



The Columbia Planning Commission Development Review Committee will meet on Tuesday, April 9, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. 24-0125 - Request from Joshua McBride to rezone approximately 17.5 acres from CD-2 (Rural Character District) to CV (Civic District) at [1201 Maplesh Avenue](#).

Documents:

1. 24-0125_Application_03-18-2024
 2. 24-0125_Concept Plan_03-18-2024
 3. 24-0125_Legal Description_03-18-2024
 4. 24-0125_Survey_03-18-2024
 5. 24-0125_Water Availability_03-18-2024
2. 24-0128 - Request from T-Square Engineering for Final Plat approval for Quail Run Meadows Phase 4 consists of 34 lots and open spaces at [Tax Map 73 Parcel 17.03](#).

Documents:

1. 24-0128_Application_03-18-2024
 2. 24-0128_Final Plat_03-18-2024
 3. 24-0128_Development Agreement_03-18-2024
 4. 24-0128_Stormwater Management Agreement_03-18-2024
3. 24-0137 - Request from T-Square Engineering for Final Planned Unit Development Master Plan approval for Old Zion Subdivision consisting of 765 lots off [Trotwood Avenue](#).

Documents:

1. 24-0137_Application_03-18-2024
 2. 24-0137_Final PUD Master Plan_03-18-2024
 3. 24-0137_Checklist_03-18-2024
 4. 24-0137_Sample Elevations_03-18-2024
 5. 24-0137_Water Availability Letter_03-18-2024
 6. 24-0137_Sewer Availability_03-18-2024
 7. 24-0137_Old Zion Rd Traffic Impact Study_03-18-2024
 8. 24-0137_Old Zion Commitment Letter_03-18-2024
 9. 24-0137_Declaration of CC Rs_03-18-2024
4. 24-0138 - Request from T-Square Engineering for Preliminary Plat approval for the Old Zion Subdivision consisting of 765 lots off [Trotwood Avenue](#).

Documents:

1. 24-0138_Application_03-18-2024
 2. 24-0138_Checklist_03-18-2024
 3. 24-0138_Preliminary Plat_03-18-2024
 4. 24-0138_Alta Survey_03-18-2024
 5. 24-0138_Legal_Description_Deed Bk R2600 Pg 96_03-18-2024
 6. 24-0138_Legal_Description_Deed Bk R2939 Pg 1340_03-18-2024
 7. 24-0138_Legal_Description_Deed Bk R2944 Pg 1256_03-18-2024
 8. 24-0138_Water Availability Letter - 20240306_03-18-2024
 9. 24-0138_Sewer Availability_03-18-2024
5. 24-0140 - Request from Permit Solutions, Inc. for Mixed-Use Planned Unit Development (PUD-MU) Master Plan approval for an approximately 1.34 acre portion of the Honey Farm development located at [2248 Nashville Highway](#).

Documents:

1. 24-0140_McDonalds PC Application Checklist_03-18-2024
 2. 24-0140_McDonalds Site Plan_03-18-2024
 3. 24-0140_McDonalds Color Building Elevations_03-18-2024
 4. 24-0140_McDonalds Floor Plans_03-18-2024
 5. 24-0140_McDonalds Supplemental Documents_03-18-2024
 6. 24-0140_McDonalds Proposed Signs_03-18-2024
6. 24-0141 - Request from WES Engineers & Surveyors for revision of McClure Farms, a previously approved Planned Unit Development Master Plan located

at [Tax Map 51 Parcel 6](#). The prior approval is vested under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0141_Application_03-18-2024
 2. 24-0141_Permission to Submit_03-18-2024
 3. 24-0141_Belmont Elevations_03-18-2024
 4. 24-0141_Delta Elevations_03-18-2024
 5. 24-0141_Gibson Elevations_03-18-2024
 6. 24-0141_Harpeth Elevations_03-18-2024
 7. 24-0141_Oakland Elevations_03-18-2024
 8. 24-0141_Aria Elevations_03-18-2024
 9. 24-0141_Fiore Elevations_03-18-2024
 10. 24-0141_Terrazza Elevations_03-18-2024
 11. 24-0141_Ryman Elevations_03-18-2024
7. 24-0142 - Request from TKC Architecture & Engineering for Final Plat approval of Bear Creek Overlook Phase 2 consisting of 24 single-family lots at [Tax Map 72 Parcel 53](#).

Documents:

1. 24-0142_Application_03-18-2024
 2. 24-0142_Final Plat_03-18-2024
 3. 24-0142_Development Agreement_03-18-2024
8. 24-0143 - Request from Crunk Engineering for Final Plat approval of Landings at Greens Mill Road Ph 1A located at [Tax Map 51 Parcel 55](#) consisting of 33 single-family lots, open space and dedication of right-of-way.

Documents:

1. 24-0143_Application_03-18-2024
 2. 24-0143_Final Plat_03-18-2024
 3. 24-0143_Development Agreement_03-18-2024
9. 24-0146 - Request from Crunk Engineering for revision of a Preliminary Plat for Landings at Greens Mill Road located at [Tax Map 51 Parcel 55](#) consisting of 550 residential lots. The prior approval implements a Planned Unit Development approved under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0146_Application_03-18-2024
2. 24-0146_Preliminary Plat_Combined_03-18-2024
3. 24-0146_Greens Mill TIS_03-18-2024