

WORKSHOP AGENDA

Planning Commission

July 14, 2026 @ 5:30 PM

For the July 28, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 16, 2026 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. 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 OCP, LLC. Requested by Carter Engineering.
4. 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.
5. 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.

NEW BUSINESS

6. Site Plan - Commercial Retail Center - New Building Comprised of 5,070 Square Feet on 1.30 Acres. Property located at 101 Floyd Mayfield Drive (Tax Map 14P, Group B, Parcel 4). DD (Downtown District) Zoning District. Requested by DMG, LLC. Property owned by KMBS Real Estate, LLC.
7. Site Plan - Enterprise Boulevard Retail Center - New Building of 8,108 Square Feet on 0.93 Acres. Property located on Enterprise Boulevard (Tax Map 17 O, Group A, Parcel 6). GD (Gateway District) Zoning District. Requested by Huddleston - Steele, Inc. Property owned by Natvar Patel.
8. Preliminary Plat - Sanford Ridge - 63 Lots on 13.17 Acres. Requested by SEC, Inc. Property located on Sanford Road and Chaney Blvd. (Tax Map 28, Parcels 1.01 & 2). PDR R-3 (Planned Density Residential) Zoning District. Property owned by KMC Land, LLC.
9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 0.75 Acres. Property located at 431 & 471 Minerva Drive (Tax Map 28, Parcel 14). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-2 (Mixed Residential) Zoning District. Property owned by Eva I. Abdelnore.

10. Discussion - Recommendation to the Board of Mayor and Alderman: **Ordinance #2026-14** - An Ordinance to Amend Title 10 of the La Vergne Municipal Code by Adding a New Chapter Regulating the Keeping of Domestic Fowl and Amend the City Fee Schedule by Adding a New Permit Fee.
11. Discussion - Recommendation to the Board of Mayor and Alderman: Amendment to the Zoning Ordinance Regarding Data Centers.
12. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 16, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on June 16, 2026, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr., Vice-Chairman/Mayor Jason Cole, Secretary/Alderman Graeme Coates, Tabatha Howard, Justin Greer, and Jim Hesemann. Mark Molnar was absent.

ORDER OF BUSINESS

1. **Approve Minutes: May 12, 2026 Workshop and May 26, 2026 Regular Meeting.**

This item will be considered at the regular meeting on June 30, 2026.

2. **Public Comment Period.**

No one spoke.

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.**

Mr. Bo Logan gave his report.

Ms. Hicks gave her utilities report.

Mr. Bill Huddleston, 2115 NW Broad Street, Murfreesboro, Huddleston Steele, Inc., addressed questions regarding staff comments.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Gary Lide gave his engineering report.

Ms. Hicks gave her utilities report

Mr. Mark Campbell, 1010 Commerce Drive, Georgia, Carter Engineering, addressed questions regarding material used for building siding, compliance with the sign ordinance, the likelihood to have staff comments addressed by the deadline, and the need for parking spaces to be removed in the front of the building.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report highlighting his desire for a traffic study, the need for roadway improvements, and water and sewer improvements.

Mr. Marcus Weidower, 8830 Macon Highway, Georgia, Hillpointe, addressed questions regarding sinkholes, the need for a traffic study, rental units versus units for sale, and community outreach from the developer.

Mr. Chuck Moore, 1692 Holcomb Lake Road, Marietta, Georgia, Hillpointe, addressed questions regarding the buffer planned for the existing homes.

Mr. Will Rutherford, 2903 Poplar Street, Georgia, Hillpointe, addressed questions regarding why the developer was not seeking a PDR.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to answer any questions. He handed out packets detailing architectural elevations, a conceptual plan, sinkholes, and the relocation of Hollandale Road.

Mr. Cody Bass, 1132 Hibiscus Lane, Nolensville addresses questions regarding the

existing home on the property, intersection improvements, and proposed driveway lengths.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Ms. Hicks gave her utilities report.

Mr. Masoud Fathi, 7432 Highway 70 South, Nashville, was present and addressed questions regarding the proposed soccer field, drainage, a gate on J.F.K. drive, and the lack of sidewalks on the road leading to J.F.K. Drive.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Joe White answered questions regarding codes violations on one of the lots in the final plat.

Mr. Chris McGuire, 2115 Northwest Broad Street, Murfreesboro, Huddleston-Steele Engineering, Inc., was present and addressed questions regarding the Codes Department enforcement issue on the property and access to Rocky Tock Street.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Chris McGuire, 2115 Northwest Broad Street, Murfreesboro, Huddleston-Steele Engineering, Inc., was present and addressed questions regarding potential for this rezoning to increase traffic on Rocky Tock Street.

No action was taken.

13. **Bonds/Letters of Credit Update.**

This item will be updated at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:59 p.m.

Chairman

City Recorder

Approved



Item #: 3. 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.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Amanda Hicks, Assistant City Engineer

Summary:

The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 5,821 SF at 5175 Murfreesboro Road. The site is 0.744 acres. Structures will consist of the restaurant, associated parking areas and driveways.

The restaurant needs to submit full-color architectural elevations and the required materials board. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently the former home of the City's Codes, Stormwater and Planning functions.

The driveways on the plan are indicated as 25.90 and 24.00 feet wide. The parking requirements have been met.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@laverghnetn.gov; and Jake Blair - jblair@laverghnetn.gov)

1. Architectural elevations received Friday, July 10 - 100% EIFS has been removed and elevations now show brick - Staff is still reviewing percentages to see if they meet City regulations.
2. The required materials board was not submitted. Only random samples were sent to City. The material board must contain actual samples of all exterior materials;
3. There is a property boundary callout dispute because final plat and survey do not agree;
4. Any work done along the entirety of the western boundary requires approval from the Industrial Development Board because the roadway and sidewalk are being shown on the industrial development board property.

Engineering (Gary Lide - glide@laverghnetn.gov)

1. (Multiple sheets) Existing Building 'B' is shown on all plans as "To Remain". That building has already been demolished by others.
2. (Sheet C-4.0)) Provide calculations proving that the proposed 15" RCP drain pipe under the drive from Murfreesboro Road will be sufficient to pass the 25-year/24-hour storm. This is in addition to any TDOT requirements.
3. (Sheet C-2.0) Please provide an agreement with the property owner of the 19.15' strip of land along Jackson Square Blvd confirming that access and construction will be allowed in and through this property.

4. (Sheet C-2.0) At the previous Planning Commission workshop, there was a discussion regarding whether the Planning Commission would allow parking in front of the building per the standards of the Murfreesboro Road Overlay District. Discuss the seven spaces shown in front of the building with the Planning Commission.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

1. Informational comment - Sht C-3.0, sewer cleanouts are required every 50 feet or 100 feet if double sweep cleanouts are used. Project may need another cleanout between the public cleanout at the front of the site and CO1.

Codes (Joe White - jwhite@lavergn.net)

No comment.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

No comment.

Police

No comment.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

5175 Murfreesboro Rd



5175 Murfreesboro Rd

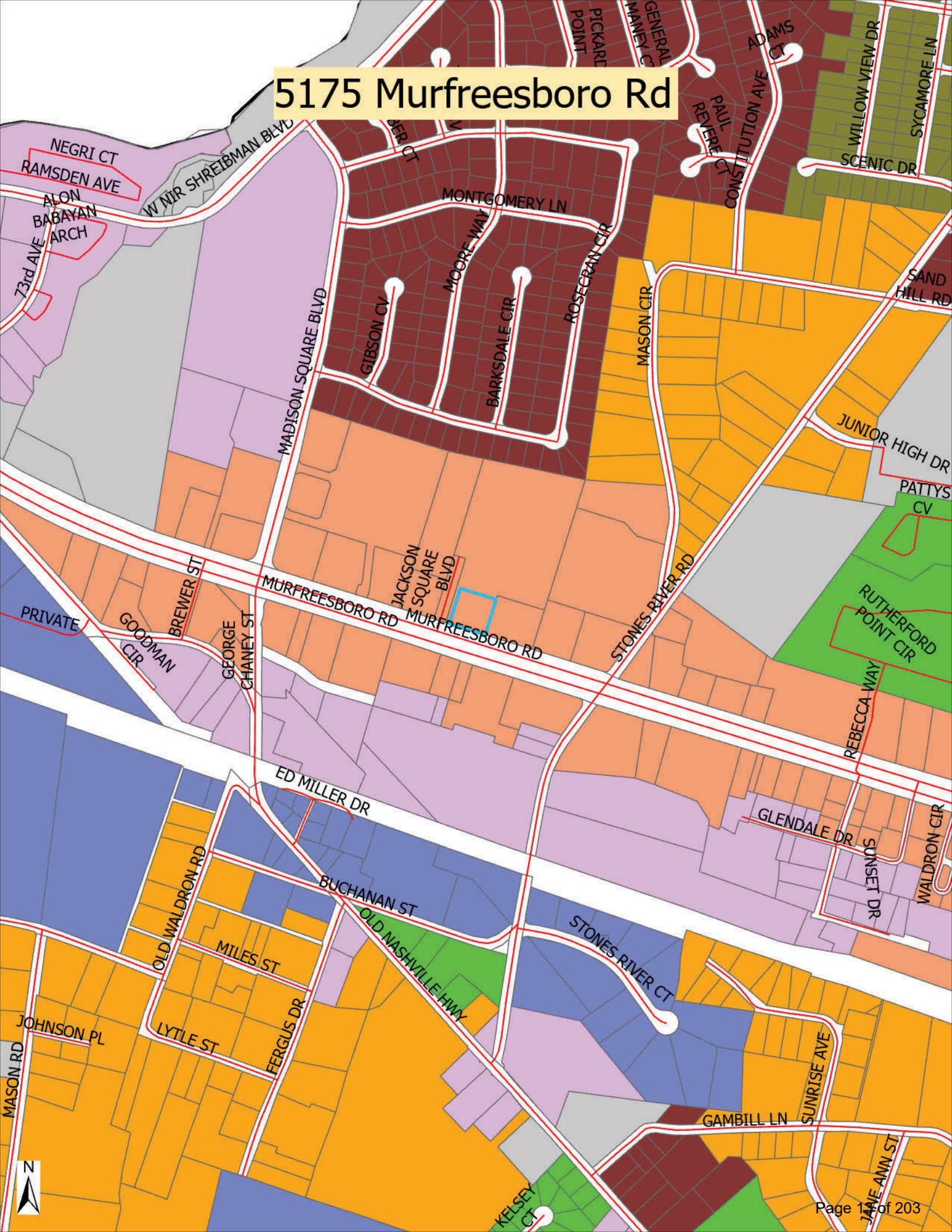
JACKSON SQUARE BLVD

MURFREESBORO RD

MURFREESBORO RD



5175 Murfreesboro Rd







SITE DEVELOPMENT PLANS

FOR

ZAXBYS



PROJECT LOCATION

5175 MURFREESBORO ROAD
LA VERGNE, TN 37086

CONSTRUCTION ENTRANCE

36.020439
-86.574987

PARCEL ID NUMBER

015-002.01-000

PROJECT TRACT 0.74 AC | DISTURBED AREA 0.95 AC



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER
GUERNSEY HOLDINGS, LLC
1814 WALL STREET
FLORENCE, SC 29501
CONTACT: 803-259-7670
24 HOUR CONTACT: GEORGE THISTLE
GTHISTLE@GUERNSEY.COM

