

# WORKSHOP AGENDA

Planning Commission

February 10, 2026 @ 5:30 PM

For the February 24, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

## ORDER OF BUSINESS

1. Approve Minutes: November 25, 2025 Regular Meeting and January 13, 2026 Workshop.
2. Public Comment Period.

## OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 13.17 Acres. Property located on Sanford Road (Tax Map 28, Parcels 2 and 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential with High Density R-3 Base) Zoning District. Property owned by Chao Wen Dong. Requested by Last of the Loggers, LLC.
4. Site Plan - Hugo Tire - Building Addition Totaling 1,200 Square Feet on 4.6 Acres. Property located at 5378 Murfreesboro Road (Tax Map 18A, Group A, Parcel 31). CC (Central Commercial) Zoning District. Property owned by Phil Goodell. Requested by Wamble & Associates, PLLC.

## NEW BUSINESS

5. Site Plan - 1370 Heil Quaker Boulevard - Proposed Truck Parking on 2.51 Acres. Property located at 1370 Heil Quaker Blvd. (Tax Map 17, Parcel 28.01). ID (Interchange District) Zoning District. Property owned by Harsimranjeet Kaur. Requested by Huddleston Steele, Inc. **(DEFERRED)**
6. Site Plan - The Mayfield by Broadstone - 252 Residential Units on 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). DD (Downtown District) Zoning District. Property owned by Alliance Residential Company. Requested by Catalyst Design Group.
7. Site Plan - 272 Old Nashville Highway - Existing Home Totaling 2,350 Square Feet on 0.62 Acres. Property located at 272 Old Nashville Highway (Tax Map 17D, Group B, Parcel 11). NCD (Neighborhood Commercial) Zoning District. Property owned by Janet Ibrahim. Requested by Huddleston Steele, Inc.

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - South Waldron Road Mixed Use Development. 101 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04 and 3.05 and Tax Map 29, Parcels 36, 37, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne, B & F Ventures, Michaels Homes, LLC, Randall W. Thomas Etux Amanda H. Requested by Equitable Property Company, LLC.
9. Preliminary Plat - The Villages at Woodland Hills, Phases 1 through 4 - 85 Lots on Approximately 48 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, Parcel 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.
10. Final Plat - Arbor Ridge, Section 4 - 47 Lots on 9.10 Acres. Requested by SEC, Inc. Property located at 927 Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes, LLC.
11. Bonds/Letters of Credit Update.

**ADJOURN**