16
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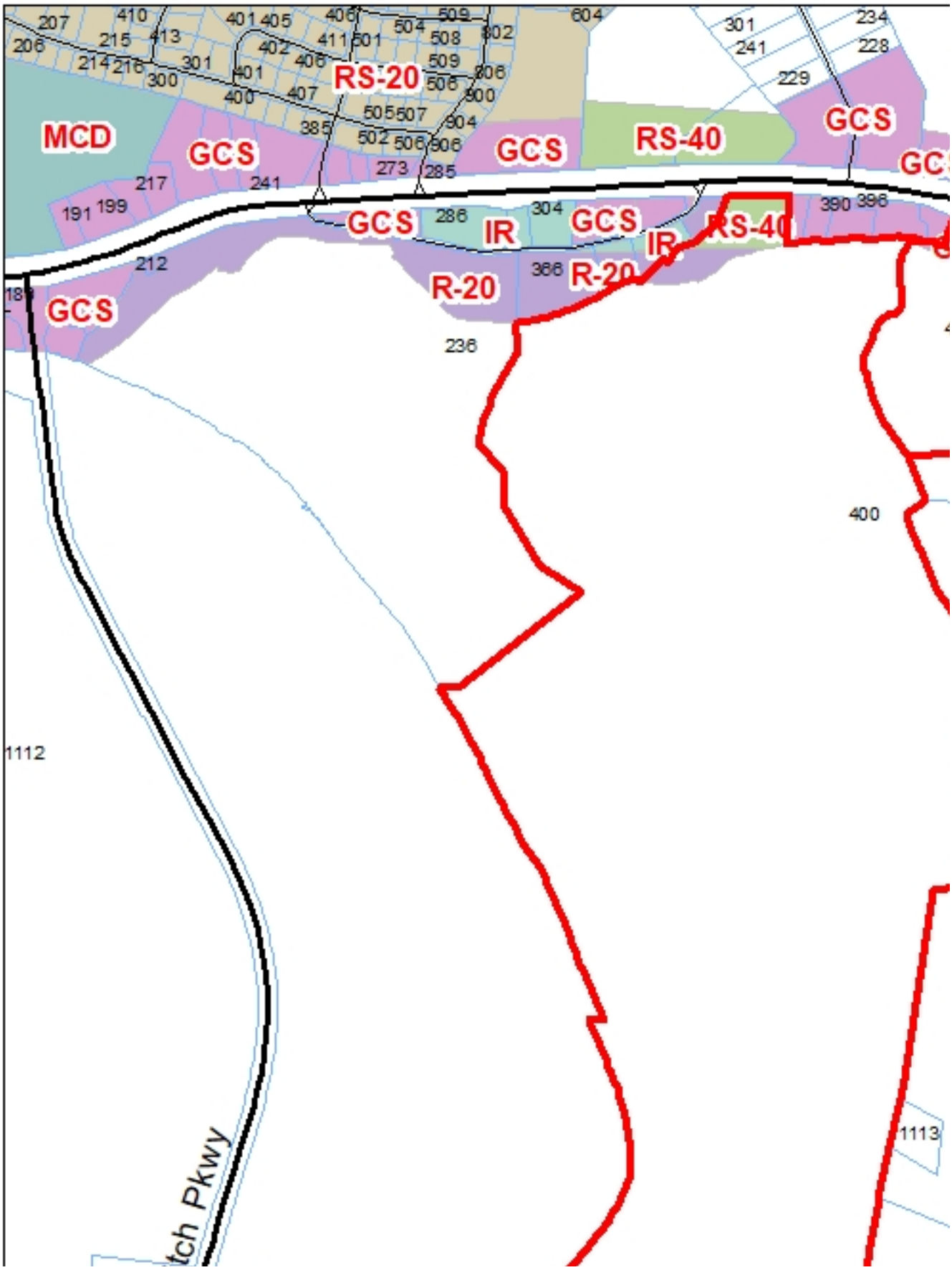

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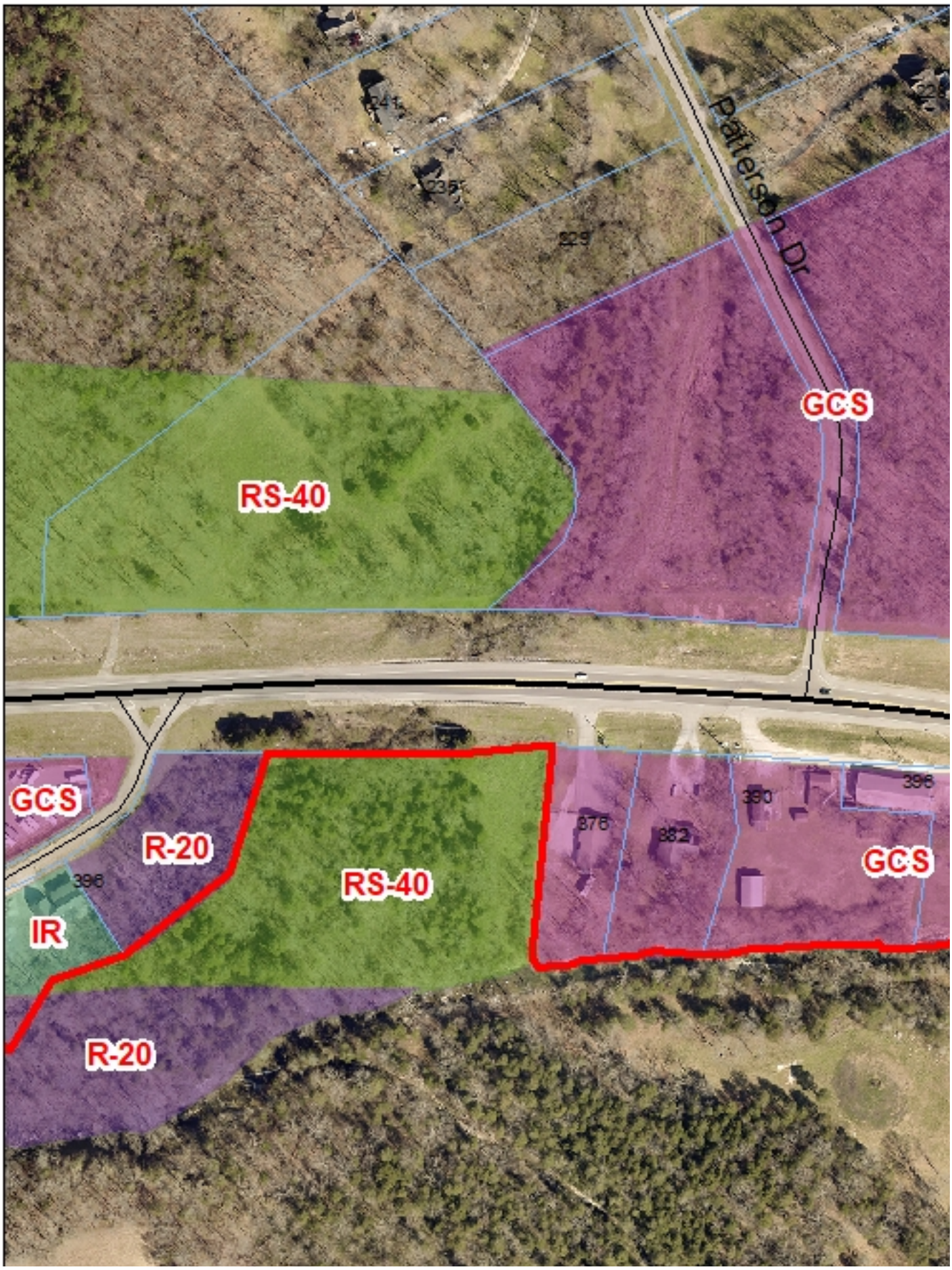

Paul Keltner

From: Donnie Boshers
Sent: Wednesday, May 11, 2022 10:41 AM
To: Tony Massey
Cc: Paul Keltner
Subject: Big Bear Bluffs Development

Tony,

The City of Columbia Wastewater Treatment Plant has the capacity to serve the proposed Big Bear Bluffs development adjacent to Bear Creek Pike. As far as the Wastewater Department is concerned, there is no reason for it to not move forward if approved by the Planning Commission. An evaluation study is to be conducted for the Bear Creek Pike sewer basin. It may be, that the developer will be required to make improvements to the existing sanitary sewer infrastructure. That would be determined at a later date.

Regards,

Donnie Boshers

Donnie Boshers, Director

CITY OF COLUMBIA
TENNESSEE

DBoshers@ColumbiaTN.com
931.560.1001

Columbia Wastewater System
1244 Treatment Plant Road
Columbia, TN 38401

Steven and Rebecca Foster

450 Bear Creek Pike

Columbia, TN 38401

5/10/2022

Columbia Planning and Zoning Commission,

We looked long and hard for a perfect place to buy in Tennessee so we, and our daughters and their families, could build homes in a rural area near a nice town.

After a year of searching, we found just what we were looking for near Columbia on Bear Creek Pike. We purchased 116 acres at 450 Bear Creek Pike and now all three of our homes are built in a wonderful rural setting, just like we had dreamed about. We invested our *life savings* for this property.

The proposed Columbia Bluffs development directly effects our three families, as well as the entire "northside" of Columbia. There is a reason people have their homes in Rural Residential zoned areas. If people wanted the Nashville, or even Spring Hill feel, they would have chosen to move there.

We, and all our neighbors, oppose this development not only for the impact on our quite quality of life, but for obvious reasons.

The traffic on Bear Creek Pike is already overflowing. Making a left off Bear Creek Pike is almost impossible already, and the traffic that backs up at the intersection of Bear Creek Pike and Hwy 31 is a result of overgrowth in this area already.

The schools cannot handle the large influx of students that this development would bring. Who will pay for building the new schools that are needed? How about the increased burden on Emergency Services, upgrading Iron Bridge Road, etc. The taxpayers do not want to fund this project. With this type of gross overdevelopment, the issues, both obvious and ones that become a problem after the fact, will be overwhelming.

We feel that this development, if approved, would be a huge detriment to Columbia. People in Columbia deserve to live in homes, and on land, in areas that stay zoned like they purchased, and not have the powers that be decide to dramatically change the quality of life for so many people. And for what purpose?

The people should have a voice.

We sincerely hope you take these thoughts into account when making your decision.

Regards,

Steven and Rebecca Foster

Name	Comment
Robin Harris	"The area around this proposed development does NOT have the infrastructure to handle it. Columbia as a whole does not have the in
Dee Dee Blackburr	"I am fully against this large development - Columbia is not ready!!"
Jill Williams	"Keep Columbia a small town. Do not make the same mistakes as Spring Hill. We don't want growth that doesn't benefit our town."
Anita Thomas	"We need to fix infrastructure before we keep building.I wish people who are in charge fully took that into consideration."
Steven Parker	"This development will be detrimental to the duck river"
Gabriel Howard	"I started this petition because we as a community have to come together to stop uncontrolled growth. We do not have the infrastruc
David Graham	"I'm frustrated and tired of the all residential developments going up in Maury County. Building needs to be planned and thought out a
Judy Cillins	"Will be too much traffic, not enough schools to handle the his amount of housing. Taxpayers will have to suffer higher taxes eventua
christi smith	"Maury County should learn from the challenges Williamson county is having with infrastructure amd flooding issues that has never ha
Ellen McCaleb	"Becoming too crowded already with riff raft from border crossers"
Josh Jolley	"I believe I speak for everyone aware of this and those that are not this is unacceptable. i believe investors in Florida need to stay in Fl
Linda Stavely	"I'm signing to urge our city leaders to stop this planned development."
Kendall Malfavon	"This will have a massive impact on our schools. We already have had to cram students in to classrooms and create new zones due to c
Stephanie Sparksn	"I just sat at the special called county commission budget meeting. All I heard was we dont have money and the uncontrolled growth i
Carol Edwards	"I live on Iron Bridge Road. I moved from Spring Hill for the peace and quiet. The area is not equipped to handle this quick paced growt
kevin kizer	"Traffic is already horrible! Stop killing our city!"
Valerie stone	"The roads will not support this"
Katie White	"No thank you."
Tracy Rogers	"I don't want Columbia to be like Spring Hill — crazy growth with no infrastructure to support it. Columbia has not prepared for this ki
Theresa Dimond	"I'm signing because of the eco damage this will cause, the taxation that will become because we will be responsible for new schools, c
Melanie Hall	"If I had wanted to live in a big city, I would have MOVED to a big city. I love our rural areas and they are disappearing at an alarming ra
Preslie Baker	"One day we will look up and the town we know and love will be done, nothing left but cheaply built houses."
Patricia Jones	"we do not have the roads, schools, or water system to support this growth."
ELAINE Vick	"My daughter and friends live on Iron Bridge. My brother and family live off Bear Creek. What a traffic mess this will be!! Stop building
Rebecca Sweet	"Maury county is already struggling to keep up with the growth in Spring Hill and northern Columbia. This would be the height of folly
Kitty Sokol	"Bear Creek CAN NOT handle this traffic. There has to be a lot more infrastructure in place before this happens, roads, schools, etc."
Rachel Wilhelm	"I want to keep our country home country! No development!!"
Denise Kivi	"Where is the meeting to be held on the 11th?"
Peggy Creveling	"This needs to stop. This will just give us more traffic and the roads are already too busy. Stop this now please."
Candice Anderson	"Enough is enough!!!!"
Judy Gray	"I am completely against this development. We do not need this! Taxes are too high now, just think how much they will go up and livir
Sharon Petty	"Uncontrolled growth is not good for our little town."
Korbyn Ervin	"We do not need more developments especially right there terrible idea."

Whitney Hensley	"I disprove of destroying the beautiful farm land. We this in the country for a reason!"
Meredith Copley	"We love our small town and community"
Paul Woods	"Columbia infrastructure is already suffering without adding 1500 more families. We're asking for more schools now. Add more peopl
Americans For Am	"The community is not prepared for such a large development. Land preservation and current homeowners, over deep pocket investc
Robin McLaughlin	"I'm signing because we don't have the infrastructure in place for this many new families! Let's get things in the right order!"
Kristen Shull	"I do not have the money to pay the amount in taxes needed to pay for the infrastructure needed for this. We will lose the overall feel
Malcolm Stuart	"I say no to the Columbia Bluff development. There is already too much building go on that does not match the capacity we have for rc
Stacey Supanich	"This is too much development before addressing infrastructure. We left metro Atlanta for this very reason."
Lisa Thomas	"Many of my friends and family members live there. Existing infrastructure cannot support this massive influx."
Scott McGlashan	"Developers found a way to get around the Maury County Planning Commission. Unfortunately the recent assessment is the tip of the
lena Ferguson	"We gonna have a ghost town soon...these developers are killing the people whove been hete all our lives....just pitiful"
Janet Faggard	"We have too much traffic as it is. I65 and Bear Creek are already congested. Schools in this area are at max capacity. And taxpayers ar
Kim Forsthoff	"Too much traffic!"
Gary Hoskins	"Where is all the "stimulus " money" that is supposed to be used for such repairs and construction! 郎. We don't want to use our hard
Dawn Rice-McCrar	"I have just recently moved from Columbia. That area does not need the extra traffic and strain it would put on the schools."
Alyssa Lucas	"Columbia is over crowded, roads are breaking, crime is rising."

ıfrastructure to handle it. Bear Creek and 31 are already dangerously congested."

:ture to continue to allow the City of Columbia to annex our County land and pass the buck to the County to figure out how to fund schools, roads,
and what is currently happening is anything but that. It is a money grab and let's worry about the infrastructure later."
ılly developers just build make money and leave."
ıppened before. Kicking the can down the road doesn't fix the problems with short sides vision of "money now" that costs 50 times more later to

orida and stop pushing people to our town. as a local of this town my entire life I'm sick of seeing farms taken and subdivisions put in. it's sad and

:losing of one of our schools, the infrastructure of our community cannot handle this massive influx of homes and people."
s costing us. Personally, I beg you to preserve all the natural areas around our precious Duck River. Maury County is being destroyed one farm at a
:h nor am I."

nd of growth, by widening Bear Creek Pike and other major roads to handle the added traffic. Our taxes don't need to increase so developers can
etc. Keep Columbia from becoming Spring Hill!"
ate. Enough is enough!"

in Maury Co. What about the infrastructure? Why does it have to be apartments, townhomes and houses? Why do the lots have to be the size of
to approve this development"

ıg on a fixed income is hard enough. Traffic is bad enough now, just think what it will be if this happens!!!"

e you add even more needs. Hell, we are shipping our trash cause of nowhere to put it. Who you think will pay for all this, the taxpayers"
ırs just out for more money with zero regard for the community impact the development will have."

ing of our community m!"
ɔads and schools."

iceberg! All of us will feel the irresponsibility of the Columbia City Council. 4pm tomorrow at the City of Columbia Planning Commission. Do it!"

·e paying too much as it is."

l earned money for this."

, infrastructure etc. Please support me in this cause. Together we can make an impact."

:orrect."

makes me sick. enough is enough and something has to give and it cannot be us. there are too many people in this town already we don't need ar

time. We moved here for the rural, natural, agricultural beauty of this county."

make a ton of money and leave us to foot the bill!"

a postage stamp? Greed?"

ıymore not to mention the disaster traffic already is. they can take that money and invest it into Florida property and leave our farms and our sma

ll town alone enough as a enough."

Name	City	State	Postal Cod	Country	Signed On
Gabriel Howard	Thompson	TN		US	5/5/2022
Donald Smith	Dallas	TN	38401	US	5/5/2022
Rachael Howard	Columbia	TN	38401	US	5/5/2022
Lisa Pruitt	Columbia	TN	38401	US	5/5/2022
Morgan Scott	Santa Fe	TN	38401	US	5/5/2022
Talia Mays	Columbia	TN	38401	US	5/5/2022
Patsy South	Columbia		38401	US	5/5/2022
Rhonda Miller	Nashville	TN	37211	US	5/5/2022
Tara McNeely	Columbia	TN	38401	US	5/5/2022
Tammy Bridenbaugh	Columbia	TN	38401	US	5/5/2022
Robin Harris	Columbia		38401	US	5/5/2022
Danny Sorensen	Columbia	TN	38401	US	5/5/2022
Bob Graham	Columbia	TN	38401	US	5/5/2022
Bruce Cheatham	Columbia	TN	38401	US	5/5/2022
Stewart Paige	Columbia	TN	38401	US	5/5/2022
Sarah Burke	Columbia	TN	38401	US	5/5/2022
Heather Pope	Columbia	TN	38401	US	5/5/2022
Betsy Barr	Columbia	TN	38402	US	5/5/2022
Joseph Jakubowski	Spring Hill	TN	37174	US	5/5/2022
Dee Dee Blackburn	Columbia	TN	38401	US	5/5/2022
Ronald DeFrancisco	CULLEOKA	TN	38451	US	5/5/2022
Daniel Cornejo	Columbia	TN		US	5/5/2022
Johnny Hill	Columbia	TN	38401	US	5/5/2022
Diane La Spada	Columbia	TN	38401	US	5/5/2022
Linda Anderson	Columbia	TN	38401	US	5/5/2022
Mandy DiMassa	Columbia	TN	38401	US	5/5/2022
Jill Williams	Columbia	TN		US	5/5/2022
Anita Thomas	Columbia	TN	38401	US	5/5/2022
Charles Phillips	Columbia	TN	38401	US	5/5/2022
Jennifer Musick	Franklin	TN	37067	US	5/5/2022
Steven Parker	Columbia	TN	38482	US	5/5/2022
Christopher Mccumber	Columbia	TN	38401	US	5/5/2022
Tiffaney Thompson	Bellevue	NE	68123	US	5/5/2022
Joyce Johnson	Columbia	TN	38401	US	5/5/2022
ROBERT SWEENEY	Columbia	TN	38401	US	5/5/2022
Danka Parise	Lawrenceb	TN	38464	US	5/5/2022
Samantha Semans	Columbia	TN	38401	US	5/5/2022
James Havens	Columbia	TN	38401	US	5/5/2022
Sara Slaughter	Mt pleasar	TN	38474	US	5/5/2022
Randall Sandefur	Columbia	TN	38401	US	5/5/2022
Kevin Lofton	Columbia	TN	38401	US	5/5/2022
Alma MITCHELL	Columbia	TN	38401	US	5/5/2022
Gayle Ferebee	Columbia	TN	38401	US	5/5/2022
Carolyn Tucker	Columbia	TN	38401	US	5/5/2022
Emily Voss	Columbia	TN	38401	US	5/5/2022
Teresa Karen Tucker	Columbia	TN	38401	US	5/5/2022

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Jeffery Lynch	Columbia	TN	38401	US	5/5/2022
Jonathan Lowry	Columbia	TN	38401	US	5/5/2022
Patricia Ortiz	Columbia	TN	38401	US	5/5/2022
Loretta Green	Culleoka	TN	38451	US	5/5/2022
Brandon Waibl	Columbia	TN	38401	US	5/5/2022
Jonel Prins	Columbia	TN	38401	US	5/5/2022
Abbey Jolley	Columbia	TN	38401	US	5/5/2022
Debbie Oliver	Columbia	TN	38401	US	5/5/2022
Michael Hurley	Columbia	TN	38401	US	5/5/2022
Gail Tindall	Columbia	TN	38401	US	5/5/2022
Amber Lowry	Columbia	TN	38401	US	5/5/2022
Brandy Humphrey	Culleoka	TN	38451	US	5/5/2022
Darren Pipe	Columbia	TN	38401	US	5/5/2022
Mary Gibson	Columbia	TN	38401	US	5/5/2022
Heather Pipe	Columbia	TN	38401	US	5/5/2022
Scott Hall	Culleoka	TN	38451	US	5/5/2022
Tina Seago	Columbia	TN	38401	US	5/5/2022
Lora Richards	Columbia	TN	38401	US	5/5/2022
Bekah Anderson	Franklin	TN	37064	US	5/5/2022
Kayla Stewart	Columbia	TN	38401	US	5/5/2022
Machelle Shamburg	Columbia	TN	38401	US	5/5/2022
Jodi Scott	Spring Hill	TN	37174	US	5/5/2022
Jason Spradley	Columbia	TN	38401	US	5/5/2022
Kayla Spradley	Columbia	TN	38401	US	5/5/2022
Stormie Martinez	Columbia	TN	38401	US	5/5/2022
Trevor Brown	Columbia	TN	38401	US	5/5/2022
Zach Henson	Columbia	TN	38401	US	5/5/2022
Ray Jeter	Columbia	TN	38401	US	5/5/2022
Alison Richardson	Shelbyville	TN	37160	US	5/5/2022
Susan Fitzgerald	Columbia	TN	38401	US	5/5/2022
Tonya Currier	Culleoka	TN	38451	US	5/5/2022
Lyda Brown	Columbia	TN	38401	US	5/5/2022
Cheryl Potter	Culleoka	TN	38451	US	5/5/2022
Sharon Babcock	Columbia	TN	38401	US	5/5/2022
Summer Coker	Columbia	TN	38401-801	US	5/5/2022
Sarah Elizabeth Henson	Columbia	TN	38401	US	5/5/2022
Karli Cole	Columbia	TN	38401	US	5/5/2022
ed johnson	Columbia	TN	38401	US	5/5/2022
Shelby Hopkins	Lawrenceb	TN	38464	US	5/5/2022
Margarita Alvarez	Columbia	TN	38401	US	5/5/2022
Kenneth McGee	Columbia	TN	38401	US	5/5/2022
Deborah Crean	Columbia	TN	38401	US	5/5/2022
Suzanne Beil	Columbia	TN	38401	US	5/5/2022
Regina Westfall	Columbia	TN	38401	US	5/5/2022
Edward Lampnt	Columbia	TN	38401	US	5/5/2022
Peggy Caperton	Columbia	TN	38401	US	5/5/2022
Jennifer Fraley	Columbia	TN	38401	US	5/5/2022

Scott Prins	Columbia	TN	38401 US	5/5/2022
Charlie Blackard	Columbia	TN	38401 US	5/5/2022
Robert Johnson	Columbia	TN	38401 US	5/5/2022
Jenna Thomason	Columbia	TN	38401 US	5/5/2022
Kevin Whitmire	Columbia	TN	38401 US	5/5/2022
Paul Chambers	Columbia	TN	38401 US	5/5/2022
Mary Jolly	Columbia	TN	38401 US	5/5/2022
David Graham	Columbia	TN	38401 US	5/5/2022
Suzanne Myatt	Columbia	TN	38401 US	5/5/2022
Buffy Holt	Columbia	TN	38401 US	5/5/2022
Judy Cillins	Columbia	TN	38401 US	5/5/2022
James Skelton	Spring Hill	TN	37174 US	5/5/2022
Lori Bolton	Columbia	TN	38401 US	5/5/2022
Robert Coker	Columbia	TN	38401 US	5/5/2022
Ashley Tarpley	Columbia	TN	38401 US	5/5/2022
Fran Blackard	Columbia	TN	38401 US	5/5/2022
Jeannie Davidson	Columbia	TN	38401 US	5/5/2022
Christy Hurt	Columbia	TN	38401 US	5/5/2022
Leigh Cowan	Culleoka	TN	38451 US	5/5/2022
Cindy Hickman	Columbia	TN	38401 US	5/5/2022
Shelby Ferguson	Columbia	TN	38401 US	5/5/2022
Patti Hollinsworth	Columbia	TN	38401 US	5/5/2022
Freddie Murphy	Columbia	TN	38401 US	5/5/2022
Charles Premo	Columbia	TN	38401 US	5/5/2022
Patricia Bowens	Columbia	TN	38401 US	5/5/2022
Doug Richardson	Columbia	TN	38401 US	5/5/2022
Will Dunnebacke	Hampshire	TN	38461 US	5/5/2022
Jennifer Burns	Columbia	TN	38401 US	5/5/2022
christi smith	Spring Hill	TN	37174 US	5/5/2022
Angie Patterson	Columbia	TN	38401 US	5/5/2022
Cindy Tinsley	Columbia	TN	38401 US	5/5/2022
Jon Clark	Williamspc	TN	38487 US	5/5/2022
McKensie Scott	Theta	TN	38401 US	5/5/2022
Meredith Hunter	Lawrenceb	TN	38464 US	5/5/2022
Franklin Sartain	Columbia	TN	38401 US	5/5/2022
Deb Stanton	Columbia	TN	38401 US	5/5/2022
Britney Vance	Columbia	TN	38401 US	5/5/2022
Dawn Beckham	Columbia	TN	38401 US	5/5/2022
Jackie McGee	Columbia	TN	38401 US	5/5/2022
Glen Knighton	Columbia	TN	38401 US	5/5/2022
Michelle Schmith	Lawrenceb	TN	38464 US	5/5/2022
Travis Griffin	lawrenceb	TN	38464 US	5/5/2022
Justin Pope	Columbia	TN	38401 US	5/5/2022
Renee Fitzgerald	Columbia	TN	38401 US	5/5/2022
Brandy Mcclain	Columbia	TN	38401 US	5/5/2022
kenneth warren	Columbia	TN	38401 US	5/5/2022
Stan Bell	Columbia	TN	38401 US	5/5/2022

Ellen McCaleb	Hartselle	AL	35640	US	5/5/2022
Elaine Davidson	Chicago	IL	60602	US	5/5/2022
Ashley Savage	Spring hill	TN	37174	US	5/5/2022
Matthew D'Andrea	Columbia	TN	38401	US	5/5/2022
Joe Wade	Columbia	TN	38401	US	5/5/2022
Sam Savage	Spring Hill	TN	37174	US	5/5/2022
Linda Vest	Franklin	TN	37067	US	5/5/2022
frankie garrett	Columbia	TN	38401	US	5/5/2022
Hugh Janus	Mount ple	TN	38474	US	5/5/2022
Dave Webb	Columbia	TN	38401	US	5/5/2022
Mark Seago	Columbia	TN	38401	US	5/5/2022
Bonnie Riley	Hampshire	TN	38461	US	5/5/2022
Sharon Tucker	Columbia	TN	38401	US	5/5/2022
Josh Jolley	Columbia	TN	38401	US	5/5/2022
Victoria Vorm	Columbia	TN	38401	US	5/5/2022
Alyssa Greck	none		48125	US	5/5/2022
Tracy Ardry	Columbia	TN	38401	US	5/5/2022
Darryl Richardson	Columbia	TN	38401	US	5/5/2022
Jennifer D'Andrea	Columbia	TN	38401	US	5/5/2022
Greg Hensley	Hampshire	TN	38461	US	5/5/2022
Trevor Pennington	Mount Juli	TN	37122	US	5/5/2022
Nicole Reagan	Columbia	TN	38401	US	5/5/2022
Linda Stavely	Culleoka	TN	38451	US	5/5/2022
Kimberly Holt	Culleoka	TN	38451	US	5/6/2022
Deborah Prowell	Columbia	TN	38401	US	5/6/2022
Valerie Brown	Columbia	TN	38401	US	5/6/2022
Donna Cole	Columbia	TN	38401	US	5/6/2022
Jena Dekdebrun	Columbia	TN	38401	US	5/6/2022
Mike Costello	Columbia	TN	38401	US	5/6/2022
Jim Tucker	Columbia	TN	38401	US	5/6/2022
Amber Kowalski	Columbia	TN	38401	US	5/6/2022
Cynthia Tierney	Columbia	TN	38401	US	5/6/2022
Bailey Baker	Columbia	TN	38401	US	5/6/2022
Stella Luna	Pasadena		77502	US	5/6/2022
Roy Sherman	Columbia	TN	38401	US	5/6/2022
Robyn Arnold	Columbia	TN	38401	US	5/6/2022
Kendra Bonetti	Bend	OR	97701	US	5/6/2022
Jason Mallory	Columbia	TN	38401	US	5/6/2022
Ann Maxfield	Columbia	TN	38401	US	5/6/2022
Lelia Ardry	Columbia	TN	38401	US	5/6/2022
Robert Arnold	Columbia	TN	38401	US	5/6/2022
Alex Hughes	Culleoka	TN	38451	US	5/6/2022
Brad Horn	Columbia	TN	38401	US	5/6/2022
Anthony Laney	Columbia	TN	38401	US	5/6/2022
Brie Campbell	Columbia	TN	38401	US	5/6/2022
Ariana Williams	Knoxville		37918	US	5/6/2022
Matthew Gray	Columbia	TN	38401	US	5/6/2022

Cheryl Christner	Columbia	TN	38401	US	5/6/2022
HOLLY Tabb	Columbia	TN	38401	US	5/6/2022
Fe Rivas	Columbia	TN	38401	US	5/6/2022
Deanna Eslick	Columbia	TN	38401	US	5/6/2022
Austin Stanfill	Columbia	TN	38401	US	5/6/2022
Stephanie Sparksnewlan	Columbia	TN	38401	US	5/6/2022
Carol Edwards	Columbia	TN	38401	US	5/6/2022
Alan Gartin	Columbia	TN	38401-751	US	5/6/2022
Tammy Horn	Columbia	TN	38401	US	5/6/2022
Victoria Baker	Columbia	TN	38401	US	5/6/2022
April Warner	Columbia	TN	38401	US	5/6/2022
Kathy Hollandsworth	Columbia	TN	38401	US	5/6/2022
Sissy Newell	Columbia	TN	38401	US	5/6/2022
Sarah Bright	Columbia	TN	38401	US	5/6/2022
David Baker	Antioch	TN	37013	US	5/6/2022
Christy Brown	Columbia	TN	38401	US	5/6/2022
Karen Rebholtz	Columbia	TN	38401	US	5/6/2022
Vincent DiCarlo	Columbia	TN	38401	US	5/6/2022
Heather Fordyce	Culleoka	TN	38451	US	5/6/2022
Kristi Mick	Columbia	TN	38401	US	5/6/2022
Audrey Branigan	Sacramento		95838	US	5/6/2022
Roxie Snow	Columbia	TN	38401	US	5/6/2022
Tim Venable	Columbia	TN	38401	US	5/6/2022
Katie albright	Columbia	TN	38401	US	5/6/2022
Emma Walker	Franklin	TN	37064	US	5/6/2022
James Mash	Columbia	TN	38401	US	5/6/2022
Christine Casper	Columbia	TN	38401	US	5/6/2022
Katie Pruett	Columbia	TN	38401	US	5/6/2022
Brooke Sykes	Columbia	TN	38401	US	5/6/2022
Miranda Campbell	Columbia	TN	38401	US	5/6/2022
Terry Potts	Columbia	TN	38401	US	5/6/2022
Rhonda Westerfield	Columbia	TN	38401	US	5/6/2022
Jessica Oliver	Columbia	TN	38401	US	5/6/2022
Karen Sartain	Columbia	TN	38401	US	5/6/2022
Kara DiCarlo	Columbia	TN	38401	US	5/6/2022
Mary Dicarlo	New Johns	TN	37134	US	5/6/2022
Caleb Morphew	Columbia	TN	38401	US	5/6/2022
kevin kizer	Spring Hill	TN	37174	US	5/6/2022
April Burnett	Columbia		38401	US	5/6/2022
Evelyn Trammell	Columbia	TN	38401	US	5/6/2022
Mark Evans	Columbia	TN	38401	US	5/6/2022
Makaylee Catlett	Columbia	TN	38401	US	5/6/2022
Caitlin Whalen	Spring Hill	TN	37174	US	5/6/2022
Robin Eakes	Columbia	TN	38401	US	5/6/2022
Julia Styles	Columbia	TN	38401	US	5/6/2022
Kevin Crider	Columbia	TN	38401	US	5/6/2022
Lofton Tew	Columbia	TN	38401	US	5/6/2022

Dana Reed	Columbia	TN	38401 US	5/6/2022
Victoria Woods	Columbia	TN	38401 US	5/6/2022
David Lord	Riverton	UT	84065 US	5/6/2022
Debra Kingham	Howell	MI	48843 US	5/6/2022
Sarah Reihl	Columbia	TN	38401 US	5/6/2022
Mary Martin	Columbia	TN	38401 US	5/6/2022
Chuck Mahon	Columbia	TN	38401 US	5/6/2022
Jane Barnett	Columbia,	TN	38401 US	5/6/2022
Thomas Whitwell	Columbia	TN	38401 US	5/6/2022
Jerry Moore	Mount Ple	TN	38474 US	5/6/2022
Jennifer Stephens	Columbia	TN	38401 US	5/6/2022
Dorothy Swann	Williamspc	TN	38487 US	5/6/2022
John Vincent	Columbia	TN	38401 US	5/6/2022
Daniele Bushey	Lebanon	TN	37087 US	5/6/2022
Bobette Joy Frame	Columbia	TN	38401 US	5/6/2022
Amanda Cosby	Columbia	TN	38401 US	5/6/2022
Michael Stephens	Columbia	TN	38401 US	5/6/2022
Amanda Dwight	Columbia	TN	38401 US	5/6/2022
Margaret Knapp	Columbia	TN	38401 US	5/6/2022
BethAnn Schwartz	Columbia	TN	38401 US	5/6/2022
Jonathan Simms	Columbia	TN	38401 US	5/6/2022
Sharon smochek	Punxsutaw	PA	15767 US	5/6/2022
Ashley White	Columbia	TN	38401 US	5/6/2022
Colin Buchans	Columbia	TN	38401 US	5/6/2022
John Rial	Columbia	TN	38401 US	5/6/2022
Stanley Gateley	Columbia	TN	38401 US	5/6/2022
Shay Longwith	Spring Hill	TN	37174 US	5/6/2022
Adam Morgan	Columbia	TN	38401 US	5/6/2022
Kara Preston	Columbia	TN	38401 US	5/6/2022
Rhonda Krambs	Columbia	TN	38401 US	5/6/2022
Katie Overton	Culleoka	TN	38451 US	5/6/2022
Alana Thomas	Columbia	TN	38401 US	5/6/2022
Kyle Thomas	Columbia	TN	38401 US	5/6/2022
Karen Hill	Columbia	TN	38401 US	5/6/2022
Leesa Harmon	Maury	TN	38401 US	5/6/2022
Robert Rebholtz	Columbia	TN	38401 US	5/6/2022
Chelsey Ford	Columbia	TN	38401 US	5/6/2022
Layla Hawkins	Centerville	TN	37033 US	5/6/2022
Elizabeth Hodge	Columbia	TN	38401 US	5/6/2022
Tiffany Huey	Columbia	TN	38401 US	5/6/2022
Debbie Collyer	Columbia	TN	38401 US	5/6/2022
Robin Watson	Columbia	TN	38401 US	5/6/2022
Caitlin Waters	Columbia	TN	38401 US	5/6/2022
Valerie stone	Columbia	TN	38401 US	5/6/2022
Sheila Alexander	Columbia	TN	38401 US	5/6/2022
Julie Gordon	Mount Ple	TN	38474 US	5/6/2022
Rebecca Bryan	Spring Hill	TN	37174 US	5/6/2022

Laura Beth Brown	Murfreesb	TN	37130 US	5/6/2022
Jessica Anderson	Columbia	DC	38401 US	5/6/2022
Abbie ONeal	Columbia	TN	38401 US	5/6/2022
Carrie Shelden	Columbia	TN	38401 US	5/6/2022
Jennie Ortega	Columbia	TN	38401 US	5/6/2022
Yolanda Hardison	Columbia	TN	38401 US	5/6/2022
Richard Varner	Columbia	TN	38401 US	5/6/2022
Kacey Bell	Spring Hill	TN	37174 US	5/6/2022
Danielle Bonds	Atlanta	GA	30339 US	5/6/2022
Alisha Bennett	Columbia	TN	38401 US	5/7/2022
Katie White	Columbia	TN	38401 US	5/7/2022
Makenzie Cantrell	Columbia	TN	38401 US	5/7/2022
Tonya Williams	Culleoka	TN	38451 US	5/7/2022
Thomas Wills	Columbia	TN	38401 US	5/7/2022
Loree Wills	Columbia	TN	38401 US	5/7/2022
Jeannie Print	Columbia	TN	38401 US	5/7/2022
Stephen Kelley	Columbia	TN	38401 US	5/7/2022
Cory Muehlbauer	Columbia	TN	38401 US	5/7/2022
Carmen Muehlbauer	Columbia	TN	38401 US	5/7/2022
Susanna Spell	Columbia	TN	38401 US	5/7/2022
Heidi Willoughby	Columbia	TN	38401 US	5/7/2022
Nancy O'Brien	Columbia	TN	38401 US	5/7/2022
Lynn Recck	New Britai	CT	6051 US	5/7/2022
Susan Bonds	Hampshire	TN	38461 US	5/7/2022
Amanda Mateer	Columbia	TN	38401 US	5/7/2022
Sanford Potts	Columbia	TN	38401 US	5/7/2022
Lori Winter	Culleoka	TN	38451 US	5/7/2022
Mary Boado	Phoenix	AZ	85027 US	5/7/2022
roberto castillo	Houston		77088 US	5/7/2022
Jon StClair	Columbia	TN	38401 US	5/7/2022
Laurie Pewitt	Columbia	TN	38401 US	5/7/2022
Greg Fetters	Columbia	TN	38401 US	5/7/2022
Hannah Vantrease	Spring Hill		37174 US	5/7/2022
Kim Scruggs	Columbia	TN	38401 US	5/7/2022
Kenneth Williams o	Spring Hill	TN	37174 US	5/7/2022
John Wesley	Columbia	TN	38401 US	5/7/2022
matthew courchaine	Indianapolis		46203 US	5/7/2022
Kim Lewis	Spring Hill	TN	37174 US	5/7/2022
Tracy Rogers	Columbia	TN	38401 US	5/7/2022
Crystal Lemay	Santa Fe	TN	38482 US	5/7/2022
Diana Premo	Columbia	TN	38401 US	5/7/2022
Renee Guthrie	Columbia	TN	38401 US	5/7/2022
Ginger Branson	Columbia	TN	38401 US	5/7/2022
Young Michael	Murfreesb	TN	37130 US	5/7/2022
Rachel Osborne	Columbia	TN	38401 US	5/7/2022
Anne Batey	Williamspc	TN	38487 US	5/7/2022
Caryn Alford	Columbia	TN	38401 US	5/7/2022

Theresa Dimond	Columbia	TN	38401-679	US	5/7/2022
Janice Hight	Columbia	TN	38401	US	5/7/2022
Hooper Slatton Jana	Franklin	TN	37064	US	5/7/2022
Amanda Carroll	Cumbia	TN	38401	US	5/7/2022
Marty Brooks	Columbia	TN	38401	US	5/7/2022
Wendy Gillette	Columbia	TN	38401	US	5/7/2022
Rebekah Adams	Columbia	TN	38401	US	5/7/2022
Jessica Tanner	Columbia	TN	38401	US	5/7/2022
Teresa Webb	Columbia	TN	38401	US	5/7/2022
Melanie Hall	Columbia	TN	38401	US	5/7/2022
Kevin Beatty	Columbia	TN	38401	US	5/7/2022
Alicia Stewart	Jacksonvill	NC	28540	US	5/7/2022
Rieda Butts-Livingston	Columbia	TN	38401	US	5/7/2022
Michele Kay-Metz	Elgin	IL	60124	US	5/7/2022
Preslie Baker				US	5/7/2022
Jessica steigelman	Lewisburg	TN	37091	US	5/7/2022
Patricia Jones	columbia	TN	38401	US	5/7/2022
Joyce White	Spring Hill	TN	37174	US	5/7/2022
ELAINE Vick	Columbia	TN	38401	US	5/7/2022
Tonya Dinkel	Columbia	TN	38401	US	5/7/2022
Sheri Lovan	Columbia	TN	38401	US	5/7/2022
eileen butts	Spring Hill	TN	37174	US	5/7/2022
Chelsea Morrison	Columbia	TN	38401	US	5/7/2022
Chad Frey	Columbia	TN	38401	US	5/7/2022
Gerald Strahan	Columbia	TN	38401	US	5/7/2022
Amy Mayberry	Columbia	TN	38401	US	5/7/2022
Deanna Joyner	Columbia	TN	38401	US	5/7/2022
Timothy Blondin	Columbia	TN	38401	US	5/7/2022
Lawrence Joyner	Columbia	TN	38401	US	5/7/2022
Dwight Fautt	Columbia	TN	38401	US	5/7/2022
carlye titus	Columbia	TN	38401	US	5/7/2022
Carolyn Arms	Columbia	TN	38401	US	5/7/2022
Terrie Cowan	Columbia	TN	38401	US	5/7/2022
Terry Carl	Columbia	TN	38401	US	5/7/2022
Bradley Gateley	Columbia	TN	38401	US	5/7/2022
Masell John	Spring Hill	TN	37174	US	5/7/2022
Faye Escue	Columbia	TN	38401	US	5/7/2022
Anna Novyk	Brooklyn		11224	US	5/7/2022
Rebecca Sweet	La Vergne	TN	37086	US	5/7/2022
Michael Fitzgerald	Columbia	TN	38401	US	5/7/2022
Megan Rice	Columbia	TN	38401	US	5/7/2022
Avery Hickman	Mount Ple	TN	38474	US	5/7/2022
Jaren Adkins	Columbia	TN	38401	US	5/7/2022
Kris Cates	Columbia	TN	38401	US	5/7/2022
Rebecca Strahan	Columbia	TN	38401	US	5/7/2022
Cindy Madison	Columbia	TN	38401	US	5/7/2022
Chris Bee	Columbia	TN	38401	US	5/8/2022

Valerie Wilson	Columbia	TN	38401	US	5/8/2022
Cline Tucker	Columbia	TN	38401	US	5/8/2022
Karen Seigman	Columbia	TN	38401	US	5/8/2022
John White	Columbia	TN	38401	US	5/8/2022
Duane Seigman	Columbia	TN	38401	US	5/8/2022
Mark Hendrix	Mount Ple	TN	38474	US	5/8/2022
Brandon Nutt	Spring Hill	TN	37174	US	5/8/2022
Jeffrey Head	Columbia	TN	38401	US	5/8/2022
Adam Martin	Culleoka	TN	38451	US	5/8/2022
Carolyn Duncan	Sevierville		37862	US	5/8/2022
Jerry Bridenbaugh	Culleoka	TN	38451	US	5/8/2022
Kitty Sokol	Columbia	TN	38401	US	5/8/2022
David Sokol	Columbia	TN	38401	US	5/8/2022
Sandy Bratton	Columbia	TN	38401	US	5/8/2022
Jerri Derryberry	Columbia	TN	38401	US	5/8/2022
Brian Gregory	Columbia	TN	38401	US	5/8/2022
Amanda Gregory	Columbia	TN	38401	US	5/8/2022
Kristen Everett	Columbia	TN	38401	US	5/8/2022
Meghan Tate	Columbia	TN	38401	US	5/8/2022
Kimberly Kersey	Columbia	TN	38401	US	5/8/2022
Rebecca Malin	Columbia	TN	38401	US	5/8/2022
Kristian Qualls	Columbia	TN	38401	US	5/8/2022
Matt Gray	Columbia	TN	38401	US	5/8/2022
Becky Loveless	Columbia	TN	38401	US	5/8/2022
David Mcmeen	Columbia	TN	38401	US	5/8/2022
Tyler-April Josephs				US	5/8/2022
April Romine	Spring Hill	TN	37174	US	5/8/2022
Megan Myers	Belton		64012	US	5/8/2022
Haley Smith	Columbia	TN	38401	US	5/8/2022
Jessica Patrich	Mount Ple	TN	38474	US	5/8/2022
Joseph Patrich	Mount Ple	TN	38474	US	5/8/2022
Emma Brumit	Columbia	TN	38401	US	5/8/2022
Holly Potts	Columbia	TN	38401	US	5/8/2022
Ty White	Spring Hill	TN	37174	US	5/8/2022
Denise Hoekstra	Spring Hill	TN	37174	US	5/8/2022
Jane Adersonn	Columbia	TN	38401	US	5/8/2022
charles gordon	Columbia	TN	38401	US	5/8/2022
Jeany Glowacki	Columbia	TN	38401	US	5/8/2022
Heather Goats	Columbia	TN	38401	US	5/8/2022
Gail Long	Columbia	TN	38401	US	5/8/2022
Robert Wall	Columbia	TN	38401	US	5/8/2022
Karl Wrieden	Columbia	TN	38401	US	5/8/2022
Andrea Roberson	Columbia	TN	38401	US	5/8/2022
Jean Parker	Columbia	TN	38401	US	5/8/2022
Dennis Farrell	Columbia	TN	38401-550	US	5/8/2022
Karyssa Dittrich	Columbia	TN	38401	US	5/8/2022
Howard Parker	Columbia	TN	38401	US	5/8/2022

Dakota Dittrich	Columbia	TN	38401	US	5/8/2022
Gerald Monzel	Columbia	TN	38401	US	5/8/2022
Jill Scoggin	Columbia	TN	38401	US	5/8/2022
Jason Gubernator	Columbia	TN	38401	US	5/8/2022
Holly R	Franklin	TN	37064	US	5/8/2022
Jaime Clark				US	5/8/2022
Ann Ragsdale	Columbia	TN	38401	US	5/8/2022
Ryan Marx	Columbia	TN	38401	US	5/8/2022
Craig Vaughan	Columbia	TN	38401	US	5/8/2022
Sarah Boykin	Columbia	TN	38401	US	5/8/2022
Joey Cromer	Columbia	TN	38401	US	5/8/2022
Jaclyn Smochek	Falls Churc	VA	22041	US	5/8/2022
Elizabeth Morrill	Columbia	TN	38401	US	5/8/2022
Kim Burns	Nashville	TN	38487	US	5/8/2022
Laurissa Baker	Columbia	TN	38401	US	5/8/2022
Kelly Serafino	Columbia	TN	38401	US	5/8/2022
shelly Mcmullan	Columbia	TN	38401	US	5/8/2022
Karel Shirel	Columbia	TN	38401	US	5/8/2022
Cynthia Lunn	Columbia	TN	38401	US	5/8/2022
Rachel Wilhelm	Nashville	TN	37205	US	5/8/2022
Herb Paschen	Portland		97207	US	5/8/2022
Lourae Henry	Columbia	TN	38401	US	5/8/2022
B b	Columbia	TN	38401	US	5/8/2022
Dan Bonds	Columbia	TN	38401	US	5/8/2022
Juan Martinez	Columbia	TN	38401	US	5/9/2022
John Mills	Columbia	TN	38401	US	5/9/2022
Lisa England	Columbia	TN	38401	US	5/9/2022
Denise Grate	Columbia	TN	38401	US	5/9/2022
william koerner	Columbia	TN	38401	US	5/9/2022
David Gross	Columbia	TN	38401	US	5/9/2022
Mike West	Columbia	TN	38401	US	5/9/2022
Rebecca Stewart	Columbia	TN	38401	US	5/9/2022
Jared Mullings	Columbia	TN	38401	US	5/9/2022
Michael Knox	Columbia	TN	38401	US	5/9/2022
Jessica Dean	Columbia	TN	38401	US	5/9/2022
Clouser Tami	Spring Hill	TN	37174	US	5/9/2022
Aaron Hanna	Columbia	TN	38401	US	5/9/2022
Jane Murphy	Mount Ple	TN	38474	US	5/9/2022
Steve Spoerl	Columbia	TN	38401	US	5/9/2022
Ken Murphy	Columbia	TN	38401	US	5/9/2022
valerie bridges	Murfreesb	TN	38401	US	5/9/2022
kak kelly	Albuquerque		87111	US	5/9/2022
Tammy Kelly	Columbia	TN	38401	US	5/9/2022
Daniel Hensley	Culleoka	TN	38451	US	5/9/2022
Brendan Babcock	Columbia	TN	38401	US	5/9/2022
Tammy Hardison	Columbia	TN	38401	US	5/9/2022
Peggy Creveling	Columbia	TN	38401	US	5/9/2022

Erin Sullivan	Spring Hill	TN	37174	US	5/9/2022
Mary Houston Hull	Columbia	TN	38401	US	5/9/2022
Jennifer Garrard	Columbia	TN	38401	US	5/9/2022
Steve Bonney	Columbia	TN	38401	US	5/9/2022
Carol Smith	Columbia	TN	38401	US	5/9/2022
Chris Wilson	Spring Hill	TN	37174	US	5/9/2022
Josh Balcewicz	Columbia	TN	38401	US	5/9/2022
Jeffery Crutcher	Columbia	TN	38401	US	5/9/2022
Kaleb Hinson	Columbia	TN	38401	US	5/10/2022
Tycie Doyle	Columbia	TN	38401	US	5/10/2022
Candice Anderson	Culleoka	TN	38451	US	5/10/2022
Heather Carpenter	Columbia	TN	38401	US	5/10/2022
Judy Gray	Columbia	TN	38401	US	5/10/2022
Nancy Pruitt	Columbia	TN	38401	US	5/10/2022
James Zielinski	Urbana		61802	US	5/10/2022
Terry Estis	Columbia	TN	38401	US	5/10/2022
Sharon Petty	Columbia	TN	38401	US	5/10/2022
Maples Janice	Columbia	TN	38401	US	5/10/2022
Michelle Parker	Columbia	TN	38401	US	5/10/2022
Curtis Lewis	Columbia	TN	38401	US	5/10/2022
Cecilia Brewer	Columbia	TN	38401	US	5/10/2022
Korbyn Ervin	Columbia	TN	38401	US	5/10/2022
Gregory Grissom	Columbia	TN	38401	US	5/10/2022
Jane Attkisson	Columbia	TN	38401	US	5/10/2022
David Farrow	Nashville	TN	38401	US	5/10/2022
Nancy Atkins	Columbia	TN	38401	US	5/10/2022
Tammy Legg	Columbia	TN	38401	US	5/10/2022
Robin Brooks	Columbia	TN	38401	US	5/10/2022
Mary Lunn	Columbia	TN	38401	US	5/10/2022
Sarah Roach	Spring Hill	TN	37174	US	5/10/2022
Whitney Hensley	Columbia	TN	38401	US	5/10/2022
Meredith Copley	Columbia	TN	38401	US	5/10/2022
Victoria Armstrong	Columbia	TN	38401	US	5/10/2022
Jarrett Cloud	Florham Park		7932	US	5/10/2022
Jessica Humphrey	Santa Fe	TN	38482	US	5/10/2022
Sandra Hodgkiss-Linde	Columbia	TN	38401	US	5/10/2022
Gari Vernier	Columbia	TN	38401	US	5/10/2022
Andrea Morrow	Columbia	TN	38401	US	5/10/2022
Terry Daniels	Columbia	TN	38401	US	5/10/2022
Sherrie Estes	Columbia	TN	38401	US	5/10/2022
Paul Woods	Mt. Pleasa	TN	38474	US	5/10/2022
Tracy Chappell				US	5/10/2022
Richard Franklib	Columbia	TN	38401	US	5/10/2022
Brenda Franklin	Compton	CA	90220	US	5/10/2022
Michael Rudder	Decherd	TN	37324	US	5/10/2022
Americans For America	Los Angele	CA		US	5/10/2022
Diana Cuellar	Columbia	TN	38401	US	5/10/2022

John Cates	Mount Ple	TN	38474	US	5/10/2022
Jennie Armaly	Spring Hill	TN	37174	US	5/10/2022
margaret hewgley	Spring Hill	TN	37174	US	5/10/2022
Jody McCabe	Irving	TX	75038	US	5/10/2022
Orlando Nieves Nieves	Columbia	TN	38401	US	5/10/2022
Nikki Hargrove	Columbia	TN	38401	US	5/10/2022
Nicholas Cote	Columbia	TN	38401	US	5/10/2022
Kelly Briceno	Columbia	TN	38401	US	5/10/2022
Jessica Jones	Margate	FL	33063	US	5/10/2022
Michael Sharpton	Columbia	TN	38401	US	5/10/2022
Karen Lovelace	Charlotte	NC	28202	US	5/10/2022
Robin McLaughlin	Columbia	TN	38401	US	5/10/2022
Kristen Shull	Franklin	TN	37067	US	5/10/2022
Connie Green	Columbia	TN	38401	US	5/10/2022
Johnathon Oden	Columbia	TN	38401	US	5/10/2022
Bruce Bodor	Columbia	TN	38401-774	US	5/10/2022
Deborah Love	Columbia	TN	38401	US	5/10/2022
Tina Edgar	Wincheste	TN	37398	US	5/10/2022
Wallace Embry	Columbia	TN	38401	US	5/10/2022
Matthew Skar	Columbia	TN	38401	US	5/10/2022
Ethan Seago	Columbia	TN	38401	US	5/10/2022
Iris Nieves	Columbia	TN	38401	US	5/10/2022
GARY FISHER	Columbia	TN	38401	US	5/10/2022
Amanda Ethridge	Columbia	TN	38401	US	5/10/2022
Matthew Saxman	Columbia	TN	38401	US	5/10/2022
Jake Harris	Mt. Pleasa	TN	38474	US	5/10/2022
Wayne Jones	Columbia	TN	38401	US	5/10/2022
Paisley Hillegeist	Columbia	TN	38401	US	5/10/2022
Ora Shull	Columbia	TN	38401	US	5/10/2022
Kenny Morrow	Columbia	TN	38401	US	5/10/2022
Ann and Ron Pilgreen Pil	Columbia	TN	38401	US	5/10/2022
Malcolm Stuart	Columbia	TN	38401	US	5/10/2022
Peyton Kennedy	Columbia	TN	38401	US	5/10/2022
Stacey Supanich	Culleoka	TN	38451	US	5/10/2022
Ethan Amonette	Columbia	TN	38401	US	5/11/2022
Grace Anderson	Columbia	TN	38401	US	5/11/2022
Ann Ballard	Columbia	TN	38401	US	5/11/2022
Benjamin Corn	Columbia	TN	38401	US	5/11/2022
Amanda Corn	Columbia	TN	38401	US	5/11/2022
Rebecca Foster	Columbia	TN	38401	US	5/11/2022
Chanthy Walsh	Henderson	NV	89074	US	5/11/2022
Becky Foster	Columbia	TN	38401	US	5/11/2022
Zoe Attkisson	Columbia	TN	38401	US	5/11/2022
Mary Horner	Columbia	TN	38401	US	5/11/2022
Deborah Vick	Columbia	TN	38401	US	5/11/2022
Don Terry	Columbia	TN	38401	US	5/11/2022
John Corn	Columbia	TN	38401	US	5/11/2022

Vanessa Ruesga	Columbia	TN	38401 US	5/11/2022
Sarah Reese	Columbia	TN	38401 US	5/11/2022
Jill McGlashan	Columbia	TN	38401 US	5/11/2022
Jasmine Turner	Columbia	TN	38401 US	5/11/2022
Lisa Thomas	Murfreesb	TN	37129 US	5/11/2022
Scott McGlashan	Columbia	TN	38401 US	5/11/2022
Vickie Woody	Williamspc	TN	38487 US	5/11/2022
lena Ferguson	Columbia	TN	38401 US	5/11/2022
Michael Forsthoff	Columbia	TN	38401 US	5/11/2022
Janet Faggard	Columbia	TN	38401 US	5/11/2022
Jeremy Serafino	Columbia	TN	38401 US	5/11/2022
Marilyn Combs	Columbia	TN	38401 US	5/11/2022
Kim Forsthoff	Columbia	TN	38401 US	5/11/2022
Jaylen Andrews	Culleoka	TN	38451 US	5/11/2022
Lindsey Johnson	Columbia	TN	38401 US	5/11/2022
Angela Carranza	Columbia	TN	38401 US	5/11/2022
Sharon Sharp	Columbia	TN	38401 US	5/11/2022
Elizabeth Fautt	Columbia	TN	38401 US	5/11/2022
Tammy Morrow	Columbia	TN	38401 US	5/11/2022
Linda James	Columbia	TN	38401 US	5/11/2022
Jenny Prince	Columbia	TN	38401 US	5/11/2022
Garrett Lunn	Columbia	TN	38401 US	5/11/2022
Laura Hart-Damm	Columbia	TN	38401 US	5/11/2022
Allen Lunn	Columbia	TN	38401 US	5/11/2022
James Dobbs	Atlanta	GA	30301 US	5/11/2022
Vilay Phommaviseth	Santa Rosa	CA	95409 US	5/11/2022
Kim Wilder	Columbia	TN	38401 US	5/11/2022
Mary Law	Columbia	TN	38401 US	5/11/2022
Harry Law	Columbia	TN	38401 US	5/11/2022
Laurel Burton	Columbia	TN	38401 US	5/11/2022
Tracy Peach	Columbia	TN	38401 US	5/11/2022
Peggy Reese	Columbia	TN	38401 US	5/11/2022
Shawn Hay	Spring Hill	TN	37174 US	5/11/2022
Brian pieren	Columbia	TN	38401 US	5/11/2022
Gary Hoskins	Gilbertsvill	KY	42044 US	5/11/2022
John Breyfogle	Columbia	TN	38401 US	5/11/2022
Dawn Rice-McCrary	Nashville	TN	37216 US	5/11/2022
Jessica Allen	Columbia	TN	38401 US	5/11/2022
Jean Mac Ball	Columbia	TN	38401 US	5/11/2022
Sam Janda	Columbia	TN	38401 US	5/11/2022
vicky williamson	Columbia	TN	38401 US	5/11/2022
Susan Pollock	Columbia	TN	38401 US	5/11/2022
Tamara Lemmonds	Columbia	TN	38401 US	5/11/2022
Steve Williamson	Columbia	TN	38401 US	5/11/2022
Geraldine Amis	Duck River	TN	38454 US	5/11/2022
Sandy Farrington	Columbia	TN	38401 US	5/11/2022
Stanley Saylor	Columbia	TN	38401 US	5/11/2022

Deborah Goldsmith	Columbia	TN	38401	US	5/11/2022
Leslie Helmick	Columbia	TN	38401	US	5/11/2022
Rosemarie Merendino	Columbia	TN	38401	US	5/11/2022
Susan Warren	Columbia	TN	38401	US	5/11/2022
Johnny Bryant	Columbia	TN	38401	US	5/11/2022
Chris Burton	Columbia	TN	38401	US	5/11/2022
LR Brown	Columbia	TN	38401	US	5/11/2022
Andrew Meadows	Columbia	TN	38401	US	5/11/2022
Justin Haucke	Columbia	TN	38401	US	5/11/2022
Haverly Pennington	Columbia	TN	38401	US	5/11/2022
Kelsey Sims	Columbia	TN	38401	US	5/11/2022
Alyssa Lucas	Columbia	TN	38401	US	5/11/2022
Ronald Noble	Columbia	TN	38401	US	5/11/2022
Lori Singletary	Columbia	TN	61080	US	5/11/2022
Amy Sanchez	Columbia	TN	38401	US	5/11/2022
David Arms	Columbia	TN	38401	US	5/11/2022
Terri Willoughby	Columbia	TN	38401	US	5/11/2022
Lois Andrews	Columbia	TN	38401	US	5/11/2022
Melanie McCaleb	Maury Cou	TN	38401	US	5/11/2022
Lisa Basham	Pleasant G	NC	27313	US	5/11/2022
David Baxter	Columbia	TN	38401	US	5/11/2022
Stephane Williams	Antioch	TN	37013	US	5/11/2022
Laura Lyn Donahue	Columbia	TN	38401	US	5/11/2022
joshua kelley	Columbia	TN	38401	US	5/11/2022

From: Victoria Woods <vickkie14@hotmail.com>
Date: May 10, 2022 at 5:53:38 AM CDT
To: Debbie Notley <dlputrino@aol.com>
Subject: Re: URGENT neighborhood request

Good Morning,

Thank you for taking this on and communicating between residents and developers. I am concerned with how much these Florida Developers are paying people off to do this to our county and our neighborhoods. We already don't have enough room at our schools, hospital, nor do we have enough first responders or teachers and are not doing anything to encourage them to come here. It has been proven in the past that the majority of Maury County residents work outside of the county cause no one, not even the hospital or our First Responders and Teachers, make a livable wage. It has been proven that driving to Franklin alone for work gives you a better chance at making a livable wage.
For developer they should be made to pay for covering the costs that comes with their attitude of "We own it we can do whatever we want". Well we are the residents and if they want to have that Florida attitude they can keep it there for a while til they come up with the money to widen Iron Bridge rd and Tom J Hitch along with Bear Creek Pike and Mt. Olivet (which is one of our most dangerous roads on this side of Maury County), also we as residents have been complaining for decades to fix the bridges on Tom J. Hitch and Iron Bridge cause they have been in need of it way before this growth crap happened. How will the electrical grid handle this cause all down Iron Bridge and Sowell Mill Pike we have power surges that knock our electricity out more than 5 times a week and we have been told by CPWS that there's nothing that can be done unless we want to pay for all new lines and poles and power stations ourselves (thought that is what our taxes were taking care of)? How is this going to impact Duck River? How are they going to pay for new equipment for first responders to use because having more houses next to the river, I'm sure the developers are going to give those people their own access to the river, which means more water rescues that will happen as well as increase in crime. Our grocery stores can barely keep things in stock now.