ARCHITECT
AFD ENGINEERING & ARCHITECTURE, PLLC
415 FORDS RUN, VICTOR, NEW YORK 14564
CONTACT: 866-742-0238
WALDRON@AFD.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCIAL DR.
BOGART, GA 30602
CONTACT: 770-355-1300
MARK CAMPBELL, P.E.

SURVEYOR
POWER OF DESIGN GROUP, LLC
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
CONTACT: 502-437-0252
MARK E. HATTERSON REG. 3010

DESIGN BENCHMARK 100% CONSTRUCTION DOCUMENTS
DRAWING STATUS ISSUE FOR PERMIT



SITE & ENGINEERING SHEET INDEX

Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-1.2	SURVEY
C-1.3	EXISTING CONDITIONS & DEMO PLAN
C-2.0	SITE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & DRAINAGE PLAN
C-4.0.1	PRIORITIES
C-4.1	EROSION CONTROL PHASE I
C-4.2	EROSION CONTROL PHASE II
C-4.3	EROSION CONTROL PHASE III
C-5.0	STANDARD DETAILS
C-5.1	EROSION CONTROL DETAILS
C-6.0	MENU BOARD DETAILS
C-6.1	CANOPY DETAILS
C-6.2	STRIPING DETAILS
C-7.0	ADA ACCESS PLAN
C-7.1	ADA DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	04/24/2026 - ISSUE FOR PERMIT
ISSUE 2	05/11/2026 - REVISED PER CITY COMMENTS
ISSUE 3	05/29/2026 - REVISED PER CITY COMMENTS
ISSUE 4	06/30/26 - REVISED PER CITY COMMENTS
ISSUE 5	-
ISSUE 6	-
ISSUE 7	-
ISSUE 8	-
ISSUE 9	-
ISSUE 10	-

COPYRIGHT NOTICE © 2026 CARTER ENGINEERING ALL RIGHTS RESERVED

THE DRAWING AND ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CARTER ENGINEERING CONSULTANTS, INC. AND IS TO BE UTILIZED IN CONFORMANCE WITH THE PERMISSION OF AN OFFICE OF CARTER ENGINEERING CONSULTANTS, INC. THE PLAN IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY OTHER PURPOSE THAN TO OBTAIN THE NECESSARY PERMIT FOR THE PROJECT. ANY REPRODUCTION OF THE PLAN WITHOUT THE WRITTEN PERMISSION OF CARTER ENGINEERING CONSULTANTS, INC. IS STRICTLY PROHIBITED. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN TO OBTAIN THE NECESSARY PERMIT FOR THE PROJECT. ANY REPRODUCTION OF THE PLAN WITHOUT THE WRITTEN PERMISSION OF CARTER ENGINEERING CONSULTANTS, INC. IS STRICTLY PROHIBITED.

GENERAL PLAN SET NOTES

- THE DRAWING IS NOT RESPONSIBLE FOR COST CHANGES DURING CONSTRUCTION, DELAY, OR OTHER PHASE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.
- IF A COST CHANGE IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE CHANGE.

**CARTER
ENGINEERING**



CARTER ENGINEERING
1010 COMMERCIAL DRIVE
BOGART, GA 30602
P: 770.355.1300
F: 770.355.1304
www.cartereng.com



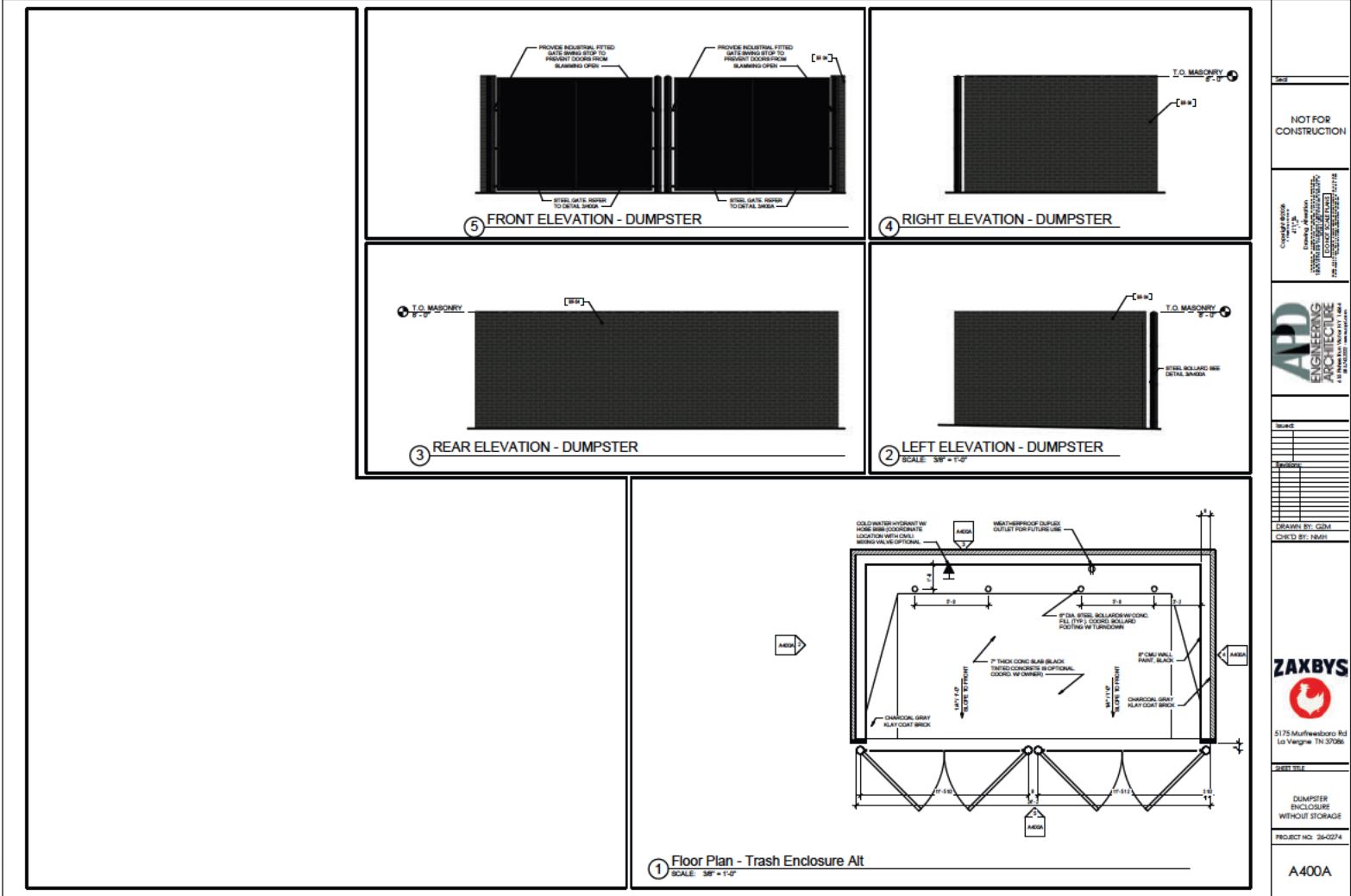
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC
OPCP, LLC
5175 MURFREESBORO ROAD LA VERGNE, TN 37086

