

# **WORKSHOP AGENDA**

Planning Commission

October 14, 2025 @ 5:30 PM

For the October 28, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

## **ORDER OF BUSINESS**

1. Approve Minutes: September 30, 2025 Regular Meeting and October 14, 2025 Workshop.
2. Public Comment Period.

## **OLD BUSINESS**

3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.
4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.
5. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc.

## **NEW BUSINESS**

6. Preliminary Plat - Arbor Ridge, Section 6 - 23 Lots on Approximately 16.81 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.
7. Final Plat - Mission Hills, Section 2B - 26 Lots on Approximately 7.4 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.
8. Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. Requested by Morley Corp. Property located at 164 Chaney Boulevard (Tax Map 18P, Group E, Parcel 4). R-3 (High Density Residential) Zoning District. Property owned by Fahim Eryan.

9. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Uptown Subdivision, Lot 1 (see Final Plat of Lot 1 of the Richland South, LLC Property) Totaling 1 Lot. Requested by Woodhaven Development Group. Property located at 5309 Murfreesboro Road (Tax Map 14 Parcel 72.05). C-2 (Highway Service) Zoning District.
10. Bonds/Letters of Credit Update.
11. Discussion - Vape Shop Amendment in the Zoning Ordinance.
12. Discussion - Blair Road East of Waldron Road.

**ADJOURN**