Until Maury County starts implementing major Impact Fees on these developers and being more responsible and mature and honest, allowing growth in this County right now the way they are doing it will make us look worse than Nashville right now. Stop trying to compete with Williamson County! We need to breathe and fix our other issues first before bringing more people into a County that thinks they have their stuff together when the County really doesn't and those people will pack up and leave to County that does have their stuff together and will leave hundreds if not thousands of homes empty like it was back in 2008. If GM decides to close its doors again when their contract ends next year then what is this County going to do cause not everyone wants to work at a restaurant making $8/ hr cause it will not pay the bills plus the restaurant will close its doors just as fast as they open them like what is happening in Spring Hill now.

Thank you,

Get Outlook for Android

From: Debbie Notley <dlputrino@aol.com>
Sent: Monday, May 9, 2022 8:43:34 PM
To: Brandon Woods <sdoownodnarb@gmail.com>; Victoria Woods <vickkie14@hotmail.com>; Joey Allen <JAllen@maurycounty-tn.gov>
Subject: URGENT neighborhood request

>
> Hi neighbors!
> First, let me thank those of you that signed my petition to run for County Commission in our District.... With your help, I'm on the ballot, and would welcome your vote on August 4th.
> More importantly, though.....There is a meeting coming up this week that should be of great interest to all of us here in Whispering Waters /LoftinRoad and Iron Bridge. You may have noticed the small green sign on Iron Bridge near Yanahli Park about proposed land use; That number comes back to the CITY Planning Department. Over 400 acres between Iron Bridge and Bear Creek have been purchased by a development company out of Florida, who has requested annexation to the city for the purpose of a high density housing development. 1,400 homes, with two entrances... one onto Iron Bridge at Yanahli and the other at Bear Creek and Patterson. The project is called Big Bear Bluffs, and is anticipated 7-10 years to completion. The city planning commission is hearing public comments at their meeting THIS Wednesday at 4pm. This project will bring traffic like we've never seen (by admission, this is the largest residential annexation ever done by the City)...the traffic study did NOT include Mt Olivet road OR Iron Bridge west of Tom Hitch. Not only will Iron Bridge residents/regular travelers bear the brunt of increased traffic with these homes, but also the CONSTRUCTION traffic for years to come.
> I would ask you, if at all possible, to attend this meeting as a show of support to delay this project until additional studies and impact studies are more thorough. Maury County is currently the fastest growing County in the state; growth is inevitable but needs to be more responsible. I spoke with the developer at the study session last week and asked him some tough questions that he could not answer; he finally shrugged and said "hey, we own the property, we can do what we want". "What they want" simply kicks the can down the road for the rest of us to deal with as far as traffic, congestion, and torn up roads for several years, as the city is only annexing the property; the County is still responsible for the main roads (that can already use some help).
> Thanks in advance for your support and friendship! If you have any questions or concerns and are unable to attend the meeting, please feel free to let me know and I'm happy to voice them for you on Wednesday.
> Best regards,

> Debbie Notley
> Candidate for County Commission
> 801 Running Deer Dr
> 931-982-6061

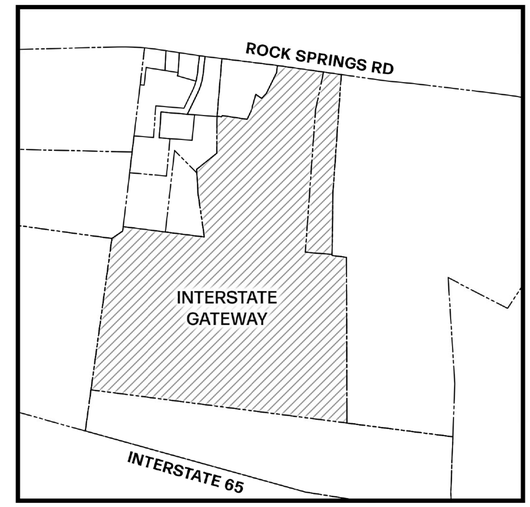
ROCK SPRINGS RD

11.02

11.01

SITE TO BE
REMOVED FROM
INTERSTATE GATEWAY

INTERSTATE 65



EXISTING COMPREHENSIVE PLAN

SITE DATA:

AREA TO BE REMOVED: ±106.06 AC

RaganSmith

COMPREHENSIVE PLAN AMENDMENT

COLUMBIA | MAURY CO, TN

21-0389 | 04/18/2022

ROCK SPRINGS ROAD

0 200 400

ROCK SPRINGS RD

MAURY COUNTY

MAURY COUNTY

MAURY COUNTY

MAURY COUNTY

MAURY COUNTY

11.02

11.01

CITY OF COLUMBIA

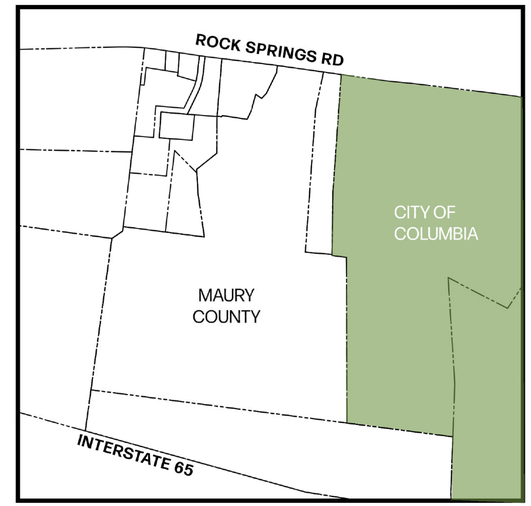
SITE TO BE ANNEXED TO CITY OF COLUMBIA

MAURY COUNTY

MAURY COUNTY

INTERSTATE 65

CITY OF COLUMBIA



EXISTING COLUMBIA CITY LIMITS

SITE DATA:

AREA TO BE ANNEXED: ±106.06 AC

RaganSmith

ANNEXATION PLAN

COLUMBIA | MAURY CO, TN

21-0389 | 04/18/2022

ROCK SPRINGS ROAD

0 200 400

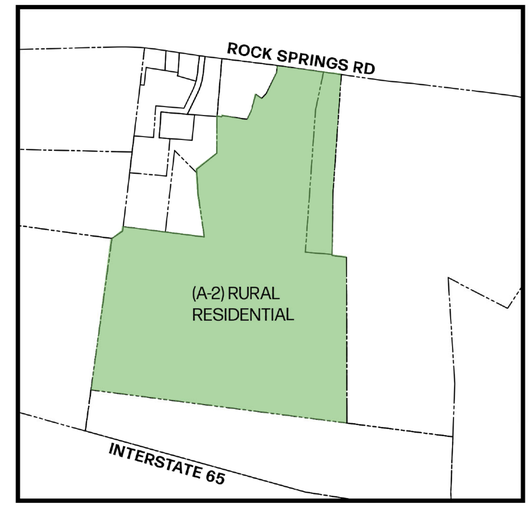
ROCK SPRINGS RD

11.02

11.01

RS-10 SINGLE FAMILY LOW
DENSITY RESIDENTIAL

INTERSTATE 65



EXISTING ZONING PLAN

SITE DATA:

AREA TO BE REZONED:	±106.06 AC

RaganSmith

REZONING PLAN
COLUMBIA | MAURY CO, TN
21-0389 | 04/18/2022

ROCK SPRINGS ROAD

0 200 400

PARCEL 11.01 - LEGAL DESCRIPTION

Beginning at a point in the easterly right of way of Rock Springs Road being a common corner with Timothy Jefferson Duval and Lisa Ann Duvall (Map 092 Parcel 12.00) recorded in Deed Record Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee, thence with said line South 87 Degrees 19 Minutes 36 Seconds East, 1591.31 feet to point being a common corner with Donald Blair (Map 092 Parcel 11.02) recorded in Deed Record Book R2394, Page 889 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) calls and distances:
1. South 07 Degrees 21 Minutes 48 Seconds West, 260.60 feet to a point;
2. North 85 Degrees 08 Minutes 12 Seconds West, 1193.91 feet to a point;
3. North 74 Degrees 48 Minutes 12 Seconds West, 402.00 feet to a point in the easterly right of way of Rock Springs Road;

Thence with said line North 09 Degrees 37 Minutes 48 Seconds East 127.50 feet to the point of beginning.

Said parcel containing 350,761 square feet, more or less or 8.05 acres, more or less

PARCEL 11.02 - LEGAL DESCRIPTION

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
2. South 85 Degrees 07 Minutes 08 Seconds East, 1193.90 feet to a point:
3. North 07 Degrees 21 Minutes 48 Seconds East, 371.39 to the common corner of Timothy Jefferson Duval and Lisa Ann Duvall (Tax Map 092 Parcel 12.00) recorded in Deed Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee;

Thence with said line the following two (2) bearings and distances:

1. North 08 Degrees 05 Minute East, 110.99 feet to a point;
2. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a point in the line of Mattie Holt (Tax Map 092 Page 014.00) recorded in Deed Book R1750, Page 61 in the Maury County Register of Deeds Tennessee;

Thence with said line South 07 Degrees 59 Minutes 46 Seconds West, 2214.420 feet to a point in the line of Manuel Rodrigo (Tax Map 092-015.00) recorded in Deed Book R 2785, Page 1051 in the Maury County Register of Deeds Tennessee

Thence with said line the following four (4) bearings and distances:
1. North 82 Degrees 59 Minutes 35 Seconds West, 1298.00 feet to a point;
2. North 62 Degrees 49 Minutes 35 Seconds West, 75.00 feet to a point;
3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;
4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point common corner with Deborah K. Jewell (Tax Map 092-010.07) recorded in Plat Book 16, Page 319 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) bearings and distances:
1. North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point;
2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line the following four (4) bearings and distances:

1. North 85 Degrees 34 Minutes 35 Seconds West, 77.47 feet to a point
2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
3. North 69 Degrees 29 Minutes 35 Seconds West, 10.00 feet to a point.
4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Deed Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

Thence with said line the following nine (9) bearings and distances:

1. North 05 Degrees 25 Minutes 12 Seconds East, 22.35 feet to a point;
2. North 64 Degrees 10 Minutes 05 Seconds West, 12.38 feet to a point;
3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;
7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833,280 square feet, more or less or 88.00 acres, more or less

ROCK SPRINGS RD
12.5' R.O.W. DEDICATION
35' M.B.S.L.
A-2
STORM (TYP.)
50' R.O.W.
HIGHWAY 412
ZONING: A-2
25' LANDSCAPE BUFFER
ZONING: HDR-PUD
75.0'
135.0'
ZONING: A-2
INTERSTATE 65

SITE DATA:

SITE AREA:	±106.06 AC
CURRENT ZONING:	A-2 : RURAL RESIDENTIAL
PROPOSED ZONING:	RS-10 : LOW DENSITY RESIDENTIAL
SINGLE FAMILY:	209 UNITS
DENSITY:	1.96 UNITS/AC
OPEN SPACE:	34% / 36.3 AC

RaganSmith

CONCEPT PLAN
COLUMBIA | MAURY CO, TN
21-0389 | 04/18/2022

ROCK SPRINGS ROAD

0 200 400

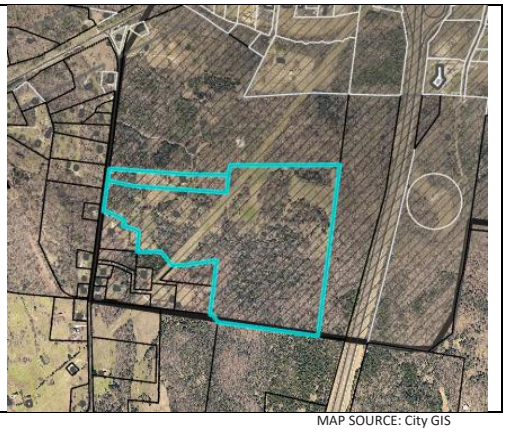
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0077	**Scott Bernick/ Gary and Nancy Connelly; Donald Blair**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Tax Map 92 Parcels 11.01 & 11.02**

SUMMARY OF REQUEST: **Comprehensive Plan Amendment, Annexation, and Rezoning**

The applicant requests annexation with a plan of services of approximately 106 acres off Rock Springs Road with a zoning designation of RS-10. Additionally, the applicant requests to amend Connect Columbia to remove the subject property from the Interstate Gateway Special Area. The applicant seeks these changes in order to subdivide the site into 209 single family lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Unincorporated	Undeveloped/Single Family	Undeveloped/Single Family	Single-Family Homes	106 ± acres

COMPATIBILITY with the **COMPREHENSIVE PLAN**

The future land use character area designation of the subject property is Rural Countryside. The property is also located in the Interstate Gateway Special Area (IGSA) and within an Area of Change (Connect Columbia Maps 4 and 3). Connect Columbia provides contradictory guidance for development of properties within the IGSA with a character area designation of Rural Countryside. In effect, development of this parcel requires a plan amendment to either 1) increase the intensity of potential zoning categories and land uses; or 2) remove the property from the IGSA. The applicant proposes the latter option. With that change, the proposed development implements the Rural Countryside Character Area Matrix and is consistent with the Comprehensive Plan (Connect Columbia p. 20).

PROPERTY HISTORY

The property consists of two adjacent parcels. In July 2021, the City of Columbia annexed property immediately to the north of the subject parcels, making them contiguous with the city. The larger of the two tracts is comprised of more than 99 acres of undeveloped land acquired by the current owner in 2016. Improvements on the smaller tract consist of a single-family home constructed in 1979. The property was acquired by its current owner in 2000.

COMPATIBILITY with the ZONING ORDINANCE

Zoning Ordinance Referenced: (Proposed Zoning of RS-10)

As required by Section 3.18.5.C of the Zoning Ordinance, the applicant submitted a concept plan in support of the annexation and zoning request. The concept plan depicts 209 residential lots. As proposed, the gross density of the development would be less than two dwelling units per acre. The concept also depicts landscape buffers, stormwater facilities, and internal streets with connections to adjacent properties.

Sections 6.1.2 and 8.1.1 Land Use and Housing Type

The Zoning Ordinance limits development of properties in an RS-10 zone to single-family detached residences and their subordinate accessory structures. The concept indicates the applicant's intent to subdivide the property into lots which would accommodate detached single-family structures.

Sections 6.2.6 and 6.3.8 District Development Standards

The standards for conventional residential development in an RS-10 zone include:

- Minimum lot size of 10,000 square feet with a lot width minimum of 75 feet;
- 30-feet minimum street yard setback;
- 10-feet minimum side yard setback; and
- 20-feet minimum rear yard setback.

The applicant's concept plan generally conforms to these standards. The smallest lots depicted are 75 feet wide with a depth of 135 feet. The concept depicts five cul-de-sacs. Lots with frontage on the cul-de-sacs have street frontages and lot widths which generally appear to conform to the standards of 6.2.6, which regulate such lots.

Sections 11.2.7 and 11.2.6. Landscape Buffers

The applicant's concept plan depicts landscape buffers along boundaries and rights-of-way that exceed the minimums prescribed in Sections 11.2.7 and 11.2.6. The Ordinance requires the following landscape buffers:

- Local Road (i.e. Rock Springs Road): a 10-foot wide buffer with an opacity of 10% is required; the concept depicts a 22.5-foot buffer;
- RS-10 adjacent to undeveloped RS-40/Unincorporated (i.e. southern and eastern portions of concept plan): a 10-foot wide buffer with an opacity of 20% is required; the concept depicts a 25-foot buffer; and
- RS-10 adjacent to undeveloped residential PUD (i.e. northern portion of concept plan): a 15-foot wide buffer with an opacity of 40% is required; the concept depicts a 25-foot buffer.

It is generally feasible to develop the site as depicted in the concept in conformance with the Zoning Ordinance. Greater detail will be required at time of Preliminary Plat. Staff will review any subsequent development proposal to ensure adherence with the standards prescribed in the Zoning Ordinance.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6

Comprehensive Plan Amendment:

Staff reviewed the request for an amendment to the Comprehensive Plan for consistency with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

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:

A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

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 proposed Comprehensive Plan Amendment is consistent with the guiding principles of Connect Columbia. The staff finding is based on three observations: 1) the Plan's direction for development of the site is contradictory and impossible to implement; 2) the guiding principles of Connect Columbia suggest that it is no longer appropriate to include the subject property in the Interstate Gateway Special Area (IGSA); and 3) the site functions as a liminal space between high-intensity uses and the Urban Growth Boundary (UGB).

Connect Columbia Provides Contradictory Guidance for Development of the Parcels

It is impossible to develop the subject property in a manner consistent with the Plan. The Comprehensive Plan designates this property Rural Countryside. The character area

supports Low-Density Residential zoning, including the RS-10 classification requested by the applicant. The Plan also places this property inside the IGSA. The special area reserves land for "high intensity nonresidential uses and some limited high density residential development" (Connect Columbia p.48). In particular, the Plan encourages industrial and "freight-intensive" land uses. Residential development in the IGSA is limited to mixed-use PUDs and extensions of established land uses. The Rural Countryside Character Area does not support the high-intensity zoning which would permit the land uses necessary to implement the IGSA. Therefore, a plan amendment is necessary to either reclassify the parcel to a higher intensity character area, or to remove the parcel from the IGSA so that it can be annexed with an implementing zone appropriate to Rural Countryside.

Guiding Principles of Connect Columbia

Removing the subject property from the IGSA is consistent with the guiding principles of Connect Columbia. The Future Land Use Plan explicitly references the "transect model" developed by the architectural firm Duany Plater-Zyberk & Company (Connect Columbia p.11). The transect model is a conceptual understanding of how cities form in a pattern of gradual transition from urban core to rural countryside, with special districts accommodating unique high-intensity land uses. Connect Columbia identifies seven such special districts, including the IGSA. The Subject Property is a Peripheral Portion of the IGSA.

The IGSA includes the most of the area surrounding the I-65 interchange at Bear Creek Pike within the UGB. Although the outlying portions of the IGSA have an underlying future land use classification of Rural Countryside, the Plan designates the properties which form the core of the Special Area as either Center or Employment District. Clearly, the intent of the plan, as drafted in 2017 and adopted in 2018, was to reserve this core area for freight-intensive commercial land uses. The inclusion of adjacent properties within the UGB provided flexibility to expand the Center and Employment Character Areas in order to accommodate anticipated commercial development. That development has not materialized. At the same time, residential development has progressed outward from the inner portions of Columbia.

Low-Density Residential Use of the Site is Consistent with the Connect Columbia

The Rural Countryside Character Area defines the natural edge of development and prevents the "leap-frogging" of higher-intensity and incompatible land uses. Maintaining the character area designation of the subject site and allowing it to develop as low-density residential is consistent with the transect model which forms the guiding principle of the Plan. Removing the property from the IGSA is necessary to allow the development of the parcel as Rural Countryside. Therefore, the proposed Comprehensive Plan Amendment is consistent with the intent, goals, objective, policies, and guiding principles of Columbia's Land Use Plan.

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

The proposed change, removing the subject property from the IGSA, is compatible with the existing land use pattern and designated future land uses. The property borders the UGB and forms the transition between the City and the rural areas of unincorporated Maury County. The property could not be developed in a manner consistent with the IGSA and retain its current character area designation of Rural Countryside.

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

The applicant's intended use of the property will be subject to the standards contained in the Zoning Ordinance which mitigate potential adverse impacts upon adjoining property owners and the City in general. The proposed use is consistent with the Character Area and the Area of Change designation for the property.

D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change:

The applicant has provided a concept plan depicting a 209-lot subdivision. It is generally feasible to develop the site as depicted in the concept in conformance with the Zoning Ordinance. Greater detail will be required at time of Preliminary Plat. Staff will review any subsequent development proposal to ensure adherence with the standards prescribed in the Zoning Ordinance.

Rezoning:

Staff reviewed the request for an amendment of the Official Zoning Map for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

3.18.7.B ACTION BY THE PLANNING COMMISSION FOR REZONING

The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

1. The rezoning is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

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

1. The rezoning is in agreement with the general plan for the area;

   Three elements of Connect Columbia are relevant to the consistency analysis of the proposed Zoning Map Amendment: 1) the Area of Change designation; 2) the zoning classifications supported by the character area matrix; and 3) the special area matrix.

   Area of Change

   The property is located within an Area of Change. Connect Columbia establishes the designation at Map 3 of the Future Land Use Plan. The text of the Plan indicates that the Area of Change designation is an analytical tool and the first item of review for any proposed development (Connect Columbia p.19). The designations were developed through a process of public input during the drafting of Connect Columbia. This feature of the Plan identifies areas where the community anticipates new development (Connect Columbia p. 14). The Area of Change Map relates to the Development Pattern criterion in each Character Area Matrix. The review criterion "ensure[s] that the context of the area surrounding the subject property is included fully in the review process" (Connect Columbia p. 14). The Rural Countryside Character Area Matrix indicates that "changes to the area are likely" and that development of the subject property is anticipated "as infrastructure improvements occur" (Connect Columbia p.20).

   Rural Countryside Character Area Matrix

   The current Comprehensive Plan designation for the subject property is Rural Countryside. The character area matrix supports residential uses in low-density residential districts (Connect Columbia p.20). Sections 5.1.1 and 5.5.3 of the Zoning Ordinance establish RS-10 as one of three implementing zone districts for this land use. Therefore, the proposed rezoning to RS-10 is consistent with the existing future land use character area.

   Special Area Matrix

   As discussed above, the subject property is located within the IGSA. The proposed rezoning to RS-10 is inconsistent with the IGSA, which discourages residential

development outside of a mixed-use PUD. The proposed Comprehensive Plan Amendment removes the subject property from the IGSA. With this change the proposed rezoning will implement the Plan.

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;

   All adjoining properties are currently vacant or single-family residential. Entitlements have been approved for residential development to the north of the property. The property to the south is outside the UGB and is unlikely to develop. The parcel immediately to the east has a future land use of Center and is within the IGSA. It is possible that an adjacent residential use could limit the development potential of this site for freight-intensive commercial development. However, this risk can be mitigated by adequate buffering and by obtaining direct connectivity to Bear Creek Pike across the property to the north rather than to Rock Springs Road across the subject property.

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 will benefit a single property owner; however, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

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

   Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the addition of RS-10 zoned property to the City's zoning map. The demand for owner-occupied housing in Columbia has increased faster than supply. Between the decennial censuses of 2010 and 2020, the city's population grew at nearly twice the rate of its housing inventory.

   According to data compiled by the Tennessee Housing Development Agency (THDA), the median sales price of single-family homes in Maury County increased by more than 20% between 2015 and 2020. The volume of home sales increased by more than 70% during the same period. These figures indicate that both supply and demand are increasing. However, supply has not expanded fast enough to satisfy the increase in demand, resulting in rising prices.

Data reported by the Southern Middle Tennessee Association of Realtors (SMTAR) confirms that this dynamic has continued through March of 2022. Within the eight-county area served by SMTAR, the inventory of homes on the market has declined by more than 50% year-over-year. At the same time, median prices have increased by more than 27%. The average time it takes for a listing to sell has fallen from one month to just two weeks as the market rapidly absorbs new inventory.

Demand for single-family detached housing in low-density developments in Columbia is strong. Residents seeking to purchase a home face difficulty finding affordable and available homes. Even in the event of a market correction, demand for housing in Columbia is likely to remain above historic precedents. For these reasons, the Planning Commission may find that conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

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

   Section 5.5 of the Zoning Ordinance establishes the residential districts used to implement Connect Columbia. The requested R/RS-10 zoning designation permits the highest density of the three low-density residential districts. The R/RS-10 designation is distinguished from the least-dense R/RS-40, in part, by the need for complete urban services. The Ordinance establishes that "these districts shall be served by complete urban services and facilities" and that they "include community facilities, public utilities, and open uses."

   Technical comments from public service providers generally indicate that services are in place to support the zoning change. However, upgrades to the wastewater system may be necessary to support development on this site and other properties in the area. Additionally, some question remains about the availability of water for both domestic use and fire protection. Greater detail will be required before the conceptual development can proceed to subdivision.

   - *The City of Columbia Public Works Department has indicated that it will provide sanitation, as well as maintain streets and drainage systems, for any future low-density residential development of the site.*
   - *Duck River Electric has indicated that it will provide electrical service to future residential development on the subject property.*
   - *The City Engineer will require a traffic impact study at the time of Preliminary Plat which will identify any improvements necessary to maintain the current level of service.*
   - *Maury County Schools did not provide comments regarding impacts to the school system or concurrent expansion of facilities.*
   - *The City of Columbia Wastewater System indicated that the subject site is located in an area of concern. Upgrades to pump stations which serve the area may be*

required in the near future. Consulting engineers are evaluating the extent of upgrades necessary to expand service and handle additional flow expected to result from the cumulative impact of proposed development in the area.

- *Columbia Power and Water Systems (CPWS) indicated that the property is currently in the service area of Maury County Water. The established best practice is for residences located in the city to be served by CPWS. The applicant will need to confirm that CPWS can serve any potential development on the site prior to Preliminary Plat.*
- *The Fire Marshal has requested that the developer verify adequate fire flow is available at the site.*

PLAN OF SERVICES

FOR ANNEXATION
ROCK SPRINGS ROAD PROPERTY
+/-106 ACRES,
BEING
TAX MAP 92 PARCEL 11.01 AND 11.02

A. Water

1. City-Maury County Water System is the utility provider for those properties.

2. Maury County- No comments provided.

B. Sewer

1. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump stations of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

Concerns: Our response times to maintain ISO rating based on the location of the development. Additional personnel is needed for an adequate response.

1. **Scope of Services:** The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1

rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure**: The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

    a. Water: 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. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

    b. **Roadway and Bridges:** Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

    c. **Damage Free Property Access**: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

    d. **Damage Free Home/Facility Access**: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your

property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

e. Emergency Response to Your Location: The proposed annex will be located on the property at Tax Map 92 Parcels 11.01 and 11.02 Rock Springs Road in Columbia, Tennessee. This location is approximately 4.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 8.7 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 11.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

f. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 4.5 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 4.5 minutes of your 911 call.

g. Fire Incident Response: The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 4.5 minutes, the second fire apparatus should be on-scene within 4.5 minutes, and the third/fourth apparatus should be on-scene within 9 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating

an interior fire attach and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.5 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hill, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned RS-10 (Single-Family Low Density Residential) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

5. As proposed, the concept is inconsistent with the comprehensive plan. The subject site is located in the interstate Gateway Special Area. Connect Columbia reserves this area for high intensity nonresidential uses (p. 48). Residential uses should be paired with other uses in mixed use master plan (p. 48) or be located to established uses on immediately adjacent parcels (p. 34). To be consistent with the Plan, combine the proposed residential with other uses in a mixed-use PUD; or Request a Comprehensive Plan Amendment to remove this property from the Special Area.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Upon acceptance by City Council, all approved street signs will be maintained by Public Works. The application is not signed by Gary Connelly (submittal does include annexation request letter in that name), who is the owner of the smaller parcel included in application.

I. Power

Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.

Duck River Electric Membership Corp. DREMC does have a 3PH power line in that area that would be able to serve this property after all requirements have been met.

J. Schools

No comments provided.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Rock Springs Road II		
	TAX MAP: 92	GROUP:	PARCEL: 11.01, 11.02
SUMMARY OF NATURE OF REQUEST AND WORK	The property contains ±106 acres and is zoned (A-2) Rural Residential within the Maury County limits. This proposal is to annex the ±106 acres into Columbia City limits and rezone the property to (RS-10) Single Family Low Density Residential.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	February 2, 2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
■ Annexation ■ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Scotty Bernick	PHONE	(615) 244-8591
ADDRESS	314 Woodland St, Nashville, TN	EMAIL	sbernick@ragansmith.com

PROPERTY OWNER NAME	Donald Blair	PHONE	931-922-8110
ADDRESS	2499 Rally Hill Rd. Columbia	EMAIL	tpatblair2003@yahoo.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

APPLICANT NAME	APPLICANT SIGNATURE	DATE

PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE
Donald Blair	Donald Blair	3/18/22

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

RaganSmith

21-0389

ROCK SPRINGS ROAD PROPERTY DESCRIPTION

Land Description Per Deed Book R2797 Page 1063
Tax Map 092, Parcel 11.01

Beginning at a point in the easterly right of way of Rock Springs Road being a common corner with Timothy Jefferson Duval and Lisa Ann Duvall (Map 092 Parcel 12.00) recorded in Deed Record Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee, thence with said line South 87 Degrees 19 Minutes 36 Seconds East, 1591.31 feet to point being a common corner with Donald Blair (Map 092 Parcel 11.02) recorded in Deed Record Book R2394, Page 889 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) calls and distances:

1. South 07 Degrees 21 Minutes 48 Seconds West, 260.60 feet to a point;

2. North 85 Degrees 08 Minutes 12 Seconds West, 1193.91 feet to a point;

3. North 74 Degrees 48 Minutes 12 Seconds West, 402.00 feet to a point in the easterly right of way of Rock Springs Road;

Thence with said line North 09 Degrees 37 Minutes 48 Seconds East 127.50 feet to the point of beginning.

Said parcel containing 350,761 square feet, more or less or 8.05 acres, more or less

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206)

RaganSmith

21-0389

ROCK SPRINGS ROAD PROPERTY DESCRIPTION

Land Description Per Deed Book R2394 Page 889
Tax Map 092, Parcel 11.02

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
2. South 85 Degrees 07 Minutes 08 Seconds East, 1193.90 feet to a point:
3. North 07 Degrees 21 Minutes 48 Seconds East, 371.39 to the common corner of Timothy Jefferson Duval and Lisa Ann Duvall (Tax Map 092 Parcel 12.00) recorded in Deed Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee;

Thence with said line the following two (2) bearings and distances:

1. North 08 Degrees 05 Minute East, 110.99 feet to a point;
2. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a point in the line of Mattie Holt (Tax Map 092 Page 014.00) recorded in Deed Book R1750, Page 61 in the Maury County Register of Deeds Tennessee;

Thence with said line South 07 Degrees 59 Minutes 46 Seconds West, 2214.420 feet to a point in the line of Manuel Rodrigo (Tax Map 092-015.00) recorded in Deed Book R 2785, Page 1051 in the Maury County Register of Deeds Tennessee

Thence with said line the following four (4) bearings and distances:

1. North 82 Degrees 59 Minutes 35 Seconds West, 1298.00 feet to a point;
2. North 62 Degrees 49 Minutes 35 Seconds West, 75.00 feet to a point;
3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;

4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point common corner with Deborah K. Jewell (Tax Map 092-010.07) recorded in Plat Book 16, Page 319 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) bearings and distances:

1. North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point;
2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line the following four (4) bearings and distances:

1. North 85 Degrees 34 Minutes 35 Seconds West, 77.47 feet to a point
2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
3. North 69 Degrees 29 Minutes 35 Seconds West, 10.00 feet to a point.
4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Deed Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

Thence with said line the following nine (9) bearings and distances:

1. North 05 Degrees 25 Minutes 12 Seconds East, 22.35 feet to a point;
2. North 64 Degrees 10 Minutes 05 Seconds West, 12.38 feet to a point;
3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;

7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833.280 square feet, more or less or 88.00 acres, more or less

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206)

PARCEL 11.01 - LEGAL DESCRIPTION

Beginning at a point in the easterly right of way of Rock Springs Road being a common corner with Timothy Jefferson Duval and Lisa Ann Duvall (Map 092 Parcel 12.00) recorded in Deed Record Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee, thence with said line South 87 Degrees 19 Minutes 36 Seconds East, 1591.31 feet to point being a common corner with Donald Blair (Map 092 Parcel 11.02) recorded in Deed Record Book R2394, Page 889 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) calls and distances:
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3. North 74 Degrees 48 Minutes 12 Seconds West, 402.00 feet to a point in the easterly right of way of Rock Springs Road;

Thence with said line North 09 Degrees 37 Minutes 48 Seconds East 127.50 feet to the point of beginning.

Said parcel containing 350,761 square feet, more or less or 8.05 acres, more or less

PARCEL 11.02 - LEGAL DESCRIPTION

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
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Thence with said line the following two (2) bearings and distances:

1. North 08 Degrees 05 Minute East, 110.99 feet to a point;
2. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a point in the line of Mattie Holt (Tax Map 092 Page 014.00) recorded in Deed Book R1750, Page 61 in the Maury County Register of Deeds Tennessee;

Thence with said line South 07 Degrees 59 Minutes 46 Seconds West, 2214.420 feet to a point in the line of Manuel Rodrigo (Tax Map 092-015.00) recorded in Deed Book R 2785, Page 1051 in the Maury County Register of Deeds Tennessee

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3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;
4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;
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2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

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2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
3. North 69 Degrees 29 Minutes 35 Seconds West, 10.00 feet to a point.
4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Deed Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

Thence with said line the following nine (9) bearings and distances:

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3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;
7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833,280 square feet, more or less or 88.00 acres, more or less

ROCK SPRINGS RD
30' MBSL
HIGHWAY 412
A-2
A-2
A-2
A-2
ZONING: A-2
ZONING: A-2
ZONING: A-2
ZONING:
HDR-PUD
STORM (TYP.)
STORM (TYP.)
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
25' LANDSCAPE BUFFER
25' LANDSCAPE BUFFER
25' LANDSCAPE BUFFER
75.0'
135.0'
75.0'
135.0'
75.0'
135.0'
INTERSTATE 65

SITE DATA:

SITE AREA:	±106.06 AC
CURRENT ZONING:	A-2 : RURAL RESIDENTIAL
PROPOSED ZONING:	RS-10 : LOW DENSITY RESIDENTIAL
SINGLE FAMILY:	209 UNITS
DENSITY:	1.96 UNITS/AC
OPEN SPACE:	34% / 36.3 AC

RaganSmith

SKETCH SITE PLAN
COLUMBIA | MAURY CO, TN
21-0389 | 03/21/2022

ROCK SPRINGS ROAD

0 200 400

TECHNICAL MEETING
Tuesday, April 12, 2022
ITEM NO.
22-0077

DESCRIPTION: Request from Scotty Bernick to annex with Plan of Services Tax Map 92 Parcels 11.01 and 11.02 off Rock Springs Road with zoning of RS-10.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide 12.5 foot reserve strip along Rock Springs Road for future ROW dedication.
2. Relabel as concept plan.
3. TIS required at Preliminary Plat

Public Works

4. 1. Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

   2. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

   3. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Maury County Schools

5. No comments provided.

Building

6. No comments.

Police

7. No comments provided.

Atmos Energy

8. Gas available on Hwy 412 contact Tim Brown 931.384.0397.

Columbia Power

9. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.

Fire

10. Shall provide a fire flow report from CPWS
11. Shall meet with CPWS ASAP to discuss fire flow being provided to parcel

Columbia Water

12. Maury County Water System is the utility provider for those properties.

Planning

13. • As proposed, the concept is inconsistent with the comprehensive plan. The subject site is located in the Interstate Gateway Special Area.
    . Connect Columbia reserves this area for high intensity nonresidential uses (p.48). Residential uses should be paired with other uses in mixed use master plan (p.48) or be located to established uses on immediately adjacent parcels (p.34).
    . To be consistent with the Plan, combine the proposed residential with other uses in a mixed-use PUD; or
    . Request a Comprehensive Plan Amendment to remove this property from the Special Area.

14. • The application is not signed by Gary Connelly (submittal does include annexation request letter in that name), who is the owner of the smaller parcel included in application.

Wastewater

15. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump stations of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.

Maury County E911

16. No comments provided.

Duck River Electric Membership Corp

17. DREMC does have a 3PH power line in that area that would be able to serve this property after all requirements have been met.

ATTACHMENTS: Concept Plan

April 18, 2022

HAND DELIVERY

Mr. Paul Keltner
City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: ROCK SPRINGS ROAD II
COLUMBIA, TENNESSEE
RAGANSMITH #21-0389

Dear Paul:

Enclosed please find 1 copy of the revised plans and a USB containing digital files for the above-referenced project. In response to the comments dated April 14, 2022, we offer the following:

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide a 12.5' reserve strip along Rock Springs Road for future Right of Way Dedication.
   Response: Understood. 12.5' foot strip of Right of Way Dedication has been provided.
2. Relabel as concept plan.
   Response: Understood. Please see revised sheet title.
3. TIS required at Preliminary Plat.
   Response: Understood.

Public Works

4. Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
   Response: Understood.
5. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.
   Response: Understood.
6. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.
   Response: Understood.

Atmos Energy

7. Gas available on Highway 412, contact Tim Brown 931 384-0397.
   Response: Understood.

Columbia Power

8. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.
   Response: Understood.

Fire

9. Shall provide a fire flow report from CPWS.
   Response: Understood.

10. Shall meet with CPWS as soon as possible to discuss fire flow being provided to the parcel.
    Response: Understood.

Columbia Water

11. Maury County Water System is the utility provider for those properties.
    Response: Understood.

Planning

12. As proposed, the concept is inconsistent with the comprehensive plan. The subject site is located in the Interstate Gateway Special Area. Connect Columbia reserves this area for high intensity non-residential uses (p.48). Residential uses should be paired with other uses in mixed use master plan (p.48) or be located to established uses on immediately adjacent parcels (p.34). To be consistent with the Plan, combine the proposed residential with other uses in a mixed-use PUD; or Request a Comprehensive Plan Amendment to remove this property from the Special Area.
    Response: Comprehensive Plan Amendment has been requested.
13. The application is not signed by Gary Connelly (submittal does include annexation request letter in that name), who is the owner of the smaller parcel included in application.
    Response: Understood. Gary Connelly signature has been provided on application.

Wastewater

14. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump stations of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.
    Response: Understood.

Duck River Electric Membership Corp

15. DREMC does have a 3PH power line in that area that would be able to serve this property after all requirements have been met.
    Response: Understood.

If you have any questions or comments, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Scotty M. Bernick, PLA
Associate

SMB

Enclosures

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Rock Springs Road II		
	TAX MAP: 92	GROUP:	PARCEL: 11.01, 11.02
SUMMARY OF NATURE OF REQUEST AND WORK	This property contains +/- 106 acres and is zoned (A-2) Rural Residential within the Maury County limits. This proposal is to annex the 106 acres into Columbia City Limits, rezone the property to (RS-10) Single Family Low Density Residential and amend the Comprehensive Plan by removing these parcels from the Interstate Gateway.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	February 2, 2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
■ Annexation ■ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ■ Other: Comprehensive Plan Amendment **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	<u>Annexations/Rezoning:</u> ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Scott Bernick	PHONE	(615) 244-8591
ADDRESS	314 Woodland St, Nashville TN	EMAIL	sbernick@ragansmith.com

PROPERTY OWNER NAME	Donald Blair	PHONE	(931) 922-8110
ADDRESS	2499 Rally Hill Rd, Columbia TN	EMAIL	tpatblair2003@yahoo.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Scott Bernick		04/18/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Donald Blair		04/18/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

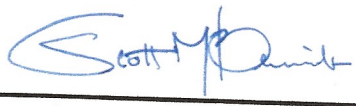
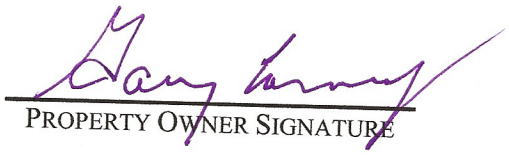
APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Scott Bernick	PHONE	(615) 244-8591
ADDRESS	314 Woodland St, Nashville TN	EMAIL	sbernick@ragansmith.com

PROPERTY OWNER NAME	Gary Connelly	PHONE	
ADDRESS		EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Scott Bernick		04/18/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Gary Connelly		04/18/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

RaganSmith

March 16 2022

Mr. Paul Keltner
City of Columbia
Development Services Director
700 N. Garden St.
Columbia. TN 38401

RE: ANNEXATION REQUEST OF CONNELLY PROPERTY
COLUMBIA, TN

Dear Paul:

Please accept this letter as our formal request to be annexed into the City of Columbia's municipal boundary. The property is located on Maury County Tax Map 92 (Parcel 11.01). The 8.28-acre property with an address at Rock Springs Road falls within the designated Urban Growth Boundary for the City of Columbia, TN.

With the successful annexation of the property, it is the intent of CPS Land to seek RS-10 zoning.

We appreciate your recognition of this annexation request. Representatives from **RaganSmith** will make themselves available at your request to address any questions that may arise.

Sincerely,

Gary Connelly

Gary Connelly

NASHVILLE
315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA
1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400

RaganSmith

March 16, 2022

Mr. Paul Keltner
City of Columbia
Development Services Director
700 N. Garden St.
Columbia, TN 38401

RE: ANNEXATION REQUEST OF BLAIR PROPERTY
COLUMBIA, TN

Dear Paul:

Please accept this letter as our formal request to be annexed into the City of Columbia's municipal boundary. The property is located on Maury County Tax Map 92 (Parcel 11.02). The 99.39-acre property with an address at Rock Springs Road falls within the designated Urban Growth Boundary for the City of Columbia, TN.

With the successful annexation of the property, it is the intent of CPS Land to seek RS-10 zoning.

We appreciate your recognition of this annexation request. Representatives from **RaganSmith** will make themselves available at your request to address any questions that may arise.

Sincerely,

Donald Blair

Donald Blair

NASHVILLE
315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA
1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400

22-0017

CITY OF COLUMBIA
FIRE DEPARTMENT

COLUMBIA FIRE & RESCUE

ISO 1 DEPARTMENT

Tyler "Ty" Cobb
Fire Chief

931-560-1700
tcobb@columbiatn.com

April 19th, 2022

Fire Department Service Delivery Plan: Tax Map 92 Parcels 11.01 and 11.02 Rock Springs Road

Concerns: Our response times to maintain ISO rating based on the location of the development. Additional personnel is needed for an adequate response.

Scope of Services: The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure: The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water: 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. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and/or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

Emergency Response to Your Location: The proposed annex will be located on the Property at Tax Map 92 Parcels 11.01 and 11.02 Rock Springs Road in Columbia, Tennessee. This location is approximately 4.4 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 8.7 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 11.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 4.5 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 4.5 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.

Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 4.5 minutes, the second fire apparatus should be on-scene within 4.5 minutes, and the third/fourth apparatus should be on-scene within 9 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.5 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

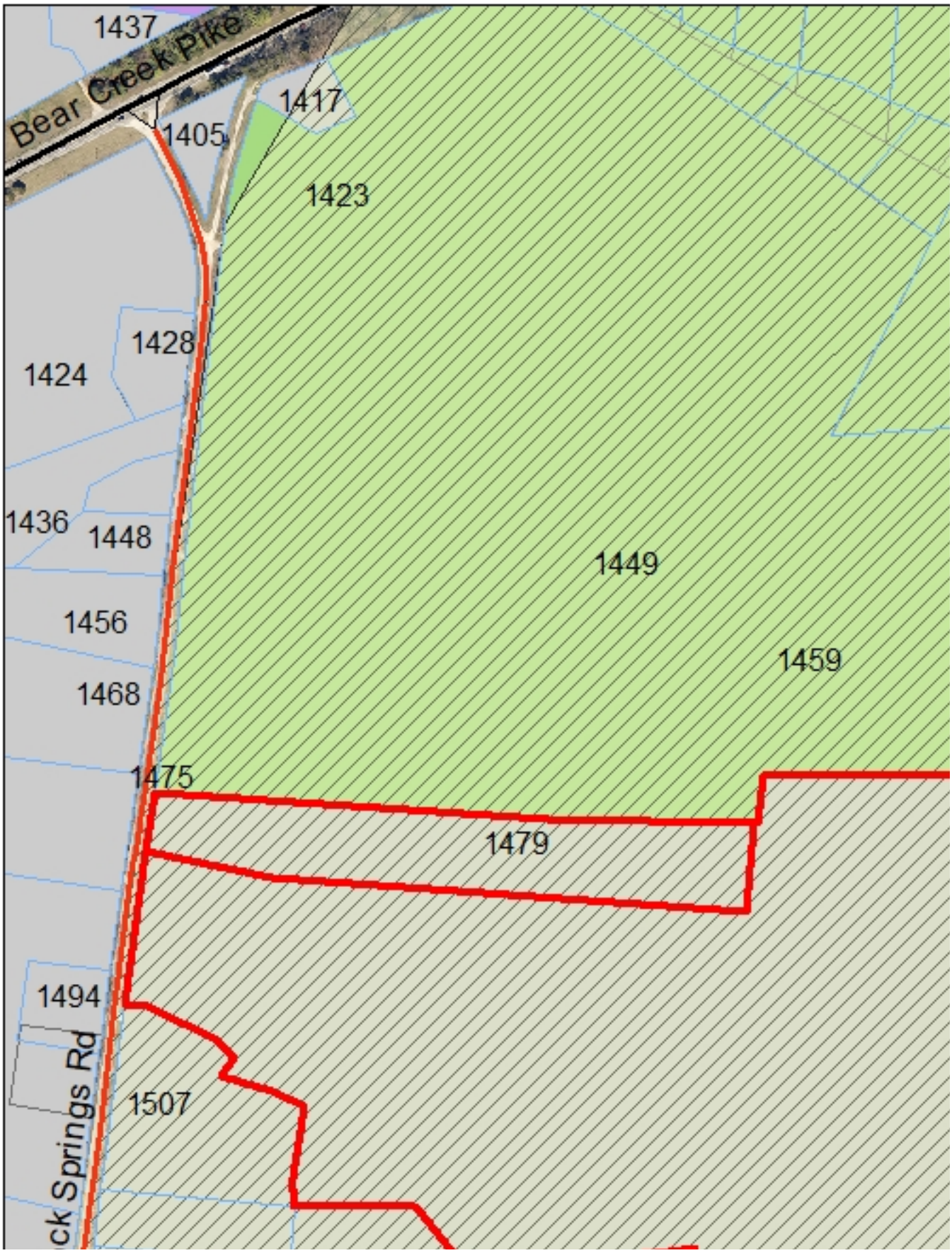
Sincerely,

4-21-2022

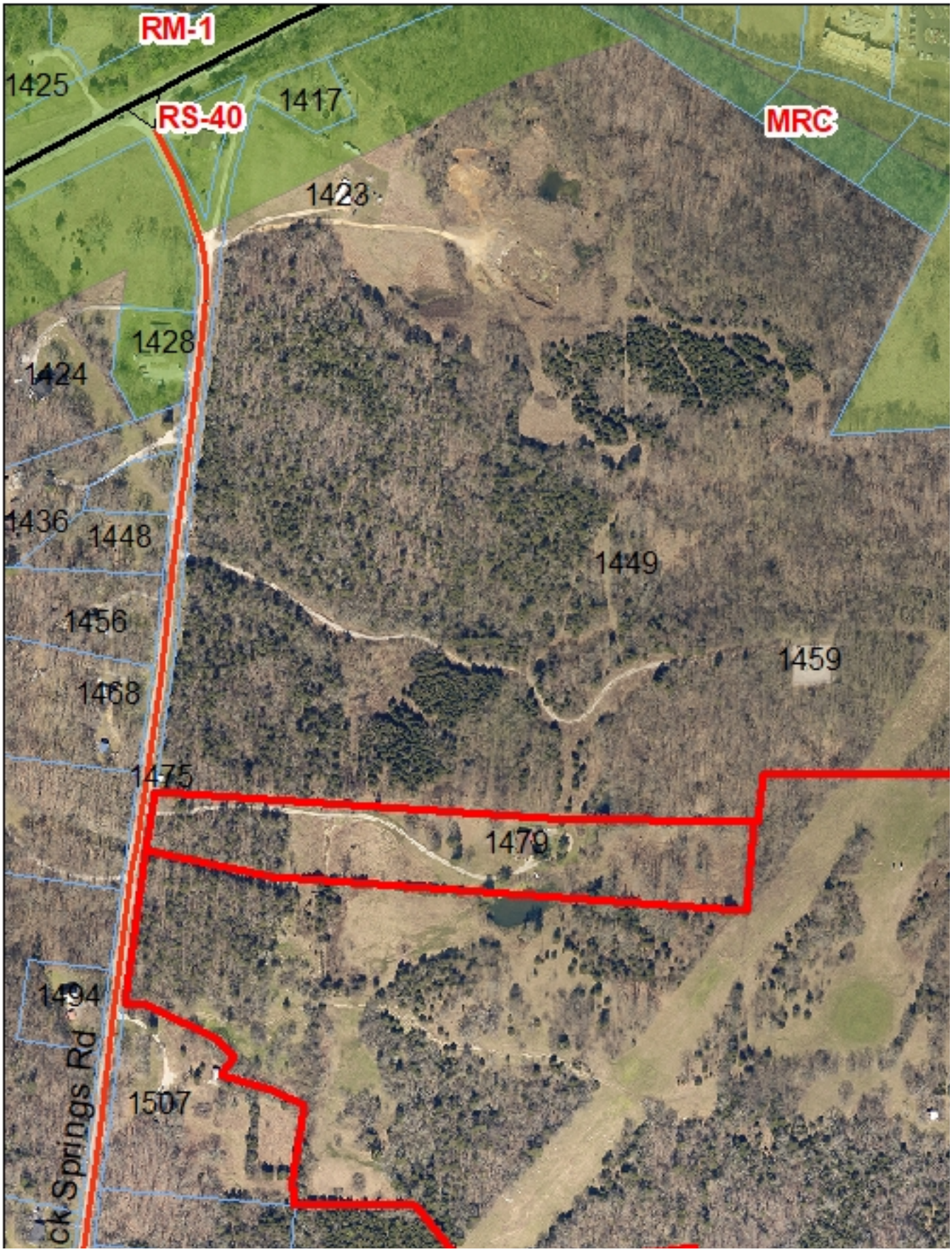
Tyler "Ty" Cobb
Fire Chief
City of Columbia, Tennessee

1000 South Garden Street, Columbia, TN 38401 Fax: 931-560-1711
www.columbiatn.com/government/fire

Case #20-0077
Rock Springs Road
TM 92 Parcels 11.01 & 11.02



Case #20-0077
Rock Springs Road
TM 92 Parcels 11.01 & 11.02



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0101	**Joseph Ahler P.E. / Heritage Bank & Trust.**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**1451 Lasea Road/ Tax Map 073 Parcel 51.00**

SUMMARY OF REQUEST: **PUD Master Plan (Lasea Townhomes)**

This request is for an RM-1 PUD (*High-Density Residential)* Planned Unit Development Master Plan of 22.7 +/- acre tract located on the west side of Lesea Road just north of the Lesea Road & Bear Creek Pike intersections. A PUD master plan indicates the proposal of 198 townhome units on a single site that will be divided into two phases.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 (High-Density Residential)	Vacant Land	RS-40/ GCS & Rural Residential	198 Townhome Units	22.7 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high density residential development. The proposed use and zoning designation is supported by *Connect Columbia* within a suburban corridor future land use.

PROPERTY HISTORY:

21-2005 Request for an RM-1 PUD to allow for 198 townhome units at 1451 Lasea Road/ Tax Map 073 Parcel 51.00, request denied by Planning Commission.

Annexation 2016-06 & CZ 2016-08, (*September 8th, 2016*) a request for annexation with an RM-1 Zoning designation for Tax Map 73 Parcel 51, approved.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

A master plan has been submitted for 198 townhomes on this site. Access to the development will be from Lesea Road. No additional stub-outs are provided. Variations of townhomes are provided with each townhome unit consisting of a minimum of 22' with no more than six units in a single-row as consistent with the base zoning standards for townhomes defined in 8.2.2 (*Limited Use Standards for Townhomes*).

Townhome Units:

- 22 x 46 two story units (*lots 1-59, 67-79, 111-137, 144-175, 179-198*) indicate a façade material consisting of brick & stone with lap siding with board and batten. Elevations show a brick base on the side elevations however do not indicate a brick base at the rear elevations.
- 25 X 46 two story units on (*lots 59-66, 138-143, 176-179*) indicate a combination of materials including brick and stone elements accented by fiber cement board with board and batten.
- 22 X 46 two story units with front-loaded garage (lots 79-96) indicate a façade material consisting of brick & stone with lad siding with board and batten. Elevations show a brick base on the side elevations however do not indicate a brick base at the rear elevations.
- 40 X 28 two story units with half basement (lots 97-108) indicate a façade material consisting of brick & stone with lap siding and board and batten. Elevations do not indicate a brick base on the side and rear of the townhome units.
- 40 x 28 two story units with crawl space (lots 109-110) is a single unit duplex consisting of siding with a brick base.

Landscaping/Buffering:

The RM-1 (*High-Density Residential*) zoning of this site requires a .8 (30') landscape buffer around the property boundaries. This landscaping buffer has been indicated in the site plan. In addition, an increased landscape buffer has been provided for the units that have rear facing views onto Bear Creek Pike with 1.0 (40') landscape buffer shown. Foundation plantings have been shown at the front of each townhome units.