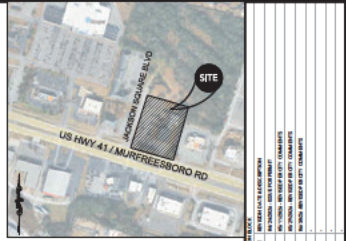
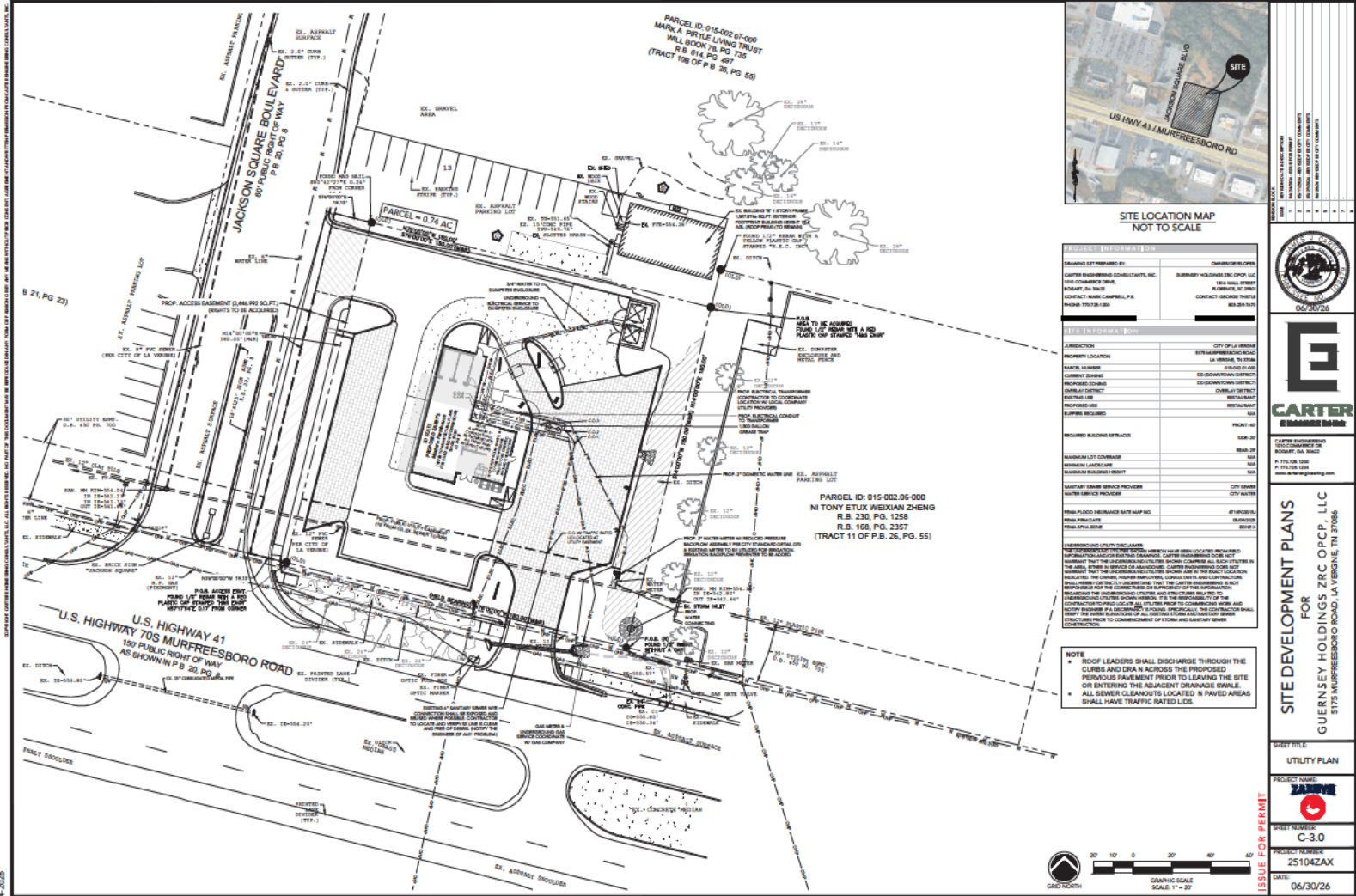
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1.0

PROJECT NUMBER:
25104ZAX

DATE:
06/30/26





PROJECT INFORMATION	
DESIGNED BY	CARTER HOLDINGS, LLC
DESIGNED FOR	GUERNSEY HOLDINGS ZRC OPCC, LLC
DESIGNED AT	100 COMMERCIAL DRIVE, SUITE 200, FLORENCE, AL 35063
CONTACT NAME	MARK CAMPBELL, P.E.
PHONE	205-738-1280
CELL	205-334-7070

SITE INFORMATION	
LOCATION	CITY OF LA VERGNE
PROPERTY LOCATION	875 GUERNSEY ROAD, LA VERGNE, TN 37086
PROJECT NUMBER	251042AX
PROJECT OWNER	GUERNSEY HOLDINGS ZRC OPCC, LLC
PROJECT ADDRESS	875 GUERNSEY ROAD, LA VERGNE, TN 37086
PROJECT USE	RESTAURANT
PROJECT AREA	0.74 AC
PROJECT DATE	06/30/26

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

NOTES	
1	ROOF LEADERS SHALL DISCHARGE THROUGH THE CURBS AND DRA IN ACROSS THE PROPOSED PAVEMENT PRIOR TO LEAVING THE SITE OR ENTERING THE ADJACENT DRAINAGE SWALE.
2	ALL SEWER CLEANOUTS LOCATED IN PAVED AREAS SHALL HAVE TRAFFIC RATED LIDS.

UTILITY PLAN

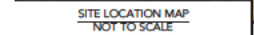
PROJECT NAME: ZONE

PROJECT NUMBER: C-3.0

PROJECT ADDRESS: 251042AX

DATE: 06/30/26

ISSUE FOR PERMIT



PROJECT INFORMATION	
DRAWING PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCIAL DRIVE, BOGART, GA 30606 CONTACT: MARK CAMPBELL, P.E. PHONE: 770/528-1330	DRAWN/DEVELOPED: GUNNERY HOLDINGS INC. ORCA, LLC 1814 WALL STREET FLORENCE, SC 29501 CONTACT: GEORGE THELIX 803/291-5170

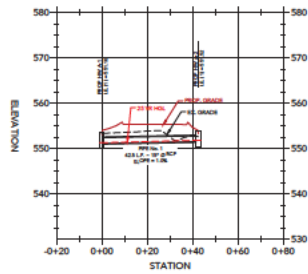
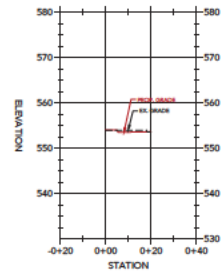
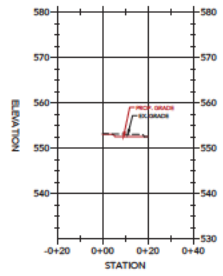
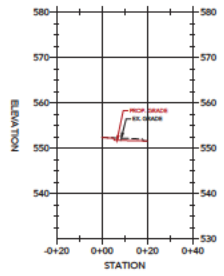
[illegible][illegible]

DATE	IF FINANCIAL STATEMENTS DISCLOSED
1	FINANCIAL STATEMENTS DISCLOSED FOR PERIOD
2	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
3	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
4	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
5	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
6	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
7	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION
8	FINANCIAL STATEMENTS DISCLOSED FOR CITY COMMISSION



SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37066

SHEET TITLE: GRADING & DRAINAGE PLAN
PROJECT NAME: ZAXX 
SHEET NUMBER: C-4.0
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26



SCALE 1(N) = 20(FT) H, 1(N) = 10(FT) V



SITE LOCATION MAP
NOT TO SCALE

UNIT CONSUMPTION	
UNIT	4 CONSUMPTION IN U.S. CENTS PER UNIT
1	WASHING : 1000 PER CFTY CEMENT
2	POYCON : 10000 PER CFTY CEMENT
3	WASHCON : 10000 PER CFTY CEMENT
4	WASHCON : 10000 PER CFTY CEMENT
5	"
6	"
7	"
8	"



SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:

PROFILES

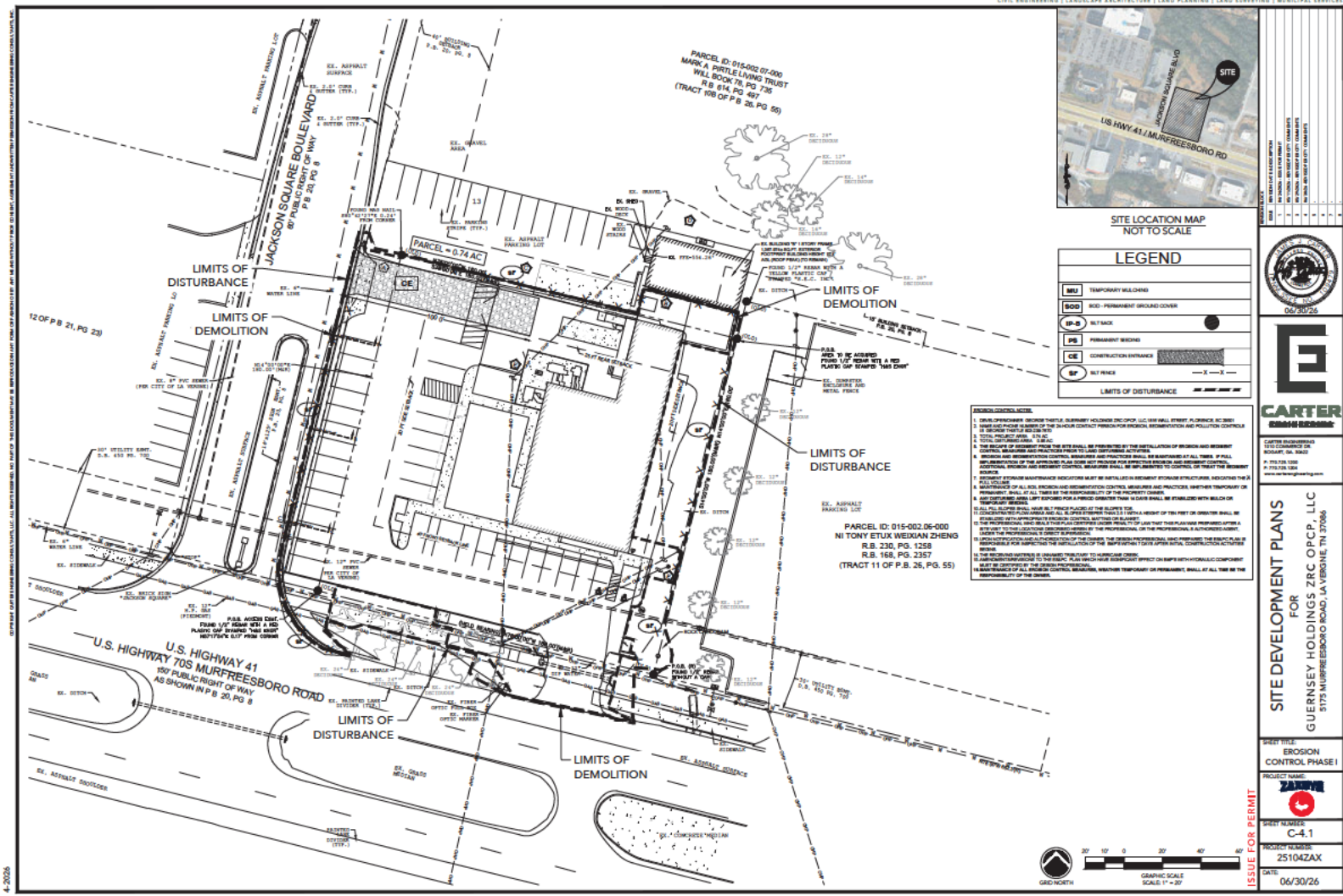
PROJECT NAME: **ZAVRATA**

SHEET NUMBER:
C-4.0.1

PROJECT NUMBER:
25104ZAX

06/30/26

of 203



SITE LOCATION MAP
NOT TO SCALE

LEGEND	
IMU	TEMPORARY IMELLSHES
BOD	RED: PERMANENT GROUND COVER
SP-S	SPILT ROAD
PS	PERMANENT SIDEWALK
CE	CONSTRUCTION ENTRANCE
SP	SPILT PAVES
LIMITS OF DISTURBANCE	

- BOUNDARY CONTROL NOTES**
1. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 2. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 3. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 4. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 6. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 7. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 8. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 9. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.
 10. THE DEVELOPER SHALL MAINTAIN THE EXISTING BOUNDARY CONTROL MARKERS THROUGHOUT THE PROJECT. IF ANY MARKER IS LOST OR DAMAGED, THE DEVELOPER SHALL REPLACE IT WITHIN 10 DAYS OF DISCOVERY.

