CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on June 1, 2022 for Study Session and June 8, 2022 for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

1. Organization
    - 1.1. Call To Order
    - 1.2. Roll Call
    - 1.3. Welcome Of Visitors/Rules Of Conduct
    - 1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.
    - 1.5. Approval Of Minutes

      Documents:

      cmpc_20220511 Minutes Draft.docx
    - 1.6. Review Of Bonds And Letters Of Credit
2. Consent
    - 2.1. 22-0066 – Morgan Meadows Phase 2 – Final Plat

      Request from Allen O'Leary for approval of a Final Plat with surety in the amount of $135,000 for Morgan Meadows Phase 2, located at Tax Map 112 Parcel 6.

        - 2.1.1. 22-0066 – Current Submittal And Staff Report

          Documents:

          22-0066_Application_Morgan Meadows.pdf
          22-0066_Development Agreement_Morgan Meadows Phase 2.pdf
          22-0066_Final Plat_ Morgan Meadows Phase 2.pdf

2.2. 22-0098 - Final Plat For Ridge At Carters Station 1B

Request from T-Square Engineering for approval of a Final Plat with surety in the amount of $260,000 for Phase 1B of Ridge at Carter's Station, being TAX MAP 42 PARCEL 3.13.

3. Discussion

3.1. 22-0029 - Tom J Hitch - Annexation And Rezoning

Request from David Slocum, P.E. for annexation with a plan of services of a portion of Tax Map 90 Parcel 30 consisting of approximately 188 acres with rezoning of approximately 183 acres to RS-6 and 5 acres to GCS.

3.2. 22-0076 – Fieldstone Farms Section 5 – Preliminary Plat

Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at Tax Map 88 Parcel 70.01.

3.3. 22-0078 – Big Bear Bluffs – Comprehensive Plan Amendment, Annexation And Rezoning With Preliminary PUD Master Plan

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM

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 R-6-PUD,

being Tax Map 90 Parcels 16 and 12.01.

3.3.1. 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

3.3.2. 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

3.3.3. 22-0078 - Additional Documents Provided After 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

3.4. 22-0077 – Rock Spring Road – Annexation And Rezoning

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.

3.4.1. 22-0077 – Current Submittal And Staff Report

Documents:

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

3.4.2. 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

3.5. 22-0079 - Pewitt Place PUD - Annexation, Plan Of Services, Rezoning To High Density Residential With Preliminary PUD Master Plan

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.

3.6. 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 211 single family lots at THETA PIKE AND COLUMBIA ROCK ROAD.

3.7. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development

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.

3.8. 22-0103 - Martin Drive - Annexation, Plan Of Services, And Rezoning

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

3.9. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final Planned Unit Development Master Plan

Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at 2504 and 2524 Nashville Highway.

3.10. 22-0107 - 2504 Nashville Highway - McClure Farms Phase 1 Preliminary Plat

Request from Adam Bledsoe for approval of a Preliminary Plat for Phase 1 of McClure Farms consisting of 70 lots at 2504 NASHVILLE HIGHWAY.

3.11. 22-0112 - Trotwood Avenue And Foster Lane - Annexation, Plan Of Services And Rezoning To Single Family Low Density Residential

Request from Crunk Engineering for Annexation with Plan of Services for portions of properties off Trotwood Avenue and Foster Lane with rezoning of all to RS-10 at Tax Map 112 Parcels 18, 18.03 and 18.04.

4. 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.

City of Columbia

MUNICIPAL PLANNING COMMISSION

May 11, 2022

1. Organization

1.1. Call To Order

Chairman Charlie Goatz called the May Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

1.2. Roll Call

Quorum present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder
Mr. Ray Pace

Absent were: Dr. Rose McClain
Councilman Ken Wiles

Other attendees:

Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Tony Massey, City Manager
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

1.3.Welcome Of Visitors/Rules Of Conduct

1.4 Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

Mr. Keltner stated that the first item was for second consideration and final reading of the Pulaski Highway rezoning from general commercial service to mixed residential commercial. This item was denied by Council on second consideration. Also on second consideration was the rezoning and annexation of 1686 Lasea Road. The property was being rezoned to R-10 passed on final reading, as well as the comprehensive plan designation amendment on North

Pointe Road. The rezoning to RS-40 was also approved on second consideration. First Consideration for property at 626 Baker Road was approved, and also 913 Riverside Drive for first consideration was approved.

1.5 Approval of Minutes:

The April minutes were presented for approval. Mayor Molder moved to approve with Mr. McBroom seconding. The minutes were approved with a vote of five to zero.

1.6 Review of Bonds And Letters of Credit:

City Engineer Glenn Harper reported that all letters of credit are in order.

2. Consent Agenda:

2.1 Case #22-0074

Request from TKC Architecture and Engineering for approval of a Final Plat with surety in the amount of $156,00 for Cottages at Bear Creek Phase II located at Tax Map 74 Parcel 37.03.

2.2 Case #22-0070

Request from Chapdelaine and Associate for Final Plat approval of East 7th Subdivision on the corner of East 7th and East End.

Discussion:

Mr. Goatz moved to approve both consent agenda items subject to any Technical comments, with Mr. McBroom seconding. Motion to approve passed five to zero.

3.Discussion:

3.1 Case #22-0065

Request from Steve Desoto for rezoning of 10 acres being Tax Map 99 Parcel 59.03 from R-20 Low Density Residential, to R-6 Medium-High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Gerald Vick, WES Engineering, was present to answer questions. Mr. Vick stated that he confirmed with the owner that it would be acceptable to modify the zoning request to RS-6. Discussion included zoning. Mr. McBroom made a motion to approve with Mr. Pace seconding. Motion to approve passed five to zero.

3.2 Case #22-0068

Request from Andy Davidson for approval of a Revised Master Plan for an RM-1 PUD located on 6.38 acres being Tax Map 118 Parcel 19.20.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The request is to change the elevation of this product.

Discussion:

Mr. Andy Davidson, Regent Homes, was present to answer questions. Discussion included PUD, both plans were changed, garage door size, single family, previous developer, inform residents, garages, parking requirements, two car driveway, independent living, setback, providing a better product, two floors, every unit has a patio, header, schools, restaurants, keeping it for age 55 and over, researching, age targeted, prior plan requirements, and tracking. Mayor Molder asked for clarification where does this is request in the process with the master plan that has been approved, and if this revision is not approved tonight then they will fall back on the master plan approved at the time that they acquired the property. Mr. Keltner stated that is correct. Mr. Davidson stated that they are providing a better product to sell. Further discussion included two bedrooms on the first floor, and one on the second floor, skipping the process, product is different, ratio, the Pearl elevation has a side entrance, and an eight-foot door is tight. Mr. Goatz asked Mr. Keltner about staff prospective. Mr. Keltner stated from a staff prospective it is just the building, it is the opinion of this Commission in regards to the architecture. Further discussion included material, retaining wall, every unit in the Pearl has an inset for a patio, and all the other units have a patio or deck. Mayor Molder stated that he totally agrees that there is a huge need for residential living for age fifty-five and over. Further discussion included they don't allow renters, or investors, and the study of the nine-foot garage door. Mr. Goatz moved to approve subject to the requirement of a nine-foot garage door, and Mayor Molder seconded the motion. Motion to approve passed four to one with Mr. Pace abstaining. Mr. McBroom stated that he feels that things got changed.

3.3 Case #22-0075

Request from Adam Crunk for Annexation with Plan of Services of approximately 87 acres being Tax Map 112 Parcel 17 with rezoning to R-10 Low Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff included Ordinance Section 3.19.6, and 3.18.7 with item number 6, staff feel some of the criteria is not met in

regards to roads in consideration of Foster Lane which is not a road, but it is the only access this property currently would have. Pointing out concerns with

annexing a piece of property with no road frontage. The applicant has indicated no desire to upgrade Foster Lane to a city street.

Discussion:

Mr. Crunk was present to answer question. Mr. Goatz stated with no infrastructure he will make a motion. Based upon and 3.19.6 he moved to deny with Mr. Pace seconding. Motion to deny passed with a vote of three to one, with Mr. Hutto voting nay and Mr. McBroom abstaining. Mr. Keltner explained that the Commission's vote tonight was just a recommendation to City Council. It is up to the applicant if they wish to proceed to City Council with the recommendation of denial from this body. Mr. Goatz clarified that the request could be on next month at City Council's agenda for discussion, but it will be with a recommendation from this body for denial.

3.4 Case #22-0076

Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at Tax Map 88 Parcel 70.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. In the resubmittal the applicant reduced the request down to four lots. Staff is unable to get a complete submittal for the Preliminary Plat on this. Staff would like to see the request coming to the Commission in a more complete form.

Discussion:

Mr. McBroom made a motion to defer noting that this is the last time this request will be deferred, with Mr. Hutto seconding. Motion to defer passed five to zero.

3.5 Case #22-0077

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.

Staff Recommendation:

Mr. Keltner stated that the applicant has requested to defer this item.

Discussion:

Mr. Goatz made the motion to defer, with Mayor Molder seconding. Motion to defer passed five to zero.

3.6 Case #22-0078

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 R-6-PUD.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is requesting 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 which is on the northern side. In addition the applicant is requesting to rezone for a mixed use. The base zoning is being requested for a RS-6 for approximately 343 acres, with RM-1 for 76 acres. The applicant has requested a variance of 10' to allow for front porch encroachments. On the northern portion there is a proposed PUD RM-1 section of 300 townhomes lots, and the commercial is straight forward designs. Staff will be recommending that the applicant go to the Architectural Review Board. Staff review of section 3.19.6, and the 3.18.7.B of the Zoning Ordinance are for review.

Discussion:

Mr. Greg Gamble was present to answer questions. Mr. Goatz asked Mr. Harper for the traffic study report. Mr. Harper gave the traffic study report. Ms. Debbie Notley, 801 Running Deer Drive, expressed concerns for the traffic study, emergency response, officer's availability, fire, water, river access, promises and this being a done deal. She requested that the applicant's request be turned down. Mr. Pace stated that he takes that as an insult, and Mr. McBroom stated that he did also. Mr. Pace stated that the Commission serves at the Mayor's request with no pay, and he spent hours on site looking at the property. Mayor Molder stated to those who were in opposition to the project it is not going to help the cause by trying to throw around false accusations to harm people's character and reputation. He also stated that he thinks that everyone in this room has a common goal of wanting Columbia to move forward in the right and positive direction and he said he could promise her that everyone on this Planning Commission and on City Council share the same goal, and he suspects that all of you here to as well. He said that he understands that there are some accusations going out about potential people having ownership interest in this property. In the letter from Ms. Woods it talks about people being paid off. It is not going to help your cause if you are against this project. Nobody on this board, and nobody on Council has any interest in this project from a financial prospective or otherwise. That is not how it works, and if you are opposed to this he prefers the opposition to be on more substantive matters and not based on false accusations. The people here are volunteers, they are dedicating their time to make Columbia a better place. Public service requires a sacrifice, so don't insult them by throwing out false accusations when you don't know them to be true. Mr. Goatz stated if false accusations

continue the Commission would stop public input altogether. The Commission does want to hear sincere concerns. Mr. Gabe Howard, 1270 Crawford Hollow, expressed concerns for growth, unite and get this right, schools, teacher vacancy, out of state zoom teachers, education, roads, comprehensive traffic study, water, no major reservoir, sewer, infrastructure, and smart and sensible growth. Mr. Michael

Fulbright, Chairman of Maury County School Board, expressed concerns for Trotwood flooding problem, in the area of Trinity Lutheran Church, this development, schools, providing educational opportunities, no opportunity to have increase in funding, a need to focus on partnerships between developers, the cities, county, and the school system, cannot raise enough property tax to pay our schools, looking for alternatives, putting students in portable trailers to provide education, and having more conversations. Mr. Goatz thanked Mr. Fulbright for being in attendance and speaking. Mayor Molder stated that he echoes the Chairman's comments about having Mr. Fulbright at the meeting. The Commission started reaching out to the school system several years ago in regards to developments and wanting comments, and the fact that Mr. Fulbright was in attendance was evidence of a step in the right direction. The Plan of Services is important because on that it has gas, water, police, fire and rescue, waste water, sewer, and the school system. All of those departments have the opportunity to review the development and provide comments, and up until this point we have heard nothing from Maury County school system. He also stated that he appreciates and understand his predicament, it is a very difficult predicament that you are in with respect to knowing the need with regards to capacity, volume, and not having the ability to input on that need, or to fund that need. But you have to understand from the City of Columbia's perspective, over the last five to seven years, Spring Hill has received exponential growth. Over the last two years Columbia has seen that similar growth, essentially we are in that same period of exponential growth that Spring Hill saw over the last five to seven years. Growth is here, and already moving south toward Mt. Pleasant. From a Columbia perspective over the last five to seven years the City of Spring Hill has grown, and they have new schools being built to provide the classrooms that were needed for the exponential growth and that is a good thing. He believes that should have been the case. But now Columbia is in the period of exponential growth, and not only is the school system, and or County Commission not funding the schools for the Columbia residents, but they are closing schools, and tearing schools down which is currently happening on West 7th Street with regards to McDowell. It is a little bit of a slap in the face, Columbia now being told by the school system hey we don't have a plan, we don't have the ability to fund this thing going forward we've got to figure something out, and now it is time to come together. The coming together part should have happened a long time ago prior to your involvement Mr. Fulbright, and prior to my involvement. That should have happened many years ago and it didn't. Unfortunately, because it didn't we are now seeing the issues that we are having today with growth and development and not having the school infrastructure to support it. He also stated that all this

sounds like so many undertones that he is hearing, there is no plan and therefore this must die. The school system is requesting a moratorium on growth for the County, even if that is not the request that is certainly the implication, and the result, because if you are suggesting there is no plan and therefore this plan must die, then ok that's a development that goes down and what about the next one, and the next one are we going to continue to deny because the school issues they are prevalent today, they were prevalent yesterday, and they will be prevalent tomorrow. A

growing community is much better than a dying community. He doesn't want it to die because we don't have the ability from a school situation to keep up, so he would request that conversations continue. He hopes that Mr. Fulbright is having these same conversations with the Municipal governing body, the City of Spring Hill, the City of Mt. Pleasant, in addition to Columbia, and the County. Is the school system putting the county on notice with it's inability to grow. That is what it is going to take if the whole come together is going to happen. The school system will have to articulate it's messages so that the residents know and articulate to the County Commissioners what the need is. At the end of the day the City of Columbia doesn't have the ability to control what happens to our schools or school systems. All we have the ability to do is control what happens to the growth. Mr. Fulbright stated that the schools have been negligent in coming and expressing their concerns before the Planning Commission. He also stated one of the things he has heard is if a development is going to be profitable and beneficial for any of the counties or the cities it is going to happen, but they are still obligated to provide those educational resources. They were asked what this will have on the schools, they could send recordings every time stating they don't have the space, but that hasn't stopped anything in the past, and he doesn't see that it will stop anything in the future, as well he doesn't think it should. He also stated that finding ways to fund these schools is the more important issue. He also stated that the schools have no ability to fund any project. If a project is built it is because of County Commission. If a project is not funded and allowed to decay it's at the County Commission's feet. They don't have the ability to provide the funds. He doesn't expect growth to stop. As far as the plans for Columbia, if you take a look at the five-year plan, once they get the Spring Hill High School knocked out they have other things on the agenda. They have a north Columbia school, a rebuilt school at the site of Baker Elementary, they have a school at Culleoka, and Mt. Pleasant, and these are elementary, or additions. They want to make sure that they are on the same page. It will take strong county leadership, and strong school leadership to make sure that happens going forward. Ms. Rebecca Strahan, 234 Patterson, expressed concerns with the developer doing what's right for them, as citizens they have a right to be heard, working together gives a better outcome, the uncontrolled stuff is scary and it seems unwise, making the right decision for the people in Maury County, and deferring. Ms. Tina Seago, 236 Bear Creek Pike, expressed concerns with the proposal, construction over the next ten years, and flooding over the bridge. Mr. Mark Seago, 236 Bear Creek Pike, expressed concerns with infrastructure, the affect of

change, questions asked tonight deserve to be answered before moving forward, and aligning the vision with the vision of the good. Mr. Jerry Strahan, 234 Patterson Drive, concerns were expressed for traffic, environmental, consider Bear Creek before you make the decision to build, if we could just wait a minute, fix it before it is broken, blaming will not fix it, we have to fix it for the next generation, sitting down with the right people to look at this development, look at Maury County as a whole, and fix it don't blaming each other. Mr. Dennis Farrell, 109 Elliott Ct, shared his concerns with water, less water available, flash flooding, demand greater that its supply, run off of toxic chemicals, the Duck River has been

designated at a muscle sanctuary, we are going to be out of drinking water, and the affects. Ms. Megan Rice, 228 Patterson Drive, asked that we take time and do some environmental impact surveys prior, and be thoughtful. Mr. Robert Graham,222 Elliott CT, expressed concerns for performing a water study, re-contracting water, reprocessed water, dry conditions, water must be our main concerns, and schools. Mr. Graham inquired about needing two fire stations. Mayor Molder stated not in the City that the Fire Department provides a comment on the Plan of Services that indicated that they can service this area based upon their specific investigation research, as did water. He also stated since water was a point of the concern. Columbia Power & Water is called on to comment on any development anytime they raise a red flag or issue with respect to water, the city pauses what is happening and speak with them, and they address it. Mr. Graham stated please do something with Mt. Olive and Iron Bridge Roads, and Columbia have got to grow slowly. Ms. Ella Seago, 236 Bear Creek, expressed concern with the long term effect of this project, water, urban planning, and education. Mr. Joey Davenport, 1142 Loften Road, expressed concern with infrastructure, doing things responsibly. Mr. Ray Jeter, 1101 Iron Bridge Road, referenced Item six of the staff report stating that there is adequate schools and roads. He stated that is simply not true, and the school board representative that is here stating there isn't adequate funding to build the schools needed for this development. Also heard is that the county roads cannot support this project. He had concerns with number three in the staff report stating there is no adverse affect, and storm water run off. Mr. Sam Goodman 396 Old Bear Creek Pike shared concerns with what it is going to look like in one hundred years, making it better, traffic, and rethinking the situation. Mr. Randy Kilbourne, 1115 Remington Trail, asked if TWRA have been involved in the request for information. Mr. Keltner stated that TWRA doesn't get involved in any kind of request like this, and construction. He also asked are we at the point where things are taken care of like flood plain surveys on the property, and the actual surveys where there is a map. Mr. Keltner stated that we do have a flood insurance rate map for the city. He inquired about the change of zoning. Mr. Keltner stated that he wants to change the zoning if it is annexed. Mr. Kilbourne also asked how often does a developer come into a community like this and buy a piece of land, then comes to staff and gets it zoned for his benefit. Mr. Keltner stated that he had seen it before, but he has not seen any confirmation that he has bought the property. Mr. Hutto, stated that he is a

Real Estate attorney, and developers don't typically buy the property they work with the owner. They have owned this property and it has just been sitting there since about 2009. They approached the developer to develop it one way or the other. As far as things getting rezoned or annexed what happens throughout the year is if they are small lots and if someone needs a variance there or if they need to get rezoned because of what is happening next to them, if they don't match up and they may want to provide something like the Arts District. Mr. Scott Prins, 749 Mt. Olivet Road, expressed concerns with the annexing of this property, traffic, using Mt. Olivet Road, speed limit, unsafe road, hills, blind spots, the road is in the County not the City, and the increase of traffic on his road, taking away the soil, and the run off. Ms. Sue Stephenson, Maury County Commissioner

District 6, expressed concerns for density, and discussed the staff report, inconsistency, and the character area. Mr. Jason Whatley, 319 W 8th, expressed concerns with schools, looking at zoning plan section 3.18.7B6, mandates, pause, using your voice, and the School Board, County Commission and City work together for our schools, and joint task force for education in Maury County. Alice Johns, 1500 Rockland Drive, expressed concerns with the current zoning, teaching positions open, schools, police and fire working short handed, family safety, staffing, adequately covering things before adding more, and looking at the actual numbers. Mr. Jeremy Serafino, 1307 Iron Bridge Road, had concerns for traffic improvements now, and investing in the school system. Mr. Jason Gilliam, Ms. Kelli Coyne, stated that everything had been said. Mr. Goatz stated that he wanted everyone to know that the Commission doesn't take this lightly and he has spent a lot of time on this. He has concerns for density with it being an RS-6, small lots, and the illustrations of the homes that are there the image of them with the two car garages the doors didn't look like it could fit, several of the homes that were proposed look like they did not fit the lot. Infrastructure is a concern, and the sewer. Mr. Boshers was at study session expressing his concerns, and we have a letter tonight saying that there is adequate sewer there, to service this. He also stated that he has concerns on that also. Mr. Gamble stated that they understand that there need to be upgrades to the sewer. Further discussion included amenities, new Ordinance, lots, the tightness of the doors, the one story is plain, upgrade, commercial need to go before the ART board. Mr. Gamble requested to defer. Mr. McBroom discussed the watershed, and is there enough water, environmental impact, roads and how do you handle that. He also asked how do the peoples questions get answered, will the applicant answer their questions. Mr. Keltner stated that he thinks that some of them are already out there, and some of them will have to be addressed by the applicant. Mr. Goatz stated that by what they heard tonight, and the recording will be on the website, they will be able to go back and listen to the recording. Mr. Goatz moved to defer. Mr. Pace asked how does the Commission give information on the questions asked to the ones asking questions. Mr. Keltner stated that they can pose the questions to staff or they can look through the material that is on the website that has all the documents. He also stated everything you see is available. Mr. Pace stated that the questions should be sent to Mr. Keltner. Mr. Keltner

stated that Mr. Gamble has heard all of the questions and he will provide the responses. He also stated that as soon as staff gets updated information it is posted on the website. All the material that is received is all public record and anyone can see it because it is posted on our website. Mr. Pace asked to address education. He stated that his wife and daughter are teachers. He also stated that the only comments that he has seen was on transportation, they want to make sure the buses don't have to back up, it is never anything about size, or plans. If this Commission got a request from the school to look at something he assures you that the Commission would. This needs to start with the School Board and the County Commission. Mr. Goatz stated with Mr. Fulbright coming here tonight it sounds like we are moving in the right direction. It is a huge step with Mr. Fulbright being

here tonight. Mr. Pace asked does that mean next month we will have a response from the school board. Mr. Goatz stated one response tonight was in regard to this development or anything we don't have the school systems on the front end at the moment. Mr. Keltner stated that Mr. Gamble is working with the school board on that. Mr. Gamble stated that he met with Mr. Perryman this morning. Mr. McBroom stated that he commends Mr. Fulbright for speaking, that is the most this Board has heard from the school system. Additional comments included Iron Bridge Road, outlets, turn lanes, and working things out. Mr. McBroom seconded the motion. Mr. Goatz asked about conversation with Mr. Boshers. Mr. Gamble stated that they have had several conversations. Mayor Molder stated that a few things that he will be the most interested in on this project is the environmental impact with respect to the Duck River and the school situation. This project has brought forward an issue that he thinks needed to be discussed. He is going to take the positive outlook on this meeting and think that this project whether we support it or not has brought forward the fact that there have been very little communication and it needs to change. He stated that he feels that when we have conversations like tonight everyone is better for it. He also thanked everyone who spoke tonight and for being here. The motion to defer passed with a vote of five to zero.

4. OTHER BUSINESS:

There was no new business to discuss.

5. ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion to adjourn passed five to zero. Meeting adjourned at 6:23 p.m.

Planning Commission Chairman

Date

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	Forrest Drive, Columbia, TN		
	TAX MAP:112	GROUP:	PARCEL:006.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 34 residential lots and dedicate right-of-way.		

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*	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) Morgan Meadows, Phase 2 • Total Number of Lots 34 • Total acreage ±19.82

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.

Rev. 1/24/2022

APPLICANT

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

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	KCS Property LLC	PHONE	931-490-9782
ADDRESS	P.O. Box 1939, Columbia, TN	EMAIL	wade@kcsllc.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.

Allen O'Leary
APPLICANT NAME

APPLICANT SIGNATURE

3/21/22
DATE

KCS Property LLC Wade Kincaid
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

3/7/2022
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	

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this____day of_____, 20__, between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and KCS Property LLC , the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter called the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the_____day of_____ 20_, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (the Subdivision Regulations); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be limited to, roads, bridges, sidewalks, storm water conveyance and detention systems, street signs, markings, signals and the like; and,

WHEREAS, in order for said improvements to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct in accordance with the Subdivision Regulations and other rules, regulations and ordinances of the CITY public improvements in said project and extend utilities to the project at his own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities and other improvements subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

I. GENERAL CONDITIONS

A. Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities and other facilities in accordance with this agreement.

B. Surety

At the time of execution of this agreement, the DEVELOPER agrees that prior to recording a final plat, said DEVELOPER shall give the CITY an Irrevocable Letter-of-Credit, on a bank licensed to do business in Tennessee and insured by the FDIC, irrevocable without conditions, and callable upon a bank doing business in Columbia, Tennessee, in an amount determined by the Engineering Department for utilities and improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the CITY and the Planning Commission. This Letter-of-Credit shall secure performance of all obligations of the DEVELOPER under this agreement pursuant to Planning Commission approved plans and filings. The Letter-of-Credit shall meet all requirements established in Article 3 (ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS) of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement, including payment of all amounts payable by the DEVELOPER or DEVELOPER'S obligations hereunder, and its obligations under the warranty and indemnification provisions hereof. The Letter-of-Credit may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the Letter-of-Credit. The Letter-of-Credit will not be released, except and until there has been full compliance with this agreement and upon certification of a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

C. Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the facilities are constructed in accordance with the Subdivision Regulations and approved construction plans.

D. Right of Entry

The CITY shall have the right, in case a Letter-of Credit is called for noncompliance, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

E. Acceptance of Facilities

Upon notice by the CITY of acceptance of all or part of the facilities, then those facilities specified in the acceptance shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The parties intend that this agreement shall operate as a conveyance of the facilities when the facilities are accepted. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

F. Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the facilities installed. Should the CITY choose to accept all or a portion of these facilities, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required. The CITY'S election to accept such facilities shall not be construed as an assumption of any obligation related to these facilities such as the obligation to maintain the facilities or to pay for any part of the cost of installing the facilities.

G. Fees Not Refundable

If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees or other amounts paid to the CITY shall be refundable to the DEVELOPER.

H. Legal Expense in Case of Default

In the event the DEVELOPER or its sureties breach this agreement, they shall bear all costs of the CITY'S reasonable expenses, including attorney's fees and other expenses incurred in enforcing or completing this agreement, whether incurred by negotiation, litigation or otherwise.

I. City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations and the Subdivision Regulations adopted by the Planning Commission are made a part of this agreement.
In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans, and specifications approved by the City and made a part, hereof.

J. Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

K. Revocation and Interpretation

This agreement shall bind DEVELOPER when executed by DEVELOPER and may not be revoked by DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

L. No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments or understandings.

M. Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

N. Transferability

The DEVELOPER or Owner agrees that he will not transfer the property on which this proposed subdivision is to be located without first providing the CITY with notice of when the transfer is to occur and who the proposed transferee is, along with appropriate address and telephone numbers. If it is the transferee's intention to develop this subdivision in accordance with the agreement, the DEVELOPER agrees to provide the CITY an Assumption Agreement whereby the transferee agrees to perform the improvements required under this agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the CITY Attorney. The DEVELOPER and Owner understand that if he transfers said property without providing the notice of transfer and Assumption Agreement as required herein, he will be in breach of this agreement and in violation of the subdivision regulations. The DEVELOPER further agrees that he shall remain liable under the terms of this agreement though a subsequent sale of all or part of said property occurs, unless an Assumption Agreement is entered into between the new owners and the CITY and a new agreement and Performance Surety is issued naming the new owners as principal.

O. Covenants, Conditions and Restrictions to Be Filed

In the event a home owners' association is required or will be established, the DEVELOPER will submit a Declaration of Covenants, Conditions and Restrictions to be filed with and recorded with the final plat. The Declaration of Covenants, Conditions and Restrictions shall contain all provisions required by the Zoning Ordinances, of the CITY and shall include provisions for a home owners' association to maintain all detention or retention ponds, common drainage ditches and any and all common areas. The Declaration of Covenants, Conditions and Restrictions shall contain provisions for the CITY, to have the right, but not the obligation, to enforce any restrictions dealing with health, safety, and welfare which could be, otherwise, enforced by any land owner of record in the development. The Declaration of Covenants, Conditions and Restrictions shall also contain provisions for assessments of property for maintenance of common areas and provisions for enforcement of the assessments by liens, removal of voting rights, and enforcement at law and equity. The Declaration of Covenants, Conditions and Restrictions shall make adequate and sufficient provisions for the maintenance of any commonly owned detention ponds or drainage areas to include an amortizing of maintenance costs to be provided to the home owners' association by the DEVELOPER at the time of the establishment of the home owners' association. The Declaration of Covenants, Conditions and Restrictions shall run with the land and must be approved by the Planning Department, prior to recordation, as a part of the final plat.

P. Time Period for Construction

In consideration of the promise by the CITY to accept for maintenance the streets, utilities and other infrastructure covered by this agreement, the DEVELOPER agrees to be bound to complete within two (2) years of commencement of construction all improvements shown on the plat and plans and all things required by this agreement. The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, he shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for his failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the surety (Letter-of-Credit) executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is inadequate to secure the cost of said improvements at the time an extension is sought, he will provide the additional security to bring the surety amount in line with current cost projections as made by the CITY. The CITY agrees that it will not unreasonably withhold approval of extensions where the DEVELOPER has complied with the requirements of notice to the CITY and provided the required additional security, if any is needed. The DEVELOPER understands that his failure to follow this extension procedure constitutes a breach of this agreement and places him in violation of the Subdivision Regulations. The DEVELOPER further understands that should he fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved the CITY shall reserve the right to withhold and withdraw all building permits and sewer service within the subdivision until all items of this Agreement have been fulfilled by the DEVELOPER.

II. DESIGN AND APPROVAL

A. Contents of Plans

The DEVELOPER shall cause to be prepared and submitted to the CITY, plans (the "Plans") describing in reasonable detail all utility systems, all storm water management systems, and all street system improvements necessary to provide adequate services to the Project (hereinafter called the "IMPROVEMENTS"). The plans shall include all information required by Section 2-8 (Construction Plans) of the Subdivision Regulations and any other details as requested by the CITY. It is recognized that the IMPROVEMENTS may be constructed in phases as the Project is developed. The DEVELOPER shall submit the Plans as provided herein for each phase and execute a separate DEVELOPMENT AGREEMENT for each phase.

B. Preparation of Plans

The Plans shall be prepared by an engineer licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date and license number of the engineer preparing the Plans

C. Design Criteria

The design of water and sewer improvements shall follow the State of Tennessee and Columbia Water and Sewerage Systems design criteria. Storm water management and road improvements shall be designed according to the Subdivision Regulations, all other applicable municipal specifications and ordinances and sound engineering judgment. In all cases, the specifications and design details for the Improvements shall be those of the CITY and those as approved by the State of Tennessee Department of Environment and

Conservation. CITY requirements will control if more stringent that State standards. In the event of a disagreement as to compliance with or interpretation of the Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. Five (5) sets of the Plans shall be submitted by the DEVELOPER to the CITY. The CITY Engineering Department agrees to review the Drawings and Plans so submitted in a timely manner. DEVELOPER agrees to make all revisions to the Plans as required by the CITY. Following review and approval of the Plans, or following review and approval of revised Plans if revisions have been required, a representative of the CITY Engineering Department will sign the Plans. The DEVELOPER must then submit the Plans, as approved by the CITY Engineer, to the Tennessee Department of Environment and Conservation for approval.

III. COMMENCEMENT OF CONSTRUCTION

Construction of Improvements may not begin until the following events have occurred:

A. The Plans are approved by the CITY, and all necessary facets of platting and construction plan approval, through the Planning Commission, have been completed.

B. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing.

C. If required, the review fee described in Paragraph XIII (FEES), hereof, has been paid in full.

D. The CITY shall have received an appropriately executed Development Agreement.

E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

IV. CONSTRUCTION

A. Utilities

DEVELOPER agrees to pay the cost of a State approved sewage system complete with necessary stations and force mains and with manholes, outside the boundary of the subdivision as approved by the CITY. The DEVELOPER further agrees to pay the cost of sewer mains, manhole, and sewer service laterals from the sewer main to the front property line of each lot within the subdivision as approved by the CITY upon the subdivision plans and specifications. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory testing costs incidental to the sewer service in or to the subdivision. The DEVELOPER shall be responsible for the cost of any and all relocation, adjustment, modification, installation and removal of utilities brought about as a result of the development of the project, including street cut repair, both on and off site. As a part of constructing the Improvements, the DEVELOPER shall install, in accordance with the Plans and CITY specifications, all water service taps, fire lines, sewer service, and all facilities, equipment and accessories relating, thereto, necessary to provide utility service to the Project.

B. Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work, including ditch stabilization, bank protection, and fencing adjacent to open ditches made necessary by the development of this subdivision.

1. The DEVELOPER shall provide and deliver the formal written opinion of a licensed and bonded professional engineer certifying that he has reviewed the entire water shed wherein the subdivision is located and that upon full development at the greatest allowable use density under existing zoning of all land within that watershed, the proposed subdivision will not increase, alter or affect the flow of surface waters, nor contribute to same, so as to damage, flood or adversely affect any property. Further, the DEVELOPER agrees to hold harmless and defend the CITY from any claim, cause of action or liability, alleged and/or proven, to have arisen directly or indirectly from alteration to the surface water by reason of the DEVELOPER'S design, construction, installation or the development itself, in whole or part.
2. To properly manage storm water runoff during the construction process the DEVELOPER shall provide necessary erosion control in accordance with the storm water management plan for the development as approved by the CITY in conformance with the published design standards and specifications of the CITY. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched and seeded and/or sodded as required by the CITY to prevent erosion. In the event the CITY determines that necessary erosion control is not being provided by the DEVELOPER, the proper authority shall officially notify the DEVELOPER of the problem. If the DEVELOPER has not begun to provide satisfactory erosion control within five (5) days after the notice, then the proper authority shall issue a stop work order to be effective until satisfactory erosion control measures have been provided.
3. Any and all unenclosed water courses lying partially or wholly within the bounds of this subdivision shall be constructed to adequate cross section to provide design flow without threat of erosion or flooding of any property within this subdivision, or of any adjoining property.
4. All storm water management structures necessitated by the infrastructure plans for this development that affect any watercourse lying partially or wholly within this subdivision are to be provided by the DEVELOPER.
5. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

C. Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Plans to comply with the construction standards of the CITY and to the satisfaction and approval of the CITY Engineer by grading, draining, subgrade preparation, base preparation, curb and gutter, signage, striping, signalization sidewalk installation and paving with the required amount of material the full required width. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing.

1. It is agreed and understood that all grading within the street right-of-way and public easements shall be completed before the utilities are installed.

2. The DEVELOPER further agrees to furnish and install asphalt base and a final asphalt surface course (wearing surface) in accordance with the Subdivision Regulations. The final surface shall be placed at least one (1) year (twelve (12) consecutive months) after final plat approval, but not more than two (2) years (twenty-four (24) consecutive months) unless a time extension is requested, and approved by the CITY. The DEVELOPER may request to install final surface within the first twelve months of acceptance if building activity is seventy-five (75) percent complete or otherwise specifically approved by the CITY.

3. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

The DEVELOPER, hereby, agrees to construct all site grading as shown on the Development plans to comply with the approved drawings, including the approved Erosion Control Plan for the development and to comply with the Subdivision Regulations, Stormwater Management Regulations, and other rules, regulations and ordinances of the CITY.

V. OFF-SITE IMPROVEMENTS (UTILITIES)

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the Project, not including any additions, improvements and upgrades. Unless specifically noted in the Plans and made a part of this agreement, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site Improvements if additional customers should later use the off-site facilities financed by the DEVELOPER.

VI. INSPECTION AND COMPLIANCE

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to insure that all work is performed and completed in accordance with the Plans, the City's specifications and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

VII. TESTING

The DEVELOPER agrees to pay the cost of all engineering, inspection and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

VIII. SCRAP REMOVAL

The DEVELOPER agrees that he will comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

IX. ACCEPTANCE (ROADS AND UTILITIES)

At such time as the improvements have been constructed and installed, in accordance with the Plans and specifications, required testing has been accomplished and the test results found satisfactory, and all clean-up and cover-up has been done to the satisfaction of an authorized representative of the CITY, a letter of tentative acceptance of construction will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees he shall have no claim, direct or implied, in the title or ownership of the improvements specified in this agreement when the approved phases are completed and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in the subdivision for one (1) year after the date of preliminary acceptance of the subdivision construction. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

X. WARRANTY

The DEVELOPER warrants that all installed facilities are free from defects in design, materials or workmanship for a period of one (1) year from the date of written preliminary acceptance by the CITY. Further, the DEVELOPER shall immediately repair, at its own costs, all defects of any type whatsoever which occur within one (1) year from the date the facilities are accepted in writing by the CITY. The CITY shall have the right to make repairs or have others make the repairs at the expense of the DEVELOPER, if the CITY deems it necessary. The DEVELOPER shall pay for all work, labor, materials and all other expenses of the facilities in a timely manner and this shall include any amounts that exceed the letter- of-credit. If the DEVELOPER does not pay in a timely manner, the DEVELOPER hereby authorizes the CITY to call payable its Letter-of-Credit, without any formal or further action, and to make the payments that are due for the facilities whether the debts are secured by a valid lien.

The DEVELOPER further agrees to execute a maintenance surety (Letter-of-Credit) with good security in the amount of ten (10) percent of the construction cost of the facilities being offered for dedication. Twelve (12) months after preliminary acceptance of the facilities included in the offer of dedication, a follow up inspection will be made by the CITY to determine and list any defects or failures of improvements within the subdivision. All failures

or defects, if any, shall be repaired within thirty (30) days, after which the surety will be released and cancelled by CITY.

XI. EASEMENTS

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER or the Owner further agrees that he will grant the necessary easement and rights-of-way across his properties without expense to the CITY and waive any claim for damages.

XII. AS-BUILT DRAWINGS AND POST-COMPLETION ITEMS

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system and streets within the subdivision before the CITY shall accept the subdivision.

XIII. FEES

Review fees established by the CITY shall be paid prior to any review of the Plans. No construction or grading of any sort shall be begun prior to approval of such plans.

XIV. INDEMNITY

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the Improvements by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

XV. REMEDIES

In the event of a default in the performance by either party of its obligation hereunder, the other party, in addition to any and all remedies set forth herein, shall be entitled to all remedies provided by law or in equity, including the remedy of specific performance or injunction.

XVI. BINDING EFFECT

The covenants and agreements herein contained shall bind and endure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns, as appropriate.

XVII. ATTORNEY'S FEES AND OTHER COSTS

The DEVELOPER shall pay all costs and expenses, including the CITY'S attorneys' fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

XVIII. ENTIRE AGREEMENT

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them, and no variations or alterations of the terms of this

agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

XIX. HEADINGS

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the Agreement and in no way shall define, limit, extend or describe the scope or intent of any provision, hereof.

XX. NOTICES

Any notice or other communication required to be given hereunder shall be in writing and delivered personally or sent by United States Certified Mail, return receipt requested, or sent by Federal Express Delivery Service, addressed to the CITY Engineer at City Hall and addressed to the DEVELOPER at the address set forth on the Addendum, or such other address as either party may hereafter give the other.

XXI. TRAFFIC CONTROL

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

XXII. TEMPORARY FACILITIES

The DEVELOPER shall provide all temporary facilities, including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

OWNER

Member KCS Property LLC
TITLE

ATTEST:

TITLE

DEVELOPER

Member KCS Property LLC
TITLE

ATTEST:

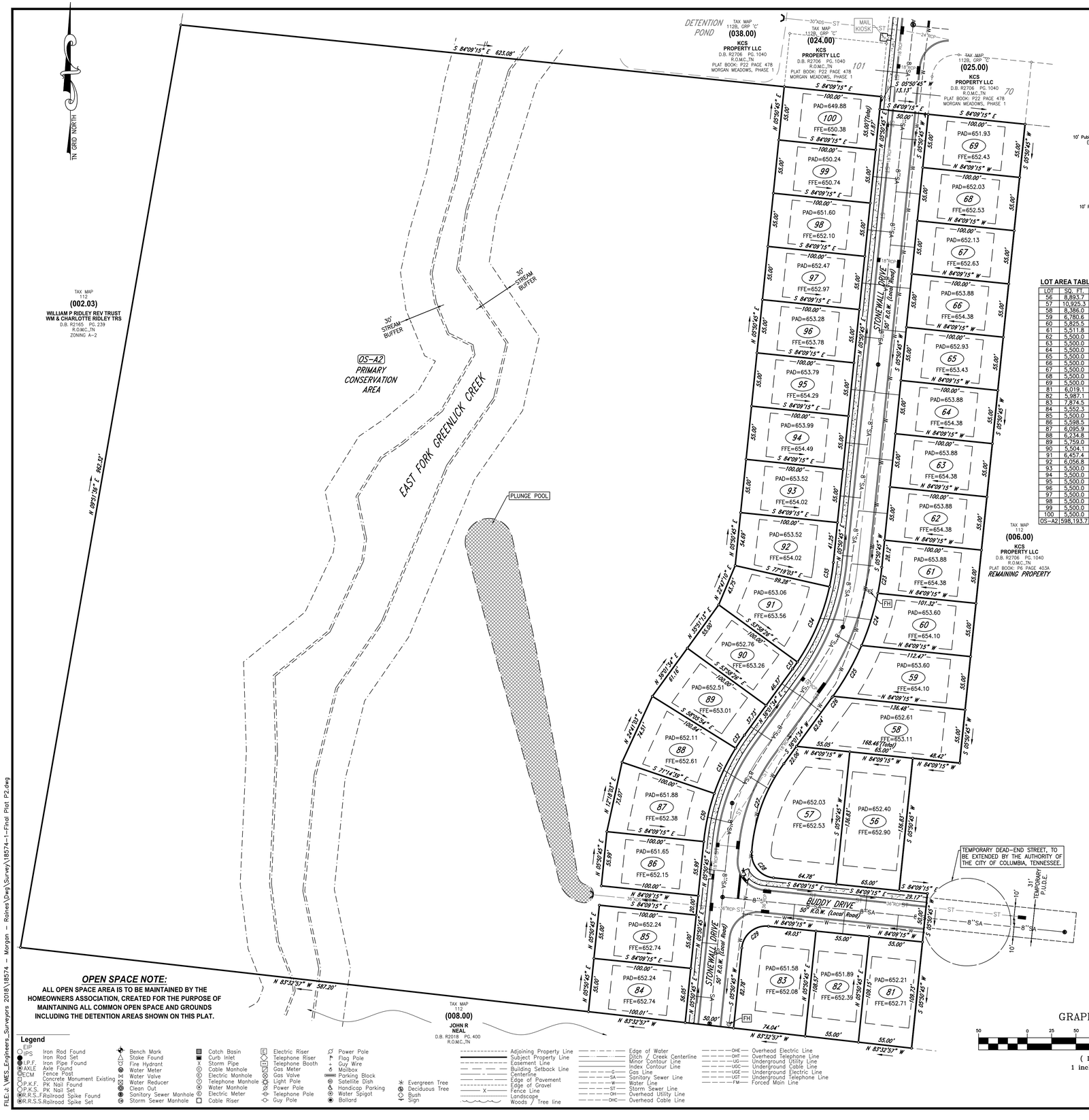
TITLE

CITY OF COLUMBIA

BY:_____ _____
MAYOR DATE

APPROVED AS TO FORM:

BY:_____ _____
CITY ATTORNEY DATE



OPEN SPACE NOTE:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MORGAN MEADOWS SUBDIVISION
TYPICAL LOT LAYOUT

LOT AREA TABLE

LOT	SQ. FT.	ACRES
56	8,893.7	0.20
57	10,925.3	0.25
58	8,386.0	0.19
59	6,780.6	0.16
60	5,825.5	0.13
61	5,511.8	0.13
62	5,500.0	0.13
63	5,500.0	0.13
64	5,500.0	0.13
65	5,500.0	0.13
66	5,500.0	0.13
67	5,500.0	0.13
68	5,500.0	0.13
69	5,500.0	0.13
81	6,019.1	0.14
82	5,987.1	0.14
83	7,874.5	0.18
84	5,552.3	0.13
85	5,500.0	0.13
86	5,598.5	0.13
87	6,095.9	0.14
88	6,234.8	0.14
89	5,759.9	0.13
90	5,504.1	0.13
91	6,457.4	0.15
92	6,056.8	0.14
93	5,500.0	0.13
94	5,500.0	0.13
95	5,500.0	0.13
96	5,500.0	0.13
97	5,500.0	0.13
98	5,500.0	0.13
99	5,500.0	0.13
100	5,500.0	0.13
OS-A2	598,193.7	13.73

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C23	275.00'	28.92'	28.91'	S 08°39'01" W	5°36'02"
C24	275.00'	56.22'	56.12'	S 17°18'40" W	11°42'46"
C25	275.00'	60.13'	60.01'	S 29°25'55" W	12°31'43"
C26	275.00'	1.58'	1.58'	S 35°51'40" W	0°19'47"
C27	175.00'	97.76'	96.49'	S 20°01'23" W	32°00'22"
C28	25.00'	38.47'	34.79'	S 40°04'02" E	88°10'27"
C29	25.00'	39.27'	35.36'	S 50°50'45" W	90°00'00"
C30	225.00'	50.70'	50.59'	N 12°18'03" E	12°54'36"
C31	225.00'	51.62'	51.51'	N 25°19'43" E	13°08'46"
C32	225.00'	16.20'	16.19'	N 33°57'50" E	4°07'27"
C33	225.00'	8.63'	8.63'	N 34°55'17" E	2°11'53"
C34	225.00'	84.57'	84.08'	N 23°03'36" E	21°32'10"
C35	225.00'	25.31'	25.30'	N 09°04'08" E	6°26'46"

PARCEL NUMBER:
TAX MAP 112, PCL 006.00

DEED BOOK:
R2621, PAGE 697

PARCEL ADDRESS:
FORREST DRIVE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
R-10 CONSERVATION

BUILDING SETBACKS:
FRONT – 20'(MINOR)
SIDE – 5'
REAR – 20'

ACREAGE OF PARCEL:
±19.82 ACRE (863,455.6 SQFT) TOTAL
±1.34 ACRE (58,299.8 SQFT) R.O.W. DEDICATION

PROPERTY OWNER:
KCS PROPERTY LLC
P.O. BOX 1939
COLUMBIA, TN 38402

PURPOSE NOTE:
The purpose of this plat is to create 34 residential lots and dedicate right-of-way.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes previous plat of record Plat Book P4, Page 403A.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 10/14/2021
DEED BOOK: R2778 PAGE: 1395-1400

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2706, Page 1040, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date KCS Property LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Morgan Meadows, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Morgan Meadows, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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 is a category "I" Land 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.

