

AGENDA

Board of Mayor and Aldermen
November 4, 2025 Public Hearing @ 5:45 PM

- Call public hearing to order.

ORDER OF BUSINESS

1. **Ordinance #2025-34** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 15M, Group E, Parcel 11. Property Consists of Approximately 0.60 Acres. Property Located at 130 Old Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District. (This received an unfavorable recommendation from the Planning Commission on September 30, 2025.)

ADJOURN



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: November 4, 2025

Item #: 1. **Ordinance #2025-34** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 15M, Group E, Parcel 11. Property Consists of Approximately 0.60 Acres. Property Located at 130 Old Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District. (This received an unfavorable recommendation from the Planning Commission on September 30, 2025.)

Department: Planning

Presented By: Bo Logan

Item Attachments: 1. Ordinance #2025-34

Summary:

This is an ordinance to rezone property located at 130 Old Waldron Road from R-1 to C-2.

Background Information:

The applicant is requesting to rezone approximately less than one acre from R-1 (Low Density) to C-2 (Highway Service Commercial). The property is located at 130 Old Waldron Road. The applicant has not disclosed any specific plans regarding the future development of this property.

The main zoning in the area is a mixture of R-1 and R-2 plus I-2 and C-2. The property located at 192/198 Old Nashville Hwy. is zoned C-2 and located nearby & opposite of this property. Also, Maxim Crane borders this lot on the rear boundary (west). It is zoned industrial.

The remaining property that borders this site on the northern sides is R-1 which is Low Density Residential.

Financial Summary:

Revenues: The city could receive impact fees and additional property taxes from any development of the property. Expenditures: Other than normal services being provided by the city, there are no specific

expenditures required from the city for the development of this property.

Staff Recommendation:

Staff does not typically give recommendations on whether to approve or deny rezoning requests. This is a decision for the Board of Mayor and Aldermen.

ORDINANCE #2025-34

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 15M, GROUP E, PARCEL 11. PROPERTY CONSISTS OF APPROXIMATELY 0.60 ACRES. PROPERTY LOCATED AT 130 OLD WALDRON ROAD. CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT; PROPOSED ZONING: C-2 (HIGHWAY SERVICE COMMERCIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Hamidullah Durani, to rezone property located within the City of La Vergne; and

WHEREAS, the City of La Vergne Planning Commission, on September 30, 2025, made an favorable recommendation to the Board of Mayor and Aldermen that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LA VERGNE BOARD OF MAYOR AND ALDERMEN THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of La Vergne, by changing the property identified as Tax Map 15M, Group E, Parcel 11 from a R-1 (Low Density Residential) Zoning District to a C-2 (Highway Service Commercial) Zoning District. This property consists of approximately 0.60 acres and is owned by Hamidullah Durani, who submitted application #ZR-2025-05 for the rezoning of this property, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Departments are hereby authorized and directed, upon approval of this Ordinance to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of La Vergne requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.

City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$300.00 application fee. (Checks should be made payable to "City of La Vergne")

Request No. ZR-2025-05

(Assigned by the City Recorder)

Date Submitted: 7/8/25

SECTION 1 - Applicant Information

(Any Correspondence from the City will be addressed to the applicant.)

☒ Property Owner ☐ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: Hamidallah Durani Phone #: 615-268-7049

Business: _____ E-Mail: duranih@gmail.com

Address: 1900 Old Hickory Blvd Best Way to Contact: 615-268-7049
(Mail, E-Mail, Phone)

City: Brentwood State: TN Zip: 37027

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
15M GRPE	11.00	R-1	C-2	0.60	Hamidallah Durani

*** Reason for Rezoning must be included on an attached sheet.

Project Name: 130 Old Waldron Rd.

Project Address: 130 Old Waldron Rd.