4-2003

ISSUE FOR PERMIT

PROJECT NAME
EROSION CONTROL PHASE I

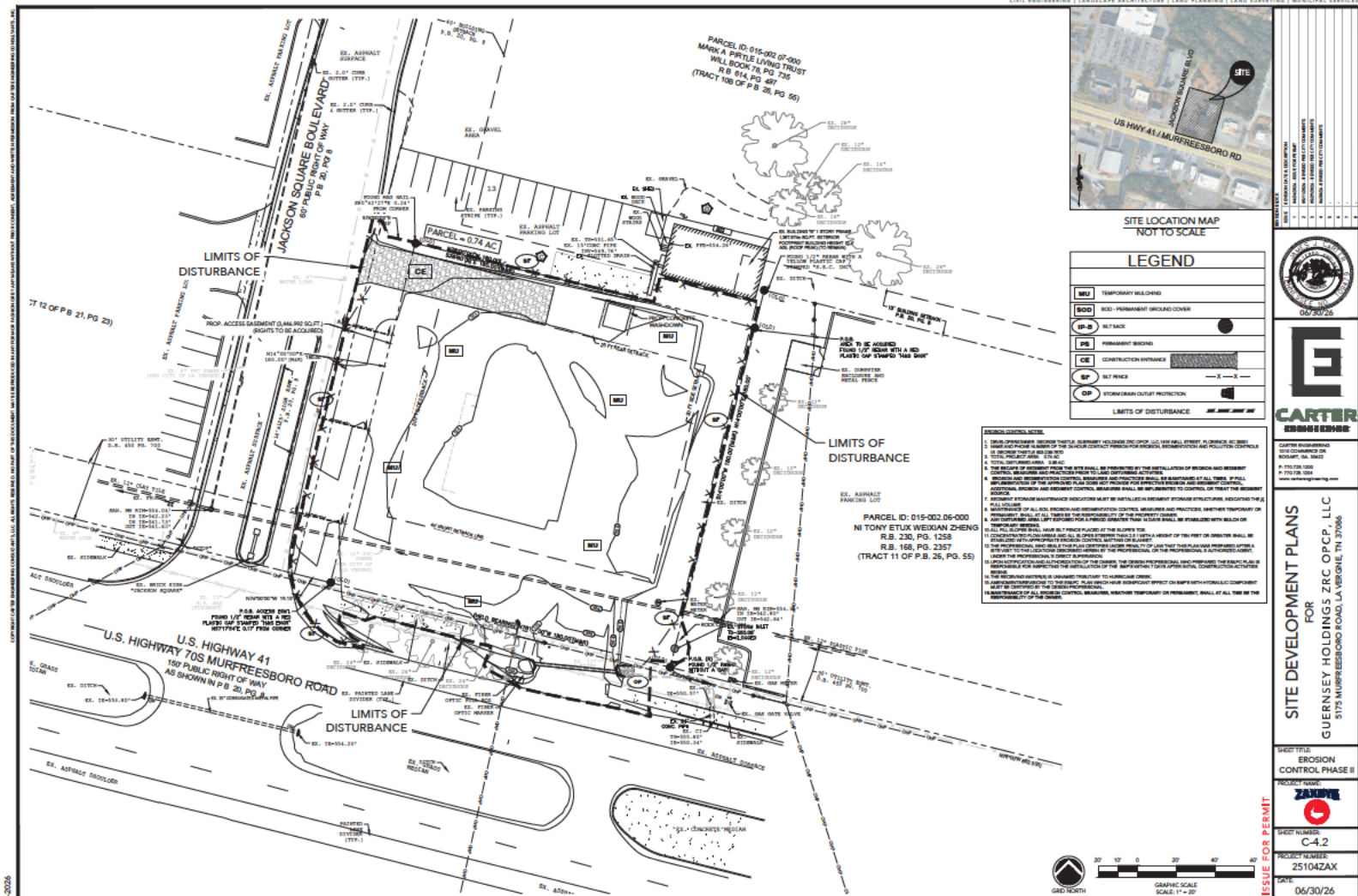
PROJECT NUMBER
C-4.1

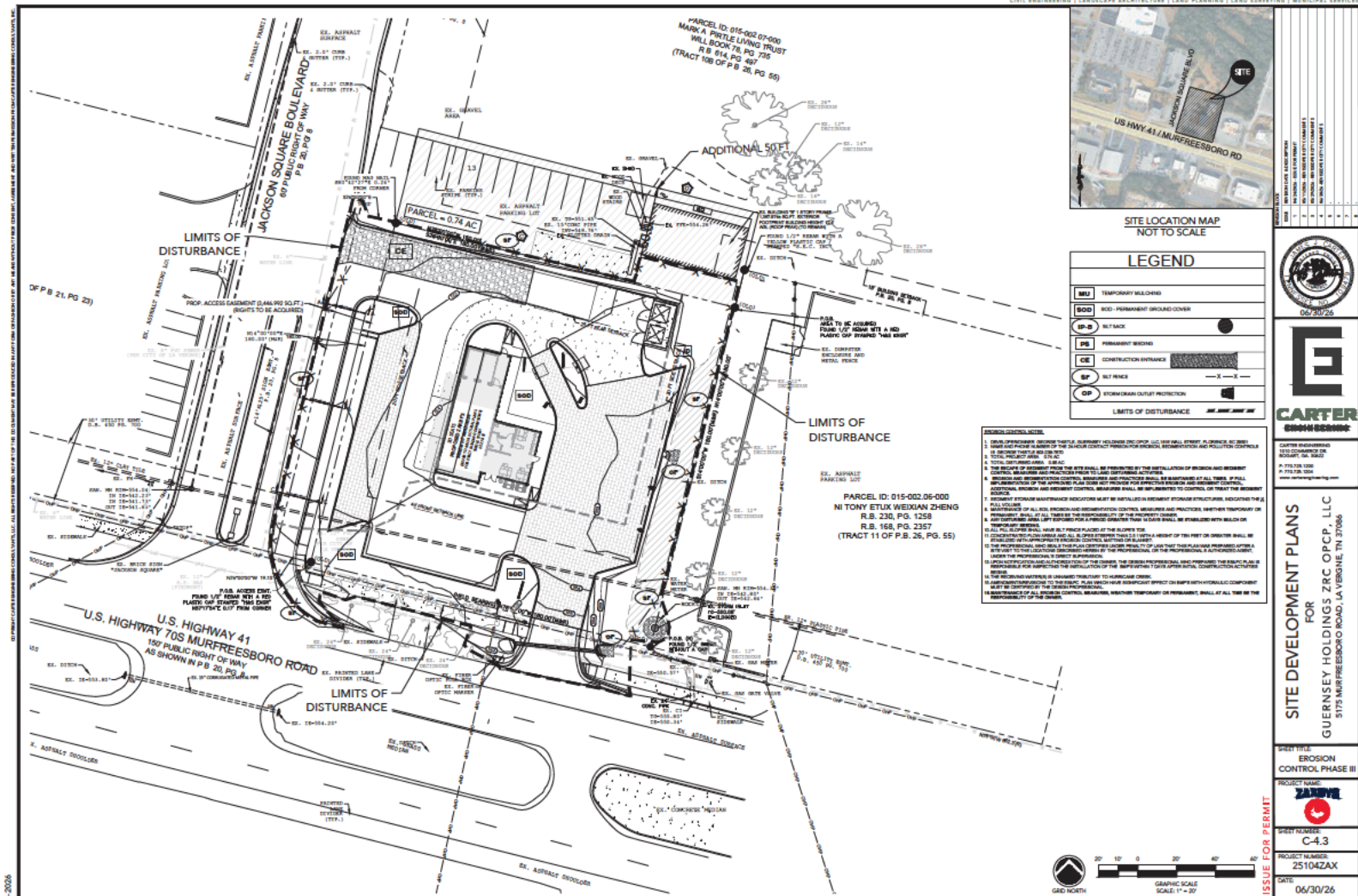
PROJECT NUMBER
25104ZAX

DATE
06/30/26

CARTER
ENGINEERS

GUERNSEY HOLDINGS ZRC, PCPC, LLC
3175 MURFREESBORO ROAD, LA VERGNE, TN 37086





SITE LOCATION MAP
NOT TO SCALE

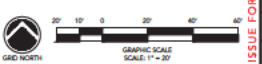
LEGEND

BU	TEMPORARY BUILDINGS
BOD	ROAD - PERMANENT GROUND COVER
SP-B	SPILT ROAD
PS	PERMANENT SIDEWALK
CE	CONSTRUCTION ENTRANCE
SP	SPILT FENCE
OP	STORMWATER OUTLET PROTECTION

