



1300 Industrial Park Feasibility Study

2.6.2024

City District: City of Columbia
Address: 1300 Industrial Park Rd

Zoning Information

Parcel # : 076 05400 000
Lot: 2
Plat Book: 4
Plat Page: 51
Zoning: SD-L1
Principle Use: Industrial Flex

Land Development Requirements

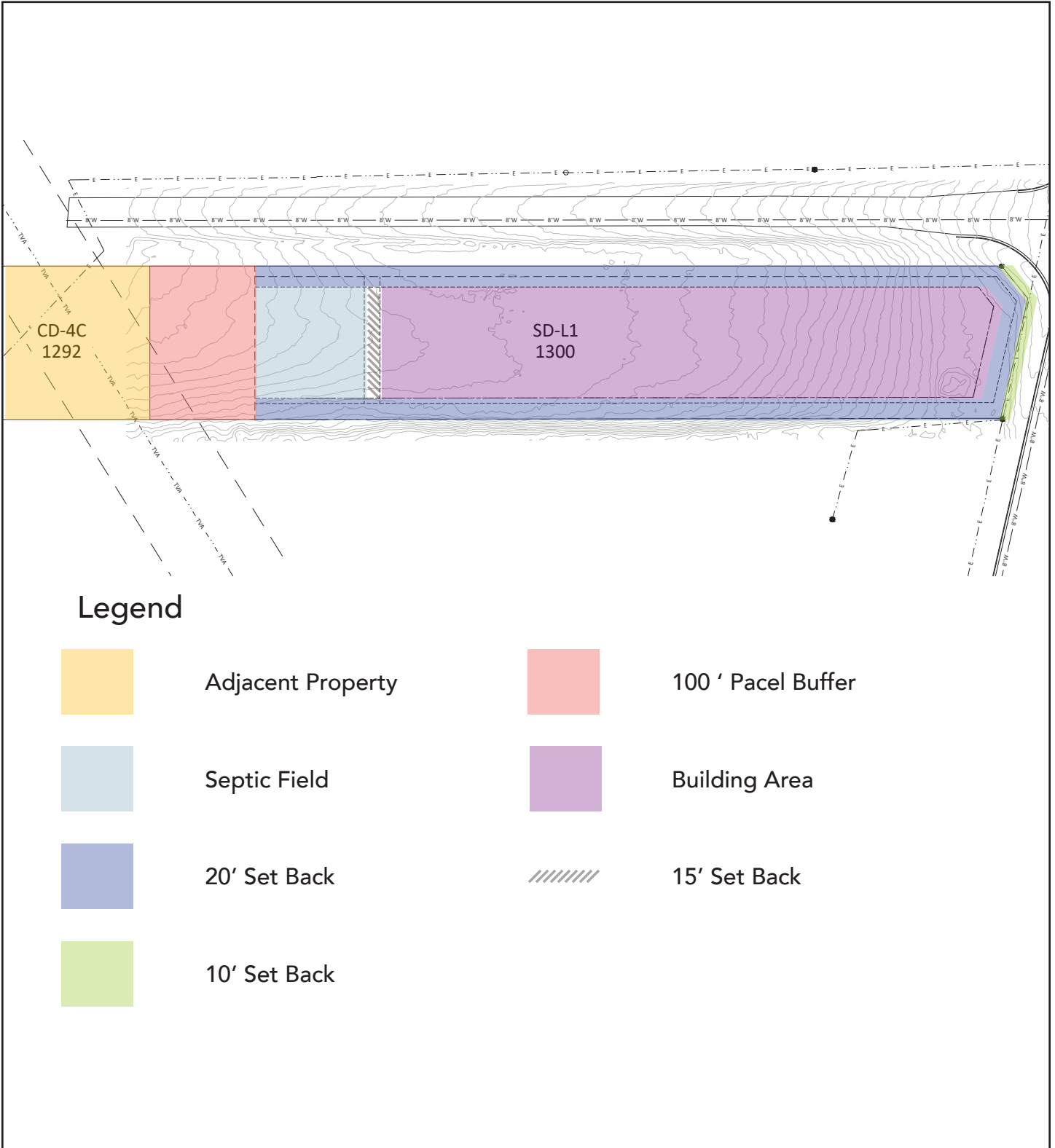
- Tree Line at every 100'
- Landscaping Buffer
- Parcel Buffer Requirement
100' Parcel Buffer at South Residential Zone
- 10' Side Yard
- 20' Rear Yard
- Allowable Exterior unpaved storage (Require Fencing).
- Minimum Allowable Curbs Cuts, Increased curb cut for one way traffic pattern.
- Septic Request Letter for due to in accessible Public Sewage.
- Require Fire Hydrant, minimum 400' .
- Allowable front parking (Industrial Flex only)

