



**SITE DATA TABLE:**

ZONING: CD-4C

**REQUIRED FRONTAGE BUILDOUT:**  
 60% MIN. EXCEPT COMMERCIAL 40%MIN.  
 TOTAL FRONTAGE: 1,983 FT.  
 1,983 X 0.6 = 1,189.8 FT.  
 1,983 X 0.4 = 793.2 FT.

PROPOSED RESIDENTIAL: 471.5 FT.  
 REQUIRED COMMERCIAL: 793.2 FT.  
 TOTAL PROPOSED: 1,264.7 FT.

**RIGHT-OF-WAY:**  
 ROADWAY:  
 70' R.O.W. (35' FROM ROADWAY CENTERLINE)

**FRONT BUILDING SETBACK:**  
 MIN. 41' FROM ROADWAY CENTERLINE

**ALLEY:**  
 24' R.O.W. (12' FROM ALLEY CENTERLINE)

**REAR BUILDING SETBACK:**  
 MIN. 15' FROM ALLEY CENTERLINE

**SETBACK / YARDS:**

Front Setback/Yard, Principal  
 6' MIN., 40' MAX

Front Setback/Yard, Secondary Frontage  
 6' MIN., 40' MAX

Side Setback/Yard, each side  
 0' MIN. PER SIDE

Rear Setback  
 3 FT. MIN; OR 15 FT. MIN. FROM  
 CENTER LINE OF REAR ALLEY

**UNIT COUNTS:**

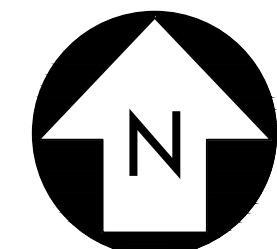
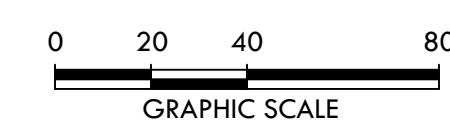
EAST SITE -  
 52 X 1 UNIT BUILDINGS = 52 UNITS  
 3 X 12 UNIT BUILDINGS = 36 UNITS

TOTAL UNITS PROPOSED = 88 UNITS

TOTAL ALLOWABLE UNITS - 24 PER ACRE

EAST SITE -  
 6.56 AC. X 24 UNITS = 157 UNITS

WEST SITE -  
 3.19 AC. X 24 UNITS = 93 UNITS



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**BEAR CREEK PIKE CONCEPT PLAN**

COLUMBIA, TN

REVISIONS	DATE
No.	

07/14/23 #23041