LIMITS OF DISTURBANCE
--- X --- X ---

STANDARD NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING: A. STANDARD SPECIFICATIONS FOR CONSTRUCTION, MISSOURI DEPARTMENT OF TRANSPORTATION, 2010 EDITION. B. MISSOURI DEPARTMENT OF REVENUE, 2010 EDITION. C. MISSOURI DEPARTMENT OF HEALTH, 2010 EDITION. D. MISSOURI DEPARTMENT OF ENVIRONMENT & NATURE, 2010 EDITION. E. MISSOURI DEPARTMENT OF COMMERCE, 2010 EDITION. F. MISSOURI DEPARTMENT OF EDUCATION, 2010 EDITION. G. MISSOURI DEPARTMENT OF SOCIAL SERVICES, 2010 EDITION. H. MISSOURI DEPARTMENT OF TREASURY, 2010 EDITION. I. MISSOURI DEPARTMENT OF WORKS, 2010 EDITION. J. MISSOURI DEPARTMENT OF PUBLIC SAFETY, 2010 EDITION. K. MISSOURI DEPARTMENT OF CORRECTIONS, 2010 EDITION. L. MISSOURI DEPARTMENT OF JUVENILE JUSTICE, 2010 EDITION. M. MISSOURI DEPARTMENT OF PROBATION & PAROLE, 2010 EDITION. N. MISSOURI DEPARTMENT OF SOCIAL SECURITY, 2010 EDITION. O. MISSOURI DEPARTMENT OF HEALTH CARE SERVICES, 2010 EDITION. P. MISSOURI DEPARTMENT OF REVENUE, 2010 EDITION. Q. MISSOURI DEPARTMENT OF HEALTH, 2010 EDITION. R. MISSOURI DEPARTMENT OF ENVIRONMENT & NATURE, 2010 EDITION. S. MISSOURI DEPARTMENT OF COMMERCE, 2010 EDITION. T. MISSOURI DEPARTMENT OF EDUCATION, 2010 EDITION. U. MISSOURI DEPARTMENT OF SOCIAL SERVICES, 2010 EDITION. V. MISSOURI DEPARTMENT OF TREASURY, 2010 EDITION. W. MISSOURI DEPARTMENT OF WORKS, 2010 EDITION. X. MISSOURI DEPARTMENT OF PUBLIC SAFETY, 2010 EDITION. Y. MISSOURI DEPARTMENT OF CORRECTIONS, 2010 EDITION. Z. MISSOURI DEPARTMENT OF JUVENILE JUSTICE, 2010 EDITION.



PROJECT INFORMATION

PROJECT NAME: **NI TONY ETUX WEIDIAN ZHENG**

PROJECT NUMBER: **251042AX**

DATE: **06/30/26**

ISSUE FOR PERMIT

STREET NAME: C-43

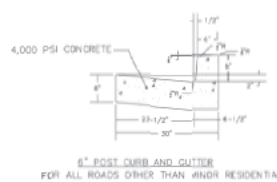
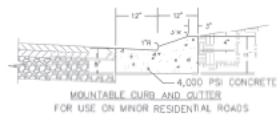
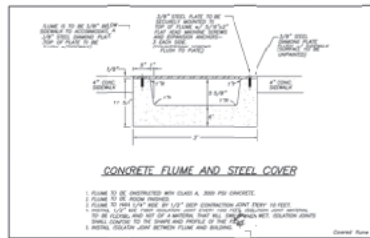
PROJECT NUMBER: 251042AX

DATE: 06/30/26

GUERNSEY HOLDINGS ZRC OPC, LLC
3175 MURFREESBORO ROAD, LAVERGNE, TN 37086

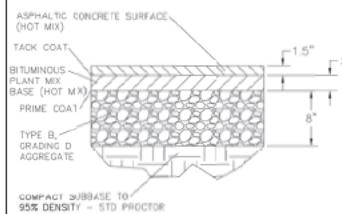
CARTER ENGINEERING
CARTER ENGINEERING
3175 MURFREESBORO ROAD
LAVERGNE, TN 37086
P: 615.238.1234
F: 615.238.1234
WWW.CARTERENGINEERING.COM

4-2005

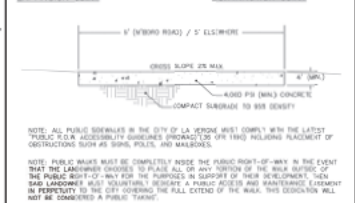


Revised November 2024
STANDARD DETAIL C010
CITY OF LA VERGNE, TENNESSEE

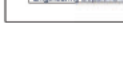
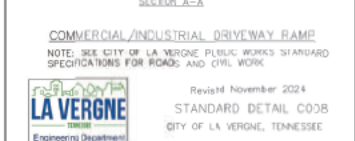
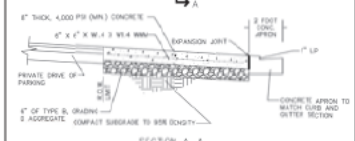
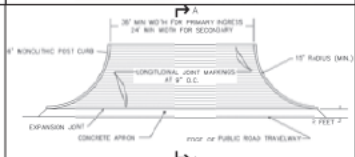
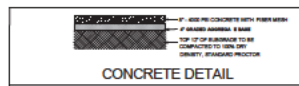
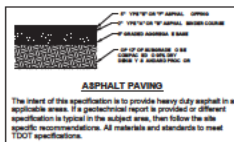
NOTE: THIS SECTION IS A MINIMUM. ENGINEER MUST DESIGN AN APPROPRIATE SECTION FOR THE PROPOSED TRAFFIC. IF IT IS AN EXISTING STREET, AND THE EXISTING PAVEMENT SECTION IS GREATER THAN SHOWN BELOW, THEN THE EXISTING SECTION IS THE MINIMUM.



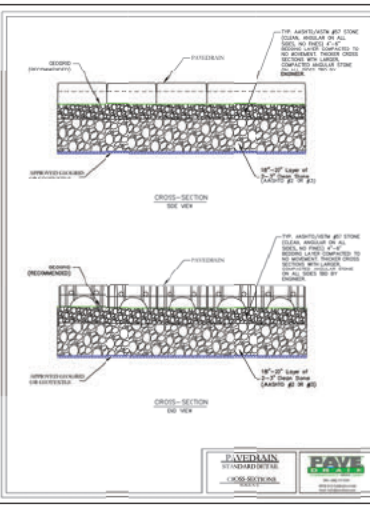
Revised November 2024
STANDARD DETAIL C032
CITY OF LA VERGNE, TENNESSEE



Revised November 2024
STANDARD DETAIL C013
CITY OF LA VERGNE, TENNESSEE



Revised November 2024
STANDARD DETAIL C008
CITY OF LA VERGNE, TENNESSEE



ISSUE FOR PERMIT

PROJECT NUMBER: C-5.0
PROPERTY NUMBER: 25104ZAX
DATE: 06/30/26

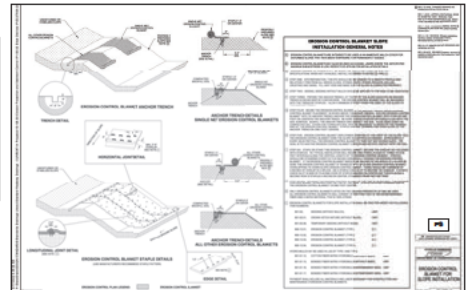
LA VERGNE Engineering Department

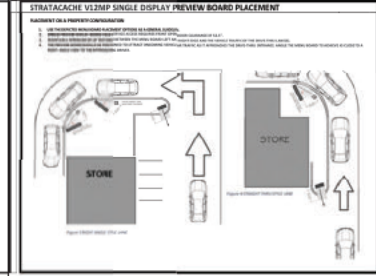
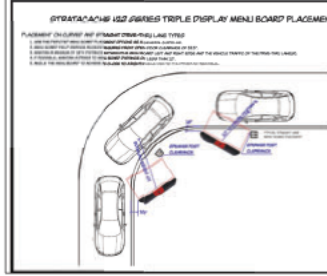
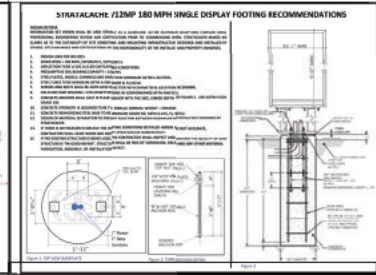
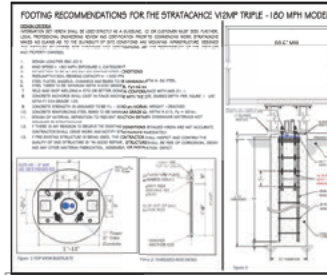
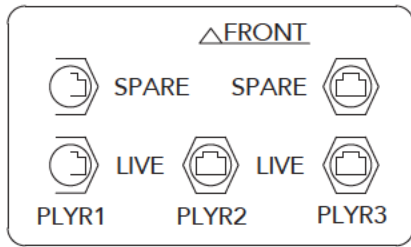
CARTER ENGINEERING
CARTER ENGINEERING
1000 N. 10TH ST.
SUITE 100
LA VERGNE, TN 37086
P: 615.238.1234
F: 615.238.1235
WWW.CARTERENGINEERING.COM

GUERNSEY HOLDINGS ZRC O.P.C.P., LLC
3175 HUMPHREY ROAD, LA VERGNE, TN 37086

STANDARD DETAILS

LA VERGNE Engineering Department





OUTDOOR DIGITAL DISPLAY

Model	Resolution	Size	Weight	Power	Mounting
STRATACACHE V32MP	1920x1080	32"	150 lbs	150W	Wall Mount
STRATACACHE /12MP	1920x1080	32"	150 lbs	150W	Wall Mount

OUTDOOR DIGITAL DISPLAY

High brightness, wide viewing angle, and weather-resistant design. The display is designed for outdoor use and is suitable for advertising, information, and entertainment.