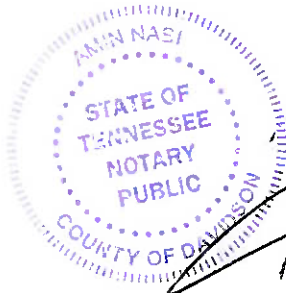
Existing Land Use: Residential

Proposed Land Use: Commercial

Total Acreage of Project / Rezoning: 0.60

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

Applicant's Signature: [Signature] Date: 7-8-25

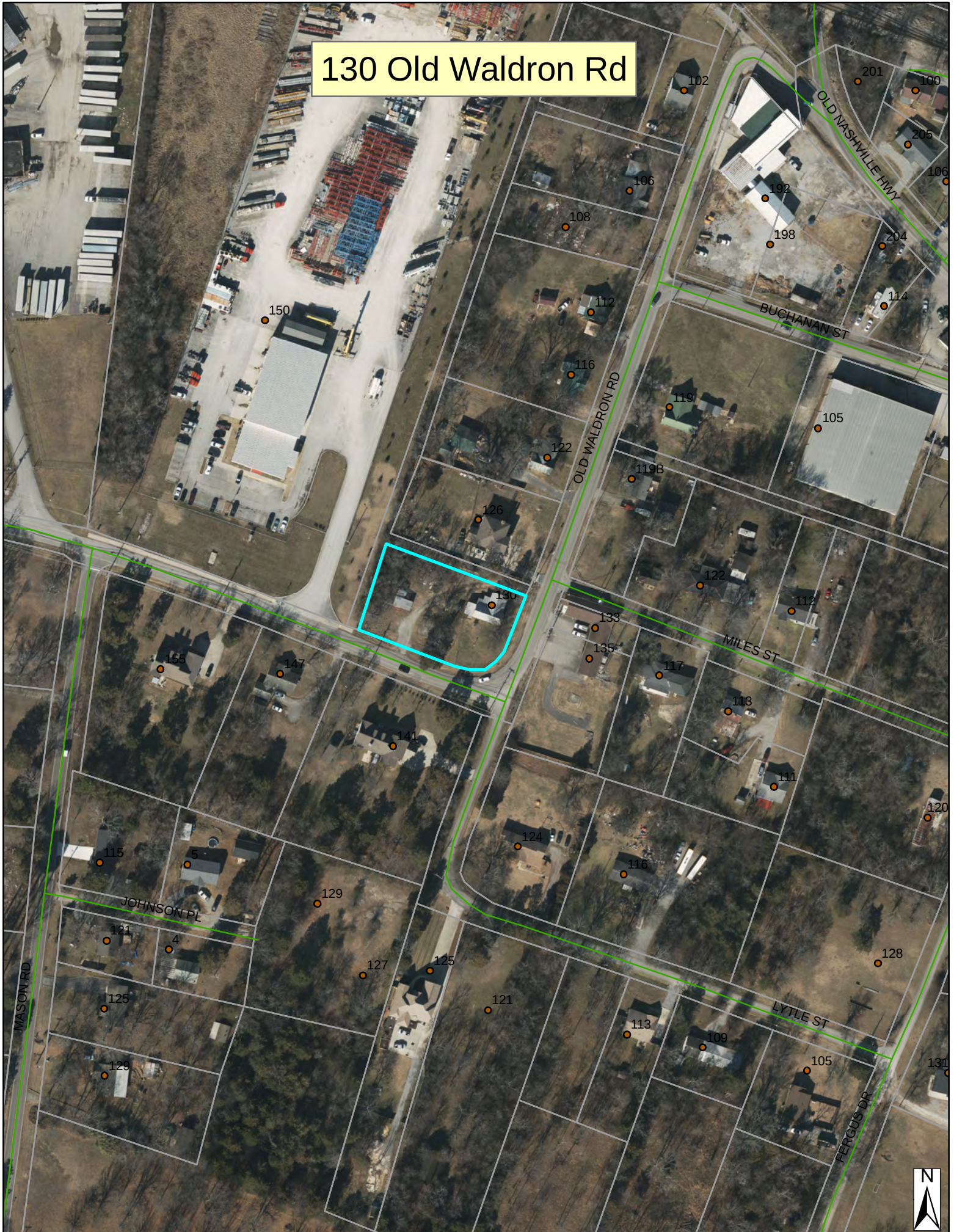


[Signature]
My Commission Expires January 4 2027

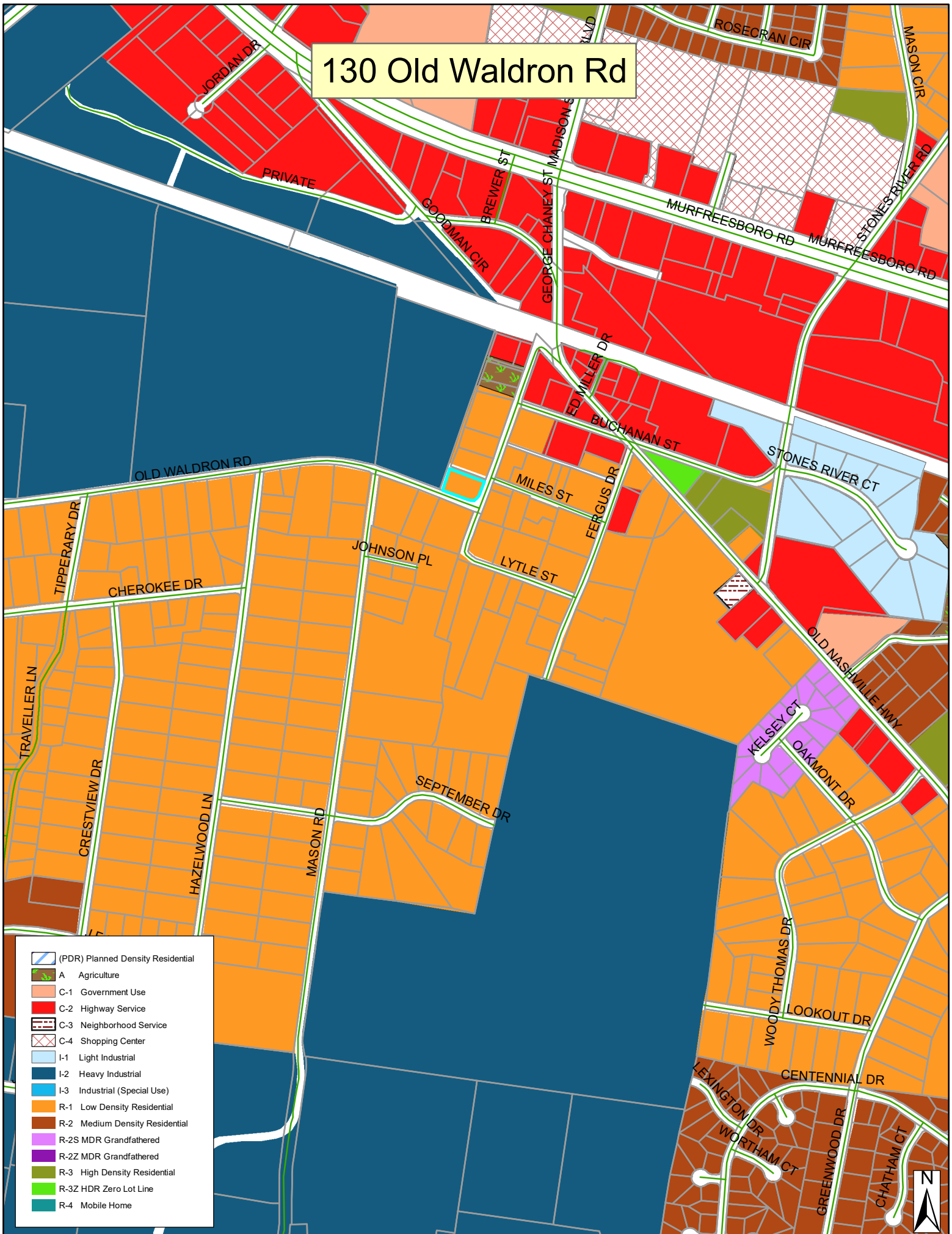
130 Old Waldron Rd



130 Old Waldron Rd



130 Old Waldron Rd



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home



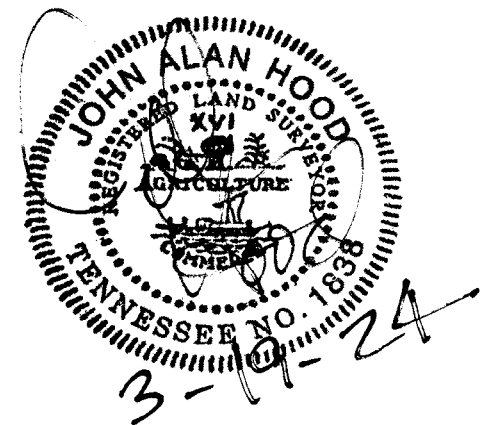




PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

TOTAL AREA
 29170.10
 S.F. OR
 0.67 ACRES±

PROPERTY SURVEY
 DURANI PROPERTY
PROPERTY LOCATED
 3RD CIVIL DISTRICT
 OF RUTHERFORD COUNTY, TENNESSEE,
 IN THE CITY OF LAVERGNE
 ON THE NORTHERLY AND WESTERLY
 MARGIN OF OLD WALDRON ROAD,
 EAST OF MASON ROAD