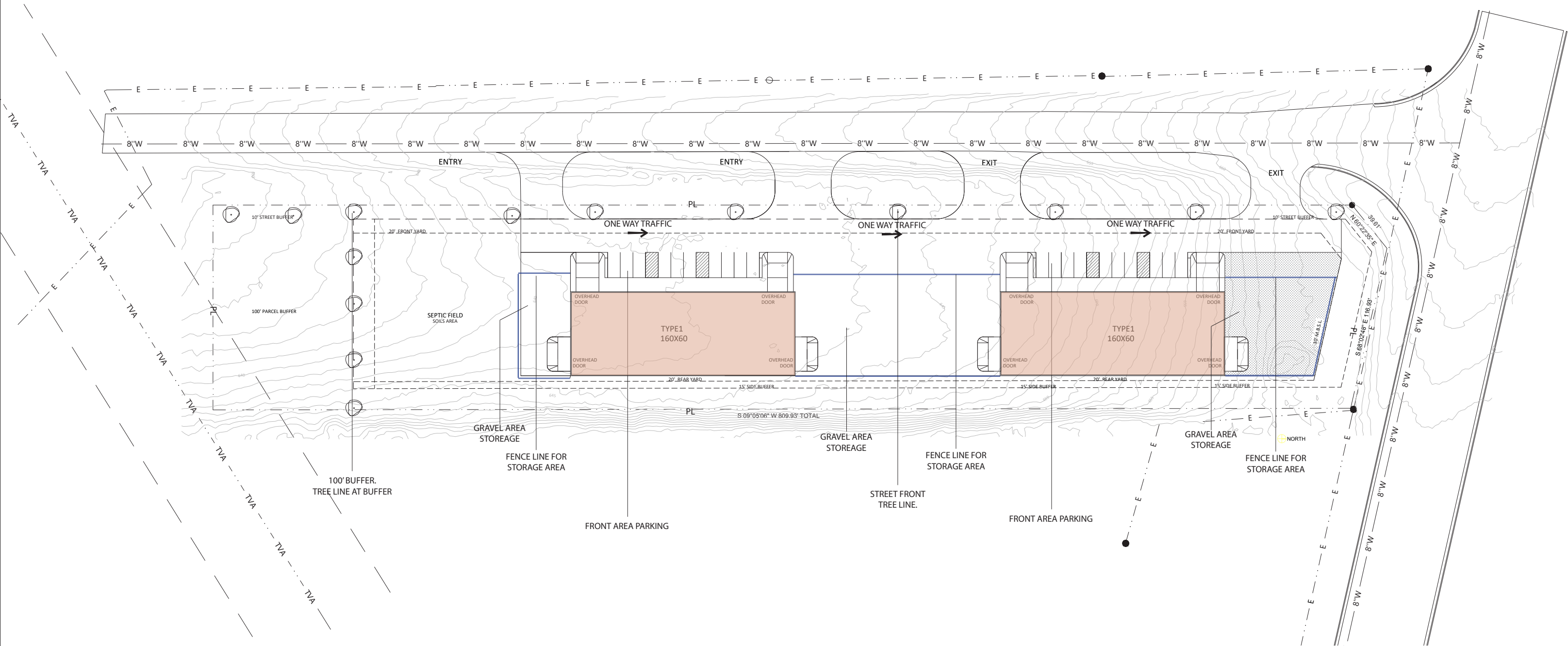
Building Information & Requirements

- Building Type Industrial Flex Building
- 100' Building Articulation not required.
 - Full Metal Building Allowed.