Model Design

360° Mounting and Control

Remote Management

Viewing at all Angles

Maximum Reliability

ISSUE FOR PERMIT

SITE DEVELOPMENT PLANS

FOR

GUERNSEY HOLDINGS ZRC OPCP, LLC

3173 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROJECT NUMBER

C-6.0

PROPERTY NUMBER

25104ZAX

DATE

06/30/26

06/30/26

CARTER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

NO. 0000000000

06/30/26



SHEET TITLE:

CANOPY DETAILS

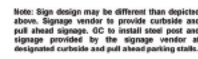


SHEET NUMBER: 001

PROJECT NUMBER:
25104ZAY

DATE: 06/30/26

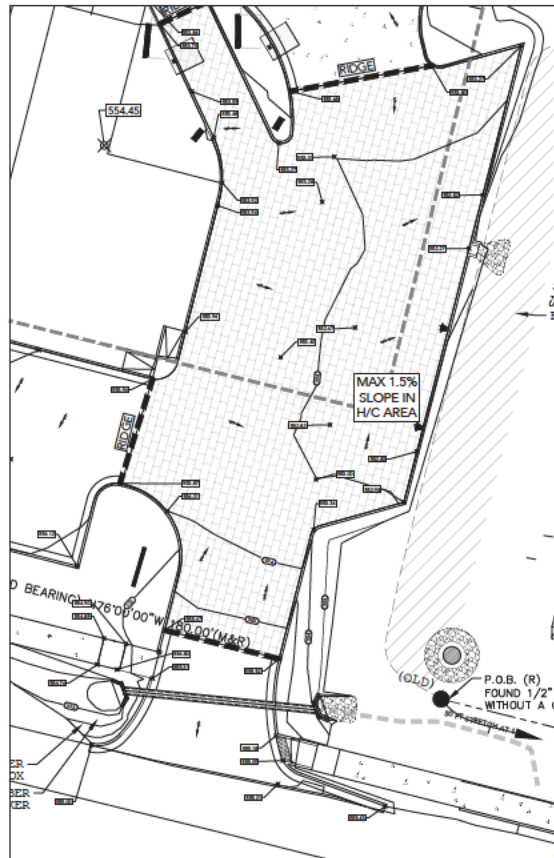
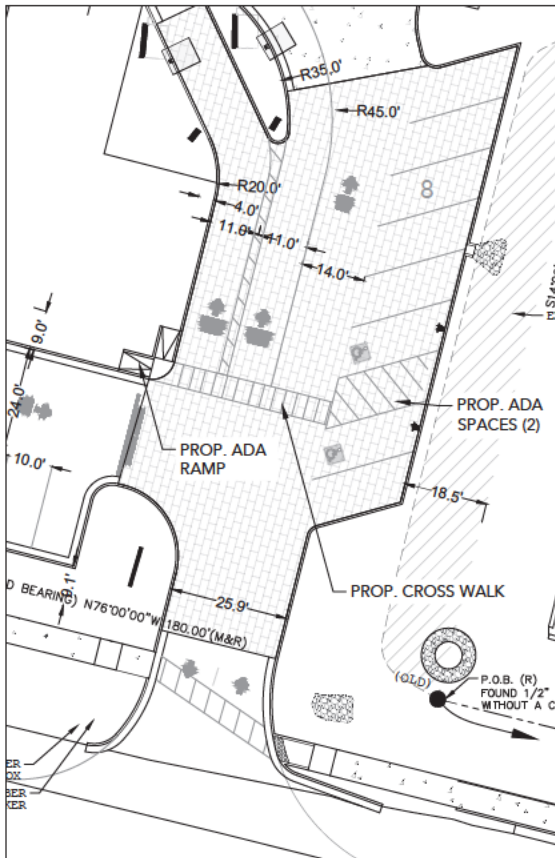
of 203



ISSUE FOR PERMIT

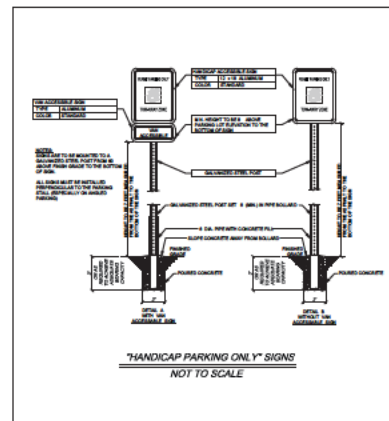
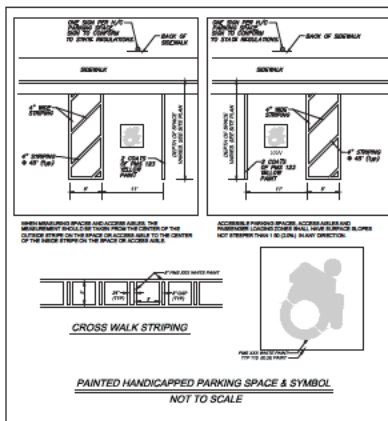
SITE

GRADING

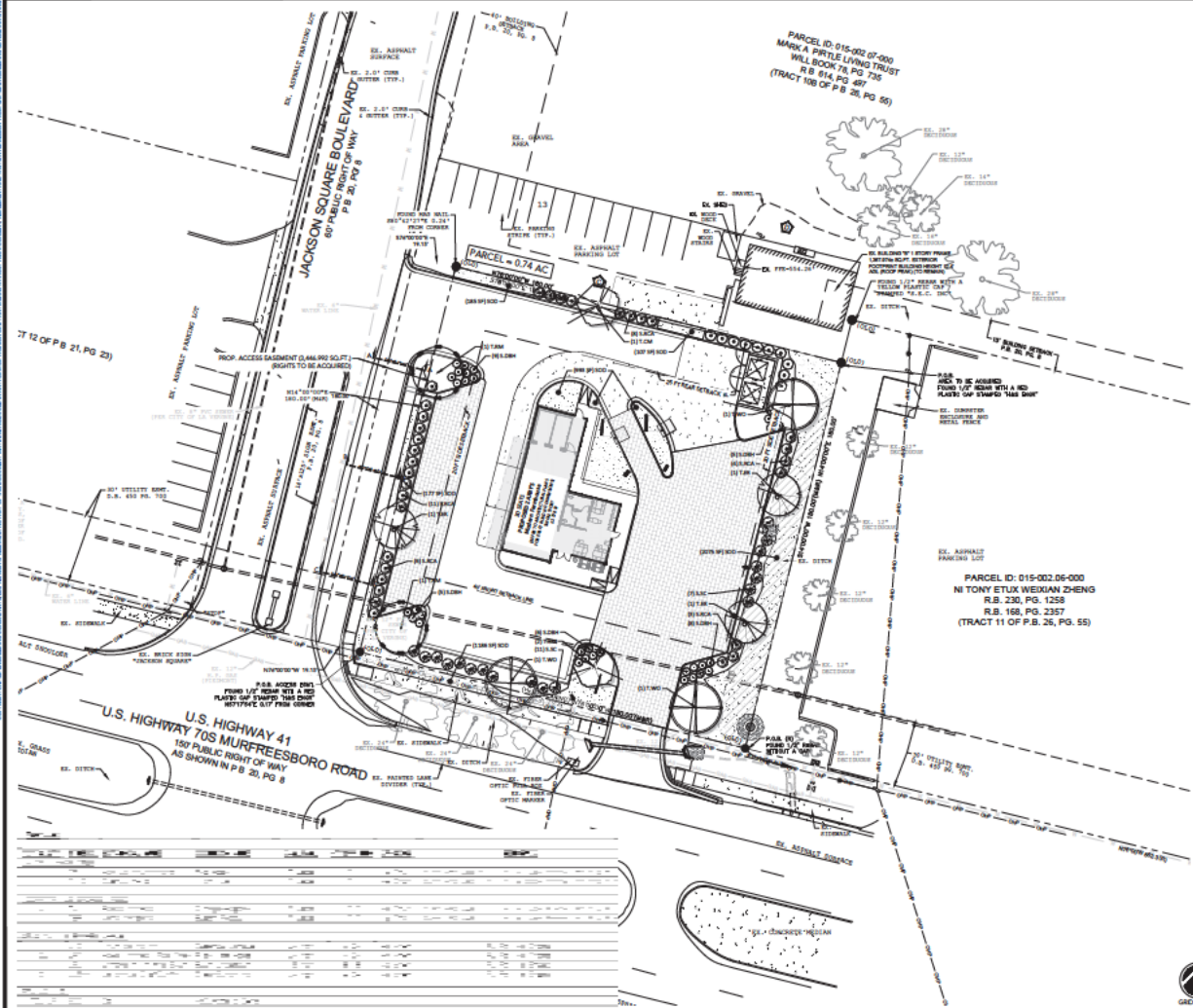


SITE LOCATION MAP
NOT TO SCALE

PROJECT NAME: ADA ACCESS PLAN PROJECT NUMBER: 251042AX DATE: 06/30/26	
ISSUE FOR PERMIT	
PROJECT LOCATION: 3173 MAPLEBROOK ROAD, LA VERGNE, TN 37086	
CLIENT: GUERNEY HOLDINGS ZRC OP/CP, LLC	
DESIGNER: CARTER ENGINEERING	
SCALE: 1" = 10'	



ISSUE FOR PERMIT



SITE LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION	
PROJECT NAME	NI TONY ETUX WEXIAN ZHENG
PROJECT ADDRESS	3175 MURFREESBORO ROAD, LA VERGNE, TN 37086
PROJECT NUMBER	25104ZAX
DATE	06/30/26
ISSUE FOR PERMIT	
SHEET NUMBER: L-1.0	
PROJECT TITLE: LANDSCAPE PLAN	
PROJECT OWNER: GUERNSEY HOLDINGS ZRC, OPCC, LLC	
PROJECT ADDRESS: 3175 MURFREESBORO ROAD, LA VERGNE, TN 37086	
PROJECT NUMBER: 25104ZAX	
DATE: 06/30/26	

CARTER ENGINEERING
CARTER ENGINEERING
1000 N. W. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.575.1234
WWW.CARTERENGINEERING.COM



Item #: 4. 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.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Gary Lide, City Engineer

Summary:

Hillpointe, LLC is requesting approval of a concept plan and rezoning for Pointe Grand La Vergne, a new development to consist of 42.62 acres. The accompanying rezoning request would change the acreage from Mixed Residential Neighborhood Area (R-2) to Mixed Use Neighborhood Residential Area (R-3) for approximately 42.62 acres of the 50.645 acre property located at 661 Old Nashville Hwy, commonly referred to as Pointe Grand La Vergne.

