



PLAYGROUND  
CIVIC GREEN SPACE  
(~0.8 ACRES)

PLAYGROUND

PLAYGROUND

CIVIC GREEN SPACE  
(~1.5 AC)

STORMWATER  
MANAGEMENT  
AREA (~0.2 AC)

STORMWATER  
MANAGEMENT  
AREA (~0.2 AC)

CD-3  
(~94.8 AC)

STORMWATER  
MANAGEMENT  
AREA (~2.5 AC)

PLAYGROUND

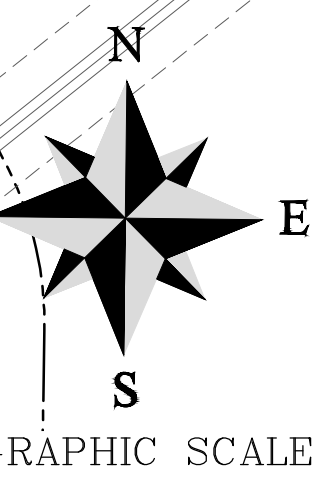
STORMWATER  
MANAGEMENT  
AREA (~2.4 AC)

CD-4C  
(~9.2 AC)

CIVIC GREEN SPACE  
(~1.7 AC)

NON-RESIDENTIAL  
PARCEL (~1.1 AC)  
15% FRONTAGE

CIVIC GREEN SPACE  
(~1.3 AC)



STORMWATER  
MANAGEMENT  
AREA (~2.7 AC)

PLAYGROUND

HAMPSHIRE PIKE

~22.5' ROW  
DEDICATION

25' TVA  
EASEMENT

RUTHERFORD  
LANE

DEVELOPMENT SUMMARY/SITE DATA		
PROJECT NAME:	HAMPSHIRE PIKE	
MAP/PARCEL:	MAP 08, PARCEL 071.01	
SITE ADDRESS:	1754 HAMPSHIRE PIKE COLUMBIA, TN 38401	
TOTAL AREA:	104 ACRES ±	
LOT AREA:	44.5 ACRES ±	(42.8%)
CIVIC SPACE AREA:	5.3 ACRES ±	(05.1%)
NON-RESIDENTIAL AREA:	1.1 ACRES ±	(01.1%)
R.O.W. AREA:	25.7 ACRES ±	(24.7%)
STORM MGT AREA:	7.9 ACRES ±	(07.6%)
OPEN SPACE/BUFFERS:	18.5 ACRES ±	(17.8%)
ROW DEDICATION:	1.0 ACRES ±	(00.9%)
EXISTING USE:	AGRICULTURAL/RESIDENTIAL	
EXISTING ZONING:	N/A (COUNTY)	
PROPOSED USE:	RESIDENTIAL, NON-RESIDENTIAL	
PROPOSED ZONING:	CD-3, CD-4C	

TOTAL UNITS:	343 UNITS
SIDE ENTRY LOTS:	94 LOTS
REAR-ENTRY LOTS:	137 LOTS
TOWNHOME UNITS:	112 UNITS
DEVELOPER:	M/I HOMES OF NASHVILLE, LLC 3020 STANSBERRY LANE, SUITE 202 FRANKLIN, TN 37069 CONTACT: DAVE CUMMING DCUMMING@MIHOMES.COM
APPLICANT:	THOMAS & HUTTON 615 MAIN STREET NASHVILLE, TN 37206 CONTACT: JON CLAXTON, PE CLAXTON.J@TANDH.COM

CD-3 SIDE-ENTRY LOT DATA:	
MINIMUM PRIMARY FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	25'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	65'
CD-3 REAR-ENTRY LOT DATA:	
MINIMUM FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	3'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	40'
CD-4C TOWNHOME LOT DATA:	
MINIMUM FRONT SETBACK:	6'
MINIMUM SECONDARY FRONT SETBACK:	6'
MINIMUM REAR SETBACK:	5'
MINIMUM SIDE SETBACK:	6'
MAXIMUM BUILDING WIDTH:	120'

CONCEPT PLAN EXHIBIT  
**HAMPSHIRE PIKE**  
MAURY COUNTY, TN  
PREPARED FOR:  
M/I HOMES  
PREPARED BY:  
**THOMAS & HUTTON**  
615 Main Street • Suite 124  
Nashville, TN 37206 • 615.349.4990  
www.thomasandhutton.com

JOB NO: J-30473	DATE: 10/17/2022
DRAWN: CAA	SCALE: 1" = 100'
REVIEWED: JDC	SHEET: CP01