



AGENDA

The Columbia Municipal Planning Commission will hold a Study session September 7, 2022 at 4:00 P.M., and a Voting Session on Wednesday September 14, 2022 at 4:00 P.M. Both sessions will be held in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes

Documents:

[cmcp_20220810 Minutes Draft.docx](#)

6. Review of Bonds and Letters of Credit

II. Consent

1. 22-0178 - Independence at Carter's Station 6.3 - Final Plat
Request from T-Square Engineering for final plat approval of Independence at Carter's Station Section 6 Phase 3 off [Tucker Trace](#) consisting of 25 lots.

22-0178 - Financial Surety

The applicant has provided financial surety in the amount of \$190,000 as reflected in the review of bonds and letters of credit.

22-0178 - Staff Analysis - 09072022

Documents:

[22-0178_Staff Report_Independence 6.3_Final Plat.pdf](#)

22-0178_Technical Comments.pdf

22-0178 - Resubmittal - 07182022

Documents:

22-0178_Independence at Carters Station Section 6.3 Final Plat 07182022.pdf

22-0178_Independence at Carters Station Section 6.3 Hydrant Analysis Report 07182022.pdf

22-0178_Independence at Cartes Station Section 6.3 Comment Response 20220718.pdf

22-0178 - Initial Application - 06212022

Documents:

22-0178_app_0621.pdf

22-0178_Developers Agreement Signed_0621.pdf

22-0178_Stormwater Maintenance Agreement_0621.pdf

22-0178_final plat_0621.pdf

2. 22-0214 - Ridgeview Oaks Ph 1 - Final Plat

Request from SEC, Inc for final plat approval of 49 lots in Phase 1 of Ridgeview Oaks Subdivision off [Tom Sharp Road](#).

22-0214 - Financial Surety

The applicant has provided financial surety in the amount of \$450,000 as reflected in the review of bonds and letters of credit.

22-0214 - Staff Analysis - 08312022

Documents:

22-0214_Staff Report_Ridgeview Oaks Ph1_Final Plat.pdf

22-0214_Technical Comments.pdf

22-0214 - Resubmittal - 08222022

Documents:

22-0214_Response to Comments_RidgeviewOaks Subdivision Phase 1 Final Plat_08222022.pdf

22-0214-RidgeviewOaksPhase1FP_08222022.pdf

22-0214_Ridgeview Oaks Dev Agree_08222022.pdf

22-0214 - Initial Application - 07182022

Documents:

22-0214_app_0718.pdf

22-0214_Ridgeview Oaks Phase Ph 1 plat_0718.pdf

3. 22-0216 - Bear Creek Overlook Ph 1 - Final Plat

Request from Martin Engineering and Surveying for final plat approval of 30 lots in Bear Creek Overlook off [Bear Creek Pike](#).

22-0216 - Financial Surety

The applicant has provided financial surety in the amount of \$203,000 as reflected in the review of bonds and letters of credit.

22-0216 - Staff Analysis - 08312022

Documents:

[22-0216_Staff Report Bear Creek Overlook Phase 1 Final.pdf](#)
[22-0216_Technical Comments.pdf](#)
[22-0216_zonemap.jpg](#)

22-0216 - Resubmittal - 08222022

Documents:

[22-0216_Response Letter 08222022.pdf](#)
[22-0216_Bear Creek Overlook Development Agreement Phase 1_08152022.pdf](#)
[22-0216_Bear Creek Overlook Phase 1 Final Plat_08152022.pdf](#)

22-0216 - Initial Application 07182022

Documents:

[22-0216_app_0718.pdf](#)
[22-0216_FINAL-PLAT_0718.pdf](#)

4. 22-0217 - Drumwright Ph 1B TH - Final Plat

Request from WES Engineers and Surveyors for final plat approval for Drumwright PUD Subdivision Phase 1B for 55 townhome lots off [Drumwright Way](#).

22-0217 - Financial Surety

The applicant has provided financial surety in the amount of \$275,000 as reflected in the review of bonds and letters of credit.

