



AGENDA

The Columbia Planning Commission Technical Committee will meet on Tuesday, July 12, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

I. Item(S) For Second Review

1. 22-0100 - Theta Pike & Columbia Rock Road - Theta Pike Estates Preliminary Plat Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 208 single family lots at [THETA PIKE AND COLUMBIA ROCK ROAD](#).

Documents:

22-0100_SITE IMPROVEMENT PLANS_0621.PDF
22-0100_LANDMARK RESPONSES TO TECH REVIEW COMMENTS_0621.PDF
22-0100_TECHNICAL COMMENTS_05102022.PDF
22-0100_THETA PIKE ESTATES - PRE, POST-DEVELOPMENT ANALYSIS_0621.PDF
22-0100_SOIL REPORT_621.PDF
22-0100_GEOTECHNICAL REPORT_0418.PDF
22-0100_TRAFFIC IMPACT STUDY_0418.PDF
22-0100_ZONEMAP_0601.JPG
22-0100_APPLICATION_0418.PDF

II. New Items For Review

1. 22-0180 - Fieldstone Farms Section 5 Phase 1 - Preliminary, Final Plat Request from Chapdelaine & Associates for preliminary and final plat approval of Fieldstone Farms Section 5 Phase 1 off of [GOLDEN PLACE](#) consisting of four lots.

Documents:

22-0180_UPDATED APP_0622.PDF
22-0180_FIELDSTONE FARMS SECTION 5 PHASE 1 PRELIMINARY PLAT_06212022.PDF
FIELDSTONE FARMS SECTION 5 PHASE 1 FINAL PLAT.PDF

2. 22-0172 - Greens Mill Road - Annexation Of Right-Of-Way Request from Colin Aufhammer for annexation of a +/- 300 ft. length portion of right-

of-way along [GREENS MILL ROAD](#).

Documents:

[22-0172_APP_0621.PDF](#)
[22-0172_GREEN MILLS LEGAL DESCRIPTION_0621.PDF](#)
[22-0172_ANNEXATION EXHIBIT_0621.PDF](#)

3. 22-0178 - Independence At Carter's Station 6.3 - Final Plat
Request from T-Square Engineering for final plat approval of Independence at Carter's Station Section 6 Phase 3 off [TUCKER TRACE](#) consisting of 25 lots.

Documents:

[22-0178_APP_0621.PDF](#)
[22-0178_DEVELOPERS AGREEMENT SIGNED_0621.PDF](#)
[22-0178_STORMWATER MAINTENANCE AGREEMENT_0621.PDF](#)
[22-0178_FINAL PLAT_0621.PDF](#)

4. 22-0177 - Quail Run Meadows Phase 2 - Final Plat
Request from T-Square Engineering for final plat approval of Quail Run Meadows Phase 2 consisting of 34 lots off [SOMERSBY TRAIL](#).

Documents:

[22-0177_APP_0621.PDF](#)
[22-0177_PLAT_0621.PDF](#)

5. 22-0162/22-0164 - 914 E. End Street - Preliminary & Final Plat
Request from WES Engineers & Surveyors for preliminary and final plat approval for [914 E. END STREET](#) consisting of three lots.

Documents:

[22-0162_PRELIM APPLICATION_0608.PDF](#)
[22-0162_PRELIMINARY PLAT_0608.PDF](#)
[22-0164_FINAL APPLICATION_0608.PDF](#)
[22-0164_FINAL PLAT_0608.PDF](#)
[22-0162_WARRANTY DEED R2832-950_0608.PDF](#)

6. 22-0173 - Drumwright PUD Phases 2A-C And 3A-B - Preliminary Plat
Request from WES Engineers & Surveyors for preliminary plat approval of Drumwright PUD Phases 2A-C and 3A-B consisting of 126 lots off [NASHVILLE HIGHWAY](#).

Documents:

[22-0173_APP_0621.PDF](#)
[22-0173_LETTER_0621.PDF](#)
[22-0173_PRELIM PLAT_0621.PDF](#)

7. 22-0175 - Drumwright PUD Ph 2D Townhomes - Preliminary Plat
Request from WES Engineers & Surveyors for preliminary plat approval of [DRUMWRIGHT](#) Townhomes Phase 2D consisting of 51 lots off Nashville Highway.

Documents:

[22-0174_APP_0621.PDF](#)
[22-0174_LETTER_0621.PDF](#)
[22-0174_PRELIM PLAT_0621.PDF](#)

8. 22-0181 - Bear Springs Phase 1A-C - Preliminary Plat
Request from Chris Mabery for preliminary plat approval of Bear Springs Phase 1A-C located off [BEAR CREEK PIKE AND ROCK SPRINGS ROAD](#) for 65 lots.