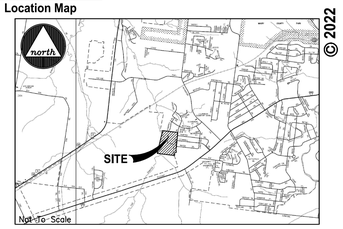
3/21/22 Allen B. O'Leary TN RLS #1987
Date Number

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR XVI AGRICULTURE STATE OF TENNESSEE NO. 1987

allenwesengineers.com

Register of Deed Recording Stamp

Location Map



Not To Scale

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is ±19.82 Acres.
7. This property currently identified as Tax Map No. 112 Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P6 Page 403A
9. Deed reference: Book R2706 Page 1040
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

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

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ENGINEERS & SURVEYORS

Client
KCS PROPERTY LLC
P.O. BOX 1939
COLUMBIA, TN 38402

REVISIONS	DATE

FINAL PLAT
MORGAN MEADOWS, PHASE 2
FORREST DRIVE, COLUMBIA, TN

Drawn: EB
Checked: AO
Approved: AO
Date: 03-21-2022

Job. no. 18574-1
Scale: Vertical: Horizontal: 1"=50'

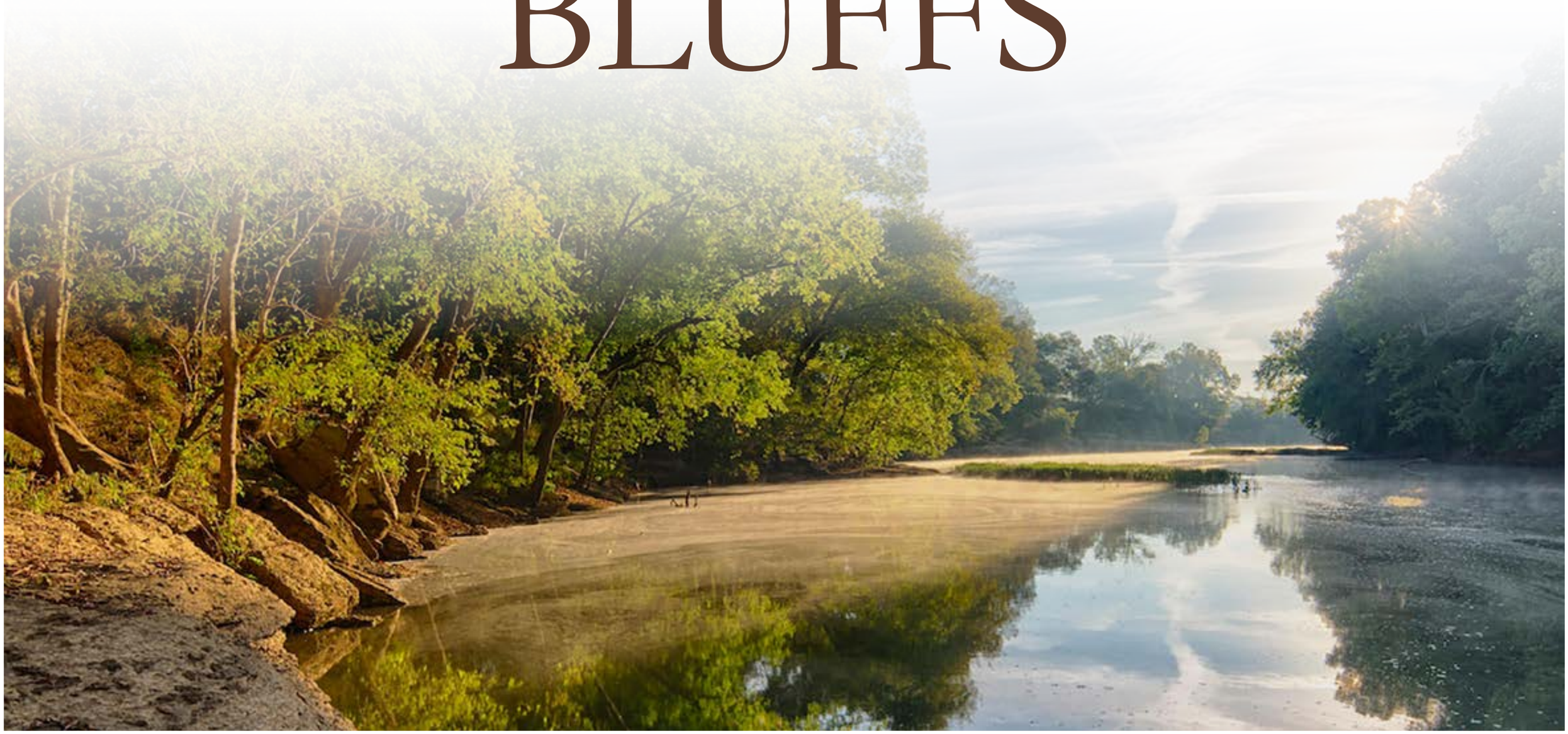
1 of 1

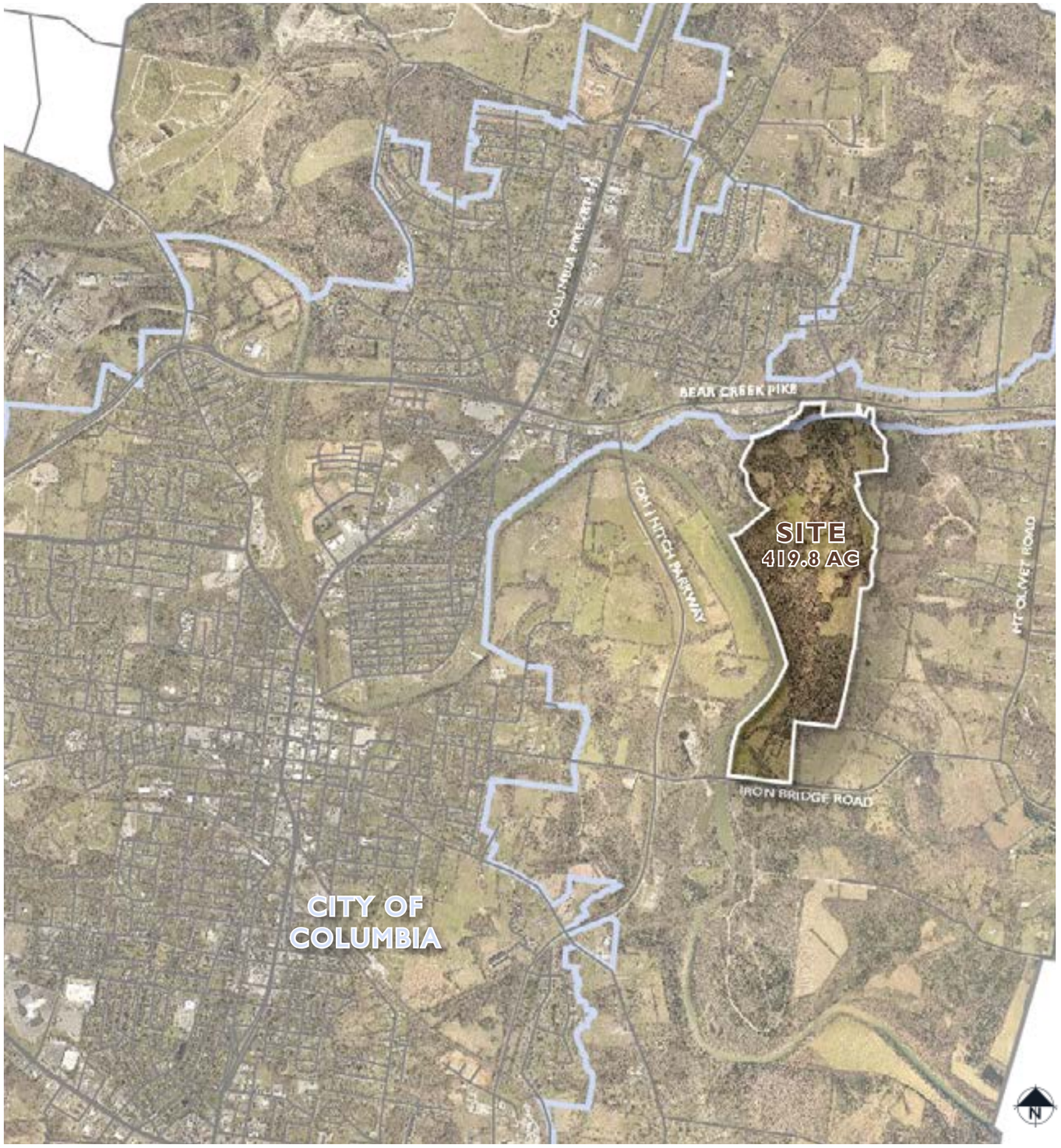
FILE: J:\WES_Engineers_Surveyors 2018\18574 - Morgan - Raines\Dwg\Survey\18574-1-Final Plat P2.dwg

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

TABLE OF CONTENTS:

2. DEVELOPMENT TEAM
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

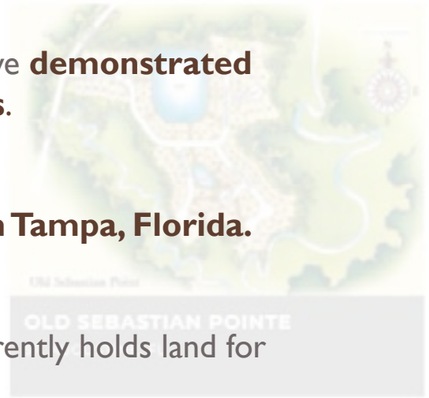
Date: March 21, 2022
Revised: April 18, 2022

DEVELOPMENT TEAM

KOLTERLAND

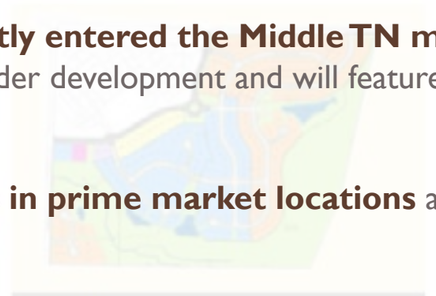
Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

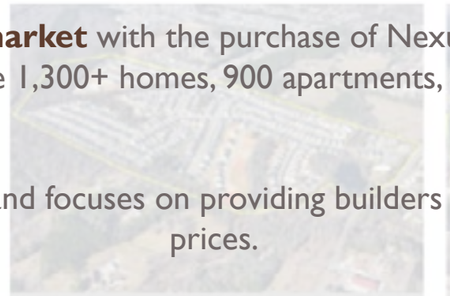
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**

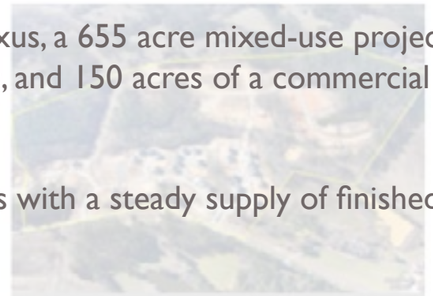


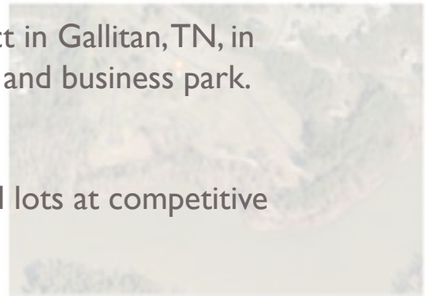
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

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.







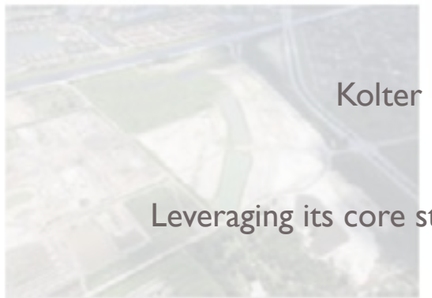


Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

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**.



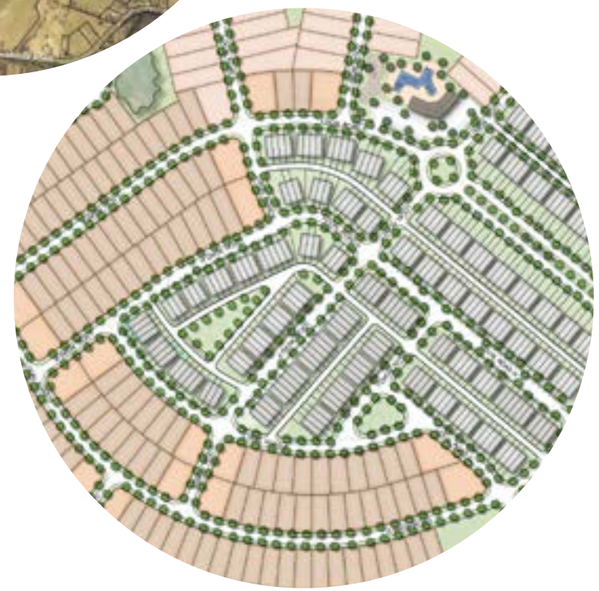
KOLTER LAND INTRODUCTION

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

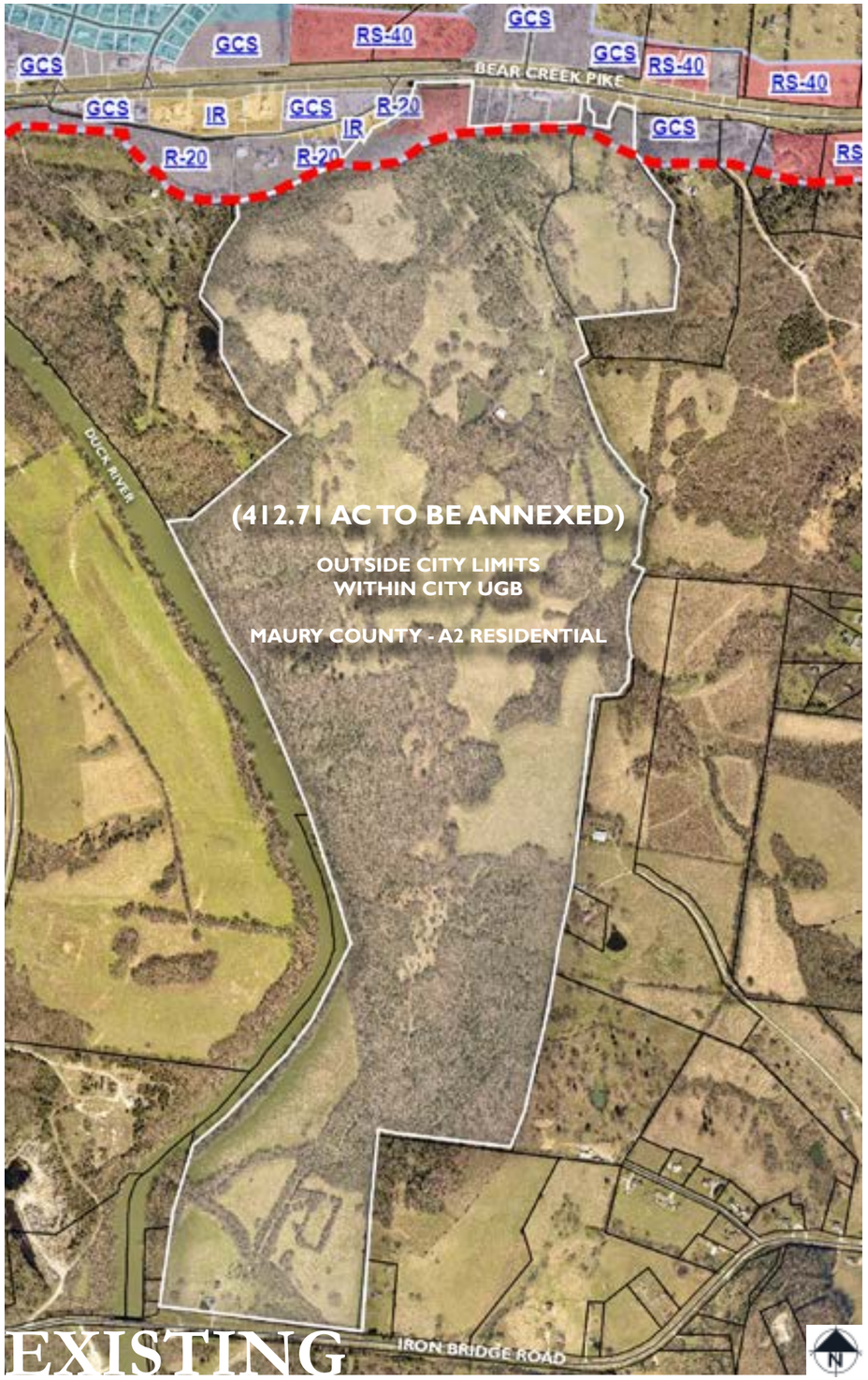
FAMILY-FRIENDLY
INFRASTRUCTURE

AMENITIES, POOL,
& FIREPIT AREAS

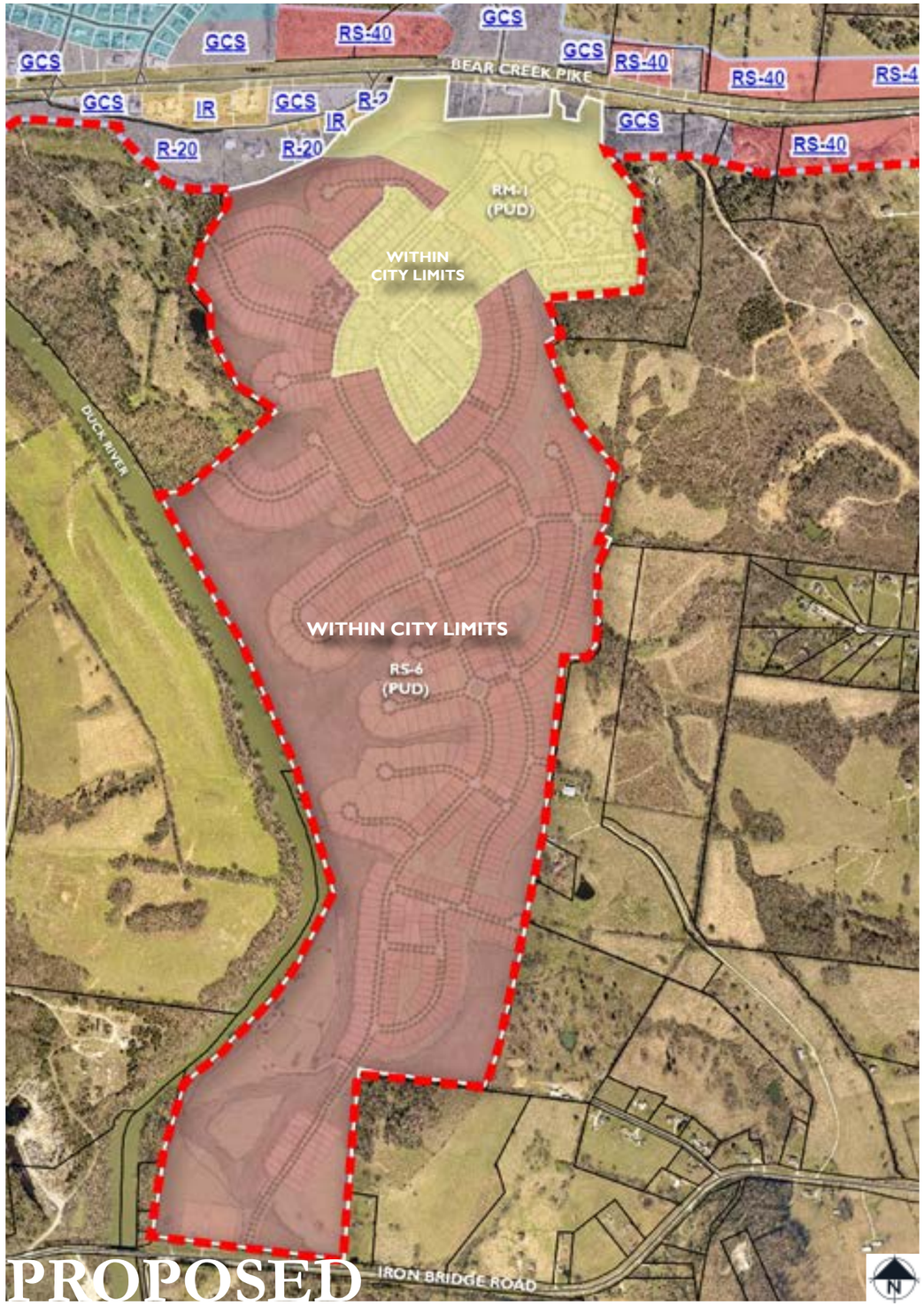
RIVER ACCESS
& CANOE LAUNCH

BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



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

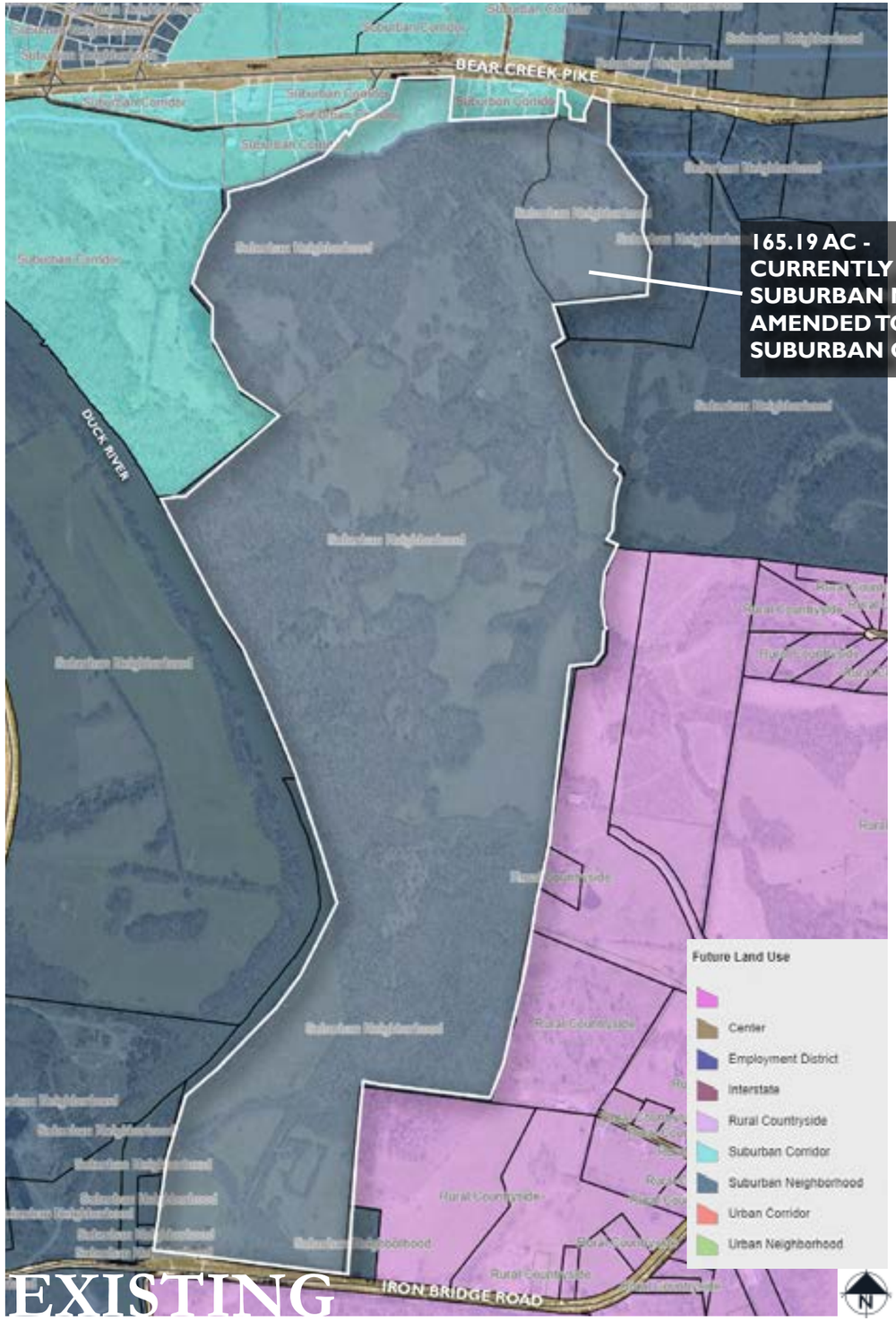
REZONING:

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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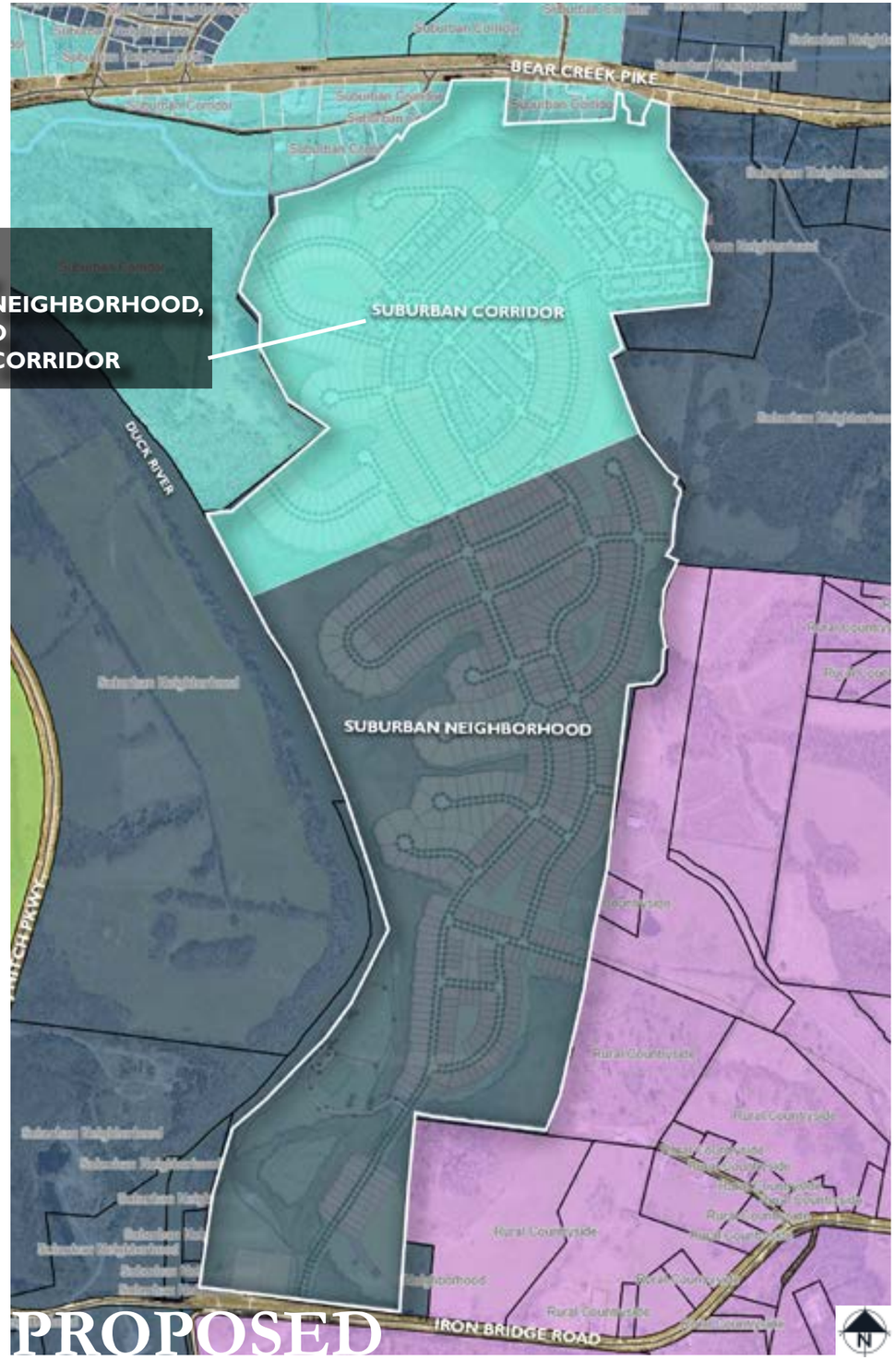


PROPOSED

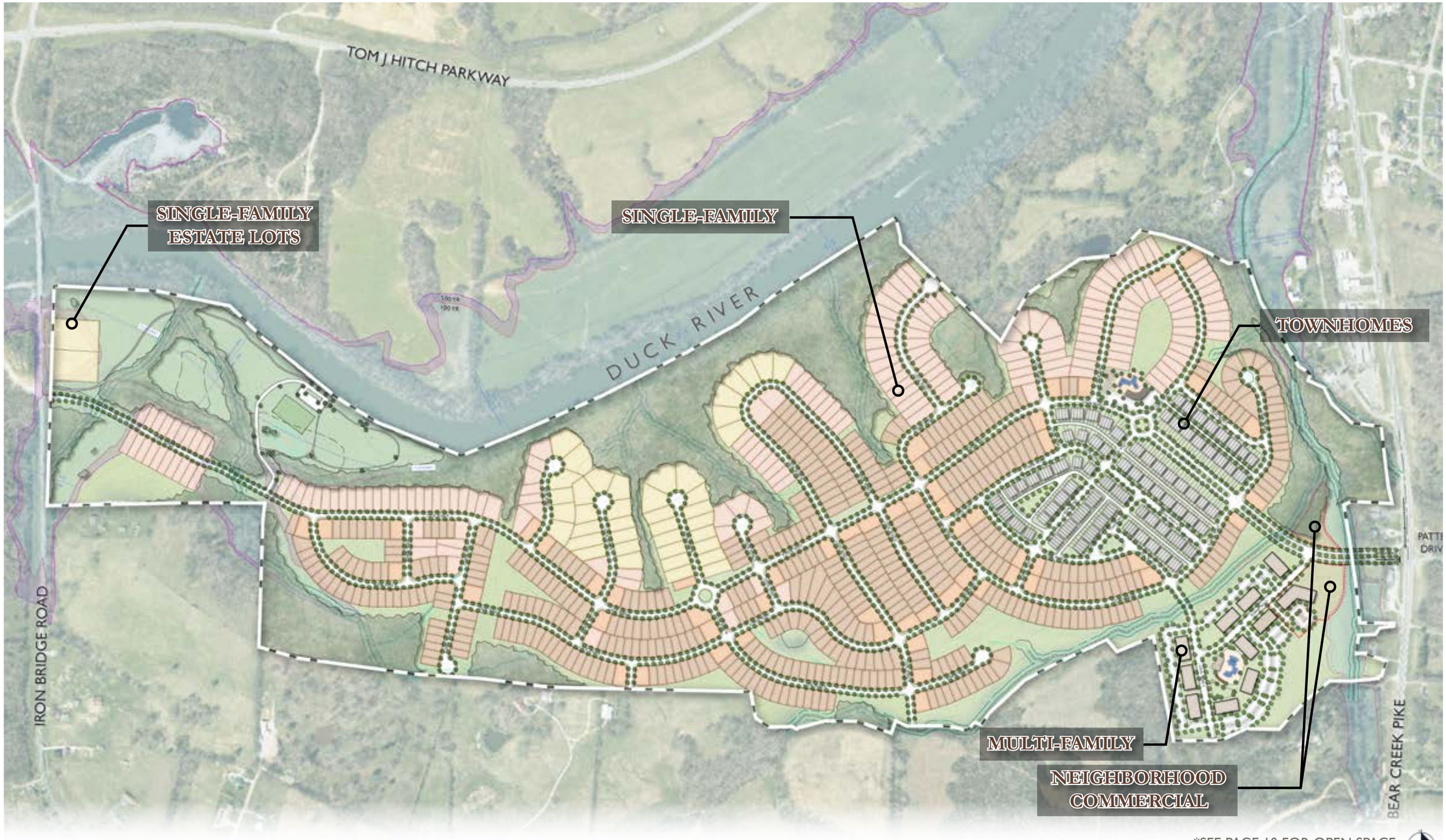
LAND USE AMENDMENT:

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)	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'

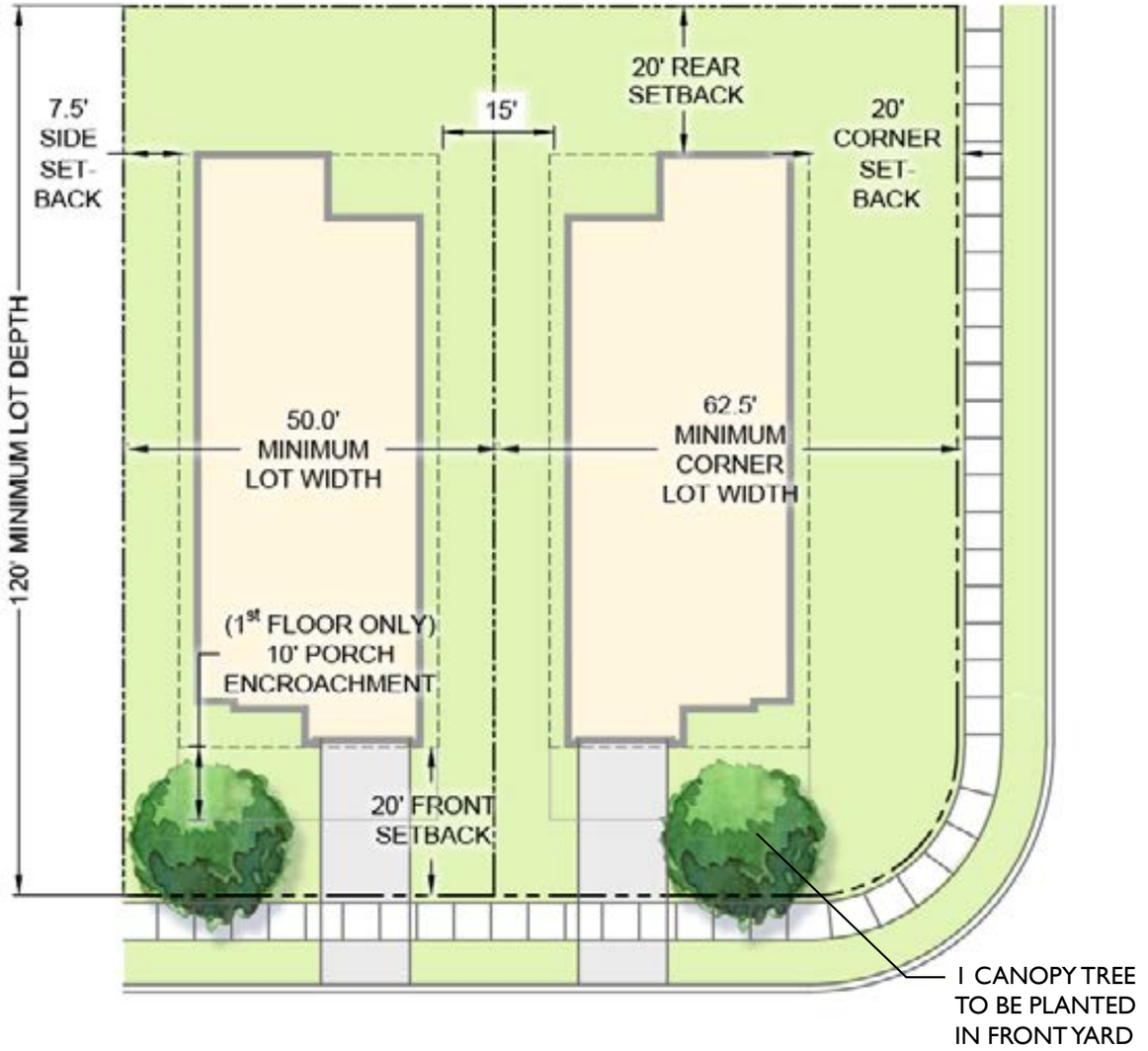
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*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

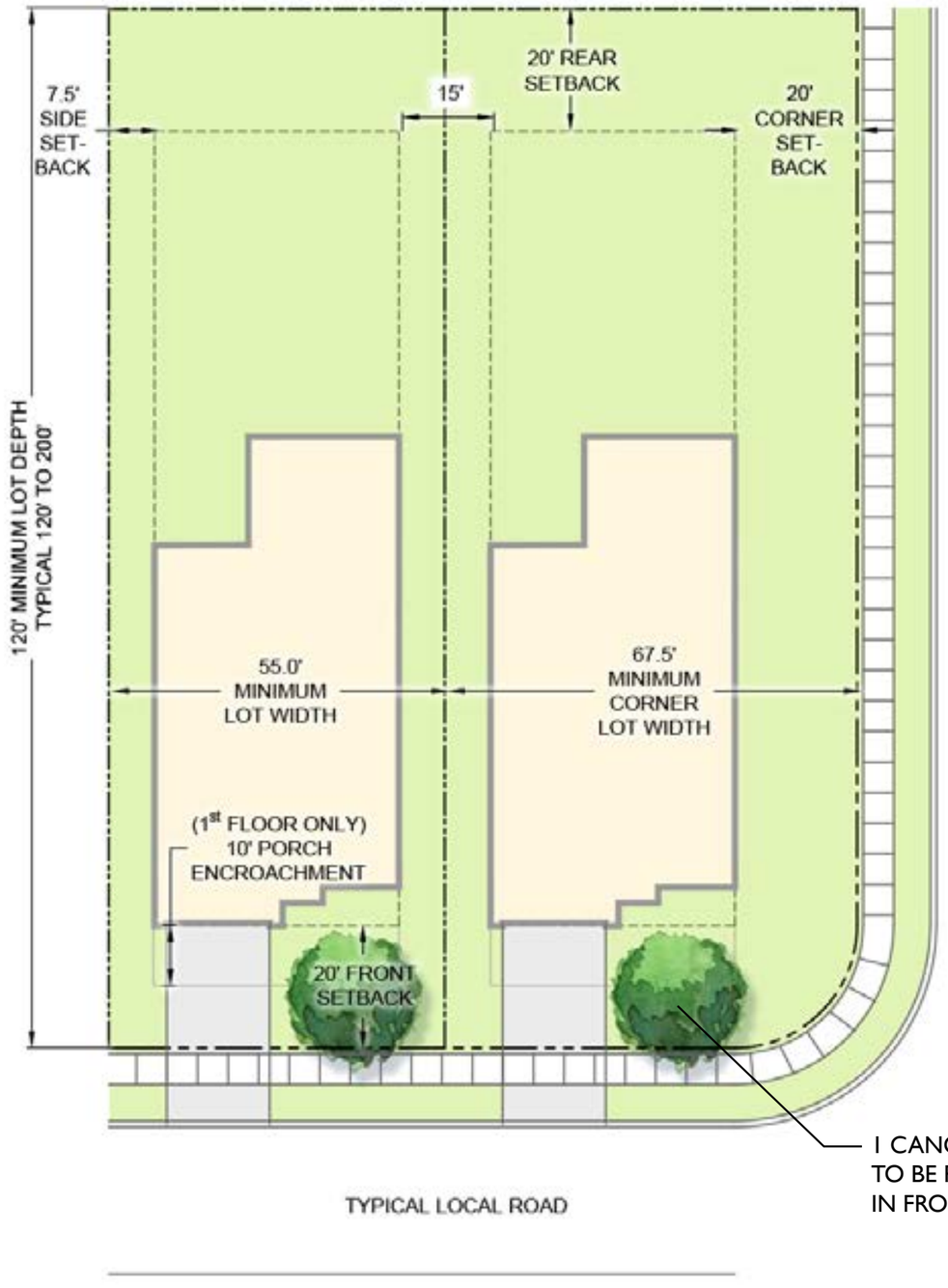
TYPE 1 SINGLE-FAMILY DETACHED LOT



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

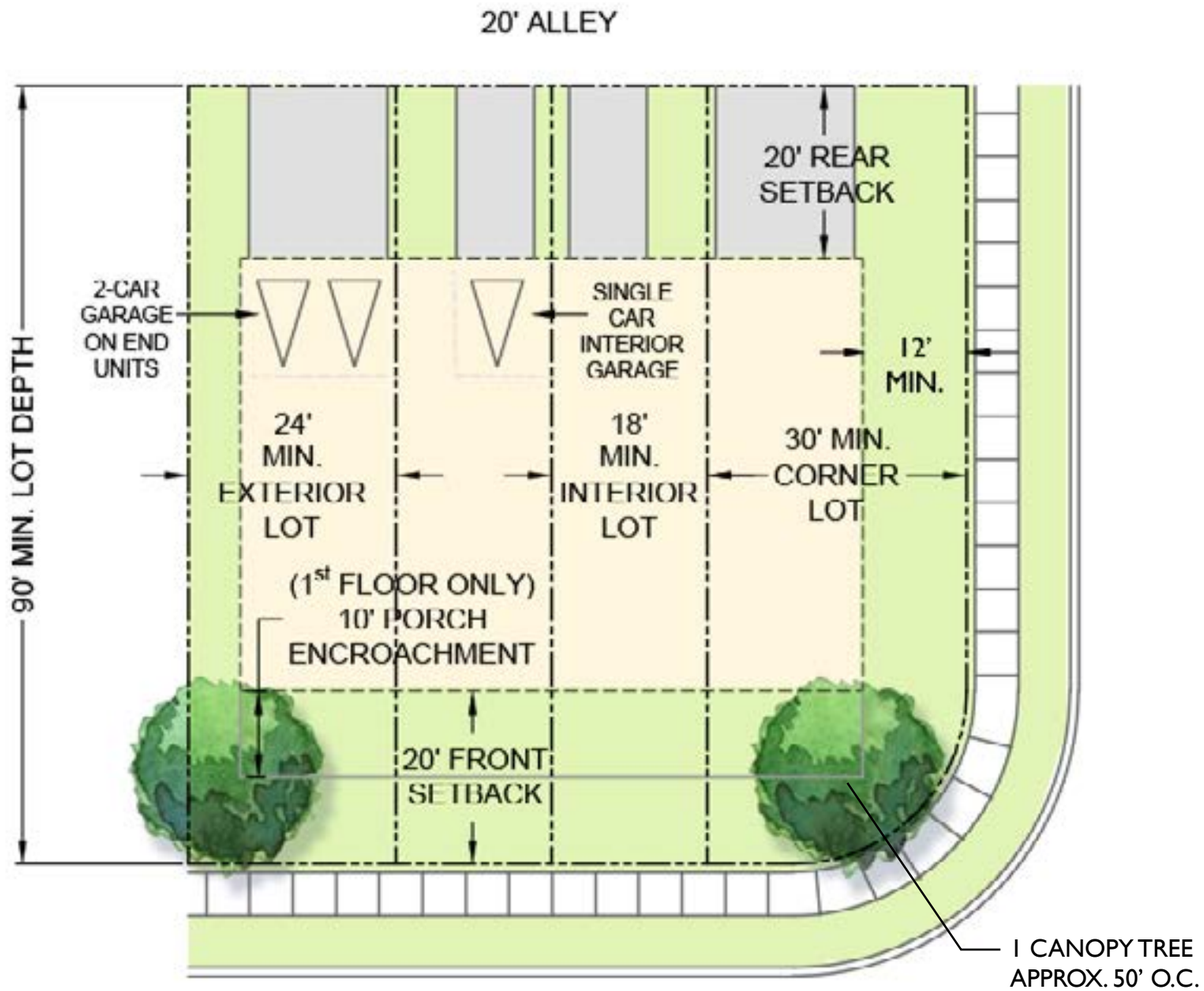
TOTAL TOWNHOME UNITS: 300
TOTAL PARKING REQUIRED: 600
TOTAL PARKING PROVIDED: 782