Parking:

The parking ratio for the development requires 396 parking stalls. This master plan has indicated 525 parking stalls.

Amenities:

This master plan includes two playground sites that will be located within the center common areas connected by a sidewalk. In addition, this site includes a centralized dog park divided into a small and large dog area. This dog park is proposed to be surrounded by a 5' chain link fence with green powder coating.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC | AGENCY | RESPONSE TO STANDARDS

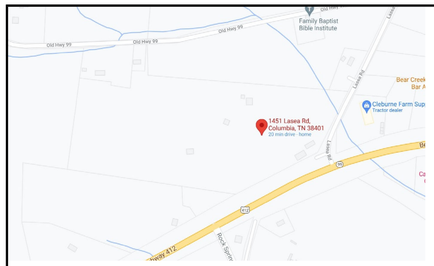
COMMENTS COMMENTS

Townhouse or Rowhouse
Townhouses or rowhouses shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:
A townhouse or rowhouse shall have a front, side, or rear privacy yard having a minimum area of 100 square feet on each lot.
The maximum lot coverage ratio set forth for the district may be exceeded for a given lot within a townhouse or rowhouse development. However, such ratio shall apply to the project when considered in aggregate (i.e., total building coverage divided by total gross development site area). In any instance where a development may lie within two or more zoning districts the coverage ratio for each district shall apply to all development within it. No transfer of bulk or site coverage shall be permitted among zoning districts.
Minimum width for the portion of the lot on which a townhouse or rowhouse is to be constructed shall be 22 feet.
Not more than six townhouses or rowhouses shall be built in a row with the same or approximately the same front line and not more than 12 dwellings shall be contiguous.
Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
Street sidewalks and on – site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts, or garages and for convenient circulation and access to all facilities.
Additional pedestrian access shall be provided at the rear of each attached dwelling.
When locating the parking facilities required under Article 10, Parking, Loading, and Access, at least one parking space per dwelling unit shall be located within 200 feet from the nearest entrance of the dwelling unit and space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be maintained and lighted for night use.
The usage of garage parking is allowed but shall be placed 3’ feet from back of sidewalk or else they shall be 22’ feet or more from back of sidewalk.
Garage parking spaces shall be counted as required parking if the space is at least 15’feet wide and 22’ feet deep or more with no obstructions with a minimum door opening of 10’ feet.
Spaces that meet 8.3.2.H.9-10 shall not count for more than 30% of the required parking.

As noted, a townhome shall be at minimum 22’ wide when the unit is front loaded.

Sec 7.2 PUDs Located Along Certain Major Highways

7.2.2 APPLICABILITY
These special provisions shall apply to all proposals located along Highway 31 from the northern most corporate limits to Baker Road; along Highway 99 from I – 65 to Highway 31; or along Highway 43 from Mount Pleasant City Limits to the Columbia City Limits; and which meet any of the following criteria:
The property fronts on the highway; or,
The property’s primary route of access includes the highway; or,
The property will benefit from the City of Columbia’s investment in utilities, road improvements, fire and police protection or other investment; or,
Development of the property will significantly affect the view shed of the highway.



LOCATION MAP
NTS

GENERAL NOTES:
1 PROPERTY ADDRESS: 1451 LASEA ROAD
2. TAX MAP 73 PARCEL 51
3. PROPERTY SIZE 22.7 ACRES
4. ZONING: RM-1, HIGH DENSITY RESIDENTIAL
5. PROPOSED DEVELOPMENT- TOWNHOMES
6. TOTAL NUMBER OF UNITS=198 UNITS
7. UNIT SIZES=22'x46' TWO STORY W/10'x10 PATIO &
28'x40' STORY & HALF W/10'x10' PATIO
8. PARKING SHOWN 467-9'x18' SPACES
19-HANDICAP SPACES
18- SINGLE CAR GARAGES
18-12'x22' DRIVEWAY APRONS
TOTAL PARKING=525 SPACES
9. PARKING REQUIRED=396 SPACES
10. BEARINGS BASED UPON TN. STATE PLANE COORDINATES (NAD 83)

HOUSING UNITS
TOWNHOME TYPE A-22'x46' TWO STORY SLAB ON GRADE. UNITS 1-59, 67-78, 111-137, 144-175, 179-198
TOWNHOME TYPE B-25'x46' TWO STORY SLAB ON GRADE. UNITS 59-66, 138-143, 176-178
TOWNHOME TYPE C-22'X46' TWO STORY WITH SINGLE CAR GARAGE UNITS 79-96
TOWNHOME TYPE D-40'x28" STORY AND HALF UNFINISHED BASEMENTS UNITS 97-108
TOWNHOME TYPE D-40'x28" STORY AND HALF ON CRAWL SPACE UNITS 109-110

NOTE: THIS PROPERTY IS SHOWN AS ZONE "X" ON THE FEMA FIS MAP NO. 47119C0195 E DATED 4/16/2007

NOTE: A HYDROLOGIC DETERMINATION WILL BE REQUIRED ON THE EXISTING POND AND AN ARAP PERMIT IS REQUIRED PRIOR TO EXPANSION OF THE EXISTING BOX CULVERT

NOTE: ALL ROADS ARE PRIVATE. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE ANY KARST TOPOGRAPHY AND SUITABILITY OF SOIL/ROCK FORMATIONS FOR CONSTRUCTION.

LEGEND
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- TEMPORARY ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- ROAD CENTER LINE
- WATER SERVICE
- OVERHEAD ELECTRIC SERVICE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- EXISTING FENCE
- CATCH BASIN
- GAS VALVE

OWNER: IMER DEVELOPMENT, LLC
1909 COLUMBIA AVENUE
FRANKLIN, TN 37064
615-788-1320

0' 100' 200' 300'
SCALE 1"=100'

PRELIMINARY MASTER DEVELOPMENT PLAN
LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN
SCALE: 1"=100'

JOSEPH E. AHLER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCIAL
TENNESSEE NO. 1434

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517
SURVEYING
PLANNING
DESIGN
CIVIL

SEAL
JOSEPH E. AHLER
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 14745

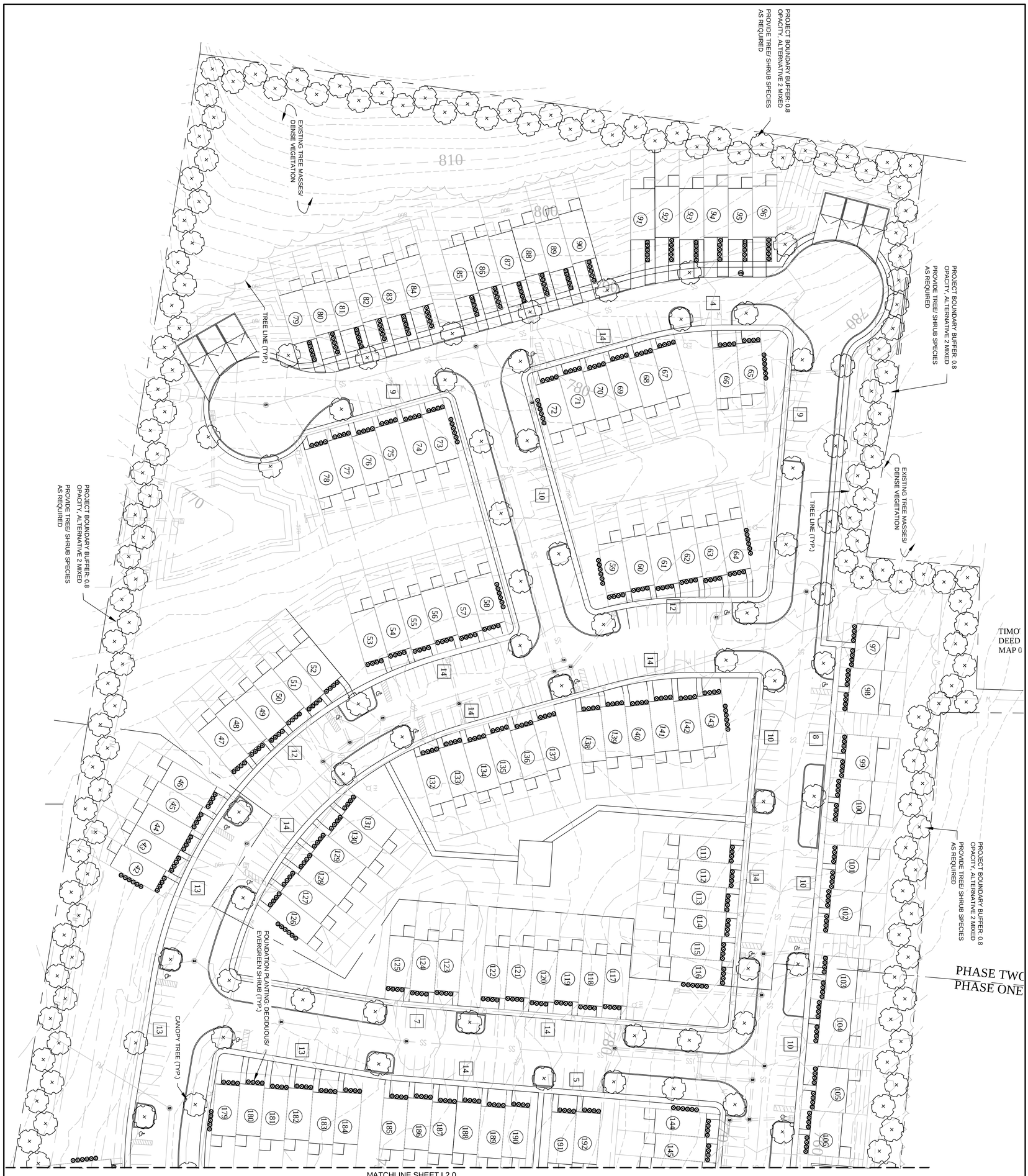
PRELIMINARY MASTER DEVELOPMENT PLAN-LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:	MARK	DATE	DESCRIPTION
	-	3/15/21	ORIGINAL ISSUE
		4/15/21	STAFF COMMENTS
		01/12/22	STAFF COMMENTS
		4/14/22	MOVE UNITS 7-12
		3/16/22	5/10/22 COMMENTS

PROJECT NO:	NUMBER
DWG. FILE:	DWGFILE
DRAWN BY:	JEA
CHK'D BY:	JEA

SHEET DESCRIPTION
CONCEPT PLAN
-

C1.0



PLANT KEY

TYPE	MIN. CALIPER/ CONTAINER	MIN. SIZE (H x W)
CANOPY TREE	2" Cal.	10' x 4'-5'
LARGE EVERGREEN TREE	2" Cal.	6' x 4'-5'
ACCENT/ UNDERSTORY TREE	1-1/2" Cal.	8' x 3'-4'
SMALL EVERGREEN TREE	1-1/2" Cal.	5' x 3'-4'
DECIDUOUS SHRUB	3 Gallon	20" x (VARIES)
EVERGREEN SHRUB	3 Gallon	20" x (VARIES)

NOTE: GENERIC PLANT SYMBOLS ARE SHOWN IN LAYOUT FOR GRAPHICAL CLARITY BUT DIVERSE PLANT MATERIAL TO MEET SPECIFIC REQUIREMENTS WILL BE SPECIFIED.

TREE SPECIES MIXTURE REQUIREMENTS AS LISTED IN ZONING ORDINANCE WILL BE FOLLOWED.

GRAPHIC SCALE
40' 0 40' 80'

MAP 73, PARCEL 51

LANDSCAPE PLAN
L1.0
AWLA NO.: 2121-21

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
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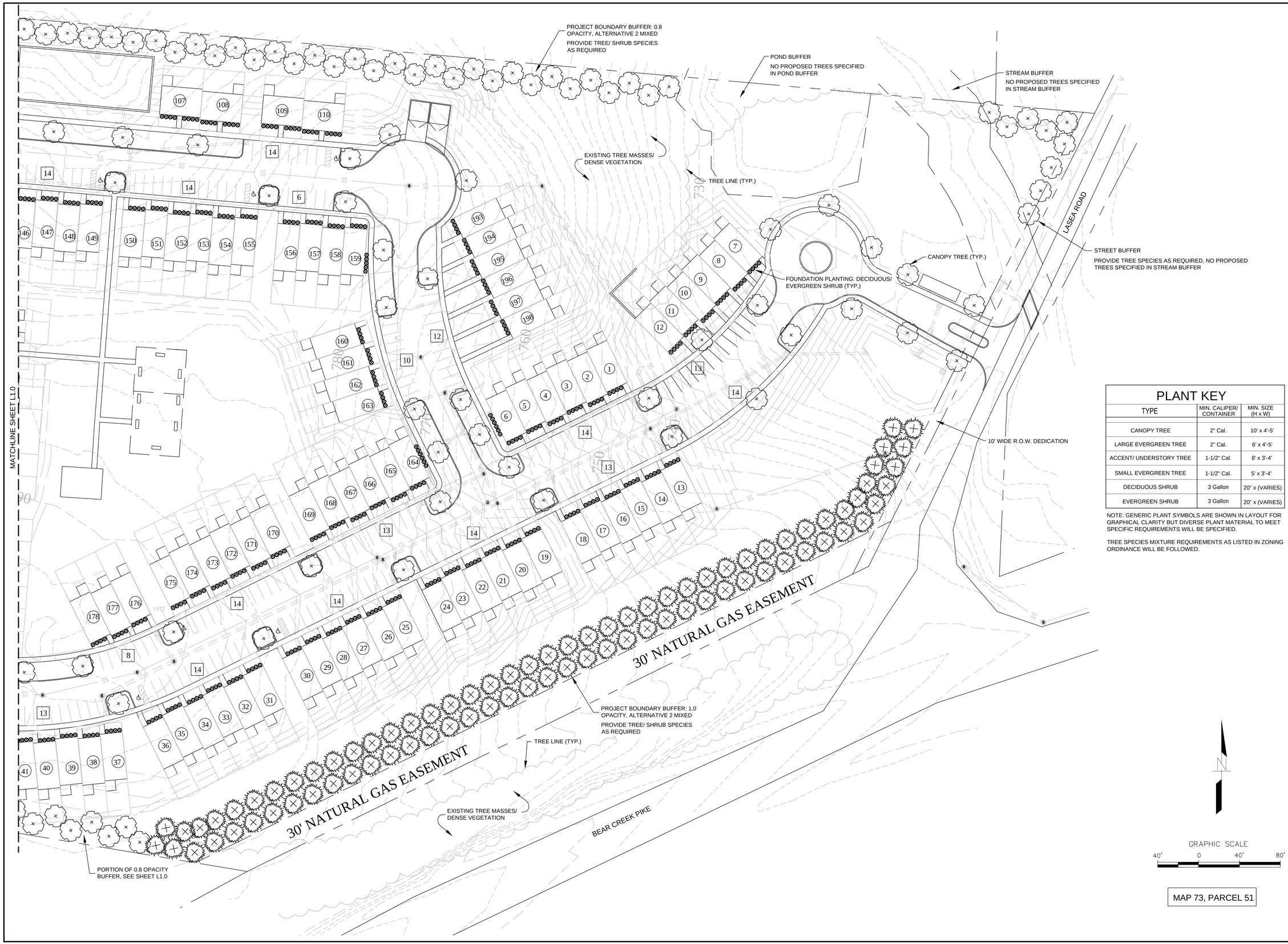
	11-13-2021	PLANNING RE-SUBMITTAL
	1-17-2022	PLANNING RE-SUBMITTAL
	4-14-2022	PLANNING RE-SUBMITTAL

PRELIMINARY MASTER DEVELOPMENT PLAN

LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, TENNESSEE

AL WILKINSON
LANDSCAPE ARCHITECT
3057 LIGHTS CHAPEL ROAD 615-574-0252
GREENBRIER, TENNESSEE 37073 awilkinson@alwilkinsonla.com



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LANDSCAPE ARCHITECT
3057 LIGHTS CHAPEL ROAD
GREENBRIER, TENNESSEE 37073
615-574-0252
awilkinson@alwilkinsonla.com
AWLA PROJECT #XXXX-XX

AL WILKINSON REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 639 LANDSCAPE ARCHITECT 4-14-2022

PRELIMINARY MASTER DEVELOPMENT PLAN

LASEA TOWNHOMES

1451 LASEA ROAD
COLUMBIA, TENNESSEE

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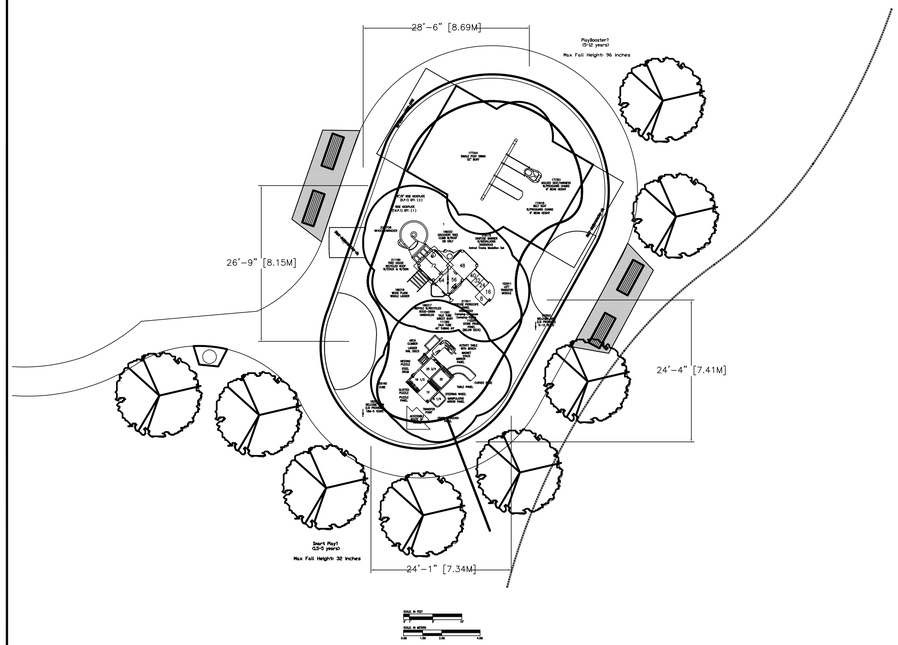
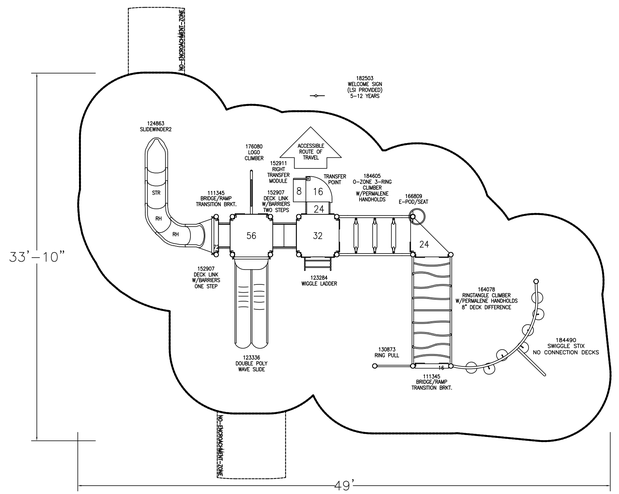
LANDSCAPE PLAN

L2.0

AWLA NO.: 2121-21

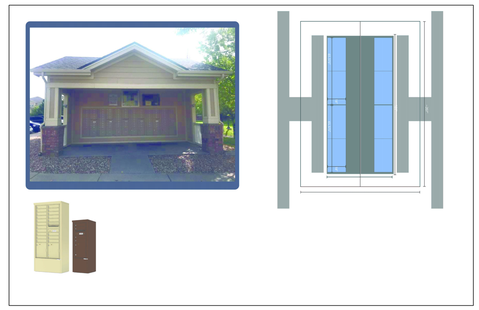


PLAYGROUND NO. 1

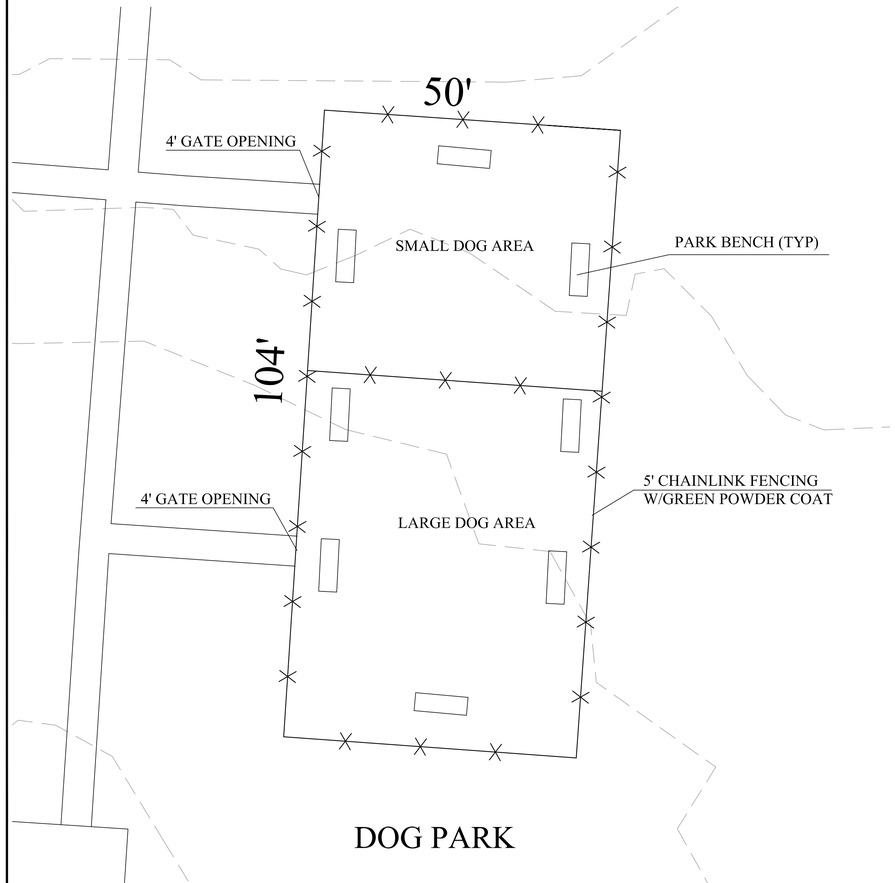


TOTAL SQUARE FOOTAGE
1167 SQ.FT.
MAX FALL HEIGHT-84"

PLAYGROUND NO. 2



MAIL KIOSK



DOG PARK

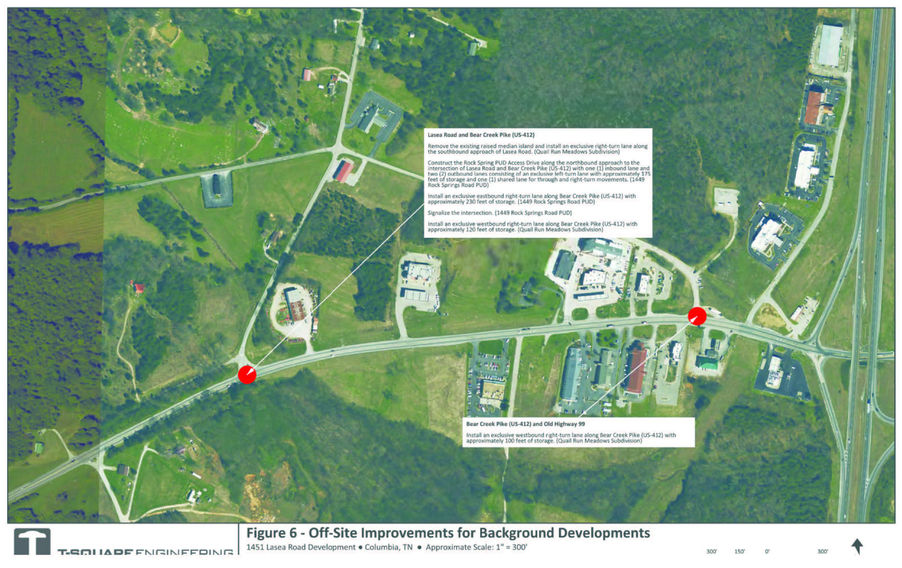


FIGURE 6-TRAFFIC IMPACT STUDY

DETAIL PLANS
LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

SCALE: 1"=100'

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517
SURVEYING
PLANNING
DESIGN
CIVIL

SEAL
JOSEPH E. AHLER
REGISTERED ENGINEER
LICENSE
PROFESSIONAL
No. 147475
STATE OF TENNESSEE

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1451 LASEA ROAD
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		11/5/2021	STAFF COMMENTS

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DRAWN BY: JEA
CHK'D BY: JEA

SHEET DESCRIPTION
DETAIL PLANS
-

C2.0

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	1451 Lasea Road, Columbia, TN		
	TAX MAP: 073	GROUP:	PARCEL: 051.00
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Master Development Plan of a Townhome project with ~~208~~ Townhomes 198 per Mr. Ahler @ Submittal –KCM 4/19/22 3:42pm		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	06/30/2021	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS
25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☒ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Joseph Ahler, P.E., R.L.S.	PHONE	615-481-3106
ADDRESS	P.O. BOX 1636, SPRING HILL, TN 37174	EMAIL	joe.ahler@gmail.com

* All communications go to the Applicant's email that is provided.

PROPERTY OWNER

NAME	Imer Development, LLC	PHONE	615-788-1320
ADDRESS	1909 Columbia Ave., Franklin, TN 37064	EMAIL	stuart@nasonhomes.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Joseph Ahler, P.E., R.L.S. — APPLICANT NAME

Joseph Ahler — APPLICANT SIGNATURE

4/18/2022 — DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Imer Development, LLC — PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

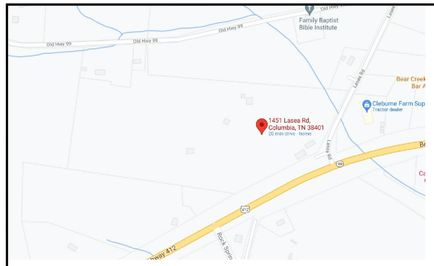
4/18/2022 — DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

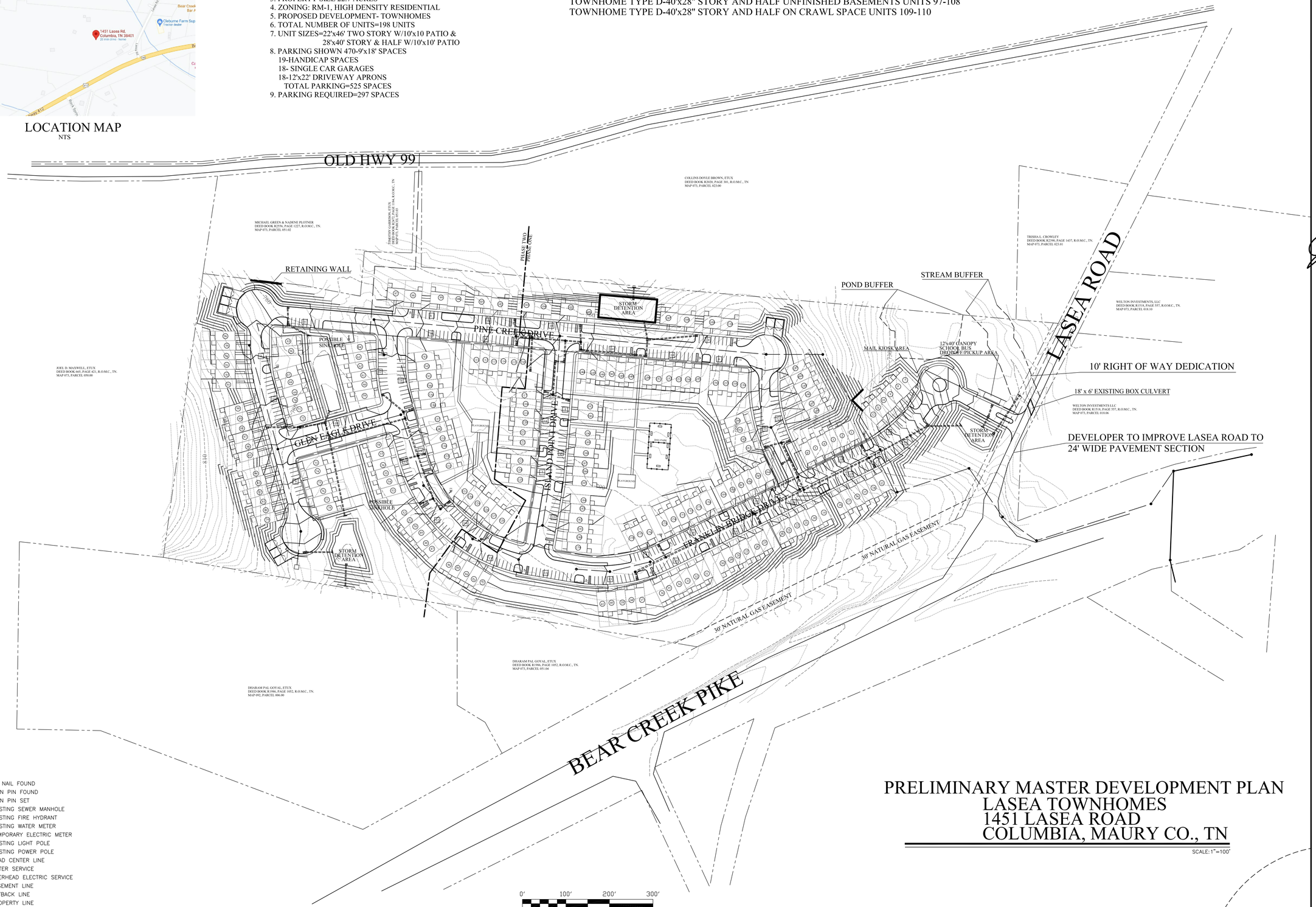
BOARD ACTION	



LOCATION MAP
NTS

GENERAL NOTES:
1 PROPERTY ADDRESS: 1451 LASEA ROAD
2. TAX MAP 73 PARCEL 51
3. PROPERTY SIZE 22.7 ACRES
4. ZONING: RM-1, HIGH DENSITY RESIDENTIAL
5. PROPOSED DEVELOPMENT- TOWNHOMES
6. TOTAL NUMBER OF UNITS=198 UNITS
7. UNIT SIZES=22'x46' TWO STORY W/10'x10 PATIO & 28'x40' STORY & HALF W/10'x10' PATIO
8. PARKING SHOWN 470-9'x18' SPACES
19-HANDICAP SPACES
18- SINGLE CAR GARAGES
18-12'x22' DRIVEWAY APRONS
TOTAL PARKING=525 SPACES
9. PARKING REQUIRED=297 SPACES

HOUSING UNITS
TOWNHOME TYPE A-22'x46' TWO STORY SLAB ON GRADE. UNITS 1-78, 111-198
TOWNHOME TYPE C-22'X46' TWO STORY WITH SINGLE CAR GARAGE UNITS 79-96
TOWNHOME TYPE D-40'x28" STORY AND HALF UNFINISHED BASEMENTS UNITS 97-108
TOWNHOME TYPE D-40'x28" STORY AND HALF ON CRAWL SPACE UNITS 109-110



LEGEND
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- TEMPORARY ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- ROAD CENTER LINE
- WATER SERVICE
- OVERHEAD ELECTRIC SERVICE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- EXISTING FENCE
- CATCH BASIN
- GAS VALVE

0' 100' 200' 300'
SCALE 1"=100'

PRELIMINARY MASTER DEVELOPMENT PLAN
LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

SCALE: 1"=100'

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REGISTERED ENGINEER
AGRICULTURE
CONTRACTOR
No. 14745
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1451 LASEA ROAD
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SHEET DESCRIPTION
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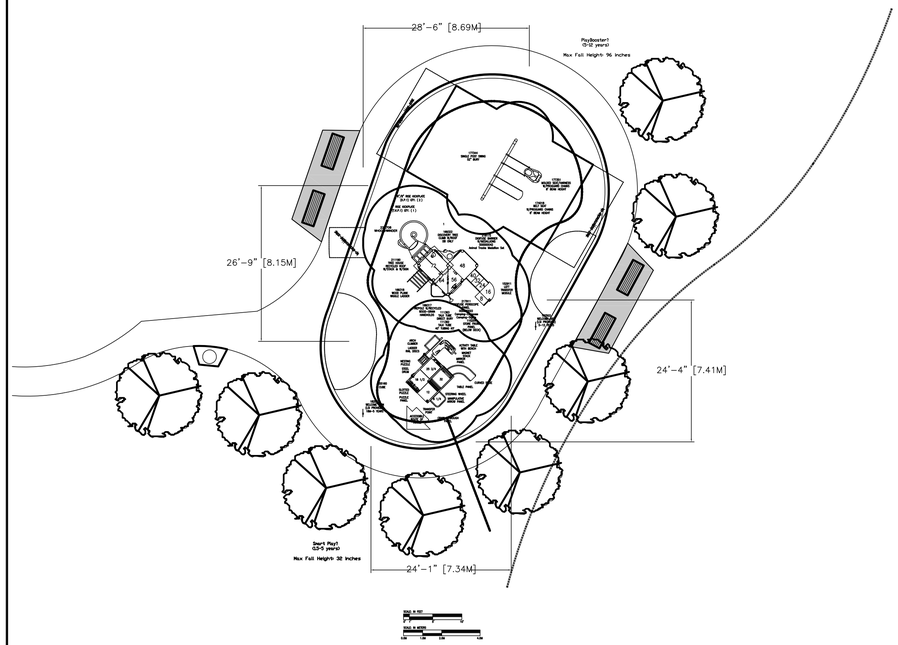

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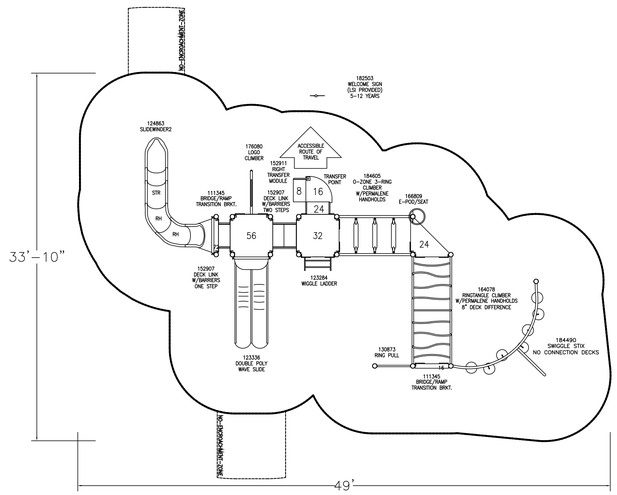

TOTAL SQUARE FOOTAGE
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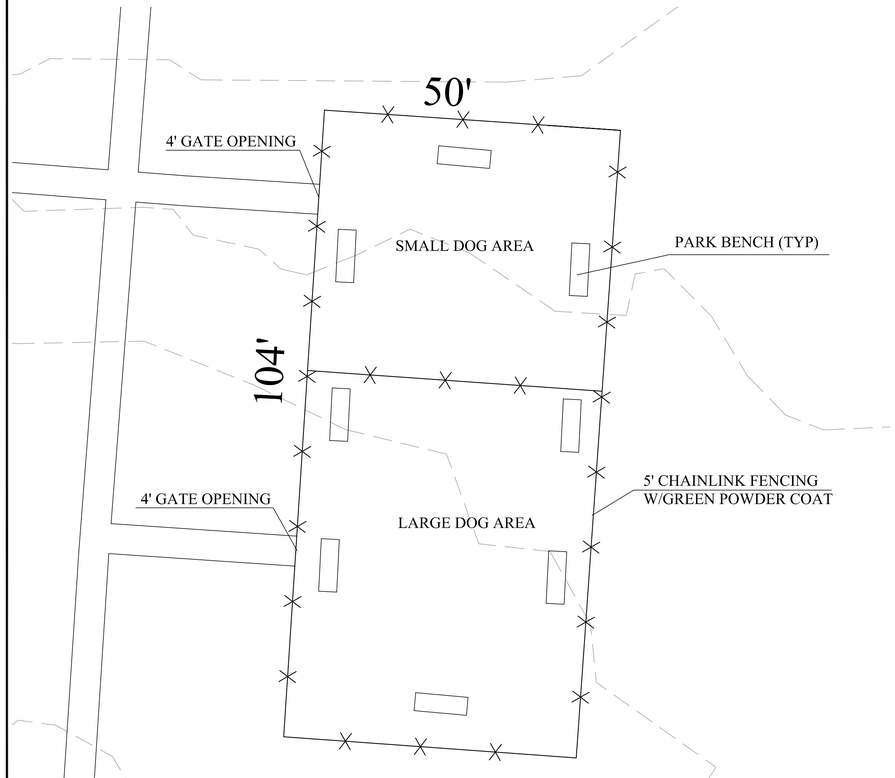
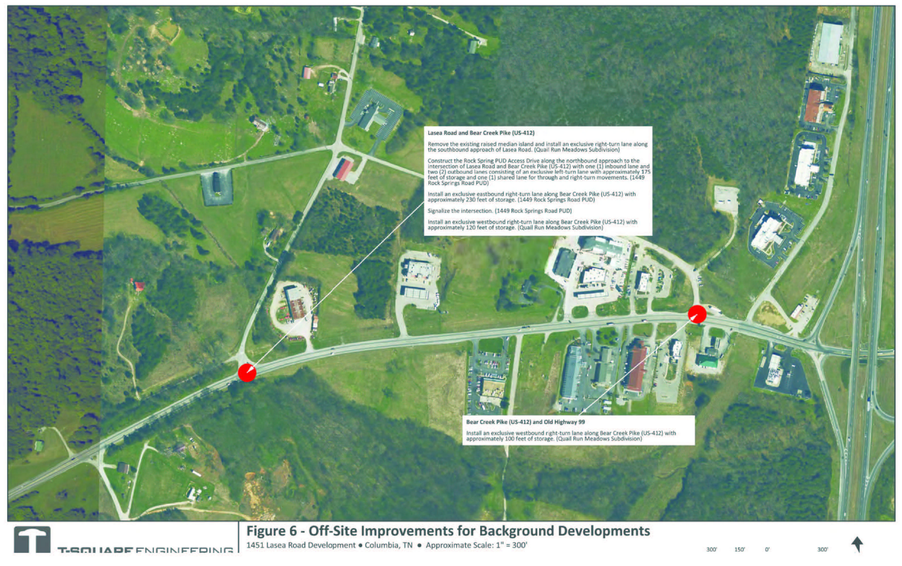
MAX FALL HEIGHT-84"

PLAYGROUND NO. 2



DOG PARK



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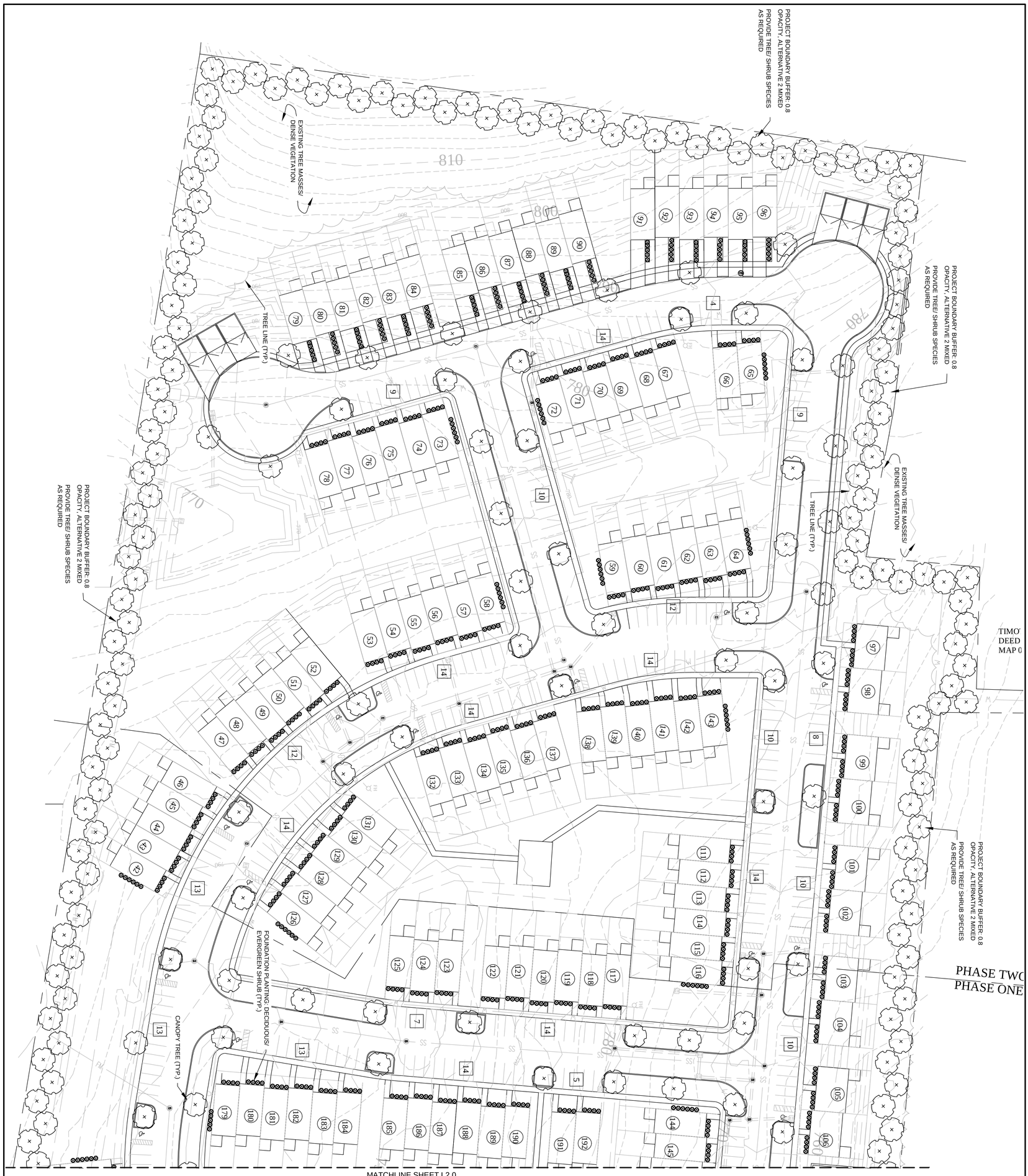

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MAP 73, PARCEL 51

LANDSCAPE PLAN
L1.0
AWLA NO.: 2121-21

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1451 LASEA ROAD
COLUMBIA, TENNESSEE

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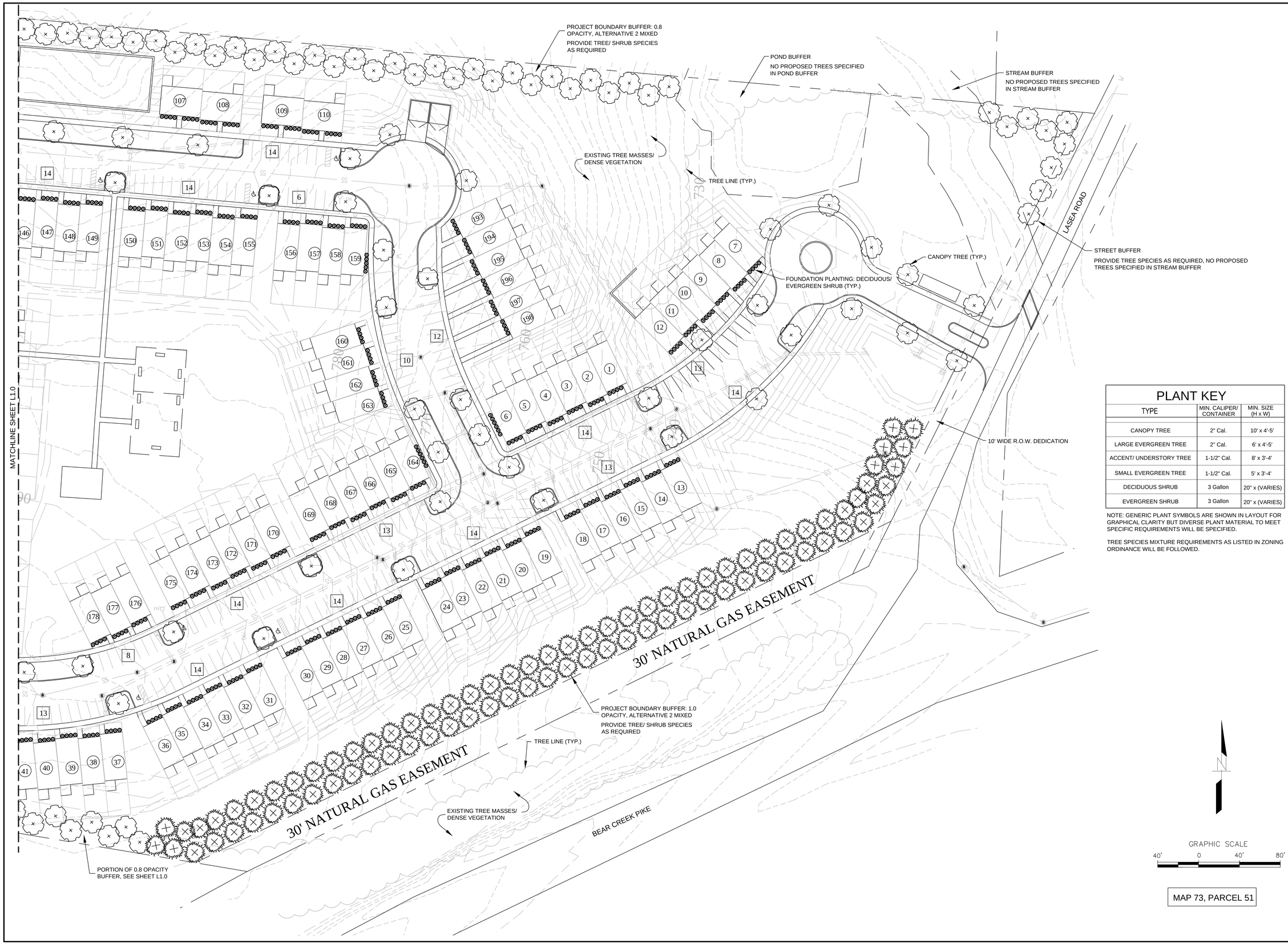

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AWLA PROJECT #XXXX-XX

AL WILKINSON REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 639 LANDSCAPE ARCHITECT 4-14-2022

PRELIMINARY MASTER DEVELOPMENT PLAN

LASEA TOWNHOMES

1451 LASEA ROAD
COLUMBIA, TENNESSEE

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LANDSCAPE PLAN

L2.0

AWLA NO.: 2121-21









NASON HOMES

TOWNHOME EXTERIOR BASEMENT UNIT RENDER

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. A1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BUILDING 1 NO GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

NASON HOMES

front

NASON JOB NUMBER: 16.0108

TOWNHOME EXTERIOR

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. **B1**

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



front

BUILDING 1 GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

NASON HOMES

NASON JOB NUMBER: 16.0108

TOWNHOME EXTERIOR

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SUBMITTAL	DATE
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SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. U1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BUILDING 2 NO GARAGE FRONT

SCALE: 1" = 10'-0"

front





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NASON HOMES

NASON JOB NUMBER: 16.0108

TOWNHOME EXTERIOR

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SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. I1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



DUPLEX 1 FRONT

SCALE: 3/16" = 1'-0"



VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

NASON HOMES

DUPLEX 1 FRONT

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. D1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE





DUPLEX 2 FRONT

SCALE: 3/16" = 1'-0"

REPRESENTATIONAL RENDER
ACTUAL COLOR MAY VARY

NASON HOMES

DUPLEX 2 FRONT

TOWNHOME EXTERIOR

NASON JOB NUMBER: 15.0820

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SUBMITTAL	DATE
FIRST DRAFT	08/20/2015
SECOND DRAFT	09/16/2015
THIRD DRAFT	09/23/2015
FOURTH DRAFT	10/19/2015

DRAWING DATE: 4/11/2022

SHEET NO. D2

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



DUPLEX 1 FRONT A

SCALE: 3/16" = 1'-0"

REPRESENTATIONAL RENDER
ACTUAL COLORS WILL VARY



NASON HOMES

DUPLEX FRONT 1 A

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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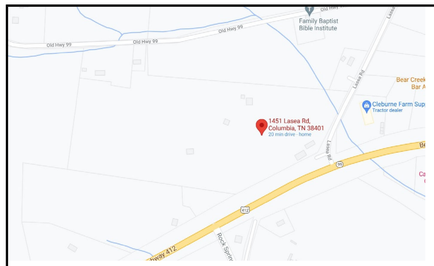
SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 4/11/2022

SHEET NO. D4

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



LOCATION MAP
NTS

GENERAL NOTES:
1 PROPERTY ADDRESS: 1451 LASEA ROAD
2. TAX MAP 73 PARCEL 51
3. PROPERTY SIZE 22.7 ACRES
4. ZONING: RM-1, HIGH DENSITY RESIDENTIAL
5. PROPOSED DEVELOPMENT- TOWNHOMES
6. TOTAL NUMBER OF UNITS=198 UNITS
7. UNIT SIZES=22'x46' TWO STORY W/10'x10 PATIO &
28'x40' STORY & HALF W/10'x10' PATIO
8. PARKING SHOWN 467-9'x18' SPACES
19-HANDICAP SPACES
18- SINGLE CAR GARAGES
18-12'x22' DRIVEWAY APRONS
TOTAL PARKING=525 SPACES
9. PARKING REQUIRED=396 SPACES
10. BEARINGS BASED UPON TN. STATE PLANE COORDINATES (NAD 83)

HOUSING UNITS
TOWNHOME TYPE A-22'x46' TWO STORY SLAB ON GRADE. UNITS 1-59, 67-78, 111-137, 144-175, 179-198
TOWNHOME TYPE B-25'x46' TWO STORY SLAB ON GRADE. UNITS 59-66, 138-143, 176-178
TOWNHOME TYPE C-22'X46' TWO STORY WITH SINGLE CAR GARAGE UNITS 79-96
TOWNHOME TYPE D-40'x28" STORY AND HALF UNFINISHED BASEMENTS UNITS 97-108
TOWNHOME TYPE D-40'x28" STORY AND HALF ON CRAWL SPACE UNITS 109-110

NOTE: THIS PROPERTY IS SHOWN AS ZONE "X" ON THE FEMA FIS MAP NO. 47119C0195 E DATED 4/16/2007

NOTE: A HYDROLOGIC DETERMINATION WILL BE REQUIRED ON THE EXISTING POND AND AN ARAP PERMIT IS REQUIRED PRIOR TO EXPANSION OF THE EXISTING BOX CULVERT

NOTE: ALL ROADS ARE PRIVATE. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE ANY KARST TOPOGRAPHY AND SUITABILITY OF SOIL/ROCK FORMATIONS FOR CONSTRUCTION.

LEGEND
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- TEMPORARY ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- ROAD CENTER LINE
- WATER SERVICE
- OVERHEAD ELECTRIC SERVICE
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- EXISTING FENCE
- CATCH BASIN
- GAS VALVE

OWNER: IMER DEVELOPMENT, LLC
1909 COLUMBIA AVENUE
FRANKLIN, TN 37064
615-788-1320

0' 100' 200' 300'
SCALE 1"=100'

PRELIMINARY MASTER DEVELOPMENT PLAN
LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN
SCALE: 1"=100'

JOSEPH E. AHLER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCIAL
TENNESSEE NO. 1434

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517
SURVEYING
PLANNING
DESIGN
CIVIL

SEAL
JOSEPH E. AHLER
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 14745

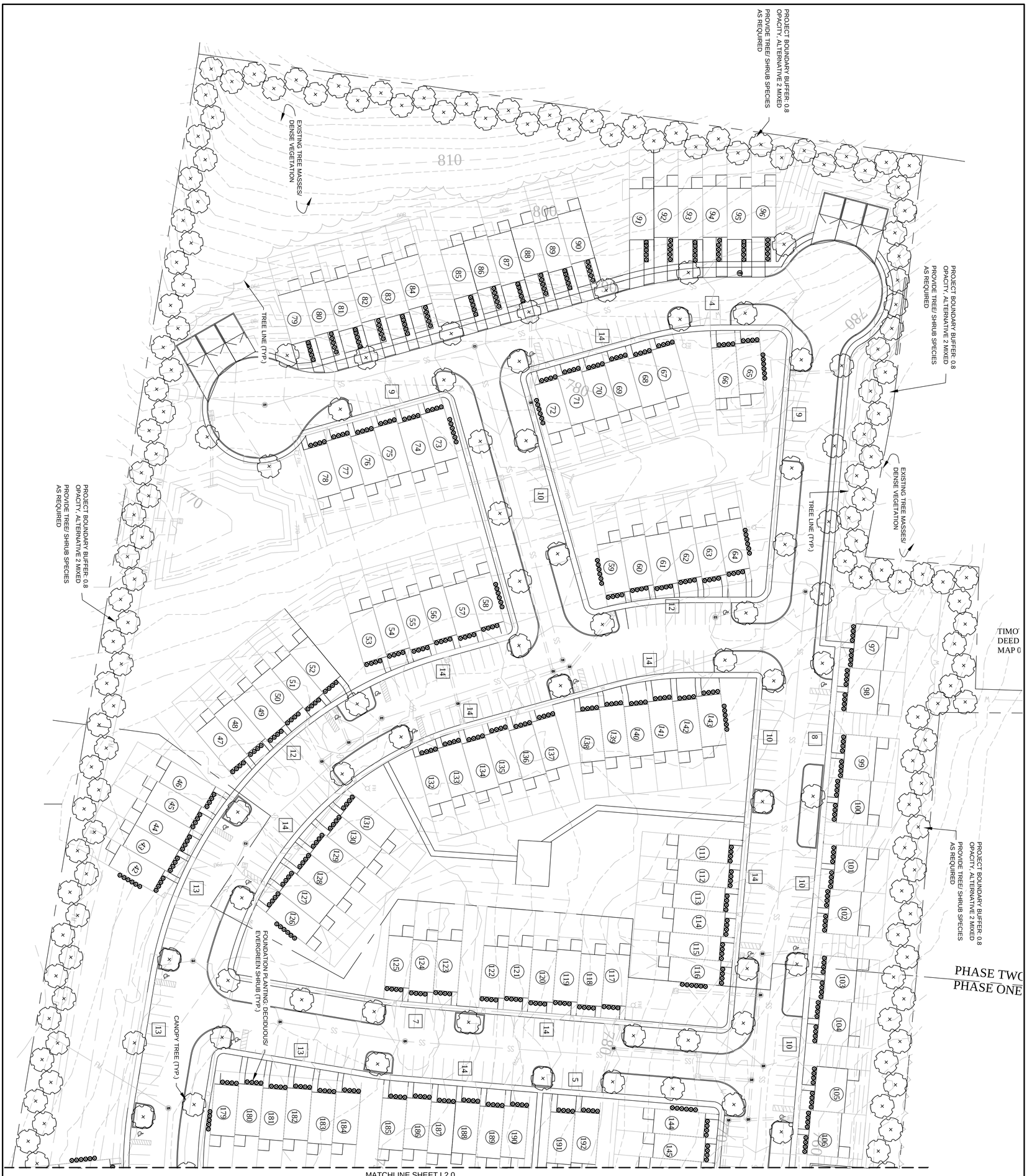
PRELIMINARY MASTER DEVELOPMENT PLAN-LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:	MARK	DATE	DESCRIPTION
	-	3/15/21	ORIGINAL ISSUE
		4/15/21	STAFF COMMENTS
		01/12/22	STAFF COMMENTS
		4/14/22	MOVE UNITS 7-12
		3/16/22	5/10/22 COMMENTS

PROJECT NO:	NUMBER
DWG. FILE:	DWGFILE
DRAWN BY:	JEA
CHK'D BY:	JEA

SHEET DESCRIPTION
CONCEPT PLAN
-

C1.0



PLANT KEY

TYPE	MIN. CALIPER/ CONTAINER	MIN. SIZE (H x W)
CANOPY TREE	2" Cal.	10' x 4'-5'
LARGE EVERGREEN TREE	2" Cal.	6' x 4'-5'
ACCENT/ UNDERSTORY TREE	1-1/2" Cal.	8' x 3'-4'
SMALL EVERGREEN TREE	1-1/2" Cal.	5' x 3'-4'
DECIDUOUS SHRUB	3 Gallon	20" x (VARIES)
EVERGREEN SHRUB	3 Gallon	20" x (VARIES)

NOTE: GENERIC PLANT SYMBOLS ARE SHOWN IN LAYOUT FOR GRAPHICAL CLARITY BUT DIVERSE PLANT MATERIAL TO MEET SPECIFIC REQUIREMENTS WILL BE SPECIFIED.

TREE SPECIES MIXTURE REQUIREMENTS AS LISTED IN ZONING ORDINANCE WILL BE FOLLOWED.