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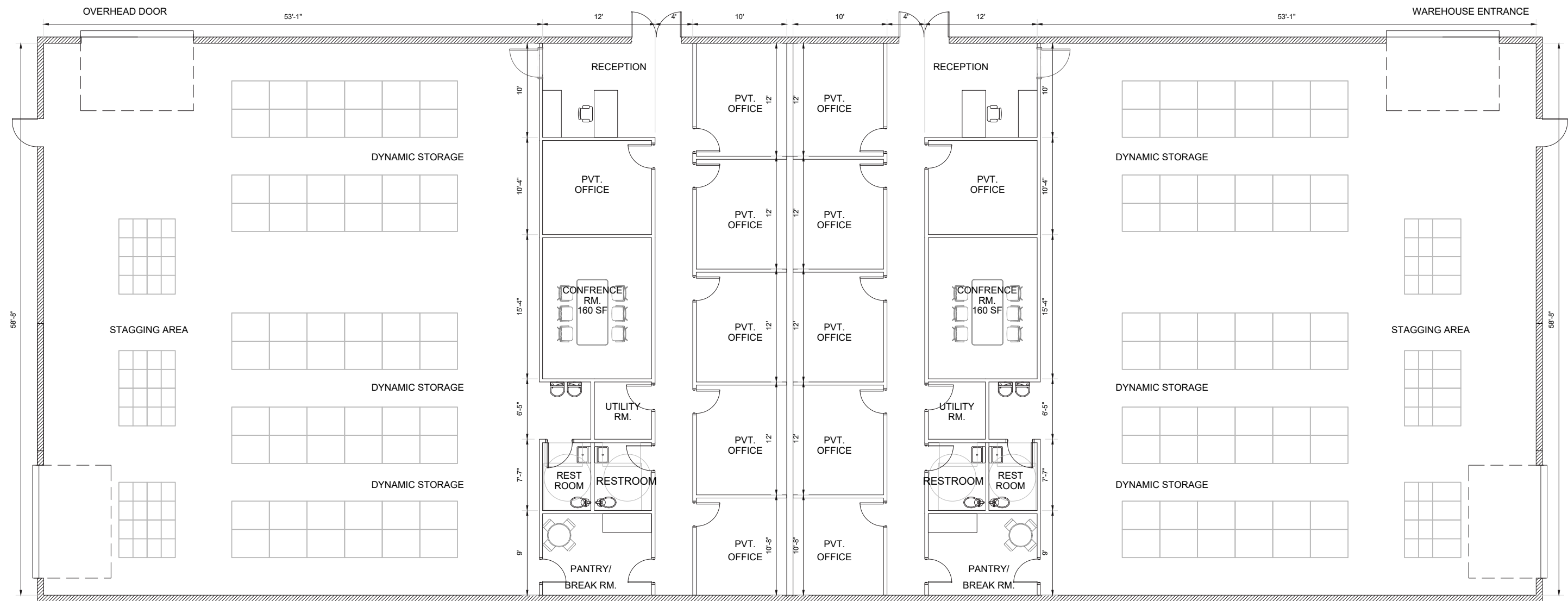
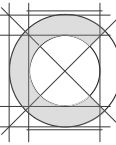




Drawing Title
SITE PLAN

Project
1300 INDUSTRIAL PARK
 COLUMBIA, TENNESSEE - 38401

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OFFICE AREA SQUARE FOOTAGE: 1,480 SF
 WAREHOUSE AREA SQUARE FOOTAGE:
 3,092 SF

Drawing Title

FLOOR PLAN

Project

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DECORATIVE FENCING
- TO BE DECIDED

8X8 OVERHEAD
GARAGE DOOR

METAL SUSPENDED
AWNING

8X8 OVERHEAD
GARAGE DOOR

DECORATIVE METAL
PANEL

3' HT. STONE BASE

METAL SUSPENDED
AWNING

Drawing Title

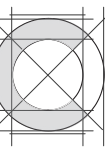
RENDERING CONCEPTS

Project

1300 INDUSTRIAL PARK
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