

WORKSHOP AGENDA

Planning Commission

June 16, 2026 @ 5:30 PM

For the June 30, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 12, 2026 Workshop and May 26, 2026 Regular Meeting.
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. Site Plan - Zaxby's - New Restaurant on 0.74 Acres. Property located at 5175 Murfreesboro Road (Tax Map 15, Parcel 2.01). DD (Downtown District) Zoning District. Property owned by Guernsey Holdings ZRC OPCP, LLC. Requested by Carter Engineering.
5. Final Plat - Arbor Ridge, Sec. 7 - 82 Lots on 23.46 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
6. Final Plat - Arbor Ridge, Sec. 8 - 21 Lots on 7.56 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.

NEW BUSINESS

7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Hillpointe - 50.65 Acres. Property located on Old Nashville Highway (Tax Map 28, Parcel 14). Current Zoning District: R-2 (Mixed Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Sanjay D. Patel.
8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cody Bass - 36.24 Acres. Property located on Hollandale Road (Tax Map 14, Parcels 24.21 & 35). Current Zoning District: R-1 (Single Family 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 Myron and Melissa Bannister Living Trust.
9. Final Plat - The Villages at Woodland Hills, Section 8, Phase 2 - 29 Lots on 14.02 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Mixed Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.

10. Site Plan – Archangel Michael Coptic Church – New Building of 15,484 Square Feet on 10.16 Acres. Requested by Masoud Fathi. Property located at 173 Cherokee Drive (Tax Map 17C, Group E, Parcel 27). R-1 (Single Family Residential) Zoning District. Property owned by Archangel Michael Coptic Church.
11. Final Plat - SRM, Inc.- Consolidate 6 Lots Totaling 8.85 Acres into One Lot. Requested by Huddleston-Steele. Property located on Waldron Road & Rocky Tock Street (Tax Map 17G, Group A, Parcels 2, 11, 12, 13, 14, 15). CC (Central Commercial) Zoning District and R-1 (Single Family Residential). Property owned by Hollingshead Land, LLC.
12. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Jeff Hollingshead - 2.74 Acres. Property located on Rocky Tock Street (Tax Map 17G, Group A, Parcels 11, 12, 13, 14, 15). Current Zoning District: R-1 (Single Family Residential); Proposed Zoning District: CC (Central Commercial) Zoning District. Property owned by Hollingshead Land, LLC.
13. Bonds/Letters of Credit Update.

ADJOURN