GRAPHIC SCALE
40' 0 40' 80'

MAP 73, PARCEL 51

LANDSCAPE PLAN
L1.0
AWLA NO.: 2121-21

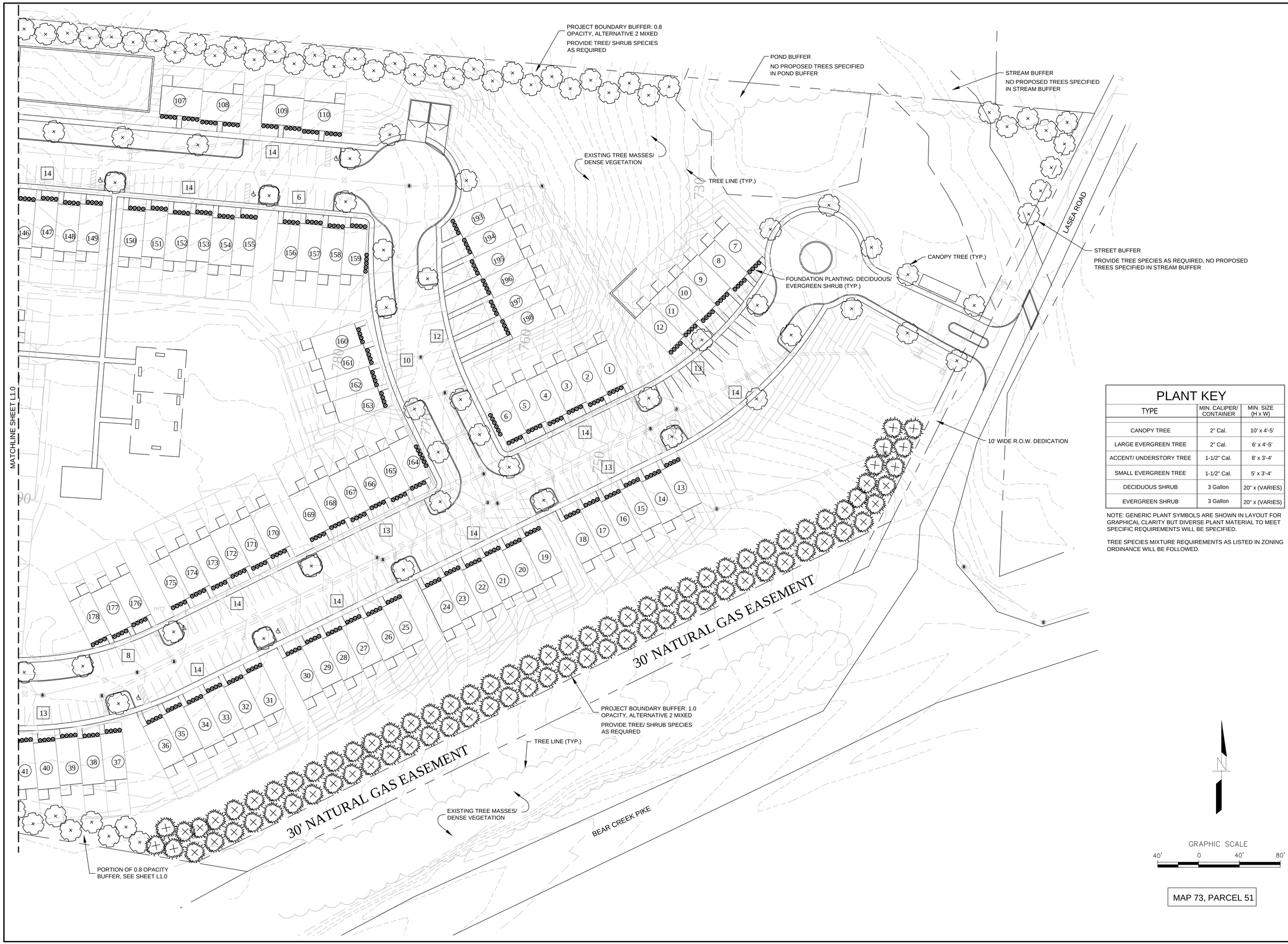
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
	9-17-2021	PLANNING SUBMITTAL
	11-13-2021	PLANNING RE-SUBMITTAL
	1-17-2022	PLANNING RE-SUBMITTAL
	4-14-2022	PLANNING RE-SUBMITTAL

PRELIMINARY MASTER DEVELOPMENT PLAN

LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, TENNESSEE

AL WILKINSON
LANDSCAPE ARCHITECT
3057 LIGHTS CHAPEL ROAD 615-574-0252
GREENBRIER, TENNESSEE 37073 awilkinson@alwilkinsonla.com



MAP 73, PARCEL 51

PLANT KEY

TYPE	MIN. CALIPER/ CONTAINER	MIN. SIZE (H x W)
CANOPY TREE	2" Cal.	10' x 4'-5'
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DECIDUOUS SHRUB	3 Gallon	20" x (VARIES)
EVERGREEN SHRUB	3 Gallon	20" x (VARIES)

NOTE: GENERIC PLANT SYMBOLS ARE SHOWN IN LAYOUT FOR GRAPHICAL CLARITY BUT DIVERSE PLANT MATERIAL TO MEET SPECIFIC REQUIREMENTS WILL BE SPECIFIED.

TREE SPECIES MIXTURE REQUIREMENTS AS LISTED IN ZONING ORDINANCE WILL BE FOLLOWED.

AL WILKINSON
LANDSCAPE ARCHITECT
3057 LIGHTS CHAPEL ROAD
GREENBRIER, TENNESSEE 37073
615-574-0252
awilkinson@alwilkinsonla.com
AWLA PROJECT #XXXX-XX

AL WILKINSON REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 639 LANDSCAPE ARCHITECT 4-14-2022

PRELIMINARY MASTER DEVELOPMENT PLAN

LASEA TOWNHOMES

1451 LASEA ROAD
COLUMBIA, TENNESSEE

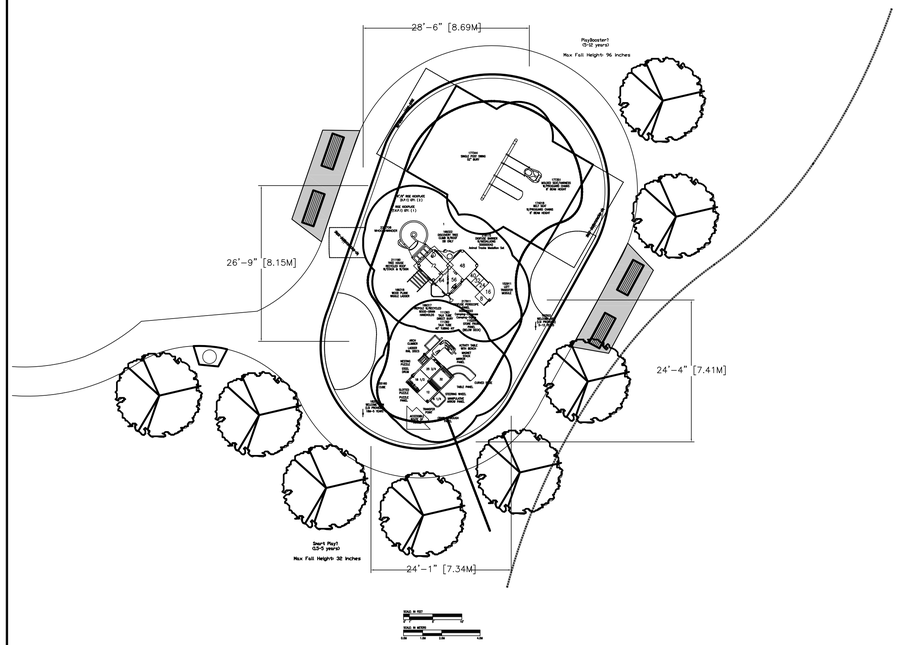
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
	9-17-2021	PLANNING SUBMITTAL
	11-13-2021	PLANNING RE-SUBMITTAL
	1-17-2022	PLANNING RE-SUBMITTAL
	4-14-2022	PLANNING RE-SUBMITTAL

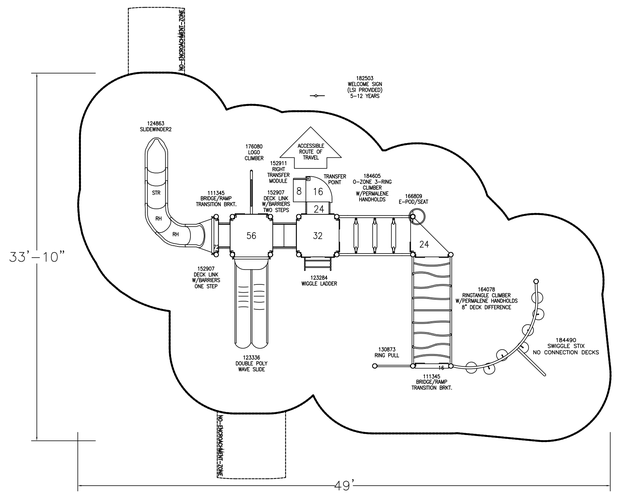
LANDSCAPE PLAN

L2.0

AWLA NO.: 2121-21

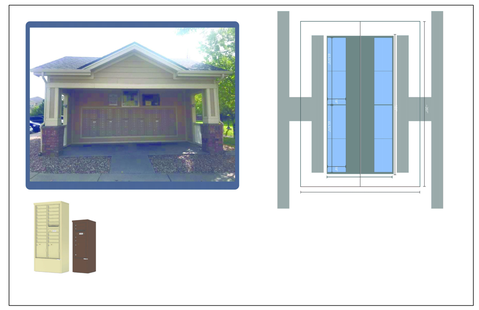


PLAYGROUND NO. 1

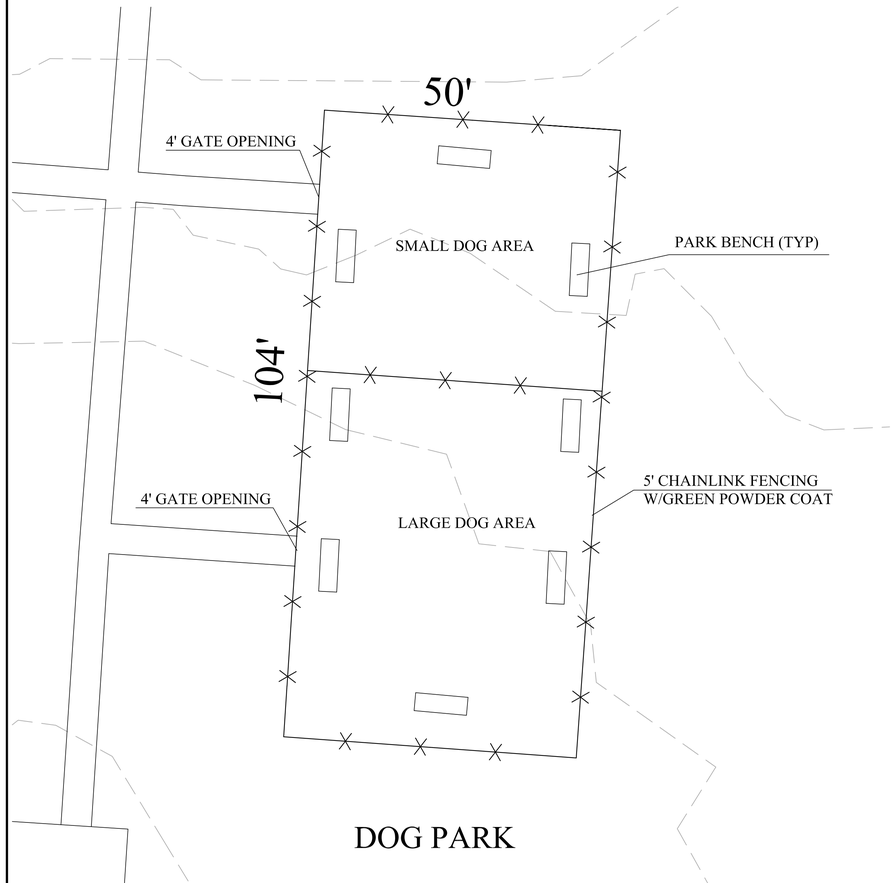


TOTAL SQUARE FOOTAGE
1167 SQ.FT.
MAX FALL HEIGHT-84"

PLAYGROUND NO. 2



MAIL KIOSK



DOG PARK

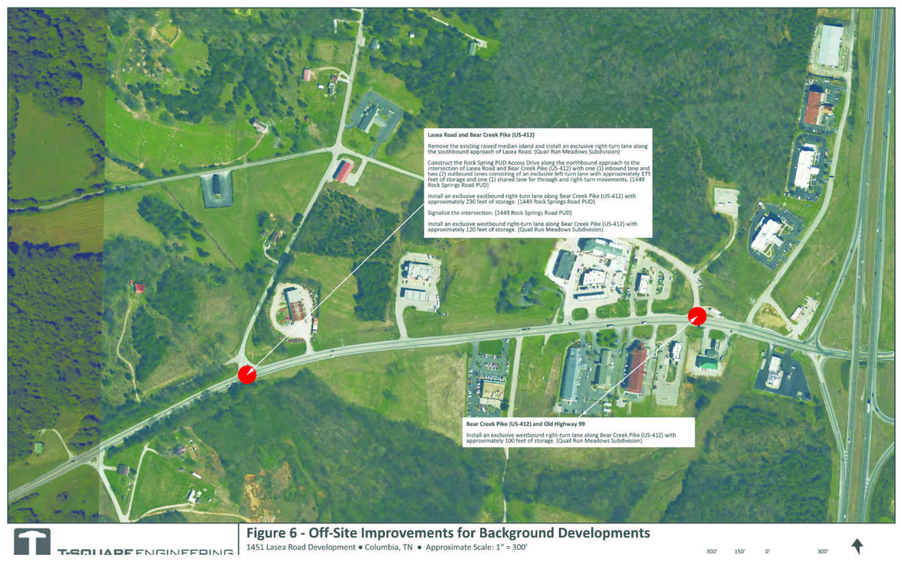


FIGURE 6-TRAFFIC IMPACT STUDY

DETAIL PLANS
LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

SCALE: 1"=100'

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517
SURVEYING
PLANNING
DESIGN
CIVIL

SEAL
JOSEPH E. AHLER
REGISTERED ENGINEER
LICENSE
PROFESSIONAL
No. 147475
STATE OF TENNESSEE

PRELIMINARY MASTER DEVELOPMENT PLAN-LASEA TOWNHOMES
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:	MARK	DATE	DESCRIPTION
	-	9/15/2021	ORIGINAL ISSUE
		11/5/2021	STAFF COMMENTS

PROJECT NO: NUMBER
DWG. FILE: DWGFILE
DRAWN BY: JEA
CHK'D BY: JEA

SHEET DESCRIPTION
DETAIL PLANS
-

C2.0

BK/PG: R2776/1244-1245
21021896

2 PGS:AL-WARRANTY DEED
JANE BATCH: 258583 10/07/2021 - 10:20 AM

VALUE	2750000.00
MORTGAGE TAX	0.00
TRANSFER TAX	10175.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	10188.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2386-2021

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IMER Development, LLC 1909 Columbia Avenue Franklin, TN 37064	Same address as new owner	73/51.00 & 51.00 S/I 001

FOR AND IN CONSIDERATION of the sum of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($2,750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HERITAGE BANK & TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **IMER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Maury County, Tennessee, and being further described as follows, to-wit:

Situate in the Fourth (4th) Civil District of Maury County, Tennessee and contains 28.2 acres, more or less.

Bounded on the North by the property of Collins, Ivo Harrison, Old Bear Creek Pike, Jessie Martin, and Ron McCoy. Bounded on the East by the New Lasea Road. Bounded on the South by a private access road for the Huff property, and the property of Carl Greenfield. Bounded on the West by the property of David Maxwell. Beginning with an iron pipe in the West margin of the New Lasea Road, the same point of beginning being the Northeast corner of the tract being described, also the Southeast corner of the Collins property. Thence with the West margin of the road, South 27 deg. 30 min. West 442 ft. South 47 deg. 58 min. West 96 ft. to an iron stake. Thence with the North margin of a private access road South 72 deg. 28 min. West 630 ft. to an Iron pipe, the same point being the Northeast corner of the Cart Greenfield property. Thence with the North boundary of Greenfield property North 81 deg. 15 min. West 1217.0 ft. to an iron pipe, the same point being the Southwest corner of the tract being described, also the Southeast corner of the David Maxwell property. Thence with the East boundary of the same North 5 deg. 46 min. East 656 ft. to an Iron pipe, the same point being the Southwest corner of the Ron McCoy property. Thence with the South boundary of the same South 83 deg. 17 min. East 230.5 ft. to an Iron pipe, South 79 deg. 20 min. East 135 ft. to an Iron pipe. Thence North 5 deg. 10 min. East 103. ft. to an Iron pipe, the same being the Southwest corner of the Jessie Martin .36 acre tract In the East boundary of the

McCoy property. Thence with the South boundary of the Martin property South 83 deg. 50 min. East 80 ft. to the Southwest corner of a 16 ft. R.O.W. to the Old Bear Creek Pike for the D.F. Huff property. Thence with the East boundary of the Martin property North 2 deg. 0 min. East 192 ft. to an iron pipe in the South margin of Old Bear Creek Pike. Thence with the South margin of the pike North 83 deg. 22 min. East 16 ft. to an Iron pipe, the same point being the Northwest corner of the Ivo Harrison property. Thence with the West boundary of the same South 2 deg. West 225 ft. to an Iron pipe. Thence with the South boundary of the Ivo Harrison and Collins property South 82 deg. 30 min. East 1465 ft. to the point of beginning.

Being the same property conveyed to Heritage Bank & Trust from David K. Andrews, by Deed in Lieu of Foreclosure dated 09/21/2015 and recorded 09/28/2015 in Book R2340, page 451, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Maury County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 30th day of September, 2021

GRANTOR(S)

Heritage Bank & Trust

By: _____
Jacob Love, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Maury

On this the 30th day of September, 2021, before me, appeared to me Jacob Love, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Heritage Bank & Trust, a Tennessee banking corporation, and that said instrument was signed on behalf of said Heritage Bank & Trust and said Jacob Love acknowledged said instrument to be the free act of deed of Heritage Bank & Trust

WITNESS my hand and seal, ~~this the~~ 30th day of September, 2021.

MACKENZIE SELF
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

_____
Notary Public

Mackenzie Self
Printed Notary Name

My commission expires: 12-5-2023

Ahler & Associates, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS

May 16, 2022

City of Columbia
Development Services
700 N. Garden St.
Columbia, TN 38401

RE: Response to Technical Comments
Item no. 22-0101
Preliminary Master Development Plan
Lasea Townhomes
1451 Lasea Road
Columbia, TN

To whom it may concern:

Attached are my responses to the technical comments from May 10, 2022. I have not responded to departments that had "no comment".

Engineering

1. Subject to TIS and Construction Plans. TIS has already been submitted and reviewed. Our agreement with the City is stated on the drawings.
2. Stormwater detention areas appear small for the amount of impervious area. Enlarged the detention area at the entrance. The others have sufficient area to enlarge during CD development.
3. Provide hydrologic determination on pond. We will provide this as well as a determination on the creek.
4. ARAP permit will be required for creek crossing and culvert. We will apply for this permit during the development of CDs
5. Show all aquatic resource buffers. Pumpkin Creek is evaluated as an Exceptional Resource. HUC #06040002. Buffer shown is not measured from top of bank and is not 60 ft. in width. We have widened the buffers and will adjust the entrance location during CDs to avoid the buffer.
6. Show existing sinkhole/depression locations. Provide geotechnical report evaluating the presence of karst features on site, suitability of soils/rock formation for construction, and recommendations. We have provided a note on the plans to provide the geotechnical report investigating these features and will provide a copy to the City with CDs
7. Maximum grade for parking stalls is 8%. We removed three parking spaces that the slope was greater than 8% and replace with planting area.
8. Provide TOW and BOW elevations for retaining wall(s). We provided those elevations.

P.O. Box 1636
SPRING HILL, TN 37174
PHONE 615-481-3106
FAX 615-468-9357
www.ahlerengineering.com

9. Cul-de-sacs that are not a roadway terminator should be avoided to reduce motorist confusion. We have put back in the center planters and turned the cul-de-sacs into roundabouts.
10. Label all roadways as private or public. All the roadways are private and a notation has been added to the plans.
11. Note: Many of the slabs as shown will require elevated slabs. So noted.

Atmos Energy

1. High pressure gas main on property in private easement contact Tim Brown 931-384-0397. Easement for this gas main is shown on the plan.

Columbia Power

1. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area. We are aware of this.

Planning

2. This is abutting a very rural area on two sides and overall would recommend spacing and building types to blend into the adjacent properties. The City of Columbia zoned this parcel RM-1 when it was annexed into the City. At that time, there was no transitional zoning to accommodate the adjoining properties. The Lasea Road area is one of the fastest growing areas of Maury County. When my client, Imer Development purchased the property, it had previously been approved for 360+/- apartments. We are proposing approximately half of the previously approved development. We have reduced the density along the north side of this development. We have complied with all the required buffers and setbacks for all sides of this property with no requested variances. At the present time, there are three homes on the north side of this property, in only one case is there a home directly south of the existing home. The others are adjacent to the stream buffer and the other a roadway extension with no homes. On the western side of the property, the closest home is approximately 1000 ft west of our property line and is shielded by an additional stand of trees on their own property.
3. Consider adding some glazing on the first floor of garage units. Glass has been added to the garage doors.
4. What is siding material? The building exteriors will be a combination of Hardy-plank or equivalent, stone, brick, and stucco. Vinyl siding will be limited.
5. Basement level buildings are 3 stories provide height. Basement and total heights added
6. Sides and rear of townhomes does not carry similar architectural details, recommend at least a variation of front facade continue around all sides. Added that each unit is

individual and material/color is applied to front and back. Added different siding variety to visual representation on sides.

7. Show floor plan for garage units to illustrate size of garage and provide additional parking for those units as stated in the limited use standards. Floor plan showing regardless of unit type, garage dimensions are 11x18 inside dimensions.
8. Please provide signed copy of Preliminary PUD Checklist (available on Development Services webpage) Attached
9. Parking calculation is incorrect. Under Section 10.2.2, parking ratio for SF is 1.5 PU applied to each unit and rounded up, requiring 2 spaces PU. 198 units requires 396 spaces. Plan shows sufficient parking. Please revise note. It has been corrected.
10. Provide sufficient detail on townhome dimensions (width etc.) to confirm compliance with 8.3.2.H. Additional detail provided.
11. Greater detail on garage dimensions will be required if garage spaces are to be counted toward requirement, which isn't necessary with the amount of on street parking provided. Garage details added.
12. Any provisions to mitigate the rear of the units facing the highway. The rear of units 13 through 36 are approximately 127' from the right of way of Bear Creek Pike. I have provided photographs from Google Earth taken in March of 2021 at a time when the spring foliage was not fully developed. The first was at the intersection of Lasea Road and Bear Creek Road. No units will be visible as you look down Lasea Road. The second photo is approximately 500' west on Bear Creek from the intersection of Lasea road. As you can see, the distance of the units from the right of way, the elevation difference, the unit finished floor elevations will be 20' higher than elevation of the roadway and the existing foliage and the proposed buffer would prevent seeing anything but the roofs of the buildings. The third photo is at the intersection of Rock Springs Road. At this location the elevation difference is almost 30', the foliage is more pronounced. With the buffer to be installed, all you would be able to see are the roofs of the proposed structures. The only location that you will be able to see into this development is east of the project traveling west toward town at a location in front of the Tractor Supply. From this location you would be able to see the "**fronts**" of units 7-12 and the **side** of unit 13. Once you pass Lasea Road moving west, it is very doubtful that you would see the rear of these units traveling at 45 to 55 mph.
13. Please depict the bus stop canopy with sufficient detail to regulate construction at time of permitting. Full architectural construction drawings will be prepared during the CD phase for submittal to the City Codes Department.
14. Please provide detail on mail kiosk parking and landscape in compliance with subregs (MD-07) as well as Articles 10 and 11 of Zoning Ordinance. See attached. The kiosk will utilize the fourteen parking spaces adjacent to the kiosk area.

Fire

15. Shall obtain fire flow readings from CPWS. Fire Flow attached and sent to Fire Marshall

Wastewater

16. A significant offsite sewer extension is required for this property to reach public sewer; the city would prefer the use of public ROW's to accomplish this, rather than easements. Upgrades to existing sewer are highly likely to be necessary to accommodate flow from this development in the Bear Creek Pike/Pumpkin Creek sewer shed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved ty the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time. We will provide the design during the CD phase.

Columbia Water

– "The project is within Columbia Power and Water's service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements." Fire Marshall is currently working on it.

Should you need further information please advise.

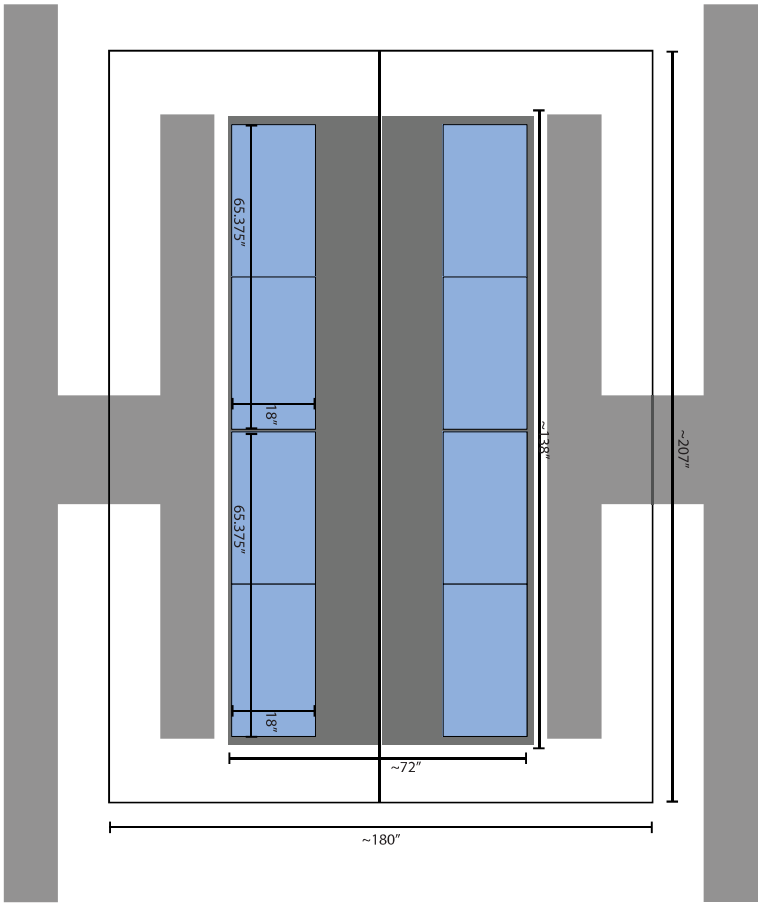
Sincerely,

Joseph Ahler

Joseph Ahler P.E., R.L.S.
Ahler & Associates, LLC

CC: Imer Development, LLC







HEIGHT:

Unit height is 72 1/16"

WIDTH:

Unit width is 32 11/16"

DEPTH:

Unit depth is 18"

Florence Versatile 4C Depot Cabinet
4C16D-20-D

Quantity	Compartment Name	Compartment Type	Compartment Height	Compartment Width	Compartment Depth
20	1H Tenant	Standard Mail	3"	12"	15"
2	15" Parcel	Parcel Locker	15"	12"	15"
1	1H Outgoing	Outgoing Mail Slot	3"	12"	15"
1	1H Master	Master Collection	3"	12"	15"



iINTERSECTION OF LASEA ROAD AND BEAR CREEK PIKE
(LOOKING NORTH)



500' WEST OF INTERSECTION OF LASEA ROAD AND BEAR CREEK PIKE LOOKING NORTH. (TAKEN MARCH 2021)



VIEW FROM ROCK SPRINGS ROAD LOOKING NORTH
PHOTO TAKEN MARCH 2021

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary PUD **Checklist**

General

- ☒ Name of development
- ☒ Contact info for the owner and professional(s) preparing plan: name, address, email, phone
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- ☒ Proposed phasing and timetable for all phases of development
- ☒ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☒ List of all variances requested
- ☒ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☒ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.

Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ Proposed contours at vertical intervals of not more than two (2) feet, upon request.
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☒ Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.

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Streets, Parking, and Pedestrian Elements

- ☒ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility.
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☒ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas, including
- ☒ All dimensions required to evaluate compliance with the City's Engineering Standards and Specifications

Landscaping, Open Space, and Amenities

- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☒ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☒ Any amenity features and structures for private or public benefit.

Utilities

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☒ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete and ready for review.

Checklist Completed By:

Joseph Ahler	Joseph Ahler	5/16/2022
Print Name	Signature	Date

CPWS

Columbia Power & Water Systems

HYDRANT # & LOCATION: 1712 Hyd 1520 Lasea Rd DATE: 11/29/2021

TEST BY: CPWS Day or Week: Monday TIME OF DAY: 11:57 MIN. OF FLOW: 5

WATER SUPPLIED BY: Water Engineering Device: Little Hose Monster

PURPOSE OF TEST: Customer Request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.3		
COEFFICIENT:	0.99		
PITOT READING:	30		
GPM:	856	0	0

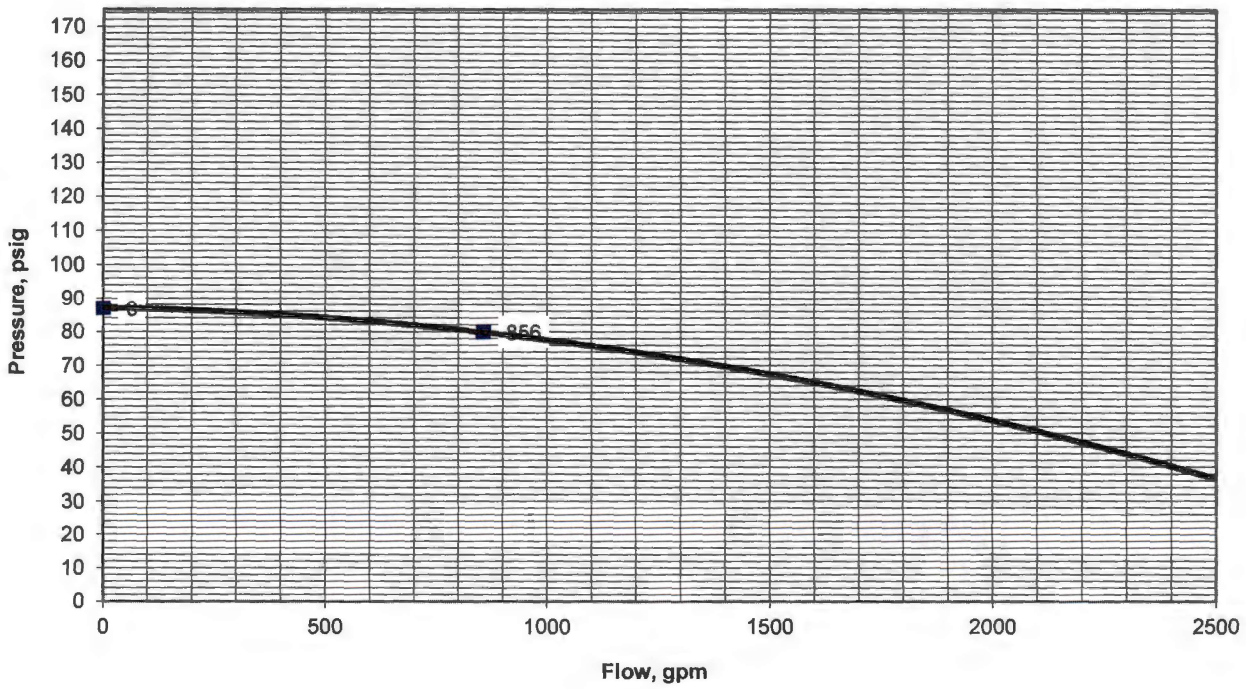
TOTAL FLOW DURING TEST: 856 GPM

STATIC READING: 87 PSI RESIDUAL: 80 PSI

RESULTS: AT 20 PSI RESIDUAL 2898 GPM AT 0 PSI 3337 GPM

ESTIMATED CONSUMPTION: 4278 GAL.

REMARKS:





BUILDING 1 NO GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS. SIDING MATERIAL IS HARDIE/FIBER CEMENT

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

NASON HOMES

front

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. B1



BUILDING 1 GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS. SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

front

TOWNHOME EXTERIOR

NASON JOB NUMBER 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. U1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BUILDING 2 NO GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

front

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. I1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BUILDING 2 GARAGE FRONT

SCALE: 1" = 10'-0"





VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

front

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. L1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



DUPLEX 1 FRONT

SCALE: 3/16" = 1'-0"



VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

DUPLEX 1 FRONT

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. D1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE





DUPLEX 2 FRONT

SCALE: 3/16" = 1'-0"

VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

DUPLEX 2 FRONT

TOWNHOME EXTERIOR

NASON JOB NUMBER: 15.0820

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SUBMITTAL	DATE
FIRST DRAFT	08/20/2015
SECOND DRAFT	09/16/2015
THIRD DRAFT	09/23/2015
FOURTH DRAFT	10/19/2015

DRAWING DATE: 5/13/2022

SHEET NO. D2

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE





DUPLEX 3 FRONT

SCALE: 3/16" = 1'-0"

VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

DUPLEX 3 FRONT

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. D3

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



DUPLEX 1 FRONT A

SCALE: 3/16" = 1'-0"



VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

DUPLEX FRONT 1 A

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. D4

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

FRONT LEFT



FRONT RIGHT



REAR RIGHT



REAR LEFT



TOWNHOME EXTERIOR BASEMENT UNIT RENDER

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	5/13/2022
SECOND DRAFT	6/22/2022

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

DRAWING DATE: 5/13/2022

SHEET NO. A1



BASEMENT BUILDING FRONT

SCALE: 1" = 10'-0"

ALL BUILDINGS ARE MADE UP OF INDIVIDUAL UNITS WITH UNIQUE AND SEPARATE SELECTIONS/COLOR SCHEME THAT CONTINUES ON REAR/SIDES.

THIS NOTE APPLIES TO 2 AND 3 STORY, GARAGE OR NO GARAGE VARIENTS.

VISUAL REPRESENTATION OF SELECTIONS AND ELEVATION. ACTUAL COLORS AND ELEVATIONS FOR BRICK/STONE/SIDING WILL BE VARIED.

EACH INDIVIDUAL UNIT WILL HAVE ITS OWN SEPARATE SELECTIONS.

SIDING MATERIAL IS HARDIE/FIBER CEMENT

NASON HOMES

TOWNHOME EXTERIOR BASEMENT BUILDING FRONT

NASON JOB NUMBER: 16.0108

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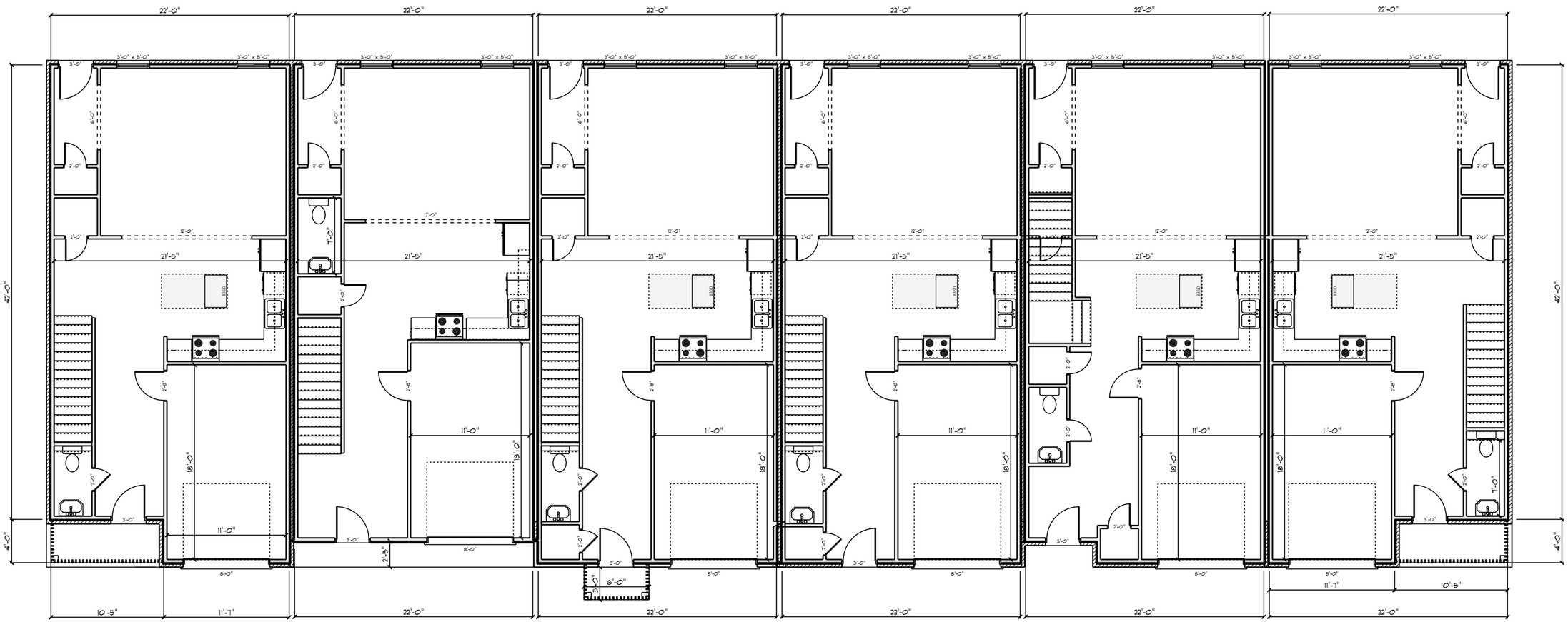
SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. A2

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BUILDING 1 GARAGE

SCALE: 1" = 10'-0"

TYPICAL BUILDING LAYOUT SHOWING
DIFFERENT INDIVIDUAL UNIT TYPES
WITH DIFFERENT EXTERIORS BUT GARAGE
IS STANDARD AT 11' X 18' INSIDE DIMENSION

NASON HOMES

GARAGE SIZES

TOWNHOME EXTERIOR

NASON JOB NUMBER: 16.0108

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SUBMITTAL	DATE
FIRST DRAFT	01/08/2016
SECOND DRAFT	03/22/2016

DRAWING DATE: 5/13/2022

SHEET NO. 1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Case #22-0101
Lasea Townhomes



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0103	**Wade Kincaid/ Rose Ogilvie McClain**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Tax Map 90 Parcels 29.00 & 29.02**

SUMMARY OF REQUEST: **Annexation, and Rezoning**

The applicant requests annexation with a plan of services of approximately 9 acres off Martin Drive with a zoning designation of R-6. The applicant seeks these changes in order to subdivide the larger 15.4 acre site into 50 single family lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6/Unincorporated	Undeveloped	Undeveloped/Single Family	Single-Family Homes	15.4 ± acres

COMPATIBILITY with the **COMPREHENSIVE PLAN**

The future land use character area designation of the subject property is Urban Neighborhood. Most of the property is also located in an Area of Change (Connect Columbia Maps 3 and 4). The Urban Neighborhood Character Area Matrix supports medium-high density residential districts including R-6. The proposed annexation and rezoning implements the character area and is consistent with the Comprehensive Plan.

PROPERTY HISTORY

The subject site consists of two adjacent parcels totaling 15.4 ± acres. A portion of the property, approximately 5.45 acres, is located within the City of Columbia. The current zoning for the portion of the property that is inside the city is R-6, Medium High Residential. The property has been under the same ownership since at least 2012 and has remained vacant.

COMPATIBILITY with the ZONING ORDINANCE

Zoning Ordinance Referenced: (Proposed Zoning of R-6)

As required by Section 3.18.5.C of the Zoning Ordinance, the applicant submitted a concept plan in support of the annexation and zoning request. The concept plan depicts 50 residential lots. As proposed, the gross density of the development would be approximately 3.25 dwelling units per acre. The concept also depicts stormwater facilities and internal streets connecting to Martin Drive.

Sections 6.1.2 and 8.1.1 Land Use and Housing Type

The Zoning Ordinance limits development of properties in an R-6 zone to single-family residences (both detached and attached) and their subordinate accessory structures. The concept indicates the applicant's intent to subdivide the property into lots which would accommodate single-family structures.

Sections 6.2.6 and 6.3.8 District Development Standards

The standards for conventional residential development in an R-6 zone include:

- Minimum lot size of 6,000 square feet with a lot width minimum of 50 feet;
- 20-feet minimum street yard setback;
- 7.5-feet minimum side yard setback; and
- 20-feet minimum rear yard setback.

The applicant's concept plan generally conforms to these standards. Most lots are depicted with widths between 50 and 55 feet and depths between 110 and 125 feet. The concept depicts three cul-de-sacs. Lots with frontage on the cul-de-sacs have street frontages and lot widths which generally appear to conform to the standards of 6.2.6, which regulate such lots.

The Columbia City Council is currently considering adoption of a new zoning code. Under the proposed code, the zoning of the subject property will convert to CD-3. The concept does not conform to the standards of the CD-3 zone. Although the layout and lot configuration will differ, the site could likely accommodate a single-family subdivision of similar density under the new standards.

It is generally feasible to develop the site as depicted in the concept in conformance with the current Zoning Ordinance. It will likely be feasible to develop the site under the proposed Zoning Code. Greater detail will be required at time of Preliminary Plat. Staff will review any subsequent development proposal to ensure adherence with the standards prescribed in the standards in effect at that time.

On May 10, 2022, City Staff and other service providers provided technical comments to the applicant. As no revisions were requested, the applicant did not provide a resubmittal. However, some comments indicated that infrastructure improvements may be necessary to serve the development. These concerns are noted below in the discussion of criterion 6 under Section 3.18.7(B).

ATTACHMENTS (CIRCLE) SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION | PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

Rezoning:

Staff reviewed the request for an amendment of the Official Zoning Map for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

3.18.7.B ACTION BY THE PLANNING COMMISSION FOR REZONING

The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

1. The rezoning is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following (standards are repeated in normal font; *staff analysis is italicized*):

1. The rezoning is in agreement with the general plan for the area;

   Two elements of Connect Columbia are relevant to the consistency analysis of the proposed Zoning Map Amendment: 1) the Area of Change designation; and 2) the zoning classifications supported by the character area matrix.

   Area of Change

   Most of the property is located within an Area of Change. Connect Columbia establishes the designation at Map 3 of the Future Land Use Plan. The text of the Plan indicates that the Area of Change designation is an analytical tool and the first item of review for any proposed development (Connect Columbia p.19). The designations were developed through a process of public input during the drafting of Connect Columbia. This feature of the Plan identifies areas where the community anticipates new development (Connect

Columbia p. 14). The Area of Change Map relates to the Development Pattern criterion in each Character Area Matrix. The review criterion "ensure[s] that the context of the area surrounding the subject property is included fully in the review process" (Connect Columbia p. 14). The Urban Neighborhood Character Area Matrix indicates that "changes to the area are likely" and that development of the subject property is anticipated. New development "should blend with existing surrounding neighborhood assets" (Connect Columbia p.24). The applicant proposes an extension of the established pattern of density in the neighborhood southwest of the site. The concept plan shows connection to the street network via Martin Drive (Engineering has noted that the current condition of infrastructure in the area is substandard).

Urban Neighborhood Character Area Matrix

The current Comprehensive Plan designation for the subject property is Urban Neighborhood. The character area matrix supports residential uses in medium-high residential districts (Connect Columbia p.24). Sections 5.1.1 and 5.5.4 of the Zoning Ordinance establish R-6 as one of the implementing zone districts for this land use. Therefore, the proposed rezoning to R-6 is consistent with the existing future land use character area.

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;

   All adjoining properties are currently vacant or single-family residential. The surrounding parcels all share a future land use designation of Urban Neighborhood. The eastern portion of the property is crossed by Lytle Creek. The property is bounded by Martin Drive to the west and by floodway/floodplain to the east. The parcels to the north are similarly crossed by floodway and floodplain. The City's floodplain management program (Article 9 of the Zoning Ordinance) limits development in the floodway and mitigates potential adverse impacts of construction in the floodplain. This effectively creates a passive buffer around much of the property which reduces impacts on adjoining property owners.

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 will benefit a single property owner; however, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

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

   Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the addition of R-6 zoned property to the City's zoning map. The demand for owner-occupied housing in Columbia has increased faster than supply. Between the decennial censuses of 2010 and 2020, the city's population grew at nearly twice the rate of its housing inventory.

   Market data indicate that demand for housing in and around Columbia is strong and growing. Supply has not expanded fast enough to satisfy the increase in demand, resulting in rising prices.

   Current statistics reported by the Southern Middle Tennessee Association of Realtors (SMTAR) confirms that this dynamic has continued through April of 2022. Within the eight-county area served by SMTAR, the inventory of homes on the market has declined by more than 44.2% year-over-year. At the same time, median prices have increased by more than 34.9%. The average time it takes for a listing to sell has fallen from one month to less than two weeks as the market rapidly absorbs new inventory.

   Housing affordability has declined remarkably. The Association of Realtors reports that the Housing adorability index in the SMTAR market area has fallen to an index value of 73 as of April 2022. This means a household earning the median income would need to increase its earnings by nearly 37% in order to support a mortgage for a median priced home, with a 20% down payment.

   Demand for single-family detached housing in medium-high density developments in Columbia is strong. Residents seeking to purchase a home face difficulty finding affordable and available homes. Even in the event of a market correction, demand for housing in Columbia is likely to remain above historic precedents. For these reasons, the Planning Commission may find that conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

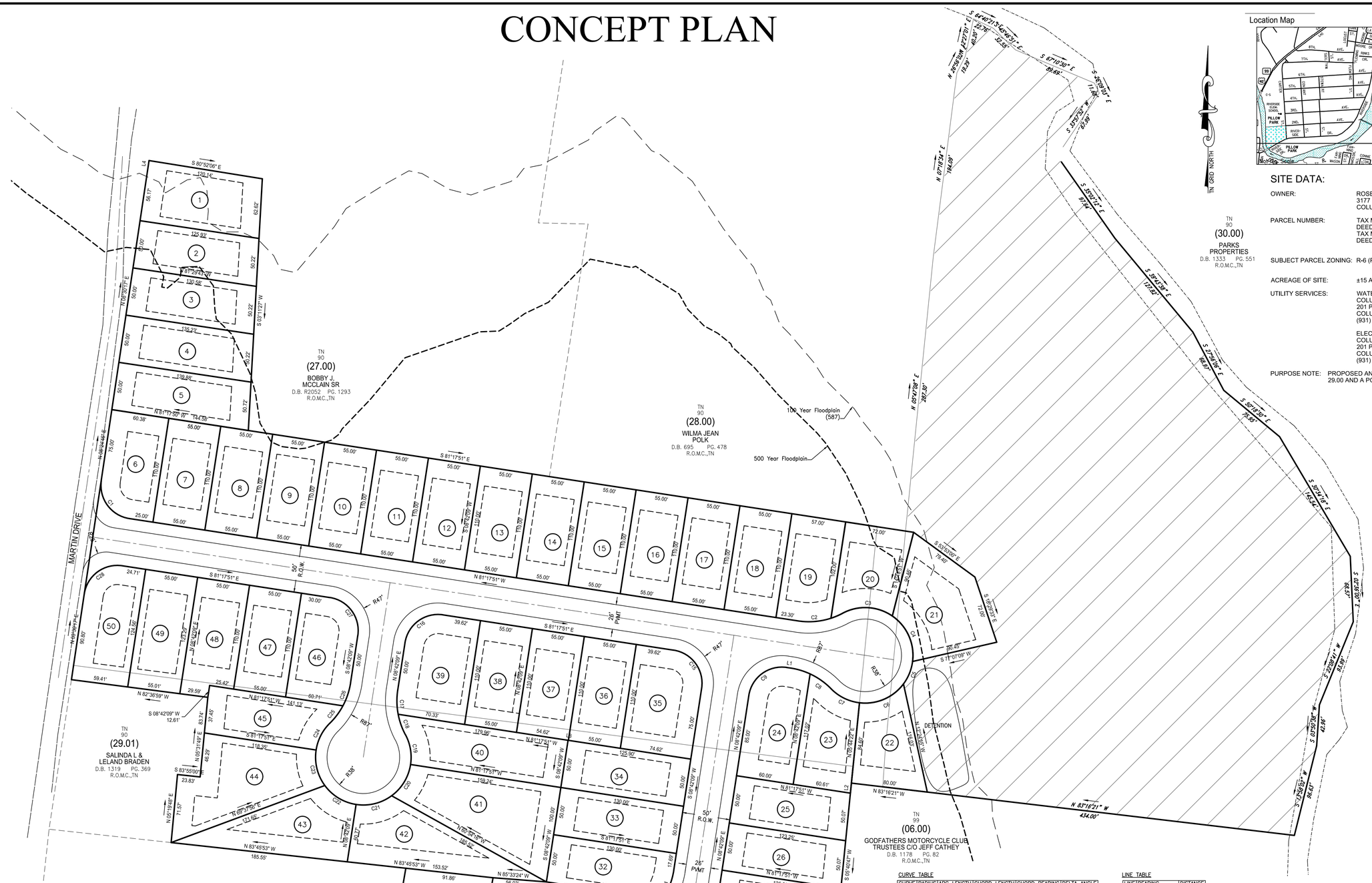
6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

   Section 5.5 of the Zoning Ordinance establishes the residential districts used to implement Connect Columbia. The requested R-6 zoning designation permits the highest density of sing-family residential districts. The R-6 designation is distinguished from the less-dense districts, in part, by the fact that "complete urban facilities are available prior to development" (Section 5.5.4).

   During staff technical review, the City Engineer noted that "existing road infrastructure

is not adequate to serve the development." Technical comments from other public service providers generally indicate services are in place to support the zoning change. However, upgrades to the wastewater system may be necessary to support development on this site and other properties in the area. Additionally, CPWS will study the existing infrastructure and determine its ability to provide water to the site at fire flow established by the Fire Marshall. Should adequate facilities not exist, the report will identify necessary improvements which will be the responsibility of the developer. Greater detail will be required before the conceptual development can proceed to subdivision.

CONCEPT PLAN


MARTIN DRIVE
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N 08°42'09" E 110.00'
N 08°42'09" E

PLAN OF SERVICES

FOR ANNEXATION
Ogilvie-McClain PROPERTY
+/-15.4 ACRES,
BEING
TAX MAP 90 PARCEL 29.00 & 29.02

A. Water

1. **CPWS.** "The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

2. Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein. The proposed development consists of 678 units. This development is within the CPWS service area, and CPWS can provide service meeting the attached fire flow requirements from Columbia Fire & Rescue subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and

applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements. The improvements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

A. Sewer

1. Sanitary sewer service is currently unavailable to this property. Obtaining the easements required to connect to the existing sanitary sewer infrastructure on the adjacent property is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. The Wastewater Department's treatment facility has available capacity to service this property.

B. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

C. Fire and Rescue

1. **Scope of Services:** The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating.
2. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but

without posing additional dangers to the residents/visitors we meet while responding to your location.

3. **Infrastructure**: The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

    a. **Water** 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. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

    b. **Roadway and Bridges:** Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

    c. **Damage Free Property Access**: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

    d. **Damage Free Home/Facility Access**: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the

residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

e. **Emergency Response to Your Location:** The proposed annex will be located on the property at Tax 90 Parcel 29.00 & 29.02 in Columbia, Tennessee. This location is approximately 1.7 miles from Columbia Fire Station, #1 located at 1000 South Garden in downtown Columbia, 3.8 miles from Fire Station #2 located at 711 Lion Parkway, and 5.3 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

f. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #1 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.0 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #1 could send an additional unit and arrive on-scene within 3.0 minutes of your 911 call.

g. **Fire Incident Response**: The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes. Columbia Fire & Rescue's normal fire incident response to a single-family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 4.5 minutes, the second fire apparatus should be on-scene within 4.5 minutes, and the third/fourth apparatus should be on-scene prior to initiating an interior fire attach and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.5 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while

not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to you location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

D. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned R-6 (Medium – High Residential Districts) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

E. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

F. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and

policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

G. Refuse Collection

Upgrades to existing sewer are highly likely to be necessary to accommodate flow from this development and others in the area of this sewershed. This development is in the sewershed of Bear Creek Pike Pump Station. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

H. Power

Columbia Power System has an existing power line near your proposed residential development.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete load information is furnished as soon as possible prior to start of actual construction.

I. Schools

The property falls under the jurisdiction of Maury County Public School System.

No comments from Maury County Public School System.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Martin Drive - McClain Property		
	TAX MAP: 90	GROUP:	PARCEL: 29.00 & 29.02
SUMMARY OF NATURE OF REQUEST AND WORK	Request annexation of parcel 29.00 and a portion of parcel 29.02 and rezoning to R-6 to match the remainder of the property.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	April 6, 2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☑ Annexation ☑ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☑ Written Legal Description copy ☑ Requested Zone Listed ☑ Compliance with Comprehensive Plan ☑ Annexation Permission Form ☑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage +/- 15.4 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Wade Kincaid	PHONE	(615) 642-3478
ADDRESS	1985 Ridgecrest Drive, 38401	EMAIL	wade@kcsllc.com gerald@wesengineers.com

PROPERTY OWNER NAME	Rose Ogilvie McClain	PHONE	
ADDRESS	3177 Carrington Lane, 38401	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Wade Kincaid — APPLICANT NAME

APPLICANT SIGNATURE

4/18/2022 — DATE

Dr. Rose Ogilvie-McClain — PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

4-6-2022 — DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Rose Ogilvie McClain being the sole owner of the 14.6 acre property more particularly described as Tax Map 90, Parcel 29.02 on Deed of Record in Deed Book R2213 Page 68 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City. (excluding portion of property already in the city of Columbia)

Rose Ogilvie McClain
Print Name

4-6-2022
Date

By Rose Ogilvie McClain
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Rose Ogilvie McClain being the sole owner of the 0.80 acre property more particularly described as Tax Map 90, Parcel 29.00 on Deed of Record in Deed Book R2213 Page 68 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City. (excluding portion of property already in the city of Columbia)

Rose Ogilvie McClain
Print Name

10-16-2022
Date

Rose Ogilvie McClain
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Rose Ogilvie McClain being the sole owner of the 14.6 acre property more particularly described as Tax Map 90, Parcel 29.02 on Deed of Record in Deed Book R2213 Page 68 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City. (excluding portion of property already in the city of Columbia)

Rose Ogilvie McClain
Print Name

4-6-2022
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

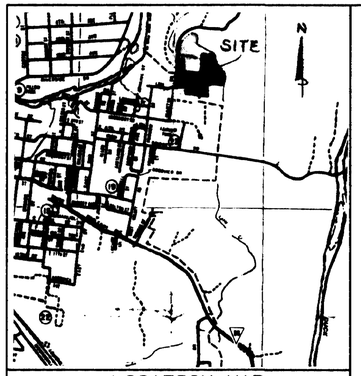
I, Rose Ogilvie McClain being the sole owner of the 0.80 acre property more particularly described as Tax Map 90, Parcel 29.00 on Deed of Record in Deed Book R2213 Page 68 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City. (excluding portion of property already in the city of Columbia)

Rose Ogilvie McClain
Print Name

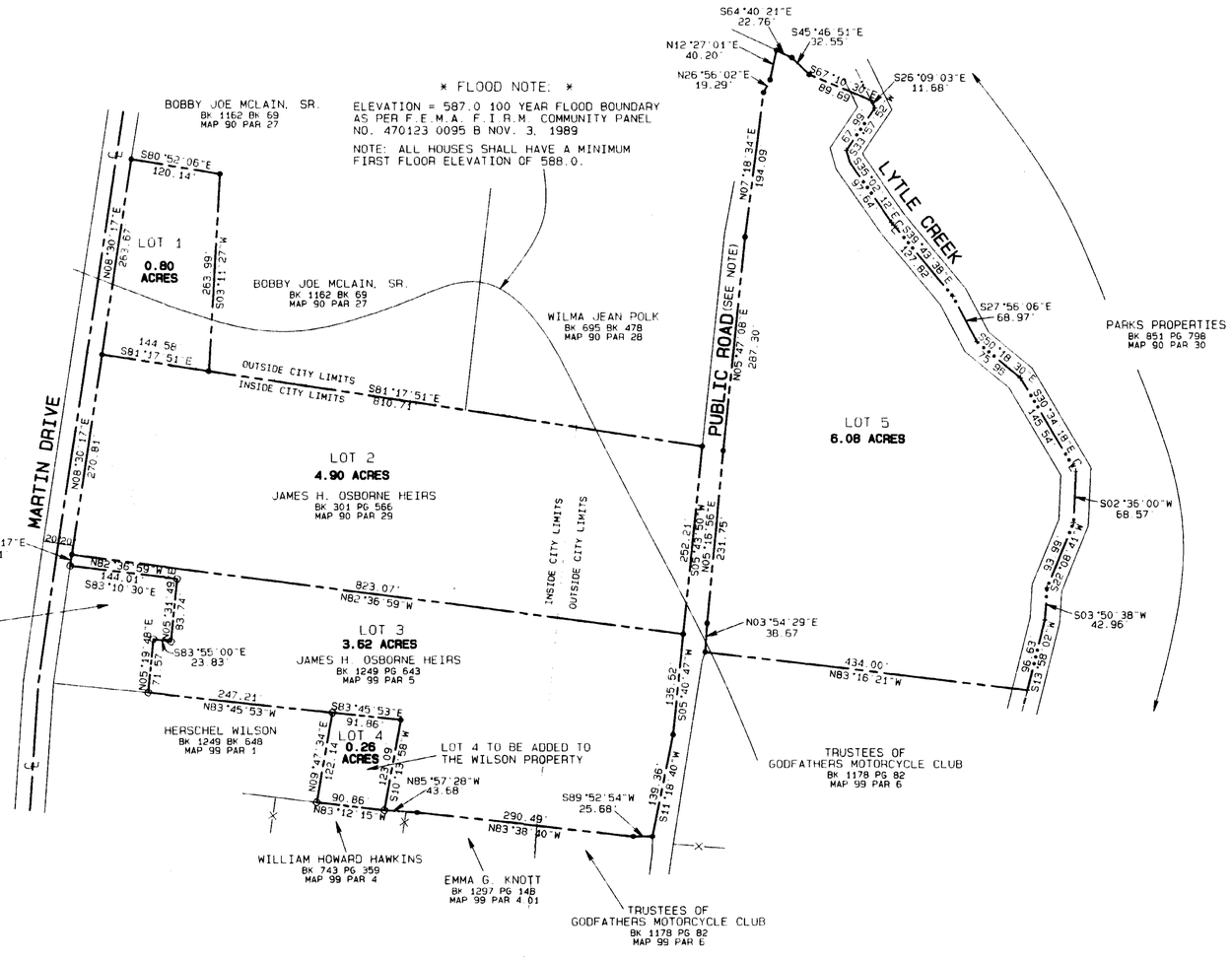
10-16-2022
Date

Rose Ogilvie McClain
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:



LOCATION MAP
NOT TO SCALE



BK P13 PG 320

DEED

State of Tennessee; County of MAURY
Received for record the 09 day of
OCTOBER 2001 at 8:11 AM. (RECN# 67487)
Recorded in official records
Book P13 Pages 319-320
State Tax $ .00 Clerks Fee $ .00,
Recordins $ 17.00, Total $ 17.00,
Register of Deeds L. WAYNE WHITE
Deputy Register SUSIE MADDUX
BK P13 PG 319

ENVIRONMENTAL ASSISTANCE CENTER
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
1221 PARK PLAZA DRIVE
COLUMBIA, TENNESSEE 38401
PHONE (931) 380-3371 STATEWIDE 1-800-04-3332 FAX (931) 380-3397

General approval is hereby granted for lots 2 and 3 defined in James H. Osborne Heirs Subdivision. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

General Restrictions: Prior to any construction of a structure, permanent or mobile, the plans for the onsite wastewater location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Maury County. Any existing or filling after August 3, 2001, may render the site unsuitable. Drainageways, gullied areas, cut and fill material and streets are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drainfield or a pump will be required. Water taps, sanitation and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

S.S.D.S. denotes Subsurface Sewage Disposal System

Lot #1 THIS LOT HAS NOT BEEN EVALUATED FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT.