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

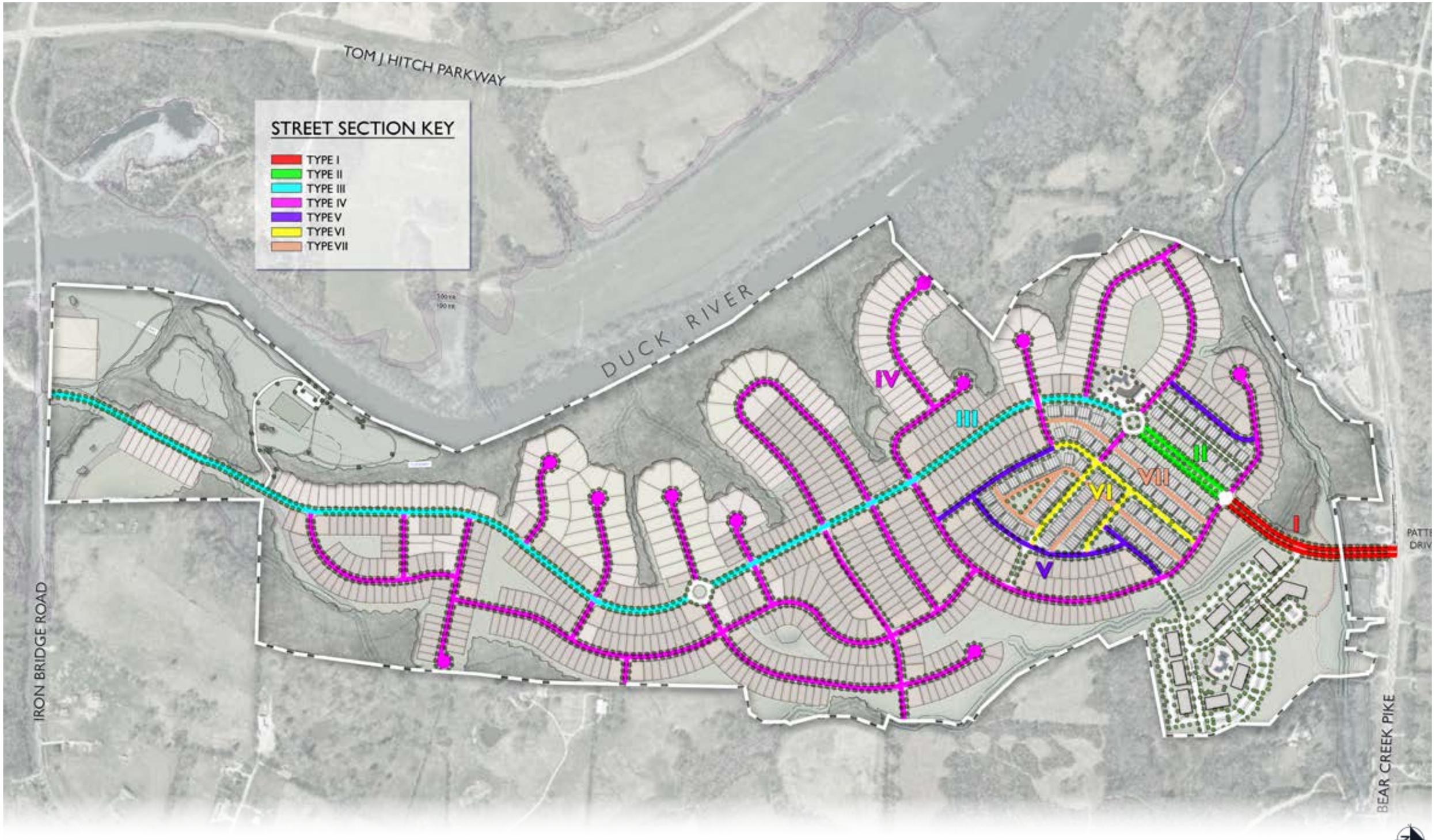
ON-STREET PARKING:
TOTAL SPACES REQUIRED: 104
TOTAL SPACES PROVIDED: 194

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



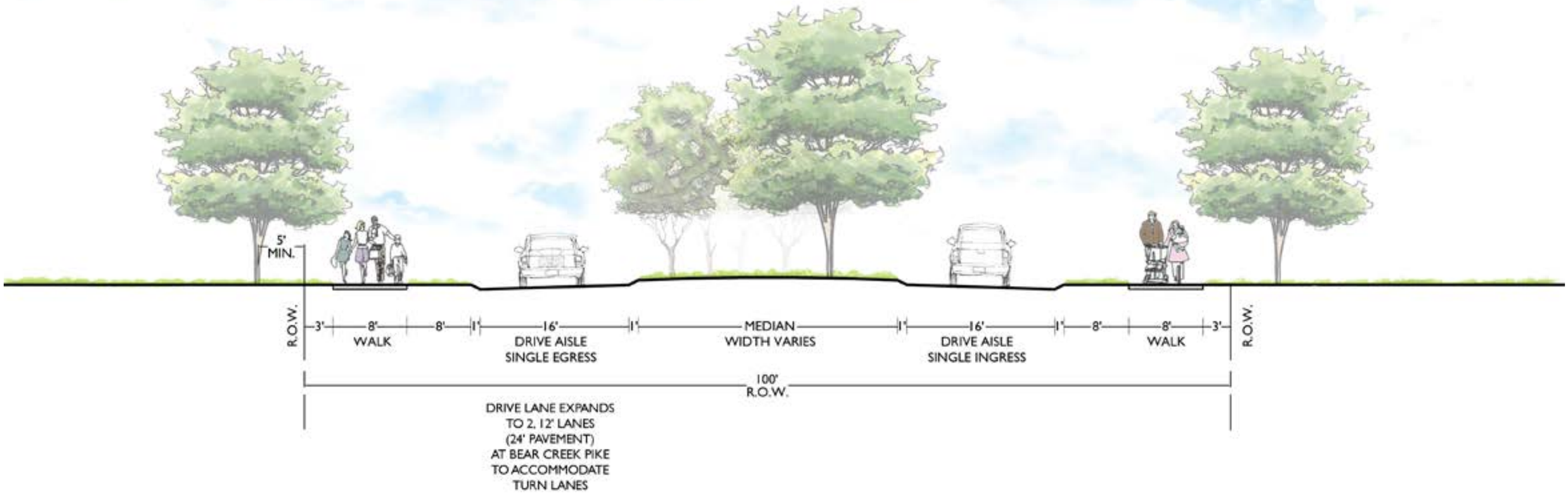
TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



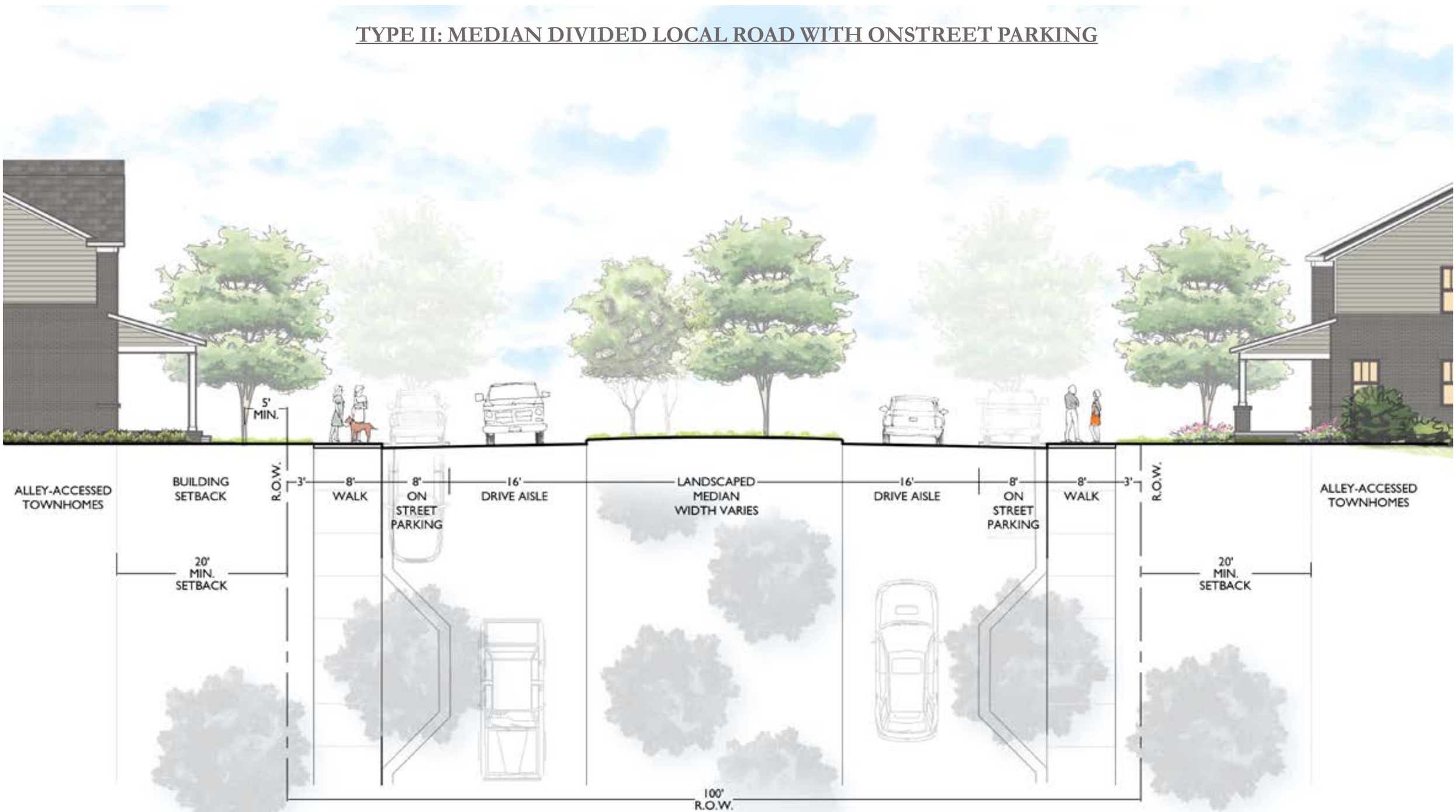
STREET SECTION KEY MAP

TYPE I: MEDIAN DIVIDED LOCAL RAOD



THIS SECTION APPLIES TO:
- LOCAL ROAD A

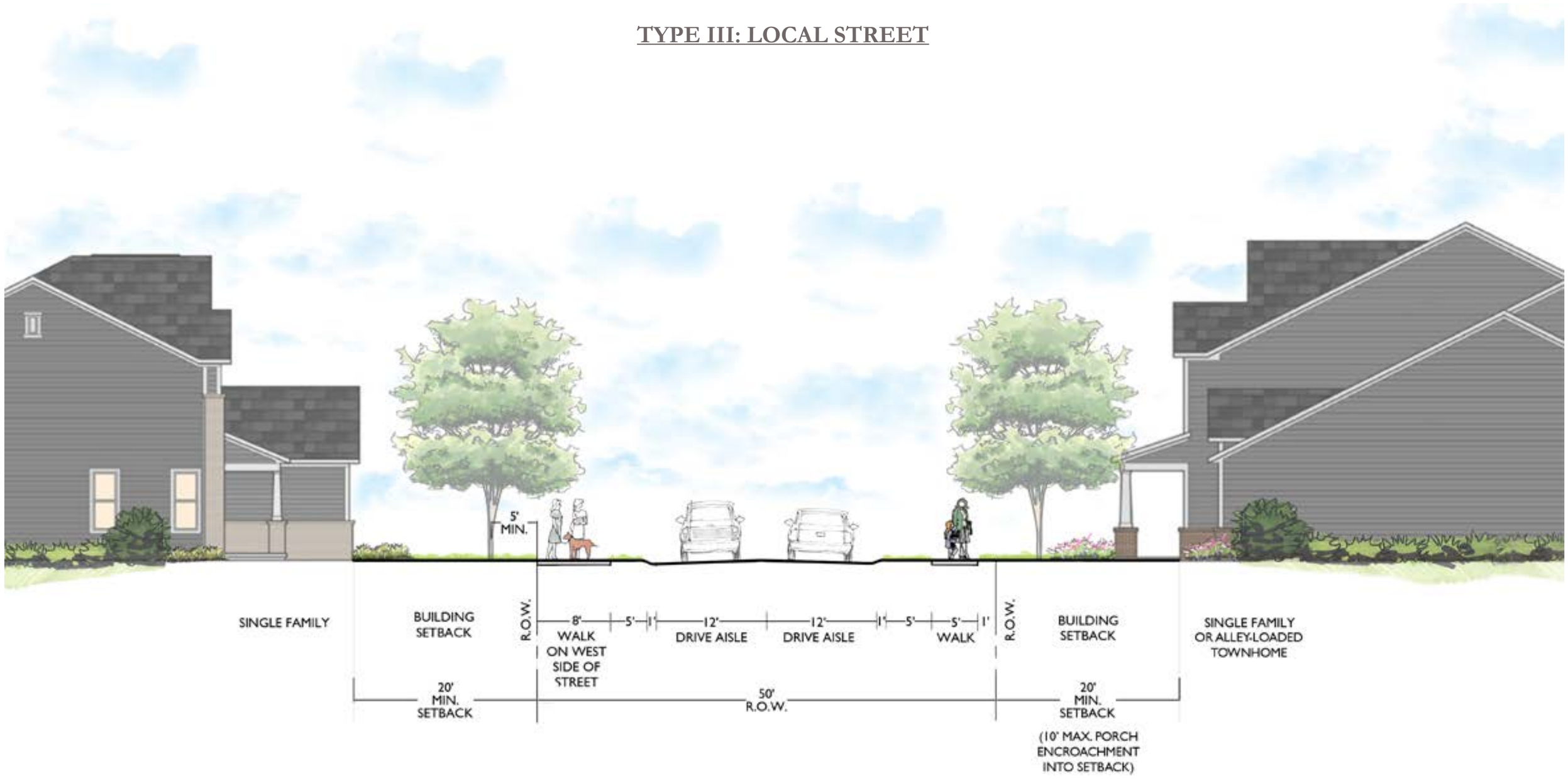
TYPE II: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

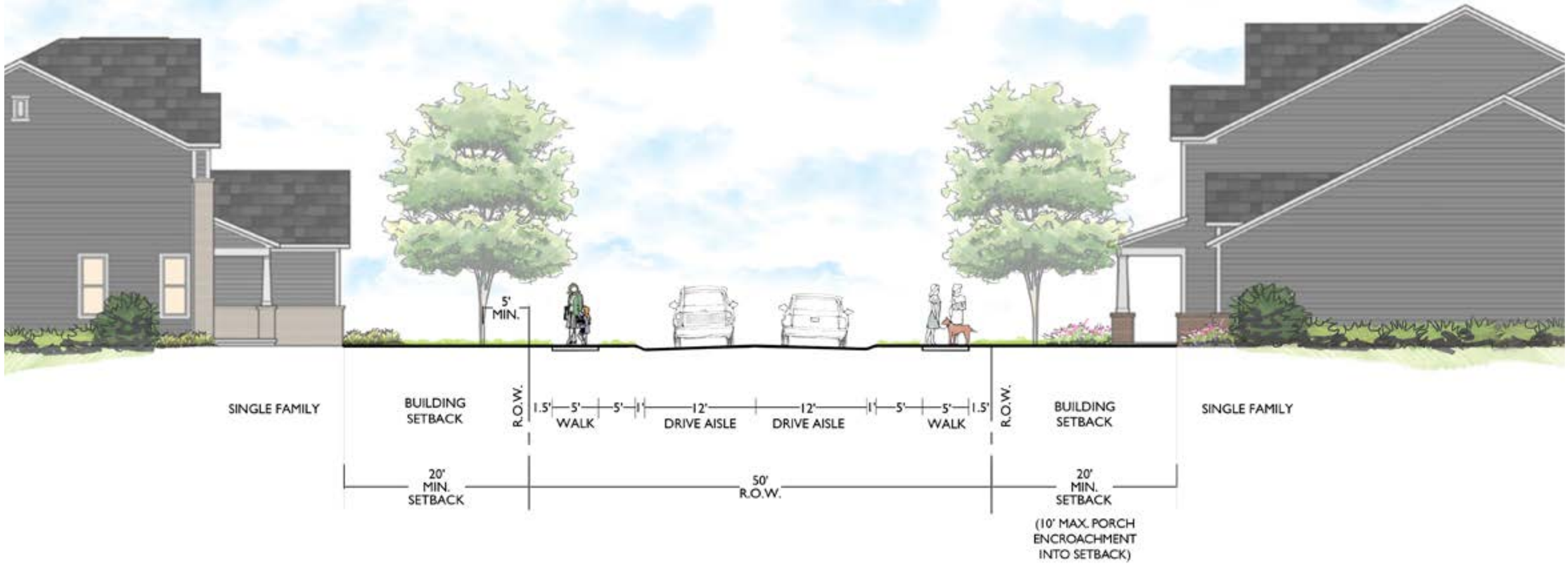
TYPE III: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

TYPE IV: LOCAL STREET

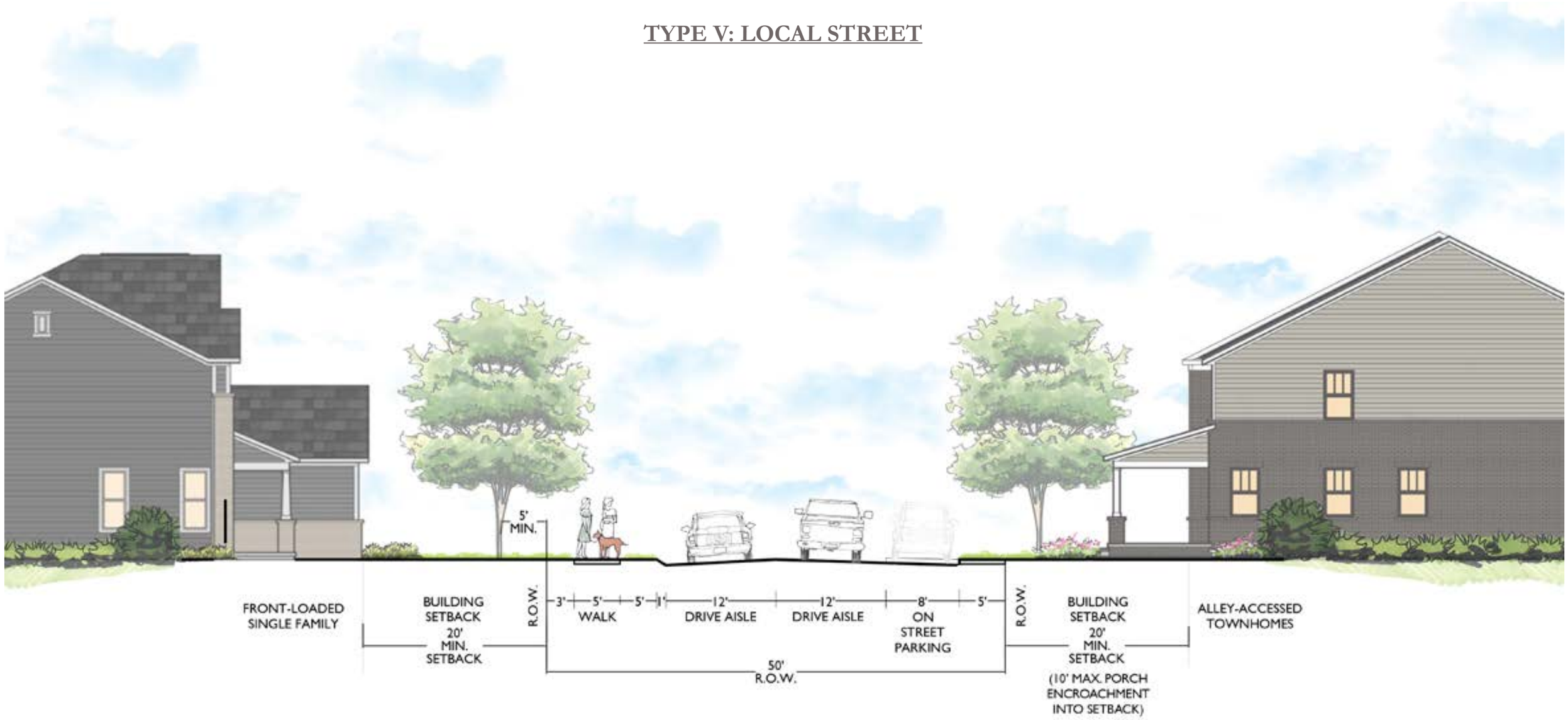


THIS SECTION APPLIES TO:

- 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:

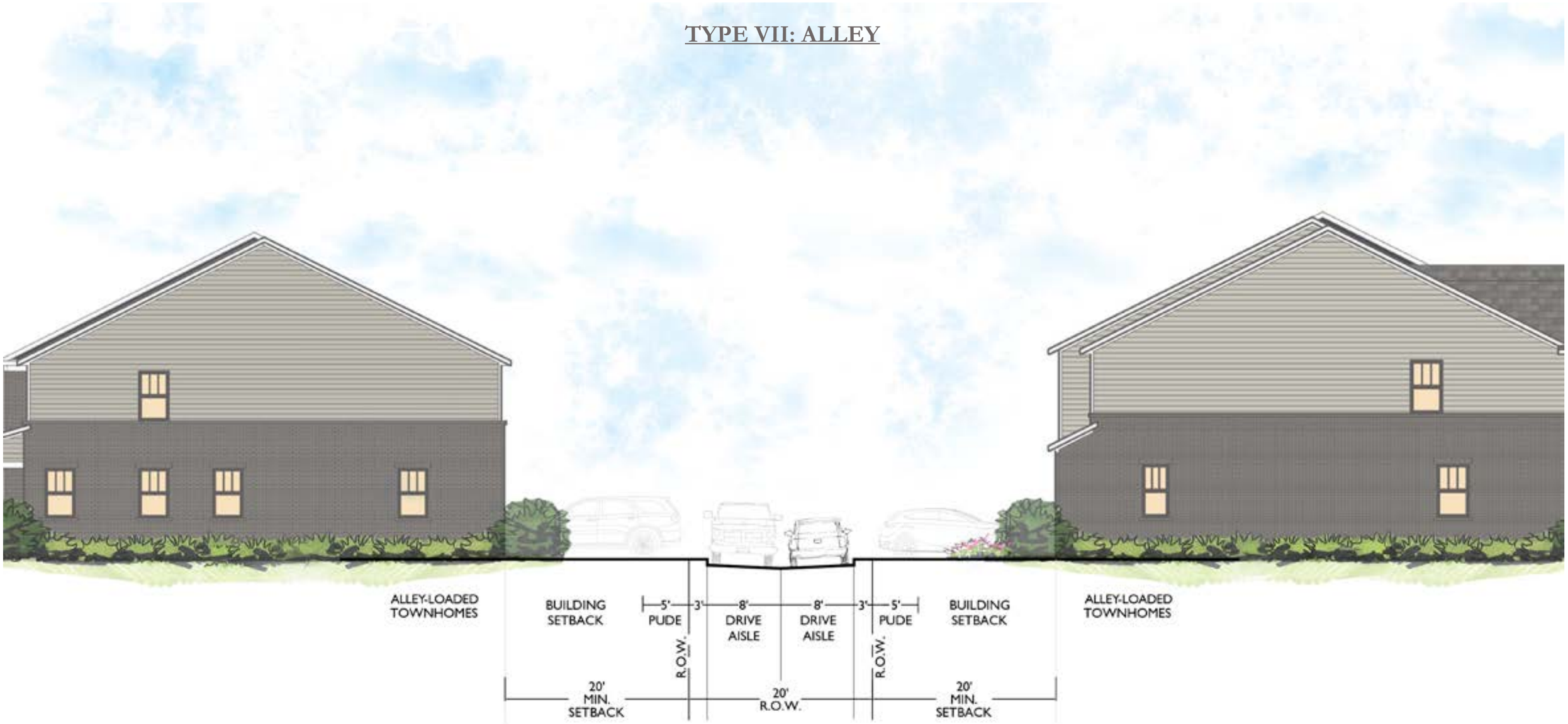
- LOCAL ROAD C, E, H, J

TYPICAL STREET SECTIONS

TYPE VI: LOCAL STREET

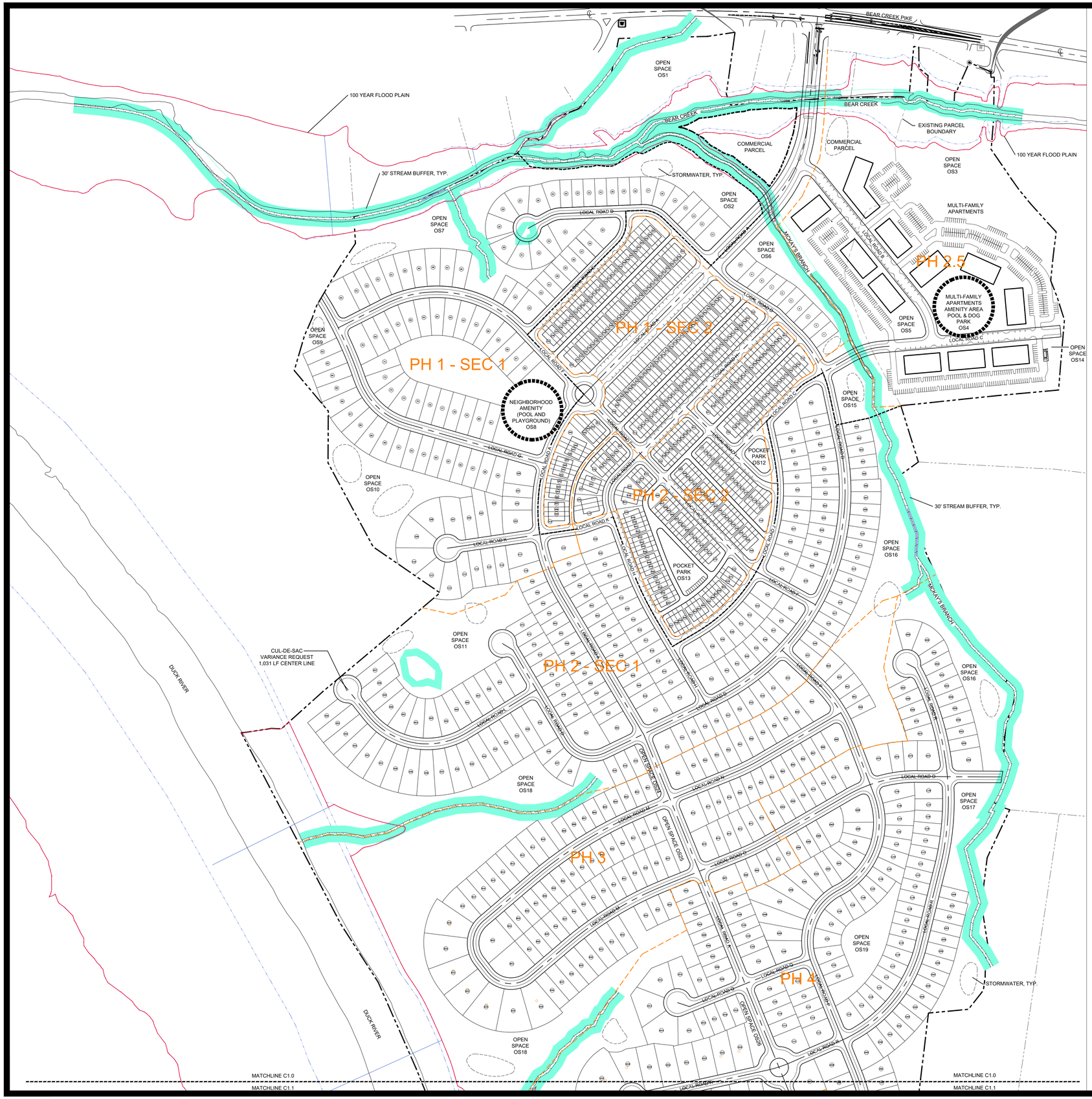
THIS SECTION APPLIES TO:
- LOCAL ROADS F, H, I

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:
KOLTER LAND
JIM HARVEY
14025 RIVERERDGE DRIVE, STE 175
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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

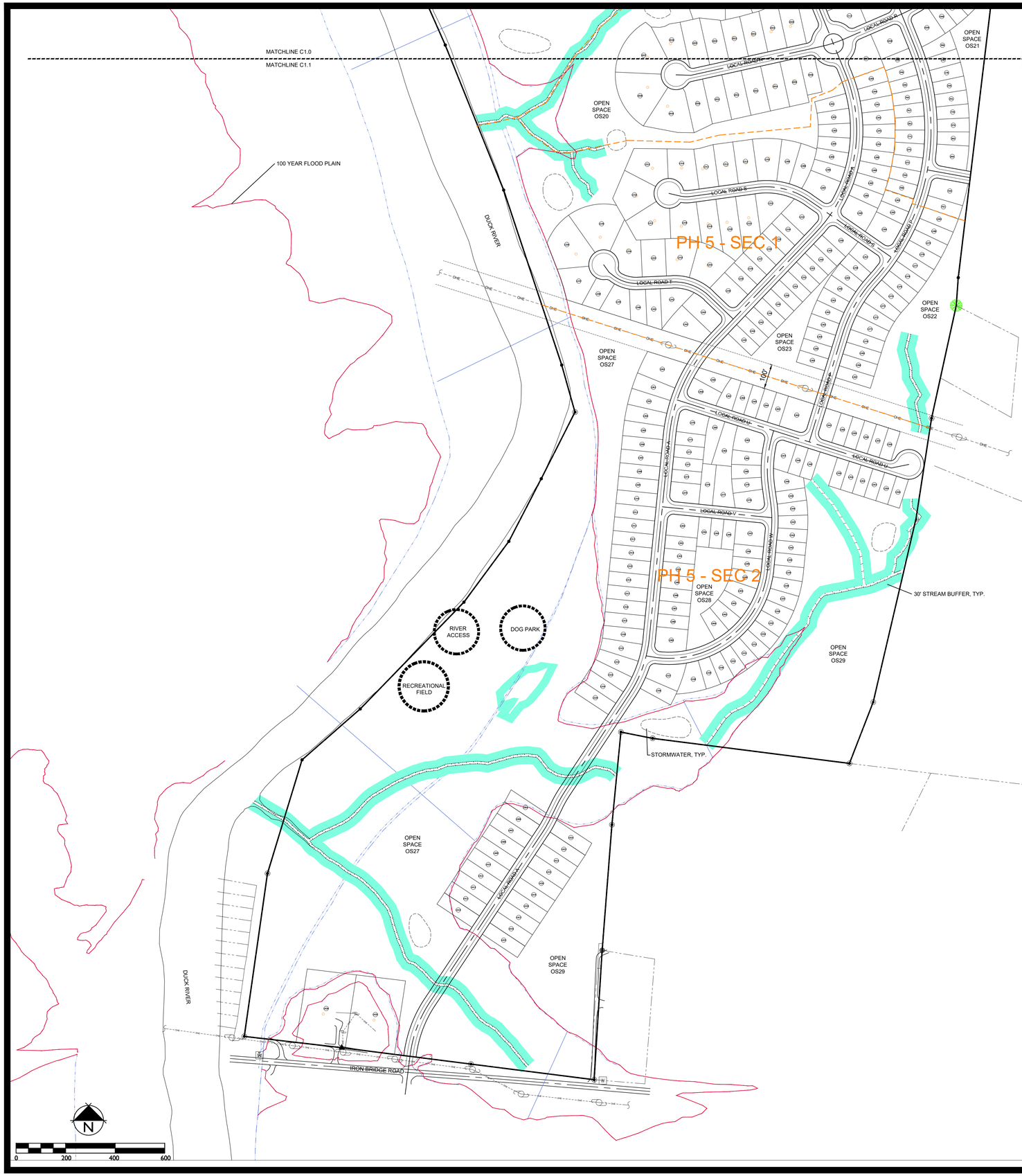
COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
413822
LANDSCAPE ARCHITECT

ISSUED: MARCH 21, 2022

Revision Date
1 4.18.2022
2
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	5,889.97	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	5,999.26	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
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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	7,030.19	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	6,879.25	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

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
4.18.22
AND LANDSCAPE ARCHITECT

ISSUED: MARCH 21, 2022

Revision Date

1. 4.18.2022
2.
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	6,820.19	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	8,550.25	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	3,999.99	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	10,563.64	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
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
4.18.22

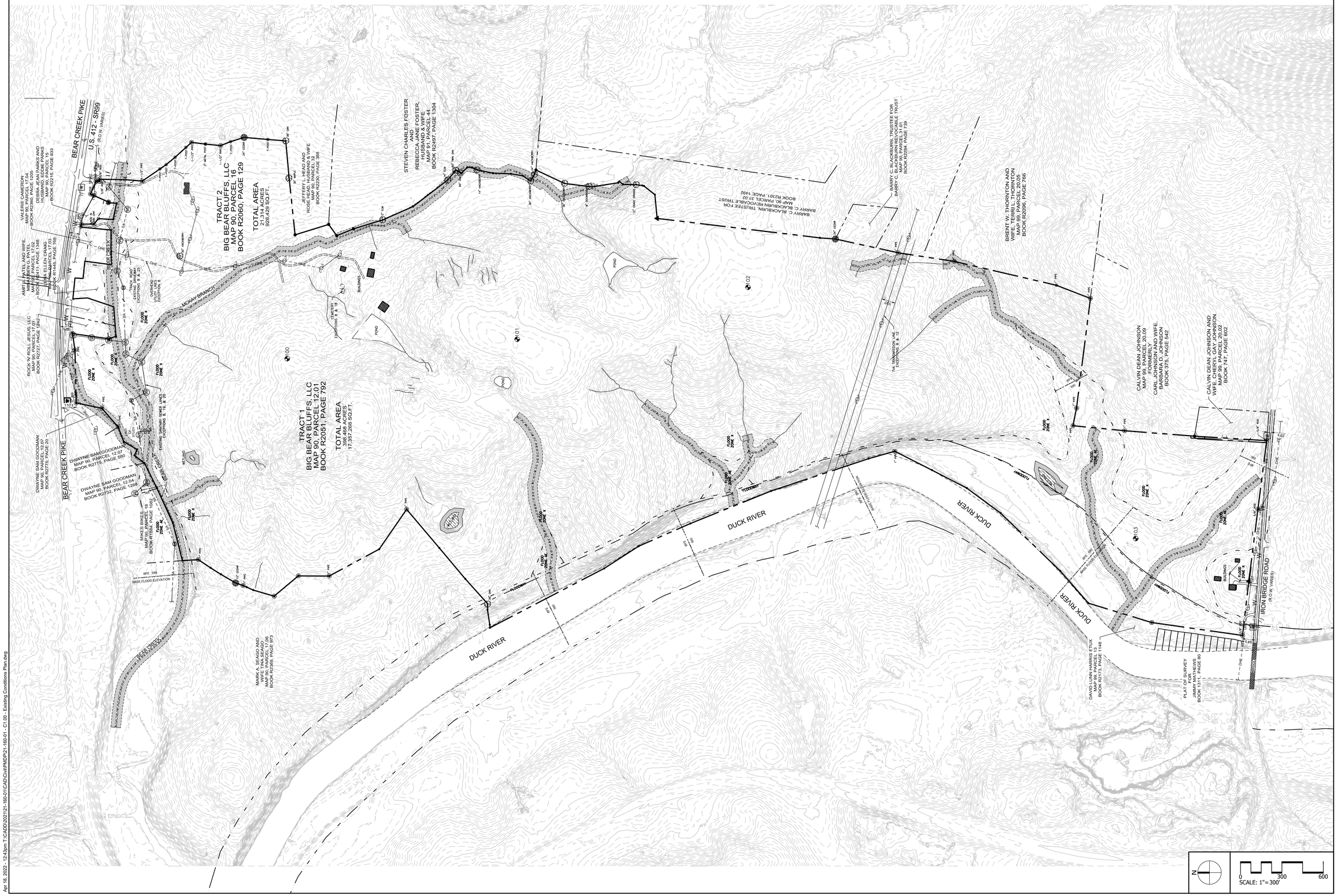
ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
△	
△	
△	

MASTER DEVELOPMENT PLAN

SHEET

C1.2



CSDG
Planning | Engineering
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2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
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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

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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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

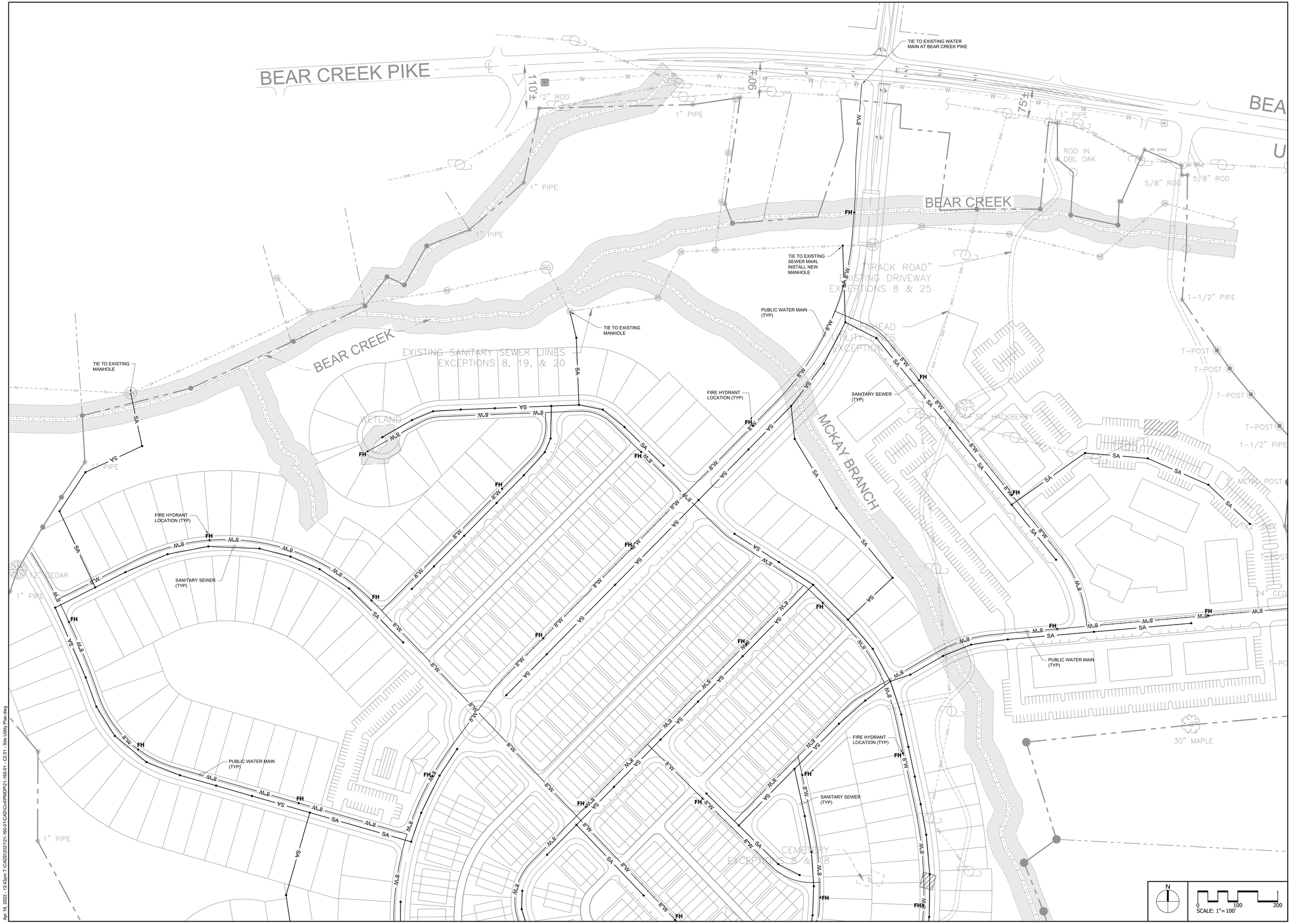
C2.00

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



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 JR.
REGISTERED ENGINEER
AGRICULTURE
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

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'

CSDG

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SEAL

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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

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

C2.02

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

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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

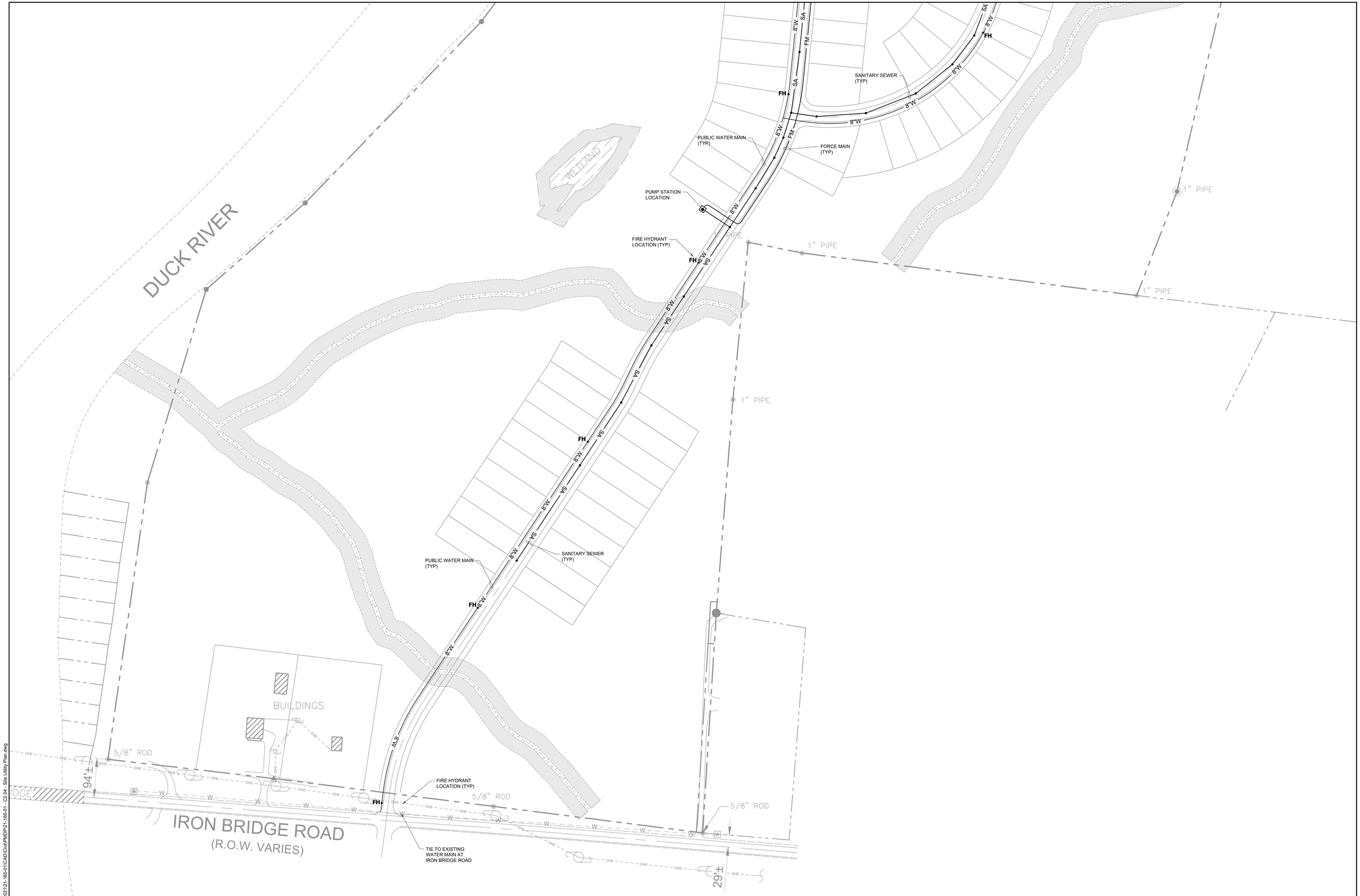
DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.03

PROJECT NO.: 21-160-01

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



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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:

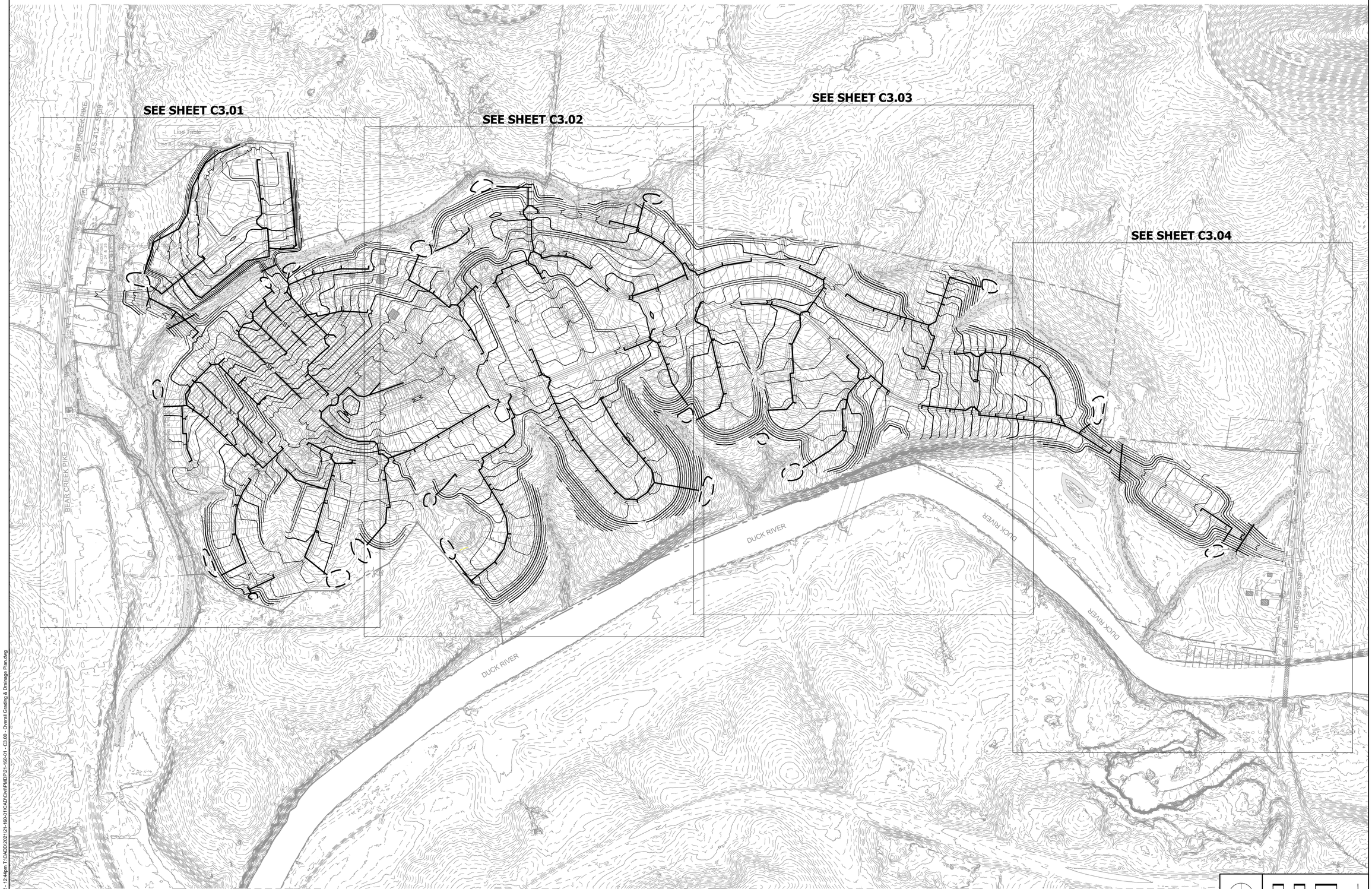
Rev.	Description	Date
1	Initial Submittal	03/21/22
2	Tech Review Comments	04/18/22

DRAWN BY: TWG
CHECKED BY: TWG

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



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SCALE: 1" = 300'

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STATE OF TENNESSEE
04-18-22

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

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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STATE OF TENNESSEE
04-18-22

COLUMBIA BLUFFS
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SITE GRADING & DRAINAGE PLAN

C3.01

PROJECT NO.: 21-160-01

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SCALE: 1"= 100'

