



AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, November 8, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Additional Review

1. 22-0182 - Heritage Green - Preliminary Plat

Request from Lynn Ealey for preliminary plat approval of Heritage Green consisting of 185 single family lots at [626 BAKER ROAD](#).

22-0182 - Resubmittal - 10172022

Documents:

[22-0182_PRELIMINARY PLAT_1017.PDF](#)
[22-0182_RESPONSE TO COMMENTS_1017.PDF](#)
[22-0182_DRC COMMENTS_0812.PDF](#)
[22-0182_BAKER RD SANDS ROW MOU.PDF](#)
[22-0182_TIS COMMITMENT LETTER_1017.PDF](#)
[22-0182_CPWS WATER AVAILABILITY_1017.PDF](#)

II. New Items For Review

1. 22-0292 1754 Hampshire Pike, Annexation W/ Plan Of Services, Land Use Amend, Rezoning

Request from David M. Cumming for annexation with a Plan of Services at [1754 HAMPSHIRE PIKE](#) with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

22-0292 - Initial Application - 10172022

Documents:

[22-0292_CONCEPT PLAN_1017.PDF](#)
[22-0292_CPWS AVAILABILITY LETTER_1017.PDF](#)
[22-0292_FIRE FLOW REQUIREMENTS_1017.PDF](#)
[22-0292_LEGAL DESCRIPTION 1_CD-4C AREA.PDF](#)

22-0292_LEGAL DESCRIPTION 2.PDF
22-0292_PERMISSION LETTER_1017.PDF
22-0292_SUBMITTAL LETTER_1017.PDF
22-0292_COMPMAP_1024.JPG
22-0292_ZONEMAP_1024.JPG
22-0292_APP_1017.PDF

2. 22-0293 - Baker Creek Place Ph 1 - Final Plat
Request for final plat approval of Baker Creek Place Phase 1 with surety consisting of 42 lots off Mooresville Pike at [TAX MAP 99P GROUP D PARCEL 13](#).

22-0293 - Initial Application - 10172022

Documents:

22-0293_FINAL PLAT_1017.PDF
22-0293_DEV AGREEMENT_1017.PDF
22-0293_SUBMITTAL LETTER_1017.PDF
22-0293_APP_1017.PDF

3. 22-0294 - Trotwood Avenue PUD - Final PUD Plan
Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at [4015 TROTWOOD AVENUE](#).

22-0294 - Initial Application - 10172022

Documents:

22-0294_21583 FAST STOP MARKETS 10-17-22-M-1 FINAL DEVELOPMENT PLAN.PDF
22-0294_21583 FAST STOP MARKET CHECKLIST_PLAT_PUD_SDP.PDF
22-0294_21583 - FAST STOP MARKETS - SUNNYSIDE - PROPERTY DESCRIPTIONS REZONE.PDF
22-0294_BK R1668 PG 524.PDF
22-0294_21583 - FAST STOP MARKETS - SUNNYSIDE - APPLICATION_PC_1_SIGNED.PDF

4. 22-0296 - 400 / 420 Bear Creek Pike - Annexation, Plan Of Services, Land Use Amend, Rezoning
Request from Greg Gamble for annexation with a Plan of Services including a comprehensive plan amendment from Suburban Neighborhood to Urban Neighborhood along with rezoning to CD-4 (General Urban Character District) for [420 BEAR CREEK PIKE](#) and a portion of 400 Bear Creek Pike.

22-0296 - Initial Application - 10172022

Documents:

22-0296_REZONING-CONCEPTUAL PLAN REQUEST-L1.0.PDF
22-0296_COVER LETTER.PDF
22-0296_COLUMBIA TN MF - ANNEX REQUEST LETTER 9.15.22.PDF
22-0296_CPWS - BIG BEAR BLUFF - WATER AVAILABILITY LETTER - 100622.PDF
22-0296_LEGAL DESCRIPTION ANNEXATION REQUEST - 27.74 ACRES.DOCX
22-0296_COMPMAP_1024.JPG

22-0296_ZONEMAP_1024.JPG
22-0296_COLUMBIA TN MF- APPLICATION HK BIG BEAR BLUFFS
9.15.22.PDF

5. 22-0297 - Waterford Townhomes - Preliminary Plat
Request from Crunk Engineering for preliminary plat approval of Waterford Townhomes consisting of 75 units along with 5 single family lots off PULASKI HIGHWAY.

22-0297 - Initial Application - 10172022

Documents:

22-0297_PRELIM PLAT_1017.PDF
22-0297_APP_1017.PDF

6. 22-0280 - Arden Village PUD - Mixed Use Revision
Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at 2475 NASHVILLE HIGHWAY.

22-0280 - Initial Application - 09192022

Documents:

22-0280_PUD FINAL SITE PLAN.PDF