



# AGENDA

---

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

I. Items For Additional Review

1. 22-0182 - Heritage Green - Preliminary Plat

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

22-0182 - Resubmittal - 10172022

Documents:

[22-0182\\_PRELIMINARY PLAT\\_1017.PDF](#)  
[22-0182\\_RESPONSE TO COMMENTS\\_1017.PDF](#)  
[22-0182\\_TECHNICAL COMMENTS.PDF](#)  
[22-0182\\_BAKER RD SANDS ROW MOU.PDF](#)  
[22-0182\\_TIS COMMITMENT LETTER\\_1017.PDF](#)  
[22-0182\\_CPWS WATER AVAILABILITY\\_1017.PDF](#)

II. New Items For Review

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

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

22-0292 - Initial Application - 10172022

Documents:

[22-0292\\_CONCEPT PLAN\\_1017.PDF](#)  
[22-0292\\_CPWS AVAILABILITY LETTER\\_1017.PDF](#)  
[22-0292\\_FIRE FLOW REQUIREMENTS\\_1017.PDF](#)  
[22-0292\\_LEGAL DESCRIPTION 1\\_CD-4C AREA.PDF](#)

22-0292\_LEGAL DESCRIPTION 2.PDF  
22-0292\_PERMISSION LETTER\_1017.PDF  
22-0292\_SUBMITTAL LETTER\_1017.PDF  
22-0292\_COMPMAP\_1024.JPG  
22-0292\_ZONEMAP\_1024.JPG  
22-0292\_APP\_1017.PDF

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

22-0293 - Initial Application - 10172022

Documents:

22-0293\_FINAL PLAT\_1017.PDF  
22-0293\_DEV AGREEMENT\_1017.PDF  
22-0293\_SUBMITTAL LETTER\_1017.PDF  
22-0293\_APP\_1017.PDF

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

22-0294 - Initial Application - 10172022

Documents:

22-0294\_21583 FAST STOP MARKETS 10-17-22-M-1 FINAL DEVELOPMENT PLAN.PDF  
22-0294\_21583 FAST STOP MARKET CHECKLIST\_PLAT\_PUD\_SDP.PDF  
22-0294\_21583 - FAST STOP MARKETS - SUNNYSIDE - PROPERTY DESCRIPTIONS REZONE.PDF  
22-0294\_BK R1668 PG 524.PDF  
22-0294\_21583 - FAST STOP MARKETS - SUNNYSIDE - APPLICATION\_PC\_1\_SIGNED.PDF

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

22-0296 - Initial Application - 10172022

Documents:

22-0296\_REZONING-CONCEPTUAL PLAN REQUEST-L1.0.PDF  
22-0296\_COVER LETTER.PDF  
22-0296\_COLUMBIA TN MF - ANNEX REQUEST LETTER 9.15.22.PDF  
22-0296\_CPWS - BIG BEAR BLUFF - WATER AVAILABILITY LETTER - 100622.PDF  
22-0296\_LEGAL DESCRIPTION ANNEXATION REQUEST - 27.74 ACRES.DOCX  
22-0296\_COMPMAP\_1024.JPG

22-0296\_ZONEMAP\_1024.JPG  
22-0296\_COLUMBIA TN MF- APPLICATION HK BIG BEAR BLUFFS  
9.15.22.PDF

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

22-0297 - Initial Application - 10172022

Documents:

22-0297\_PRELIM PLAT\_1017.PDF  
22-0297\_APP\_1017.PDF

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

22-0280 - Initial Application - 09192022

Documents:

22-0280\_PUD FINAL SITE PLAN.PDF