Lot #2 Suitable soil for subsurface sewage disposal system is located in the southern middle portion of lot. With proper structure, driveway and utility locations outside of unstable soils area, lot can accommodate a structure not to exceed 3 bedrooms. A pump system may be required.

Lot #3 Suitable soil for subsurface sewage disposal system is located in the middle portion of lot. With proper structure, driveway and utility locations outside of unstable soils area, lot can accommodate a structure not to exceed 3 bedrooms. A pump system will be required.

Lot #4 THIS LOT HAS NOT BEEN EVALUATED FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT.

Lot #5 THIS LOT HAS NOT BEEN EVALUATED FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT.

9/10/01
Date

Allen Floyd
Environmental Specialist

GENERAL NOTES

(1) SEE FLOOD NOTE *.

(2) ALL CORNERS ARE MARKED BY IRON RODS UNLESS OTHERWISE SHOWN.

(3) TOTAL AREA IN SUBDIVISION IS 15.66 ACRES.

(4) ZONED R-6 (RESIDENTIAL) (CITY LIMITS)

(5) ZONED A-2 RURAL RESIDENTIAL (COUNTY)

CERTIFICATE OF ACCURACY OF SURVEY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this a Category I Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000

8-8 Date, 2001

DOUGLAS RAY STANFILL
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
NO. 1363

RAY STANFILL SURVEYING

611 NORTH MAIN ST. SUITE D
COLUMBIA, TENNESSEE 38401
TENNESSEE R.L.S. NO. 1363

PHONE (931) 381-1861 FAX (931) 381-1741

100 0 100 300
SCALE 1" = 100'

PUBLIC ROAD NOTE:

THE ROAD SHOWN IS NOT A COUNTY ROAD OR A CITY STREET. IT IS A ROAD FOR USE OF THE PROPERTY OWNERS ADJACENT TO SAID ROAD.

THE MAINTENANCE OF THE ROAD IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHOM BENEFIT FROM ITS USE.

NOTE:

THIS PLAT IS FOR THE TRACT DIVISION OF THE PROPERTY OF THE HEIRS OF JAMES H. OSBORNE.

DRAWN BY:	JE
DATE	8-8-01
DWG. NO.:	
APPROVED BY	DRS
PROJ. NO.	98-105
FILE NAME:	C:\T\OSBORNE\JAMES2

ZONED: A-2 (RURAL RESIDENTIAL)
MINIMUM BUILDING SETBACKS
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 30 FEET

ZONED R-20 (RESIDENTIAL)
MINIMUM BUILDING SETBACKS
FRONT = 40 FEET
SIDE = 15 FEET
REAR = 30 FEET

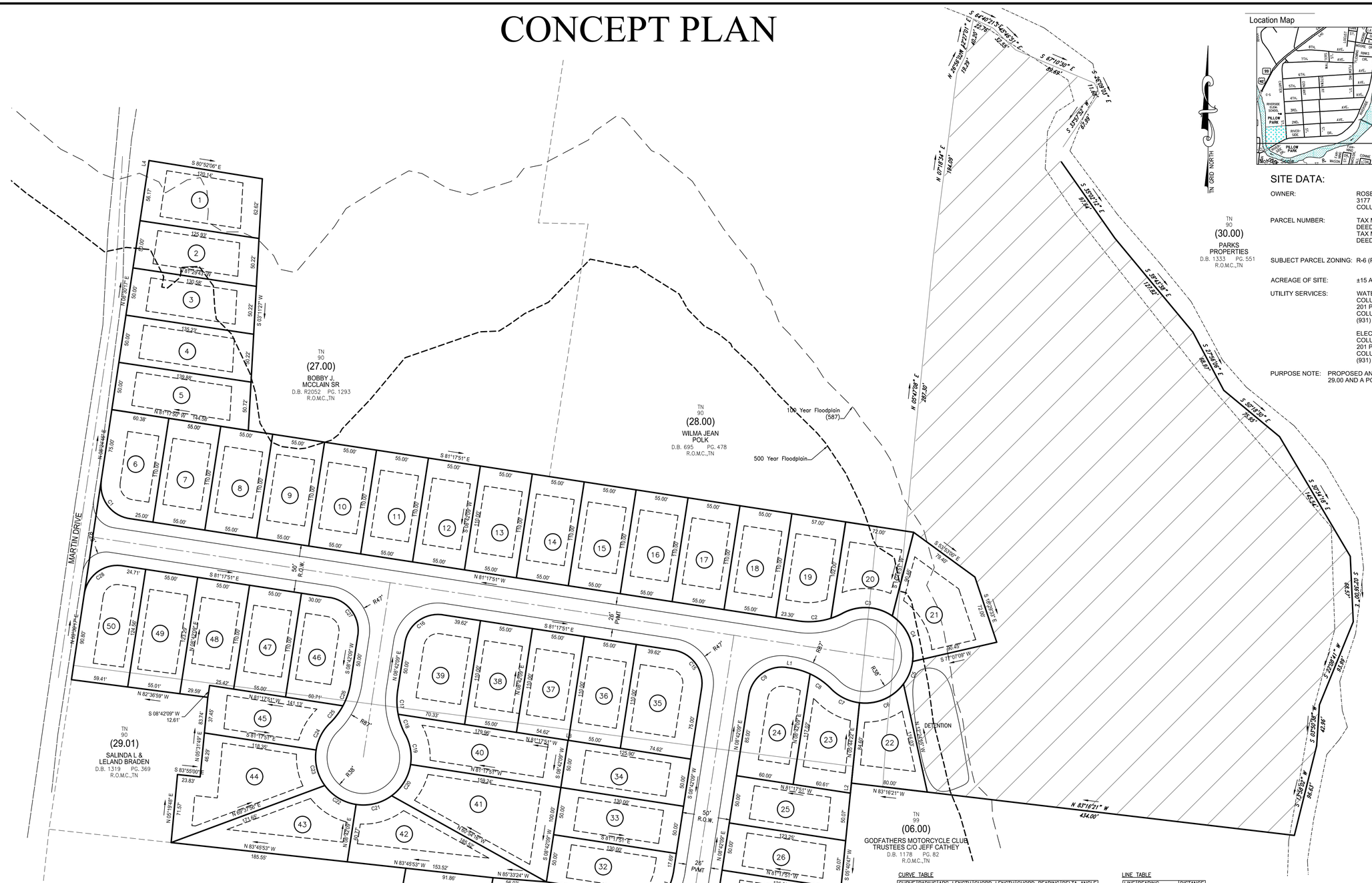
LEGEND
IRN = IRON ROD NEW
IRO = IRON ROD OLD

FINAL MINOR SUBDIVISION PLAT FOR JAMES H. OSBORNE HEIRS

LOCATED: 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE
REF BK 301 PG 566
MAP 90 PAR 29
REF BK 1249 PG 643
MAP 90 PAR 5

OWNER:
JAMES H. OSBORNE, HEIRS
C\O PETE FRIERSON
P.O. BOX 28
COLUMBIA, TN 38402-0028

CONCEPT PLAN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N 08°42'09" E 110.00'
N 08°42'09" E 75.00'
N 08°42'09" E 50.00'
N 08°42'09" E 50.00'
N 08°42'09" E 110.00'
N 08°42'09" E

This Instrument Prepared By:	Send Tax Bills To:	Owner:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, Tennessee 38402-1967	Rose O. mcclain 3177 Carrington Lane Columbia, Tenn 38401	Same

QUIT CLAIM DEED

This indenture is made and entered into this 15th day of November, 2012 AUDREY MARLENE MCCLAIN (hereinafter referred to as "GRANTOR") and ROSE OGILVIE MCCLAIN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, the following described tract or parcel of real property:

SITUATE in the Fourth (4th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot No. 1 on the final minor subdivision plat for James H. Osborne Heirs as shown on plat of record in Plat Book 13 at page 319 in the Maury County, Tennessee Register of Deeds office, containing 0.80 acres, more or less.

Being the same property conveyed to Audrey Marlene McClain by instrument of record in Book R1878 at page 27 in the Maury county, Tennessee Register of Deeds Office.

TAX PARCEL # 090-090-29.00

PROPERTY ADDRESS: Martin Drive, Columbia, TN 38401

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Audrey Marlene McClain
AUDREY MARLENE MCCLAIN

BK/PG:R2213/76-77
12013366

2 PGS : AL - QUITCLAIM DEED	
SUSIE BATCH: 130767	
11/27/2012 - 03:37 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

ROSE OGILVIE MCCLAIN

3177 CARRINGTON LANE
COLUMBIA, TN 38401

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Audrey Marlene McClain, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15th day of November, 2012.

BRIAN WHITE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

SEAL

Brian White
NOTARY PUBLIC
COMMISSION EXPIRES: 7-21-2013

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Audrey Marlene McClain
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15th DAY OF November, 2012.

BRIAN WHITE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

SEAL

Brian White
NOTARY PUBLIC
COMMISSION EXPIRES: 7-21-2013

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This Instrument Prepared By:	Send Tax Bills To:	Owner:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, Tennessee 38402-1967	Rose O. McClain 3177 Carrington Lane Columbia, Tenn 38401	same

QUIT CLAIM DEED

This indenture is made and entered into this 15th day of November, 2012 AUDREY MARLENE MCCLAIN (hereinafter referred to as "GRANTOR") and ROSE OGILVIE MCCLAIN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, the following described tract or parcel of real property:

Located in the Ninth (9th) Civil district of Maury County, Tennessee, and being Lot Nos. 2, 3, and 5 on the final minor subdivision plat for James H. Osborne Heirs as shown on plat of record in Plat Book 13, Page 319, Register's Office of Maury County, Tennessee, containing 4.90 acres 3.62 acres and 6.08 acres, respectively.

Being the same property and legal description conveyed to Audrey Marlene McClain by instrument of record in Book R1731, Page 447, Register's Office of Maury County, Tennessee.

The description was taken from the prior deed of record in Plat Book 13, Page 319 Register's office of Maury County, Tennessee.

TAX PARCEL # 090-090-29.02

PROPERTY ADDRESS: Martin Drive, Columbia, TN 38401

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

BK/PG:R2213/68-69
12013362

2 PGS : AL - QUITCLAIM DEED
SUSIE BATCH: 130767
11/27/2012 - 03:37 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Audrey Marlene McClain
AUDREY MARLENE MCCLAIN

ROSE OGILVIE MCCLAIN

3177 CARRINGTON LANE
COLUMBIA, TN 38401

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Audrey Marlene McClain, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15th day of November, 2012.

SEAL

BRIAN WHITE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Brian White
NOTARY PUBLIC
COMMISSION EXPIRES: 7-21-2013

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Audrey Marlene McClain
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15th DAY OF November 2012.

SEAL

BRIAN WHITE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

7-21-2013
NOTARY PUBLIC
COMMISSION EXPIRES:

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

Case #22-0103
Martin Drive
Annexation & Zoning



TECHNICAL MEETING
Tuesday, May 10, 2022
ITEM NO.
22-0103

DESCRIPTION: Request for annexation of parcel 29.00 and a portion of 29.02 with rezoning to R-6.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Maury County E911

3. No comment on annexation.

Maury County Schools

4. No comments provided.

Duck River Electric Membership Corp

5. No comments provided.

Public Works

6. Please see attached Plan of Services.

Atmos Energy

7. No comment.

Columbia Power

8. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Engineering

9. No comments on annexation and rezoning.
10. At preliminary plat, additional ROW will be required along Martin Drive
11. Existing road infrastructure is not adequate to serve the development.

Fire

12. Shall obtain fire flow readings from CPWS if annexed into the city

Planning

13. No comments.

Wastewater

14. Upgrades to existing sewer are highly likely to be necessary to accommodate flow from this development and others in the area of this sewershed. This development is in the sewershed of Bear Creek Pike Pump Station. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Columbia Water

15. "The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine

any required off-site improvements necessary to serve your development. Off-site improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

ATTACHMENTS: Concept Plan

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	4015 Trotwood Avenue		
	TAX MAP: 112	GROUP:	PARCEL: 22,23, 24.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request revision of the Comprehensive Plan for this property to be included in the Suburban Corridor Plan Area and Request Rezone +/- 5.05 Ac to GCS-PUD for a proposed convenience store/gas station.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	2/23/2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ☒ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ☒ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	<u>Annexations/Rezoning:</u> ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

DocuSign Envelope ID: 48601D17-52E2-4644-A607-CB131B332FEE

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Highland Corporation	PHONE	931-796-2274
ADDRESS	108 Mill Ave. Howenwald, TN 38462	EMAIL	

PROPERTY OWNER NAME	D. Williamson / R. Mcallister	PHONE	
ADDRESS	6746 Old Zion Road Columbia, TN 38401	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Bobby Page		4/13/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Dixie Williamson Ruth McAllister	DocuSigned by: Dixie W Fulton Williamson DocuSigned by: Ruth H Fulton McAllister 6F2E28108761AA7...	4/15/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	



RENDERINGS PULLED FROM PREVIOUS FLOOR PLAN AND ARE FOR COLOR REFERENCE ONLY.

EXTERIOR RENDERINGS

fS

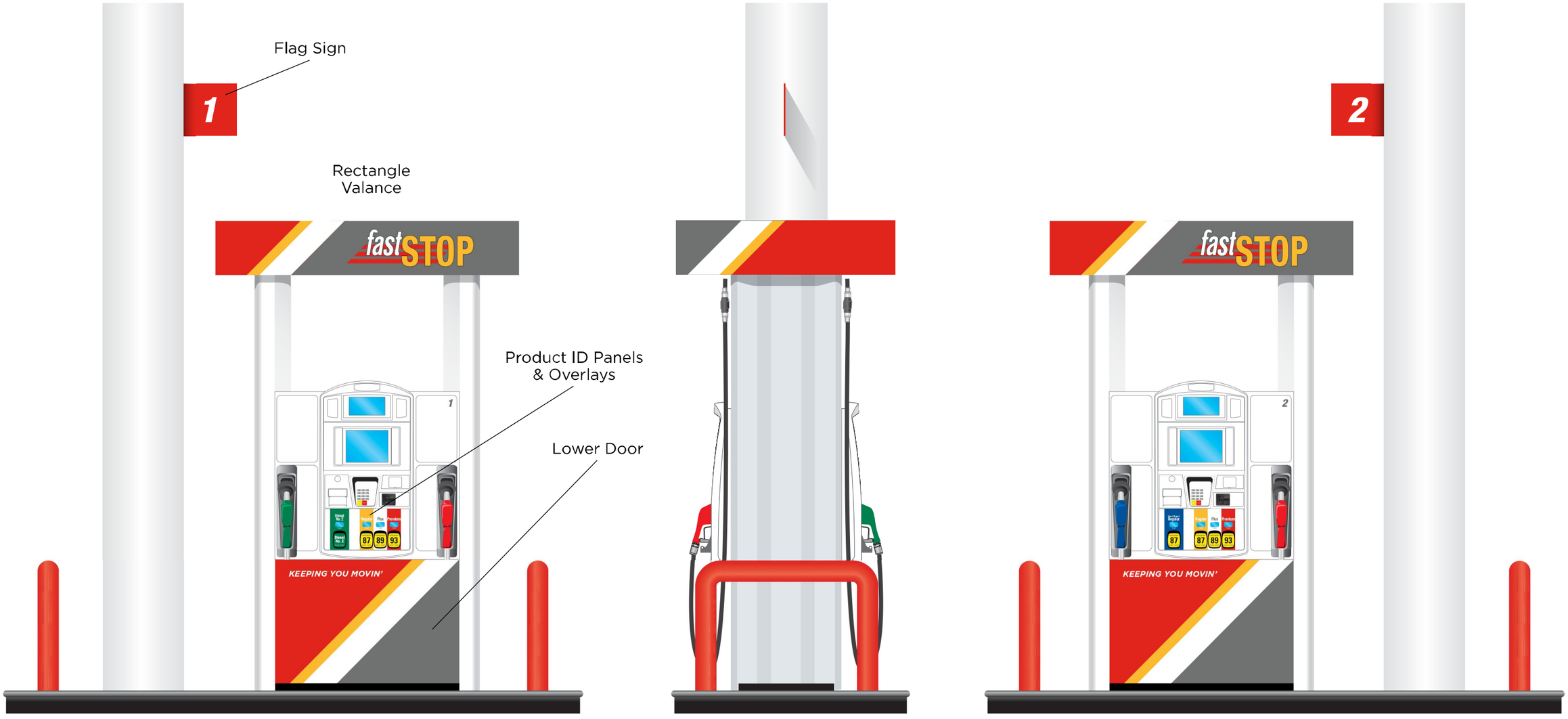
KEEPING YOU MOVIN'

REG. 8.88 9/10

NON-ETHANOL 8.88 9/10

DIESEL 8.88 9/10

Fast Stop Branded Forecourt
Fueling Island Concepts



With Diesel

With Non-Ethanol

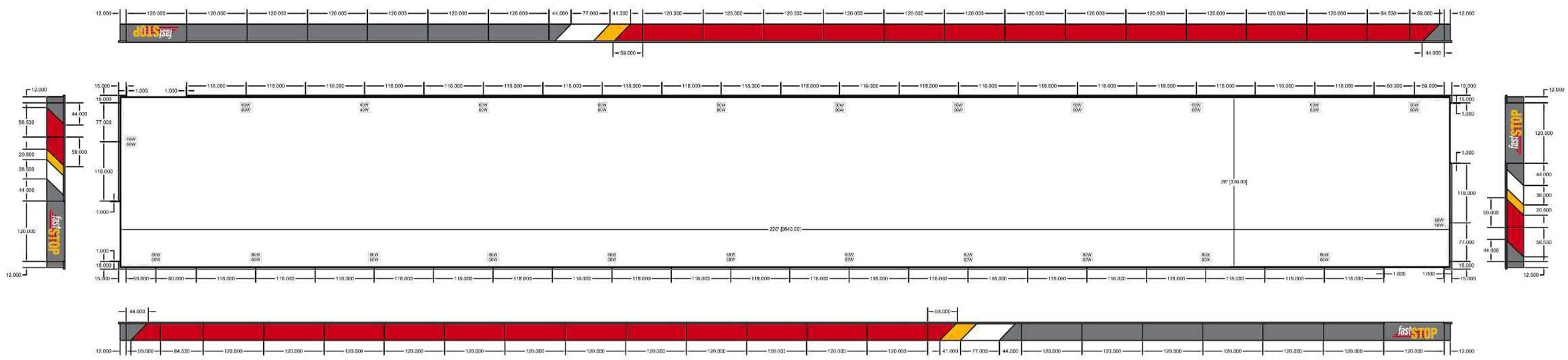
CANOPY FASCIA ELEMENTS

4	FAST STOP CHANNEL LETTER SETS
4	GRAY CORNERS
4	GRAY 120" LOGO PANELS
12	GRAY 120" PANELS
8	GRAY TRANSITION PANELS
2	PRIMARY WHITE PANELS
2	PRIMARY YELLOW PANELS
2	SECONDARY WHITE PANELS
2	SECONDARY YELLOW PANELS
8	RED TRANSITION PANELS
26	RED 120" PANELS

60	RED HARDWARE KITS
44	GRAY HARDWARE KITS
3	WHITE HARDWARE KITS
3	YELLOW HARDWARE KITS
50	TOP ANGLE
50	BOTTOM ANGLE

ARCHER ELEMENTS

46	GRAY 118" ARCHER
4	GRAY 15" X 15" ARCHER CORNERS
4	GRAY END CAP SETS
24	2X60W POWER SUPPLIES



60W	60W POWER SUPPLY 1.1A @ 120VAC /12 VDC
60W 60W	60W/60W POWER SUPPLY 2.2A @ 120VAC / 12 VDC

POWER INFORMATION:

60W POWER SUPPLY 0 X 1.1A= 0.0A
60W/60W POWER SUPPLY 24 X 2.2A= 52.8A
TOTAL NUMBER OF AMPS = 52.8A
20A CIRCUIT X 80%= 16A
4 CIRCUITS REQUIRED

DIMENSIONING AND TOLERANCING IS IN ACCORDANCE WITH ASME Y14.5-2009

THIRD ANGLE PROJECTION

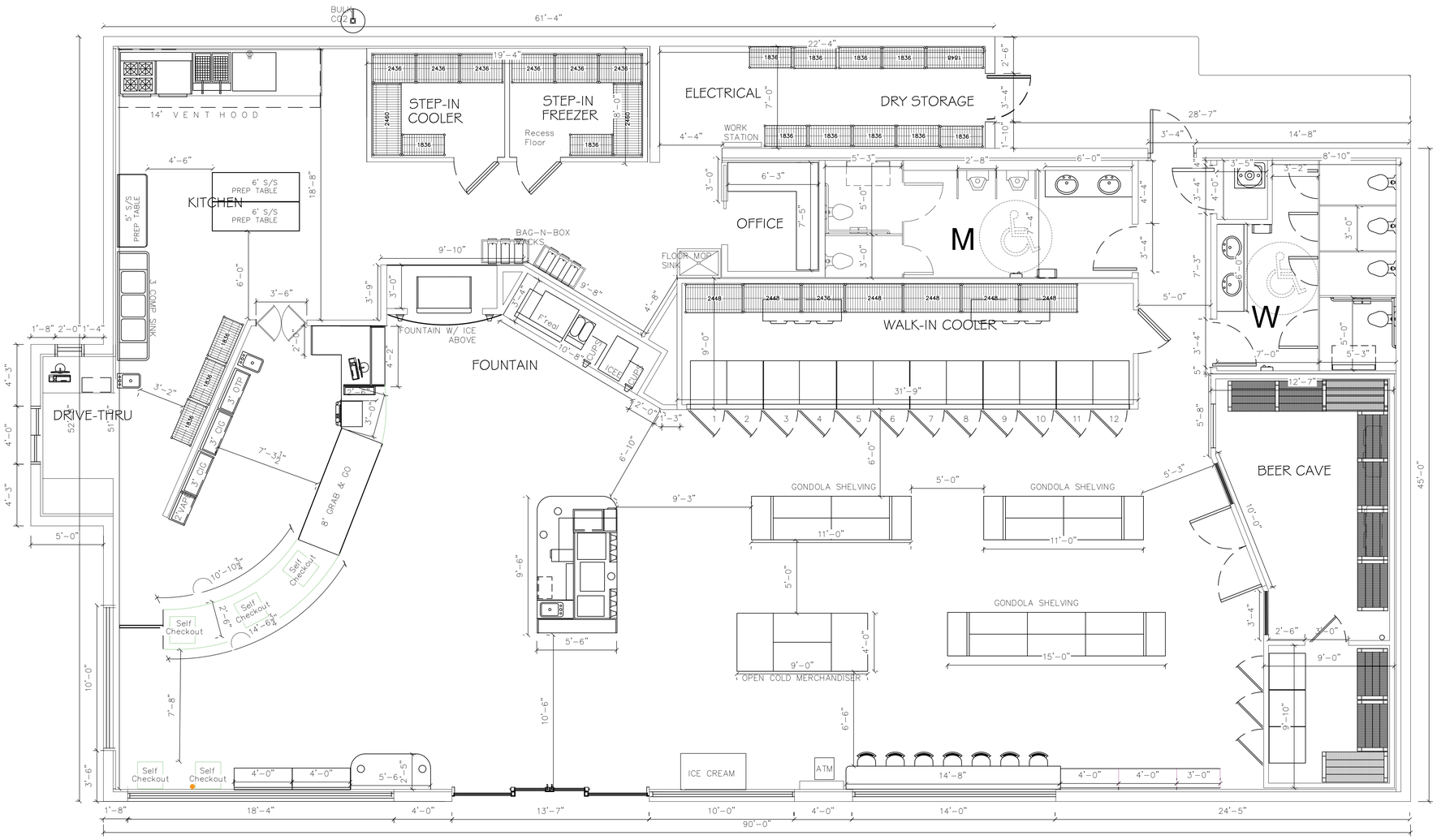
This document is the property of LSI INDUSTRIES INC. It contains proprietary information and is tendered subject to the conditions that it and the information disclosed herein be retained in confidence, it cannot be reproduced or copied directly or indirectly in whole or in part, and it and the information disclosed herein shall not be used or disclosed to others for use for any other purpose except as specifically authorized in writing by LSI INDUSTRIES INC.

CHECKED BY	DATE	MATERIAL: SEE BOM	TITLE: FAST STOP #18		
		FINISH: SEE BOM		BY: NMP	DATE: 02/04/2022
		UNLESS OTHERWISE SPECIFIED TOLERANCES ARE: .XX ` .06" .XXX ` .063" ANGLES ` ±1° HOLE n ` .016"	DWG SIZE: B	SCALE	DWG NO. / SHEET 1 OF 1 / RFA NO.

Hayes & Sons Construction LP
820 Stegall Rd.
Lexington, Tennessee 38351

Phone: 731-968-8540
Fax: 731-967-0866

phayes8540@yahoo.com



HIGHLAND OIL

Convenience Store

Trotwood Columbia, TN

01-31-2022
REV:
REV:

SCALE: 1 / 4"= 1'

Dimensioned Floor Plan

A-1

W.E.S. – ENGINEERS AND SURVEYORS

2486 Nashville Highway
Columbia, TN 38401
931-388-2329

TROTWOOD/SUNNYSIDE REZONE

ALL OF TAX MAP 112, PARCEL 23 AND A PORTION OF 22.00

A tract of land located in Maury County, Tennessee. A portion of parcel 22.00 shown on Tax Map 112, and all of Tax Map 112, Parcel 23.00, the Dixie Fulton and Ruth McAllister property as recorded in Deed Book R1668, page 524 (a portion of Tract 1 and all of Tract 2), and being more particularly described as follows.

Beginning at an iron pin set, said point being the north west corner of Steven and Connie Thomason as recorded in Book 1138, page 207, being Lot 5 of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, said point lying on the east margin of Sunnyside Lane (80' right of way), and having a Tennessee State Plane Coordinate N-459.367.7, E-1,643,170.5 (TDOT CORS).

Thence with the east margin of Sunnyside Lane, NORTH 29°46'27" WEST a distance of 454.08' to a point;
Thence with a curve turning to the right with an arc length of 36.26', with a radius of 25.00', with a chord bearing of NORTH 11°46'34" EAST, with a chord length of 33.16', to a point ;
Thence with the southern margin of Trotwood Avenue (60' right of way), NORTH 56°59'09" EAST a distance of 168.72' to a point;
Thence with the same, NORTH 60°13'33" EAST a distance of 111.07' to a point;
Thence with the same, 60°42'30" EAST a distance of 138.42' to a point;
Thence severing the property of Fulton/McAlister, SOUTH 32°52'52" EAST a distance of 487.96' to a point;
Thence with the north line of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, SOUTH 60°13'22" WEST a distance of 466.37' which is the point of beginning, having an area of 220,090 square feet, 5.05 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21583, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of April 2022.

Allen B. O'Leary
TN R.L.S. No. 1987



State of Tennessee, County of MAURY
Received for record the 16 day of
DECEMBER 2002 at 11:14 AM. (REC# 93538)
Recorded in official records
Book R1668 pages 524- 528
State Tax $ .00 Clerks Fee $ .00,
Recording $ 27.00, Total $ 27.00,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT

Prepared by:

File

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996, and Executor of the Estate of Ruth Hill Fulton, FIRST PARTY, which expression shall include successors and assigns, and Dixie Watkins Fulton Williamson and Ruth Hill Fulton McAllister, as equal tenants in common, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY the following described property:

Tract No. 1: Lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, about three miles from the city limits of Columbia, Tennessee, on the Mt. Pleasant Highway and is bounded on the North by said Highway and on the South, East and West by land of Charley W. Jewell, and more particularly bounded and described as follows:

Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the northwest corner of an 1.5 acre tract, and the northeast corner of the property herein conveyed; thence with the South margin of said Highway, South 57 ½ deg. West 350 feet to a stake; thence South 44 ¾ deg. East 497.8 feet to a stake; thence North 57 ½ deg. East 350 feet to a post in the rock wall; thence North 44 ¾ deg. West 497.8 feet to the beginning containing four (4) acres, more or less, according to survey of R. O. Ytzen and R. T. Witherspoon, Jr., make August 6, 1947.

Description same as prior deed.

Being the same property conveyed to Wylie T. Hill by deed of record in Book 269, Page 298, Register's Office of Maury County, Tennessee. Wylie T. Hill died testate in 1967, his Will is of record in Will Book M, Page 447, Chancery Court of Maury County, Tennessee. In said Will, he devised his property to his wife, Jessie G. Hill, for life, with the remainder to his daughter, Ruth Hill Fulton. Jessie G. Hill is now deceased. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

Tax Map 112, Parcel 22.00.

Tract No. 2: The following described real estate situated in the Ninth (9th) Civil District of Maury County, Tennessee, to-wit:

Bounded on the north by Mount Pleasant Pike; on the east by Franklin Fulton (Hill); on the South by Jewell and on the West by Jewell and proposed new County road, and being more particularly described as follows:

Beginning at a fence post the southwest corner of the Franklin Fulton home tract, said point being the southeast corner of the herein conveyed property and running thence in a straight line, a continuation of Fulton's South line, South 57 degrees 30 mins. West 230.35 feet to an iron pin in the fence of the proposed new County Road; running thence with the East margin of the proposed new road North 32 degrees 33 mins. West 473.4 feet to a post in the South margin of the Mount Pleasant to Columbia Highway; running thence with the South margin of said highway North 49 degrees 11 mins. East 83.52 feet to a stake, continuing with the same North 54 degrees 49 mins. East 65.6 feet to a post, the Northeast corner of this tract and the Northwest corner of the Fulton home tract and running thence with Fulton's South or West

line South 42 degrees 7 minutes East 495 feet to the point of beginning, containing 2.067 acres, according to survey of John J. Harris, dated October 22, 1959.

Description same as prior deed.

Tax Map 112, Parcel 23.00.

Tract No. 3: Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the Northwest corner of a tract of 6 acres conveyed to T. D. Tracy and running thence South 25-1/2 deg. East 429 feet to a point in Tracy's West boundary line, a corner with Jewell; thence with Jewell South 75-1/2 deg. West 98.5 feet to a stake; thence North 44-3/4 deg. West 400 feet to a point in the South margin of said Columbia-Mt. Pleasant Highway, the same being Taylor's N/E corner; thence with the South margin of said Highway, North 57-1/2 deg. East 220 feet to the point of beginning. Being located in the Ninth (9th) Civil District of Maury County, Tennessee, and containing one and five-tenths acres.

Description same as prior deed

Tax Map 112, Parcel 24.00.

Being the same property, as to Tracts 2 and 3, conveyed to Franklin Fulton and wife, Ruth Hill Fulton, and D. Franklin Fulton and wife, Ruth Hill Fulton, by deeds of record in Book 363, Page 195 and Book 371, Page 217, Register's Office of Maury County, Tennessee, respectively. See also Quitclaim Deed from D. Franklin Fulton to Ruth Hill Fulton in Book 115, Page 481, Register's Office of Maury County, Tennessee. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of December, 2002.

FIRST FARMERS & MERCHANTS
NATIONAL BANK, Trustee of the
Ruth Hill Fulton Trust, under Trust Agreement
dated January 18, 1996

By Patricia P. Moody
PATRICIA P. MOODY, Assistant Trust Officer

FIRST FARMERS & MERCHANTS
NATIONAL BANK, Executor of the
Estate of Ruth Hill Fulton

By Patricia P. Moody
PATRICIA P. MOODY, Assistant Trust Officer

STATE OF TENNESSEE

COUNTY OF MAURY

BK R1668 PG 527

Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, and is authorized by First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, to execute this instrument on behalf of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust.

WITNESS my hand, at office, this 16th day of December, 2002.

My commission expires:
3/18/03

Deborah D. Gray
Notary Public

DEBORAH D. GRAY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, and is authorized by First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, to execute this instrument on behalf of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton.

WITNESS my hand, at office, this 16 day of December, 2002.

My commission expires:
3/18/03

Deborah D. Gray
Notary Public

DEBORAH D. GRAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is $-0-.

Patricia P. Moody
Affiant

Sworn to and subscribed before me, this 16 day of December, 2002.

My commission expires:
3/18/03

Deborah D. Gray
Notary Public

DEBORAH D. GRAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

NEW PROPERTY OWNERS:

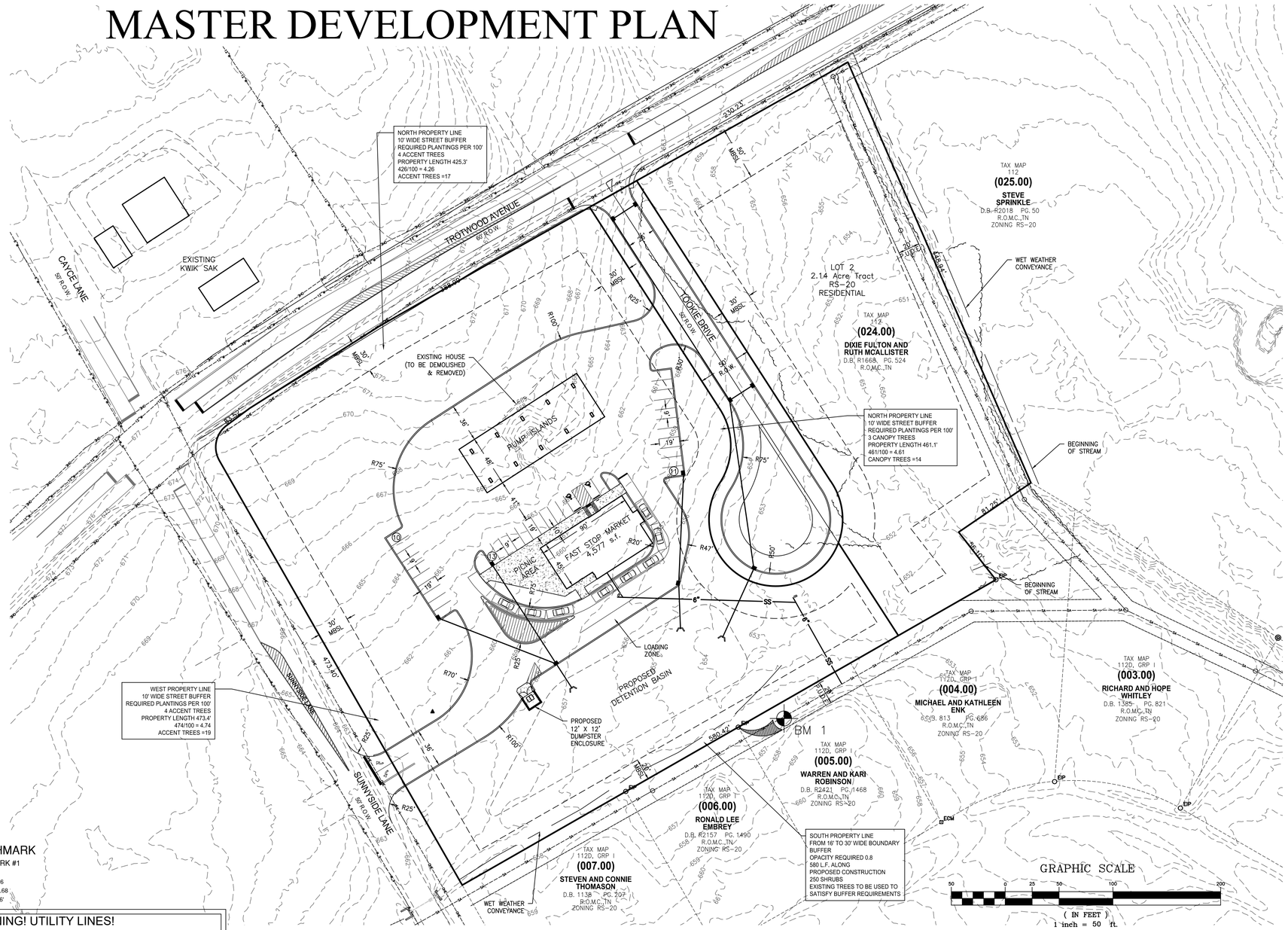
Ruth Hill Fulton McAllister
and Dixie Watkins Fulton Williamson
6746 Old Zion Road
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same

BK R1668 PG 528

MASTER DEVELOPMENT PLAN



BENCHMARK

BENCHMARK #1
IRON ROD
N = 459,514.26
E = 1,643,426.68
ELEV = 655.06'

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.

Tennessee811
Know what's below
Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

ELECTRIC:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

WATER:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
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SANITARY:
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GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

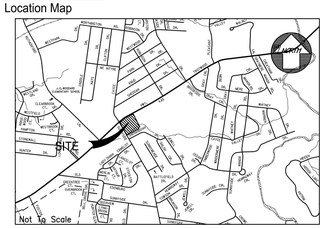
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WES ENGINEERS & SURVEYORS
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM:s) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.

Location Map



TN GRID NORTH

SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1668, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GCS - PUD

RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 Ac.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

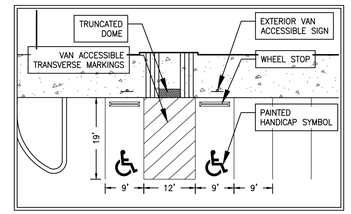
MINIMUM REQUIRED BUILDING SETBACKS:
50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

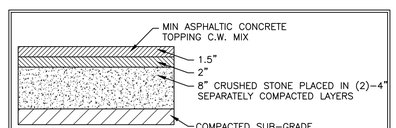
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

NOTES:
1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



ASPHALT PAVEMENT

NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.



geraldl@wesengineers.com

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

ENGINEERS & SURVEYORS

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

REVISIONS | DATE

HIGHLAND CONVENIENCE MARKET

TROTWOOD AVENUE
COLUMBIA, TN

MASTER DEVELOPMENT PLAN

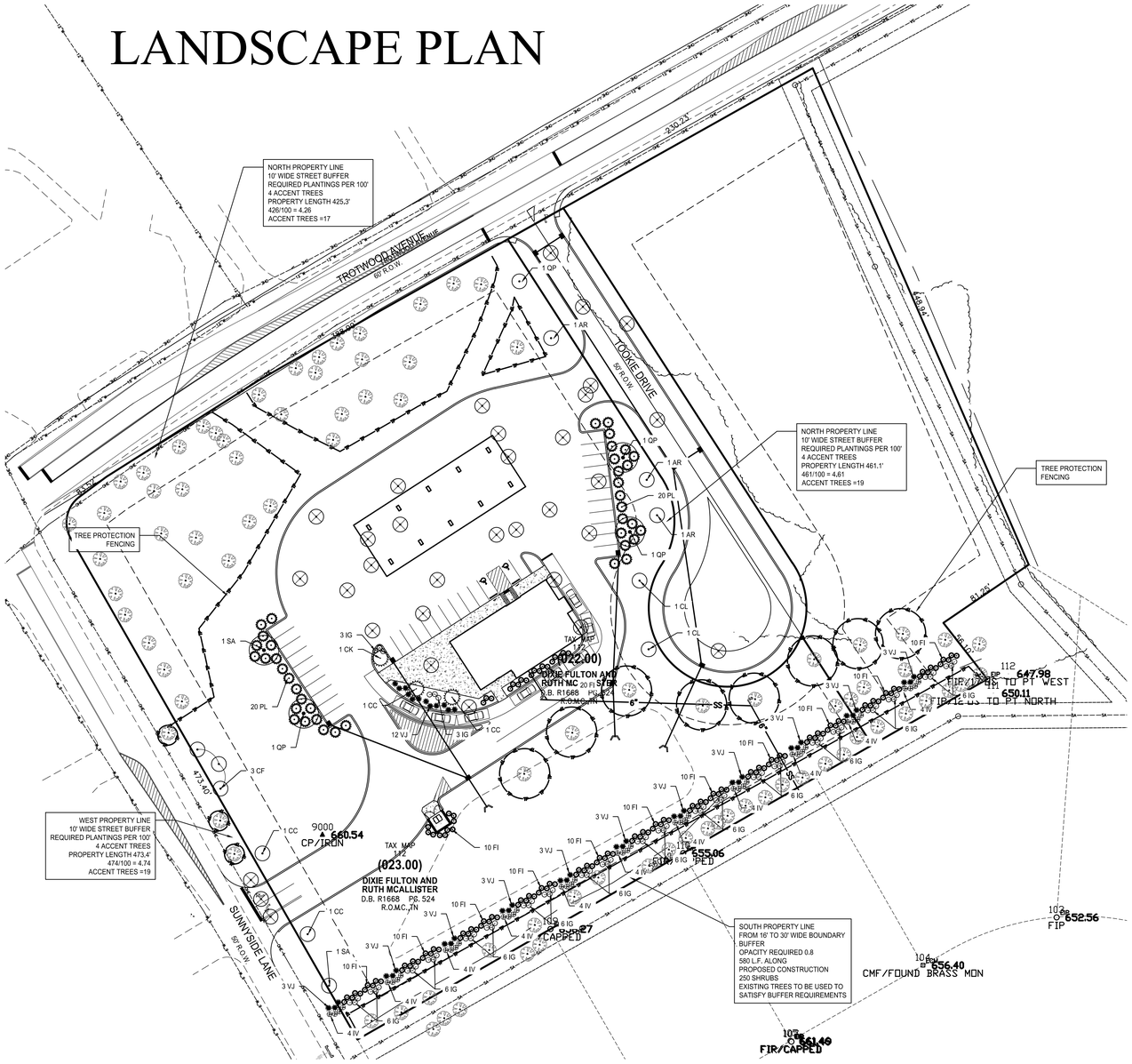
Drawn: RP | Checked: GV | Approved: GV | Date: APRIL 18, 2022

Job. no. 21583 | Scale: | Vertical: 1"=50' | Horizontal:

MP-1

FILE: J:_WES_Engineers_Surveyors 2021\21583 - Fast Stop Markets - Sunnyside\Dwg\Engineering\21583 Fast Stop Markets.dwg

LANDSCAPE PLAN

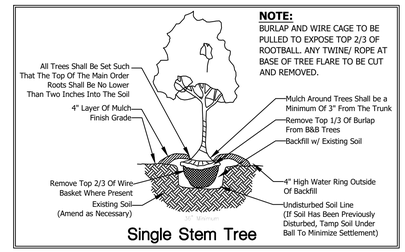


Landscape Notes:

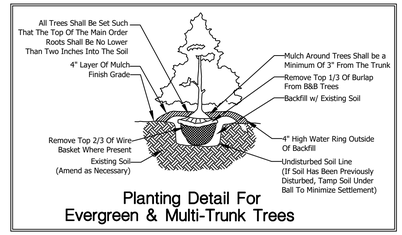
1. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
2. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
5. The landscape contractor shall be responsible for the fine grading of all planting areas.
6. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
7. The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns until total acceptance of the work by the owner.
8. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
9. The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
10. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
11. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
12. All disturbed areas shall be planted with seed and mulched or turf as indicated on the materials schedule.
13. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
14. All Landscape materials to be selected by owner and must be in accordance to the Required Plant Speciesrequirements of the Zoning Ordinance. One tree for each 50 lineal feet of landscaped area required along parking area. Remaining areas to be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock). (Zoning Ordinance 10.5.5.C&D and 11.1.3.F)
15. Canopy trees shall be a minimum of ten feet in height with a four to five-foot spread and a 2-inch caliper trunk at time of planting. Accent trees shall be a minimum of eight feet in height with a three to four-foot spread and a 1½ -inch caliper trunk at time of planting.
16. Ten shrubs shall be planted for every 100 linear feet of building perimeter for nonresidential uses. All required shrubs shall be 20-inches in height in a minimum 3-gallon container. (Zoning Ordinance 11.1.3.F&I)
17. Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
18. Trees with forked trunks are acceptable if all the following conditions are met:
A. The fork occurs in the upper ⅔ of the tree.
B. One fork is less than ⅔ the diameter of the dominant fork.
C. The top ⅔ of the smaller fork is removed at the time of planting.
19. No branch shall be greater than ⅔ the diameter of the trunk directly above the branch.
20. Several branches shall be larger in diameter and obviously more dominant.
21. Branching habit is to be more horizontal than vertical, and no branches are to be oriented nearly vertical to the trunk.
22. Branches are to be evenly distributed around the trunk with no more than one major branch located directly above another and the crown is to be full of foliage evenly distributed around the tree.
23. Stake all trees as shown in Planting on Slopes details.

ATTENTION OWNER/ INSTALLER
This landscape plan has been designed to meet the minimum requirements of the Columbia, Tennessee zoning ordinance, the approval of the planning commission, and department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements. **Deviation from the approved landscape plan shall not be made without first obtaining approval from either the planning commission or the planning department.**

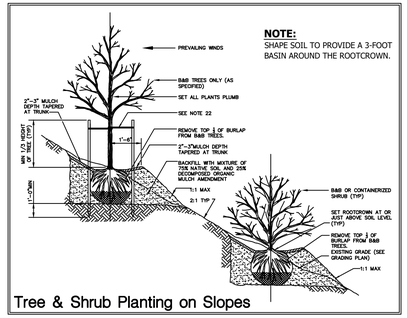
TN GRID NORTH



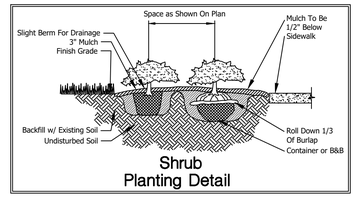
Single Stem Tree



Planting Detail For Evergreen & Multi-Trunk Trees



Tree & Shrub Planting on Slopes



Shrub Planting Detail

MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CANOPY TREES							
CA	0	Carya cordiformis	Bitternut Hickory	10'-12'	4'-5'	2"	4' CLEAR TRUNK
AR	3	Acer Rubrum	Red Maple	10'-12'	4'-5'	2"	4' CLEAR TRUNK
QP	4	Quercus Phellos	Willow Oak	10'-12'	4'-5'	2"	4' CLEAR TRUNK
CL	2	Cupressocyparis leylandii	Leyland Cypress	8'-10'	4'-5'	2"	F.T.B.
SA	2	Sassafras albidum	Sassafras	10'-12'	4'-5'	2"	4' CLEAR TRUNK
UNDERSTORY TREES							
CF	3	Cornus Florida	White Flowering Dogwood	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
OA	0	Oxydendron arboreum	Sourwood	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
CC	4	Cercis canadensis	Redbud	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
CV	0	Chionanthus retusus	Chinese Fringetree	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
LI	0	Lagerstroemia indica	Crapemyrtle	8'-10'	3'-4'	1 1/2"	MULTI TRUNK
CK	1	Cornus kousa	Kousa Dogwood	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
SHRUBS							
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
FI	108	Forsythia intermedia	Forsythia	24"-30"	18"-24"	F.T.B.	
IG	19	Ilex glabra	Inkberry Holly	24"-30"	18"-24"	F.T.B.	
IV	40	Itea Virginica	Virginia sweetspire	24"-30"	18"-24"	F.T.B.	
VJ	48	Viburnum juddii	Judd Viburnum	24"-30"	18"-24"	F.T.B.	
PL	40	Prunus laurocerasus 'Schipkaensis'	Skip laurel	24"-30"	18"-24"	F.T.B.	
CS	0	Cornus stolonifera	Red twig Dogwood	24"-30"	18"-24"	F.T.B.	
				24"-30"	18"-24"	F.T.B.	
TURF							
SEED		Turf Mixture	Rebel III Turftype Fescue. Temporary seed all disturbed areas @ 8#1,000sf.				
SOD		Fine Bladed Fescue Sod	Rebel III Install 4' strip behind ALL curb grass areas & between building & curb.				
MISCELLANEOUS							
		Seasonal Color		Flower Beds for Seasonal Plantings.			
		Shredded Hardwood Bark Mulch		Minimum 3" depth throughout plant beds.			

NOTES
F.T.B. = Full To Base
EXISTING AREAS OUTSIDE OF THE PROPOSED LIMIT OF CONSTRUCTION TO REMAIN UNDISTURBED. SEE LIMIT OF CONSTRUCTION AS OUTLINED ON THIS PLAN.

LANDSCAPE WITHIN PARKING AREA CALCULATIONS:

- OVERALL AREA OF PARKING: 1.76 ACRES
- TOTAL LANDSCAPE AREA: 3.26 ACRES
- ASPHALT AREA PERCENTAGE: 46.01%
- GREENSPACE PERCENTAGE : 53.99%

LANDSCAPE REQUIREMENTS

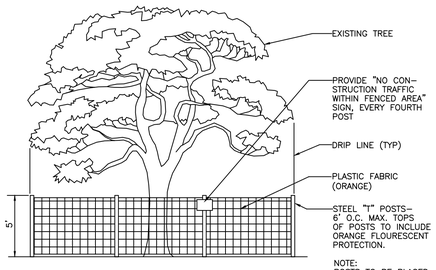
STREET BUFFER: (Trotwood Avenue) (4 ACCENT PER 100 L.F.)
- FRONTAGE = 472.51 LF - 19 Accent

STREET BUFFER: (Sunnyside Lane) (4 ACCENT PER 100 L.F.)
- FRONTAGE = 280.04 LF - 12 Accent

STREET BUFFER: (Tookie Drive) (3 CANOPY PER 100 L.F.)
- FRONTAGE = 461.1 LF - 14 Accent

PROJECT BOUNDARY BUFFER (South Boundary Line): (GCS/RS-20 - 0.6/0.8) (580.42')
- (4 CANOPY, 7 ACCENT, 43 SHRUBS PER 100 L.F.)
  24 Canopy, 41 Accent, 250 Shrubs Required

VEHICLE USE AREA: (1 TREE PER 50 LF OF LANDSCAPED AREA)
- 263 LF - 6 trees



Tree Protection Fencing Detail

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

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.

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LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)

LANDSCAPE LEGEND:

Proposed Plantings
Plant Identification AG-9
Removed Trees
Proposed Canopy Trees
Proposed Understory Trees
Existing to Remain
Proposed Shrubs
Tree Protection Fencing

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GERALD W. VICK JR.
REGISTERED LANDSCAPE ARCHITECT
No.107415
STATE OF TENNESSEE
gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL REVIEW
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COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

REVISIONS	DATE

Drawn: RP
Checked: GV
Approved: GV
Date: APRIL 18, 2022

Job no. 21583
Scale:
Vertical: —
Horizontal: 1"=X'

HIGHLAND CONVENIENCE MARKET

TROTWOOD AVENUE
COLUMBIA, TN
LANDSCAPE PLAN

C-7.0

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F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Highland Convenience Market
Trotwood Avenue and Sunnyside Lane
Columbia, TN

Prepared April 2022
(Revised June 2022)
For WES Engineers & Surveyors

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

Highland Convenience Market
Trotwood Avenue and Sunnyside Lane
Columbia, Tennessee

Prepared April 2022
(Revised June 2022)

PREPARED FOR:
WES Engineers & Surveyors
2486 Nashville Highway
Columbia, TN 38401

PREPARED BY:
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P.O. Box 682736
Franklin, TN 37068
Phone: (615) 771-8022
FTG Project Number: 11201



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1. INTRODUCTION

This traffic study has been prepared in order to identify the traffic impacts of a commercial development that is proposed to be constructed in the southeast quadrant of the intersection of Trotwood Avenue and Sunnyside Lane, in Columbia, Tennessee.

For the purposes of this study, existing and background traffic volumes were established, and capacity analyses were conducted for these conditions. Also, trip generation calculations were performed, and the trips which are expected to be generated by the proposed project were distributed to the roadway system and added to the background traffic volumes. The roadways and intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

2. PROJECT DESCRIPTION

The location of the proposed project is shown in Figure 1. As shown, the project site is located in the southeast quadrant of the intersection of Trotwood Avenue and Sunnyside Lane, in Columbia, Tennessee. The developer of the proposed project plans to construct a gas station with 10 fueling pumps and a convenience store with 4,221 sq.ft. of space. Access to the project will be provided at one location on Trotwood Road and one location on Sunnyside Lane.

The current site plan for the proposed project is shown in Figure 2. In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed by Year 2023.

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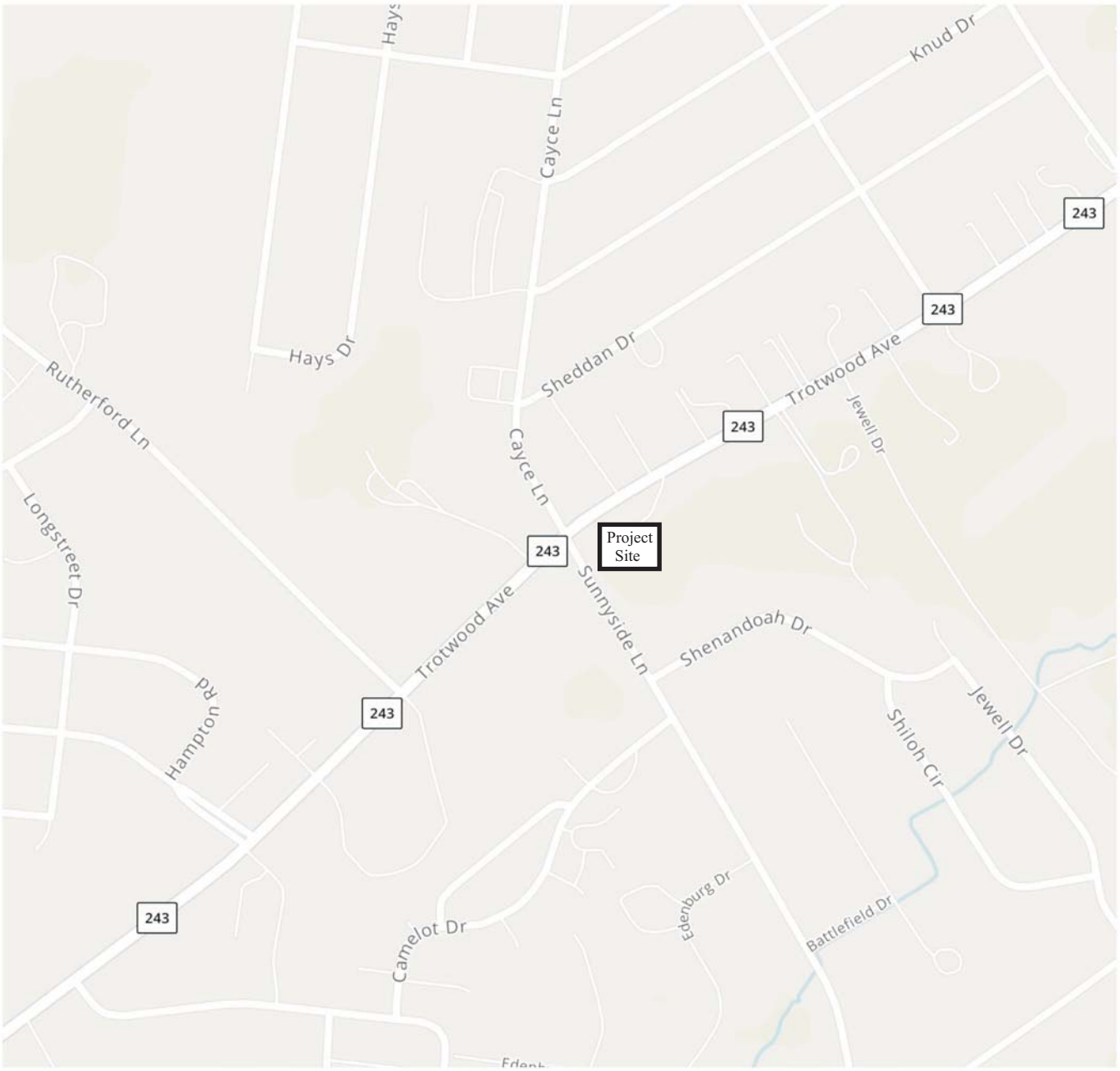
Transportation Group, LLC
Traffic Engineering and Planning



No Scale

Figure 1.
Location of the Proposed Project Site

MASTER DEVELOPMENT PLAN



BENCHMARK

BENCHMARK #1
IRON ROD
N = 459,514.26
E = 1,643,426.68
ELEV = 655.06'

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.