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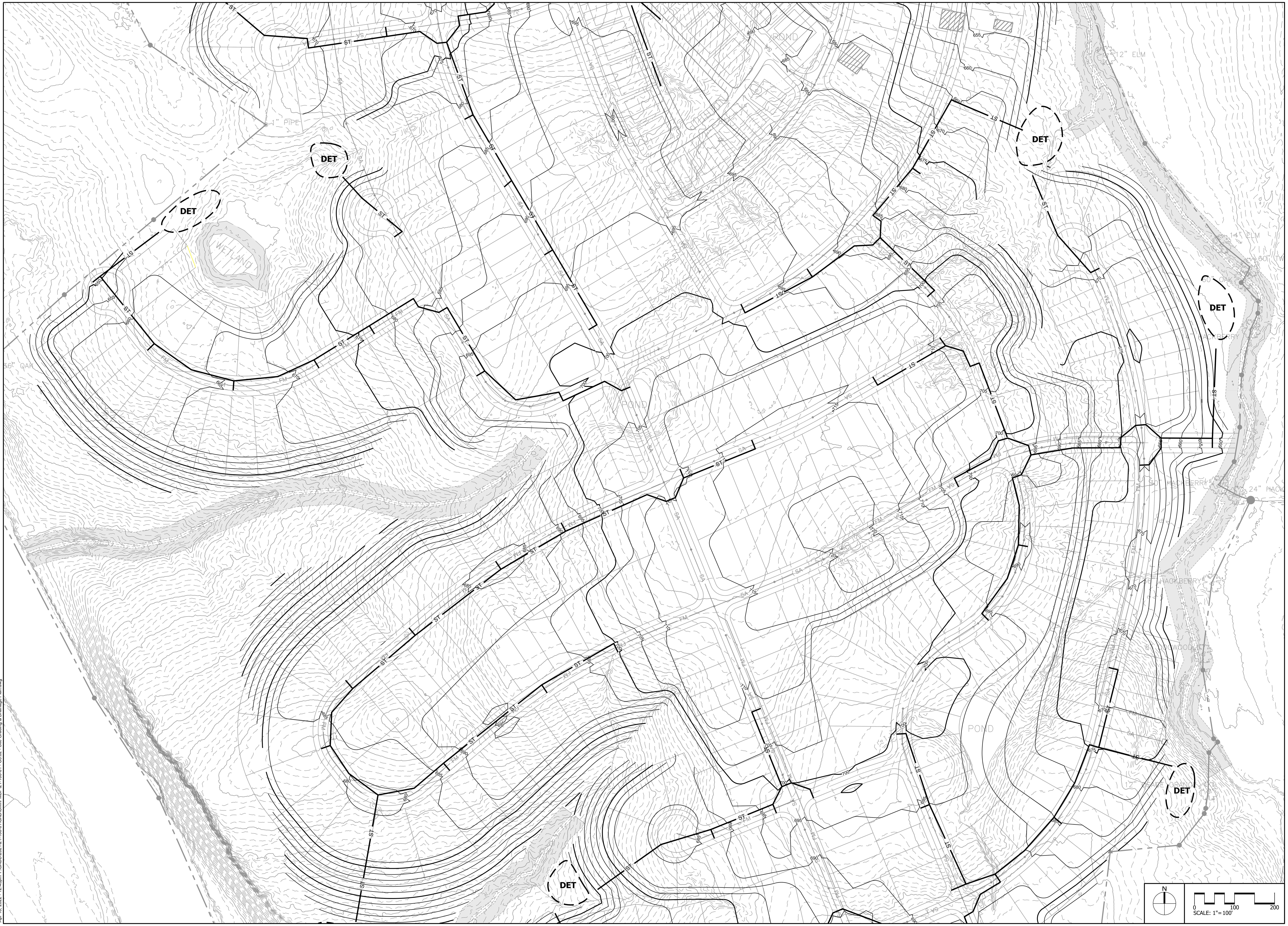
Apr 18, 2022 - 12:45pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.02 - Site Grading & Drainage Plan.dwg



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COLUMBIA BLUFFS
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Bear Creek Pike
Columbia, Maury County, Tennessee

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SITE GRADING & DRAINAGE PLAN

C3.02

PROJECT NO.: 21-160-01

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COLUMBIA BLUFFS
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Columbia, Maury County, Tennessee

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SITE GRADING & DRAINAGE PLAN

C3.03

PROJECT NO.: 21-160-01

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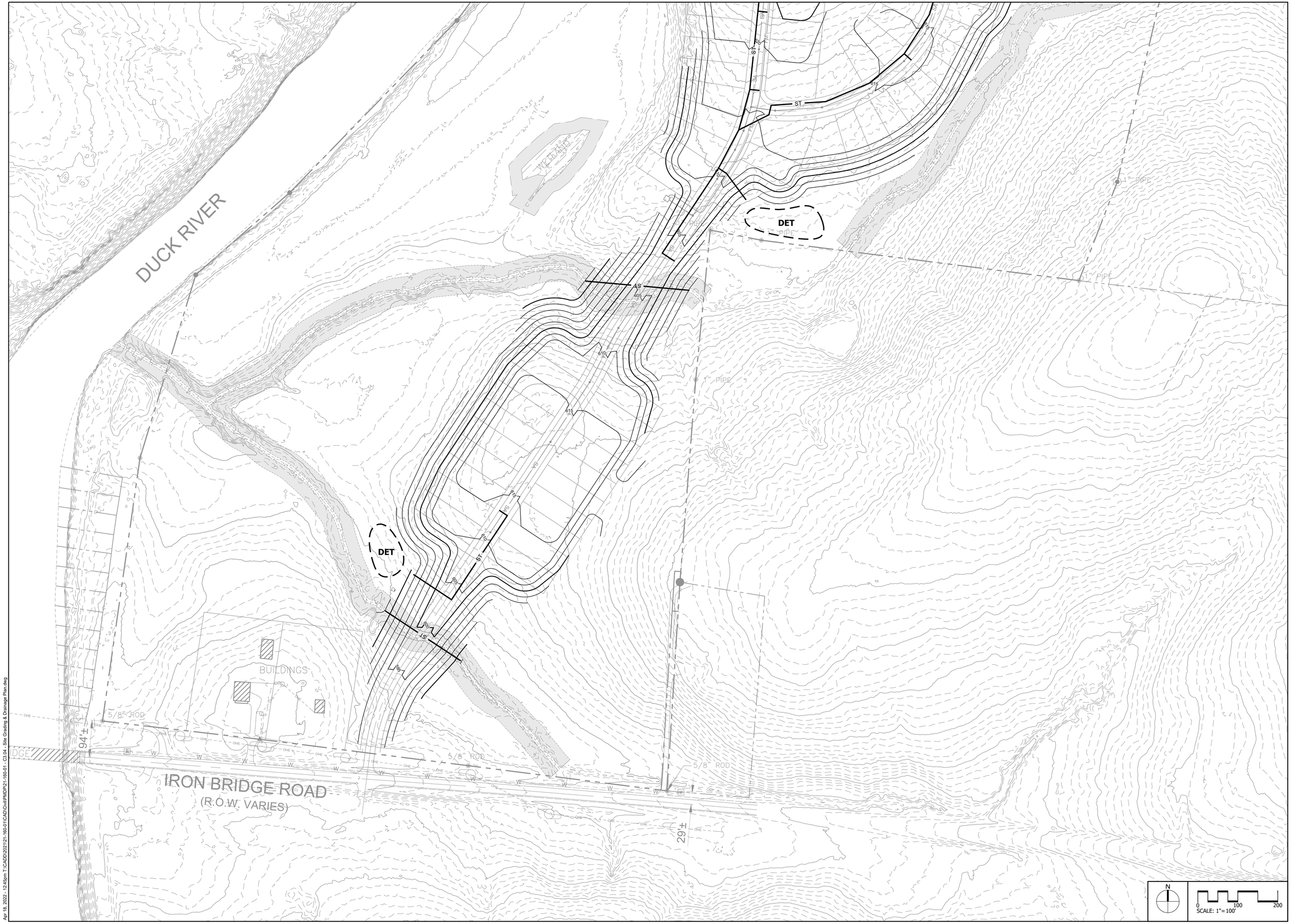

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SITE GRADING & DRAINAGE PLAN

C3.04

PROJECT NO.: 21-160-01

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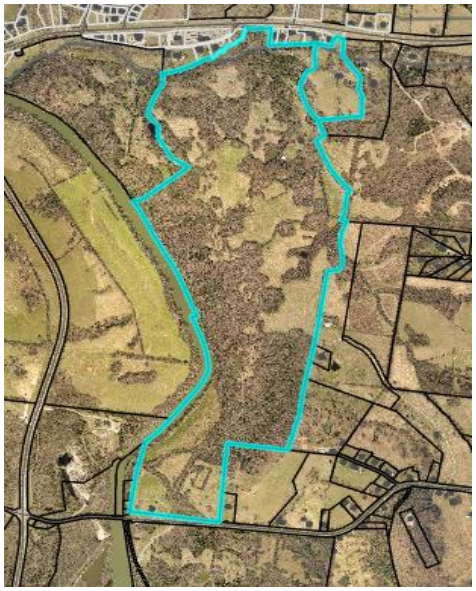
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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.*

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:

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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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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:

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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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By: 22.0075

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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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

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CIVIL SITE DESIGN GROUP
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LANDSCAPE ARCHITECT/PLANNER:
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GREG GAMBLE
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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 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

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
3.21.22

ISSUED: MARCH 21, 2022

Revision Date

MASTER DEVELOPMENT PLAN

SHEET
C1.1

CSDG
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Landscape Architecture

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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

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JAMES T. HARRISON, JR.
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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

C2.01

PROJECT NO.: 21-160-01

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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

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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

SITE UTILITY PLAN

C2.03
PROJECT NO.: 21-160-01

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SCALE: 1"= 100'

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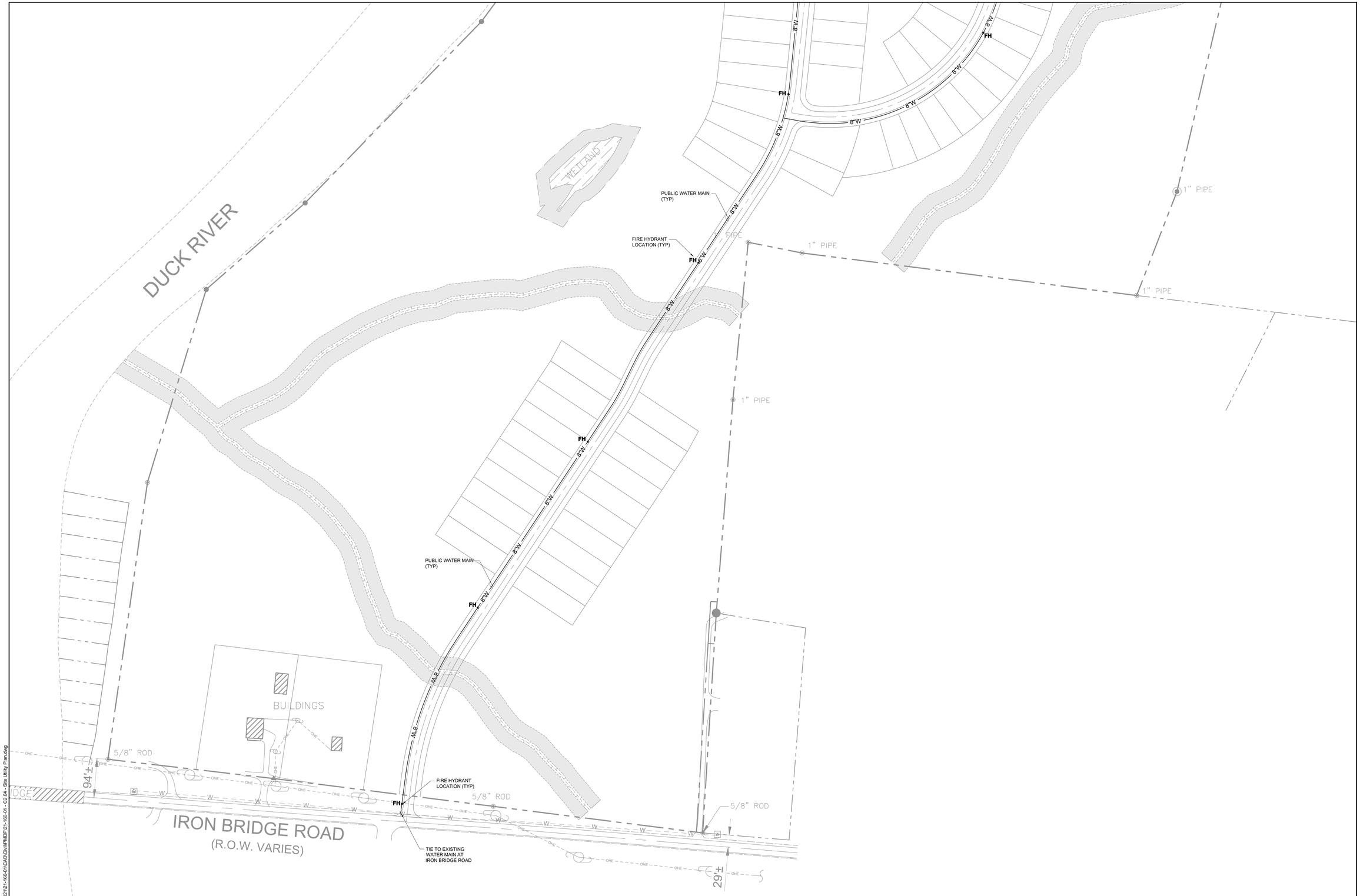

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SEAL

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PMDP
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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
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SCALE: 1"= 100'

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

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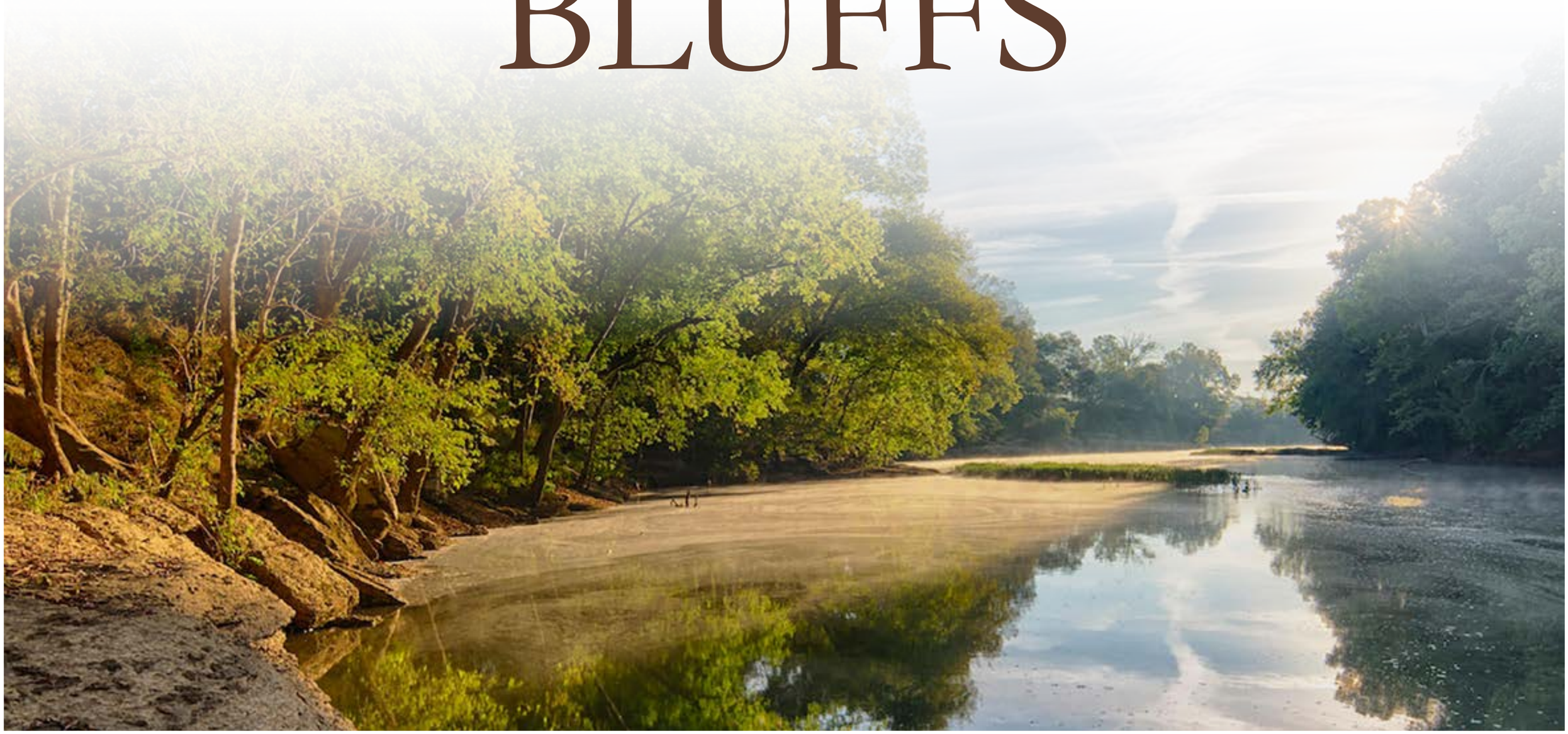
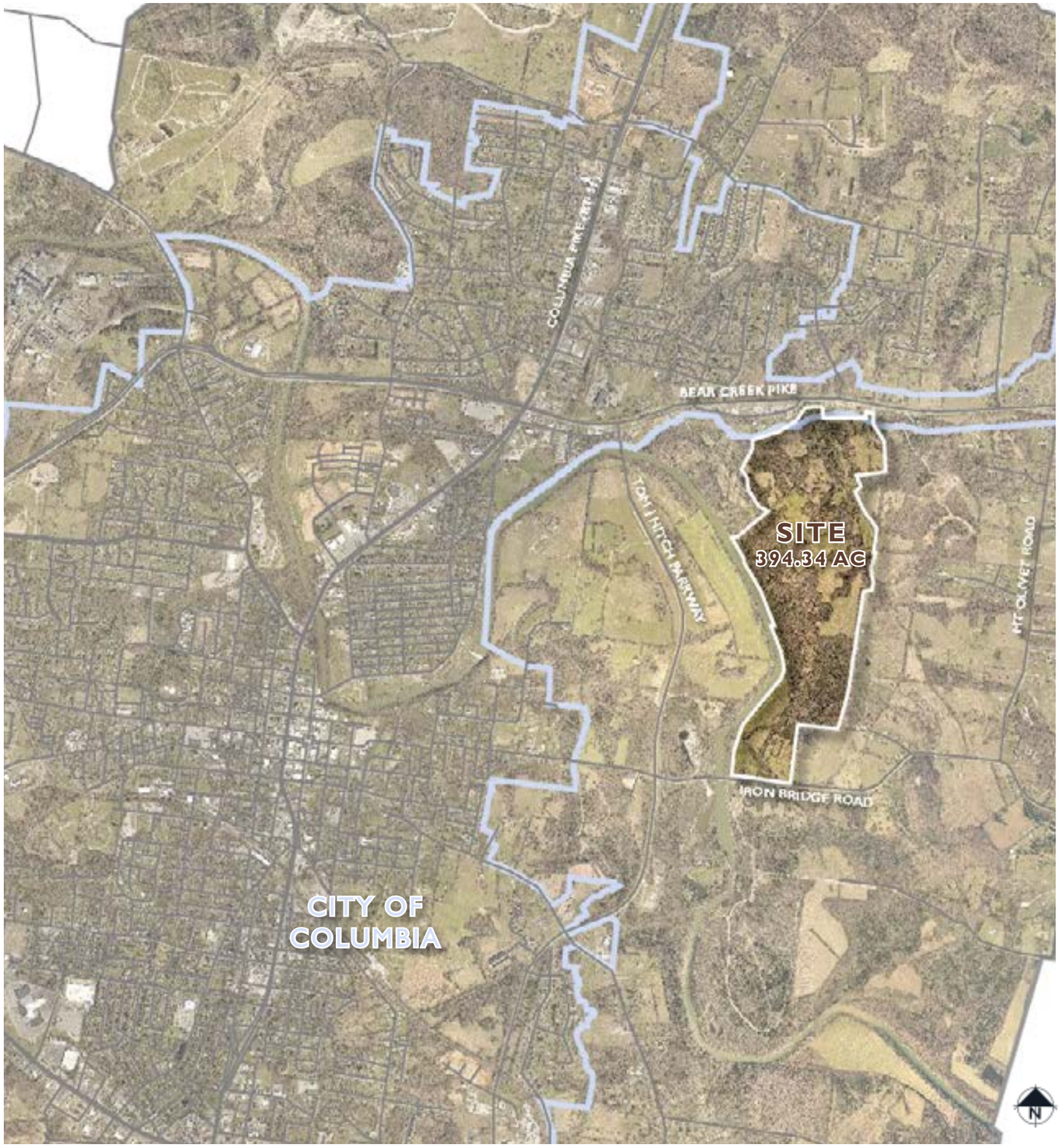
COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

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ENGINEER
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TABLE OF CONTENTS:

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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

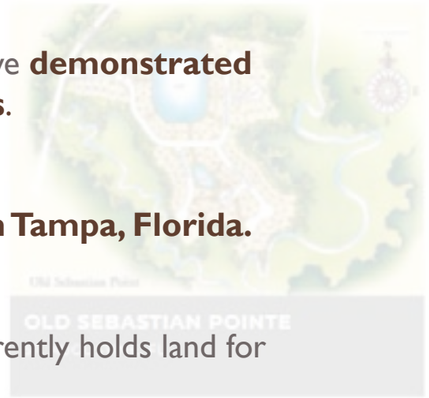
Date: March 21, 2022

DEVELOPMENT TEAM

KOLTERLAND

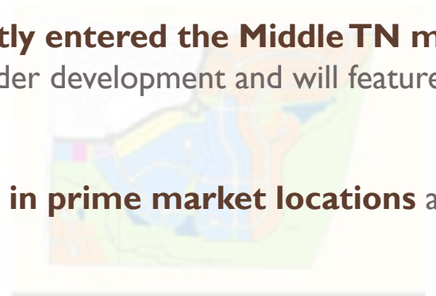
Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

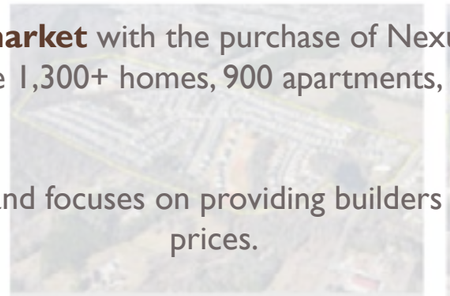
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**

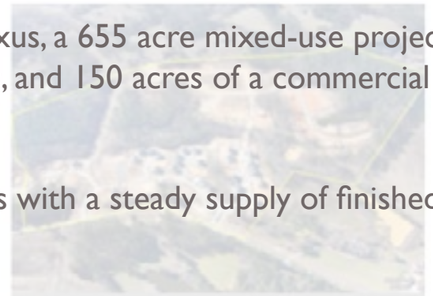


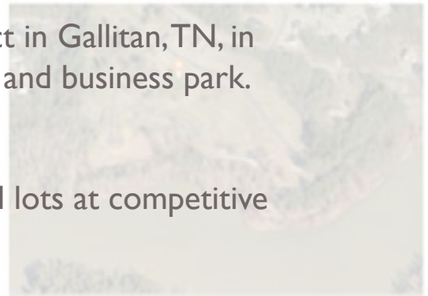
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

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.







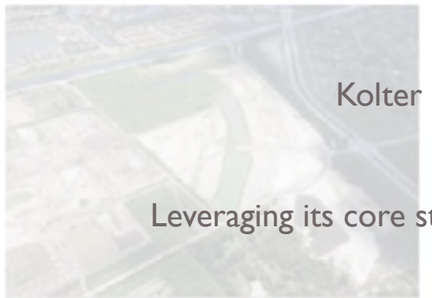


Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

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

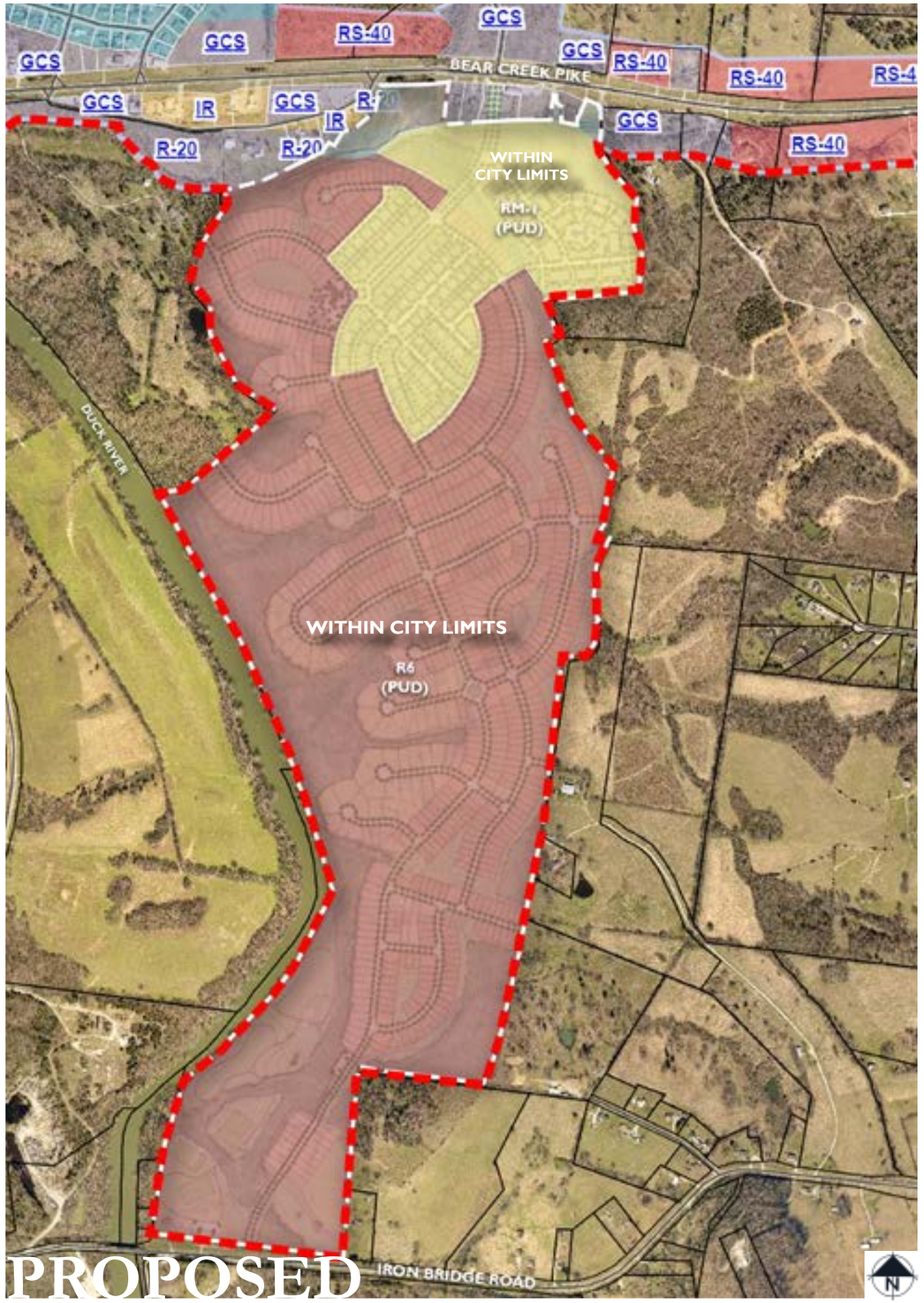
AMENITIES, POOL,
& FIREPIT AREAS

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

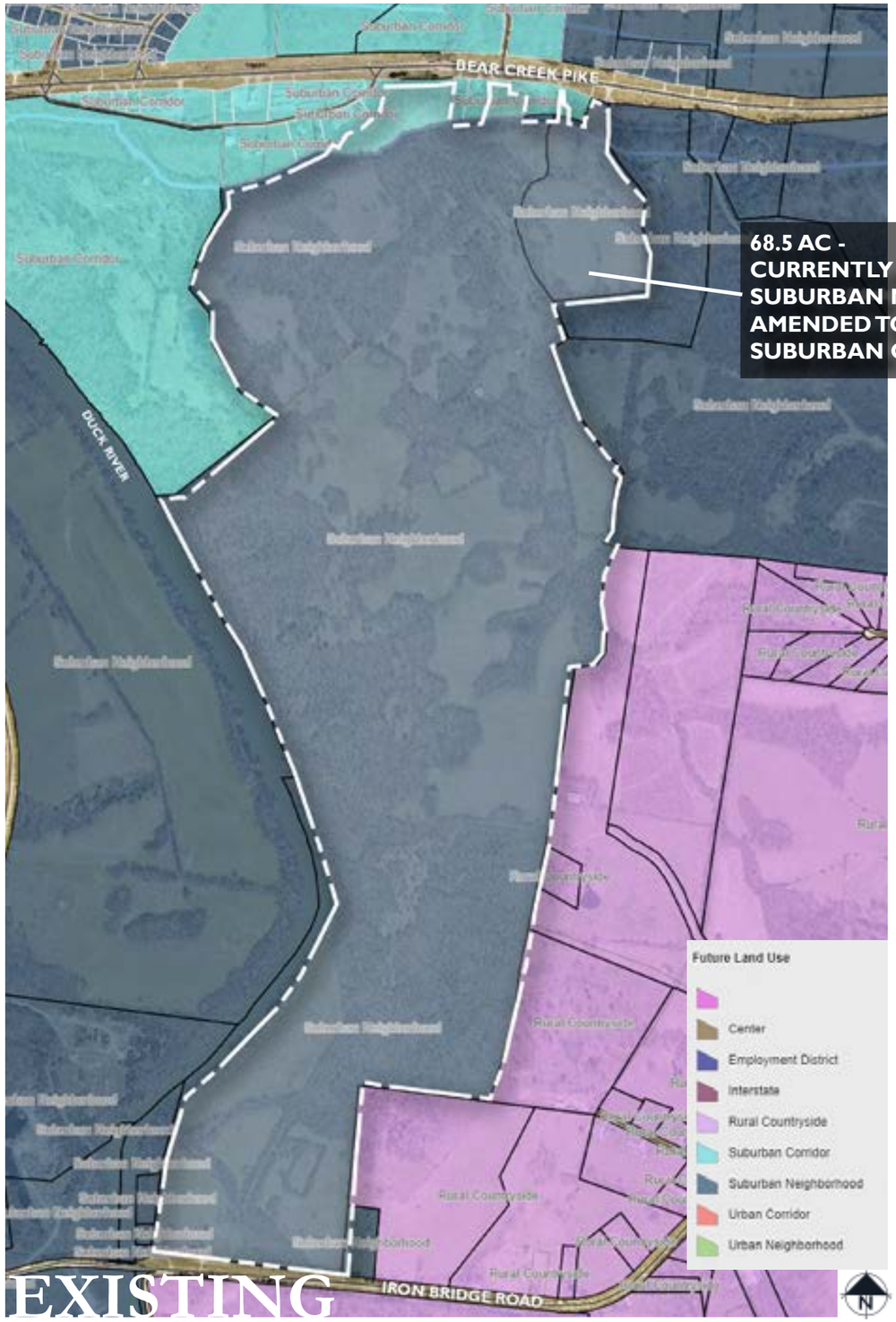
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

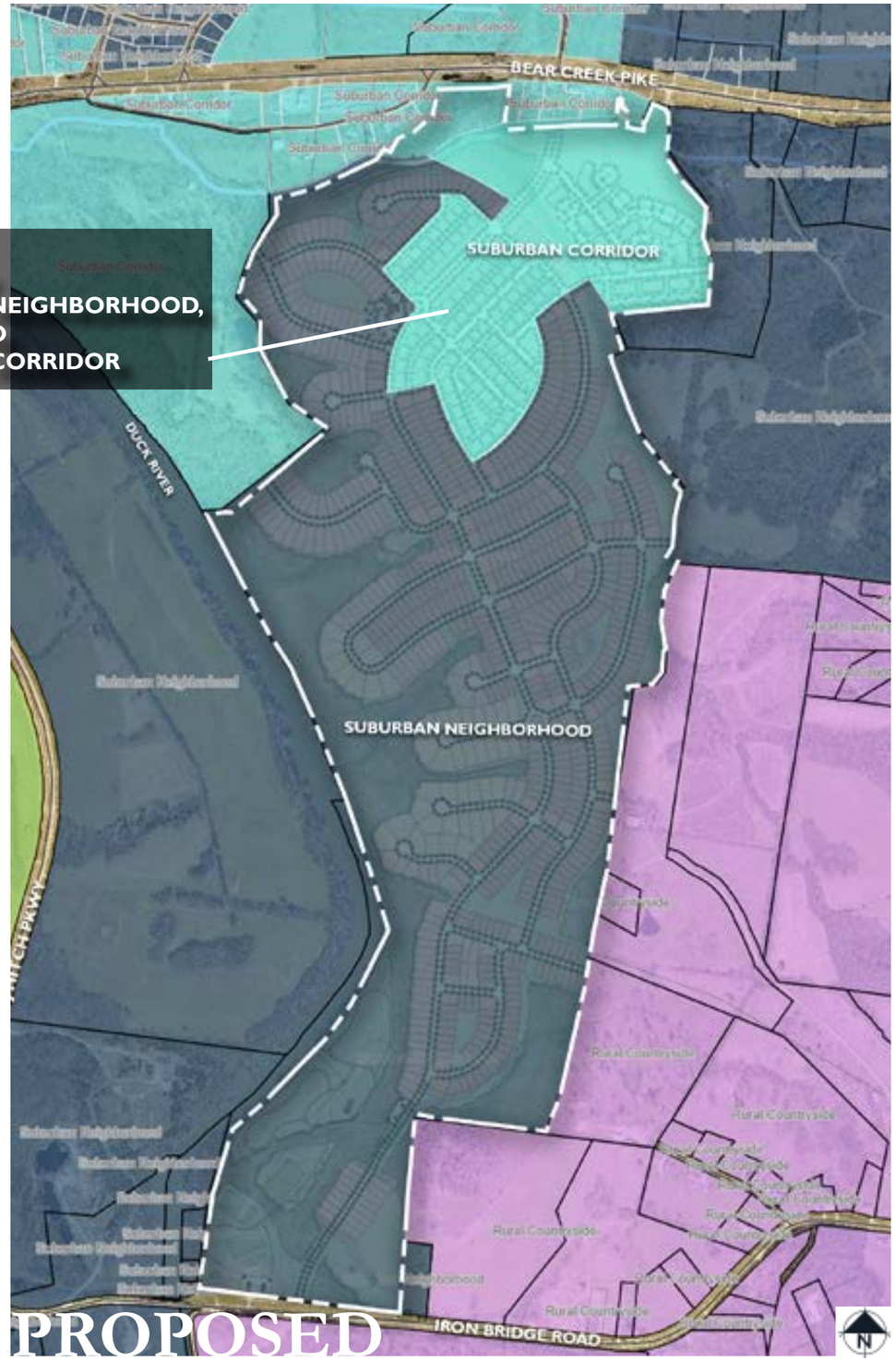
NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40

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'

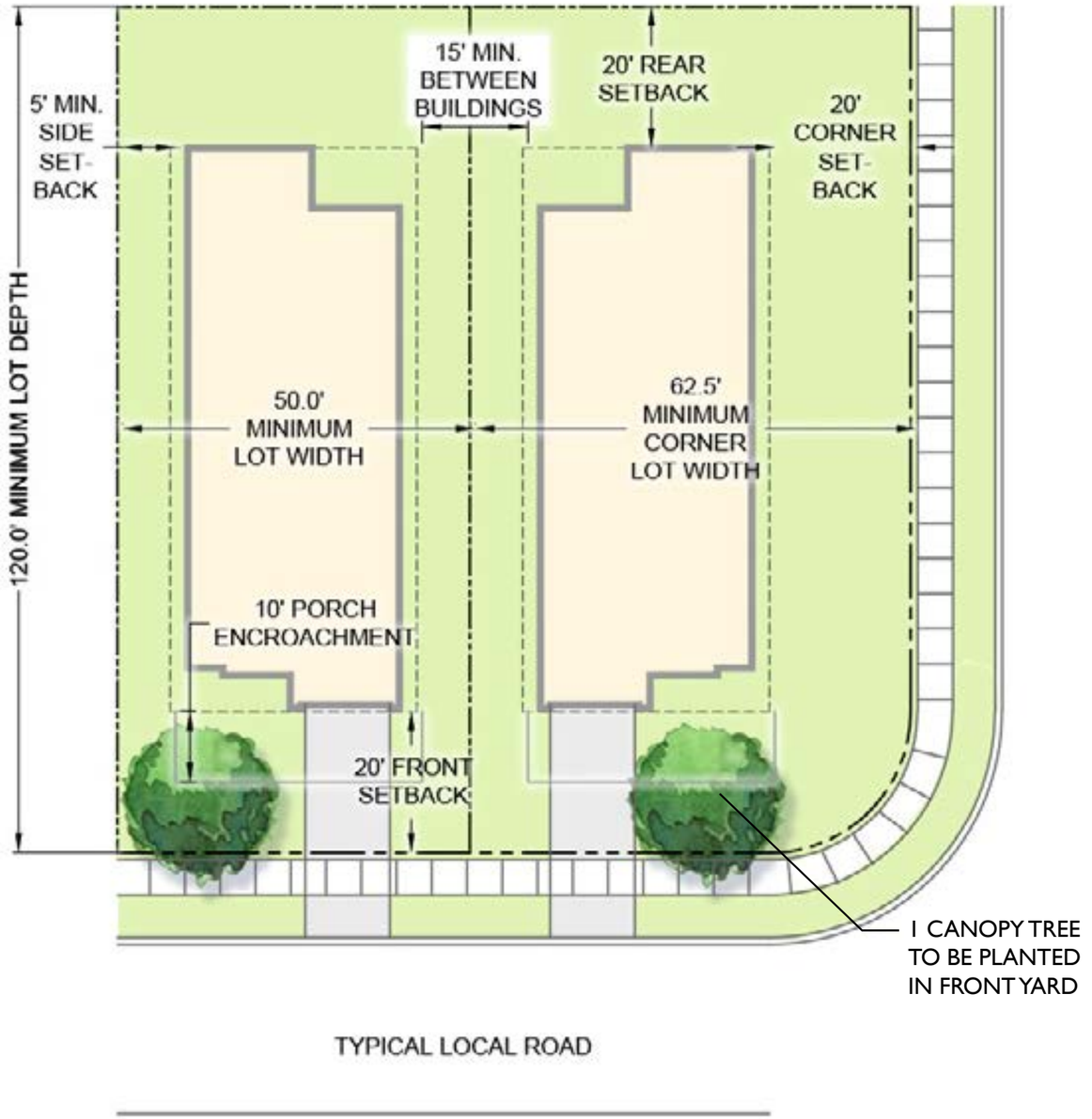
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*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

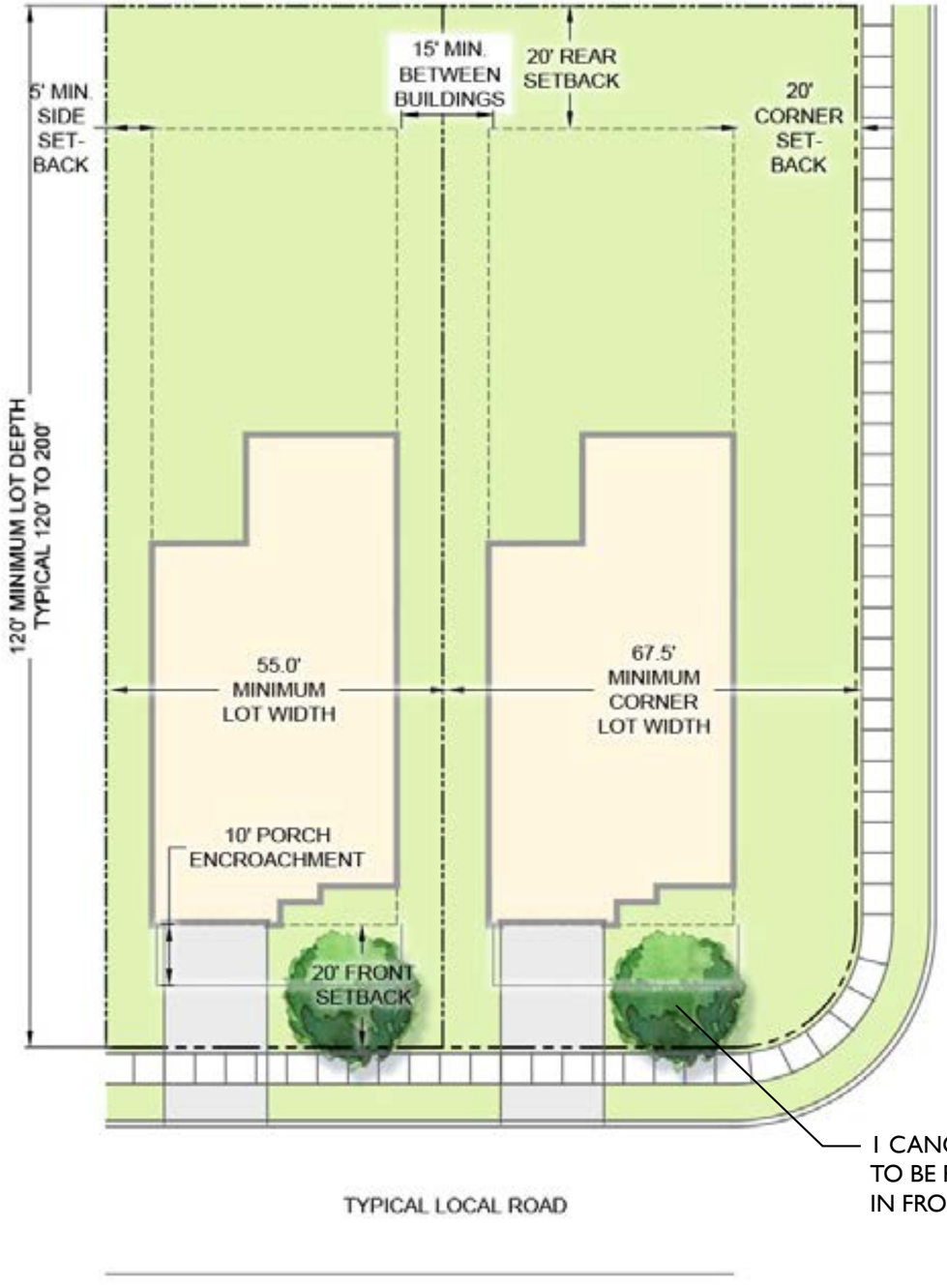
TYPE 1 SINGLE-FAMILY DETACHED LOT



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’

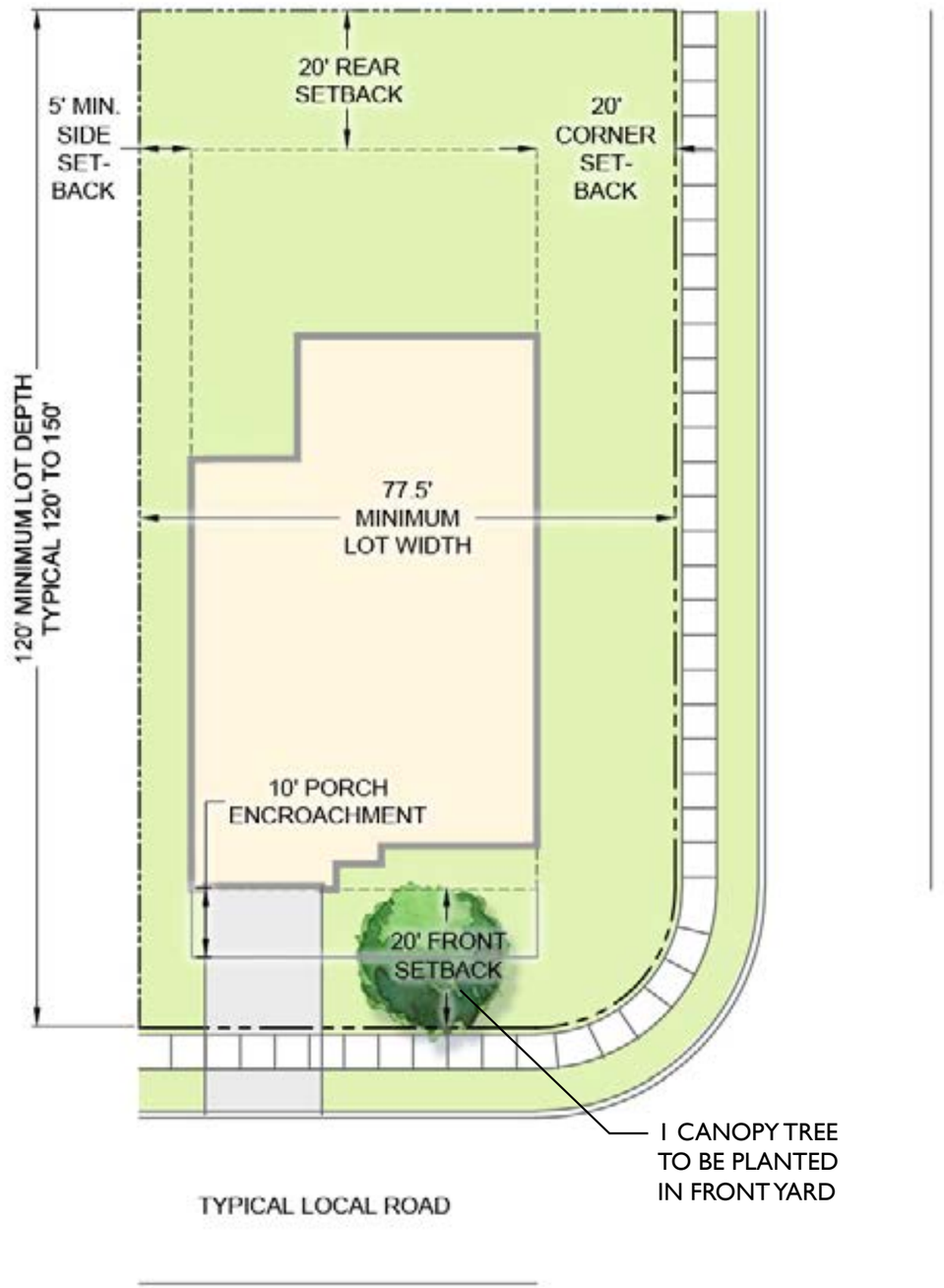
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*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’