The applicant is proposing 90 townhomes and 528 apartment units contained in 15 buildings.

The property is located on the south side of Old Nashville Highway.

The main zoning in the area is R-2 and Neighborhood Commercial (NCD). A small parcel is zoned R-1 nextdoor. Northwest of this site is all zoned R-2.

The following request for a variance is not being considered in June because this is only the rezoning phase, and this is not a PDR request. However, staff believes the Planning Commission should have this information since the applicant has made it available.

Variances to Parking

- Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@laveragnetn.gov; and Jake Blair - jblair@laveragnetn.gov)

Details such as parking, building locations, the Clubhouse, Fitness Center and other amenities are not discussed tonight because this is only the rezoning phase.

Engineering (Gary Lide - glide@laveragnetn.gov)

(For information) The Concept Plan was not reviewed. It will have to be submitted for separate review after rezoning effort is completed.

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)

No comments.

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

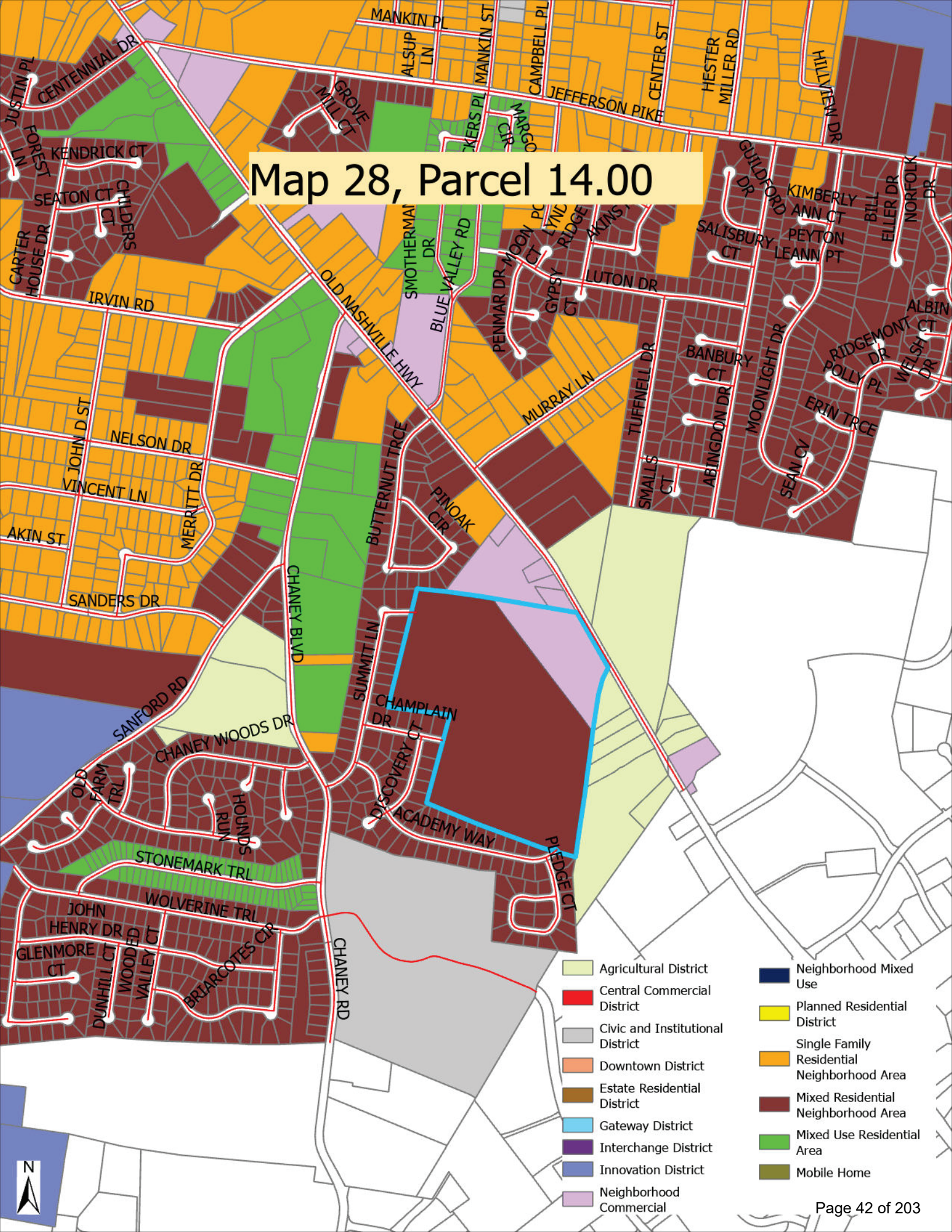
Map 28, Parcel 14.00



Map 28, Parcel 14.00



Map 28, Parcel 14.00



- Agricultural District
- Central Commercial District
- Civic and Institutional District
- Downtown District
- Estate Residential District
- Gateway District
- Interchange District
- Innovation District
- Neighborhood Commercial
- Neighborhood Mixed Use
- Planned Residential District
- Single Family Residential Neighborhood Area
- Mixed Residential Neighborhood Area
- Mixed Use Residential Area
- Mobile Home







Pointe Grand La Vergne Development

La Vergne, TN
June 1, 2026



Pointe Grand La Vergne

Mixed Use Development - Old Nashville Hwy – La Vergne, TN



Site Photography



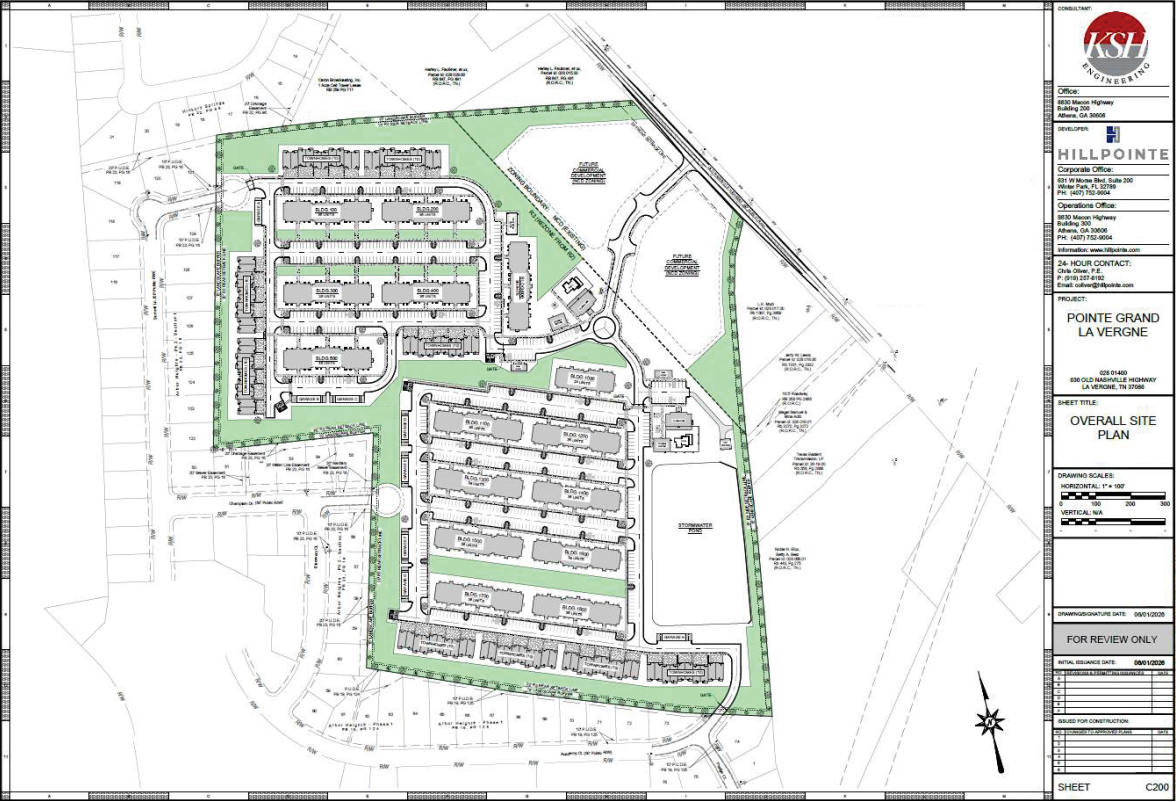
Project Vision

Hillpointe, LLC (“Hillpointe” or “Applicant”) would like to file a request zone map amendment changing the underlying zoning on a portion of parcel #028 01400 from Residential (R2) to Residential (R3) for approximately 42.62 gross acres of the 50.645-acre property located at 661 Old Nashville Hwy, LaVergne, TN 37086 – commonly referred to as Pointe Grand La Vergne (the “Property”). The Applicant is proposing 90 townhomes and 528 apartment units contained in 15 buildings (the “Development”).

Hillpointe is redefining what attainable housing can be, founded with the conviction that quality housing should be accessible to working families, Hillpointe has grown into one of the most active multifamily developers in the country. Our vertically integrated platform spans development, construction, and property management, giving us end-to-end control over quality, cost, and resident experience. This model allows us to deliver communities that exceed expectations while keeping rents attainable. With 12,000+ units under management across 10+ states, we remain focused on our mission: building communities that change lives.