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Know what's below. Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"ST	15"ST
OVERHEAD	OHE	OHE
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

ELECTRIC:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

WATER:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

SANITARY:
CITY OF COLUMBIA WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

TELEPHONE:
AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
JAMIE WHITFIELD
(615) 975-0505
jw0972@att.com

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

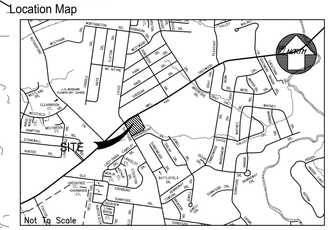
WES ENGINEERS & SURVEYORS

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.

Location Map



SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1668, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GCS - PUD

RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 Ac.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

MINIMUM REQUIRED BUILDING SETBACKS:

50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

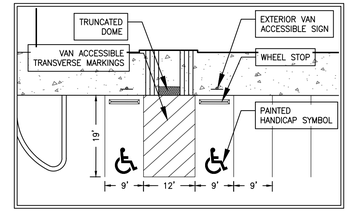
UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

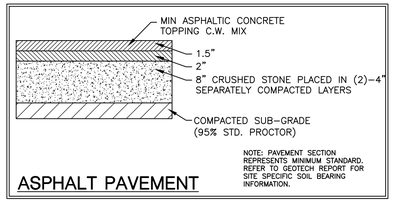
PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.

ASPHALT PAVEMENT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

DATE / REVISIONS

HIGHLAND CONVENIENCE MARKET

TROTWOOD AVENUE
COLUMBIA, TN

MASTER DEVELOPMENT PLAN

Drawn: RP
Checked: GV
Approved: GV
Date: APRIL 18, 2022

Job. no. 21583
Scale:
Vertical: 1"=50'
Horizontal:

MP-1

GERALD WAYNE VICK
REGISTERED
NO. 107415
STATE OF TENNESSEE
SURVEYOR
4/22/22
geraldw@wesengineers.com

SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION

FILE: J:_WES_Engineers_Surveyors 2021\21583 - Fast Stop Markets - Sunnyside\Dwg\Engineering\21583 Fast Stop Markets 6-07-22.dwg

3. YEAR 2022 EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

In the vicinity of the project site, Trotwood Avenue and Sunnyside Lane provide regional and local access to the project site.

In the vicinity of Sunnyside Lane, Trotwood Avenue is a two-lane arterial roadway that is also State Route 243. This facility, which travels southwest from downtown Columbia to he Mt. Pleasant community, includes one 12-foot travel lane and an 8-foot shoulder in each direction. A 45 mph speed limit is posted on this facility.

In the vicinity of Trotwood Avenue, Sunnyside Lane is a two-lane local roadway that provides access to an established residential community between Trotwood Avenue and Campbellsville Pike. This facility includes one 10-foot travel lane in each direction. A 35 mph speed limit is posted on this facility.

The existing laneage and traffic control at the intersections within the study area are shown in Figure 3.

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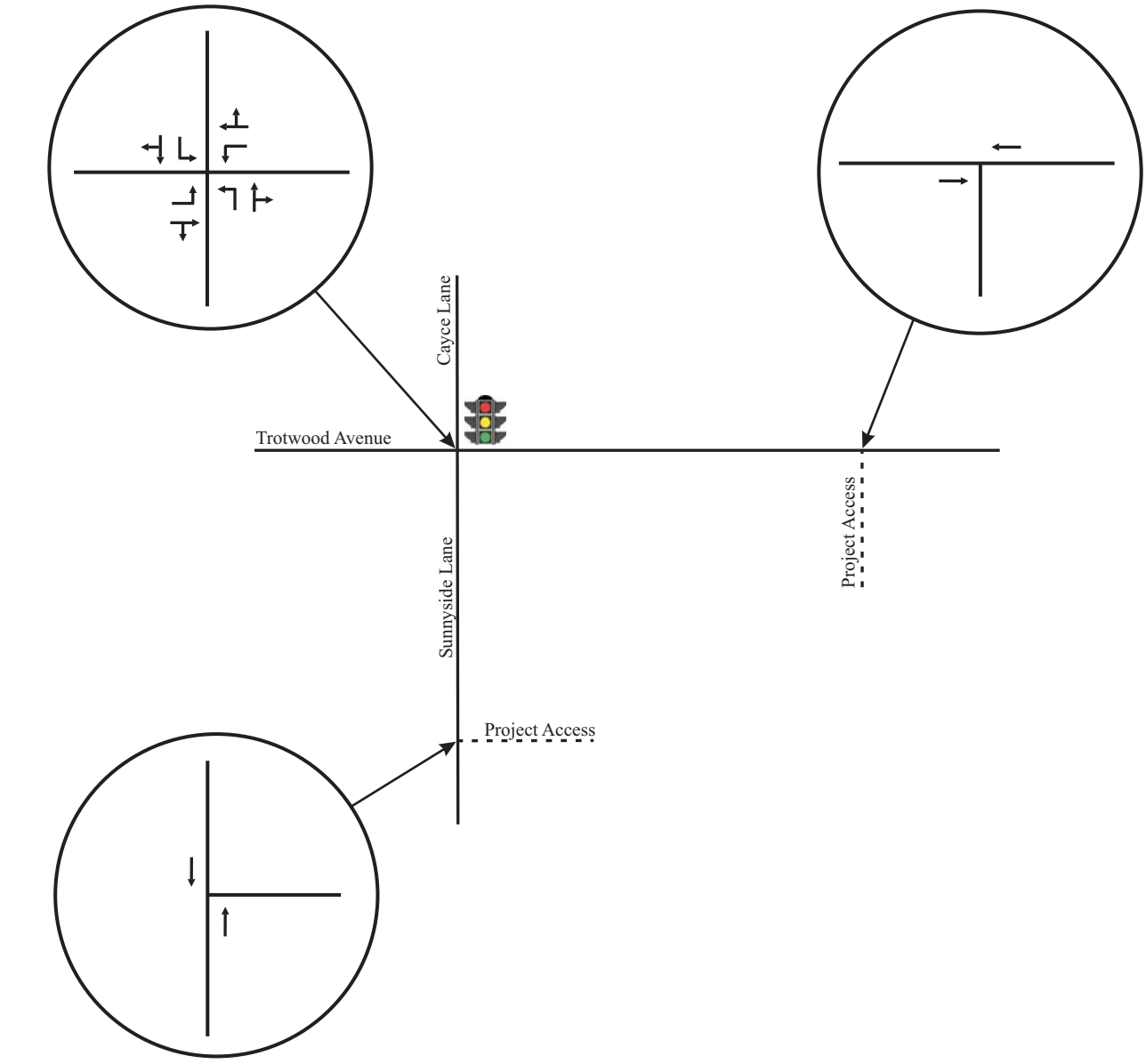
Traffic Engineering and Planning



N

No Scale

Figure 3.
Existing Laneage and Traffic Control

3.2 YEAR 2022 EXISTING TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, peak hour traffic volumes were identified for the intersection of Trotwood Avenue and Sunnyside Lane. This data was collected from 6:00-9:00 AM and 4:00-7:00 PM on a typical weekday in April 2022 when schools were in session. The raw traffic volumes are included in Appendix A and are shown in Figure 4.

Using the existing peak hour traffic volumes shown in Figure 4, capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 6 (HCM 6). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. Table 1 presents the descriptions of LOS for signalized intersections, and Table 2 presents the descriptions of LOS for unsignalized intersections.

The results of the capacity analyses for the existing peak hour traffic volumes are shown in Table 3, and Appendix B includes the capacity analyses worksheets. These analyses indicate that the signalized intersection of Trotwood Avenue and Sunnyside Lane currently operates at LOS C during both peak hours.

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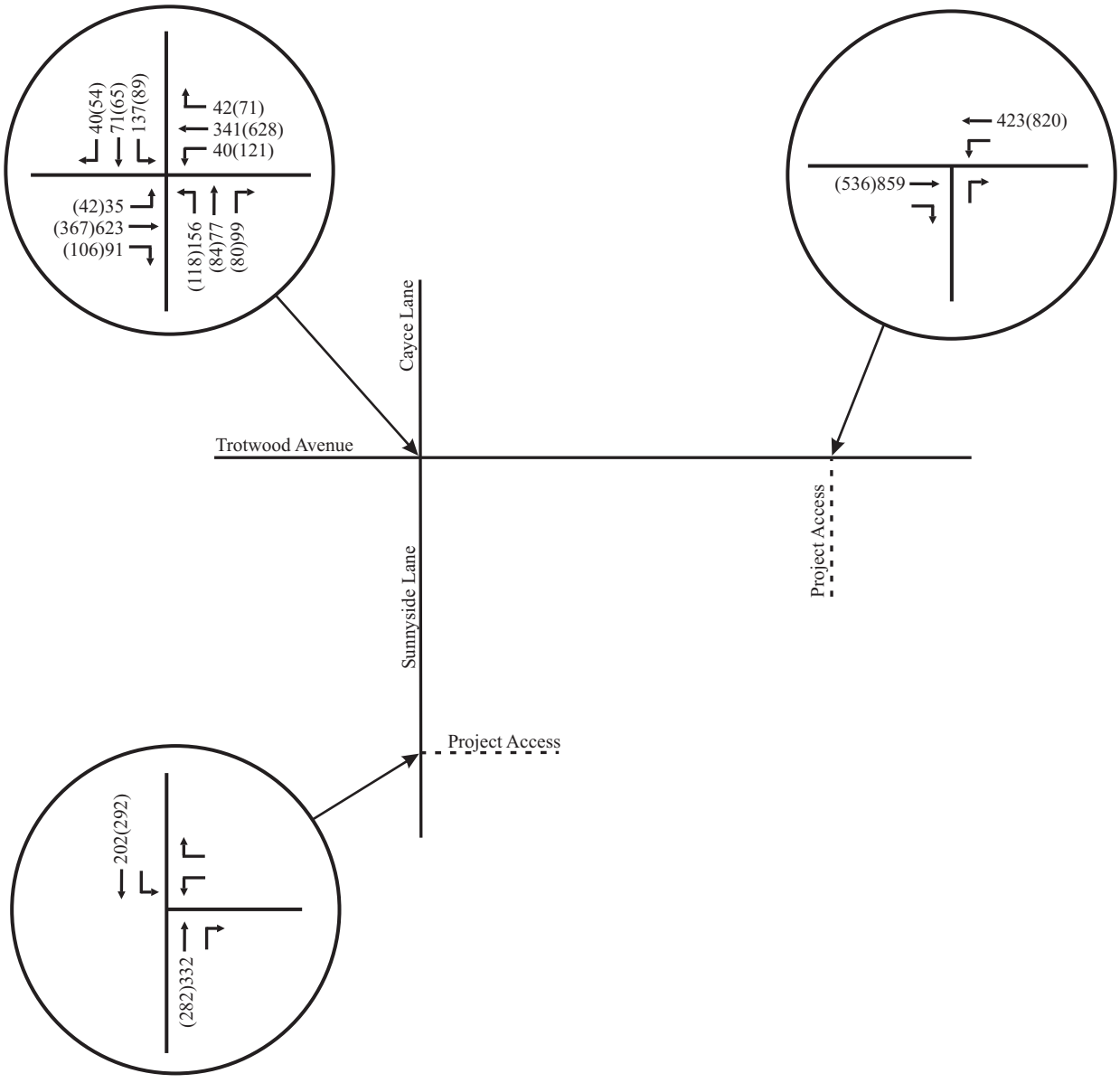
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 4.
Existing Year 2022 Peak Hour Traffic Volumes

TABLE 1. DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay per Vehicle (sec)
A	Operations with very low control delay. Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10
B	Operations with stable flows. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than for LOS A, causing higher levels of average delay.	> 10 and ≤ 20
C	Operations with stable flow. Occurs with fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Approaching unstable flow. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop.	> 35 and ≤ 55
E	Unstable flow. In many cases, this is considered to be the limit for acceptable delay. These high delays generally indicate poor progression, long cycle lengths, and high v/c ratios.	> 55 and ≤ 80
F	Unacceptable delay. This condition often occurs with oversaturation or with high v/c ratios. Poor progression and long cycle lengths may also cause such delay levels.	> 80

Source: Highway Capacity Manual 6 (HCM 6)

TABLE 2. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 6 (HCM 6)

TABLE 3. EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Sunnyside Lane	Eastbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Eastbound Thrus / Right Turns	LOS C	21 veh	LOS B	11 veh
	Westbound Left Turns	LOS B	1 veh	LOS B	2 veh
	Westbound Thrus / Right Turns	LOS B	9 veh	LOS C	17 veh
	Northbound Left Turns	LOS C	5 veh	LOS C	4 veh
	Northbound Thrus / Right Turns	LOS D	7 veh	LOS D	7 veh
	Southbound Left Turns	LOS C	5 veh	LOS C	3 veh
	Southbound Thrus / Right Turns	LOS D	4 veh	LOS D	5 veh
	OVERALL INTERSECTION	**LOS C**		**LOS C**	

4. YEAR 2023 BACKGROUND TRAFFIC VOLUMES

In order to account for the traffic growth which will occur within the study area because of typical growth, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations.

As shown in Table 4, the daily traffic volumes within the study area have been relatively stable since 2009. However, in order to present a conservative analysis, the existing traffic volumes were increased 3% in order to establish the initial Year 2023 background traffic volumes shown in Figure 5A.

TABLE 4. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 167 Trotwood Avenue ADT	Annual Growth	Overall Growth
2009	13,353		
2010	13,742	2.91%	
2011	12,719	-7.44%	
2012	13,312	4.66%	
2013	12,677	-4.77%	
2014	12,804	1.00%	
2015	12,949	1.13%	
2016	13,078	1.00%	
2017	14,724	12.59%	
2018	14,095	-4.27%	
2019	14,164	0.49%	
2020	13,651	-3.62%	
2021	14,098	3.27%	0.46%

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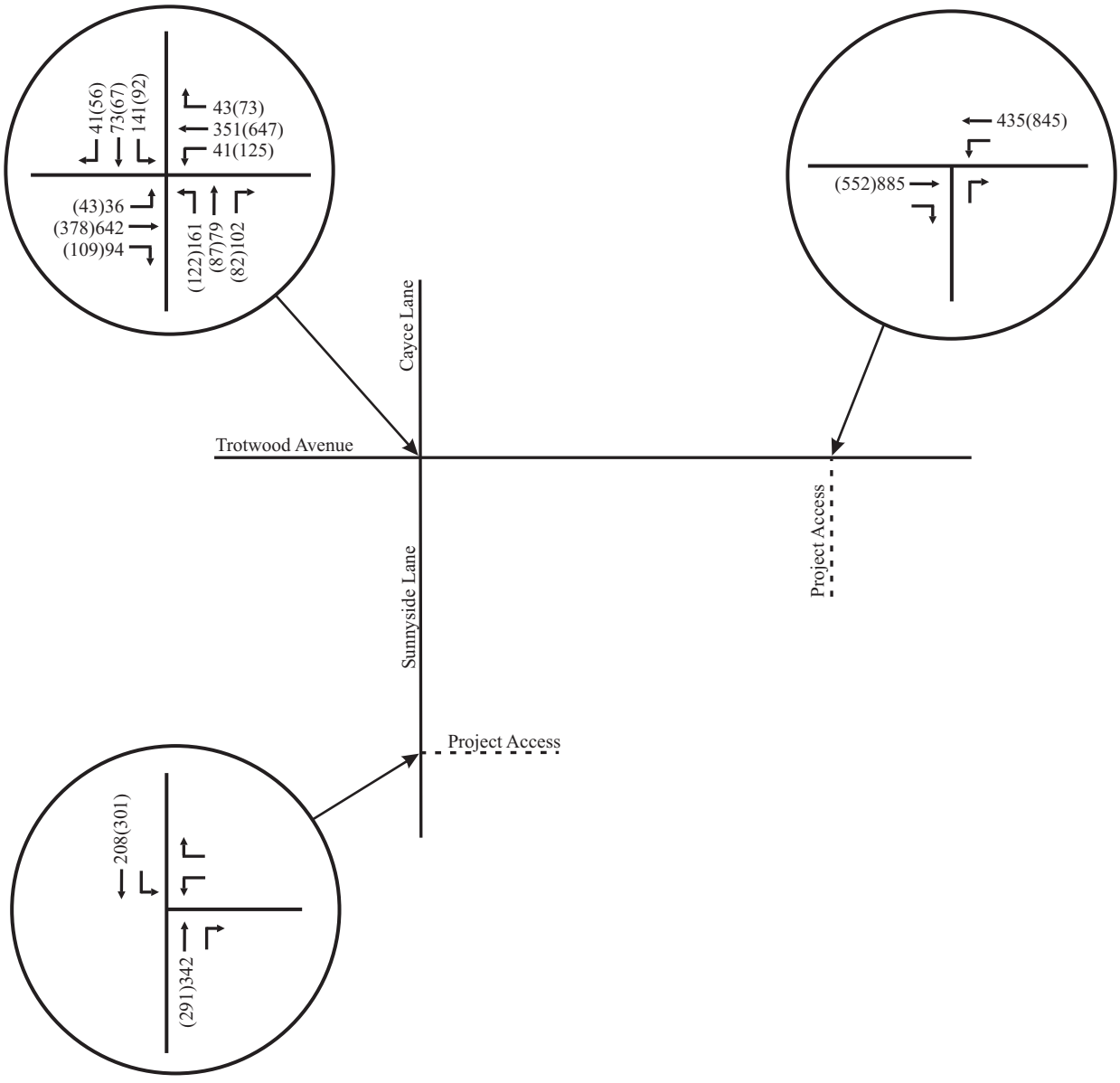
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5A.
Initial Year 2023 Background Peak Hour Traffic
(Existing Traffic Volumes Increased 3%)

Also, it is important to note that a residential project is planned for construction on the Crichton Property on the west side of Rutherford Lane, north of Trotwood Lane and northwest of the project site. The peak hour traffic volumes generated by the Crichton Property Development are identified in the Traffic Impact Study prepared by T-Square Engineering in July 2021, and these volumes are shown in Figure 5B.

The traffic volumes shown in Figures 5A and 5B were added together, and the resulting Year 2023 background peak hour traffic volumes are shown in Figure 5C. Using the background peak hour traffic volumes, capacity analyses were conducted for the intersection of Trotwood Avenue and Sunnyside Lane. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the background peak hour traffic volumes are shown in Table 5, and Appendix B includes the capacity analyses worksheets. These analyses indicate that the signalized intersection of Trotwood Avenue and Sunnyside Lane will continue to operate at LOS C during both peak hours.

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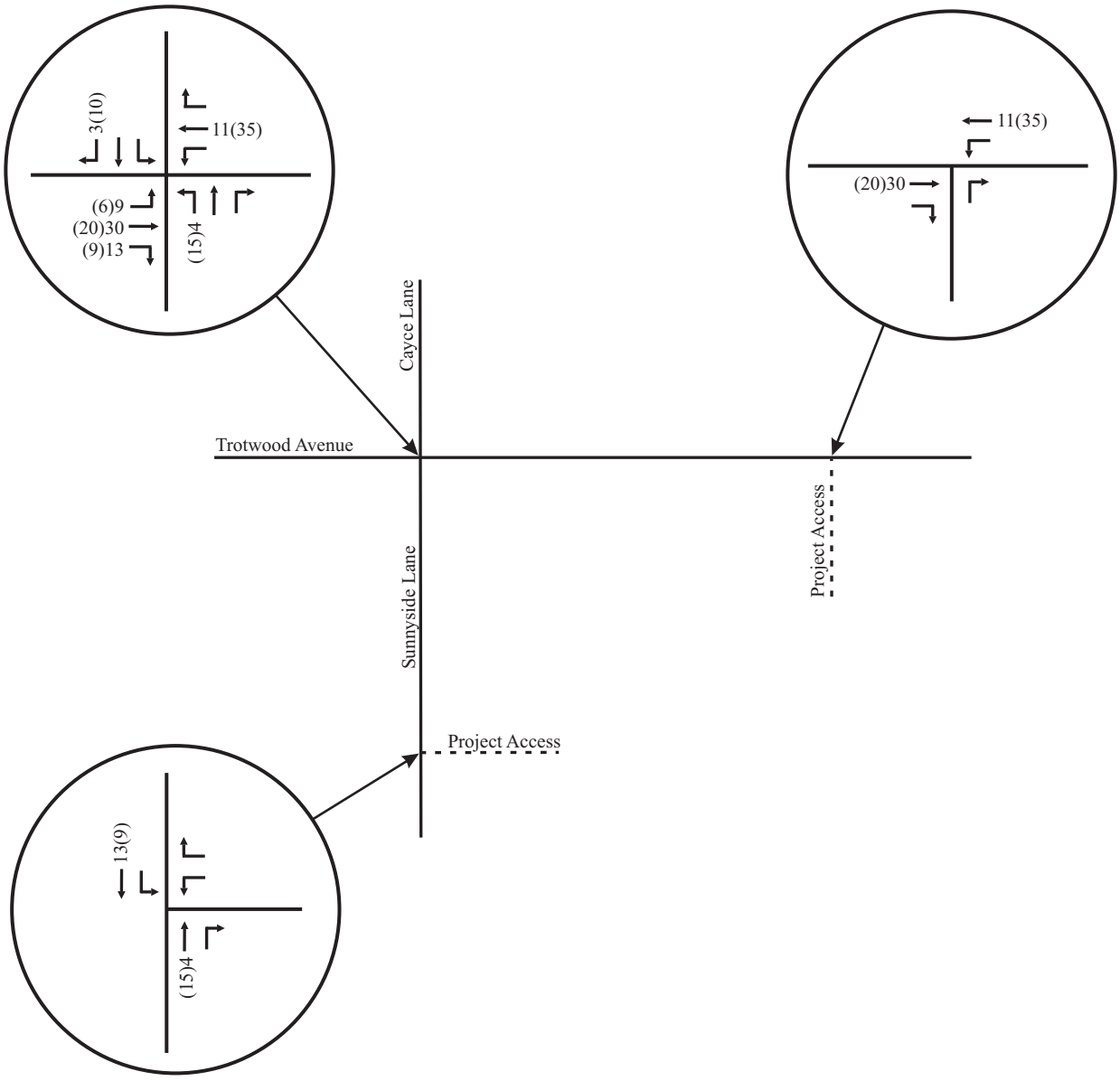

N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5B.
Peak Hour Traffic Generated by Crichton Property
(July 2021 Traffic Impact Study)

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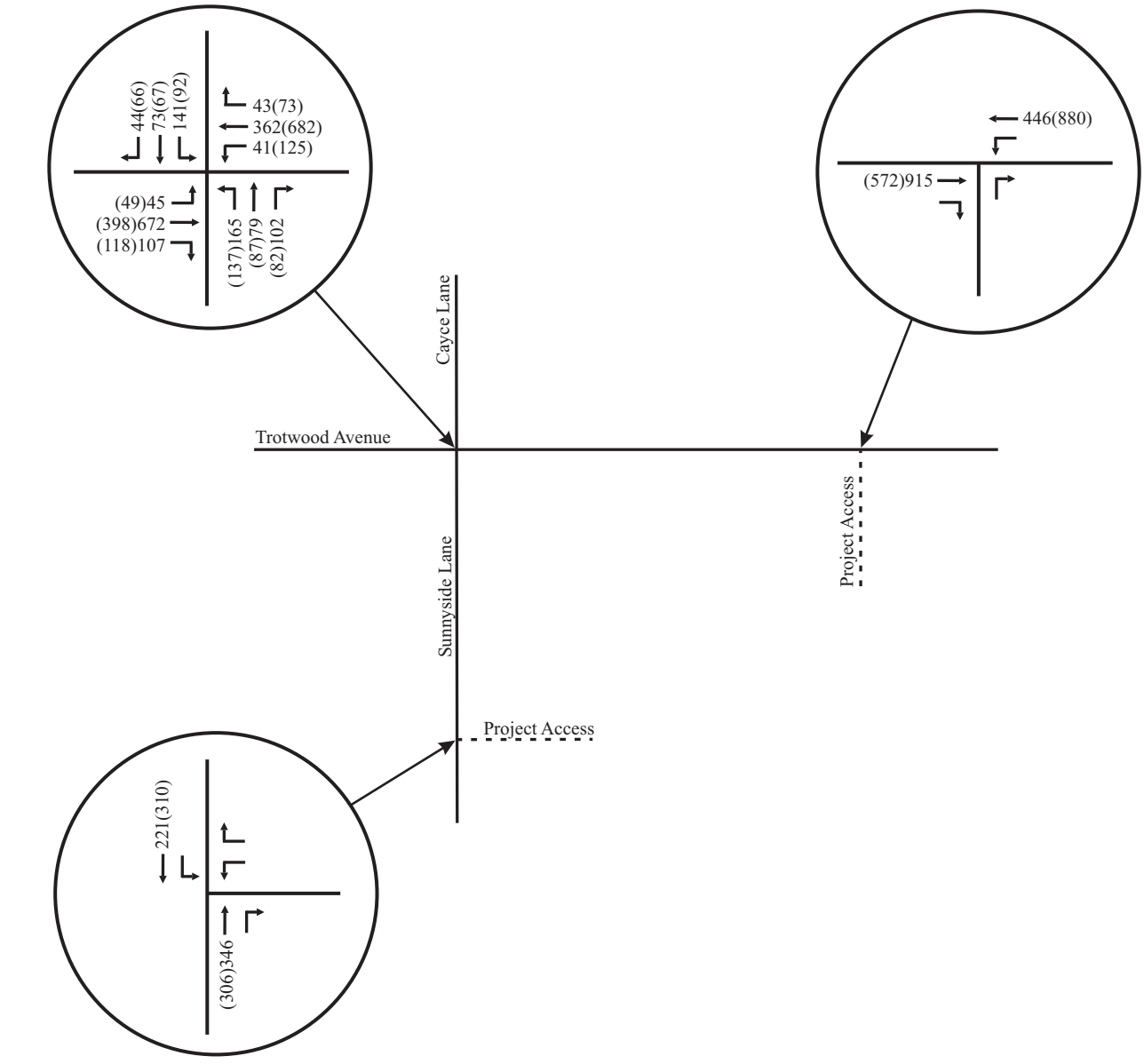
Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5C.
Final Year 2023 Background Peak Hour Traffic

TABLE 5. YEAR 2023 BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Sunnyside Lane	Eastbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Eastbound Thrus / Right Turns	LOS D	27 veh	LOS C	12 veh
	Westbound Left Turns	LOS C	1 veh	LOS B	2 veh
	Westbound Thrus / Right Turns	LOS B	10 veh	LOS C	20 veh
	Northbound Left Turns	LOS C	6 veh	LOS C	5 veh
	Northbound Thrus / Right Turns	LOS D	7 veh	LOS D	7 veh
	Southbound Left Turns	LOS C	5 veh	LOS C	3 veh
	Southbound Thrus / Right Turns	LOS D	4 veh	LOS D	5 veh
	OVERALL INTERSECTION	**LOS C**		**LOS C**	

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, 11th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2021. Table 6 presents the daily and peak hour trip generations for proposed project, and these calculations are included in Appendix C.

TABLE 6. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Convenience / Gas (LUC 945)	GFA 4-5.5K 10 pumps	2,572	135	135	114	114

Studies have shown that, typically, a portion of the trips generated by commercial developments are captured, or "pass-by" trips from the adjacent street system. For the purposes of this study, it was assumed that 35% of the peak hour traffic generated by the proposed project will be pass-by traffic.

5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed development will access the project site according to the directional distributions shown in Figures 6A and 6B. The development of these distributions was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distributions were used to add the site-generated trips to the roadway system. Figures 7A and 7B include the peak hour traffic volumes that are expected to be generated by the proposed project.

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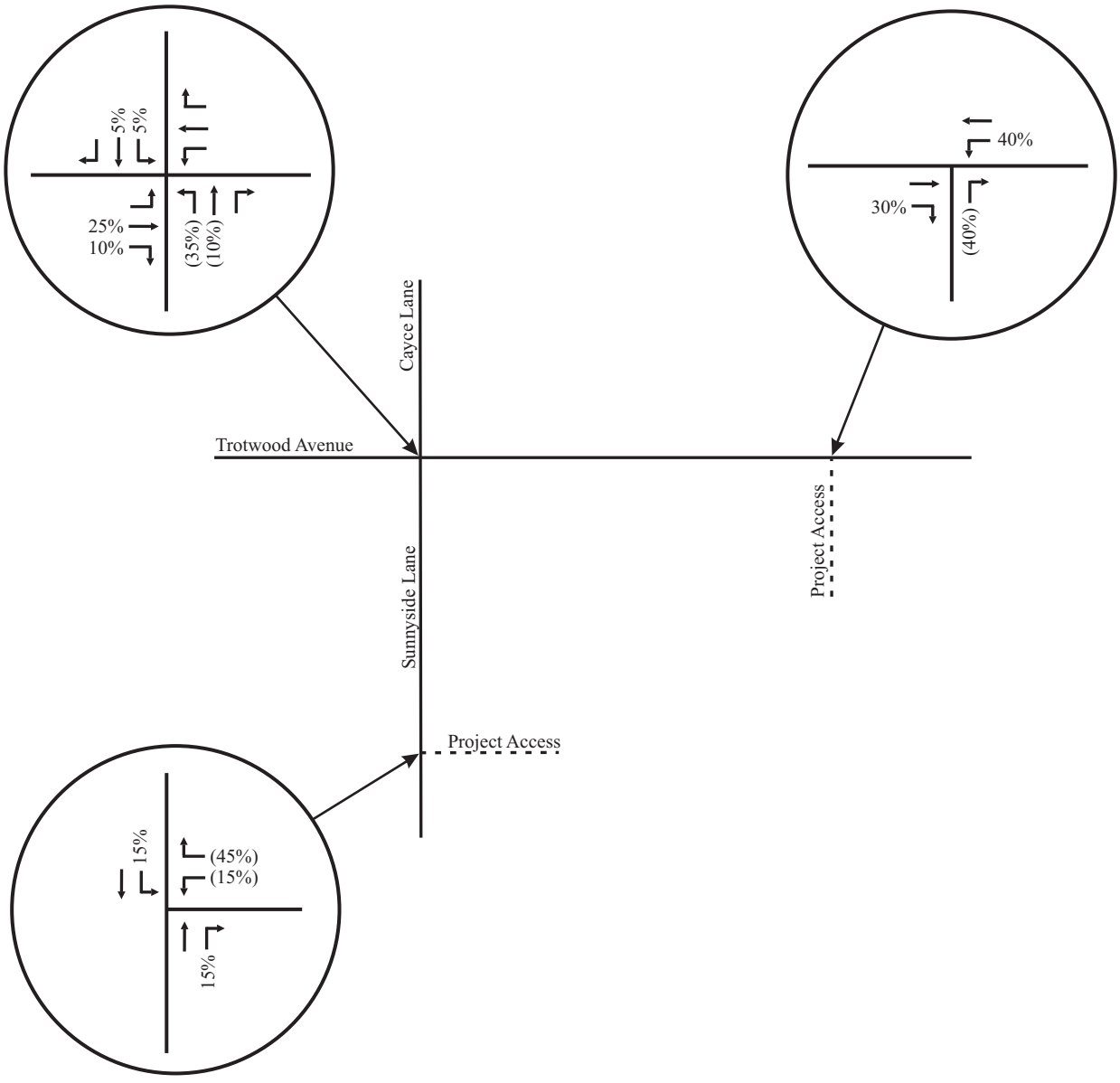
Traffic Engineering and Planning



N

No Scale

XX - Entering Volumes
(XX) - Exiting Volumes

Figure 6A.
Directional Distribution of PRIMARY Peak Hour Traffic Volumes Generated by the Proposed Project

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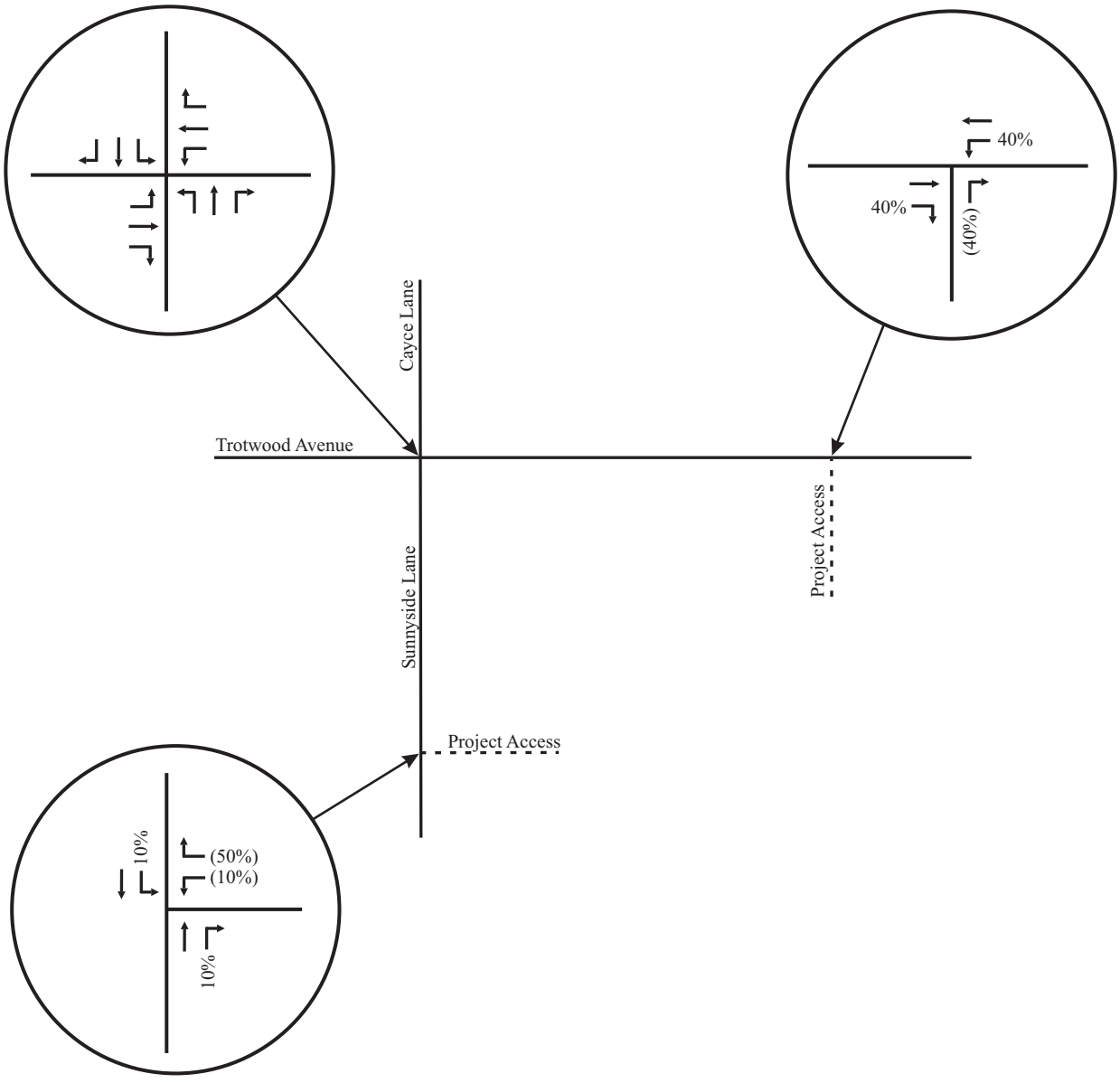
Traffic Engineering and Planning





No Scale

XX - Entering Volumes
(XX) - Exiting Volumes

Figure 6B.
Directional Distribution of PASS-BY Peak Hour Traffic Volumes Generated by the Proposed Project

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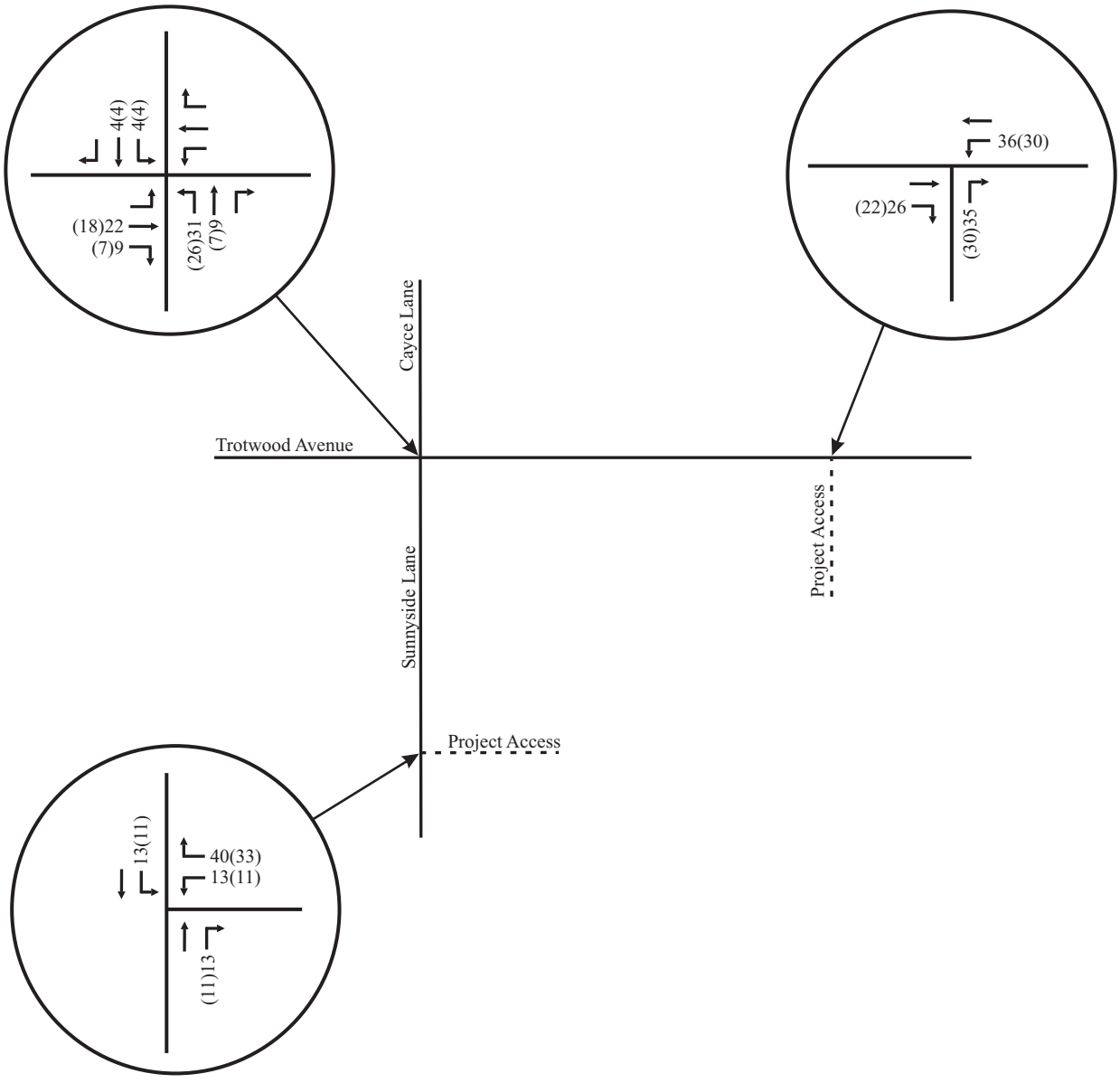
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7A.
PRIMARY Peak Hour Traffic Volumes Generated by the Proposed Project

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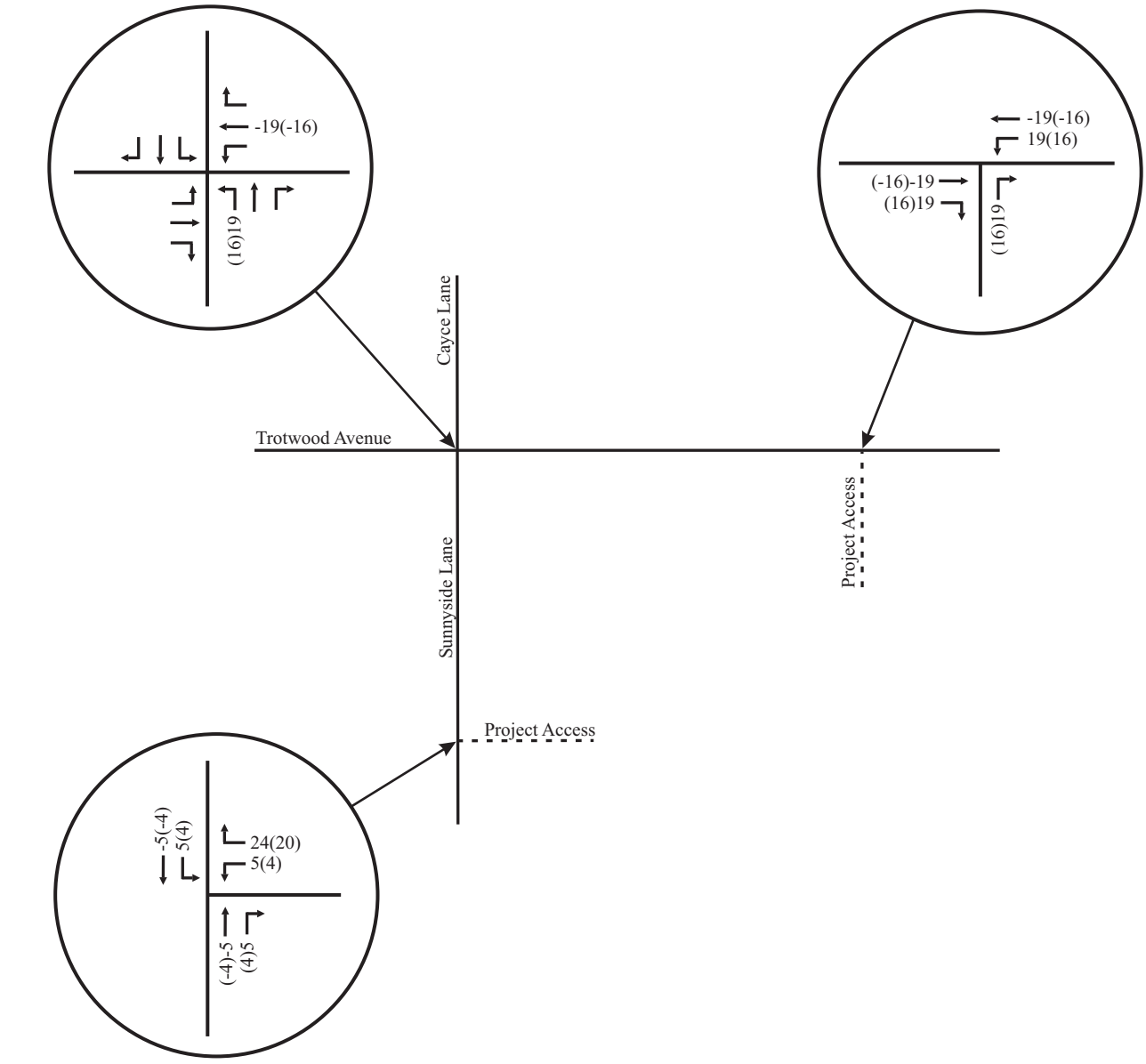
Transportation Group, LLC
Traffic Engineering and Planning





No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7B.
PASS-BY Peak Hour Traffic Volumes
Generated by the Proposed Project

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the proposed development were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in Figure 8.

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to determine the impact of the proposed project on the roadway system. Specifically, these capacity analyses were used to evaluate the need for roadway and traffic control improvements within the study area. For these analyses, the following assumptions were made:

- Each of the project accesses will be constructed to include one entering lane and one exiting lane.
- Northbound left turns will be prohibited from the project access on Trotwood Avenue.
- All existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in Table 7, and Appendix B includes the capacity analyses worksheets. These analyses indicate that the signalized intersection of Trotwood Avenue and Sunnyside Lane will continue to operate at LOS D during the AM peak hour and LOS C during the PM peak hour. Also, at the unsignalized project accesses, all of the critical turning movements will operate at LOS B or better during both peak hours.

It is important to note that the capacity analyses indicate that the westbound vehicle queue at the intersection of Trotwood Avenue and Sunnyside Lane will extend beyond the project driveway on Trotwood Avenue. However, since northbound left turns will be prohibited from this access, the westbound queue will not affect northbound turns. Also, the capacity analyses indicate that the northbound vehicle queues at the intersection of Trotwood Avenue and Sunnyside Lane will not extend beyond the project driveway on Sunnyside Lane. Therefore, these queues will not affect the westbound left and right turns from the project access.

Using the total projected peak hour traffic volumes, analyses were conducted to determine whether or not a dedicated left and /or right turn lane is warranted for construction on Trotwood Avenue and/or Sunnyside Lane at one or both of the project accesses. These analyses were based on the method outlined in *NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements*, and the relevant charts are included in Appendix D. The analyses indicate that the total projected traffic volumes shown in Figure 8 warrant dedicated left and right turn lanes on Trotwood Avenue at the project access. However, dedicated turn lanes are not warranted on Sunnyside Lane at the project access.

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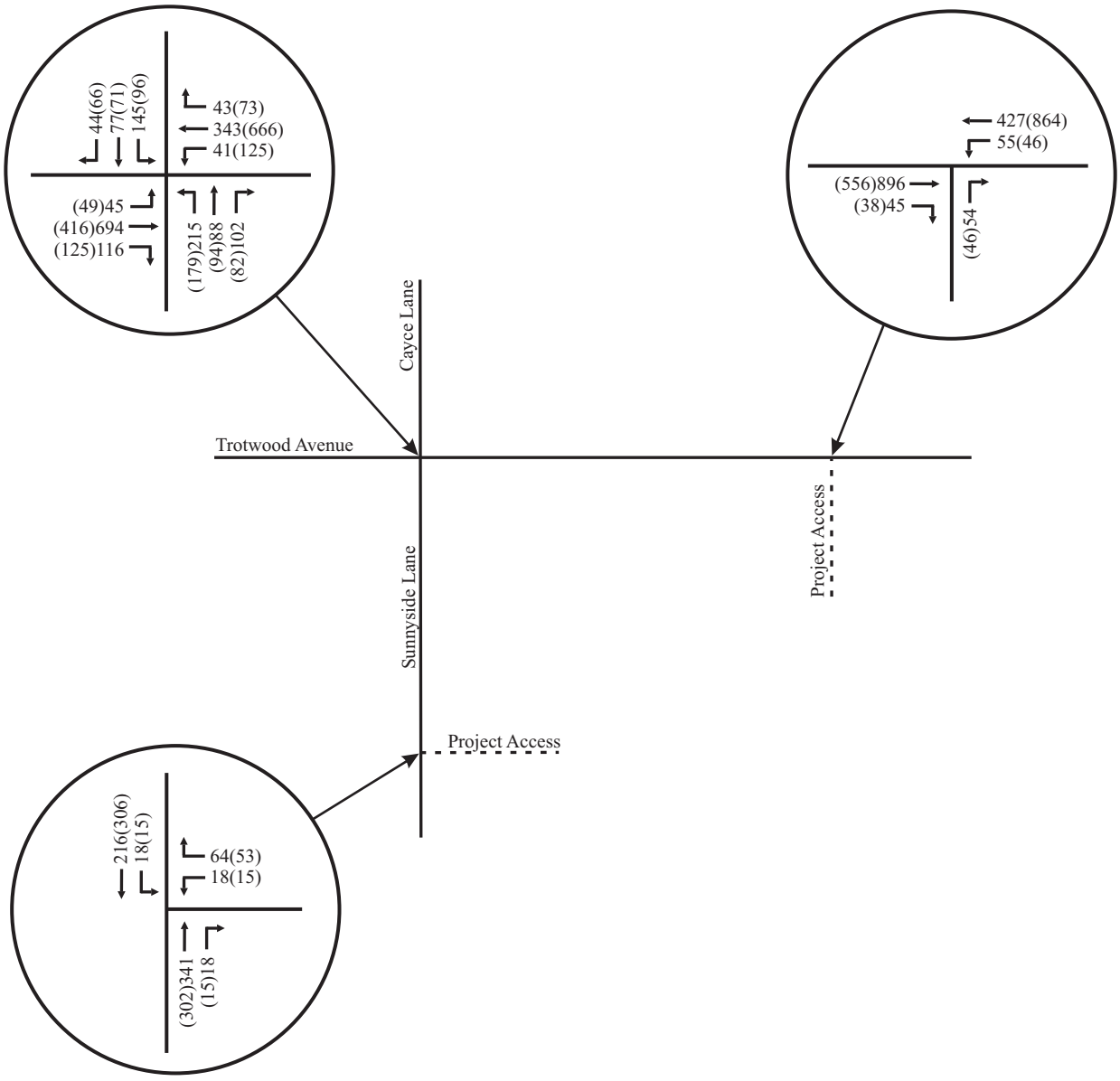
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 8.
Total Projected Peak Hour Traffic Volumes at the Completion of the Proposed Project

TABLE 7. YEAR 2023 TOTAL PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Sunnyside Lane	Eastbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Eastbound Thrus / Right Turns	LOS D	29 veh	LOS C	13 veh
	Westbound Left Turns	LOS C	1 veh	LOS B	2 veh
	Westbound Thrus / Right Turns	LOS B	9 veh	LOS C	20 veh
	Northbound Left Turns	LOS D	8 veh	LOS D	7 veh
	Northbound Thrus / Right Turns	LOS D	8 veh	LOS D	7 veh
	Southbound Left Turns	LOS D	6 veh	LOS C	3 veh
	Southbound Thrus / Right Turns	LOS D	5 veh	LOS D	5 veh
	OVERALL INTERSECTION	**LOS D**		**LOS C**	
Trotwood Avenue and Project Access	Westbound Left Turns / Thrus	LOS B	1 veh	LOS A	1 veh
	Northbound Right Turns	LOS C	1 veh	LOS B	1 veh
Sunnyside Lane and Project Access	Westbound Left / Right Turns	LOS B	1 veh	LOS B	1 veh
	Southbound Left Turns / Thrus	LOS A	0 veh	LOS A	0 veh

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following considerations should be made in order to accommodate the traffic volumes that will be generated by the proposed project:

Intersection of Trotwood Avenue and Sunnyside Lane
The analyses conducted for the purposes of this study indicate that the existing laneage and traffic control at this intersection will provide adequate traffic operations during both peak hours. Therefore, no improvements are recommended for this intersection in conjunction with the proposed project.

Intersection of Trotwood Avenue and Project Access
As planned, this access should be constructed to physically prohibit northbound left turns exiting the project site. Specifically, a raised concrete median should be constructed to facilitate only northbound right turns, and the design and construction of this median should be reviewed and approved by both the Tennessee Department of Transportation (TDOT) and the City of Columbia Engineering Department.

In addition, the analyses conducted for the purposes of this study indicate that the total projected traffic volumes warrant the construction of an westbound left turn lane and a eastbound right turn lane on Trotwood Avenue at this location. Consistent with the Tennessee Department of Transportation's (TDOT's) Roadway Design Guidelines, each of these turn lanes should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards. Also, the westbound left turn storage should be provided by extending the three-lane cross-section between Sunnyside Lane and the project access, as shown in Figure 3.

It is important to note that the capacity analyses indicate that the westbound vehicle queues at the intersection of Trotwood Avenue and Sunnyside Lane will extend beyond the project driveway on Trotwood Avenue. However, since northbound left turns will be prohibited from this access, the westbound queue will not affect northbound right turns.

Based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book, the minimum stopping sight distance for a speed of 45 mph is 360 feet. This is the distance that a motorist on Trotwood Avenue will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 500 feet. This is the distance that a motorist exiting the project site will need to safely complete a turn onto Trotwood Avenue. Currently, Trotwood Avenue has minimal horizontal and vertical curvature, and preliminary field measurements indicate that ample sight distance – in excess of the required minimums – is available at the intersection of Trotwood Avenue and the project access.

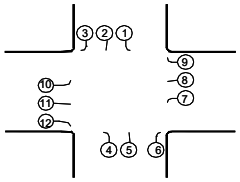
Intersection of Sunnyside Lane and Project Access

The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this intersection will operate acceptably even if the project access is constructed to include only one exiting lane. Therefore, it would be appropriate to construct this access to include one entering lane and one exiting lane.

It is important to note that the capacity analyses indicate that the northbound vehicle queues at the intersection of Trotwood Avenue and Sunnyside Lane will not extend beyond the project driveway on Sunnyside Lane. Therefore, these queues will not affect the westbound left and right turns from the project access.

Based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book, the minimum stopping sight distance for a speed of 35 mph is 250 feet. This is the distance that a motorist on Sunnyside Lane will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 390 feet. This is the distance that a motorist exiting the project site will need to safely complete a turn onto Sunnyside Lane. Currently, Sunnyside Lane has minimal horizontal and vertical curvature, and preliminary field measurements indicate that ample sight distance – in excess of the required minimums – is available at the intersection of Sunnyside Lane and the project access.