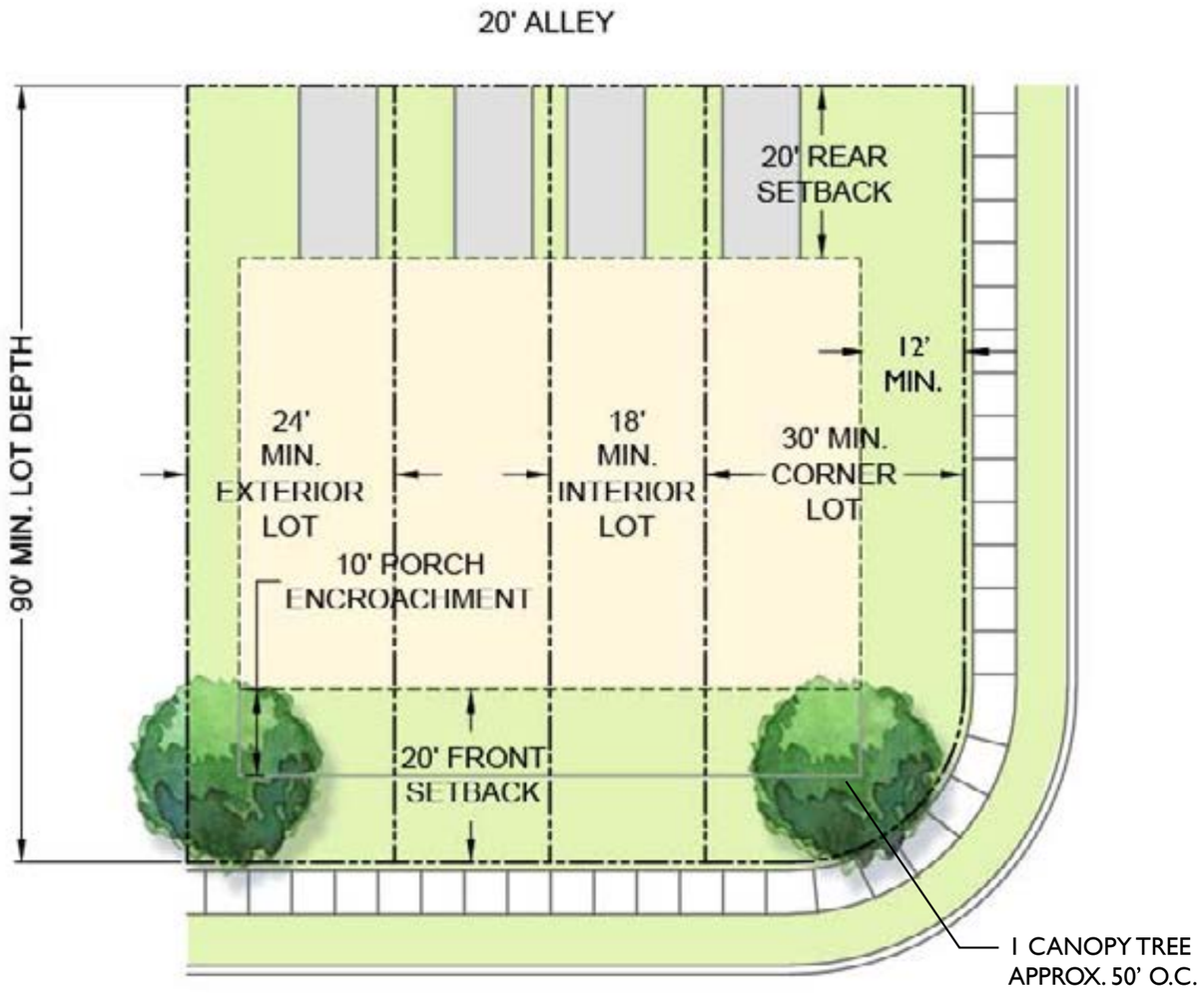
ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

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

TYPICAL LANDSCAPE:

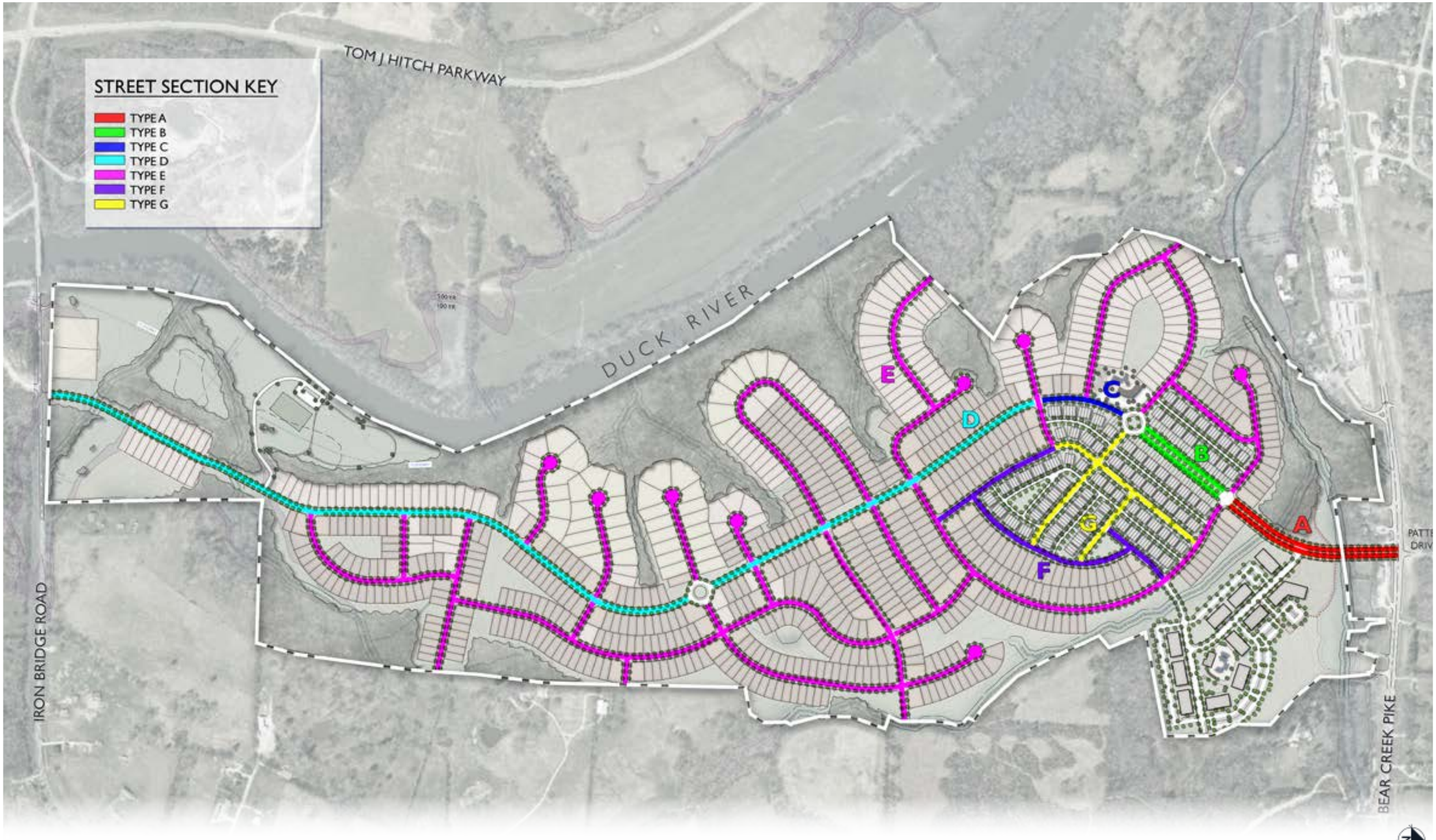
- 1 CANOPY TREE APPROXIMATELY 50’ O.C.
- FOUNDATION PLANTING

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



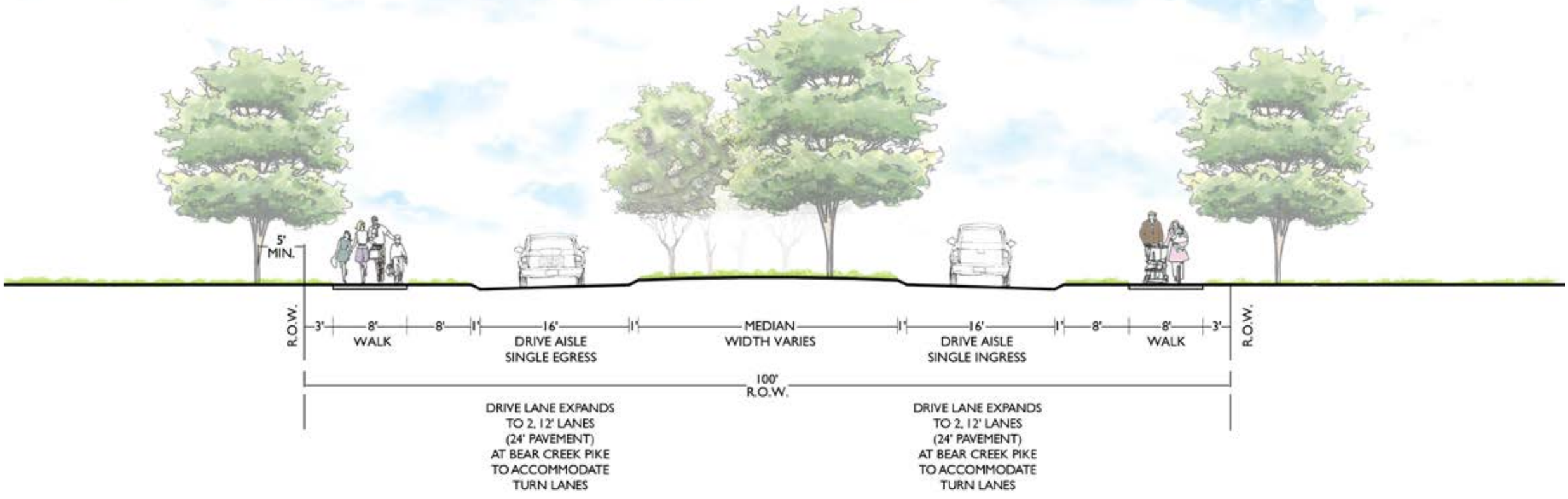
TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



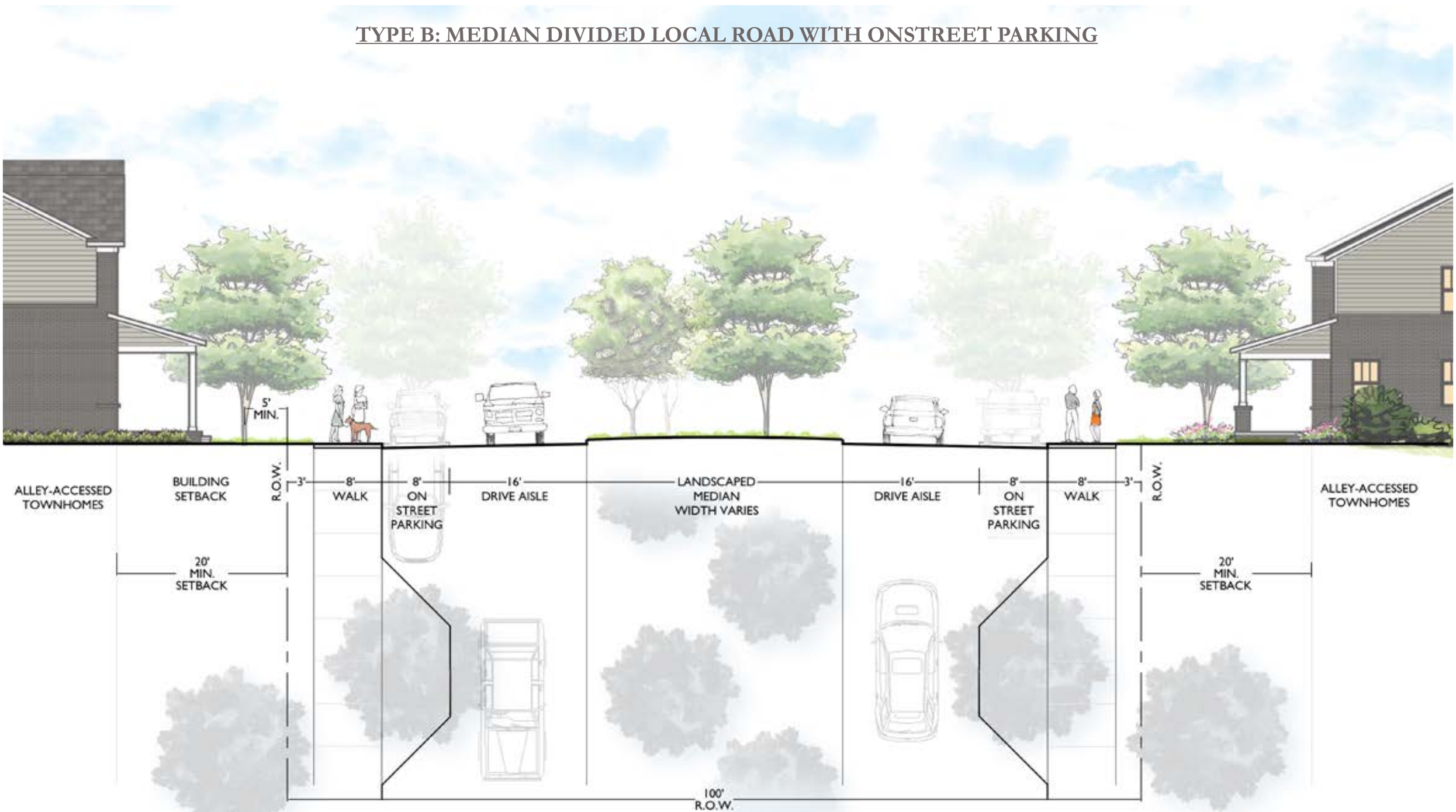
STREET SECTION KEY MAP

TYPE A: MEDIAN DIVIDED LOCAL RAOD



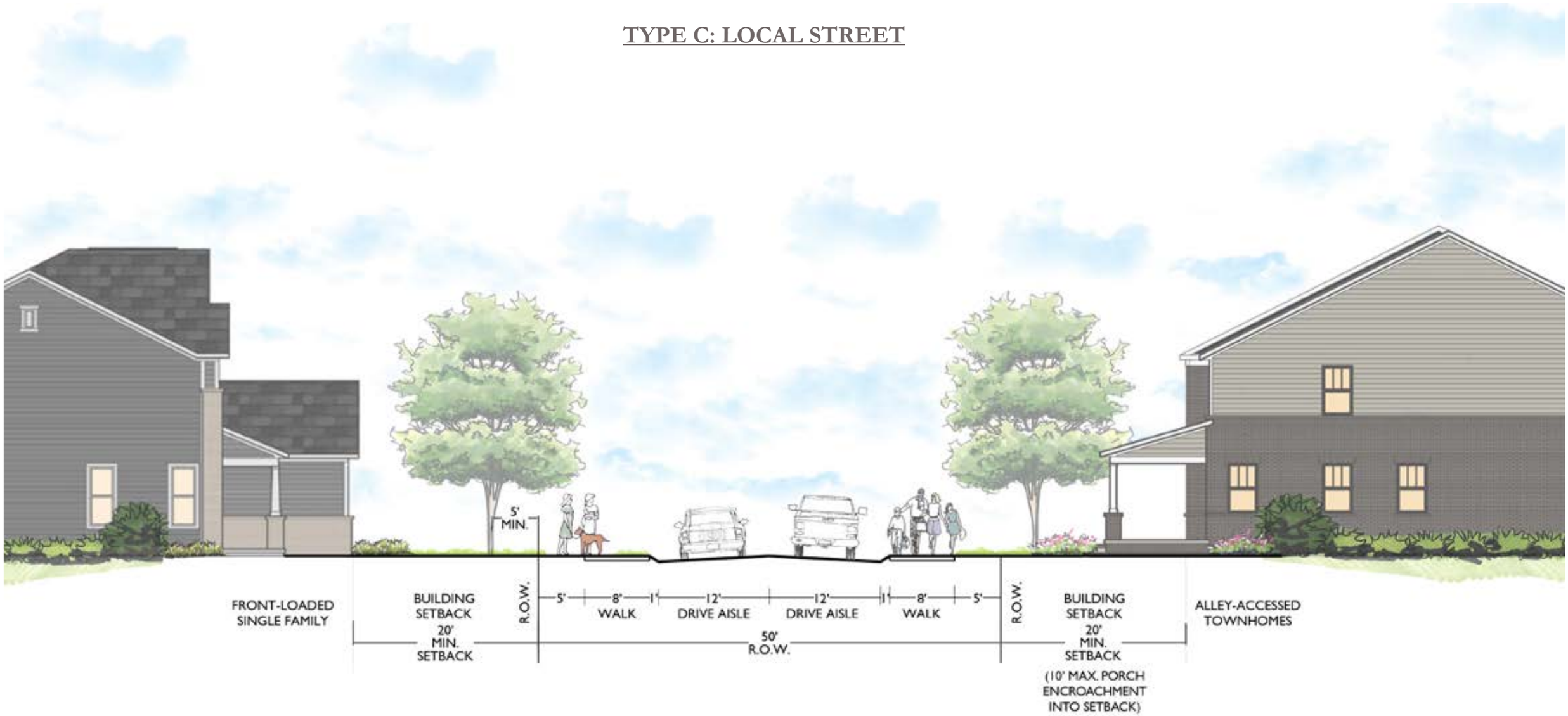
TYPICAL STREET SECTIONS

TYPE B: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



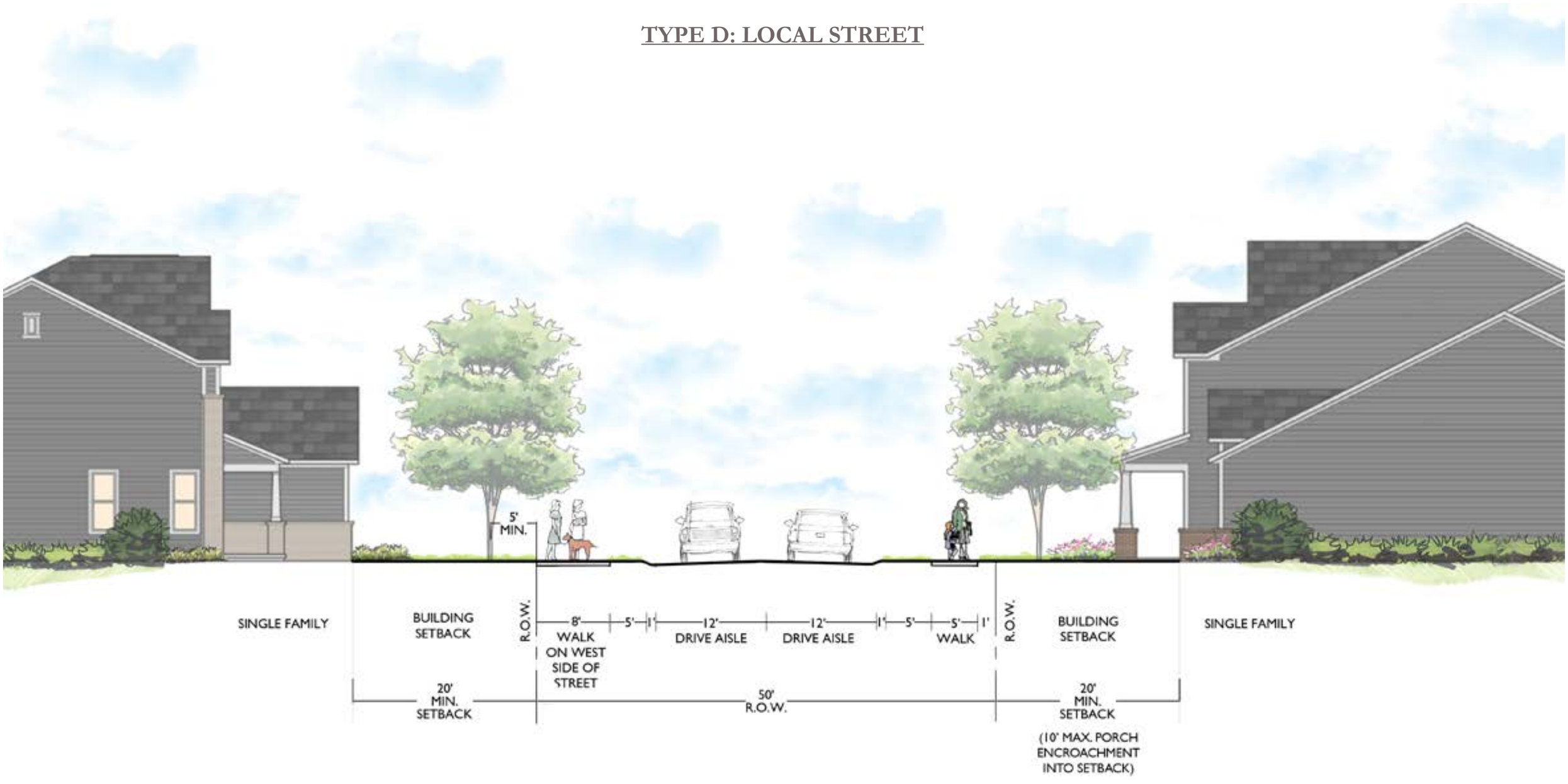
TYPICAL STREET SECTIONS

TYPE C: LOCAL STREET



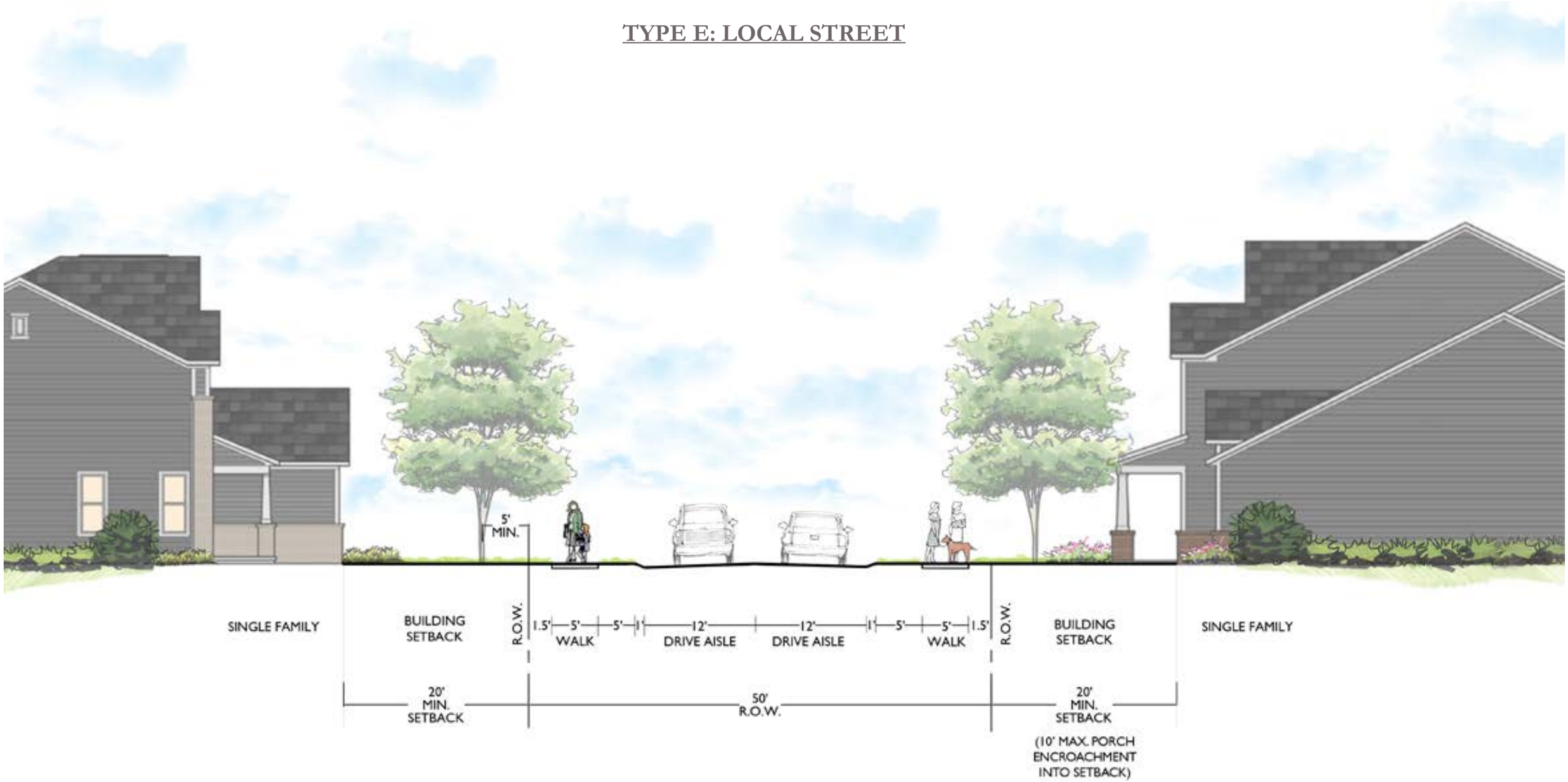
TYPICAL STREET SECTIONS

TYPE D: LOCAL STREET



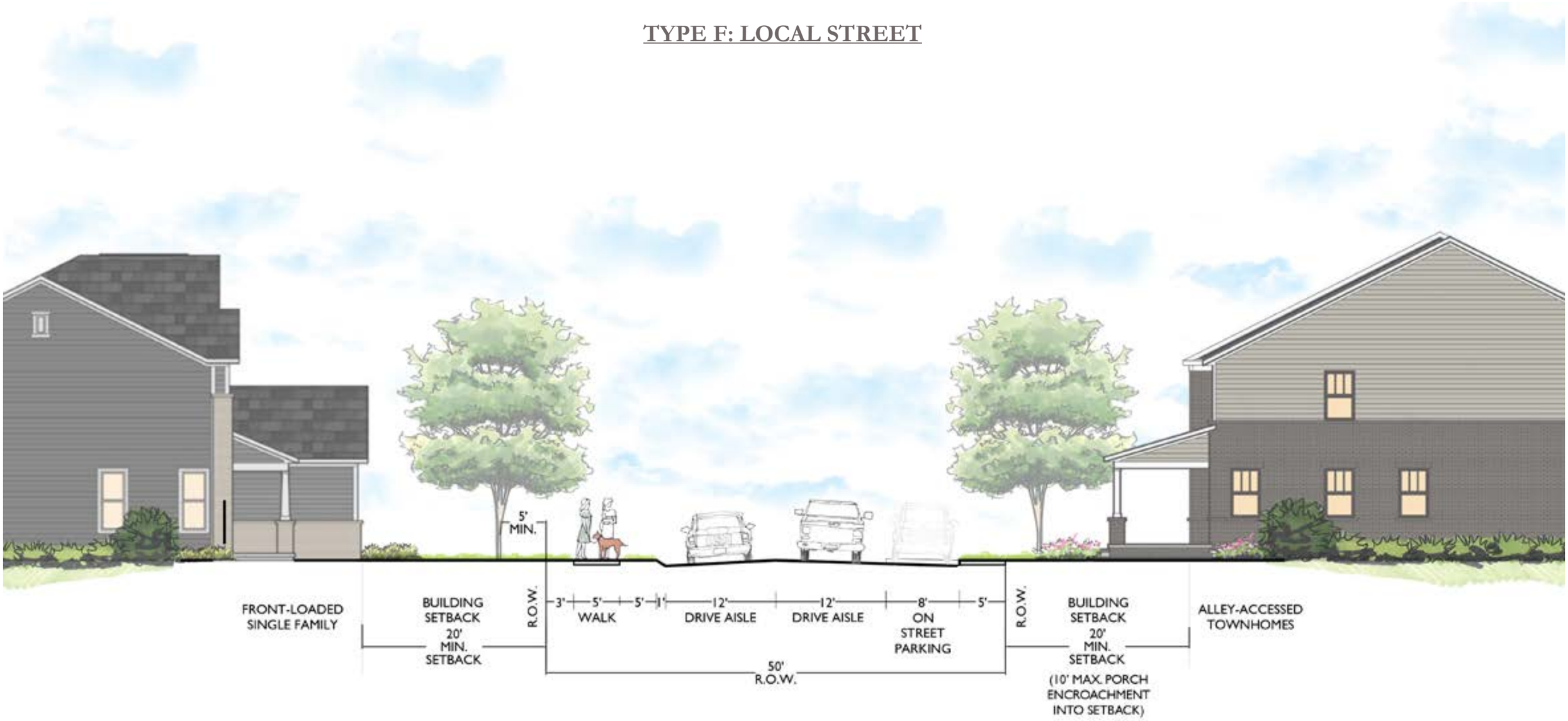
TYPICAL STREET SECTIONS

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

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

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:

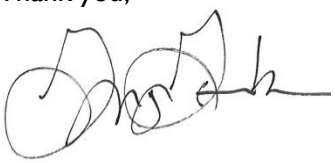
10. Only provide one inbound lane off Bear Creek Pike. **Response: Revised. See Technical Plans.**
11. Subject to TIS and Construction Plans. **Response: Noted.**
12. Provide exhibit showing all improvements and phasing/timing for the installation of all improvements and commitment letter. **Response: 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

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 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.*

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

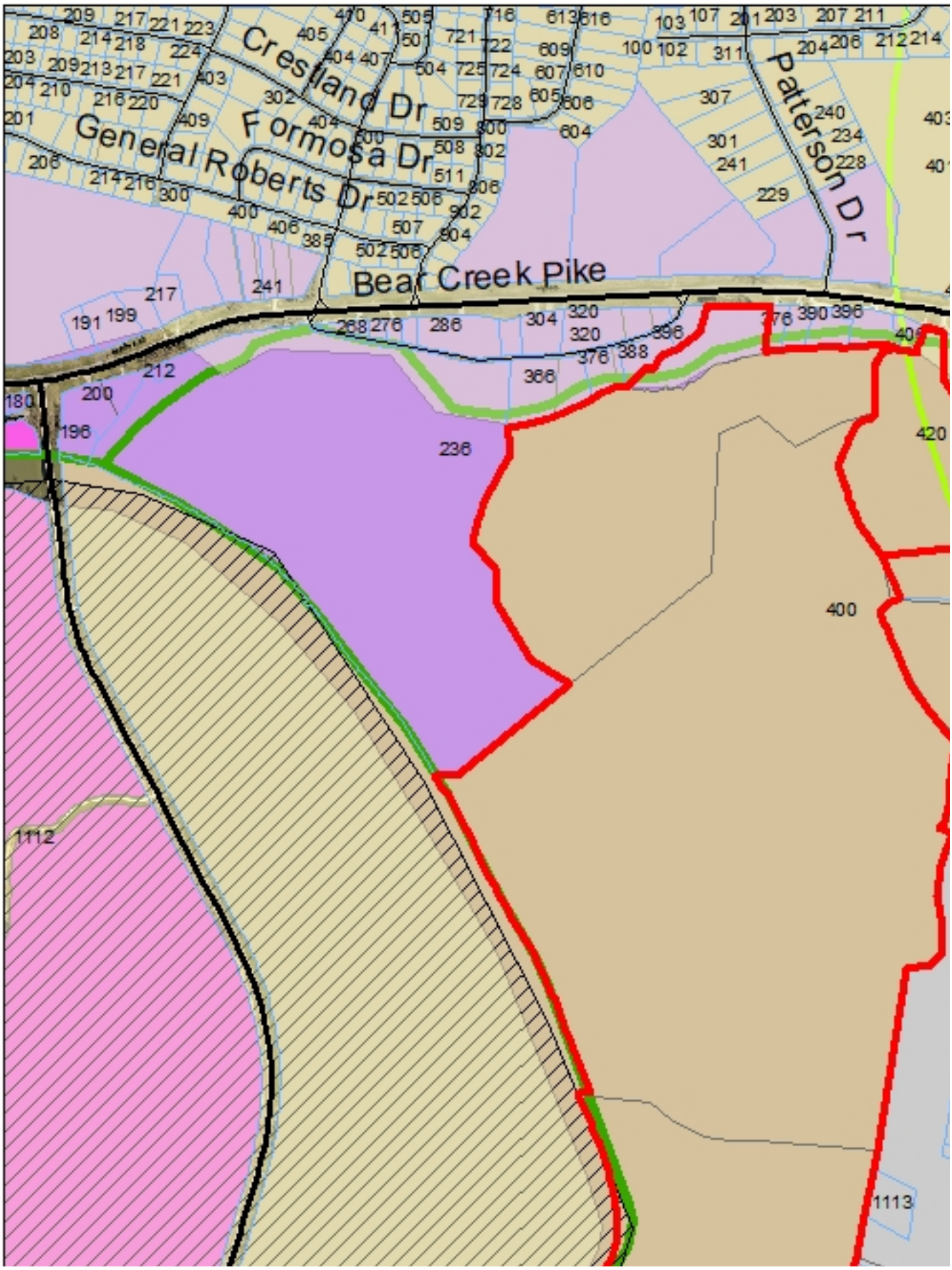
Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential

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
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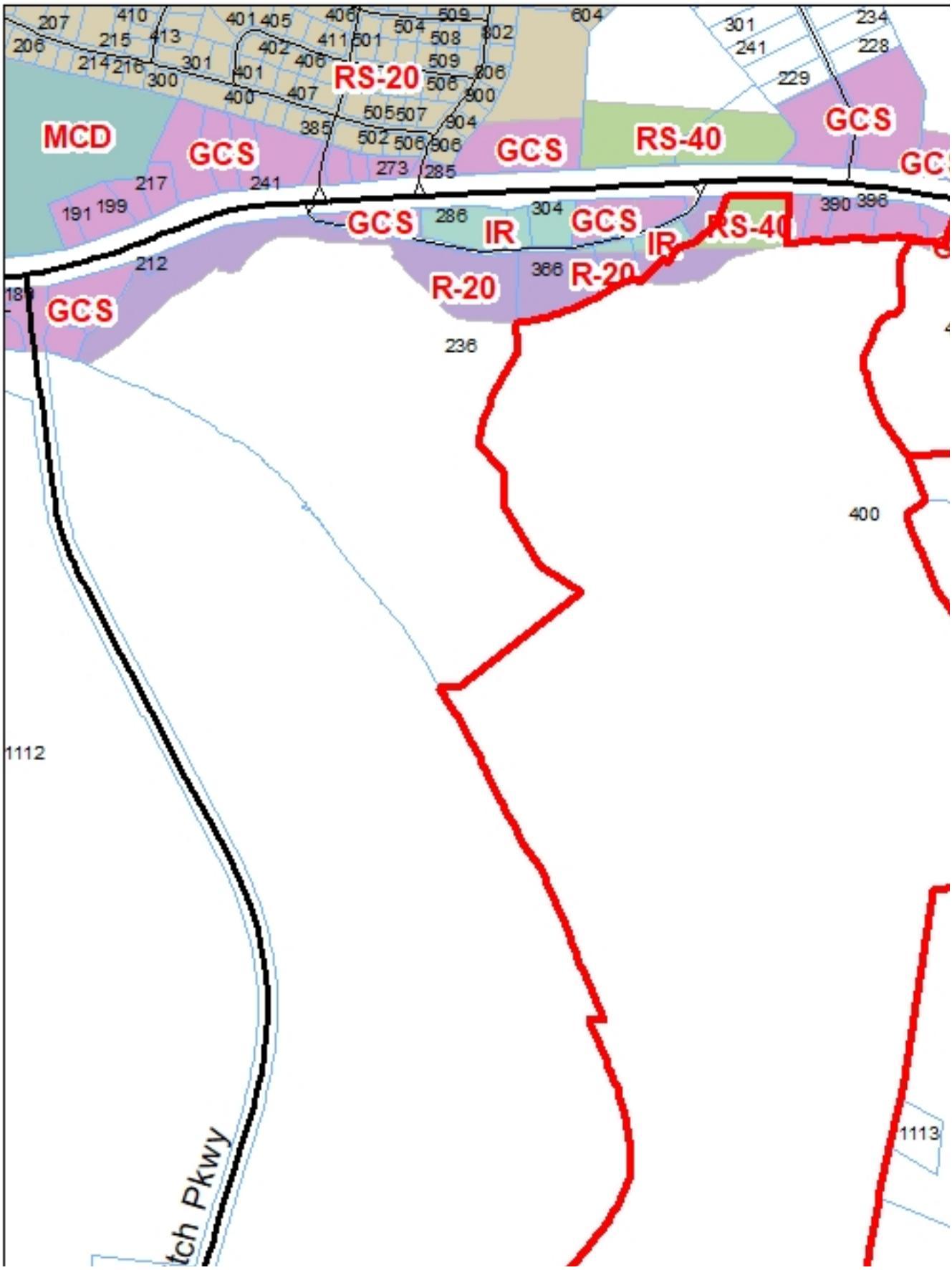

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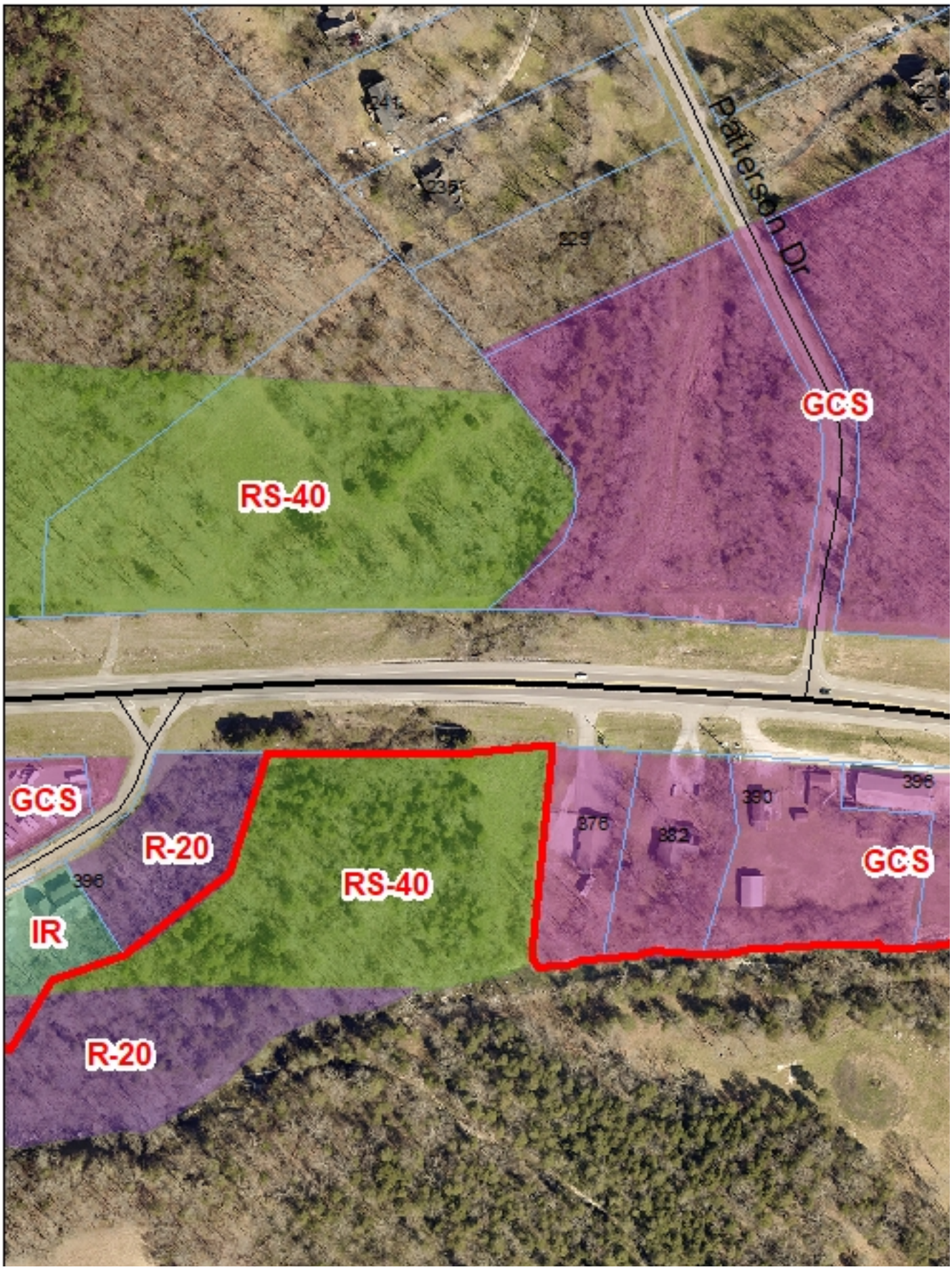
Tax Map 90 Parcels 12.01 & 16
400 Bear Crk/929 Iron Bridge & 420 Bear Crk



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

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

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

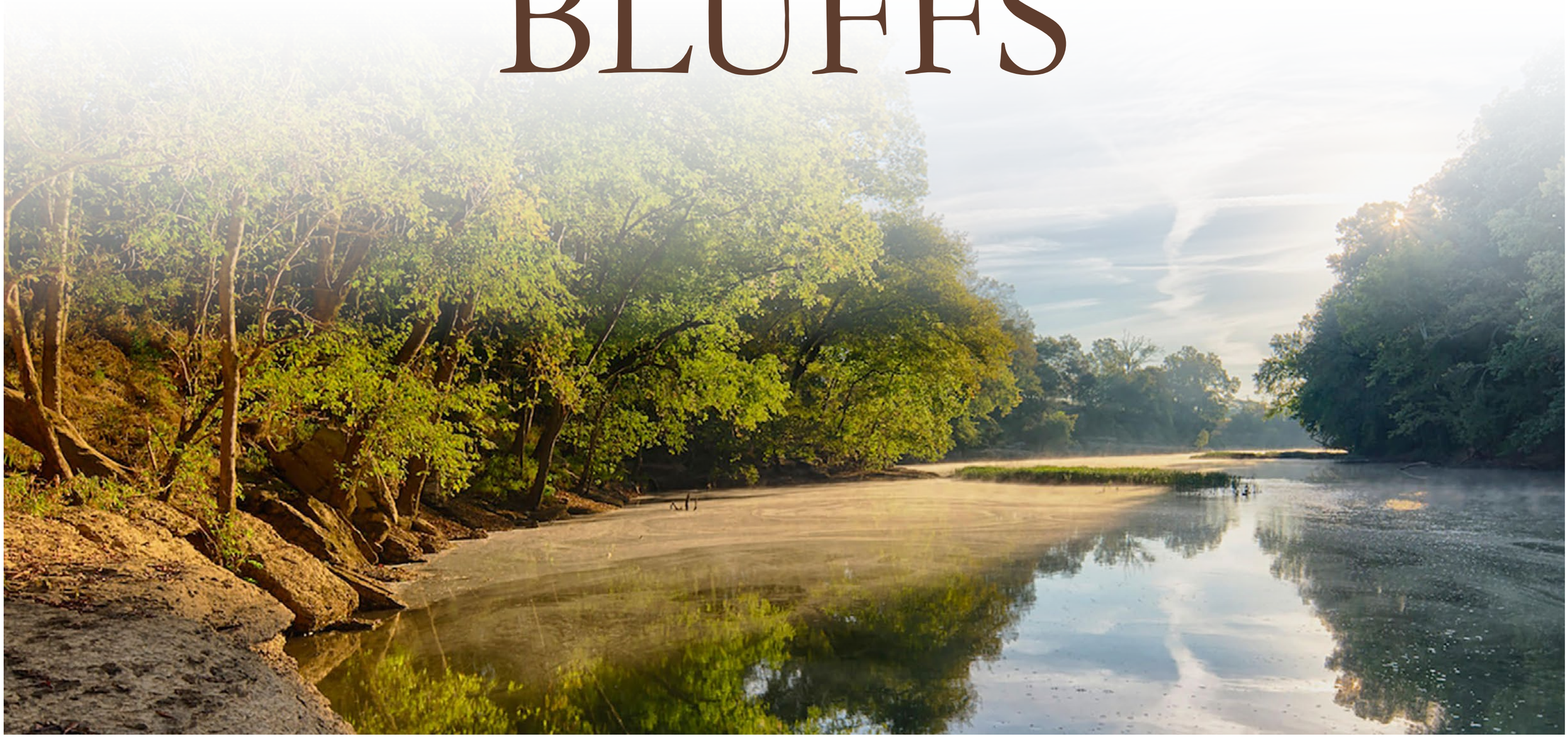
Thank you,

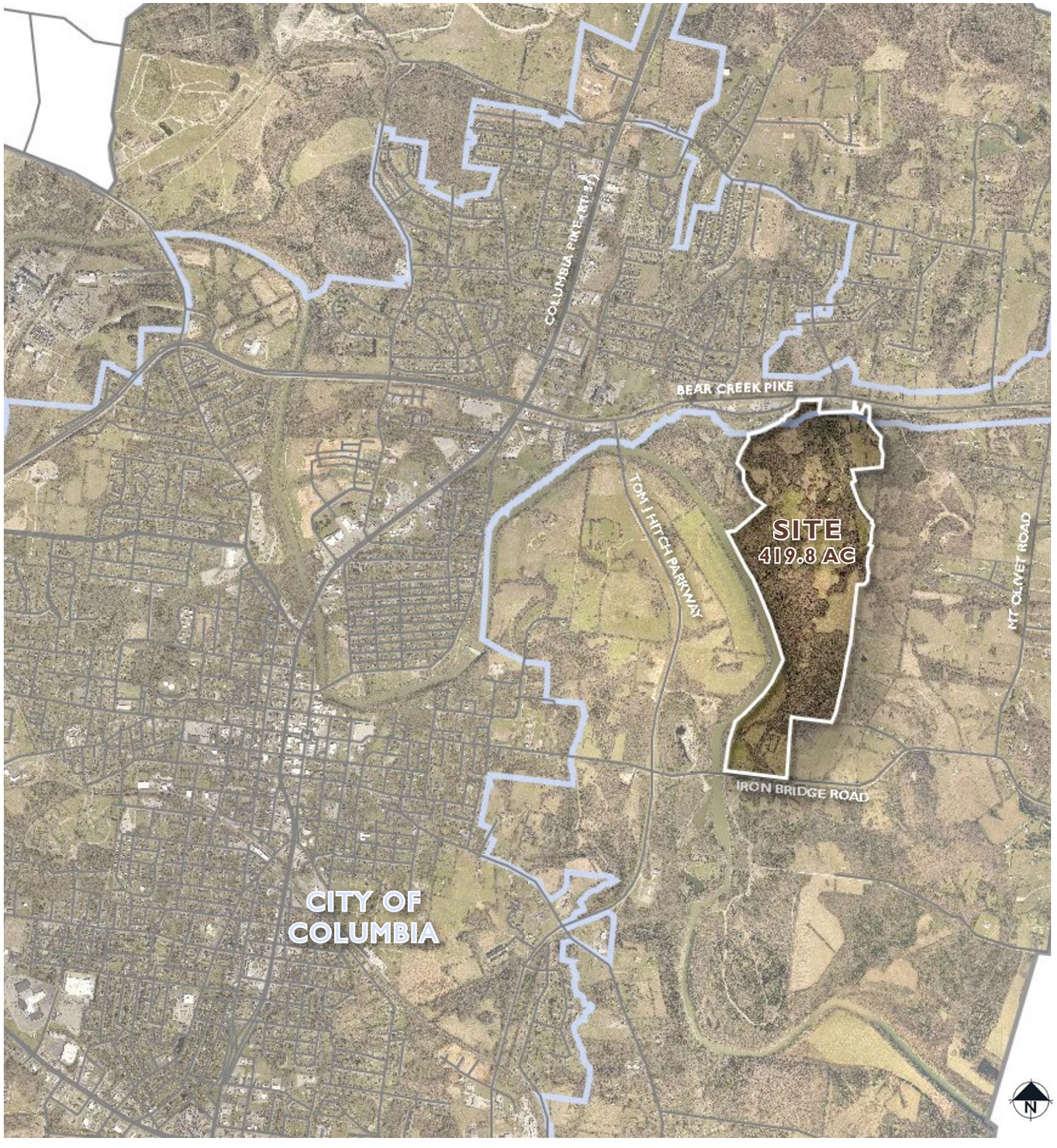
Gamble Design Collaborative
Greg Gamble
3020 Stansberry Lane
Suite 201
Franklin, TN 37069

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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3. KOLTER LAND INTRODUCTION
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5. COMMUNITY CHARACTER
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7. FUTURE LAND USE AMENDMENT
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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
27. STREET SECTIONS

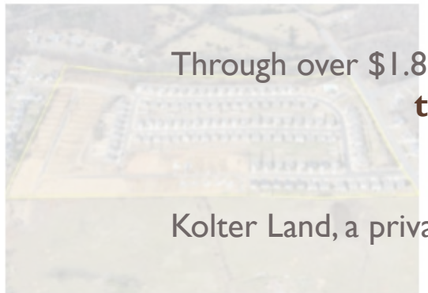
Date: March 21, 2022
Revised: April 18, 2022
Revised: May 6, 2022

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

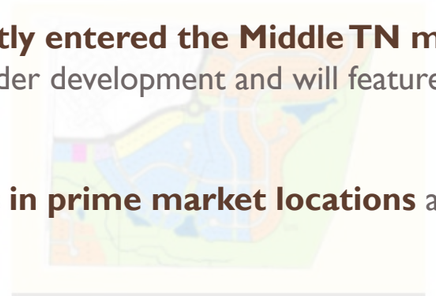
SWEETBRIAR

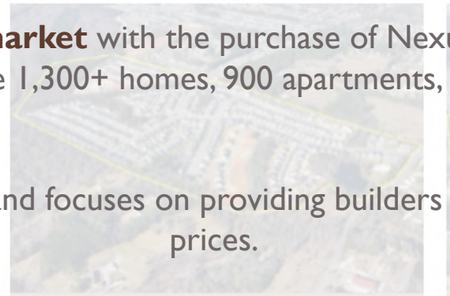
OLD SEBASTIAN POINTE

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.