PROPERTY ADDRESS
 130 OLD WALDRON ROAD,
 LAVERGNE, TN 37086
PARCEL I.D.
 MAP 15M, GROUP "E"
 PARCEL 11 P.A.R.C., TN
DEED REFERENCE:
 RECORD BOOK 2288
 PAGE 1909
 R.D.R.C., TN
CURRENT ZONING R-1
 DATE: 3-19-2024



BOOK 1443, PAGE 2009
 CALLS FOR CENTERLINE
 OF 14 FOOT ALLEY
 NO EVIDENCE OF ALLEY
 WAS OBSERVED

RODRIGUEZ, JOSE
 BOOK 1443, PAGE 2009
 R.D.R.C., TN
 PARCEL I.D.
 015M-E-010.00-000
 P.A.D.C., TN

150 OLD
 WALDRON ROAD, L.P.
 BOOK 2151
 PAGE 2282
 R.D.R.C., TN
 PARCEL I.D.
 015M-E-012.00-000
 P.A.D.C., TN

I HEREBY CERTIFY THAT THIS IS
 A CATEGORY I SURVEY WITH THE
 RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY BEING
 GREATER THAN 1: 10,000.
 THIS SURVEY WAS DONE IN
 COMPLIANCE WITH THE CURRENT
 STANDARDS OF PRACTICE ADOPTED
 BY THE TENNESSEE STATE BOARD OF
 EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
 TN. R.L.S.#1838