Documents:

[22-0181_APP_0621.PDF](#)
[22-0181_PH 1 PRELIM PLAT 2022.06.21.PDF](#)
[22-0181_DEED RB 2797-1063.PDF](#)

9. 22-0170 - Columbia At I-65 Townhomes - Preliminary Plat
Request from Martin Engineering & Surveying for preliminary plat approval of Columbia at I-65 located off [HARLEY DAVIDSON BLVD](#) and consisting of 300 units.

Documents:

[22-0170_APP_0621.PDF](#)
[22-0170_CPWS AVAILABILITY_0621.PDF](#)
[22-0170_PRELIM PLAT_0621.PDF](#)

10. 22-0161 - Dabbs Subdivision - Preliminary Plat
Request from TKC Engineering and Architecture LLC for preliminary plat approval for alternative cluster development of Dabbs Subdivision at [TAX MAP 93 PARCEL 3 AND TAX MAP 72 PARCEL 65](#) located off Bear Creek Pike and consisting of 428 lots.

Documents:

[22-0161_APPLICATION_0621.PDF](#)
[22-0161_SUBMITTAL LETTER_0621.PDF](#)
[22-0161_PROJECT LETTER_0161.PDF](#)
[22-0161_COMMENT RESPONSES_0621.PDF](#)
[22-0161_PRELIMINARY PLAT_0621.PDF](#)
[22-0161_SURVEY_0621.PDF](#)
[22-0161_FIRE MARSHALL LETTER_0621.PDF](#)
[22-0161_WATER AVAILABILITY_0621.PDF](#)
[22-0161_WW LETTER_0621.PDF](#)

11. 22-0171 - 1112 Tom J. Hitch Parkway - Comp Plan Amend, Annexation With Plan Of Services, Rezoning
Request from David Slocum for a comprehensive plan amendment from Special Area 3 overlay and to Urban Corridor, annexation with a plan of services, and rezoning of 319.51 acres to RS-6 (Single Family Medium High), RM-1 (High Density Residential) and GCS (General Commercial Service) at [TOM J. HITCH PARKWAY AND IRON BRIDGE ROAD](#) known as RiverBend, being portions of Tax Map 90 Parcel 30 and Tax Map 99 Parcel 11: 148.41 acres to RS-6; 94.98 acres to RM-1; and, 76.12 acres to GCS.

Documents:

22-0171_APP_0621.PDF
22-0171_RIVERBENDCOMPREHENSIVE PLAN COMPLIANCE_0621.DOCX
22-0171_ANNEXATION AND REZONING MAP_0621.PDF
22-0171_RIVERBEND ELEVATIONS_0621.PDF
2-0171_RIVERBEND ELEVATIONS 2_0621.PDF
22-0171_RIVERBEND ELEVATIONS 3_0621.PDF
22-0171_RIVERBEND LEGAL DESCRIPTIONS_0621.DOCX
22-0171_PARKS ANNEXATION AUTHORIZATION SIGNED_0621.PDF
22-0171_LEWIS-PARKS ANNEXATION PERMISSION FORM_0621.PDF

12. 22-0167 - 1101 Nashville Highway - Extension Of Right-Of-Way, Preliminary Plat
Request from Mark Sawyer for preliminary plat approval with extension of right-of-way at [1101 NASHVILLE HIGHWAY](#) consisting of one lot.

Documents:

22-0167_APP_0621.PDF
22-0167_PLAT_0621.PDF

13. 22-0169 - MSC Apartments Columbia - PUD Revision
Request from CSDG for MSC Apartments Columbia Planned Unit Development revision concerning amenities at [2741 CARTERS CREEK STATION ROAD](#).

Documents:

22-0169_APP_0621.PDF
22-0169_SUBMITTAL LETTER_0621.PDF
22-0169_SITE LAYOUT C1.00_0621.PDF

14. 22-0168 - MSC Apartments Columbia - Final Plat
Request from CSDG for a consolidation final plat approval of MSC Apartments - Columbia at [2741 CARTERS CREEK STATION ROAD](#).

Documents:

22-0168_APP_0621.PDF
22-0168_SUBMITTAL LETTER_0621.PDF
22-0168_PLAT_0621.PDF

15. 22-0176 - 730 Mooresville Pike PUD - Master Plan Revision
Request from Chet Rhodes from Master Plan PUD revision for TennPin Alley located at [730 MOORESVILLE PIKE](#).

Documents:

22-0176_APP PG 1_0621.PDF
22-0176_APP PG 2_0621.PDF
22-0176_PUD PLANS_0621.PDF
22-0176_POST TENN - PIN NORTH POND_0621.PDF
22-0176_POST TENN - PIN SOUTH POND_0621.PDF
22-0176_PRE TENN - PIN NORTH POND_0621.PDF
22-0176_PRE TENN - PIN SOUTH POND_0621.PDF