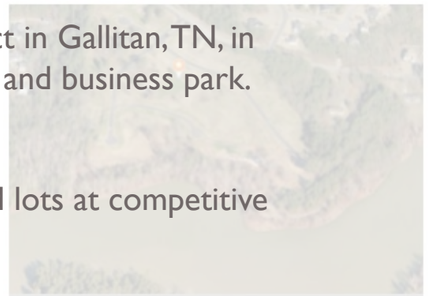
Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.

LOCHRIDGE
HOLLY SPRINGS


MAGNOLIA CREEK

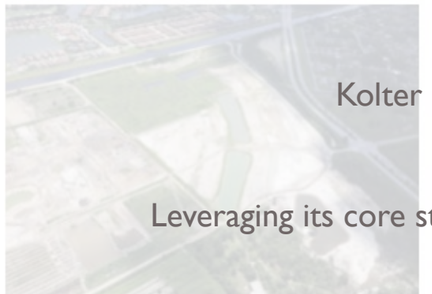

MASSEY PRESERVE
RALEIGH, NC

STILLWATER


HIGHLAND MANOR
GWINNETT COUNTY, GA

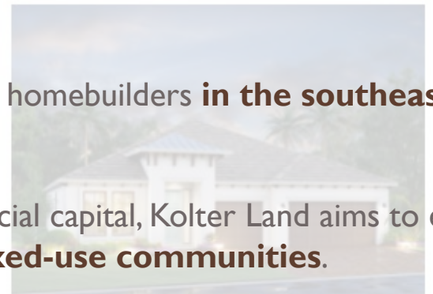
Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

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**.

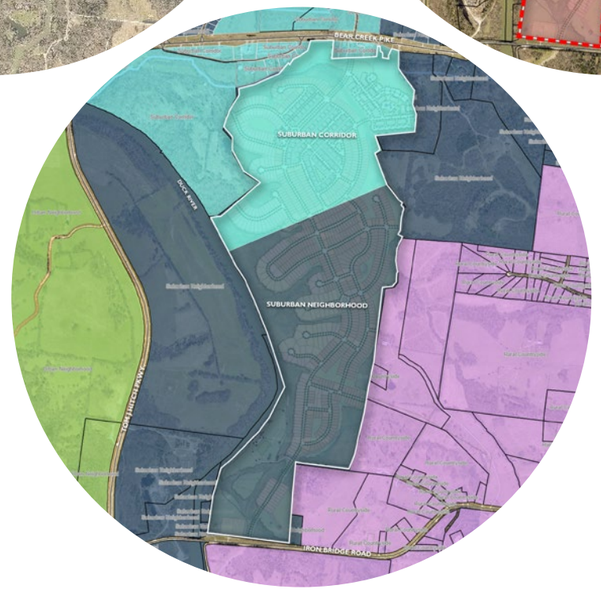
Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.

KOLTER LAND INTRODUCTION

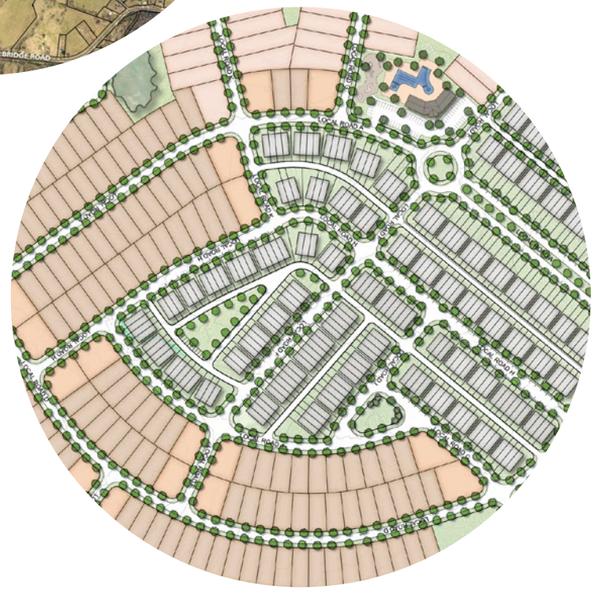
WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 419.8 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 800 single family homes, 300 townhomes, and 300 multi-family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

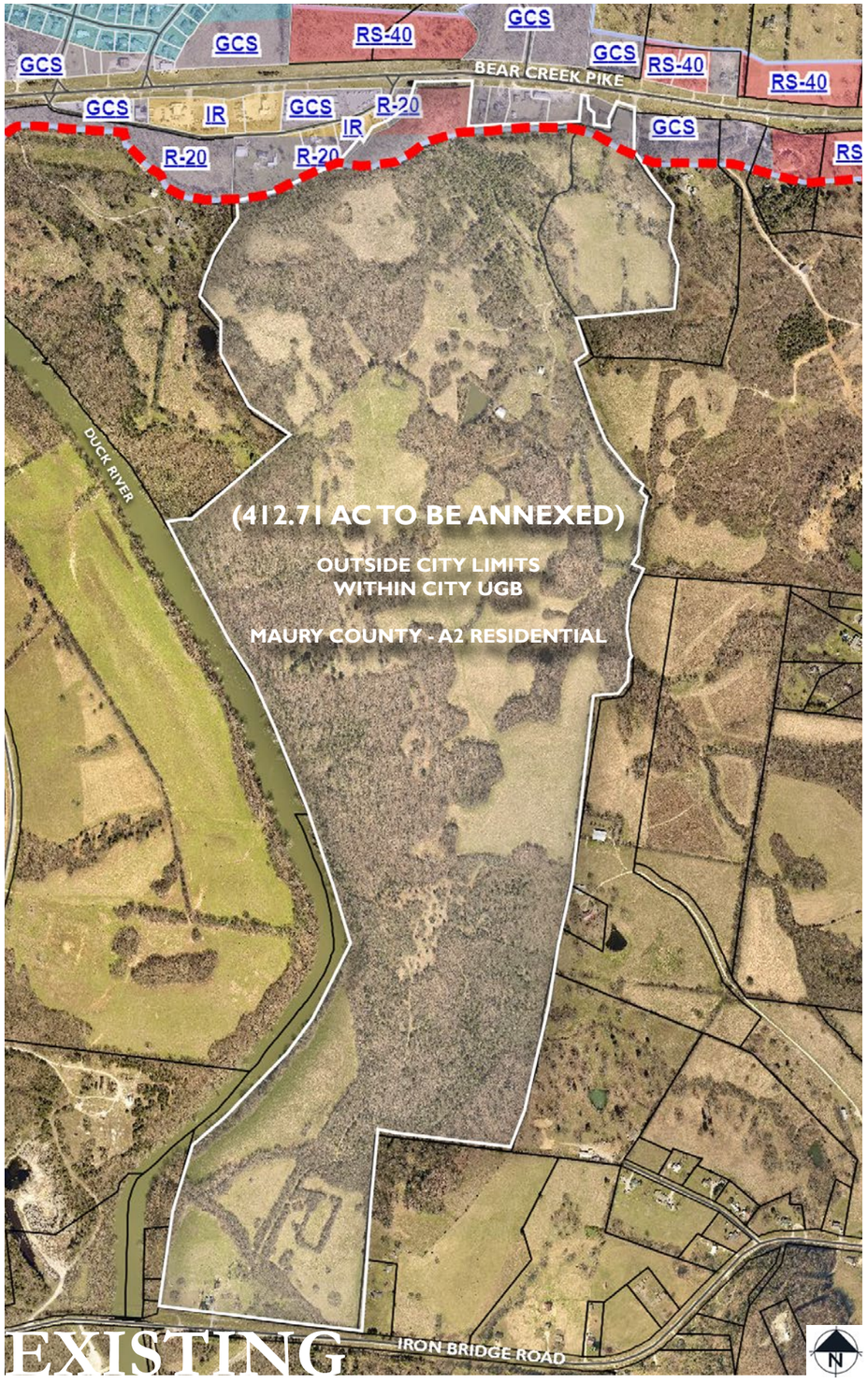
FAMILY-FRIENDLY
INFRASTRUCTURE

AMENITIES, POOL,
& FIREPIT AREAS

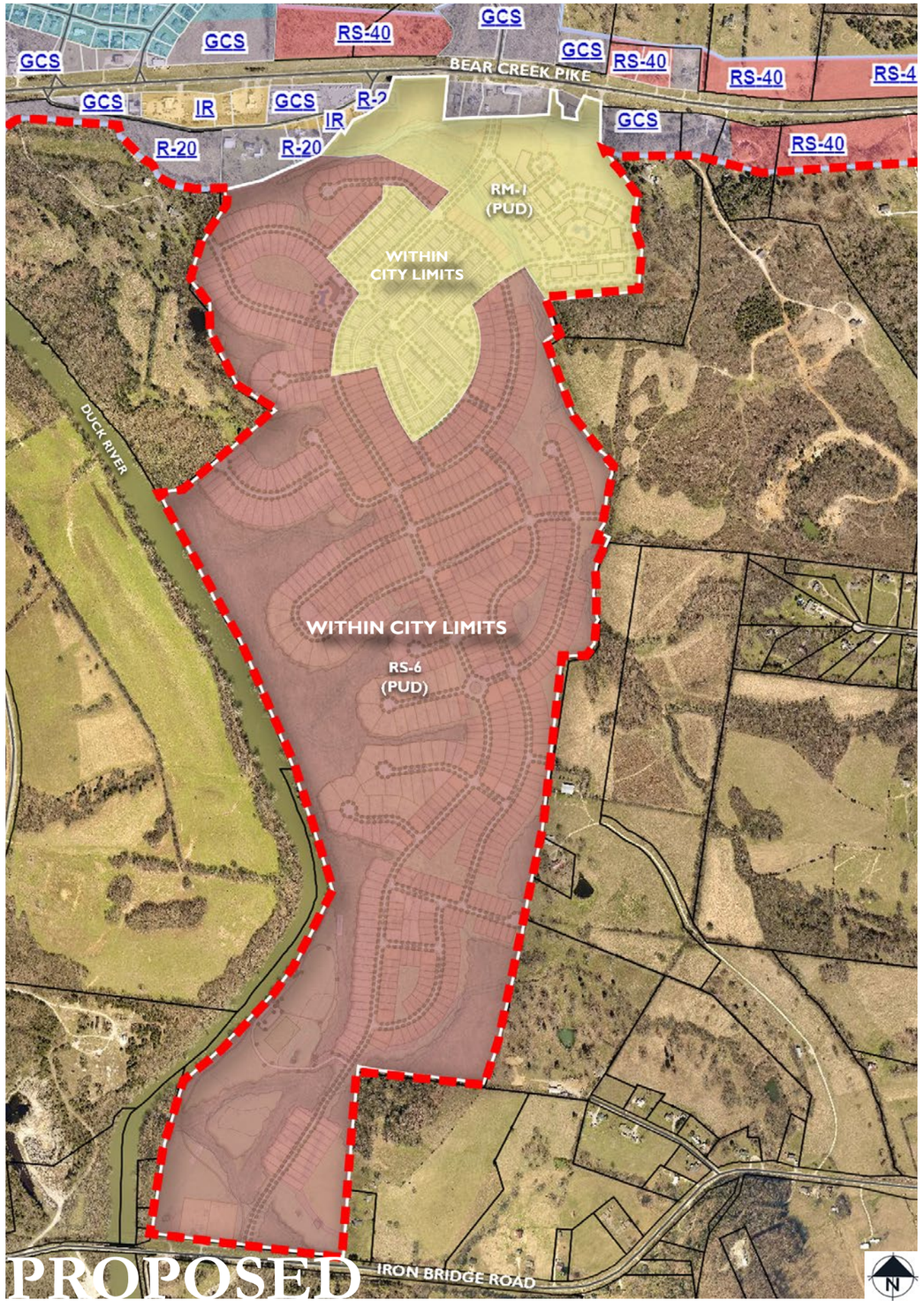
RIVER ACCESS
& CANOE LAUNCH

BALL FIELDS &
RECREATION

COMMUNITY CHARACTER



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

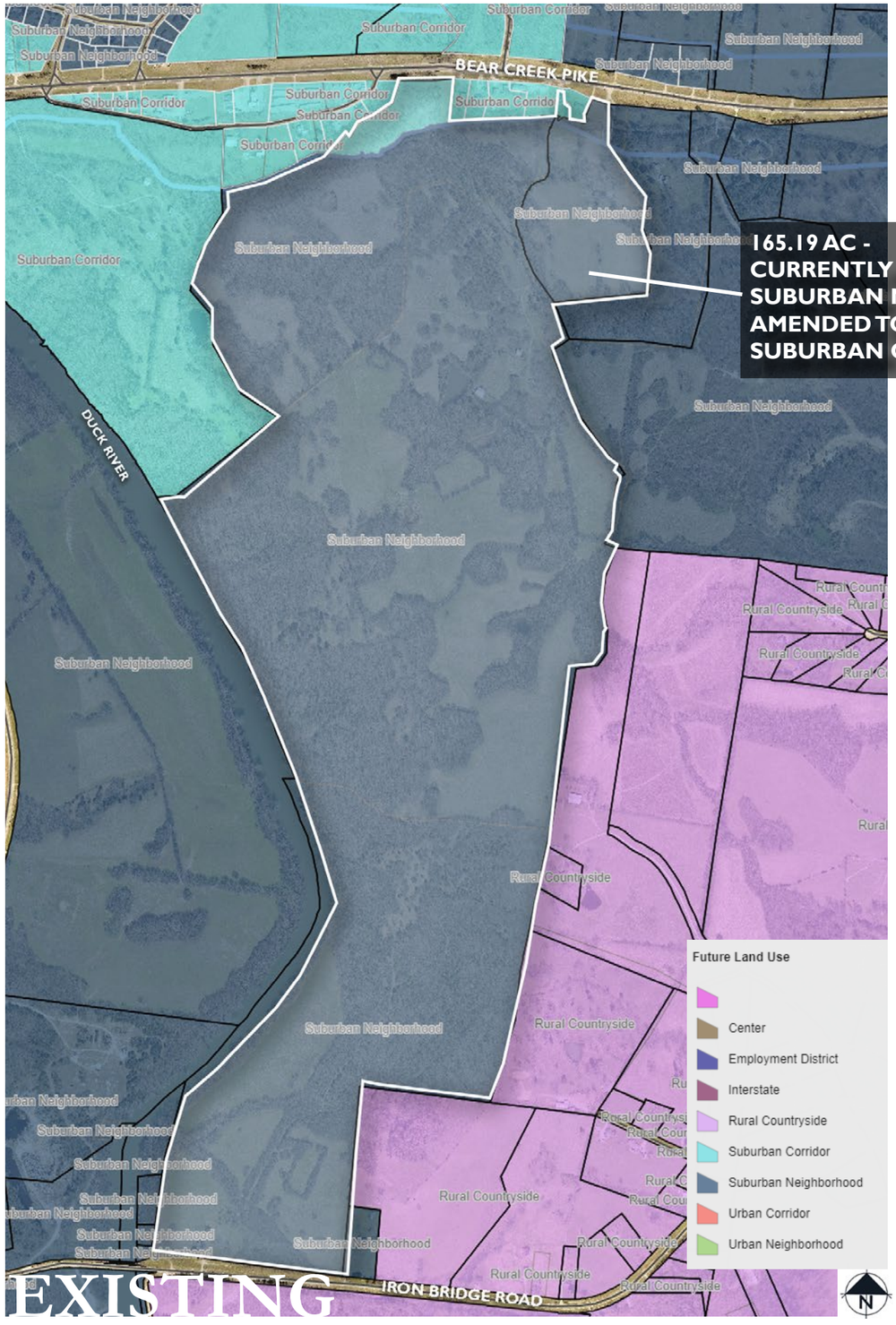
REZONING:

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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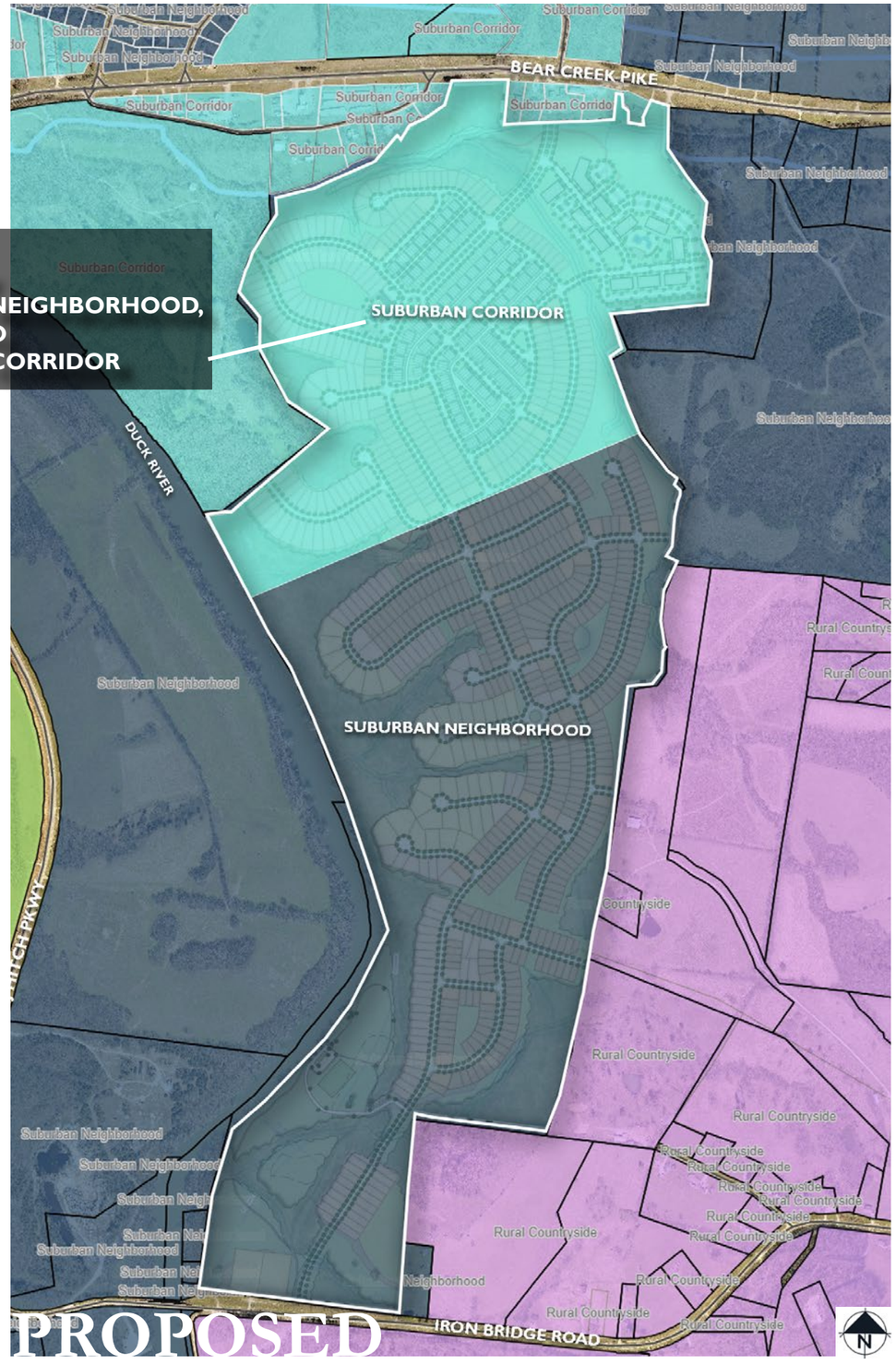


PROPOSED

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:	1,400 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

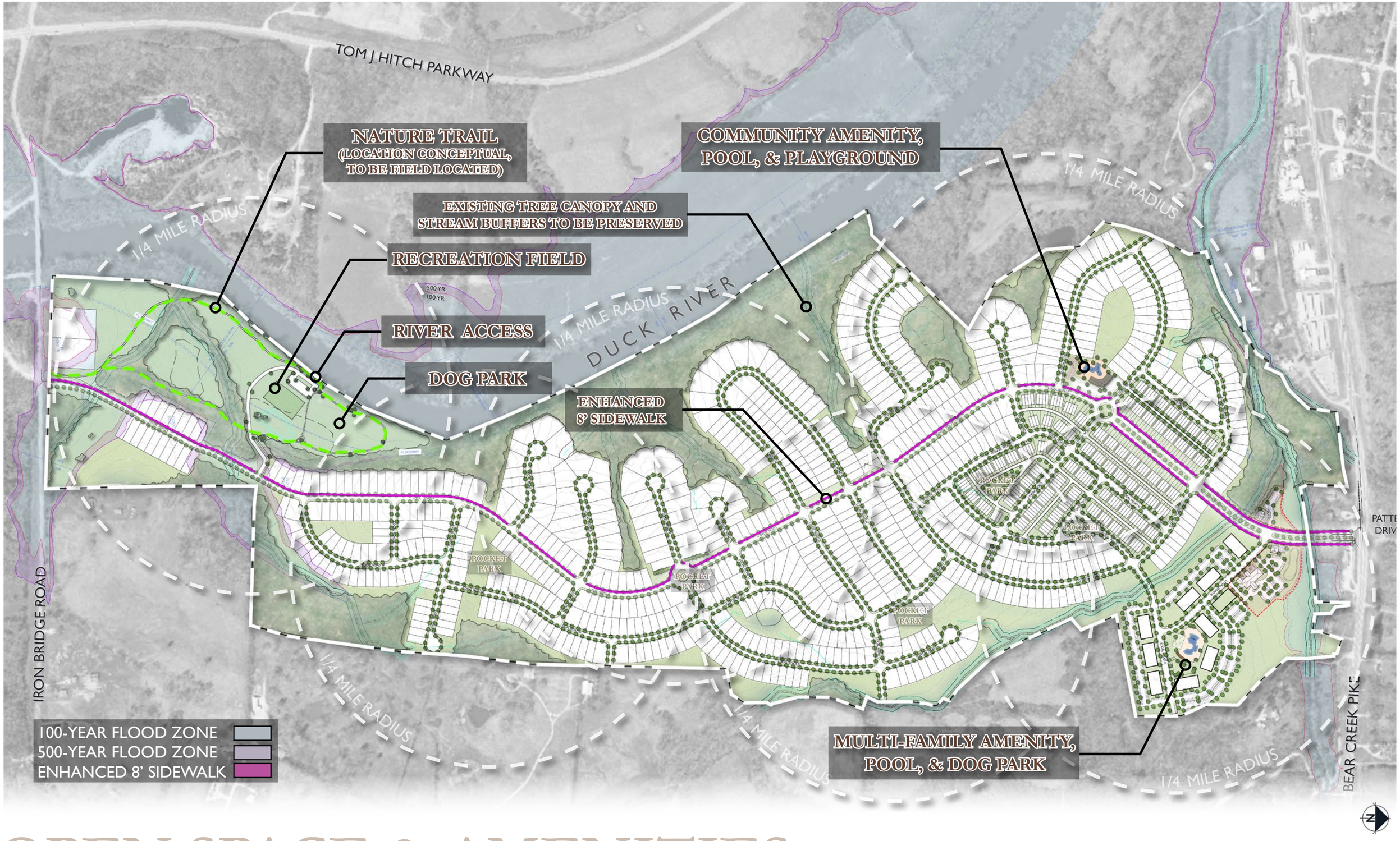
PERMITTED DENSITY:		REQUESTED DENSITY:	
MAX. UNITS:	**2,217 HOMES**	**UNITS:**	**1,400 HOMES**
GROSS AREA:	419.78 AC	GROSS AREA:	419.78 AC
NET AREA:	310.41 AC	NET AREA:	310.41 AC
MIN. LOT SIZE:	6,000 SF		
GROSS DENSITY:	5.28 DUA	GROSS DENSITY:	3.55 DUA
NET DENSITY:	7.14 DUA	**NET DENSITY:**	**5.06 DUA**

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

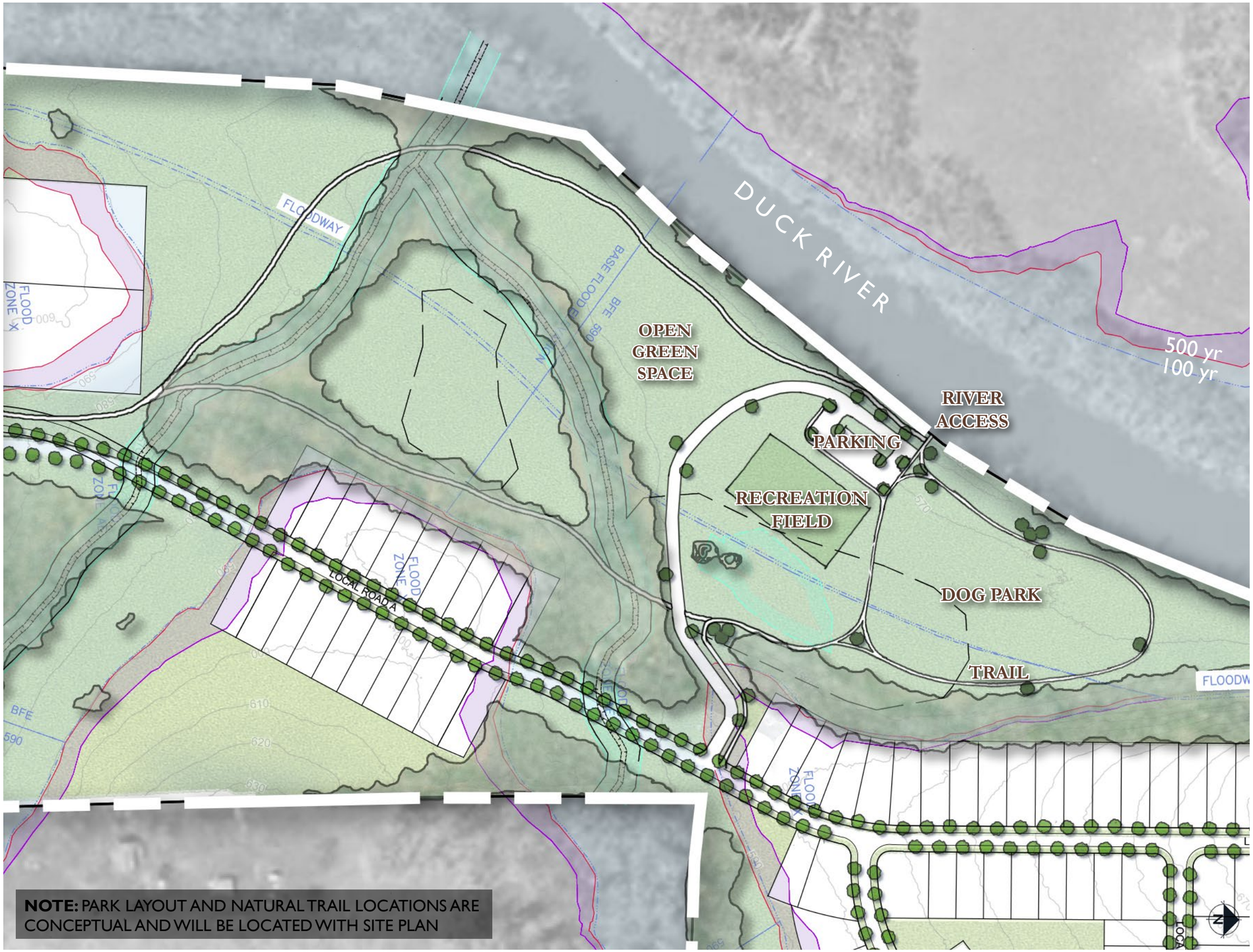
AMENITY ARCHITECTURAL CHARACTER

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'

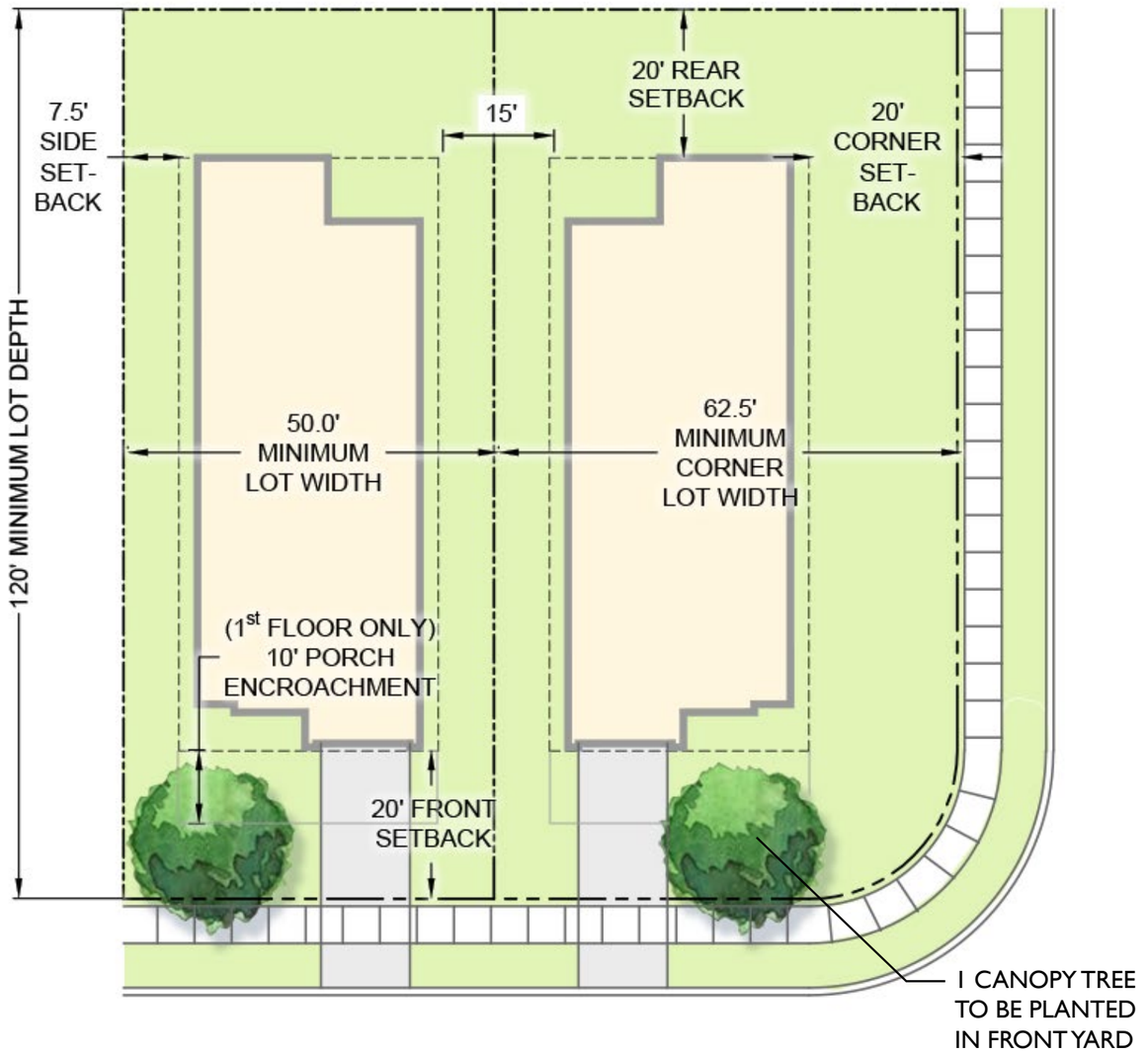
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT
- MINIMUM 22' DEPTH FOR ALL GARAGES

*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

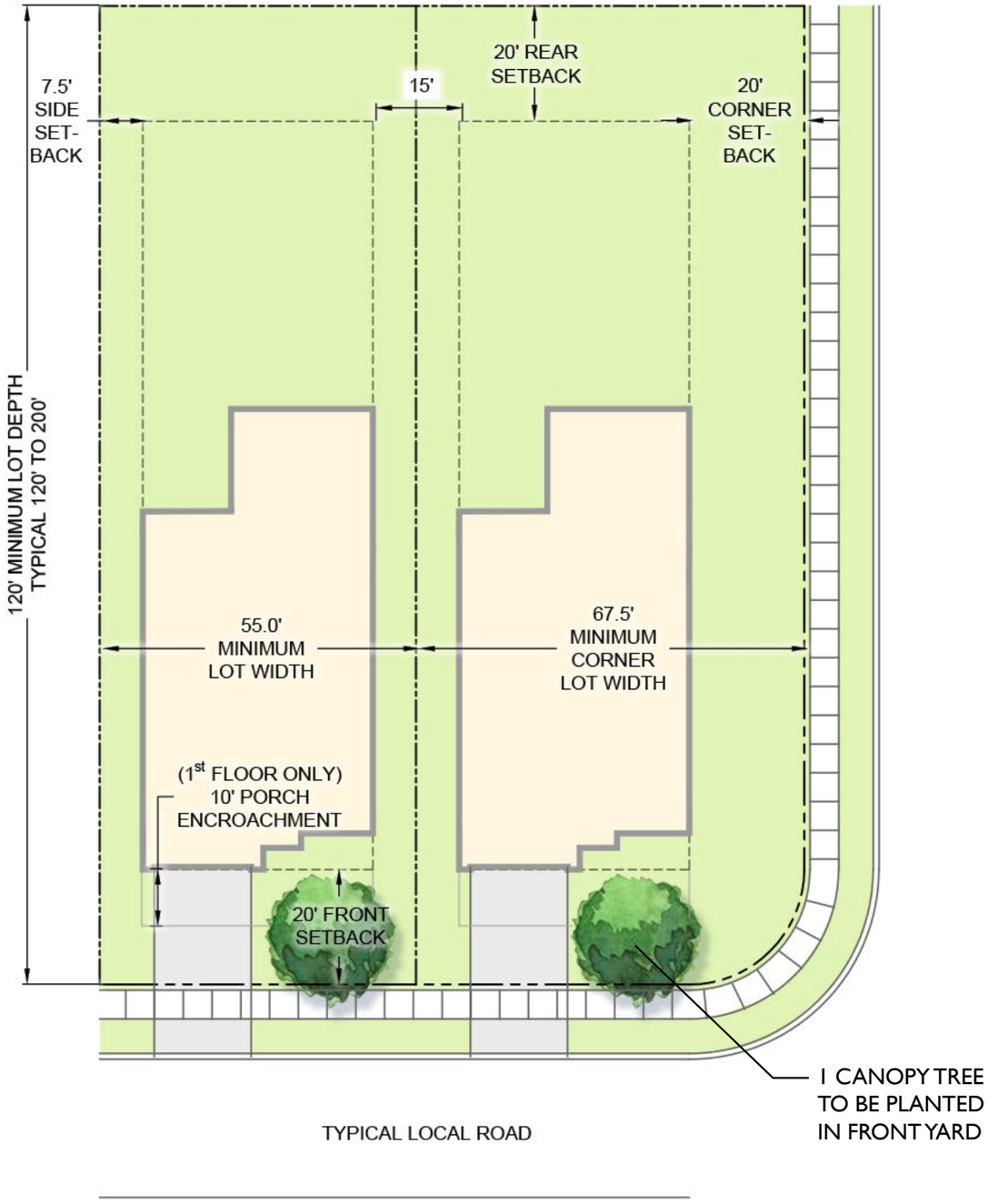
TYPE 1 SINGLE-FAMILY DETACHED LOT

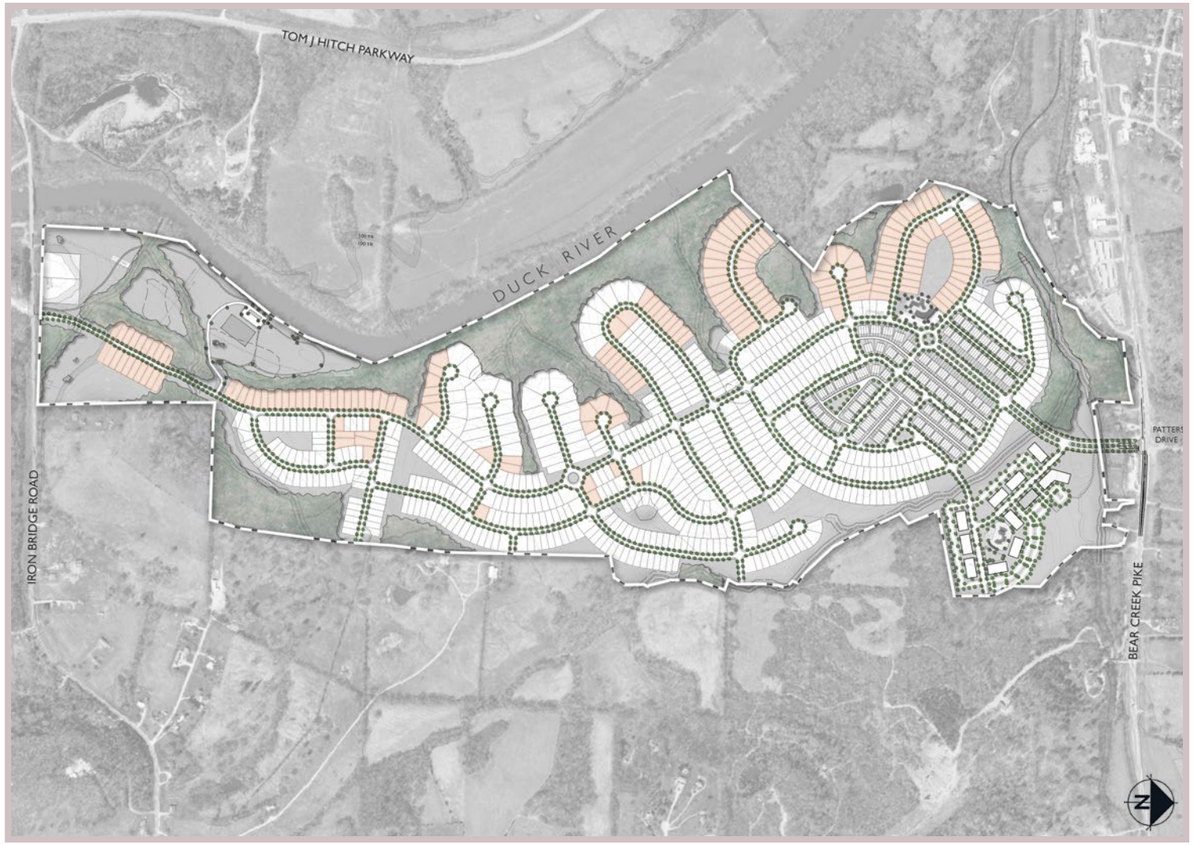


TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 2 SINGLE-FAMILY DETACHED LOT





55' LOTS: 192 HOMES

BUILDING SETBACKS:

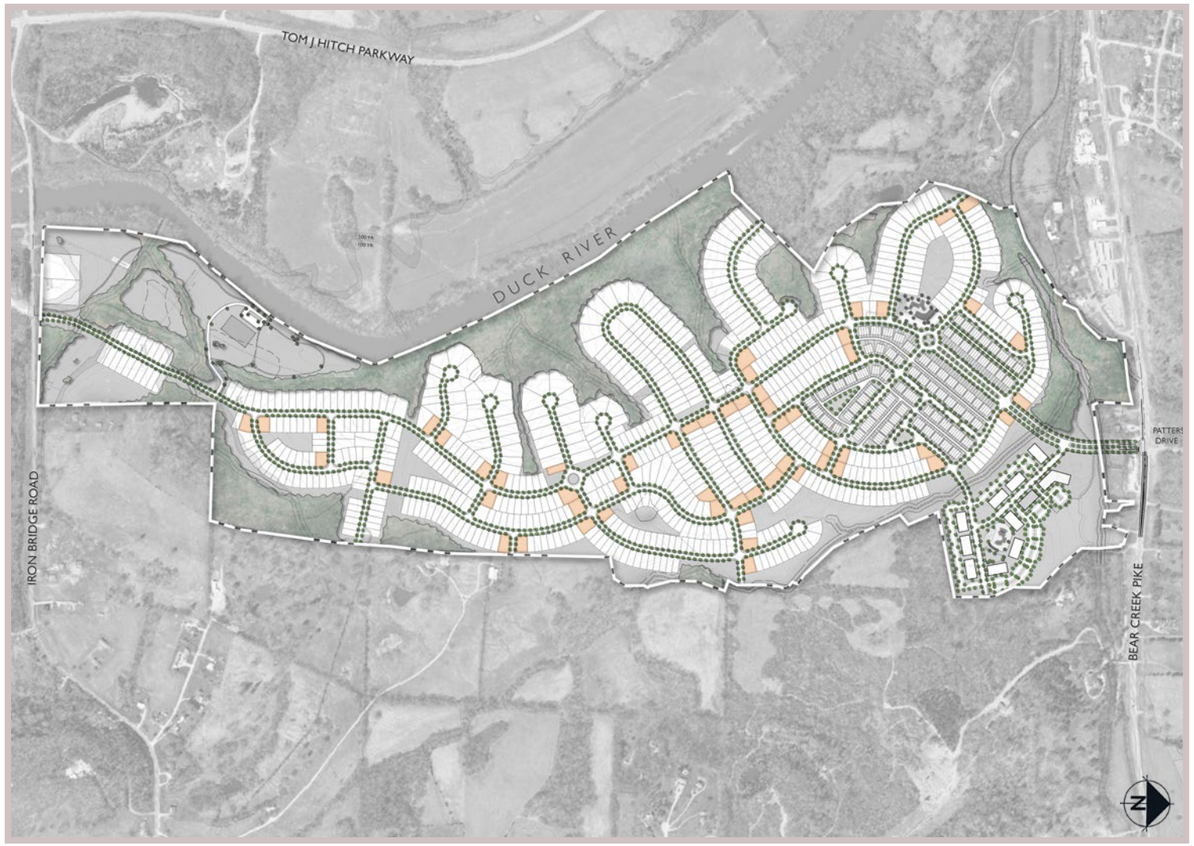
FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