22-0217 - Staff Analysis - 08312022

Documents:

[22-0217_Staff Report Drumwright Phase 1B Final.pdf](#)
[22-0217_Technical Comments.pdf](#)
[22-217-222_zonemap.jpg](#)

22-0217 - Initial Application - 07182022

Documents:

[22-0217_app_0718.pdf](#)
[22-0217_letter_0718.pdf](#)
[22-0217_Final Plat_0718.pdf](#)
[22-0217_Development Agreement_0718.pdf](#)
[22-0217_R2762-80_0718.pdf](#)

5. 22-0222 - Drumwright - Phase 1A Final Plat
Request from WES Engineers & Surveyors for final plat approval for Drumwright Phase 1A consisting of 57 single family lots at [Tax Map 51 Parcel 32.00](#).

22-0222- Financial Surety

The applicant has provided financial surety in the amount of \$890,000 as reflected in the review of bonds and letters of credit.

22-0222 - Staff Analysis - 08312022

Documents:

[22-0222_Technical Comments.pdf](#)
[22-217-222_zonemap.jpg](#)
[22-0222_Staff Report Drumwright Final Phase 1A.pdf](#)

22-0222 - Initial Application - 07182022

Documents:

[22-0222_app_0718.pdf](#)
[22-0222_final plat_0718.pdf](#)
[Columbia Letter.pdf](#)
[Development Agreement 06092022.pdf](#)
[R2762-80.pdf](#)

III. Discussion

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

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0100 - Deferral Request

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM.

Documents:

[22-0100 - Request to Defer.pdf](#)

22-0100 - Items Submitted After Deferral - 08222022

Documents:

[22-0100_KARST WITH DESIGN FEATURES_08042022.pdf](#)

22-0100 – Staff Analysis

Documents:

[22-0100_Staff Report_Update Theta Pike Estates Preliminary.pdf](#)

22-0100_Staff Report Theta Pike Estate Preliminary.pdf
22-0100_Technical Comments_05102022.pdf
22-0100_Technical Comments_07122022.pdf
22-0100_zonemap_0601.jpg

22-0100 - Second Resubmittal - 06212022

Documents:

22-0100_Theta Pike - Site Improvement Plans (7-18-2022).pdf
22-0100_Site Improvement Plans_0621.pdf
22-0100 Preliminary Plat_05162022.pdf
22-0100_Landmark Letter to City of Columbia -- Prelim Plat
Re-Submittal (7-18-2022).pdf
22-0100_Theta Pike Estates - Pre, Post-Development
Analysis_0621.pdf
22-0100_soil report_621.pdf
22-0100_Minimum Pressure at Fireflow_0718.pdf
22-0100_Water Availability Review Theta.pdf
22-0100_Water Availability Letter_0718.pdf
22-0100_Theta Pike - Site Improvement Plans (7-18-2022).pdf

22-0100 - Resubmittal - 05162022

Documents:

22-0100 Preliminary Plat_05162022.pdf
22-0100_Site Observation Letter_05162022.pdf

22-0100 - Initial Application - 04182022

Documents:

22-0100_application_0418.pdf
22-0100_Preliminary Plat_0418.pdf
22-0100_Illustrative Layout_0418.pdf
22-0100_TIS MOU_0418.pdf
22-0100_Traffic Impact Study_0418.pdf
22-0100_Geotechnical Report_0418.pdf

2. 22-0133 - Hampshire Pike Mixed Use - Multifamily Site Development Plan
Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site
development plan approval of 360 units off HAMPSHIRE PIKE.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0133 - Items Submitted after September Study Session - 09132022

Documents:

22-0133_Hampshire Pike DP Presentation_09132022.pdf
22-0133_Steadfast Hampshire Pike - Public Improvement
Commitment Letter_09132022.pdf
22-0133_Site Development Plan_09132022.pdf

22-0133 - Applicant Presentation for Sept Study Session - 09072022

Documents:

[22-0133_Hampshire Pike DP Presentation_09072022.pdf](#)

22-0133 - Staff Analysis

Documents:

[22-0133_Staff Report Hampshire Pike Multi-Family Site Plan.pdf](#)

[22-0133_Technical Comments.pdf](#)

[22-0133_zonemap_705.jpg](#)

22-0133 - Items Submitted After July Study Session

Documents:

[22-0133_1.0 Executive Summary.pdf](#)

[22-0133_Meeting hand out Traffic Impact Analysis.pdf](#)

22-0133 - Resubmittal - 06212022

Documents:

[22-0133_MF Site Plan Tech Response Letter_06212022.pdf](#)

[22-0133_2022-06-21 Development Plan Set_06212022.pdf](#)

[22-0133_Hydrant Analysis Report - Steadfast Hampshire - 220509_06212022.pdf](#)

[22-0133_CPWS - Steadfast Hampshire Pike - Water Availability Letter - 051322_06212022.pdf](#)

[22-0133_TIS Public Improvement Letter_07122022.pdf](#)

22-0133 - Initial Application - 05162022

Documents:

[22-0133_app_0516.pdf](#)

[22-0133_Plans and Elevations_0516.pdf](#)

3. 22-0134 - CORE Spaces - Preliminary PUD Master Plan, Rezoning

Request from Kimley Horn for preliminary PUD master plan approval with rezoning from RS-40 (Low Density)(CD-2 Rural Character District) to RM1-PUD (High Density Planned Unit Development) (CD-4 PUD General Urban Character District) for 342 units located at [1647 Old Highway 99](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0134 - Items Submitted after September Study Session - 09132022

Documents:

[22-0134_Steadfast Hampshire Pike - Public Improvement Commitment Letter_09132022.pdf](#)

[22-0134_Site Development Plan_09132022.pdf](#)

[22-0134_Hampshire Pike DP Presentation_09132022.pdf](#)

22-0134 - Applicant Presentation for Sept Study Session - 09072022

Documents:

[22-0134_Core Spaces BTR Presentation_09072022.pdf](#)

22-0134- Staff Analysis - 09072022

Documents:

[22-0134_Staff Report_CORE Spaces_09072022.pdf](#)

[22-0134_Technical Comments.pdf](#)

[22-0134_zonemap_0614.jpg](#)

[22-0134_compmap_0614.jpg](#)

22-0134 - Resubmittal - 08222022

Documents:

[22-0134_Core Spaces Old Hwy 99 PUD_Comment Response Letter_08222022.pdf](#)

[22-0134_CORE Spaces Old Hwy 99 PUD_Engineering Plans_08222022.pdf](#)

[22-0134_CORE BTR Old Hwy 99 Columbia TN_Landscape and Architecture Design Package_08222022.pdf](#)

[22-0134_CORE Spaces - Public Improvement Commitment Letter_08222022.pdf](#)

[22-0134_CORE Spaces Old Hwy 99 PUD Project Narrative_08222022.pdf](#)

22-0134 - Initial Application - 05162022

Documents:

[22-0134_app_0516.pdf](#)

[22-0134_PUD checklist_0516.pdf](#)

[22-0134_project narrative_0516.pdf](#)

[22-0134_TIS and MOU_0516.pdf](#)

[22-0134_service letters_0516.pdf](#)

[22-0134_plan sheets_0516.pdf](#)

4. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning Request from Kimley-Horn for rezoning with approval of a Preliminary PUD Master Plan from RS-40 (Low Density Residential) (CD-2 Rural Character District) and GCS (General Commercial Services) (CD-4 General Urban Character District) to a mixed use Planned Unit Development consisting of 223 residential units and retail space being [TAX MAP 51 PARCELS 19, 20 AND 20.01](#) located at the intersection of Nashville Highway and Greens Mill Road.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0135 - Applicant Presentation for Sept Study Session - 09072022

Documents:

[22-0135_Greens Mill MF PUD Presentation_09072022.pdf](#)

22-0135 - Items Submitted after August Deferral - 08222022

Documents:

22-0135_RENDERED SITE PLAN_08222022.pdf
22-0135_Steadfast Greens Mill Rd PUD_Eng-Arch Plan
Set_08222022.pdf
22-0135_Steadfast Greens Mill - Public Improvement
Committment Letter_08222022.pdf

22-0135 - Items Submitted After Study Session - 08032022

Documents:

22-0135_PUD Plan revised_0810.pdf
22-0135_Staff Summary of Master Plan Revisions.pdf

22-0135 - Staff Analysis

Documents:

22-0135_Staff Report_Greens Mill Steadfast_REVISED.pdf
22-0135_Staff Report_Greens Mill Steadfast.pdf
22-0135_Technical Comments.pdf
22-0135_compmap_0614.jpg
22-0135_zonemap_0614.jpg

22-0135 - Resubmittal - 06212022

Documents:

22-0135_Project Narrative_Greens Mill MF
PUD_06212022.pdf
22-0135_LANDSCAPE PLAN - TYPICAL BUILDING
PLANTING DESIGN_0622.pdf
22-0135_Comment Response Letter_Greens Mill MF
PUD_06212022.pdf
22-0135_TIS_Greens Mill MF PUD_06212022.pdf
22-0135_Legal Description_Greens Mill MF
PUD_06212022.pdf
22-0135_Prelim PUD Plan - Greens Mill MF
PUD_06212022.pdf

22-0135 - Initial Application - 05162022

Documents:

22-0135_app_0516.pdf
22-0135_PUD checklist_0516.pdf
22-0135_Project Narrative_0516.pdf
22-0135_Prelim PUD Plan_0516.pdf
22-0135_Utility Availability Letters_0516.pdf
22-0135_TIA and MOU_0516.pdf

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

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0180- Deferral Request

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM.

Documents:

[Deferral Email.pdf](#)

22-0180 - Initial Application - 06212022

Documents:

[22-0180_Application_PreliminaryPlat_06212022.pdf](#)
[22-0180_Application_FinalPlat_0622.pdf](#)
[22-0180_FIELDSTONE FARMS SECTION 5 PHASE 1
PRELIMINARY PLAT_06212022.pdf](#)
[FIELDSTONE FARMS SECTION 5 PHASE 1 FINAL
PLAT.pdf](#)

6. 22-0176 - PUD Master Plan Revision

Request from Chet Rhodes to revise a Planned UNit Development Master Plan for [730 Mooresville Pike](#).

22-0176 - Items Submitted after September Study Session - 09132022

Documents:

[22-0176_TENN-PIN ALLEY_COLUMBIA_TN_09132022.pdf](#)

22-0176_Staff Analysis

Documents:

[22-0176_Staff Report Tenn-Pin Alley Master PUD revision.pdf](#)
[22-0176_Technical Comments.pdf](#)

22-0176 - Resubmittal - 08222022

Documents:

[22-0176_TENN PIN ALLEY_08222022.pdf](#)

22-0176 - Initial Application - 06172022

Documents:

[22-0176_PUD Plans_0621.pdf](#)
[22-0176_app pg 2_0621.pdf](#)
[22-0176_app pg 1_0621.pdf](#)

7. 22-0202 - Rutherford Subdivision - Preliminary Plat

Request from McNeely Civil Engineering for Preliminary Plat approval of 124 lots off Rutherford Lane at [Tax Map 112 Parcel 3.06](#).

22-0202 - Staff Analysis - 08312022

Documents:

[22-0202_Staff Report Rutherford Lane Preliminary.pdf](#)
[22-0202_Technical Comments.pdf](#)

22-0202 - Resubmittal - 08222022

Documents:

[22-0202_Rutherford Tech Review Comment Response_08222022.pdf](#)
[22-0202_Rutherford Subdivision Preliminary Plat Dated_08222022.pdf](#)
[22-0202_Sewer_08222022.pdf](#)

22-0202 - Initial Application - 07182022

Documents:

[Rutherford Preliminary Plat application.pdf](#)
[RUTHERFORD SUBDIVISION RS10 PREL PLAT.pdf](#)
[Rutherford water availability letter.pdf](#)
[Rutherford - Traffic Impact Study.pdf](#)

8. 22-0206 - The Crossings - Site Development Plan Revision
Request from Joshua Henrick for a revision to The Crossings site development plan located [off Kathryn Court](#).

22-0206 - Staff Analysis - 09072022

Documents:

[22-0206_Staff Report The Crossings_09062022.pdf](#)
[22-0206_Technical Comments.pdf](#)

22-0206 - Resubmittal - 08222022

Documents:

[22-0206 The Crossings - Site Plan 082222.pdf](#)
[22-0206 Re-Submittal Letter 082222.pdf](#)
[22-0206 The Crossings - Existing Aerial 082222.pdf](#)
[22-0206 The Crossings - Landscape Plan 082222.pdf](#)

22-0206 - Initial Application - 07182022

Documents:

[22-0206_app_0718.pdf](#)
[22-0206_The Crossings - Landscape Plan 071822.pdf](#)

IV. Other Business

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.