APPENDIX A
EXISTING TRAFFIC COUNTS



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Trotwood Avenue and Cayce Lane/Sunnyside Lane
DATE: 5-Apr-22 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Cayce Lane			N/B Sunnyside Lane			W/B Trotwood Avenue			E/B Trotwood Avenue				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15	8	2	2	7	4	8	2	34	3	2	62	2	903	136
6:15-6:30	7	5	5	7	10	12	2	52	7	3	79	10	1,056	199
6:30-6:45	20	10	4	14	9	19	7	60	6	1	94	13	1,274	257
6:45-7:00	22	9	2	15	14	34	5	78	2	4	118	8	1,477	311
7:00-7:15	21	11	1	20	14	29	7	73	9	2	90	12	1,629	289
7:15-7:30	**37**	**18**	**13**	**40**	**28**	**20**	**8**	**86**	**6**	**6**	**129**	**26**	**1,752**	417
7:30-7:45	**42**	**21**	**13**	**49**	**13**	**29**	**11**	**82**	**12**	**12**	**156**	**20**	1,607	460
7:45-8:00	**38**	**24**	**5**	**36**	**24**	**32**	**14**	**93**	**9**	**10**	**158**	**20**	1,395	**463**
8:00-8:15	**20**	**8**	**9**	**31**	**12**	**18**	**7**	**80**	**15**	**7**	**180**	**25**	1,253	412
8:15-8:30	22	7	5	10	9	19	6	60	10	5	111	8	1,146	272
8:30-8:45	15	9	6	11	5	18	7	53	8	6	102	8	1,163	248
8:45-9:00	24	7	4	6	9	29	15	70	14	5	130	8	1,188	321
9:00-9:15	**21**	**7**	**4**	**7**	**8**	**26**	**14**	**71**	**13**	**5**	**121**	**8**	1,124	305
9:15-9:30	**19**	**6**	**4**	**8**	**7**	**24**	**14**	**71**	**12**	**5**	**112**	**7**	1,060	289
9:30-9:45	**16**	**6**	**3**	**10**	**5**	**21**	**13**	**72**	**11**	**5**	**104**	**7**	1,042	273
9:45-10:00	**14**	**5**	**3**	**11**	**4**	**19**	**13**	**72**	**10**	**5**	**95**	**6**	1,014	257
10:00-10:15	11	5	3	12	3	16	12	73	9	5	86	6	1,016	241
10:15-10:30	21	6	7	8	4	11	9	80	7	6	108	4	1,101	271
10:30-10:45	17	6	5	11	6	9	6	85	8	5	78	9	1,125	245
10:45-11:00	13	7	11	16	3	16	11	80	10	2	84	6	1,192	259
11:00-11:15	14	10	7	14	8	19	12	100	16	6	107	13	1,249	326
11:15-11:30	25	10	2	12	12	16	14	92	9	2	92	9	1,241	295
11:30-11:45	22	5	8	14	7	11	24	94	12	5	101	9	1,263	312
11:45-12:00	15	11	5	17	2	12	16	106	6	8	102	16	1,294	316
12:00-12:15	20	2	6	12	3	18	19	111	8	9	96	14	1,329	318
12:15-12:30	14	7	8	18	9	14	20	111	15	3	89	9	1,365	317
12:30-12:45	22	10	3	18	8	17	21	115	14	2	99	14	1,406	343
12:45-1:00	16	10	9	21	11	24	15	113	17	8	94	13	1,423	351
1:00-1:15	**18**	**11**	**9**	**21**	**11**	**24**	**16**	**116**	**16**	**7**	**93**	**14**	1,436	354
1:15-1:30	**19**	**11**	**9**	**22**	**12**	**24**	**16**	**118**	**15**	**6**	**91**	**14**	1,449	357
1:30-1:45	**21**	**12**	**9**	**22**	**12**	**23**	**17**	**121**	**14**	**5**	**90**	**15**	1,457	361
1:45-2:00	**22**	**12**	**9**	**23**	**13**	**23**	**17**	**123**	**13**	**4**	**88**	**15**	1,516	364
2:00-2:15	24	13	9	23	13	23	18	126	12	3	87	16	1,574	367
2:15-2:30	26	10	15	16	6	12	19	111	20	11	97	23	1,689	366
2:30-2:45	21	8	7	23	16	25	18	150	28	5	99	19	1,798	419
2:45-3:00	28	14	13	24	16	13	24	146	21	11	100	12	1,834	422
3:00-3:15	30	26	17	29	11	13	25	137	21	23	131	19	1,848	482
3:15-3:30	37	17	14	22	12	18	23	122	17	13	143	37	1,782	475
3:30-3:45	**32**	**15**	**14**	**23**	**14**	**18**	**26**	**129**	**16**	**11**	**123**	**34**	1,722	455
3:45-4:00	**26**	**12**	**14**	**25**	**16**	**19**	**28**	**136**	**16**	**9**	**104**	**31**	1,723	436
4:00-4:15	21	10	14	26	18	19	31	143	15	7	84	28	1,722	416
4:15-4:30	27	15	9	19	10	13	16	157	18	6	104	21	1,768	415
4:30-4:45	**22**	**21**	**14**	**24**	**17**	**16**	**22**	**157**	**16**	**16**	**104**	**27**	**1,825**	456
4:45-5:00	**23**	**16**	**14**	**33**	**23**	**18**	**28**	**146**	**9**	**10**	**76**	**39**	1,772	435
5:00-5:15	**22**	**20**	**14**	**27**	**24**	**22**	**35**	**154**	**22**	**8**	**90**	**24**	1,714	462
5:15-5:30	**22**	**8**	**12**	**34**	**20**	**24**	**36**	**171**	**24**	**8**	**97**	**16**	1,615	**472**
5:30-5:45	24	16	18	20	18	13	23	127	15	3	102	24	1,479	403
5:45-6:00	19	14	8	16	16	13	30	119	24	17	84	17	1,357	377
6:00-6:15	18	11	11	18	16	12	21	115	23	8	90	20	1,252	363
6:15-6:30	19	10	1	18	2	11	24	121	25	5	86	14		336
6:30-6:45	10	8	9	13	8	10	21	107	13	9	63	10		281
6:45-7:00	18	13	8	8	8	15	24	75	14	10	65	14		272
TOTAL	**1,105**	**567**	**428**	**984**	**583**	**961**	**882**	**5,394**	**705**	**359**	**5,268**	**813**		
AM PK HR	137	71	40	156	77	99	40	341	42	35	623	91	**7:15-8:15**	**0.95**
PM PK HR	89	65	54	118	84	80	121	628	71	42	367	106	**4:30-5:30**	**0.97**

TRAFFIC IMPACT STUDY

Crichton Property
Development

Map 112 Parcel 003.00
Columbia, TN

T2-Eng.com

T-SQUARE
ENGINEERING

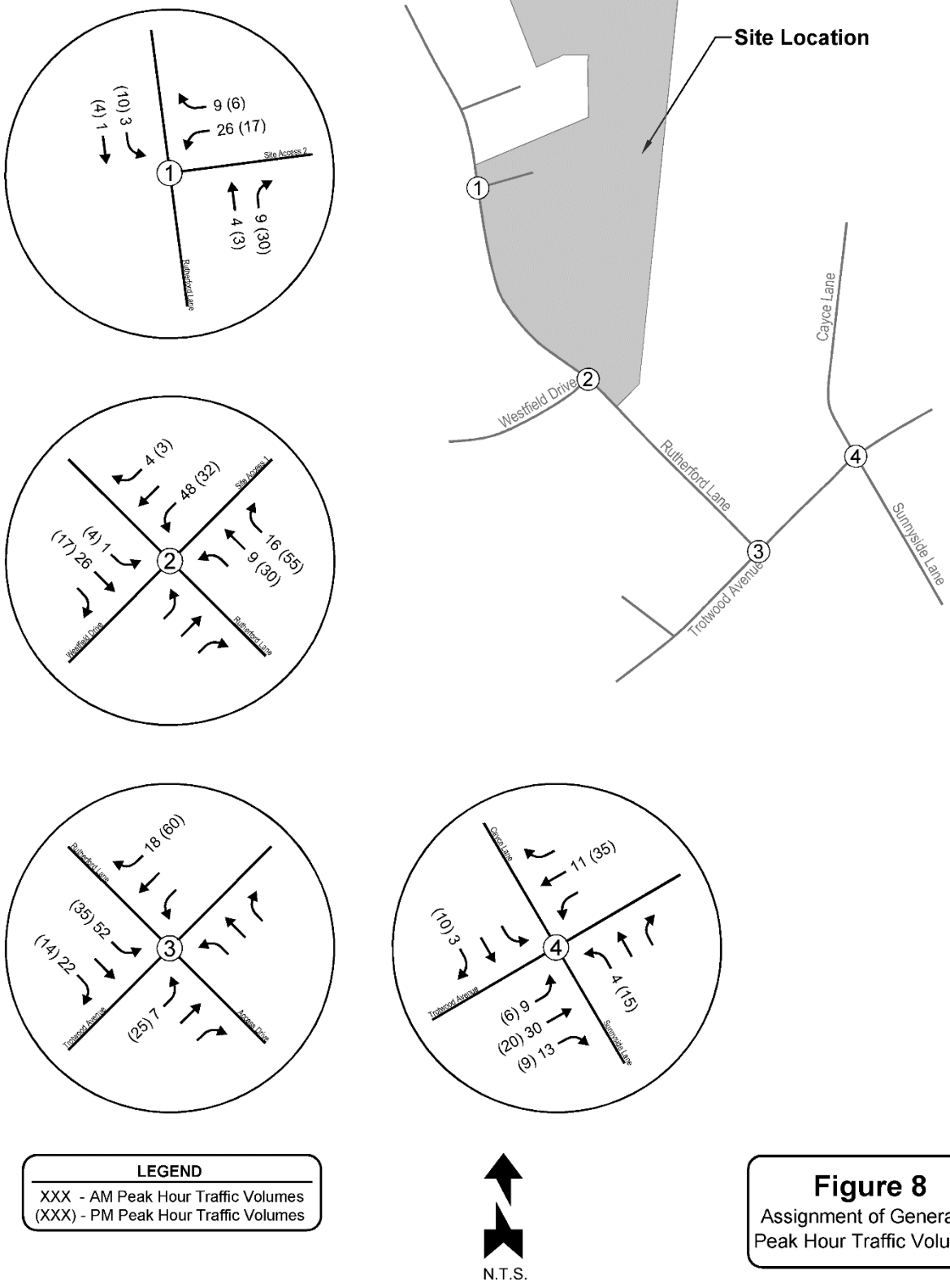


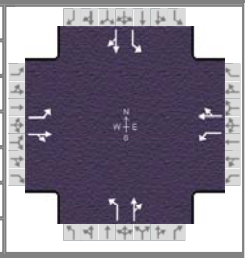
Figure 8
Assignment of Generated Peak Hour Traffic Volumes

APPENDIX B
CAPACITY ANALYSES

EXISTING CONDITIONS

HCS7 Signalized Intersection Results Summary

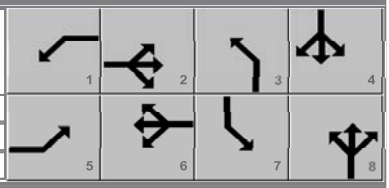
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_exam.xus		
Project Description	11201 (Existing)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	35	623	91	40	341	42	156	77	99	137	71	40

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.6	0.3	42.2	8.0	0.9	11.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.6	48.2	9.9	48.5	14.9	17.9	14.0	17.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	2.9		3.0		9.0	11.4	8.2	7.5
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.1	0.5	0.1	0.5
Phase Call Probability	0.60		0.65		0.98	1.00	0.97	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.37	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	37	752		42	403		164	185		144	117	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1857		1810	1863		1810	1725		1810	1784	
Queue Service Time (g_s), s	0.9	32.5		1.0	13.1		7.0	9.4		6.2	5.5	
Cycle Queue Clearance Time (g_c), s	0.9	32.5		1.0	13.1		7.0	9.4		6.2	5.5	
Green Ratio (*g/C*)	0.51	0.47		0.51	0.47		0.22	0.13		0.21	0.12	
Capacity (*c*), veh/h	456	871		237	880		337	228		247	217	
Volume-to-Capacity Ratio (*X*)	0.081	0.863		0.178	0.458		0.487	0.814		0.583	0.538	
Back of Queue (*Q*), ft/ln (95 th percentile)	14.8	531.4		17	229.2		130.8	177.2		116.3	105.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	21.3		0.7	9.2		5.2	7.1		4.7	4.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.3	21.3		17.2	16.0		30.2	38.0		31.1	37.1	
Incremental Delay (d_2), s/veh	0.0	11.0		0.1	1.7		0.4	2.7		0.8	0.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	12.4	32.3		17.3	17.7		30.6	40.7		31.9	37.9	
Level of Service (LOS)	B	C		B	B		C	D		C	D	
Approach Delay, s/veh / LOS	31.4	C		17.7	B		36.0	D		34.6	C	
Intersection Delay, s/veh / LOS	29.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.79	B	1.22	A	1.06	A	0.92	A

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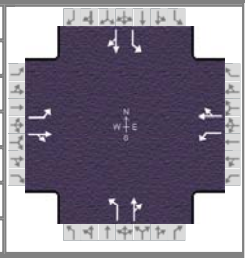
HCS7 Signalized Intersection Results Summary

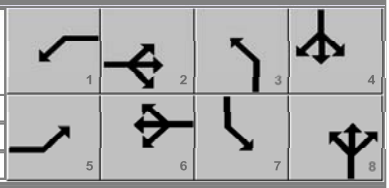
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.97
Urban Street	Trotwood Avenue	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_expm.xus		
Project Description	11201 (Existing)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	367	106	121	628	71	118	84	80	89	65	54

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	1.8	43.9	5.4	1.5	9.4	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	49.9	11.7	51.7	13.0	16.9	11.4	15.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	3.0		5.0		7.3	10.5	6.0	8.1
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	0.66		0.96		0.95	1.00	0.90	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.06	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	43	488		125	721		122	169		92	123	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1826		1810	1866		1810	1747		1810	1757	
Queue Service Time (g_s), s	1.0	16.8		3.0	27.9		5.3	8.5		4.0	6.1	
Cycle Queue Clearance Time (g_c), s	1.0	16.8		3.0	27.9		5.3	8.5		4.0	6.1	
Green Ratio (*g/C*)	0.53	0.49		0.55	0.51		0.18	0.12		0.16	0.10	
Capacity (*c*), veh/h	290	891		473	947		268	211		195	183	
Volume-to-Capacity Ratio (*X*)	0.149	0.547		0.264	0.761		0.454	0.799		0.470	0.670	
Back of Queue (*Q*), ft/ln (95 th percentile)	16.5	275.2		46.5	435.8		100.5	162.3		76.8	115.4	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.7	11.0		1.9	17.4		4.0	6.5		3.1	4.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	14.8	16.1		11.5	17.8		32.5	38.5		33.5	38.8	
Incremental Delay (d_2), s/veh	0.1	2.4		0.1	5.7		0.4	2.6		0.7	1.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.9	18.5		11.6	23.5		33.0	41.1		34.2	40.4	
Level of Service (LOS)	B	B		B	C		C	D		C	D	
Approach Delay, s/veh / LOS	18.2	B		21.8	C		37.7	D		37.7	D	
Intersection Delay, s/veh / LOS	25.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.89	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.36	A	1.88	B	0.97	A	0.84	A

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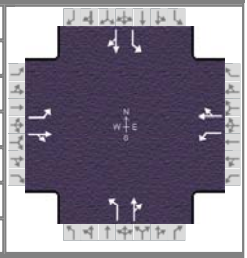
BACKGROUND CONDITIONS

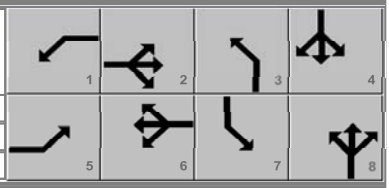
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_bgam.xus		
Project Description	11201 (Back)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	45	672	107	41	362	43	165	79	102	141	73	44

Signal Information												
Cycle, s	90.0	Reference Phase	2									
Offset, s	0	Reference Point	End	Green	4.0	0.2	41.7	7.0	1.1	12.1		
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.2	47.9	10.0	47.7	13.0	18.1	14.1	19.2
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	3.2		3.1		9.0	11.7	8.2	7.7
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.1	0.5
Phase Call Probability	0.69		0.66		0.99	1.00	0.98	1.00
Max Out Probability	0.00		0.00		1.00	0.02	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	47	820		43	426		174	191		148	123	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1854		1810	1864		1810	1725		1810	1780	
Queue Service Time (g_s), s	1.2	38.2		1.1	14.3		7.0	9.7		6.2	5.7	
Cycle Queue Clearance Time (g_c), s	1.2	38.2		1.1	14.3		7.0	9.7		6.2	5.7	
Green Ratio (*g/C*)	0.51	0.47		0.51	0.46		0.21	0.13		0.22	0.15	
Capacity (*c*), veh/h	460	863		173	863		299	231		275	260	
Volume-to-Capacity Ratio (*X*)	0.103	0.950		0.250	0.494		0.581	0.824		0.540	0.473	
Back of Queue (*Q*), ft/ln (95 th percentile)	19.2	665.8		18	248.5		146.3	182.5		117.1	107.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	26.6		0.7	9.9		5.9	7.3		4.7	4.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.3	23.1		20.6	16.8		31.6	37.9		30.1	35.2	
Incremental Delay (d_2), s/veh	0.0	20.7		0.3	2.0		1.9	2.8		0.6	0.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	12.4	43.8		20.9	18.8		33.5	40.8		30.7	35.7	
Level of Service (LOS)	B	D		C	B		C	D		C	D	
Approach Delay, s/veh / LOS	42.1	D		19.0	B		37.3	D		33.0	C	
Intersection Delay, s/veh / LOS	34.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.92	B	1.26	A	1.09	A	0.94	A

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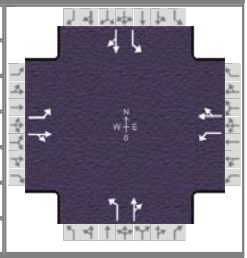
HCS7 Signalized Intersection Results Summary

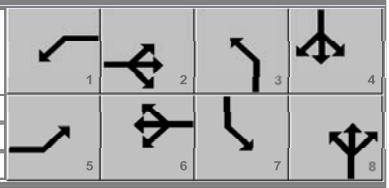
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.97
Urban Street	Trotwood Avenue	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_bgpm.xus		
Project Description	11201 (Back)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	398	118	125	682	73	137	87	82	92	67	66

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.3	1.5	43.5	5.6	1.4	9.7						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.3	49.5	11.8	50.9	13.0	17.1	11.6	15.7
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	3.2		5.1		8.2	10.7	6.1	8.8
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	0.72		0.96		0.97	1.00	0.91	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.07	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	532		129	778		141	174		95	137	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1825		1810	1867		1810	1747		1810	1744	
Queue Service Time (g_s), s	1.2	19.1		3.1	32.2		6.2	8.7		4.1	6.8	
Cycle Queue Clearance Time (g_c), s	1.2	19.1		3.1	32.2		6.2	8.7		4.1	6.8	
Green Ratio (*g/C*)	0.53	0.48		0.55	0.50		0.19	0.12		0.17	0.11	
Capacity (*c*), veh/h	251	882		435	933		262	216		198	189	
Volume-to-Capacity Ratio (*X*)	0.202	0.603		0.296	0.835		0.540	0.805		0.478	0.726	
Back of Queue (*Q*), ft/ln (95 th percentile)	19.5	309.4		49.1	509.9		119.5	167.1		78.9	130.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	12.4		2.0	20.4		4.8	6.7		3.2	5.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.6	17.0		12.3	19.3		32.6	38.4		33.2	38.8	
Incremental Delay (d_2), s/veh	0.1	3.1		0.1	8.7		1.2	2.7		0.7	2.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	16.7	20.0		12.5	28.0		33.9	41.0		33.9	40.8	
Level of Service (LOS)	B	C		B	C		C	D		C	D	
Approach Delay, s/veh / LOS	19.7	B		25.8	C		37.8	D		38.0	D	
Intersection Delay, s/veh / LOS	27.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.89	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.45	A	1.98	B	1.01	A	0.87	A

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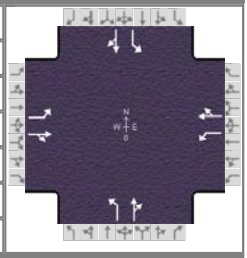
TOTAL PROJECTED CONDITIONS

HCS7 Signalized Intersection Results Summary

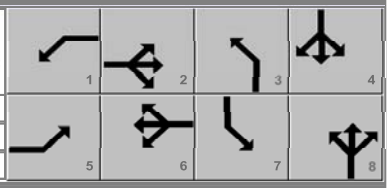
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_fuam.xus		
Project Description	11201 (Total)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	45	694	116	41	343	43	215	88	102	145	77	44

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	0.2	42.2	7.0	4.0	8.7	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.2	48.4	10.0	48.2	17.0	18.7	13.0	14.7
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	3.2		3.1		12.1	12.1	8.8	8.3
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	0.69		0.66		1.00	1.00	0.98	1.00
Max Out Probability	0.00		0.00		1.00	0.01	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	47	853		43	406		226	200		153	127	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1852		1810	1863		1810	1733		1810	1783	
Queue Service Time (g_s), s	1.2	40.6		1.1	13.3		10.1	10.1		6.8	6.3	
Cycle Queue Clearance Time (g_c), s	1.2	40.6		1.1	13.3		10.1	10.1		6.8	6.3	
Green Ratio (*g/C*)	0.51	0.47		0.51	0.47		0.22	0.14		0.17	0.10	
Capacity (*c*), veh/h	482	872		160	873		336	244		229	172	
Volume-to-Capacity Ratio (*X*)	0.098	0.978		0.270	0.466		0.674	0.820		0.668	0.741	
Back of Queue (*Q*), ft/ln (95 th percentile)	18.9	727.5		17.8	233.3		200.6	190.2		144.7	122.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	29.1		0.7	9.3		8.0	7.6		5.8	4.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	11.9	23.4		20.8	16.3		31.7	37.6		33.9	39.6	
Incremental Delay (d_2), s/veh	0.0	25.6		0.3	1.8		4.3	2.6		5.9	2.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	12.0	48.9		21.2	18.0		36.0	40.2		39.8	41.9	
Level of Service (LOS)	B	D		C	B		D	D		D	D	
Approach Delay, s/veh / LOS	47.0	D		18.3	B		37.9	D		40.8	D	
Intersection Delay, s/veh / LOS	38.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.97	B	1.23	A	1.19	A	0.95	A

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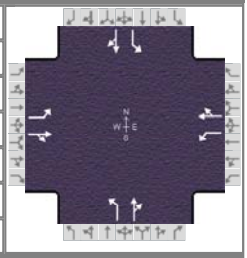
HCS7 Signalized Intersection Results Summary

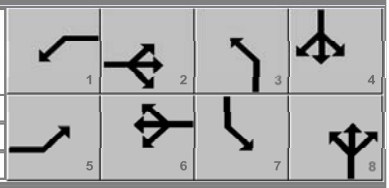
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Apr 12, 2022	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.97
Urban Street	Trotwood Avenue	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Sunnyside Lane/Cayce…	File Name	1_fupm.xus		
Project Description	11201 (Total)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	416	125	125	666	73	179	94	82	96	71	66

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.3	1.5	43.0	5.8	1.2	10.3						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.3	49.0	11.8	50.4	13.0	17.5	11.8	16.3
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	3.2		5.2		9.0	11.1	6.3	9.0
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	0.72		0.96		0.99	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.01	0.09	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	558		129	762		185	181		99	141	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1824		1810	1867		1810	1753		1810	1748	
Queue Service Time (g_s), s	1.2	20.7		3.2	31.4		7.0	9.1		4.3	7.0	
Cycle Queue Clearance Time (g_c), s	1.2	20.7		3.2	31.4		7.0	9.1		4.3	7.0	
Green Ratio (*g/C*)	0.53	0.48		0.54	0.49		0.19	0.13		0.18	0.11	
Capacity (*c*), veh/h	254	871		409	921		267	224		202	200	
Volume-to-Capacity Ratio (*X*)	0.199	0.641		0.315	0.827		0.692	0.811		0.489	0.707	
Back of Queue (*Q*), ft/ln (95 th percentile)	19.8	332.8		50	499.7		174.3	173.8		81.6	132.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	13.3		2.0	20.0		7.0	7.0		3.3	5.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.6	17.7		13.0	19.5		34.1	38.2		32.7	38.4	
Incremental Delay (d_2), s/veh	0.1	3.6		0.2	8.4		6.3	2.7		0.7	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	16.7	21.3		13.2	27.9		40.3	40.9		33.4	40.1	
Level of Service (LOS)	B	C		B	C		D	D		C	D	
Approach Delay, s/veh / LOS	20.9	C		25.8	C		40.6	D		37.4	D	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.94	B	1.94	B
Bicycle LOS Score / LOS	1.49	A	1.96	B	1.09	A	0.88	A

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HCS7 Two-Way Stop-Control Report

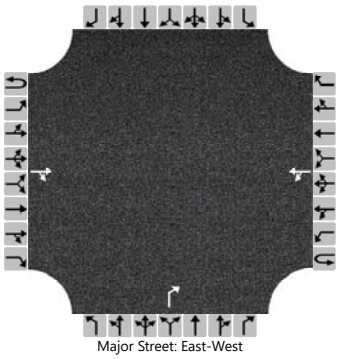
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Apr 2022
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11201 (Total)

Site Information

Intersection	Trotwood/Project
Jurisdiction	Columbia, TN
East/West Street	Trotwood Avenue
North/South Street	Project Access
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration				TR		LT						R				
Volume (veh/h)			896	45		55	427					54				
Percent Heavy Vehicles (%)						0						0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1						6.2				
Critical Headway (sec)						4.10						6.20				
Base Follow-Up Headway (sec)						2.2						3.3				
Follow-Up Headway (sec)						2.20						3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						58						57				
Capacity, c (veh/h)						706						311				
v/c Ratio						0.08						0.18				
95% Queue Length, Q_{95} (veh)						0.3						0.7				
Control Delay (s/veh)						10.6						19.1				
Level of Service (LOS)						B						C				
Approach Delay (s/veh)					2.2				19.1							
Approach LOS									C							

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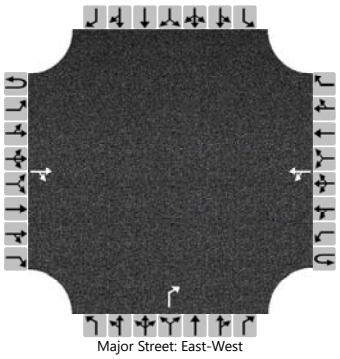
HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	FTG	Intersection	Trotwood/Project
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Apr 2022	East/West Street	Trotwood Avenue
Analysis Year	2023	North/South Street	Project Access
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	11201 (Total)		

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration				TR		LT						R				
Volume (veh/h)			556	38		46	864					46				
Percent Heavy Vehicles (%)						0						0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1						6.2				
Critical Headway (sec)						4.10						6.20				
Base Follow-Up Headway (sec)						2.2						3.3				
Follow-Up Headway (sec)						2.20						3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						47						47				
Capacity, c (veh/h)						977						509				
v/c Ratio						0.05						0.09				
95% Queue Length, Q_{95} (veh)						0.2						0.3				
Control Delay (s/veh)						8.9						12.8				
Level of Service (LOS)						A						B				
Approach Delay (s/veh)					1.3				12.8							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

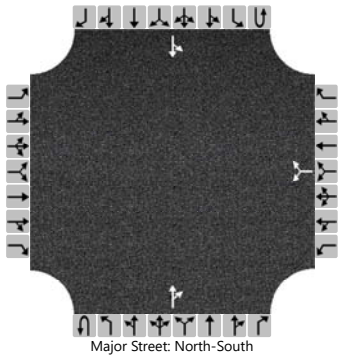
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Apr 2022
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11201 (Total)

Site Information

Intersection	Sunnyside/Project
Jurisdiction	Columbia, TN
East/West Street	Project Access
North/South Street	Sunnyside Lane
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						18		64			341	18		18	216	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							86							19		
Capacity, c (veh/h)							608							1192		
v/c Ratio							0.14							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
Control Delay (s/veh)							11.9							8.1		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						11.9								0.8		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

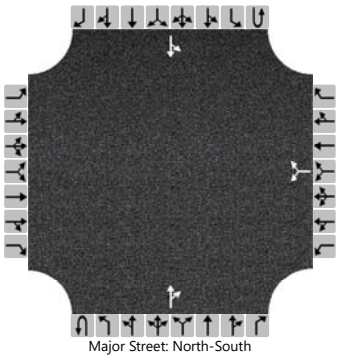
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Apr 2022
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11201 (Total)

Site Information

Intersection	Sunnyside/Project
Jurisdiction	Columbia, TN
East/West Street	Project Access
North/South Street	Sunnyside Lane
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						15		53			302	15		15	306	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							70							15		
Capacity, c (veh/h)							626							1244		
v/c Ratio							0.11							0.01		
95% Queue Length, Q_{95} (veh)							0.4							0.0		
Control Delay (s/veh)							11.5							7.9		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						11.5								0.5		
Approach LOS						B										

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APPENDIX C
TRIP GENERATION

TRIP GENERATION CALCULATIONS – Convenience Store / Gas Station (GFA 4-5.5K)

The following calculations are based on the data compiled for ITE Land Use Code 945.

Average Daily Traffic

T = 257.13 (X)
T = 257.13 (**10**)
T = 2,572 vehicles

Enter = 0.50 (2,572) = 1,286 vehicles
Exit = 0.50 (2,572) = 1,286 vehicles

AM traffic during peak hour of adjacent street

T = 27.04 (X)
T = 27.04 (**10**)
T = 270 vehicles

Enter = 0.50 (270) = 135 vehicles
Exit = 0.50 (270) = 135 vehicles

PM traffic during peak hour of adjacent street

T = 22.76 (X)
T = 22.76 (1**0**)
T = 228 vehicles

Enter = 0.50 (228) = 114 vehicles
Exit = 0.50 (228) = 114 vehicles

APPENDIX D
RELEVANT PAGES FROM NCHRP REPORT 457:
ENGINEERING STUDY GUIDE FOR EVALUATING INTERSECTION IMPROVEMENTS

NCHRP
REPORT 457

NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM

Evaluating Intersection Improvements: An Engineering Study Guide

TRANSPORTATION RESEARCH BOARD

NATIONAL RESEARCH COUNCIL

can also indirectly reduce the delay to the left-turn or through movements by lessening their need to compete for service with the right-turn movement.

One disadvantage of adding a lane to the minor-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. In this instance, the only impact is a reallocation of the paved surface through modification of the pavement markings. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the additional lane. If the needed lane width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. The literature does not offer guidance regarding conditions where a second approach lane would benefit from the operation of a minor-road approach. However, the procedures in Chapter 17 of the *Highway Capacity Manual 2000* (*15*) can be used to identify major- and minor- road volume combinations that would benefit operationally from the provision of a second approach lane or bay. Bonneson and Fontaine (*20*) developed Figure 2-4 using these procedures and an assumed upper limit of 0.7 for the shared-lane, minor-road volume-to-capacity ratio.

Application. Figure 2-4 indicates the conditions that may justify the use of two approach lanes. Use of the information in this figure requires two types of data:

1. Major-road approach volume for the peak hour of the average day and
2. Minor-road turn movement volume for the peak hour of the average day (used to compute right-turn percentage).

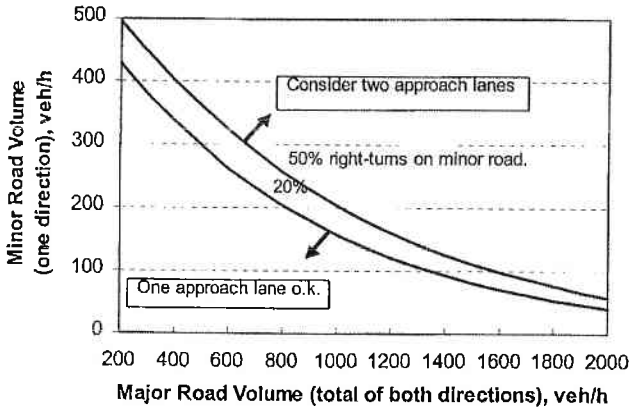

Figure 2-4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

Figure 2-4 would be used once for each minor-road approach to the intersection. The appropriate trend line would be identified on the basis of the percentage of right-turns on the subject minor-road approach. If the volume combination for the major and minor roads intersects above or to the right of this trend line, a second traffic lane should be considered for the subject minor-road approach. If a bay is selected for addition to the intersection, it should be long enough to store vehicles 95 percent of the time (i.e., the bay should not overflow more than 5 percent of the time). Techniques for estimating the 95th percentile storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Left-Turn Bay on the Major Road

Introduction. Provision of a left-turn bay on the major road to a two-way stop-controlled intersection can significantly improve operations and safety at the intersection. A left-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in through traffic lanes. This separation minimizes turn-related crashes and eliminates unnecessary delay to through vehicles. Data reported by Neuman (*21*) indicate that the crash rate for unsignalized intersections can be reduced by 35 to 75 percent through the provision of a left-turn bay.

One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Neuman (*21*) suggests that the following guidelines should be used to determine when to provide a left-turn bay on the major road of a two-way stop-controlled intersection:

1. A left-turn lane should be considered at any median crossover on a divided, high-speed road.
2. A left-turn lane should be provided on the unstopped approach of a high-speed rural highway when it intersects with other arterials or collectors.
3. A left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5.

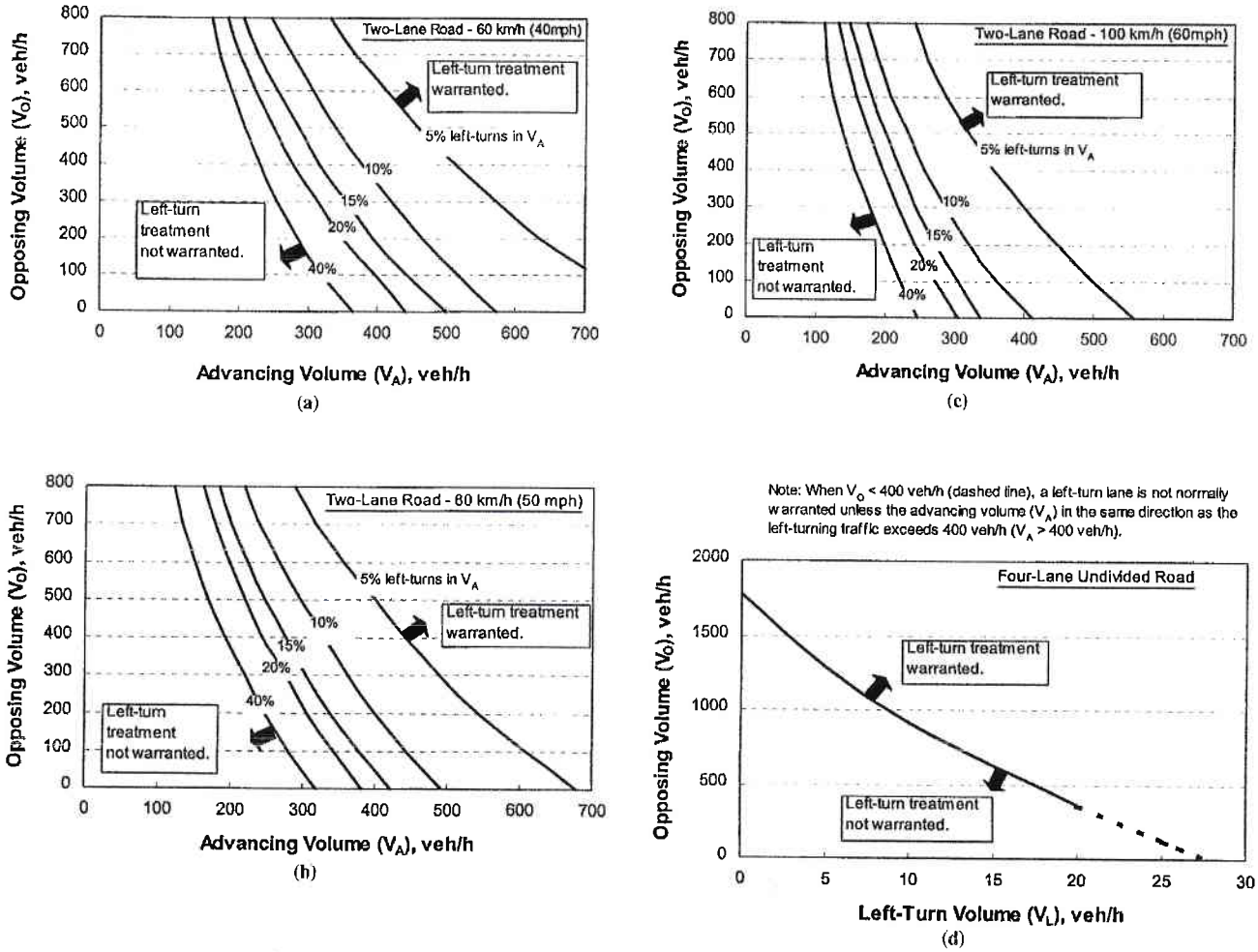

Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

cantly improve operations and safety at the intersection. A right-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in the through traffic lanes. This separation minimizes turn-related collisions (e.g., angle, rear-end, and same-direction-sideswipe) and eliminates unnecessary delay to through vehicles.

One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Hasan and Stokes (*22*) developed guidelines for determining when to provide a right-turn bay on the major road of a two-way stop-controlled intersection. These guidelines were based on an evaluation of the operating and collision costs associated with the right-turn maneuver relative to the cost of constructing a right-turn bay. The operating costs included those of road-user fuel and delay. Separate guidelines were developed for two-lane and four-lane roadways. These guidelines are shown in Figure 2-6.

Application. The guidance described in the preceding section defines conditions that may justify the provision of a right-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Figure 2-6 should be consulted once for each major-road approach. If the combination of major-road approach volume and right-turn volume intersects above or to the right of the trend line corresponding to the major-road operating speed, then a right-turn bay is a viable alternative.

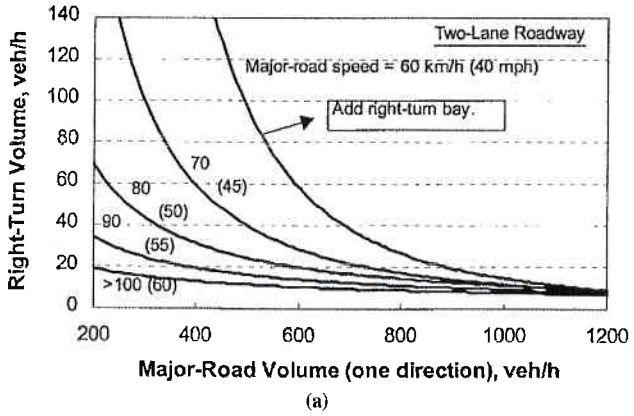

Figure 2-6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

Increase Length of Turn Bay

Introduction. Turn bay length can affect the safety and operation of the intersection approach significantly. This effect becomes more negative as the frequency with which vehicles exceed the available storage increases. Also, for unstopped approaches, this effect becomes more negative as more of the turning vehicle's deceleration occurs in the through lane, prior to the bay. The need to provide adequate storage length, deceleration length, or both is dependent on the type of approach control used and whether the vehicle is turning left or right. Table 2-13 identifies the appropriate bay

TABLE 2-13 Turn-bay length components at unsignalized intersections

Approach Control	Length Components	
	Left-Turn Bay	Right-Turn Bay
Unstopped	Storage Length + Deceleration Length	Deceleration Length
Stopped	Storage Length	Storage Length

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May 16, 2022

Glenn Harper, PE
City Engineer
City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Highland Convenience Market
Traffic Impact Study
Review Comments

Dear Glenn:

This memorandum provides the findings of the independent review of the Highland Convenience Market Traffic Impact Study (TIS). Our review includes the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIS.

General Project Information

The Highland Convenience Market TIS, dated April 2022, was completed by Fischbach Transportation Group, LLC. for WES Engineers & Surveyors. The Highland Convenience Market in Columbia, TN is proposed to be located on the quadrant of the intersection of Trotwood Avenue and Sunnyside Lane. The development will consist of a gas station with 10 fueling pumps and 4,221sf of a convenience store with two access points. One access will be located along Trotwood Avenue and the other access along Sunnyside Lane. This project is expected to be completed in one year, which is a 2023 horizon.

Fischbach Transportation Group, LLC. collected turning movement counts on a typical weekday in April 2022 while schools were in session. These volumes were then grown by 3% per year for one year to establish background conditions for the 2023 horizon year. Additionally, the Crichton Property residential project is expected to generate trips along the study roadways. The trips generated from this development were then added to the grown 2023 volumes to obtain the full 2023 background conditions.

Trip Generation and Trip Distribution

Future trips generated by the Lasea Townhomes Development were calculated using ITE's *Trip Generation*, 10th Edition based on the future land use. The land use used to determine the project-generated trips was 10 pumps of gasoline/service station with convenience store. The development is expected to produce 2,572 new trips per day with 270 new trips in the AM peak hour and 228 new trips in the PM peak hour. The new trips are detailed below.

	Total Entering Trips	Total Exiting Trips
AM	22	74
PM	71	42

These trips were distributed throughout the study area based on commuter patterns in the area and the proximity and routes to major transportation facilities. It was assumed that 35% of the peak hour traffic generated by the project would be pass-by traffic. The directional distribution assumes approximately 40% of the project-generated generated traffic will be oriented to the east along Trotwood Avenue, 35% to the west along Trotwood Avenue, 15% to the south along Sunnyside Lane, and 10% to the north along Cayce Lane.

Capacity/Level of Service Analyses

The operational analyses for the intersections within the study area were completed utilizing HCS7 software, which uses the methods from *Highway Capacity Manual 2010*. The intersections were evaluated for the weekday AM and PM existing, background, and projected traffic conditions. Additionally, turn lane analysis was completed.

Intersection Capacity Analysis

The proposed access locations were analyzed with one entering and one existing lane with the northern access restricting northbound left turns onto Trotwood Avenue. In the projected 2023 conditions, the analyses indicate that the critical turning movements at the stop-controlled study intersections are expected to operate at LOS C or better during the AM and PM peak hours. The signalized intersection of Trotwood Avenue and Sunnyside Lane is expected to operate at LOS D or better during both peak hours.

Turn Lane Analysis

The intersections of Trotwood Avenue and Project Access and Sunnyside Lane and Project Access were evaluated for the need for dedicated turn lanes based on methodology presented in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide*. Based on the projected peak hour traffic volumes presented in the TIS, a dedicated westbound left turn lane and eastbound right turn lane are warranted along Trotwood Avenue at the Project Access. Dedicated turn lanes are not warranted along Sunnyside Lane at the Project Access.

Recommendations Identified in the TIS

The following conclusion and recommendations are included in the study and our response.

Trotwood Avenue and Sunnyside Lane

- The analyses conducted for the purposes of this study indicate that the existing laneage and traffic control at this intersection will provide adequate traffic operations during both peak hours. Therefore, no improvements are recommended for this intersection in conjunction with the proposed project.

Staff Response: *We agree that the intersection will operate at sufficient LOS during both peak hours with the existing lane geometry.*

Trotwood Avenue and Project Access

- As planned, this access should be constructed to prohibit northbound left turns exiting the project site.

Staff Response: *We agree that the proposed project access should include one entering and one exiting lane with northbound left turns being restricted. While the TIS does not specifically mention it, a physical barrier should be constructed that would prevent vehicles from making the northbound left turn out of the site. The TIS should discuss how this would be designed and installed. Also, the analysis in the TIS does not include specific queue analysis between the intersection of Trotwood Avenue and Sunnyside Lane and the proposed access on Trotwood Avenue. This queue analysis should be performed and clearly identify if any traffic might block the proposed access. The access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*

- In addition, the analyses conducted for the purposes of this study indicate that the total projected traffic volumes warrant the construction of an eastbound left turn lane and a westbound right turn lane on Trotwood Avenue at this location. Each of these turn lanes should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards. Also, the eastbound left turn storage should be provided by extending the three-lane cross-section between Sunnyside Lane and the project access, as shown in Figure 9.

Staff Response: *It should be noted that the recommendation states an eastbound left turn lane and westbound right turn lane on Trotwood Avenue, when it should be an eastbound right turn lane and westbound left turn lane.*

Sunnyside Lane and Project Access

- The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this intersection will operate acceptably even if the project access is constructed to include only one exiting lane. Therefore, it would be appropriate to construct this access to include one entering lane and one exiting lane.

Staff Response: *We agree that the proposed project access should include one entering and one exiting lane. The analysis in the TIS does not include specific queue analysis between the intersection of Trotwood Avenue and Sunnyside Lane and the proposed access on Sunnyside Lane. This queue analysis should be performed and clearly identify if any traffic might block the proposed access. The access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*

Additional Staff Comments:

- *Since Sunnyside Lane and Trotwood Avenue are existing roadways, field-verified sight distance analysis should be conducted at the proposed driveways.*
- *TDOT Roadway Design Guidelines should be utilized to determine the storage length required for the dedicated turns lanes, not just the NCHRP Report. Using the TDOT Guidelines, we do expect 100' to be sufficient for both turn lanes.*

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Conclusion

The Highland Convenience Market Traffic Impact Study submitted April 2022 covers the typical required traffic impact study components and identifies several feasible and beneficial infrastructure improvements. It is recommended Fischbach Transportation Group, LLC make note of the comments identified above and submit a revised TIS.

Should you have any questions or need additional information, please contact me.

Sincerely,

Dyan C. Damron, PE, PTP
Director of Traffic, Planning & ROW
Volkert, Inc.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary PUD **Checklist**

General

- ☑ Name of development
- ☑ Contact info for the owner and professional(s) preparing plan: name, address, email, phone
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☑ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☑ Proposed phasing and timetable for all phases of development
- ☑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☑ List of all variances requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.

Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☐ Proposed contours at vertical intervals of not more than two (2) feet, upon request.
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
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PHONE: (931) 560-1560
FAX: (931) 560-1541

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility.
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas, including
- ☑ All dimensions required to evaluate compliance with the City's Engineering Standards and Specifications

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete and ready for review.

Checklist Completed By:

Gerald Vick, PE		6/21/22
Print Name	Signature	Date

GROW
ENVIRONMENTAL SOLUTIONS
1406 Wilson Avenue
Tullahoma, TN 37388
(931) 247-8915

January 3, 2022

Tennessee Department of Environment and Conservation
Division of Water Resources
Columbia Environmental Field Office
1421 Hampshire Pike
Columbia, TN 38401

RE: Hydrologic Determination Report – Sunnyside, Columbia, Maury County

The attached hydrologic determination (HD) (Attachment 1) is submitted **to qualify for treatment provided for in §69-3-108(r).** A hydrologic determination was conducted on the approximate 7.5-acre site to identify water resources. The site investigation identified the following wet weather conveyance (WWC) and wetland features:

WWC 1 – Start: 35.592448, -87.093030, End: 35.591500, -87.092514
WWC 2 – Start: 35.590329, -87.094234, End: 35.590884, -87.093227
Stream 1 – Start: 35.591500, -87.092514, End: 35.591357, -87.092438
Stream 2 – Start: 35.591134, -87.092640, End: 35.591115, -87.092585

The property consists of 3 parcels owned by Dixie W. Fulton Williamson and Ruth H. Fulton McAllister (Parcel # 112 024.00, 112 022.00, and 112 023.00).

Please contact me via my cell phone or email if you have any questions. All submitted information is true, accurate and complete.

Sincerely,

Christopher Grow
TNQHP #1172-TN18

Attachments:
1. Hydrologic Determination Report
2. Property Access Permission Letter

Attachment 1

Hydrologic Determination Report

Sunnyside

HYDROLOGIC DETERMINATION REPORT

Sunnyside
Maury County, Tennessee

Prepared by:

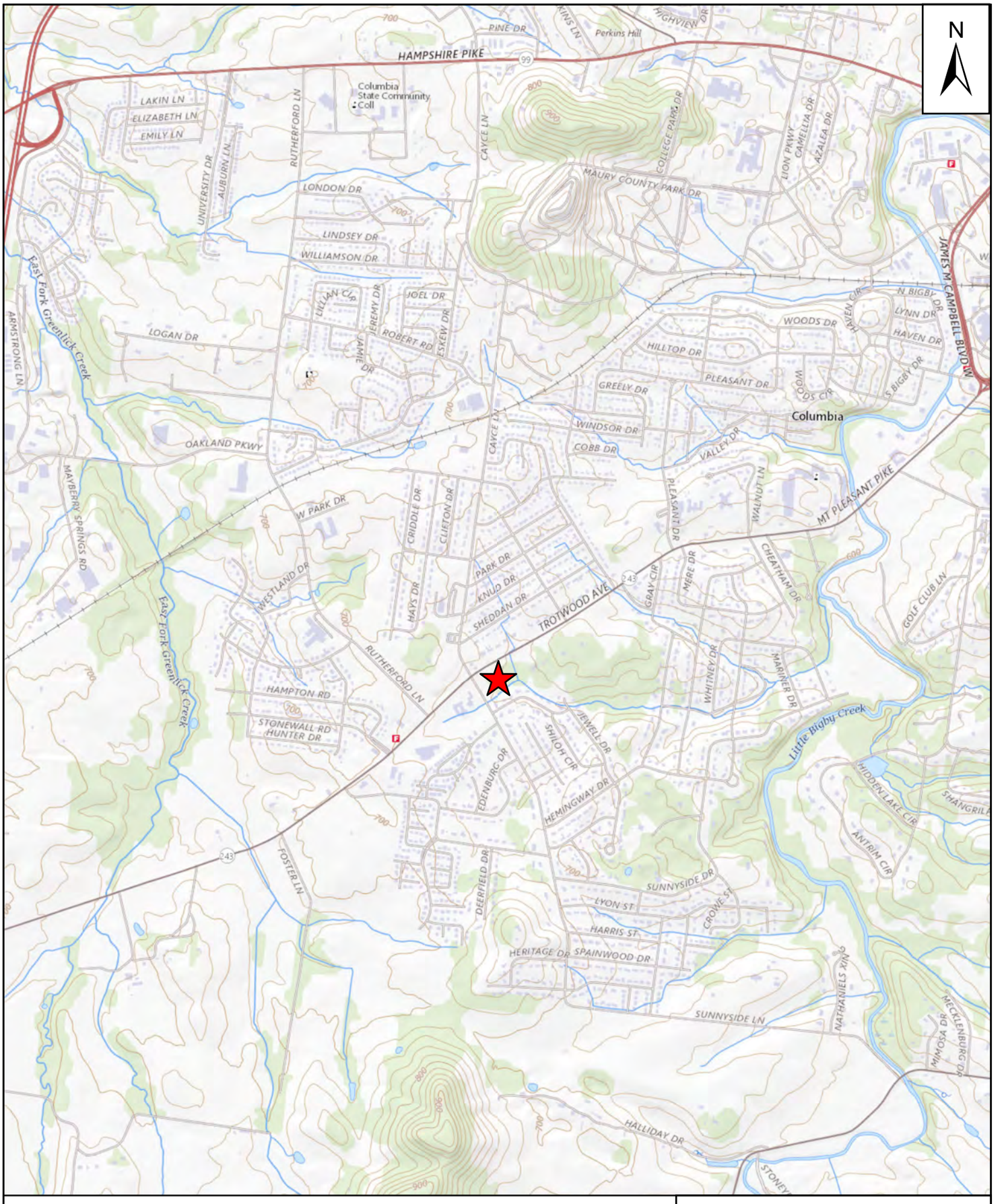
Christopher Grow
TNQHP #1172-TN18

December 7, 2021

Contents

Site Maps
Datasheets and Photos
Rain Data

Site Maps



LEGEND

SITE LOCATION

0 2,000 4,000

SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

SITE LOCATION MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW ENVIRONMENTAL SOLUTIONS

Data Source: USGSTopo: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National



LEGEND

PROJECT BOUNDARY

0 500 1,000

SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

VICINITY MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW ENVIRONMENTAL SOLUTIONS

Data Source: World Imagery (Clarity): Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the



LEGEND

- SPRING
- SINK
- STREAM
- WET WEATHER CONVEYANCE
- PROJECT BOUNDARY

0 100 200

SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

HYDROLOGIC DETERMINATION MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW ENVIRONMENTAL SOLUTIONS

Data Source: World Imagery (Clarity): Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the



LEGEND

PROJECT BOUNDARY
Not Hydric
Partially Hydric (1 - 25%)
Partially Hydric (26 - 50%)
Partially Hydric (51 - 75%)
Partially Hydric (76 - 95%)
All Hydric

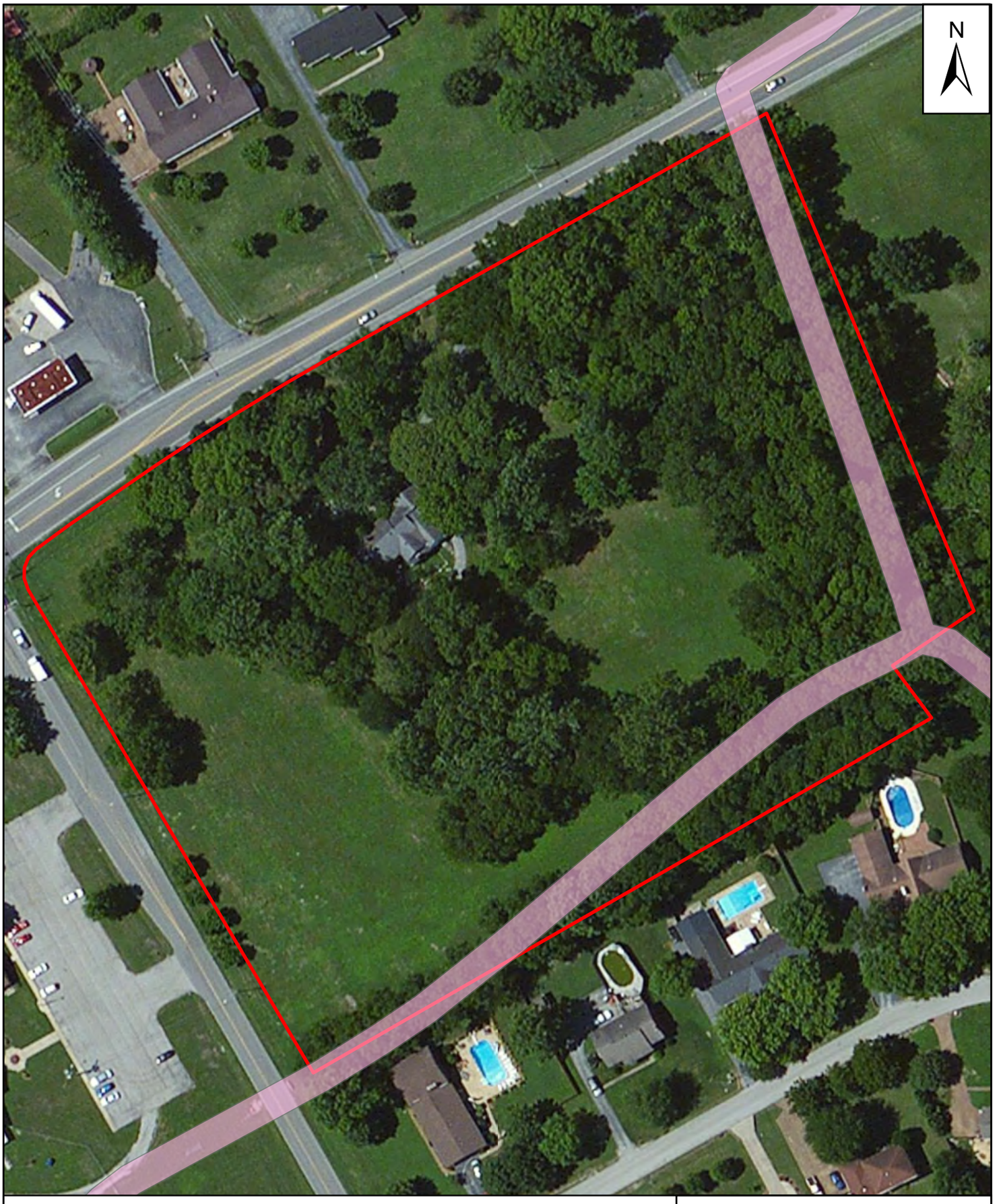
0 100 200
SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

HYDRIC SOIL MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW ENVIRONMENTAL SOLUTIONS

Data Source: USA SSURGO - Soil Hydric Class: Source: USDA NRCS, Esri



LEGEND

PROJECT BOUNDARY

RIVERINE

0 100 200

SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

NATIONAL WETLAND INVENTORY MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW
ENVIRONMENTAL SOLUTIONS

Data Source: World Imagery (Clarity): Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the



LEGEND

- PROJECT BOUNDARY
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

0 100 200

SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

FLOOD HAZARD MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE

GROW ENVIRONMENTAL SOLUTIONS

Data Source: World Imagery (Clarity): Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the

Datasheets
and
Photos

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed	Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18	Project ID : WWC 1
Site Name/Description: Sunnyside	
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.	
HUC (12 digit): 060400030501 (Little Bigby Creek)	Lat/Long: Start: 35.592448, -87.093030
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End: 35.591500, -87.092514
Precipitation this Season vs. Normal : abnormally wet elevated **[average]** low abnormally dry unknown Source of recent & seasonal precip data : CoCoRahs Station #TN-MY-8; NOAA	
Watershed Size :	County: Maury
Soil Type(s) / Geology : Godwin silt loam	Source: USDA/NRCS
Surrounding Land Use : Residential	
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate **[Slight]** Absent	

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except *Gambusia*)	X	Stream
7. Presence of naturally occurring ground water table connection	X	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	X	Stream
9. Evidence watercourse has been used as a supply of drinking water	X	Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = WWC

Secondary Indicator Score (if applicable) = 9

Justification / Notes : Bed and bank shallow and apparent along reach starting at culvert under Trotwood Avenue. Very littel sorting of sediment and rock. A few very weak headcuts present. Fibrous roots scattered along reach. Virginia creeper present within channel. No water present. See secondary indicators.

Secondary Field Indicator Evaluation

WWC 1

A. Geomorphology (Subtotal = 4.5)	**Absent**	**Weak**	**Moderate**	**Strong**
1. Continuous bed and bank	0	1	2	3
2. Sinuous channel	0	1	2	3
3. In-channel structure: riffle-pool sequences	0	1	2	3
4. Sorting of soil textures or other substrate	0	1	2	3
5. Active/relic floodplain	0	0.5	1	1.5
6. Depositional bars or benches	0	1	2	3
7. Braided channel	0	1	2	3
8. Recent alluvial deposits	0	0.5	1	1.5
9. Natural levees	0	1	2	3
10. Headcuts	0	1	2	3
11. Grade controls	0	0.5	1	1.5
12. Natural valley or drainageway	0	0.5	1	1.5
13. At least second order channel on existing USGS or NRCS map	No = 0		Yes = 3	

B. Hydrology (Subtotal = 0.5)	**Absent**	**Weak**	**Moderate**	**Strong**
14. Subsurface flow/discharge into channel	0	1	2	3
15. Water in channel and >48 hours since sig. rain	0	1	2	3
16. Leaf litter in channel (January – September) NA	1.5	1	0.5	0
17. Sediment on plants or on debris	0	0.5	1	1.5
18. Organic debris lines or piles (wrack lines)	0	0.5	1	1.5
19. Hydric soils in channel bed or sides of channel	No = 0		Yes = 1.5	

C. Biology (Subtotal = 4)	**Absent**	**Weak**	**Moderate**	**Strong**
20. Fibrous roots in channel bed [1]	3	2	1	0
21. Rooted plants in the thalweg [1]	3	2	1	0
22. Crayfish in stream (exclude in floodplain)	0	1	2	3
23. Bivalves/mussels	0	1	2	3
24. Amphibians	0	0.5	1	1.5
25. Macrobenthos (record type & abundance)	0	1	2	3
26. Filamentous algae; periphyton	0	1	2	3
27. Iron oxidizing bacteria/fungus	0	0.5	1	1.5
28.Wetland plants in channel bed [2]	0	0.5	1	1.5

[1] Focus is on the presence of terrestrial plants.

[2] Focus is on the presence of aquatic or wetland plants.

Total Points = 9

Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points

Notes : 1) Bed and bank apparent but shallwo along reach

4) Very little sorting of small rock and sediment

10) A few very small headcuts present

12) Channel is a blue-line stream on topo, but review of aerials show that channel has been altered by development over the years

18) A couple very small leaf litter piles scattered along reach

20) Few fibrous roots scattered along reach

21) Virginia creeper scattered along reach

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 1: Wet weather conveyance 1, looking upstream.
Coordinates: 35.592002, -87.092778



Photo 2: Wet weather conveyance 1, looking downstream.
Coordinates: 35.592002, -87.092778

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed	Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18	Project ID : WWC 2
Site Name/Description: Sunnyside	
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.	
HUC (12 digit): 060400030501 (Little Bigby Creek)	Lat/Long: Start: 35.590329, -87.094234
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End: 35.590884, -87.093227
Precipitation this Season vs. Normal : abnormally wet elevated **[average]** low abnormally dry unknown Source of recent & seasonal precip data : CoCoRahs Station #TN-MY-8; NOAA	
Watershed Size :	County: Maury
Soil Type(s) / Geology : Godwin silt loam	Source: USDA/NRCS
Surrounding Land Use : Residential	
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate **[Slight]** Absent	

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except *Gambusia*)	X	Stream
7. Presence of naturally occurring ground water table connection	X	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	X	Stream
9. Evidence watercourse has been used as a supply of drinking water	X	Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = WWC

Secondary Indicator Score (if applicable) = 10.5

Justification / Notes : Channel starts at culvert under Sunnyside Lane. Bed and bank weak and shallow and tapering in and out along reach ultimately disappearing into ground. Leaf litter debris readily observed. Some sorting of small rock. Multiple small riffle-pool sequences observed. Multiple fibrous roots observed as well as fescue and wild garlic within channel. See secondary indicators.