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



CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

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

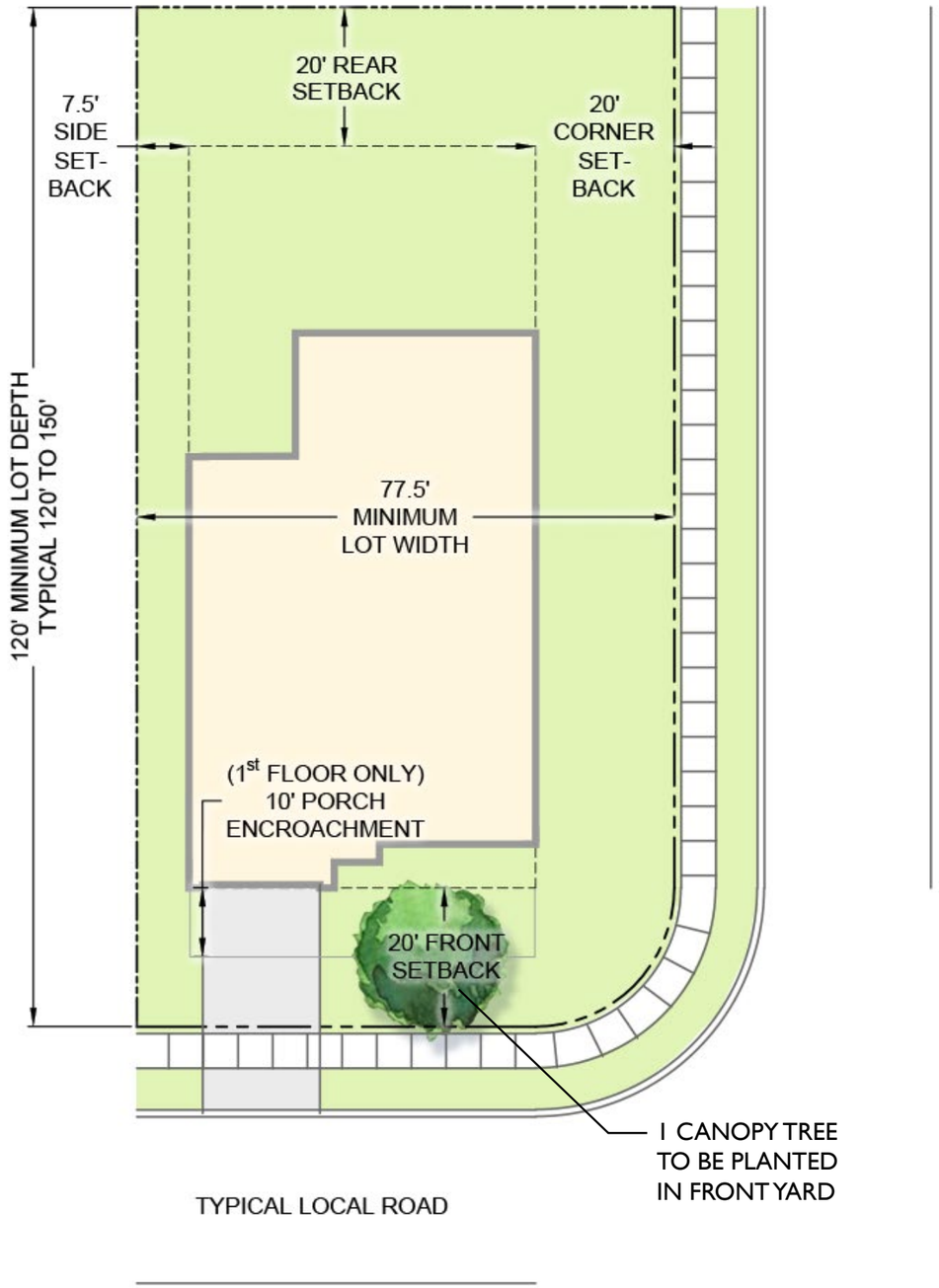
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT
- MINIMUM 22’ DEPTH FOR ALL GARAGES

*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:

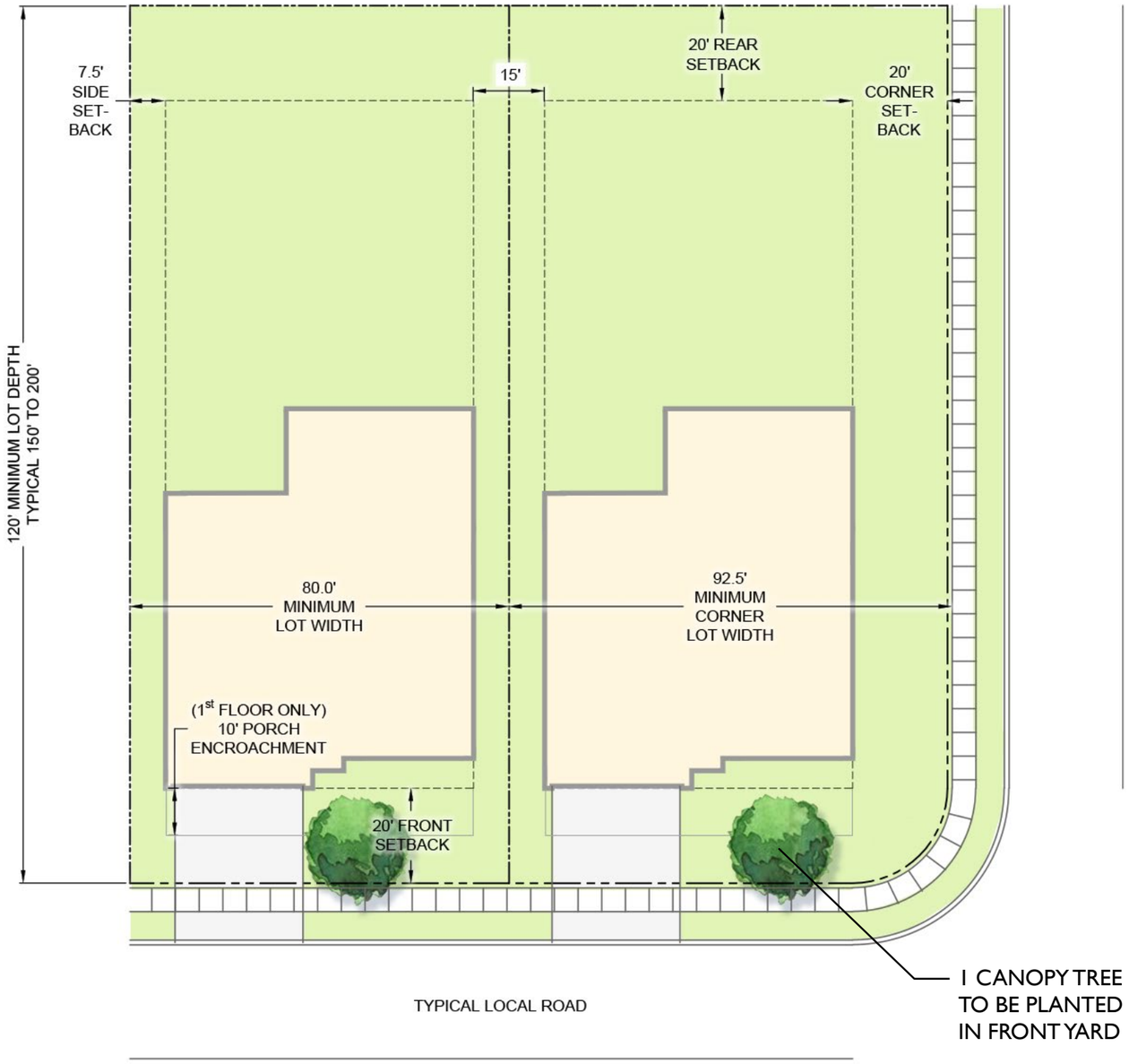
- 1 YARD TREE
- FOUNDATION PLANTING

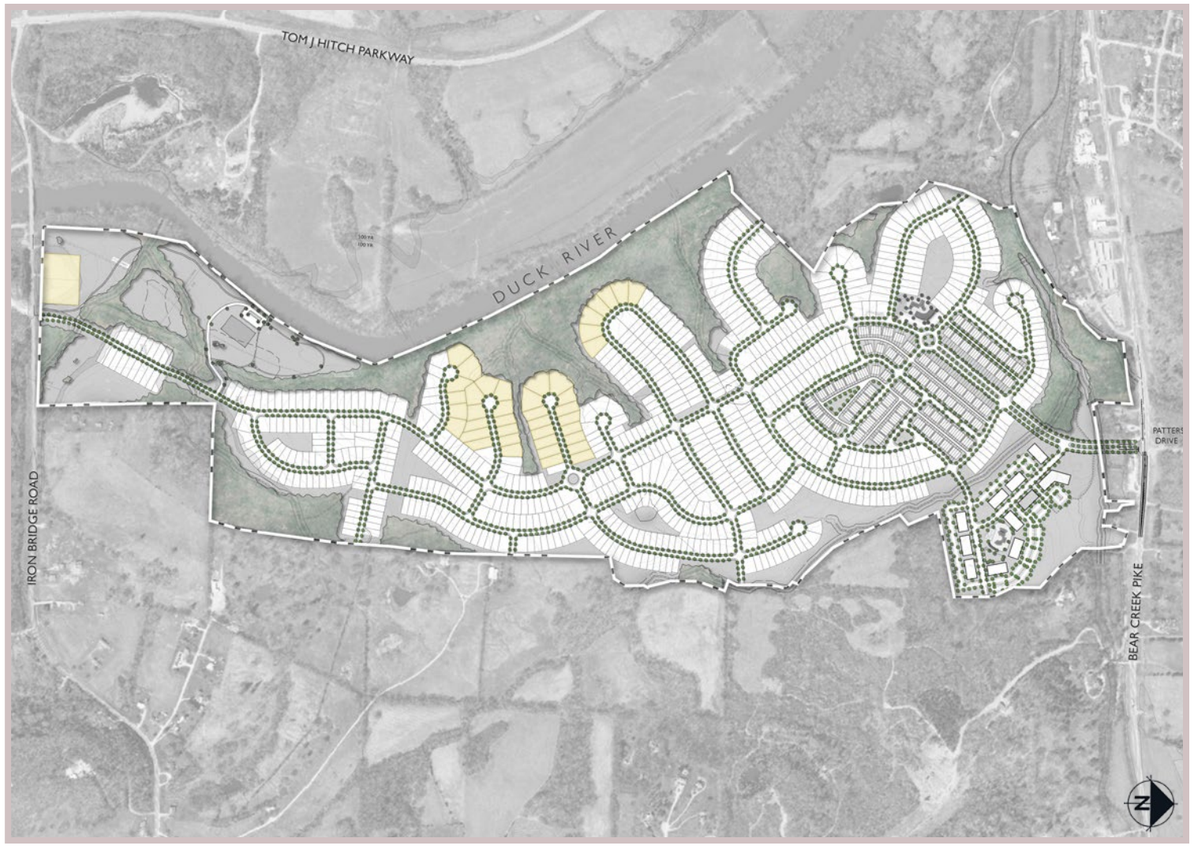
TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 4 SINGLE-FAMILY DETACHED LOT





80' LOTS: 41 HOMES

BUILDING SETBACKS:

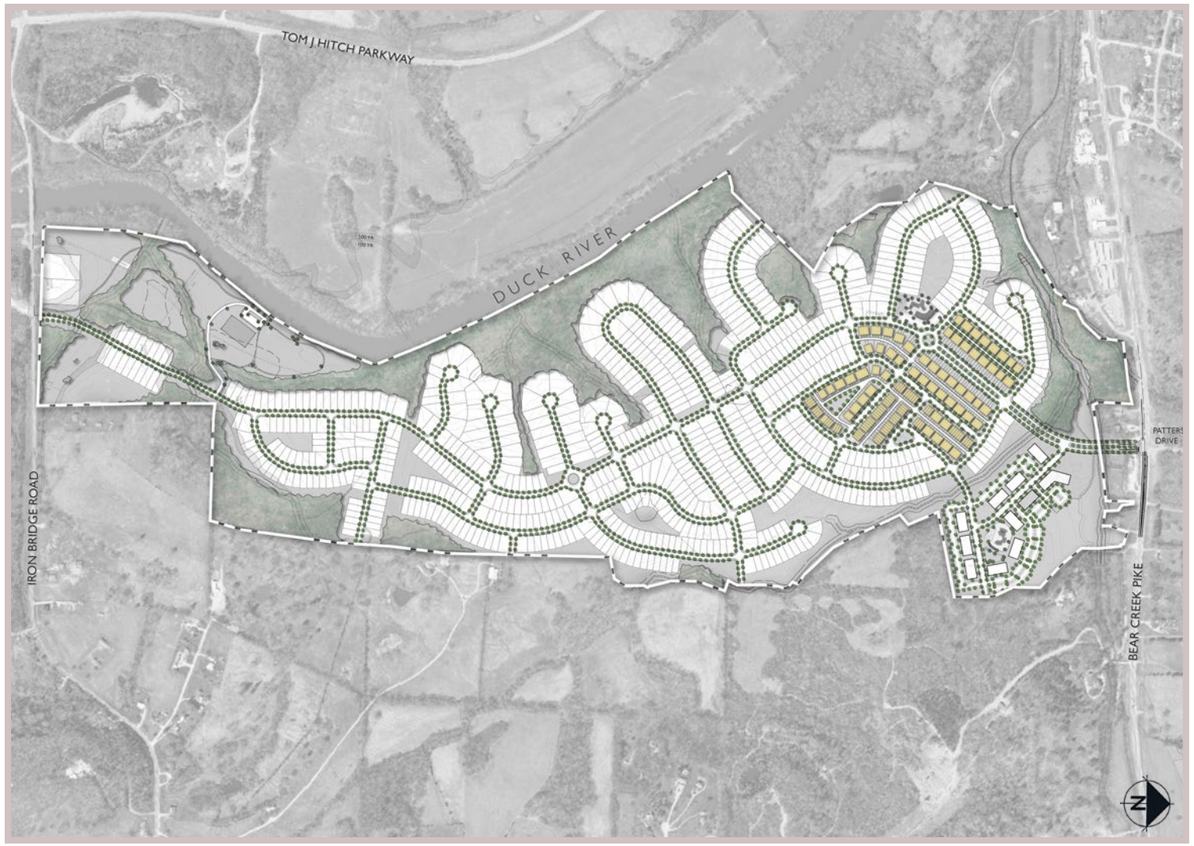
FRONT:	20'
REAR:	20'
SIDE:	7.5'
CORNER:	20'

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

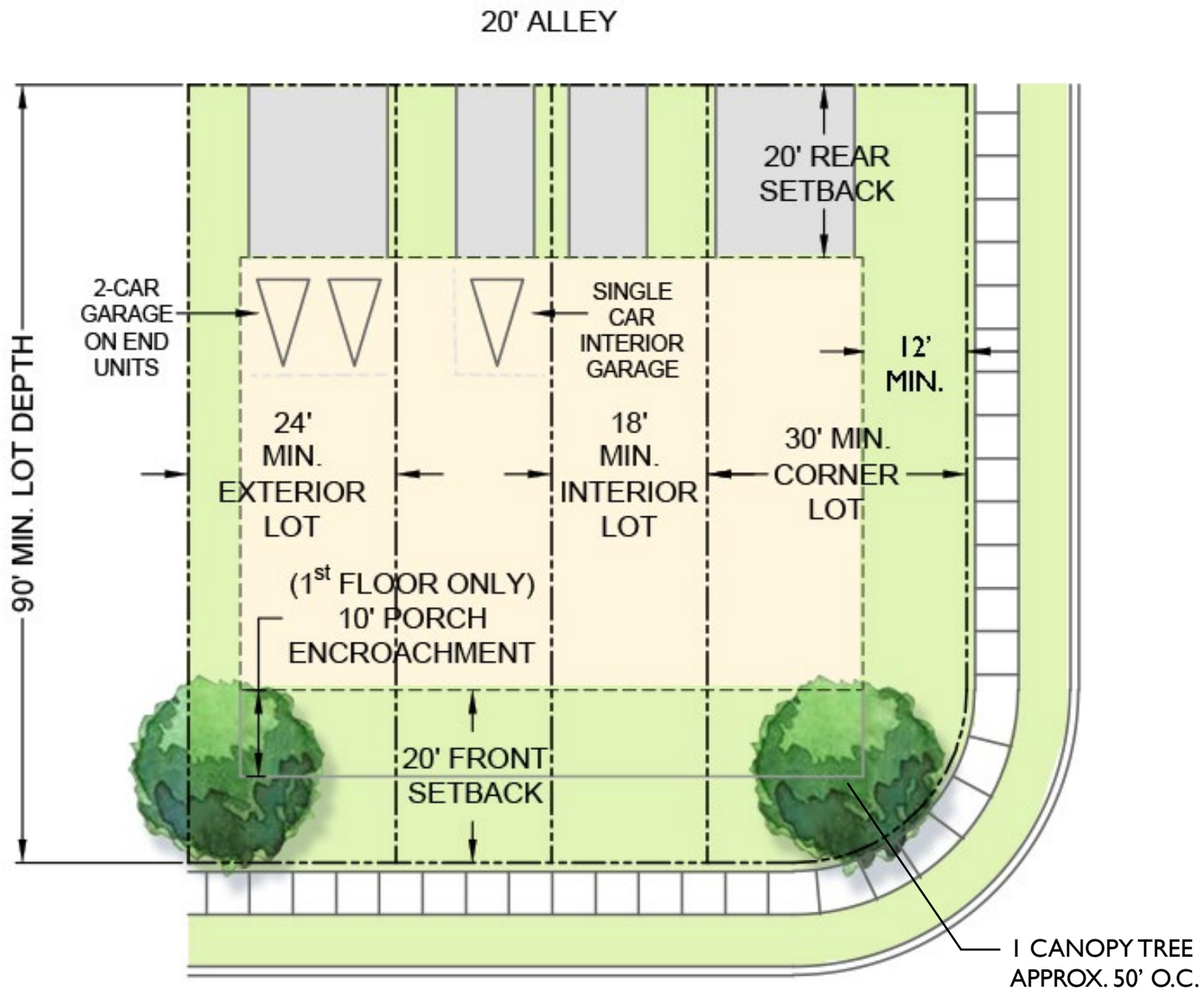
*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK ON 1st FLOOR. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

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

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

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

PRESCHOOL ELEVATION

NEIGHBORHOOD COMMERCIAL

COMMERCIAL AREA LIMITED TO 20,000 SF

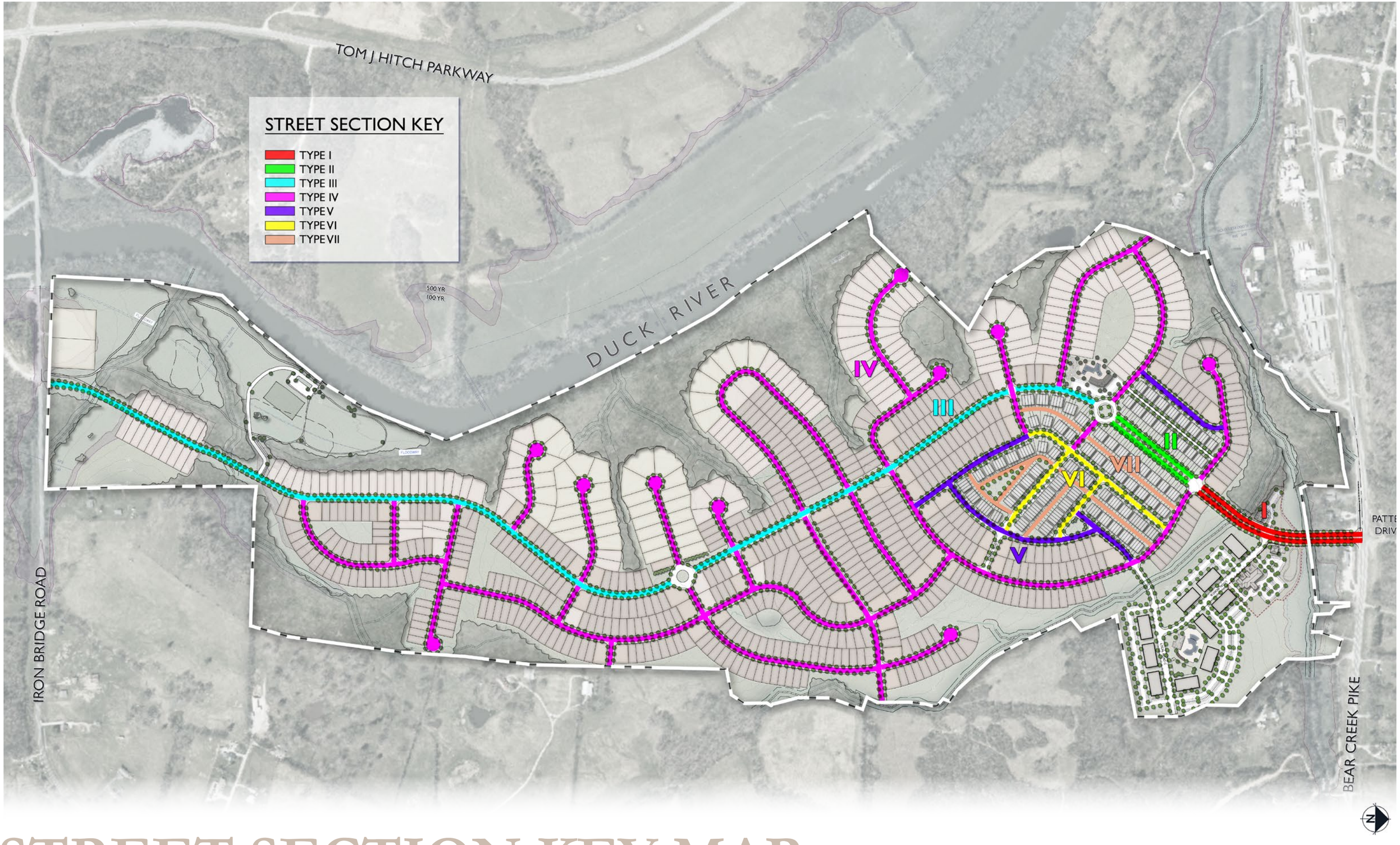
PERMITTED USES SHALL COMPLY WITH THE ALLOWABLE LIMITED COMMERCIAL USES OF THE RM1 DISTRICT

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

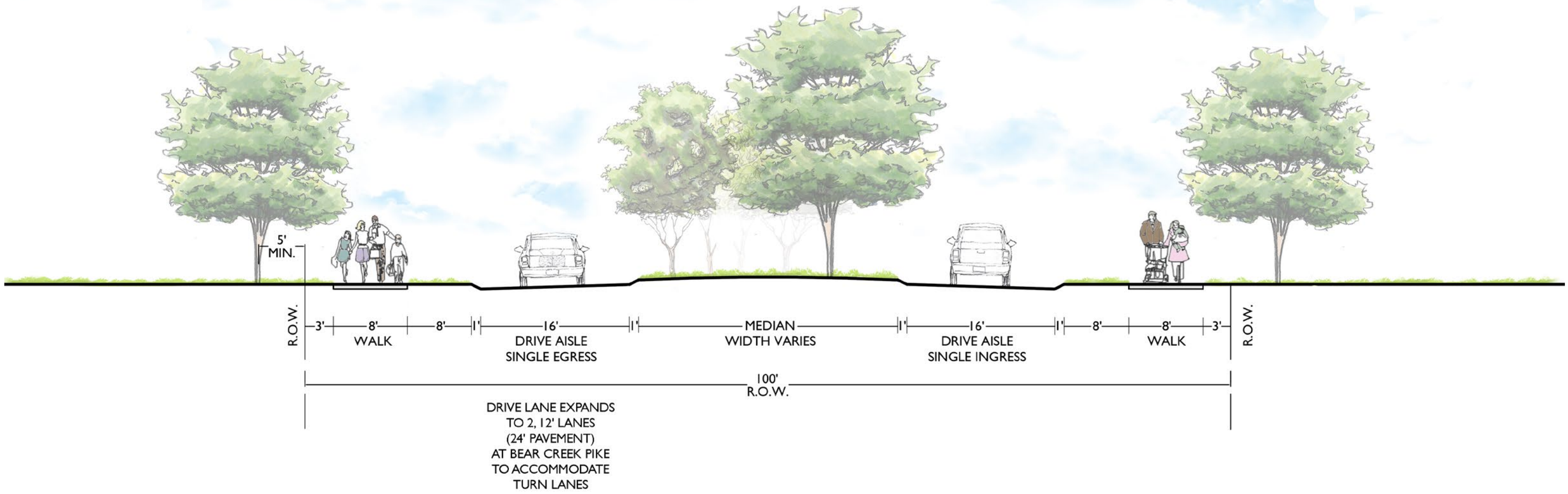
NOTE: PARKING PROVIDED WILL MEET THE REQUIREMENTS OF THE ZONING CODE.

NEIGHBORHOOD COMMERCIAL ARCHITECTURAL CHARACTER



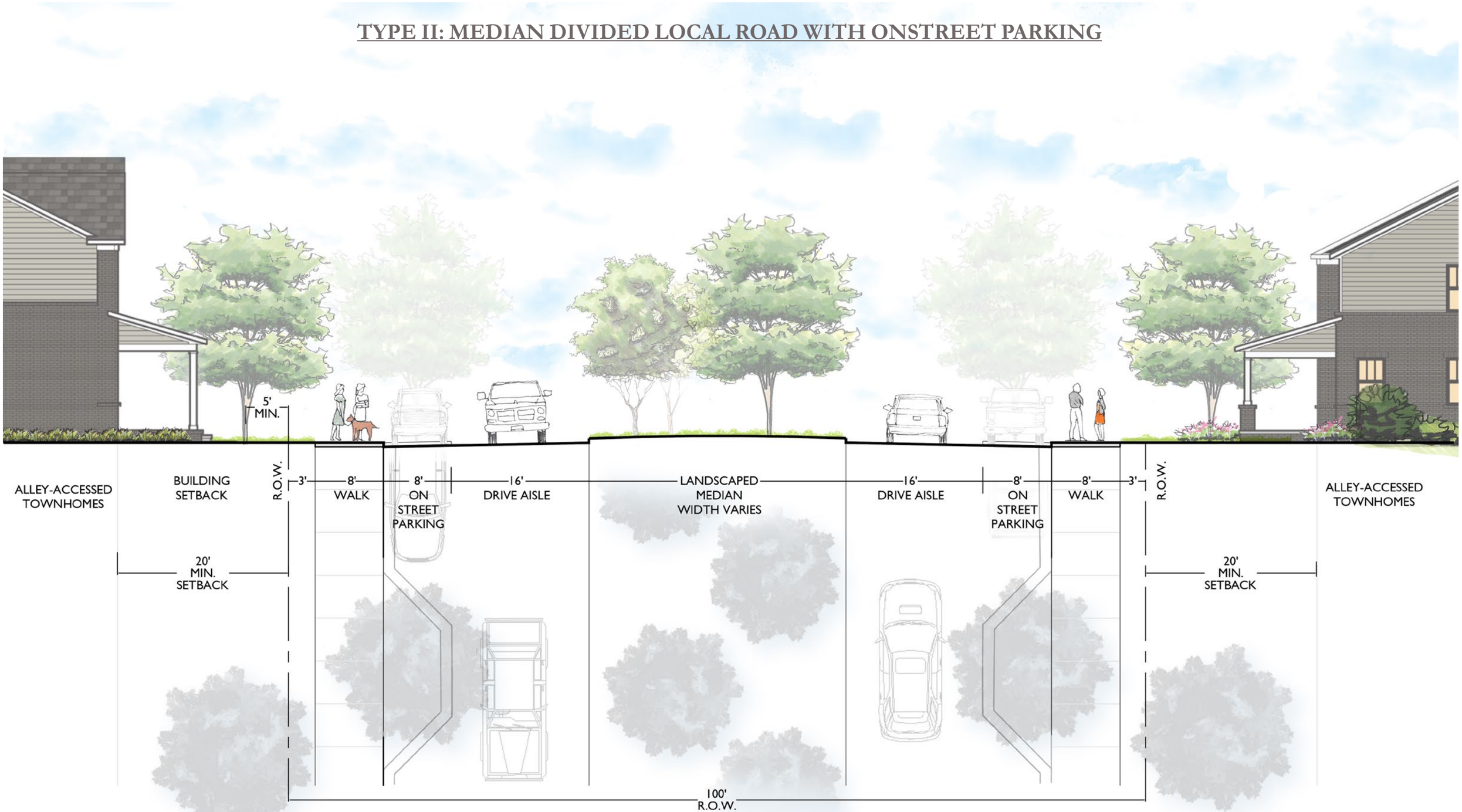
STREET SECTION KEY MAP

TYPE I: MEDIAN DIVIDED LOCAL RAOD



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPE II: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING

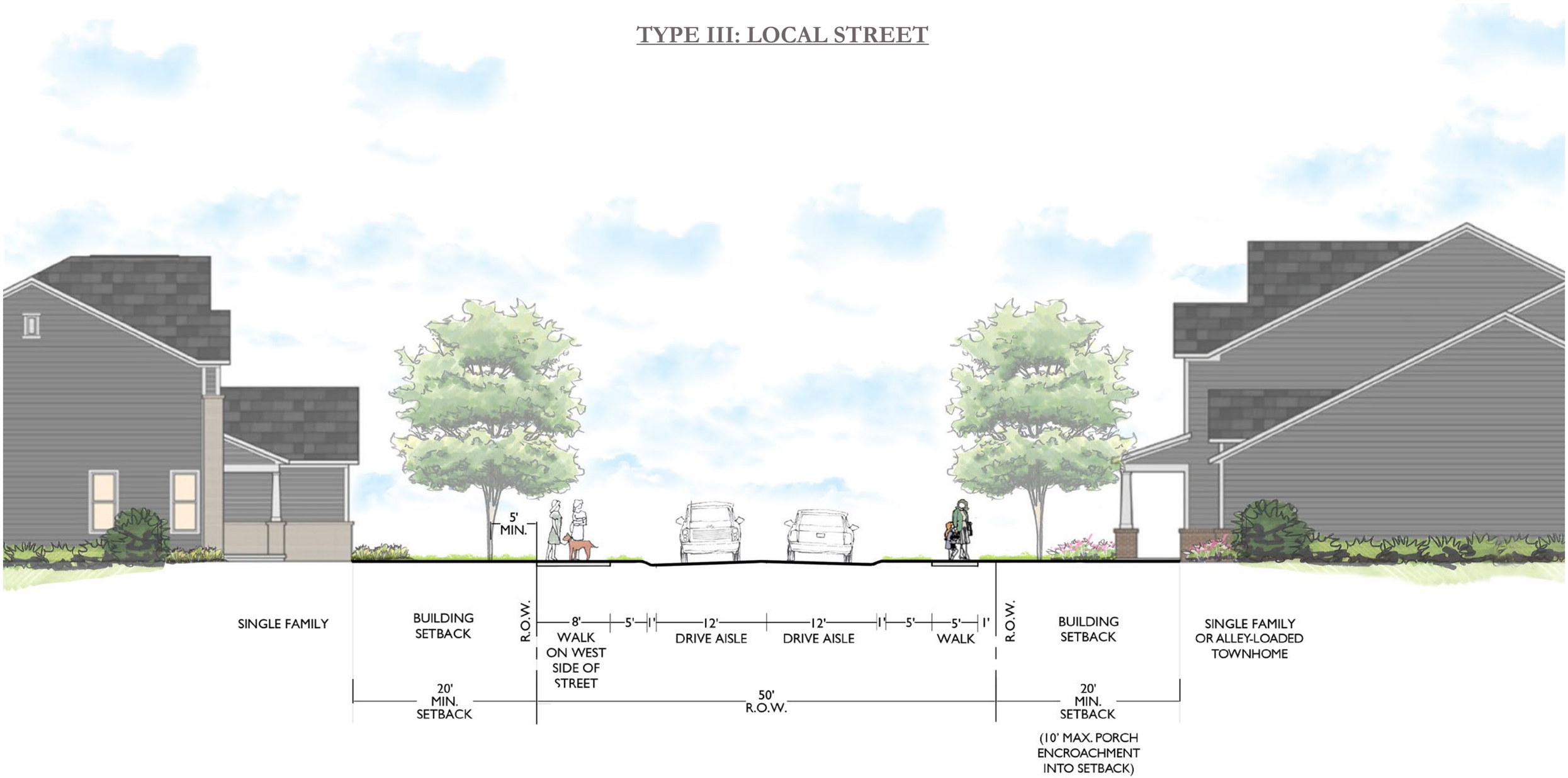


THIS SECTION APPLIES TO:

- LOCAL ROAD A

TYPICAL STREET SECTIONS

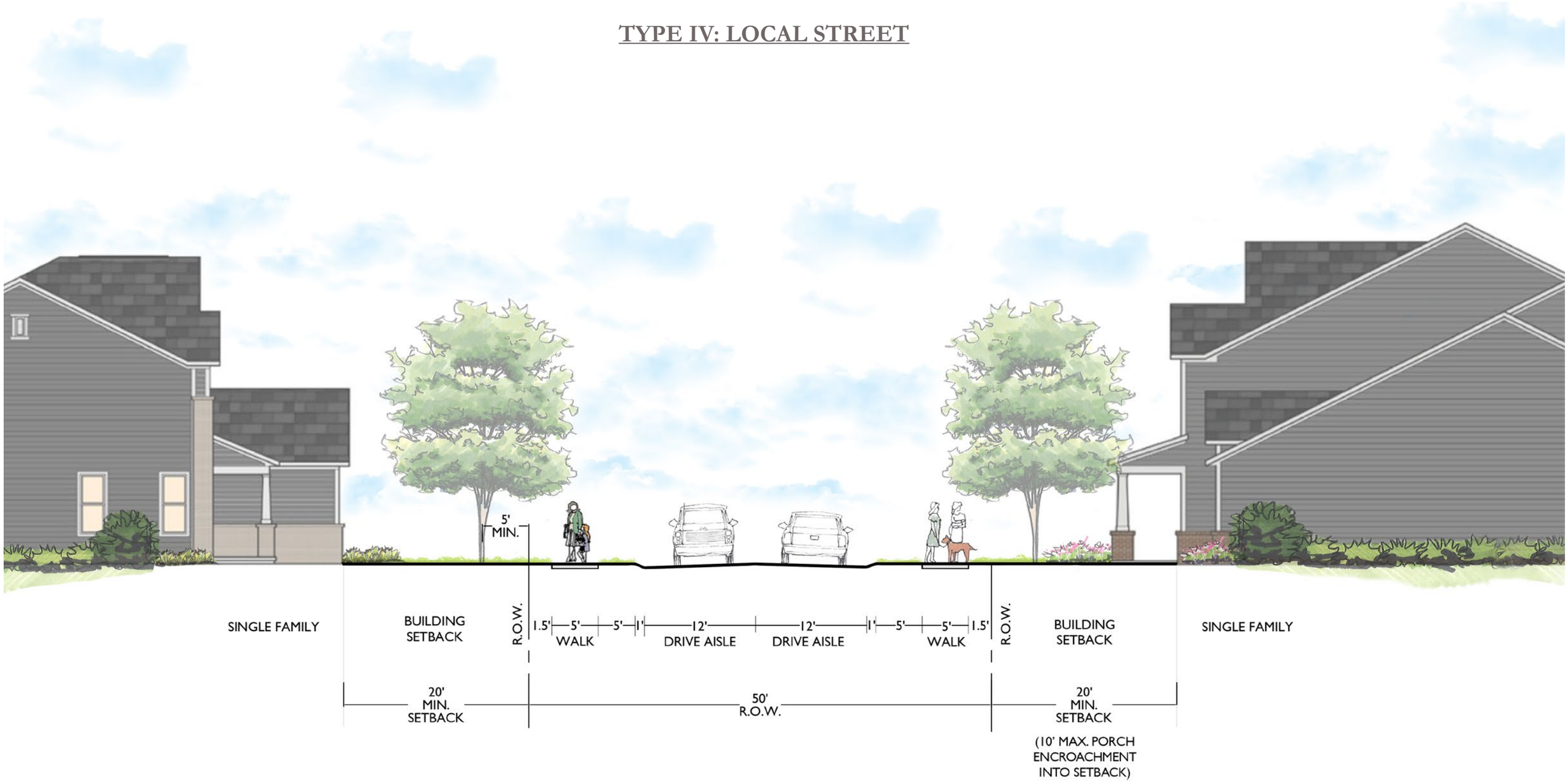
TYPE III: LOCAL STREET



THIS SECTION APPLIES TO:
- LOCAL ROAD A

TYPICAL STREET SECTIONS

TYPE IV: LOCAL STREET

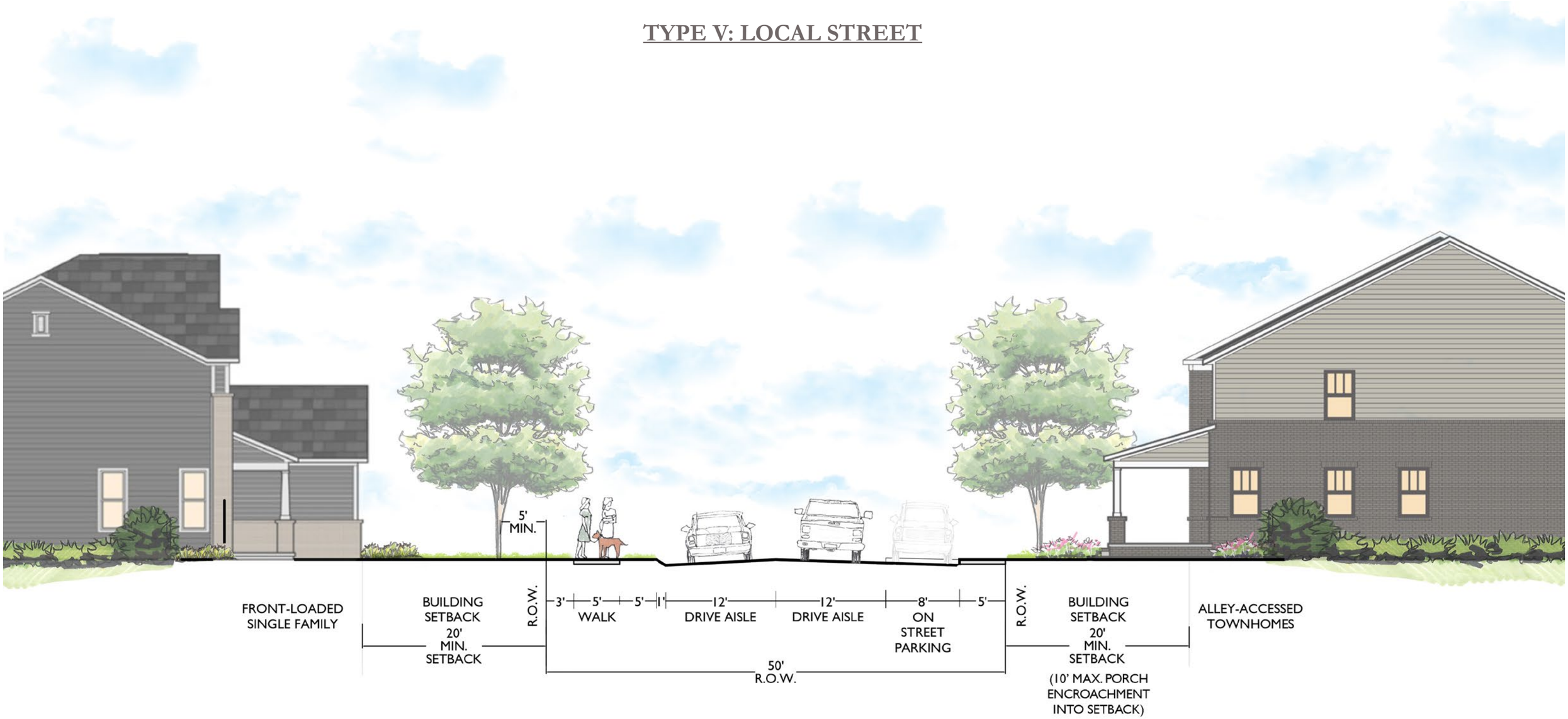


THIS SECTION APPLIES TO:

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

TYPICAL STREET SECTIONS

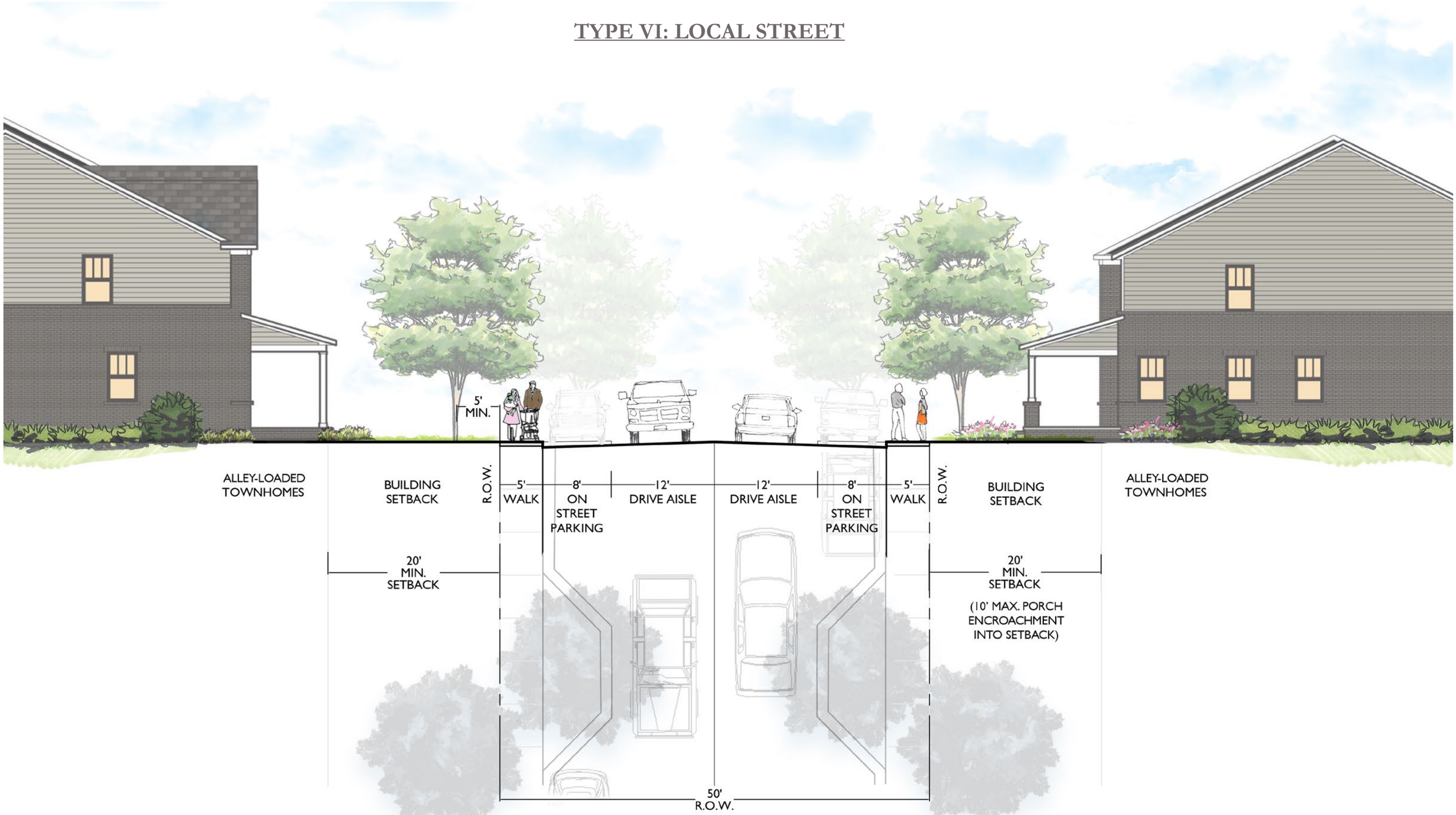
TYPE V: LOCAL STREET



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

TYPICAL STREET SECTIONS

TYPE VI: LOCAL STREET

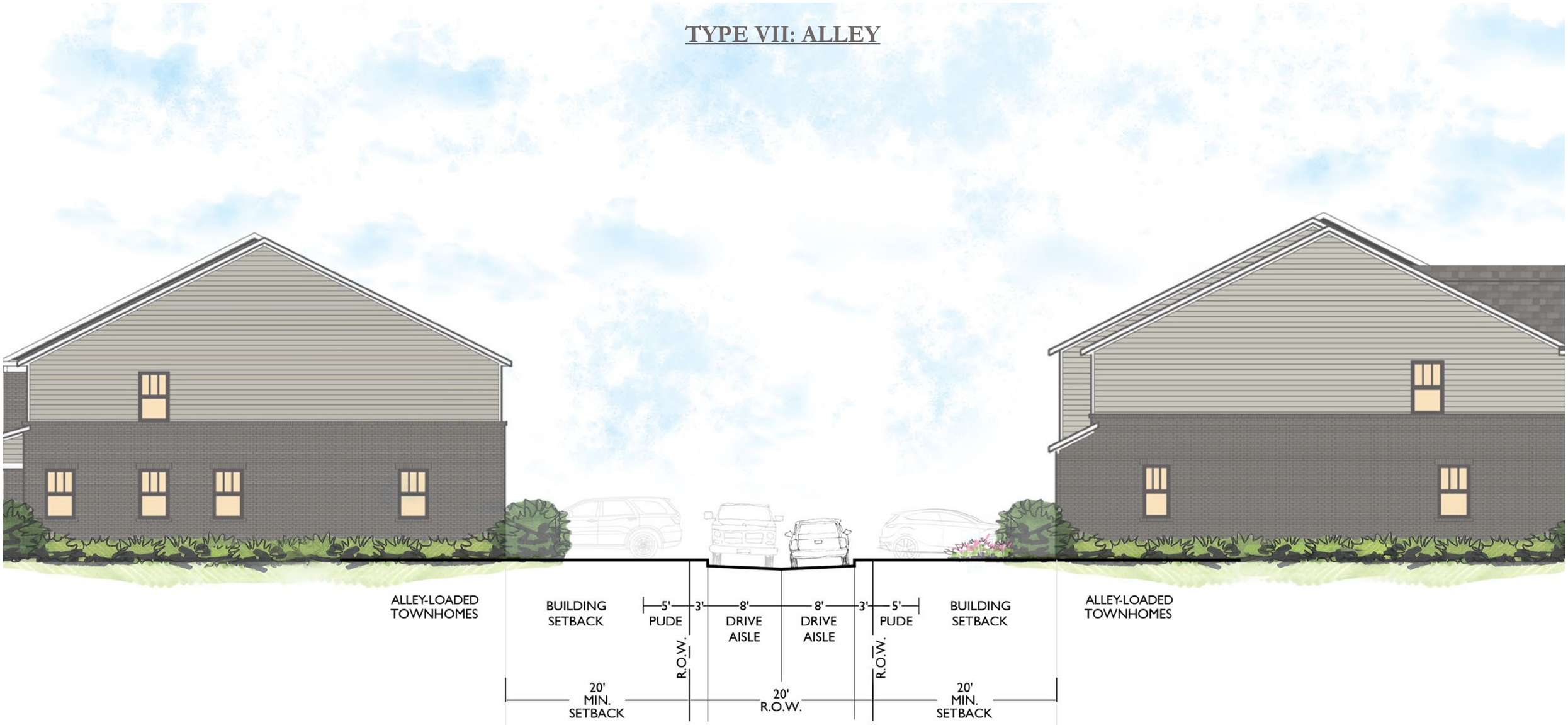


THIS SECTION APPLIES TO:

- LOCAL ROADS F, H, I

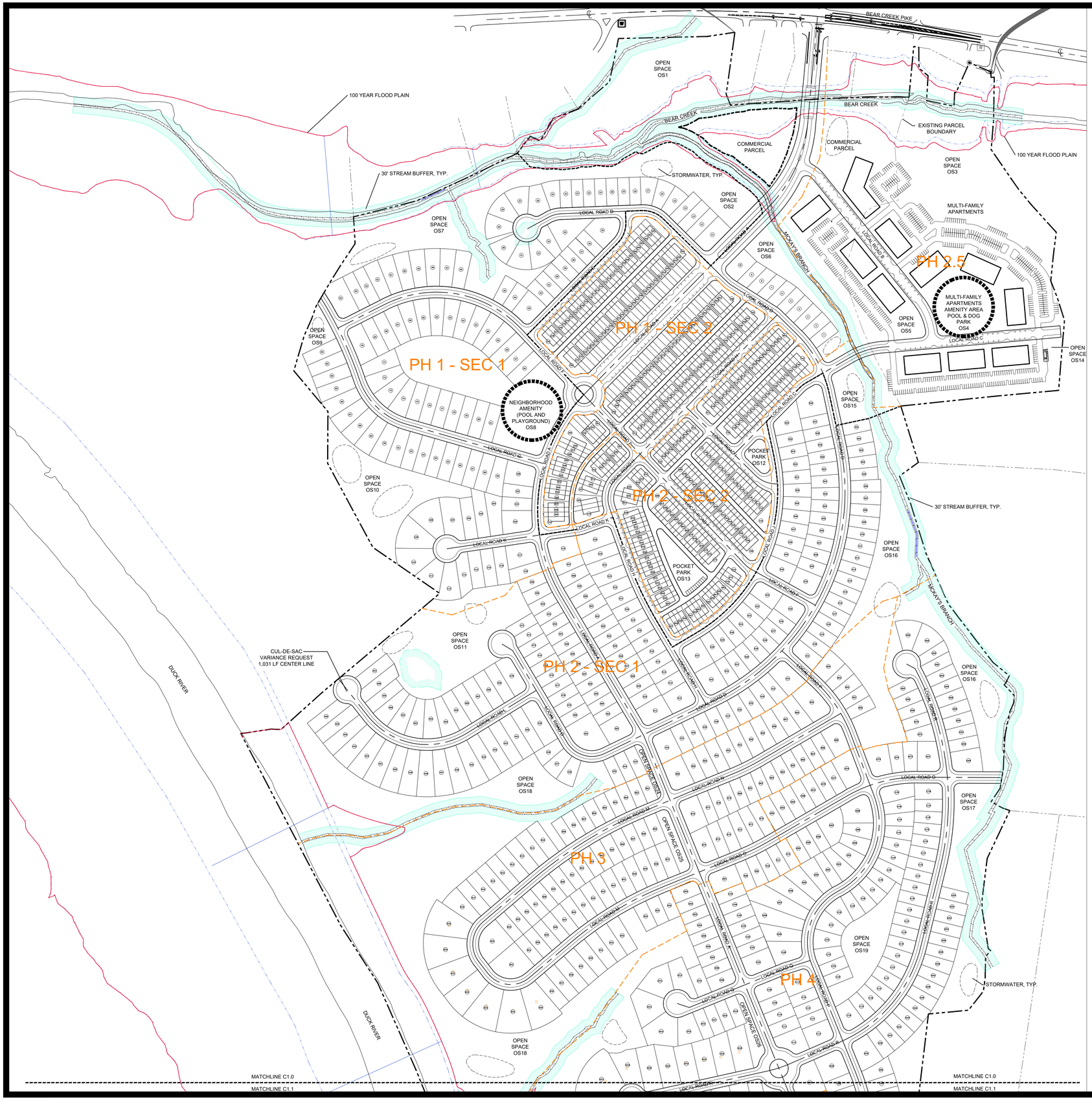
TYPICAL STREET SECTIONS

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
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ENGINEER:
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GREG GAMBLE
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

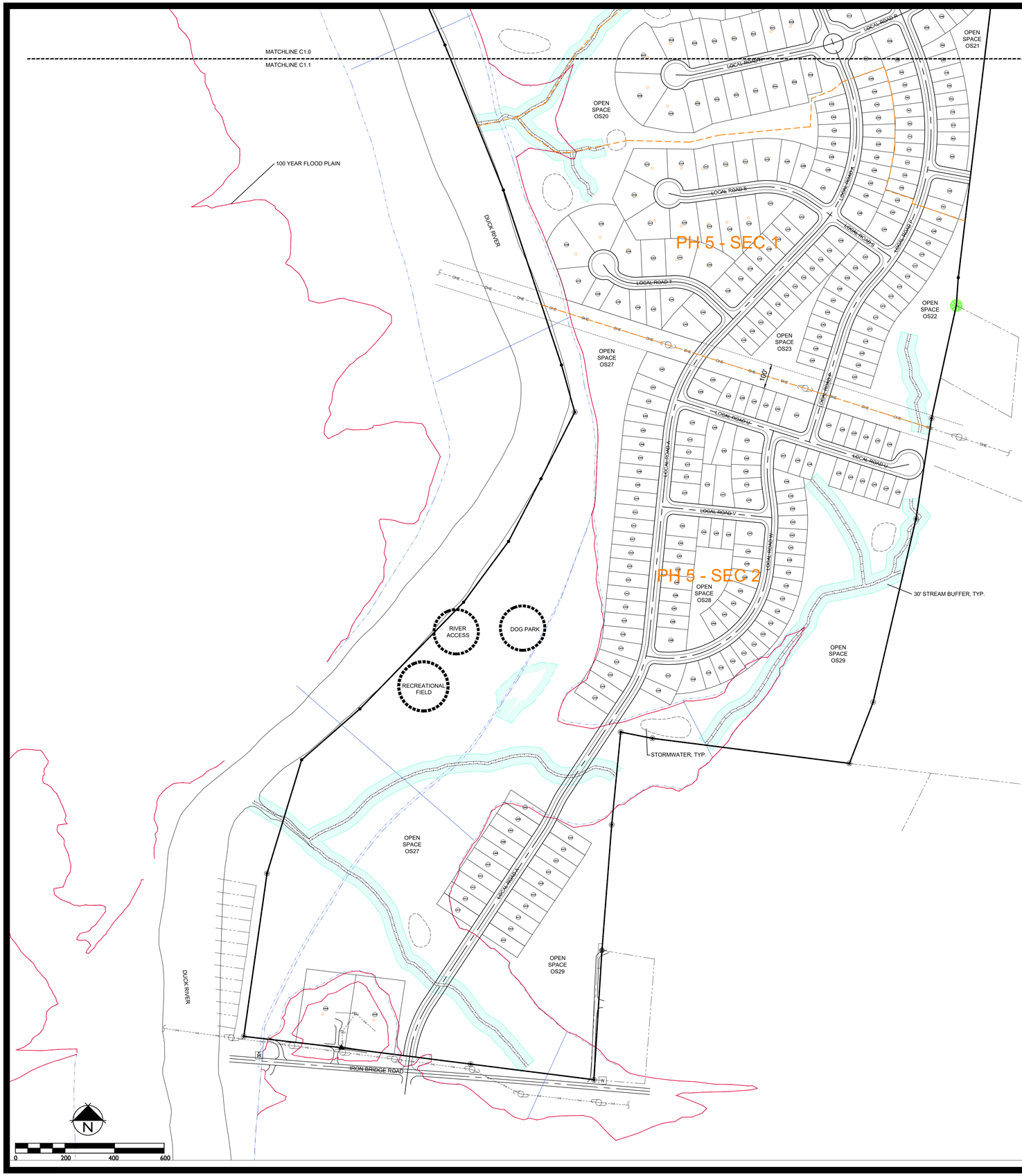
COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 328

ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
2.	5.6.2022
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	5,899.97	0.13
19	6,000.00	0.14
20	6,000.00	0.14

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 (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 (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 (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 (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	8,979.89	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 (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 (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 (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 (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 (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 (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 (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
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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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	3,563.90	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 (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 (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 (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 (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 (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 (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 (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	8,550.25	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	16,531.84	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	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	9,330.58	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 — 5.6.22

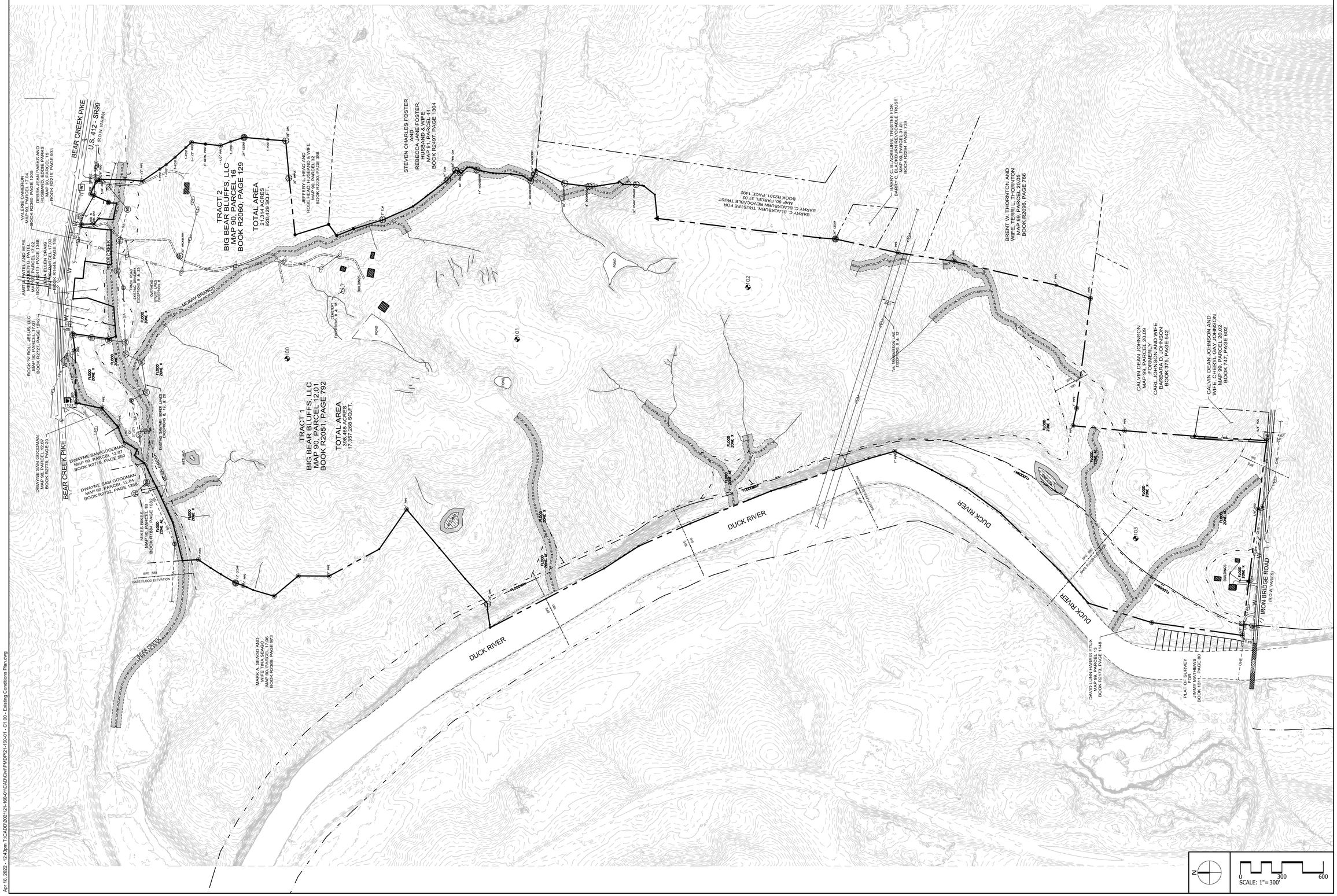
ISSUED: MARCH 21, 2022

Revision	Date
1.	4.18.2022
2.	5.6.2022
△	
△	

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 JR.
REGISTERED
LANDSCAPE
ARCHITECT
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

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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SEAL

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
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DRAWN BY: TWG
CHECKED BY: TWG

OVERALL UTILITY PLAN

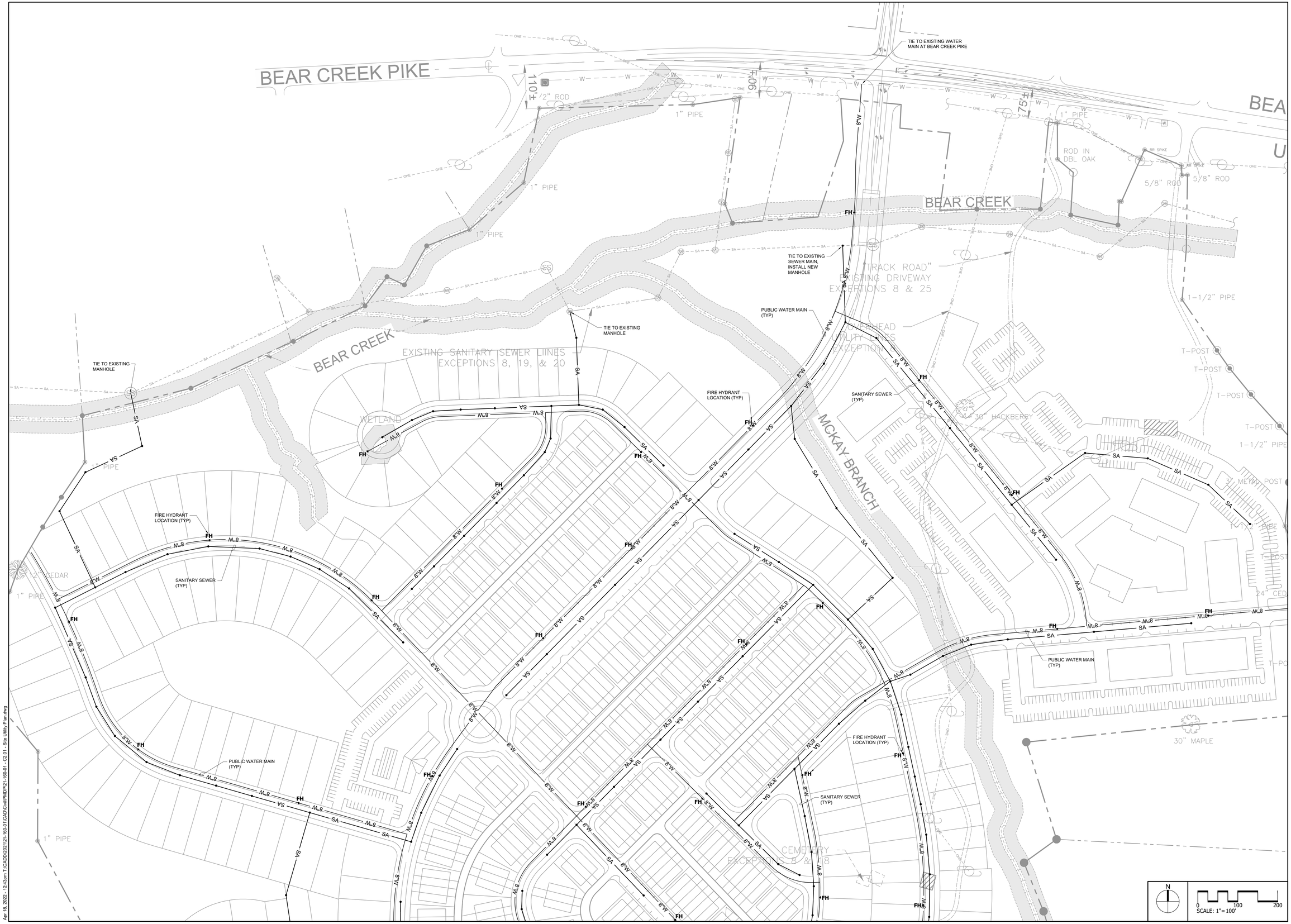
C2.00

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



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 IV
REGISTERED
PROFESSIONAL
ENGINEER
COMMERCE
No. 021998
STATE OF TENNESSEE
04-18-22

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

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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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SEAL

JAMES T. HARRISON
REGISTERED
ENGINEER
04-16-22
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

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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

C2.02

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

▲ - DENOTES LOTS REQUIRING SANITARY GRINDER PUMP PACKAGE

DUCK RIVER

DUCK RIVER

24" CEDAR

1" PIPE

1" PIPE

1" PIPE

100' TRANSMISSION LINE EASEMENTS 8 & 12

100'

PUBLIC WATER MAIN (TYP)

FIRE HYDRANT LOCATION (TYP)

SANITARY SEWER (TYP)

FORCE MAIN (TYP)

8"W

8"S

FM

SA

FH

N

0 100 200

SCALE: 1"= 100'

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SEAL

JAMES T. HARRISON IV
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PROFESSIONAL
ENGINEER
04-16-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS

PMDP

Bear Creek Pike
Columbia, Maury County, Tennessee

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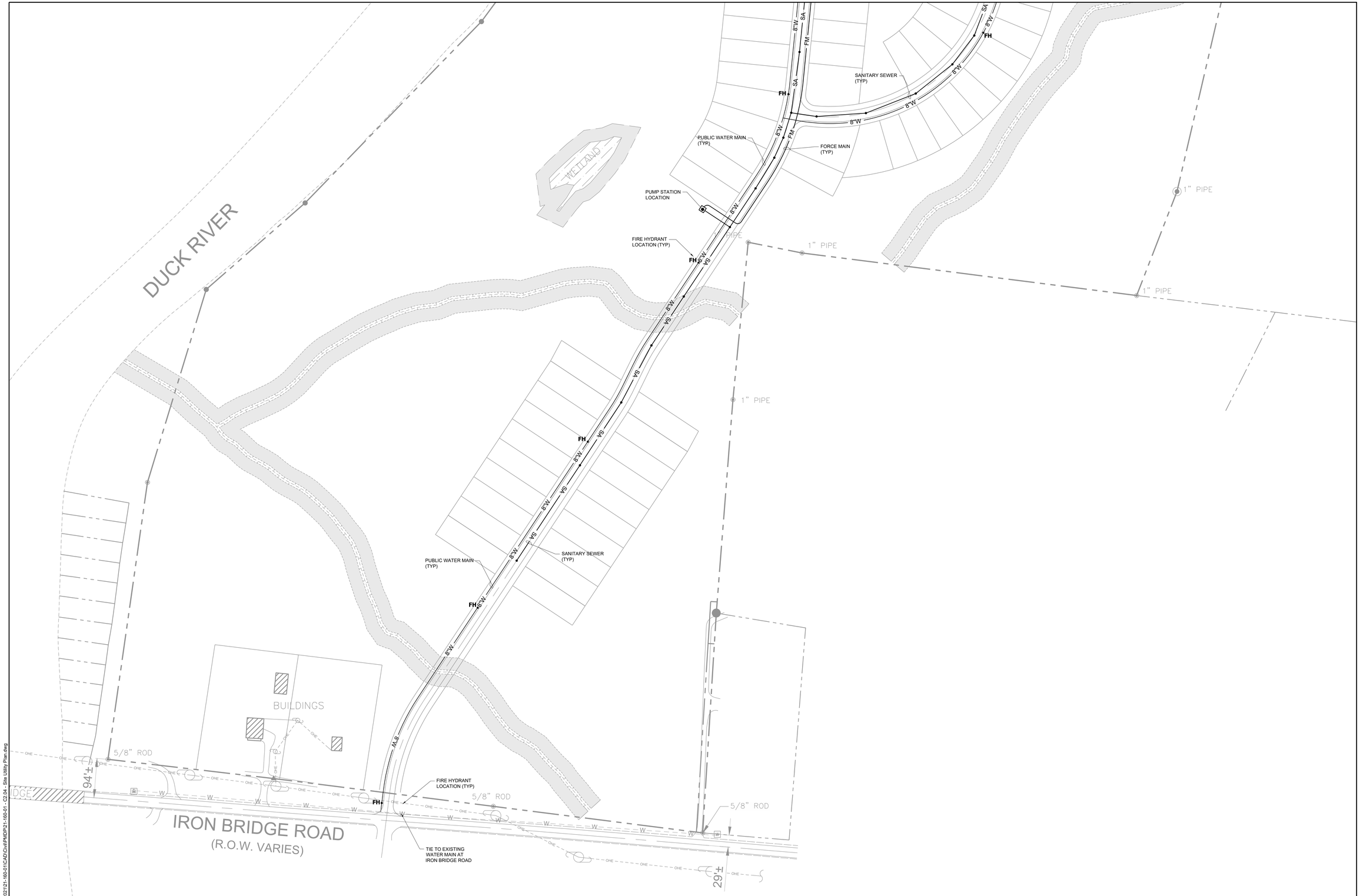
DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.03

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:43pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\C21-160-01 - C2.03 - Site Utility Plan.dwg



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COLUMBIA BLUFFS
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Bear Creek Pike
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CHECKED BY: TWG

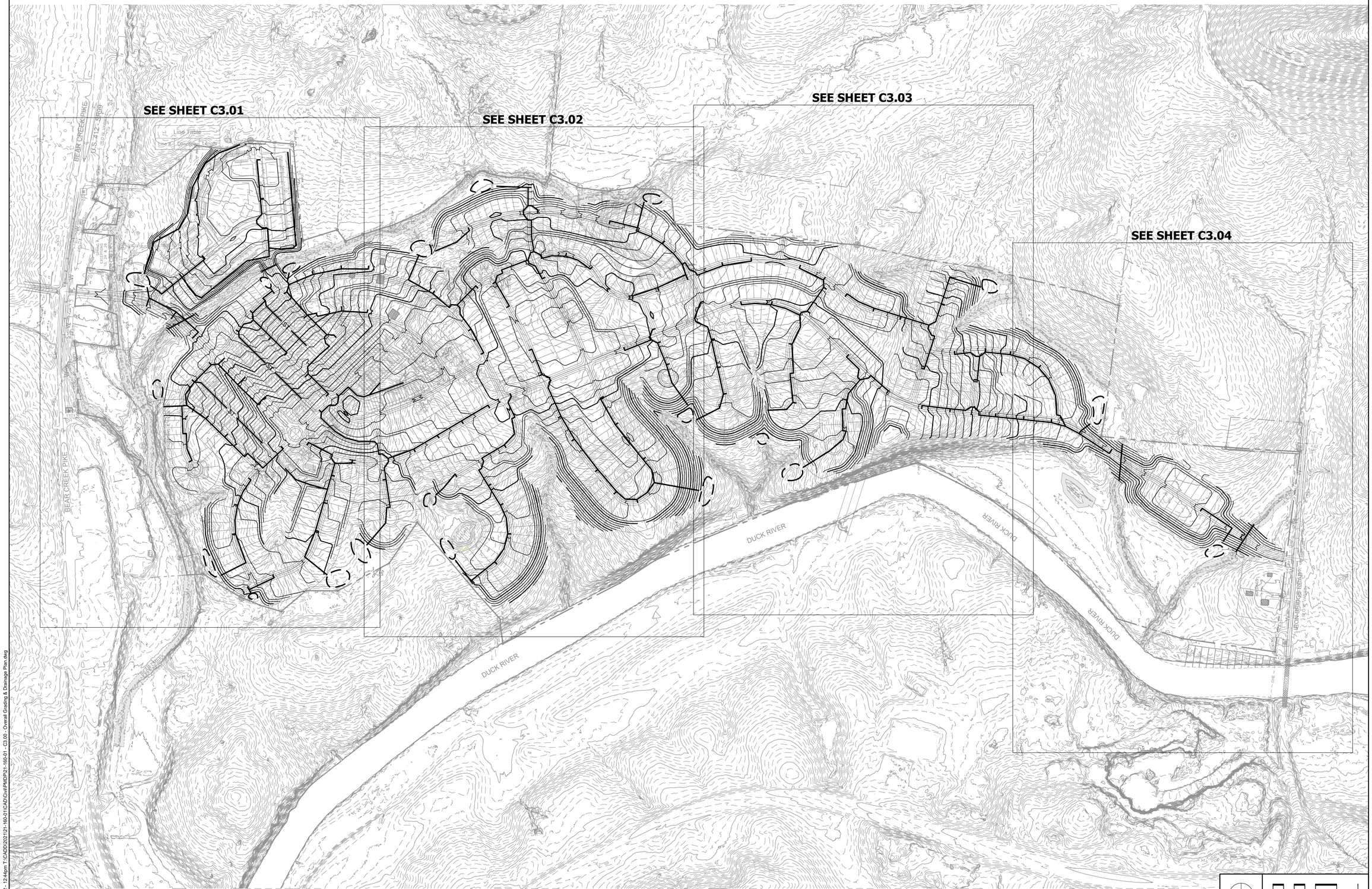
SITE UTILITY PLAN

N

0 100 200
SCALE: 1"= 100'

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
ENGINEER
04-18-22
No. 021998
STATE OF TENNESSEE

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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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PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

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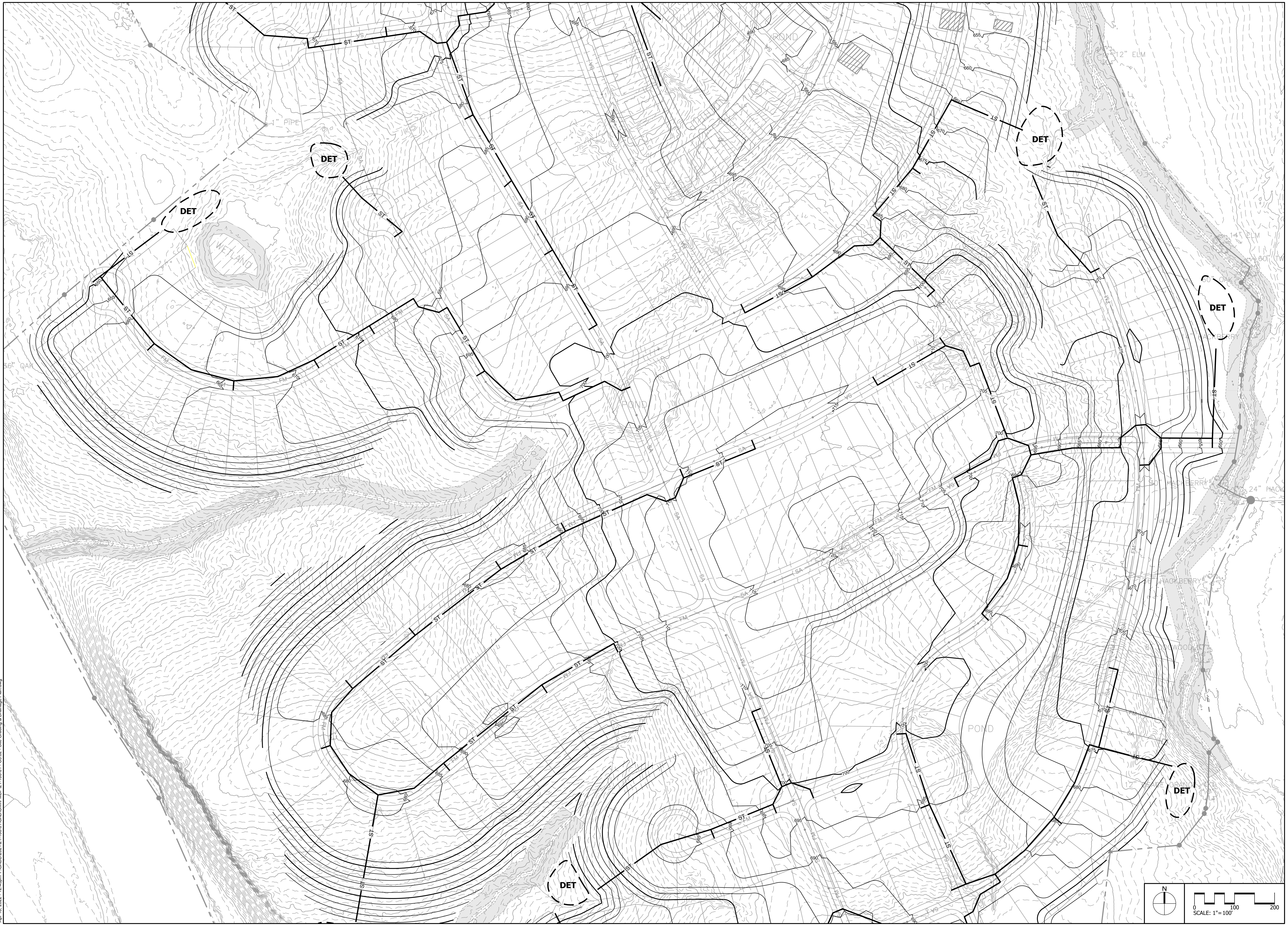
SITE GRADING & DRAINAGE PLAN

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



Apr 18, 2022 - 12:45pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.02 - Site Grading & Drainage Plan.dwg

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SEAL

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

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

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SITE GRADING & DRAINAGE PLAN

C3.02

PROJECT NO.: 21-160-01

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STATE OF TENNESSEE
04-18-22

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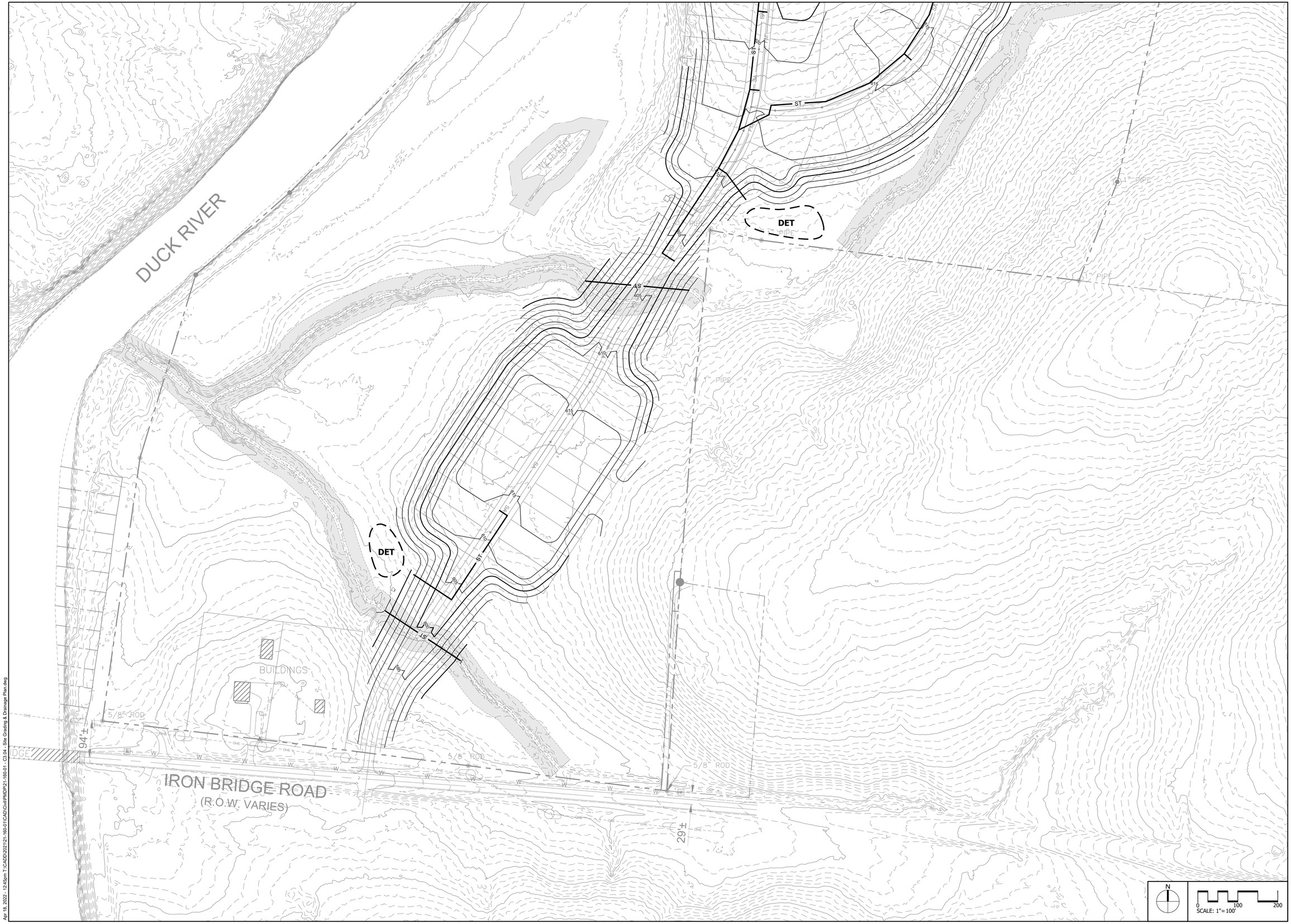
SITE GRADING & DRAINAGE PLAN

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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SEAL

JAMES T. HARRISON IV
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PROFESSIONAL
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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CHECKED BY: TWG

SITE GRADING & DRAINAGE PLAN

C3.04

PROJECT NO.: 21-160-01

Apr 18, 2022 - 12:45pm T:\CIAD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C3.04 - Site Grading & Drainage Plan.dwg

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

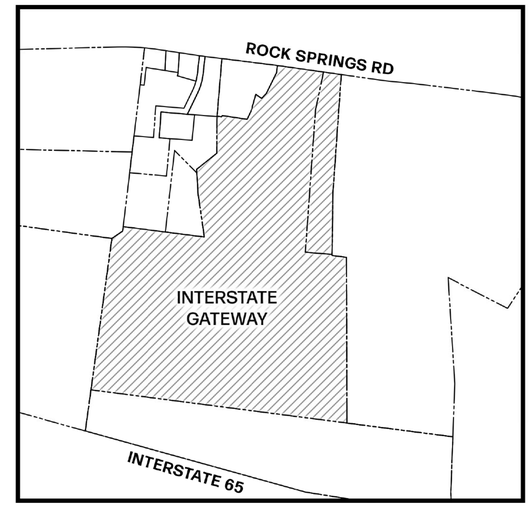
ROCK SPRINGS RD

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

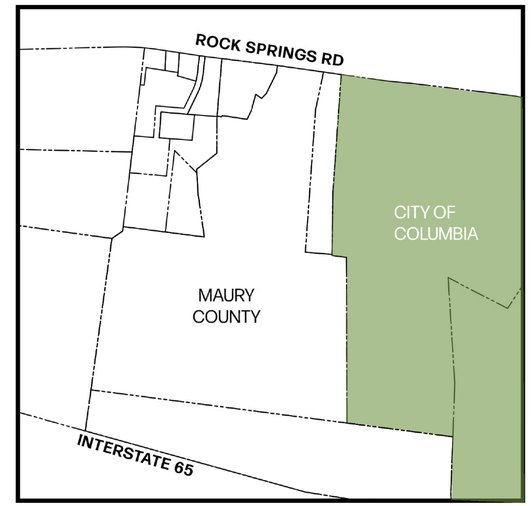
MAURY COUNTY

SITE TO BE ANNEXED TO CITY OF COLUMBIA

MAURY COUNTY

CITY OF COLUMBIA

INTERSTATE 65



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

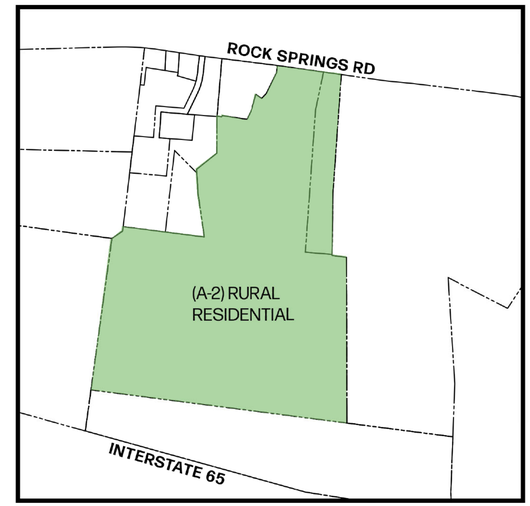
ROCK SPRINGS RD

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

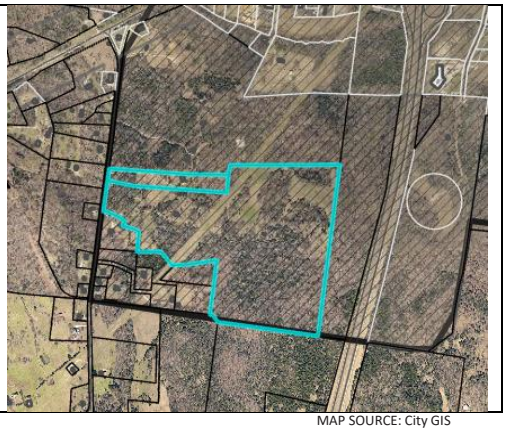
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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.*

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

Donald Blair	Donald Blair	3/18/22
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	

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:
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 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
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'
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.

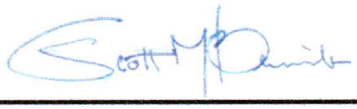
APPLICANT

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	

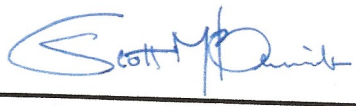
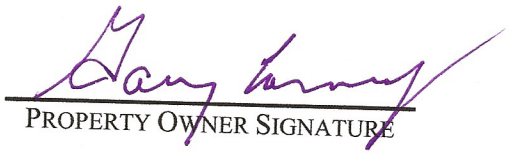
APPLICANT

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

22-0077

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.

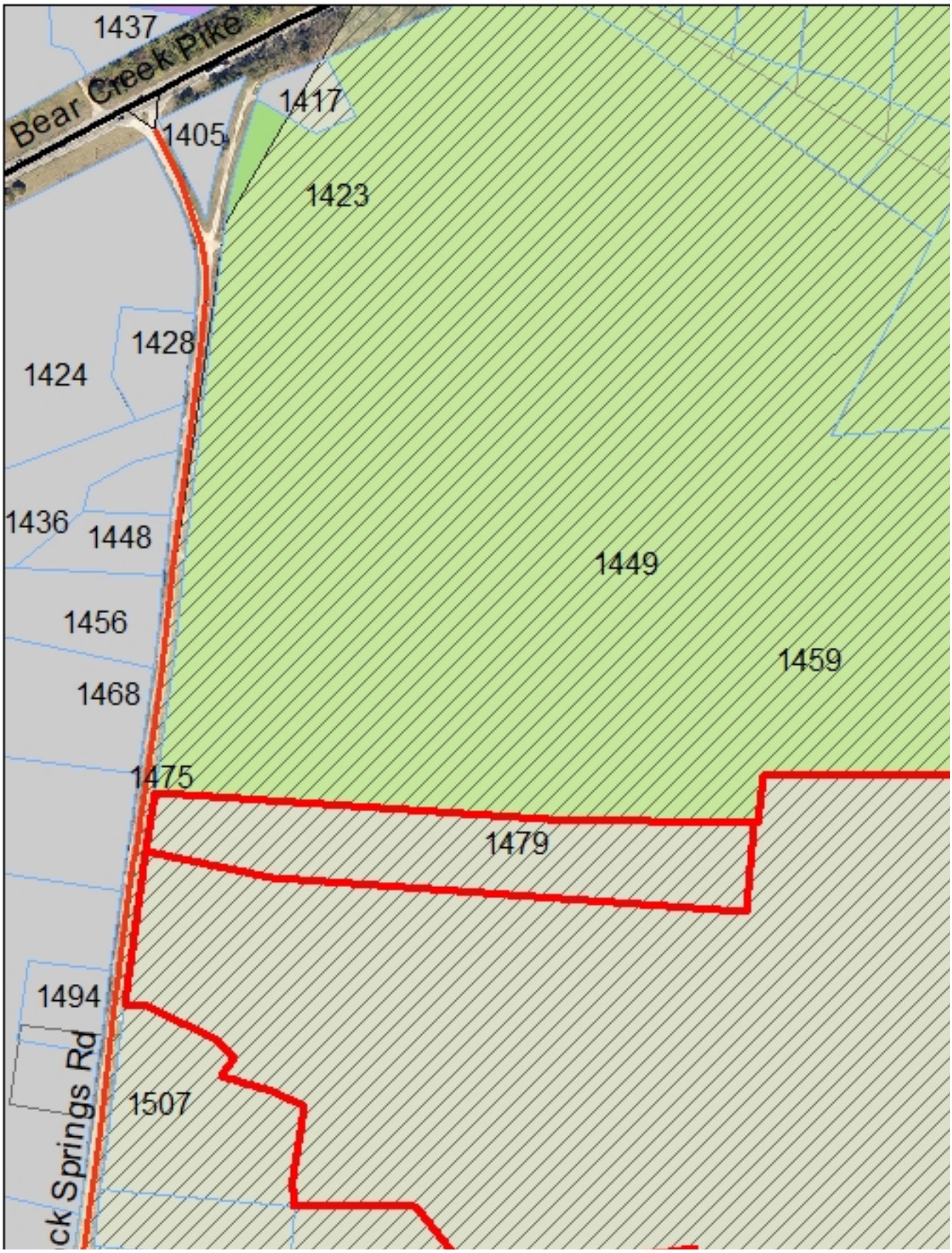
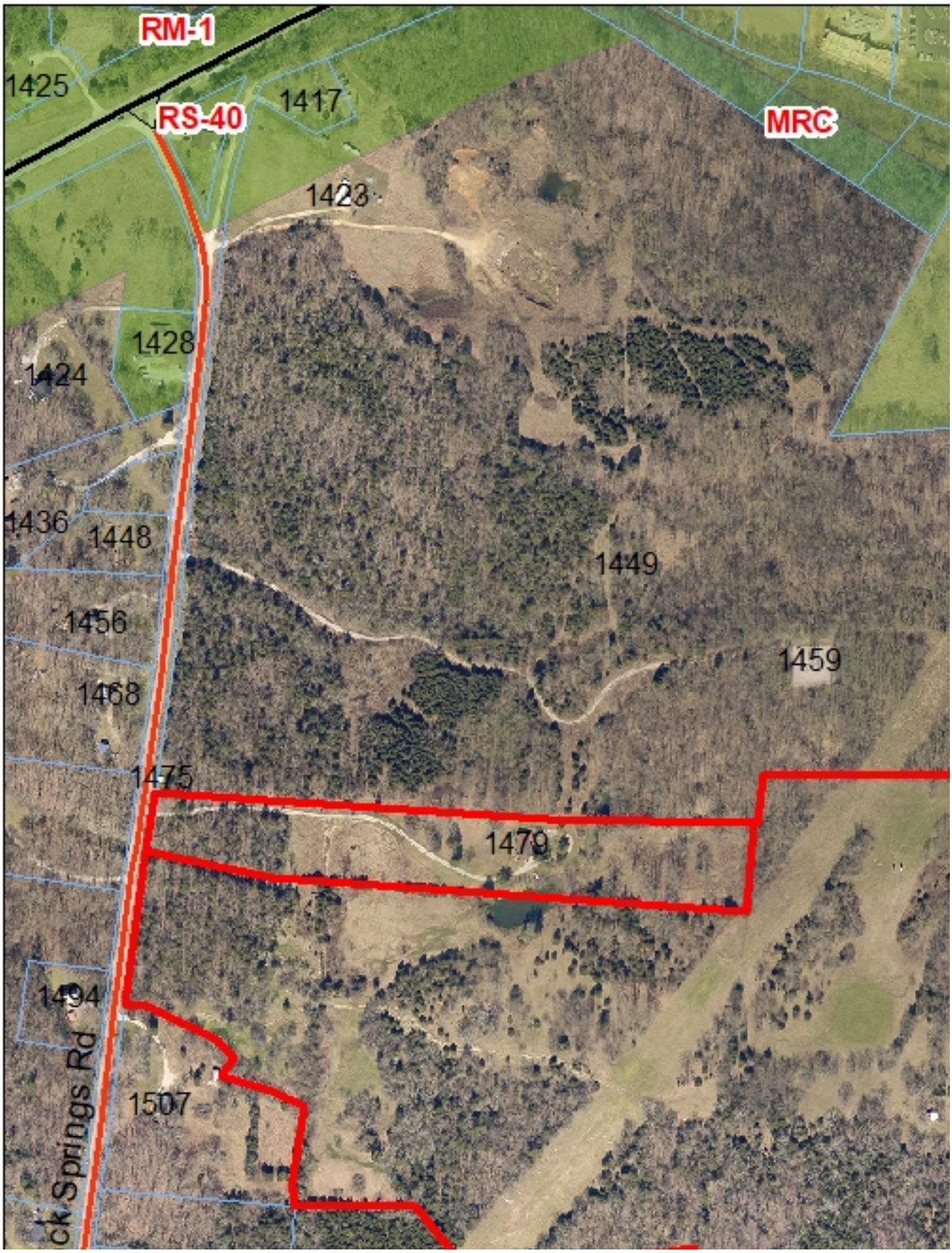
Sincerely,

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