Secondary Field Indicator Evaluation

WWC 2

A. Geomorphology (Subtotal = 6.5)	**Absent**	**Weak**	**Moderate**	**Strong**
1. Continuous bed and bank	0	[1]	2	3
2. Sinuous channel	[0]	1	2	3
3. In-channel structure: riffle-pool sequences	0	1	[2]	3
4. Sorting of soil textures or other substrate	0	[1]	2	3
5. Active/relic floodplain	[0]	0.5	1	1.5
6. Depositional bars or benches	[0]	1	2	3
7. Braided channel	[0]	1	2	3
8. Recent alluvial deposits	[0]	0.5	1	1.5
9. Natural levees	[0]	1	2	3
10. Headcuts	0	1	[2]	3
11. Grade controls	0	[0.5]	1	1.5
12. Natural valley or drainageway	0	0.5	[1]	1.5
13. At least second order channel on existing USGS or NRCS map	[No = 0]		Yes = 3	

B. Hydrology (Subtotal = 1)	**Absent**	**Weak**	**Moderate**	**Strong**
14. Subsurface flow/discharge into channel	[0]	1	2	3
15. Water in channel and >48 hours since sig. rain	[0]	1	2	3
16. Leaf litter in channel (January – September) NA	1.5	1	0.5	0
17. Sediment on plants or on debris	[0]	0.5	1	1.5
18. Organic debris lines or piles (wrack lines)	0	0.5	[1]	1.5
19. Hydric soils in channel bed or sides of channel	[No = 0]		Yes = 1.5	

C. Biology (Subtotal = 3)	**Absent**	**Weak**	**Moderate**	**Strong**
20. Fibrous roots in channel bed [1]	3	2	[1]	0
21. Rooted plants in the thalweg [1]	3	2	[1]	0
22. Crayfish in stream (exclude in floodplain)	[0]	1	2	3
23. Bivalves/mussels	[0]	1	2	3
24. Amphibians	[0]	0.5	1	1.5
25. Macrobenthos (record type & abundance)	[0]	1	2	3
26. Filamentous algae; periphyton	[0]	1	2	3
27. Iron oxidizing bacteria/fungus	[0]	0.5	1	1.5
28.Wetland plants in channel bed [2]	[0]	0.5	1	1.5

[1] Focus is on the presence of terrestrial plants.

[2] Focus is on the presence of aquatic or wetland plants.

Total Points = 10.5

Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points

Notes : 1) Bed and bank shallow and weak, tapering in and out along reach and disappearing into ground

3) Multiple small riffle-pool sequences present; no water present

4) Little sorting of small rock and sediment

10) Multiple small headcuts present

11) Some roots acting as small grade controls

12) Channel is a blue-line stream on topo, but review of aerials show that channel has been altered by development over the years

18) Wrack line of leaf litter present along reach

20) Few fibrous roots present in multiple locations along reach

21) Fescue and wild garlic present in multiple locations along reach

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 3: Wet weather conveyance 2, looking upstream.
Coordinates: 35.590601, -87.093696



Photo 4: Wet weather conveyance 2, looking downstream.
Coordinates: 35.590601, -87.093696

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 5: View upstream between end of WWC 2 and sink showing no channel.
Coordinates: 35.591002, -87.093094



Photo 6: View downstream between end of WWC 2 and sink showing no channel.
Coordinates: 35.591002, -87.093094

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed	Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18	Project ID : Stream 1
Site Name/Description: Sunnyside	
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.	
HUC (12 digit): 060400030501 (Little Bigby Creek)	Lat/Long: Start: 35.591500, -87.092514
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End: 35.591357, -87.092438
Precipitation this Season vs. Normal : abnormally wet elevated **[average]** low abnormally dry unknown Source of recent & seasonal precip data : CoCoRahs Station #TN-MY-8; NOAA	
Watershed Size :	County: Maury
Soil Type(s) / Geology : Godwin silt loam	Source: USDA/NRCS
Surrounding Land Use : Residential	
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight **[Absent]**	

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except *Gambusia*)	X	Stream
7. Presence of naturally occurring ground water table connection		**[Stream]**
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed		Stream
9. Evidence watercourse has been used as a supply of drinking water		Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = Stream

Secondary Indicator Score (if applicable) =

Justification / Notes : Medium headcut at start of stream with spring and multiple seeps present. Water cold to touch and flowing from ground.

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 7: Stream 1, looking upstream.
Coordinates: 35.591386, -87.092452



Photo 8: Stream 1, looking downstream.
Coordinates: 35.591386, -87.092452

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed	Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18	Project ID : Stream 2
Site Name/Description: Sunnyside	
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.	
HUC (12 digit): 060400030501 (Little Bigby Creek)	Lat/Long: Start: 35.591134, -87.092640
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End: 35.591115, -87.092585
Precipitation this Season vs. Normal : abnormally wet elevated **[average]** low abnormally dry unknown Source of recent & seasonal precip data : CoCoRahs Station #TN-MY-8; NOAA	
Watershed Size :	County: Maury
Soil Type(s) / Geology : Godwin silt loam	Source: USDA/NRCS
Surrounding Land Use : Residential	
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight **[Absent]**	

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except *Gambusia*)	X	Stream
7. Presence of naturally occurring ground water table connection		**[Stream]**
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed		Stream
9. Evidence watercourse has been used as a supply of drinking water		Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = Stream

Secondary Indicator Score (if applicable) =

Justification / Notes : Spring box at start of stream. Water flowing and cold to touch.

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 9: Stream 2, looking upstream.
Coordinates: 35.591150, -87.092598



Photo 10: Stream 2, looking downstream.
Coordinates: 35.591150, -87.092598

Rain Data

Normal Weather Conditions Calculations Table

Sunnyside
Station #TN-MY-8

	Month	Standard Deviation	Long-term rainfall records: Minus One Std. Dev. (DRY)	Long-term rainfall records: Normal (Mean inches)	Long-term rainfall records: Plus One Std. Dev. (WET)	Actual Rainfall	Condition (elevated, low, average)	Condition value	Month weight value	Product of previous two columns
1st prior month*	Nov. 2021	2.24	1.88	4.12	6.36	2.09	Average	2	3	6
2nd prior month*	Oct. 2021	2.04	0.95	2.99	5.03	4.06	Average	2	2	4
3rd prior month*	Sept. 2021	2.02	1.49	3.51	5.53	5.34	Average	2	1	2
									Sum =	12

Note: The period has been normal.

If sum is:	
6-9	then prior period has been abnormally dry
10-14	then prior period has been normal (average)
15-18	Then prior period has been abnormally wet

Condition value:	
Low =	1
Average =	2
Elevated =	3

View Data : Station Report Summary US Units

View Data

- Daily Precip Reports
- Daily Comments Reports
- Significant Weather Reports
- Multiple Day Reports
- Condition Monitoring Reports
- Condition Monitoring Charts
- Soil Moisture
- ET Reports

- Days with Hail
- Search Hail Reports
- Station Hail Reports
- Station Precip Summary

- Water Year Summary
- Station Precip Summary
- Station Snow Summary
- Rainy Days Report
- Total Precip Summary

- Station Water Balance
- Water Balance Summary
- Water Balance Charts

- List Stations

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- Optics
- Snowflake
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- NCEI Normals

- Volunteer Coordinators
- Hail Pad Distribution/Drop-off
- Help Needed
- Printable Forms

- *The Catch*
- Message of the Day
- Publications
- CoCoRaHS Blog
- Web Groups
- State Newsletters
- Master Gardener Guide
- State Climate Series
- March Madness

Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: 11/30/2021 **End Date:** 12/7/2021

Get Summary

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station **TN-MY-8**

Date	Precip in.
11/30/2021	0.00
12/01/2021	0.00
12/02/2021	0.00
12/03/2021	0.00
12/04/2021	0.00
12/05/2021	0.00
12/06/2021	0.65
12/07/2021	0.04
Totals :	0.69 in.

View Data : Station Report Summary US Units

View Data

- Daily Precip Reports
- Daily Comments Reports
- Significant Weather Reports
- Multiple Day Reports
- Condition Monitoring Reports
- Condition Monitoring Charts
- Soil Moisture
- ET Reports

- Days with Hail
- Search Hail Reports
- Station Hail Reports
- Station Precip Summary

- Water Year Summary
- Station Precip Summary
- Station Snow Summary
- Rainy Days Report
- Total Precip Summary

- Station Water Balance
- Water Balance Summary
- Water Balance Charts

- List Stations

FROST Data

- Frost
- Optics
- Snowflake
- Thunder

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- Join CoCoRaHS
- Contact Us
- Donate

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- Education
- Training Slide-Shows
- Videos
- Condition Monitoring
- Evapotranspiration
- Soil Moisture
- NCEI Normals

- Volunteer Coordinators
- Hail Pad Distribution/Drop-off
- Help Needed
- Printable Forms

- *The Catch*
- Message of the Day
- Publications
- CoCoRaHS Blog
- Web Groups
- State Newsletters
- Master Gardener Guide
- State Climate Series
- March Madness

Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: 11/1/2021 **End Date:** 11/30/2021

Get Summary

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station **TN-MY-8**

Date	Precip in.
11/01/2021	0.00
11/02/2021	T
11/03/2021	0.00
11/04/2021	0.00
11/05/2021	0.00
11/06/2021	0.00
11/07/2021	0.00
11/08/2021	0.00
11/09/2021	0.00
11/10/2021	0.00
11/11/2021	0.00
11/12/2021	0.68
11/13/2021	0.02
11/14/2021	0.00
11/15/2021	0.00
11/16/2021	0.00
11/17/2021	0.00
11/18/2021	0.44
11/19/2021	0.17
11/20/2021	0.00
11/21/2021	0.00
11/22/2021	0.41
11/23/2021	0.00
11/24/2021	0.00
11/25/2021	0.00
11/26/2021	0.37
11/27/2021	0.00
11/28/2021	0.00
11/29/2021	0.00
11/30/2021	0.00
Totals :	2.09 in.

View Data : Station Report Summary US Units

View Data

- Daily Precip Reports
- Daily Comments Reports
- Significant Weather Reports
- Multiple Day Reports
- Condition Monitoring Reports
- Condition Monitoring Charts
- Soil Moisture
- ET Reports

- Days with Hail
- Search Hail Reports
- Station Hail Reports
- Station Precip Summary

- Water Year Summary
- Station Precip Summary
- Station Snow Summary
- Rainy Days Report
- Total Precip Summary

- Station Water Balance
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- March Madness

Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: 10/1/2021 **End Date:** 10/31/2021

Get Summary

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station **TN-MY-8**

Date	Precip in.
10/01/2021	0.00
10/02/2021	0.00
10/03/2021	0.39
10/04/2021	0.02
10/05/2021	0.00
10/06/2021	1.79
10/07/2021	0.12
10/08/2021	0.00
10/09/2021	0.00
10/10/2021	0.00
10/11/2021	0.00
10/12/2021	T
10/13/2021	0.00
10/14/2021	0.00
10/15/2021	0.00
10/16/2021	0.53
10/17/2021	0.00
10/18/2021	0.00
10/19/2021	0.00
10/20/2021	0.00
10/21/2021	0.09
10/22/2021	0.01
10/23/2021	0.00
10/24/2021	0.00
10/25/2021	T
10/26/2021	0.43
10/27/2021	0.00
10/28/2021	T
10/29/2021	0.50
10/30/2021	0.03
10/31/2021	0.15
Totals :	4.06 in.

View Data : Station Report Summary US Units

View Data

- Daily Precip Reports
- Daily Comments Reports
- Significant Weather Reports
- Multiple Day Reports
- Condition Monitoring Reports
- Condition Monitoring Charts
- Soil Moisture
- ET Reports

- Days with Hail
- Search Hail Reports
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- *The Catch*
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- Web Groups
- State Newsletters
- Master Gardener Guide
- State Climate Series
- March Madness

Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: 9/1/2021 **End Date:** 9/30/2021

Get Summary

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station **TN-MY-8**

Date	Precip in.
09/01/2021	0.50
09/02/2021	0.00
09/03/2021	0.00
09/04/2021	0.00
09/05/2021	0.00
09/06/2021	0.00
09/07/2021	0.00
09/08/2021	0.00
09/09/2021	T
09/10/2021	0.00
09/11/2021	0.00
09/12/2021	0.00
09/13/2021	0.00
09/14/2021	0.00
09/15/2021	T
09/16/2021	T
09/17/2021	T
09/18/2021	0.15
09/19/2021	0.58
09/20/2021	0.35
09/21/2021	2.65
09/22/2021	1.05
09/23/2021	0.06
09/24/2021	0.00
09/25/2021	0.00
09/26/2021	0.00
09/27/2021	0.00
09/28/2021	0.00
09/29/2021	0.00
09/30/2021	0.00
Totals :	5.34 in.

Attachment 1

Hydrologic Determination Report

Sunnyside

DocuSign Envelope ID: 8E72D853-B985-4104-A77C-E196C915DD6B

Date: 01-04-2022

Division of Water Resources
Tennessee Department of Environment and Conservation (TDEC)
711 R.S. Gass Boulevard
Nashville, TN 37216

U.S Army Corps of Engineers - Nashville District
Regulatory Division
3701 Bell Road
Nashville, TN 37214

RE: Permission to Access Property for Hydrological Determination and Jurisdictional Determination of Sunnyside, Columbia (Maury County)

TDEC and USACE have my permission to access the property located southeast of the intersection of Trotwood Avenue and Sunnyside Lane (Parcel # 112 024.00, 112 022.00, and 112 023.00) as referenced in the Hydrologic Determination Report and Jurisdictional Determination Request conducted by Mr. Christopher Grow.

Please contact me via my cell phone or email if you have any questions.

Sincerely,

Company Name (if applicable): _____

Name: Dixie Williamson

Signature: DocuSigned by: Dixie W Fulton Williamson 14E7839D01E34B2...

Address: 2914 VAULX lane, NASHVILLE, TN

Phone: 615-948-2854

Email: dixiefwilliamson@bellsouth.net

Cc: Christopher Grow, TNQHP

DocuSign Envelope ID: 8E72D853-B985-4104-A77C-E196C915DD6B

Date: 01-04-2022

Division of Water Resources
Tennessee Department of Environment and Conservation (TDEC)
711 R.S. Gass Boulevard
Nashville, TN 37216

U.S Army Corps of Engineers - Nashville District
Regulatory Division
3701 Bell Road
Nashville, TN 37214

RE: Permission to Access Property for Hydrological Determination and Jurisdictional Determination of Sunnyside, Columbia (Maury County)

TDEC and USACE have my permission to access the property located southeast of the intersection of Trotwood Avenue and Sunnyside Lane (Parcel # 112 024.00, 112 022.00, and 112 023.00) as referenced in the Hydrologic Determination Report and Jurisdictional Determination Request conducted by Mr. Christopher Grow.

Please contact me via my cell phone or email if you have any questions.

Sincerely,

Company Name (if applicable): _____

Name: Ruth McAllister

Signature: DocuSigned by: Ruth H Fulton McAllister 6F2E281087614A7...

Address: 6746 Old Zion Road, Columbia, TN 38401

Phone: 931-223-7597

Email: ruth_hill_m2002@yahoo.com

Cc: Christopher Grow, TNQHP

TECHNICAL MEETING
Tuesday, May 10, 2022
ITEM NO.
22-0102

DESCRIPTION: Request from Highland Corp to rezone properties off Trotwood Ave from RS-20 to C-PUD with a Preliminary PUD Master plan and comp plan amend from Suburban Neighborhood to Suburban Corridor.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Maury County E911

3. No comments at this time.

Maury County Schools

4. No comments provided.

Duck River Electric Membership Corp

5. No comments provided.

Engineering

6. Subject to construction plans and TIS.
7. City requests ROW dedication along Sunnyside Ln, 37.5 ft in width from centerline of existing ROW.

8. City requests ROW dedication along Trotwood Ave, 45 ft in width from centerline of existing ROW.
9. Tookie Drive is not sufficiently public in nature to be Public ROW as shown.
10. Suggest larger curb radius of return at site access to accommodate fuel delivery vehicles and 14 ft wide right turn lanes and entering lanes.
11. Remove stop bar from right turn lane along Trotwood Ave.
12. Show storage and taper lengths for all proposed additional turn lanes.
13. All traffic improvements to meet TDOT and City standards.
14. What is the intention for the RS-20 parcel?
15. Provide hydrologic determination on both channels. USACE is currently engaged by the City to evaluate both water courses and provide FIRM updates to FEMA.
16. Right out at Tookie drive shall be directionalize with a raised median.
17. City requests continuous Public Access/ROW from Sunnyside Lane to Eastern property line.
18. Landscaping should be outside the limits of the drainage channel.
19. City requests 20 ft wide PUDE along drainage conveyances.

Public Works

20. No comments.

Atmos Energy

21. Gas available contact Tim Brown 931-384-0397.

Columbia Power

22. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Planning

23. The property is not within an Area of Change. Staff report will note the designation and PC may have questions for applicant regarding the consistency with “intent, goals, objectives…” of the Plan. Explanation should follow the transect model discussed at p.13 of Connect Columbia.
24. Potential adverse impacts – if any – should be identified and mitigated to comply with 3.19.6. Provide explanation of how any potential adverse impacts of the will be addressed.
25. Provide some concept of location and bulk of structures on the residential portion with sufficient detail to control its development. If residential portion is not included in Master Plan, please indicate that on the Master Plan.

26. Add tree to landscape island in front of store next to accessible parking.
27. Add callout for dimensions of drive through stacking lane (at least 200') per 10.4
28. Add callout for distance between drive through and residential property lines (40 feet) per 8.3.4E and F.
29. Resubmittal should reflect any conditions of approval or recommended revisions from design review team.
30. Please provide signed copy of Preliminary PUD checklist.

Fire

31. Where is the nearest fire hydrant to this location? Must be within 400'

Wastewater

32. Commercial requires 6" tap through the building permit. Utility plans, submitted to Ryan Filipkowski of the Wastewater Dept, should show sewer service profile and other utilities in possible conflict. If there is food preparation, please contact Travis Howell of the Wastewater Dept. about any grease trap questions.

Columbia Water

33. – "The project is within Columbia Power and Water's service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

ATTACHMENTS: Preliminary PUD Master Plan

June 21, 2022

Paul Keltner, ACIP
Development Services Director
Columbia, Tennessee
700 N. Garden Street
Columbia, TN 38401

RE: Fast Stop Markets - Sunnyside
Comp Plan Amend from Suburban Neighborhood to Suburban Corridor
& Rezone to C-PUD With Preliminary PUD Master Plan
Responses to Staff Review Comments

Dear Paul:

On behalf of Highland Corporation, the developer for this Proposed Development, WES Engineers & Surveyors would like to present this document as well as the attached information for the Columbia Planning Commission for resubmittal regarding the Rezoning & PUD Master Development Plan. Comments are addressed as below in GREEN:

DESCRIPTION: Proposed Fast Stop Market

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to construction plans and TIS.
   Noted, Updated TIS is included in the resubmittal.
2. City requests ROW dedication along Sunnyside Ln, 37.5 ft in width from centerline of existing ROW.
   Existing ROW along Sunnyside Lane is 80-ft (40-ft from the centerline), this should exceed the requested ROW along Sunnyside Lane.
3. City requests ROW dedication along Trotwood Ave, 45 ft in width from centerline of existing ROW.
   15-ft additional ROW is being dedicated along Trotwood. In addition to the 30-ft existing (from the centerline) in this area should provide for the requested 45-ft.
4. Tookie Drive is not sufficiently public in nature to be Public ROW as shown.
   Okay, Tookie Drive will be planned to be constructed as a private road.
5. Suggest larger curb radius of return at site access to accommodate fuel delivery vehicles and 14 ft wide right turn lanes and entering lanes.
   Curve radii have been increased to accommodate fuel delivery vehicles and
6. Remove stop bar from right turn lane along Trotwood Ave.
   Stop bar removed.
7. Show storage and taper lengths for all proposed additional turn lanes.
   Storage and taper lengths shown to their extents and labeled on the plan.
8. All traffic improvements to meet TDOT and City standards.
   All traffic improvements are proposed to meet TDOT and City Standards.

9. What is the intention for the RS-20 parcel?
   This remaining property does not have a specific intention, it is to remail a residential parcel with it's current zoning.
10. Provide hydrologic determination on both channels. USACE is currently engaged by the City to evaluate both water courses and provide FIRM updates to FEMA.
    Hydrologic determination for both channels has been included in the resubmittal.
11. Right out at Tookie drive shall be directionalize with a raised median.
    Raised median is proposed at the right-out from Tookie to Trotwood.
12. City requests continuous Public Access/ROW from Sunnyside Lane to Eastern property line.
    The plan has been updated to include a 50-ft access easement from Sunnyside Lane to the Eastern Property Line.
13. Landscaping should be outside the limits of the drainage chanel.
    Proposed landscaping has been removed from the channel, existing materials to remain will remain undisturbed.
14. City requests 20 ft wide PUDE along drainage conveyances.
    20-ft PUDE is proposed on the conveyances within the property.

Atmos Energy

15. Gas available contact Tim Brown 931-384-0397.
    Noted, will request location of existing mains.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
    Noted, the developer will be made aware of this information.

Planning

17. The property is not within an Area of Change. Staff report will note the designation and PC may have questions for applicant regarding the consistency with "intent, goals, objectives…" of the Plan. Explanation should follow the transect model discussed at p.13 of Connect Columbia.
    Understood, I will review and be prepared to try and answer any questions related to this. The proposed change from Suburban Neighborhood to Suburban Corridor appears to remain within the same Character Area.
18. Potential adverse impacts – if any – should be identified and mitigated to comply with 3.19.6. Provide explanation of how any potential adverse impacts of the will be addressed.
    This project proposes to utilize the existing natural vegetation and surface features to buffer the project from the surrounding residential development to the south and to the east of the project. This project also proposes improvements to the roadway as required in the TIS that will help mitigate any traffic impact the project may have to the area.

19. Provide some concept of location and bulk of structures on the residential portion with sufficient detail to control its development. If residential portion is not included in Master Plan, please indicate that on the Master Plan.
    This has been noted on the plan. The remainder portion of the property is not proposed as a portion of the Master Plan.
20. Add tree to landscape island in front of store next to accessible parking.
    Proposed redbud has been added to this location
21. Add callout for dimensions of drive through stacking lane (at least 200') per 10.4
    Dimension of drive thru stacking has been called out.
22. Add callout for distance between drive through and residential property lines (40 feet) per 8.3.4E and F.
    Distance has been dimensioned on the plan (+/- 206' proposed).
23. Resubmittal should reflect any conditions of approval or recommended revisions from design review team.
    Noted, the ART approved the plan with the columns of the pump canopy proposed to be brick/stone to match the façade.
24. Please provide signed copy of Preliminary PUD checklist.
    This will be provided as part of the resubmittal.

Fire

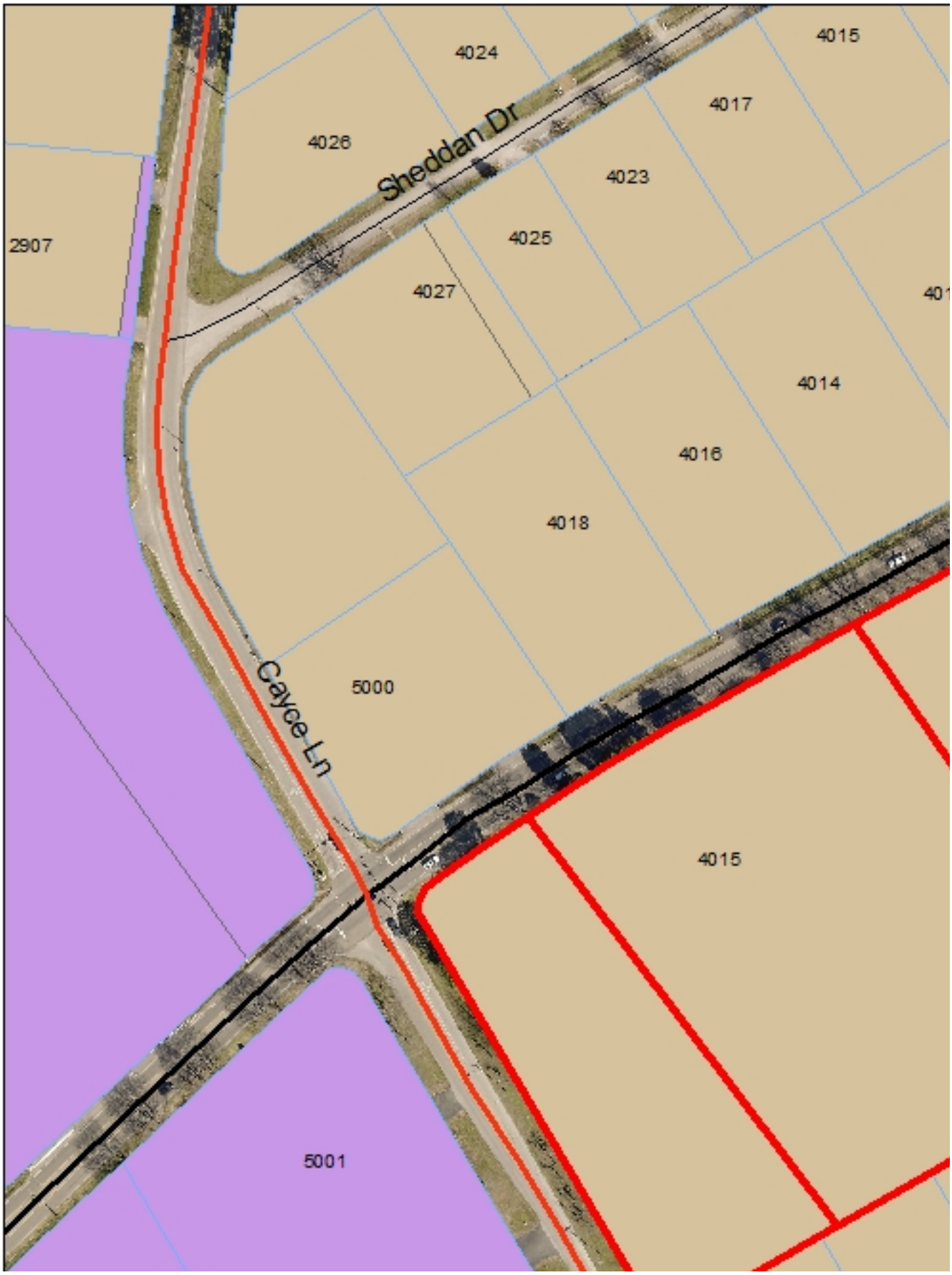
25. Where is the nearest fire hydrant to this location? Must be within 400'
    Two existing fire hydrants have been noted on the plan. Together they provide 400' coverage of the proposed facility.

I hope that you find this letter along with the attached information adequately responds to the comments presented by the review. If you have any questions or comments with this resubmittal, please do not hesitate to contact me directly.

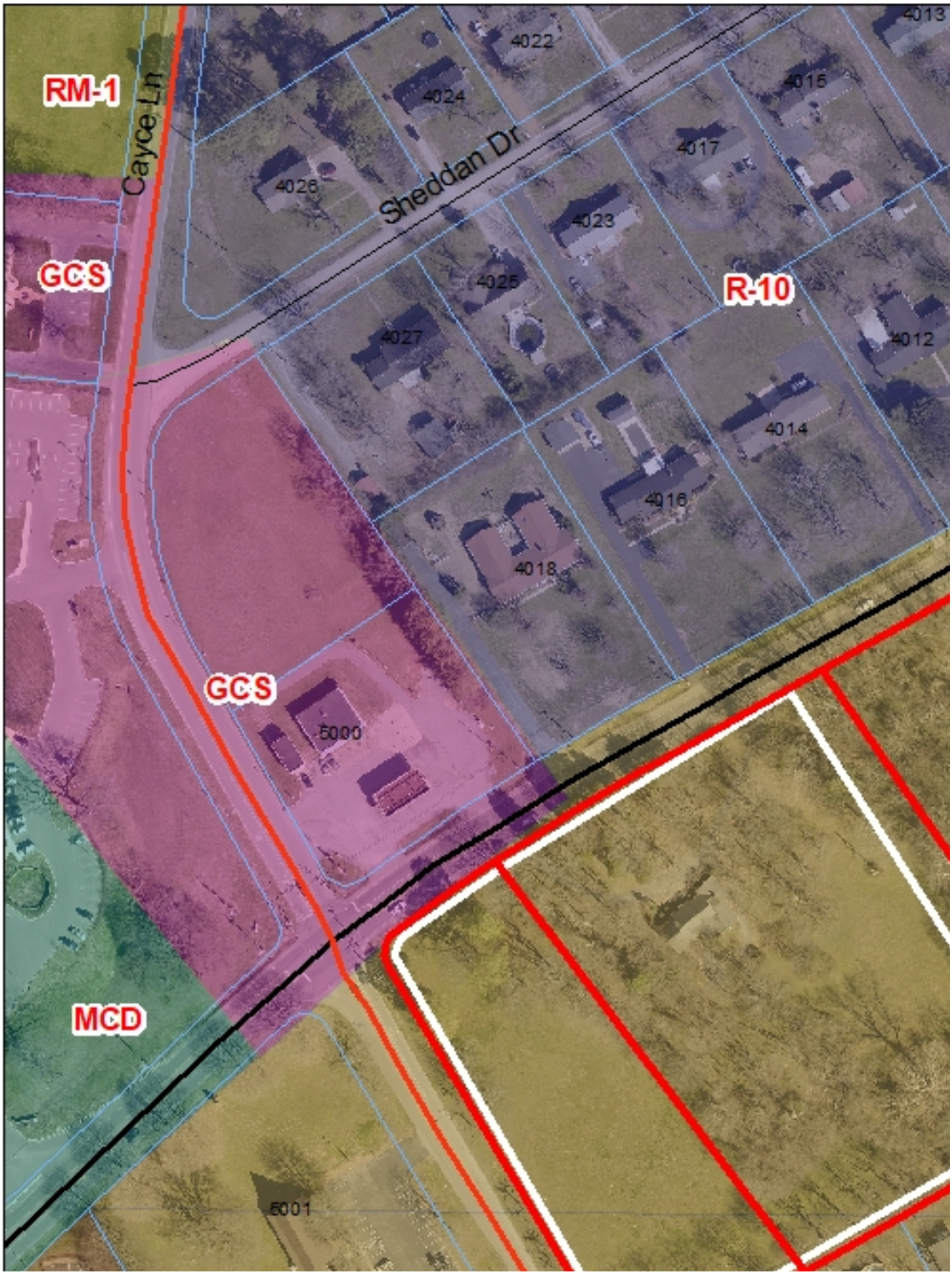
Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

Case #22-0102, Trotwood Ave PUD
TM 112 Parcels 22, 23 and 24



Case #22-0102, Trotwood Ave PUD
TM 112 Parcels 22, portion of 23



CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION			
	TAX MAP: 089M	GROUP: A	PARCEL 020.00, 020.01
SUMMARY OF NATURE OF REQUEST AND WORK	PUD Final Plan / Preliminary Plat approval for 16 townhome units on Bullock Street		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF

Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
❑ Annexation ❑ Annexation & Rezoning ❑ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☑ Preliminary Plat ❑ Final Plat ❑ PUD Master Plan ☑ PUD Final Plan ❑ Multi-Family Site Plan ❑ Other: _____	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Steve DeSoto	PHONE	615-554-0988
ADDRESS	114 Gist St. Franklin, TN 37064	EMAIL	steve.desoto@gmail.com

PROPERTY OWNER

NAME	Bullock Street, LLC	PHONE	615-554-0988
ADDRESS	1113 Murfreesboro Rd #106-406 Franklin, TN 37064	EMAIL	steve.desoto@gmail.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Steve Desoto		5/13/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Bullock Street, LLC		5/13/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

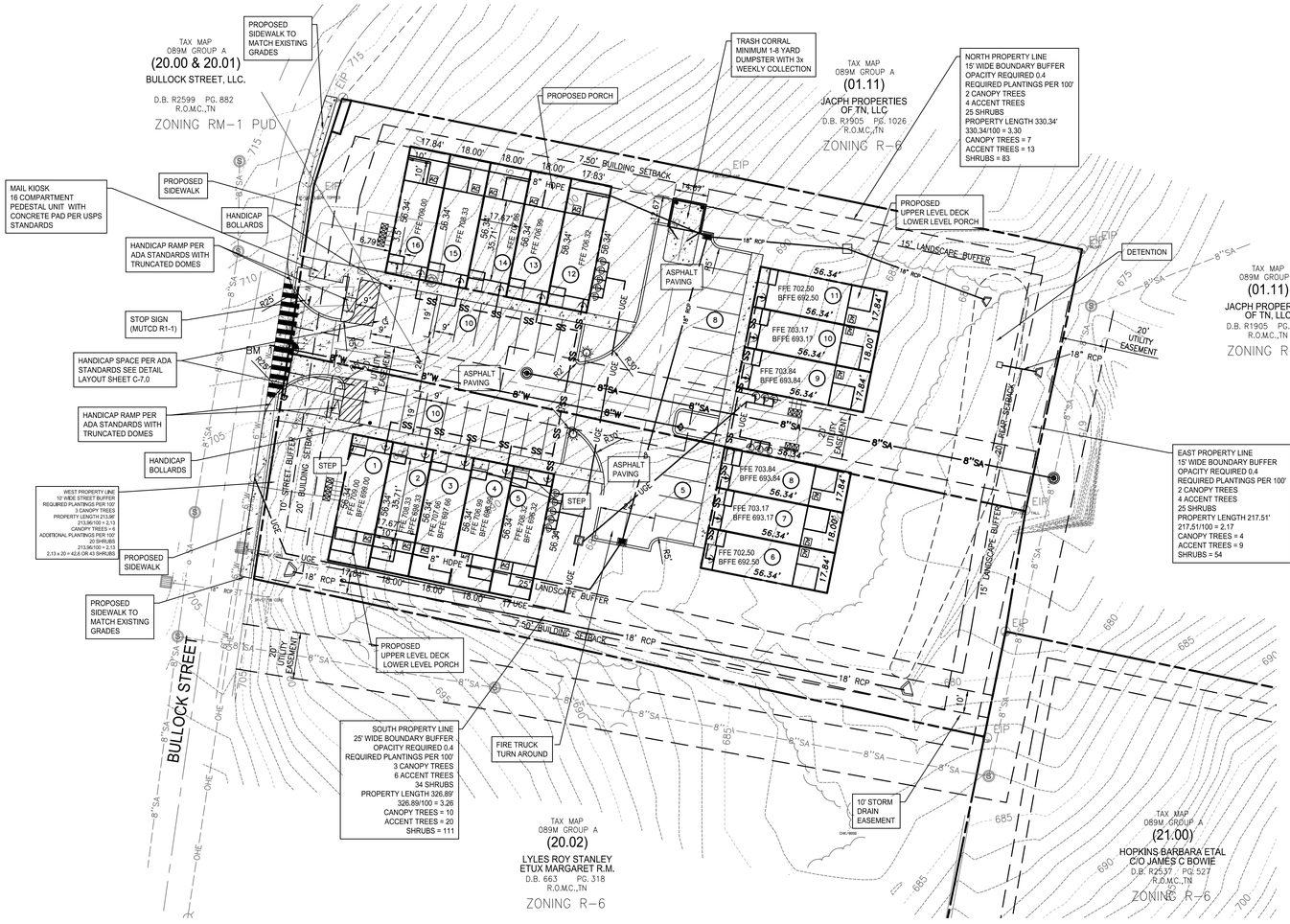
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

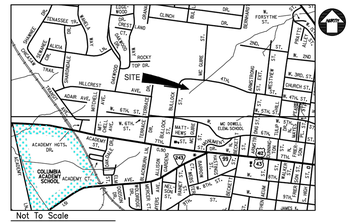
BOARD ACTION	

PUD FINAL PLAN / PRELIMINARY PLAT

LOT AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES
1	1005	0.023
2	1014	0.023
3	1014	0.023
4	1014	0.023
5	1005	0.023
6	1005	0.023
7	1014	0.023
8	1005	0.023
9	1005	0.023
10	1014	0.023
11	1005	0.023
12	1005	0.023
13	1014	0.023
14	1014	0.023
15	1014	0.023
16	1005	0.023



TN GRID NORTH



Not To Scale

Location Map

SITE DATA:

OWNER: BULLOCK STREET, LLC
1113 MURFREESBORO ROAD SUITE 106-406
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 89M GROUP A PARCELS 020.00& 020.01
DEED BOOK: R2537, PG 527

SUBJECT PARCEL ZONING: MAP 89M GROUP A PARCELS 020.00 & 020.01 - RM-1

PROPOSED PARCEL ZONING: RM-1 PUD

ACREAGE OF SITE: 1.63± ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT (MINOR)
20' REAR
7.5' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE MAP 089M GROUP A PARCELS 020.00 AND 020.01 FROM RM-1 TO RM-1 PUD TO CONSTRUCT 16 RESIDENTIAL UNITS WITH RELATED APPURTENANCES

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM UNIT WIDTH IS 17'-8"
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY HOMEOWNERS.

PARKING DATA: MULTIFAMILY/APARTMENT 1.5 SPACES PER TWO BEDROOMS

REQUIRED PARKING
16 UNITS @ TWO BEDROOM/UNIT = 32 BEDROOMS
16 X 1.5 = 24 SPACES

PROPOSED PARKING 33 SPACES

NOTE:
PATIOS THAT FALL WITHIN THE BUILDING SETBACK WILL NOT BE PERMITTED TO HAVE ANY VERTICAL STRUCTURES INSTALLED.

PUD FINAL PLAN / PRELIMINARY PLAT:

THE PUD MASTER PLAN FOR THIS PROJECT WAS APPROVED JANUARY 2021 - PLANNING CASE #20-0236
THE PRELIMINARY PLAT FOR THIS PROJECT WAS APPROVED APRIL 2021 - PLANNING CASE #21-0037

THIS SUBMITTAL IS TO REQUEST APPROVAL OF THE PUD FINAL PLAN (FINAL MASTER PLAN, FINAL MASTER DEVELOPMENT PLAN, FINAL PUD MASTER PLAN, PUD FINAL MASTER PLAN) / PRELIMINARY PLAT FOR THE PROJECT.

COLUMBIA FIRE & RESCUE NOTES:

PUBLIC WATER SYSTEM DEMAND:

NFPA 13R

FIRE FLOW: 2,250 GPM	DURATION: 2 HOURS	(WITHOUT SPRINKLER CREDIT)
FIRE FLOW: 1,500 GPM	DURATION: 2 HOURS	(WITH SPRINKLER CREDIT)
MINIMUM NO OF HYDRANTS:		2
SPACING BETWEEN HYDRANTS:		450 FT
MAX DISTANCE FROM FRONTAGE TO HYDRANT:		225 FT

GEOTECHNICAL NOTE:

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0285E DATED APRIL 16, 2007 (ZONE "X")

BENCHMARK

BENCHMARK #1
X ON EXISTING FIRE HYDRANT
N=470,071.68
E=1,656,986.51
ELEV. = 708.72'

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.

Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"RCP	15"RCP
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		S-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

ACTIVITY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

OPEN SPACE NOTE:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GERALD W. LOVICK 2/16/22
REGISTERED ENGINEER
AGRICULTURE
CIVIL
STRUCTURES
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN STAMPED APPROVED BY MUNICIPALITY

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

Client
STEVE DESOTO
14 GIST STREET
FRANKLIN, TN 37064

REVISIONS	DATE
Addressed Staff Comments	1/19/21

Drawn: KC
Checked: GV
Approved: GV
Date: 4/8/2022

Job. no. 20531
Scale: Vertical: 1"=50' Horizontal:

BULLOCK STREET TOWNHOMES

BULLOCK STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
PUD FINAL PLAN / PRELIMINARY PLAT

1OF 1

FILE:J:\WES_Engineers_Surveyors 2020\20531 - Bullock Street - DeSoto\Dwg\Engineering\20531_base.dwg

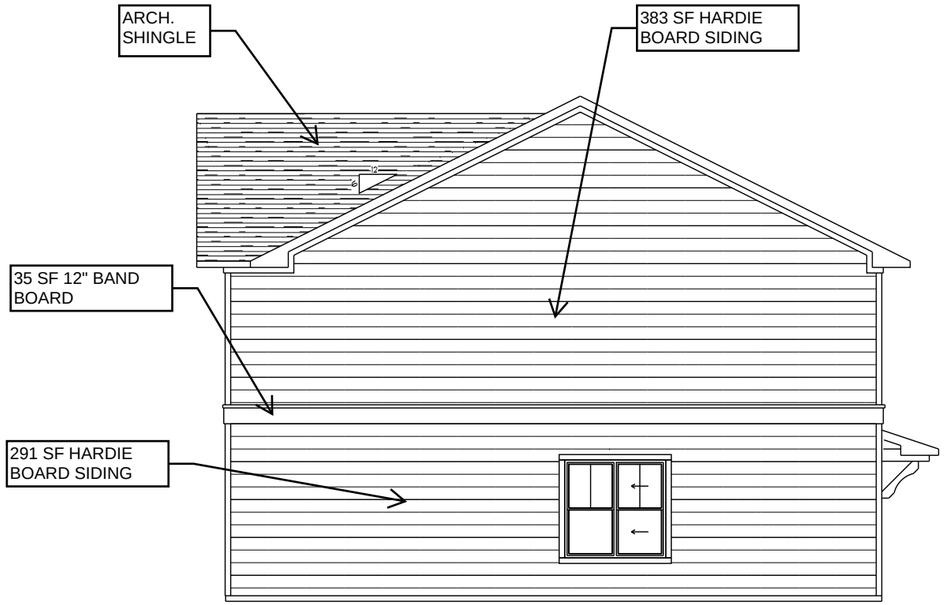


FRONT ELEVATION

UNIT 304 PLAN E

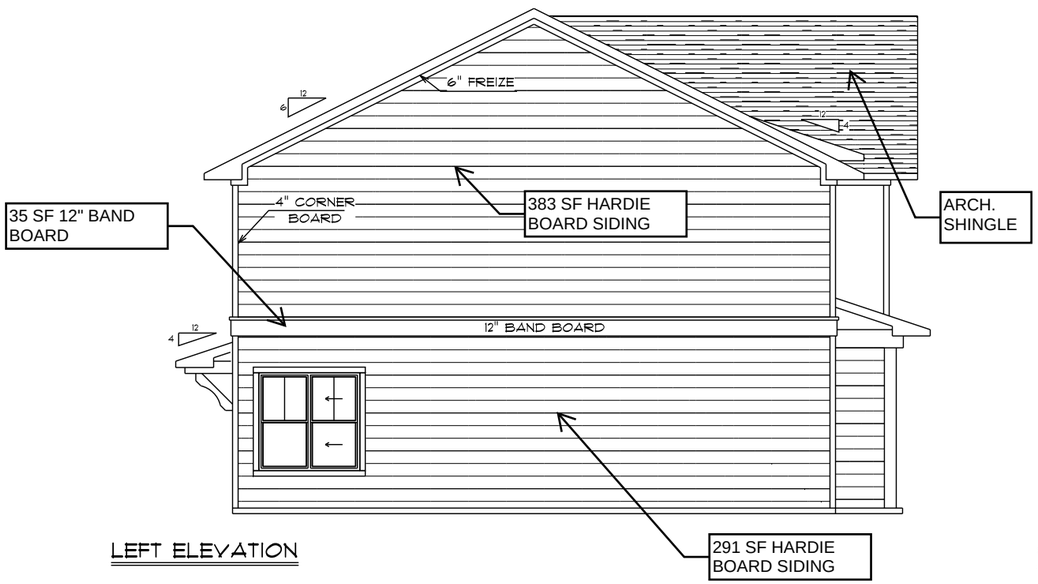
UNIT 305 PLAN A

UNIT 306 PLAN C



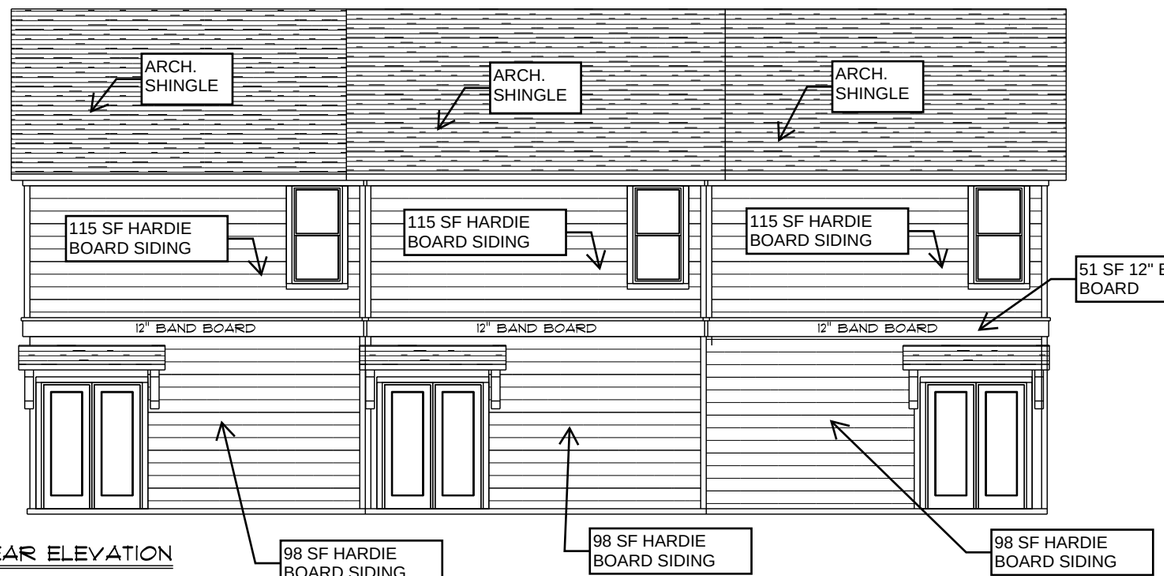
RIGHT ELEVATION

UNIT 306 PLAN C



LEFT ELEVATION

UNIT 304 PLAN E



REAR ELEVATION

UNIT 306 PLAN C

UNIT 305 PLAN A

UNIT 304 PLAN E

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

Ext. Footage Per Unit
Main.....605 SF
Second.....605 SF
Total.....1210 SF
Front Porch.....50 SF

BULLOCK STREET, LLC TOWNHOMES
BULLOCK STREET
COLUMBIA, TENNESSEE

Elevations
Scale 1/4" = 1' ON 24"x36" PAPER
Scale 1/8" = 1' ON 11"x17" PAPER

Date: 5-27-18

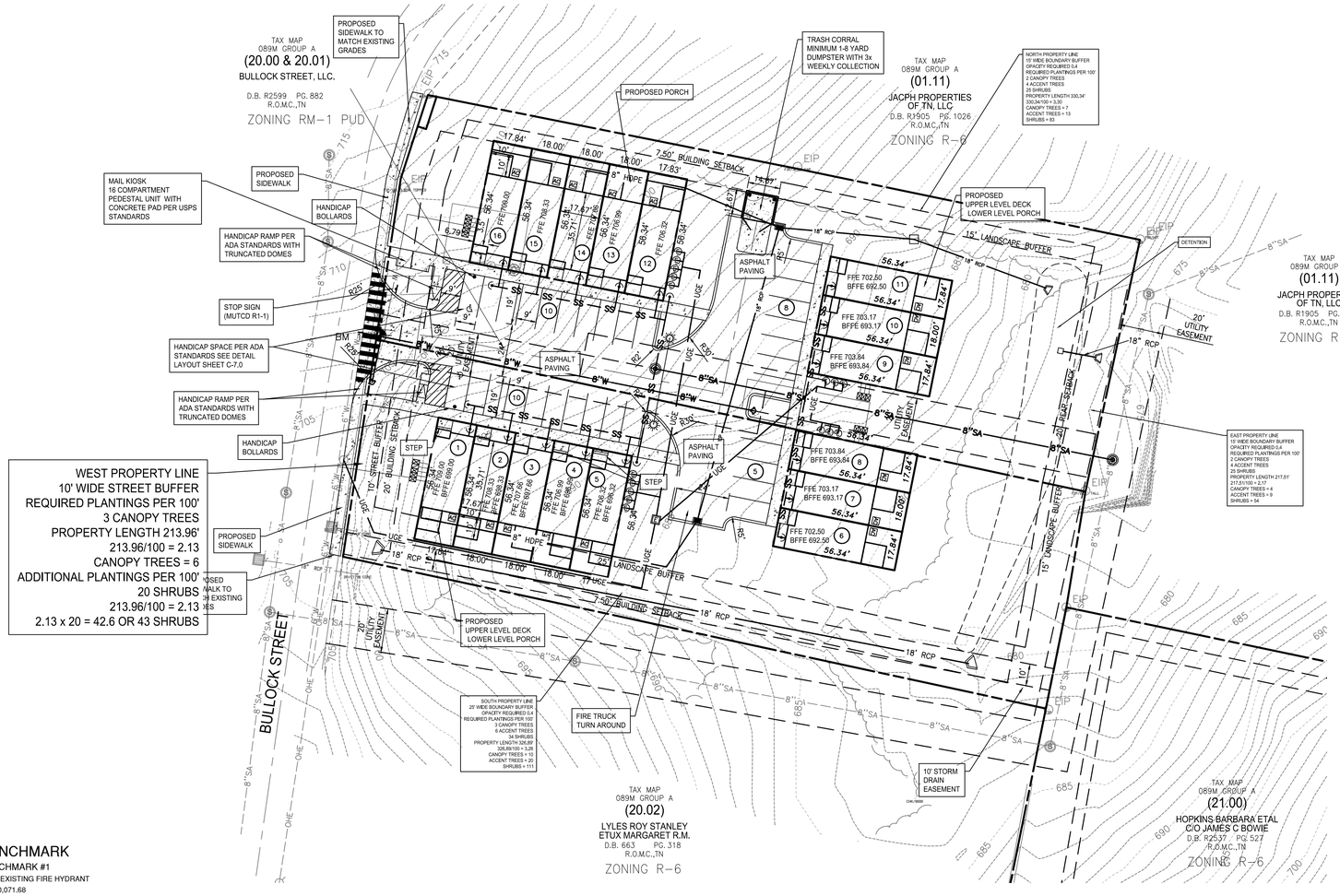
A-4

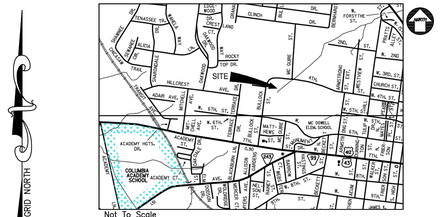
Case #22-0149/22-0127
Bullock Street Townhomes PUD/Plat
TM 89M Group A Parcels 20 & 20.01



PUD FINAL PLAN / PRELIMINARY PLAT

LOT AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES
1	1005	0.023
2	1014	0.023
3	1014	0.023
4	1014	0.023
5	1005	0.023
6	1005	0.023
7	1014	0.023
8	1005	0.023
9	1005	0.023
10	1014	0.023
11	1005	0.023
12	1005	0.023
13	1014	0.023
14	1014	0.023
15	1014	0.023
16	1005	0.023





Location Map

SITE DATA:

OWNER: BULLOCK STREET, LLC
1113 MURFREESBORO ROAD SUITE 106-406
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 89M GROUP A PARCELS 020.00& 020.01
DEED BOOK: R2537, PG 527

SUBJECT PARCEL ZONING: MAP 89M GROUP A PARCELS 020.00 & 020.01 - RM-1

PROPOSED PARCEL ZONING: RM-1 PUD

ACREAGE OF SITE: 1.63± ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT (MINOR)
20' REAR
7.5' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE MAP 089M GROUP A PARCELS 020.00 AND 020.01 FROM RM-1 TO RM-1 PUD TO CONSTRUCT 16 RESIDENTIAL UNITS WITH RELATED APPURTENANCES

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM UNIT WIDTH IS 17'-8"
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY HOMEOWNERS.

PARKING DATA: MULTIFAMILY/APARTMENT 1.5 SPACES PER TWO BEDROOMS

REQUIRED PARKING
16 UNITS @ TWO BEDROOM/UNIT = 32 BEDROOMS
16 X 1.5 = 24 SPACES

PROPOSED PARKING 33 SPACES

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(IN FEET)
1 inch = 30 ft.

GERALD W. DOVICK — REGISTERED ENGINEER — AGRICULTURE — CIVIL — No. 107415 — STATE OF TENNESSEE — 2/10/22
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN STAMPED APPROVED BY MUNICIPALITY

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SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"RCP	15"RCP
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		S#1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

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SEDIMENT BASINS												
DIVERSION DITCHES												
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ENGINEERS & SURVEYORS

Client
STEVE DESOTO
14 GIST STREET
FRANKLIN, TN 37064

REVISIONS	DATE
Addressed Staff Comments	1/19/21

Drawn: KC
Checked: GV
Approved: GV
Date: 4/8/2022

Job. no. 20531
Scale: Vertical: 1"=50' Horizontal:

BULLOCK STREET TOWNHOMES

BULLOCK STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
PUD FINAL PLAN / PRELIMINARY PLAT

1OF 1

FILE:J:\WES_Engineers_Surveyors 2020\20531 - Bullock Street - DeSoto\Dwg\Engineering\20531_base.dwg

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0148	**Steve Desoto/Bullock Street, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**/ Tax Map: 89M Parcels 20.00 and 20.01**

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

This request is for a **Final Master Plan** approval of Bullock Street Townhomes, an RM-1 PUD consisting of 1.63 acres subdivided into 16 townhome lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High-Density Residential)	Vacant	R-6//Vacant	Townhomes	1.63 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood:

The future land use character area of the subject property is Urban Neighborhood. The future land use is characterized by residential districts of variable density intermixed with compatible civic uses. The proposed use is consistent with the Comprehensive Plan.

PROPERTY HISTORY:

In October 5, 2020, the applicant requested approval of a Preliminary PUD Master Plan for the purpose of constructing 16 residential units on the site. Planning Commission recommended approval of the Master Plan at its November 2020 meeting (Planning Case #20-0236). City Council approved the preliminary Master Plan in January 2021. Planning Commission approved a Preliminary Plat for the development at its April 2021 meeting (Planning Case #21-0037). The applicant has requested concurrent approval of the Final Master Plan and a Final Plat (22-0127).

COMPATIBILITY with the ZONING ORDINANCE:

Section 3.20 of Zoning Ordinance outlines the review process for Planned Unit Developments (PUDs). Each PUD requires approval of a Preliminary Master Plan by the Planning Commission and City Council (3.20.10). After obtaining preliminary approval from the City Council, the applicant may request approval of a Final Master Plan by the Planning Commission (3.20.11.B.2). The preliminary approval becomes final only upon approval of a Final Master Development Plan. If the applicant fails to apply for final approval within two years of preliminary approval, Planning Commission may recommend revocation of the preliminary PUD (3.20.12.C).*

The applicant requested approval of a Preliminary PUD Master Plan for the purpose of constructing 16 residential units on the site in 2020. Planning Commission recommended approval; City Council approved the preliminary Master Plan in January 2021. Planning Commission approved a Preliminary Plat for the development at its April 2021 meeting (Planning Case #21-0037). The applicant has requested approval of a Final Plat (22-0127) to subdivide the property. On the advice of planning staff, the applicant has also requested approval of a Final PUD Master Plan in order to complete the entitlement process and meet the procedural requirements of the ordinance. Staff analysis finds that the Final Master Plan is consistent with the previously approved Preliminary Master Plan.

* State law dealing with vested property rights may preempt and extend the expiration of entitlements identified in the Zoning Ordinance.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.5.4 and 6.3.11

Final PUD Master Plan:

Staff reviewed the request for approval of a Preliminary PUD Master Plan for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

3.20.12.E FINAL APPROVAL OF THE PROPOSED PUD – ACTION ON FINAL PLAN

In reviewing a final plan, the function of the reviewing agencies is twofold. First, the plan must be found to be in substantial compliance with the previously approved preliminary development plan. Secondly, all new information must be reviewed to determine its quality and compliance with all substantive requirements of this ordinance [technical procedures for review and approval follow in section 3.20.12.E.1-4)

3.20.12.F DETERMINATION ON SUBSTANTIAL COMPLIANCE

The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than 10%;
3. Involve any increase in the number of dwelling units approved for the site in the preliminary development plan;
4. Involve a reduction of more than 3% of the area shown on the preliminary development plan as reserved for common open space and/or usable open space;
5. Increase the floor area proposed in the preliminary development plan for nonresidential uses by more than 5%;
6. Increase the total ground area covered by buildings by more than 2%; or
7. Alter the mix of dwelling unit types by more than 3% in any one category or type of dwelling unit.

Staff's review of Section 3.20.12 in relation to this rezoning request finds the following:

The plan is in substantial compliance with the previously approved preliminary Master Plan and the substantive requirements of the Zoning Ordinance.

No modifications to the Master Plan have been proposed which would cause it to become noncompliant with the Preliminary Master Plan or the Zoning Ordinance.