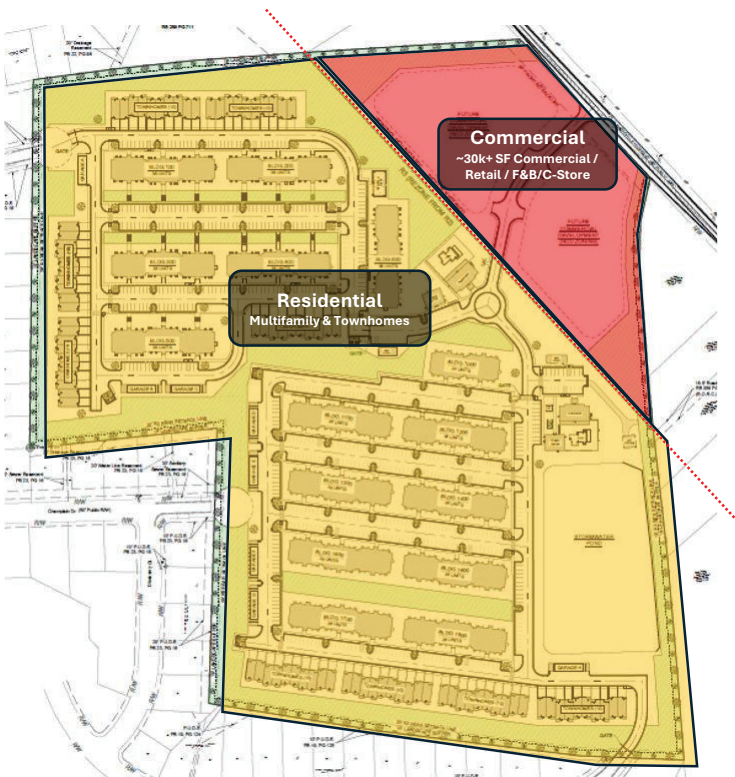
With this Development, Hillpointe will deliver a mix of three-story apartment buildings and two-story townhome residences. Apartment units will consist of approximately 1,170 square foot 2-bedroom/2-bathroom floorplans, while townhome residences will offer larger 2,204 square foot 3-bedroom/2.5-bathroom layouts with private garages and two-story living configurations. Construction minimizes waste while maximizing energy efficiency for our tenants. Our communities offer an array of modern amenities designed for convenience and sophistication. With a resort-style pool with cabanas, pickleball court, and 24-hour fitness center, our communities offer everything needed for an elevated lifestyle including pet-friendly environments complete with dog park and pet spa, and a business center. Hillpointe constructs a Class A product, with all unit rents targeted to a market-rate, attainable demographic, which typically consists of entry-level and essential workers within the communities we serve. In La Vergne, current underwriting projects rents that are approximately \$100–\$200 below the average rental rates of comparable 1–5-year-old properties in the surrounding area. This approach is specifically intended to serve the “missing middle”, households that earn too much to qualify for subsidized housing yet face affordability constraints in newly built luxury product within the city of La Vergne and greater Rutherford County.

Site Plan



SITE PLAN NOTES:	
PROJECT AREA: 50.645-ACRES (± 2,206,090 SF)	
PARCEL ID: 028 014.00	
EXISTING ZONING: R2 (MIXED RESIDENTIAL NEIGHBORHOOD AREA)	
PROPOSED ZONING:	
± 42.62 ACRES R3 (MIXED USE NEIGHBORHOOD RESIDENTIAL AREA)	
± 8.02 ACRES NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)	
PROPOSED USE:	
MULTI-FAMILY APARTMENTS: 528 UNITS (ALL 2-BEDROOM, 3-STORIES)	
MULTI-FAMILY TOWNHOMES: 90 UNITS (ALL 3-BEDROOM, 2-STORIES)	
ALLOWABLE DENSITY: 14.5 UNITS PER ACRE	
PROPOSED DENSITY: 14.5 UNITS PER ACRE (618 UNITS/42.62 ACRES)	
MAXIMUM BUILDING HEIGHT PROPOSED: 42'-9"	
MAXIMUM BUILDING HEIGHT ALLOWED: 50'-0"	
PROPOSED BUILDING COVERAGE:	
APARTMENTS: 210,197 SF	
TOWNHOMES: 105,948 SF	
GARAGES: 15,500 SF	
CLUBHOUSE: 7,500 SF	
FITNESS CENTER: 3,648 SF	
MAIL KIOSK: 2,400 SF	
TOTAL: 345,243 SF	
PARKING SUMMARY:	
PARKING REQUIRED: 1,489 SPACES (1.1 SPACES/BEDROOM)	
PARKING PROPOSED: 1,882 SPACES (1.7 SPACES/UNIT)	
STANDARD SPACES (10'X20'): 581 SPACES	
DRIVEWAY SPACES (10'X22'): 270 SPACES	
ACCESSIBLE SPACES: 34 SPACES	
STAND-ALONE GARAGES (10'X20'): 77 SPACES (1 ADA - 20'X20')	
TOWNHOME GARAGES: 90 SPACES	
* SEE LA VERGNE PROJECT NARRATIVE REGARDING PARKING RATIO	
OPEN SPACE SUMMARY	
OPEN SPACE REQUIRED: 50.654 AC *20% = 10.13 AC (411,218 SF)	
OPEN SPACE PROVIDED: 11.50 AC (501,077 SF)	
OVERALL LANDSCAPE AREA REQUIRED: 50.654 AC *40% = 20.26 AC (882,436 SF)	
OVERALL LANDSCAPE AREA PROVIDED: 23.90 AC (1,041,084 SF)	
(ASSUMING ±8.0 ACRES OF IMPERVIOUS AREA FOR FUTURE COMMERCIAL)	
R3 LANDSCAPE AREA REQUIRED: 42.62 AC *40% = 17.06 AC (742,611 SF)	
R3 LANDSCAPE AREA PROVIDED: 22.38 AC (975,000 SF)	
SETBACKS:	
APARTMENT/TOWNHOME FRONT: 35 FT	
APARTMENT/TOWNHOME REAR: 20 FT	
TOWNHOME SIDE: 10 FT	
APARTMENT SIDE: 15 FT	

Site Plan – Project Uses



Multifamily Phase 1					
Product Type	Unit Type	%Mix	Unit Count	Net Rentable	Tot. Rentable SF
Apartments	2 Bedroom/2 Bath	88.64%	312	1,170	365,040
Townhomes	3 Bedroom/2.5 Bath	11.36%	40	2,204	88,160
Totals		100%	352	1,288	453,200

Multifamily Phase 2					
Product Type	Unit Type	%Mix	Unit Count	Net Rentable	Tot. Rentable SF
Apartments	2 Bedroom/2 Bath	81.20%	216	1,170	252,720
Townhomes	3 Bedroom/2.5 Bath	18.80%	50	2,204	110,200
Totals		100%	266	1,364	362,920

Amenities + Other Bldgs.	
Product Type	Total SF
Clubhouse w/pool (x2)	7,550
Garages (x77)	15,500
Fitness Center (x2)	3,648
Pickle Ball Courts (x2)	1,800
Mail Kiosk (x2)	2,400
Totals	30,898

Commercial	
Product Type	Total SF
Restraunt/C-Store/Retail	30,000
Totals	30,000

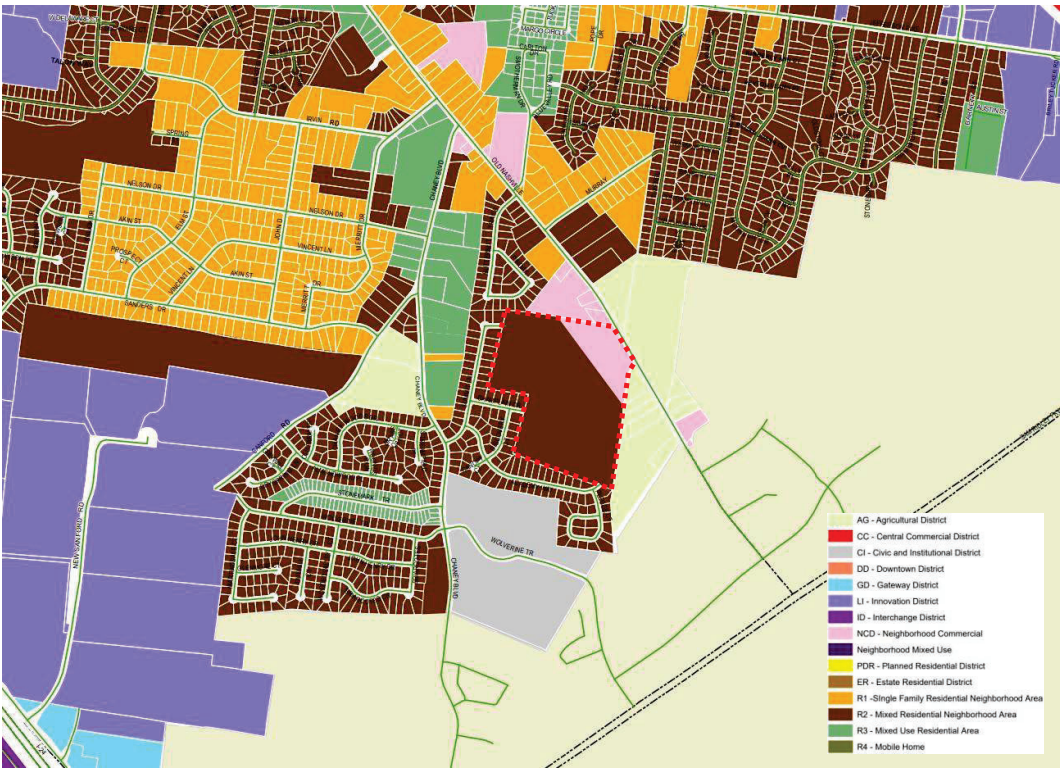
Zoning Challenges & Resolutions

The subject property is currently zoned R2 Medium Density Residential Neighborhood Area, which is intended for traditional residential at moderate densities. This district does not permit the multifamily residential product envisioned for the site and therefore cannot support the development program proposed by Pointe Grand La Vergne.

A portion of the overall development frontage along Old Nashville Highway is already zoned NCD – Neighborhood Commercial, which aligns with the City’s long-term vision for commercial growth and corridor activation along this gateway into La Vergne. This portion of the development is intended to complement the broader mixed-use vision for the overall development and provide neighborhood-serving retail opportunities along the corridor.

The proposed zone change to R3 Mixed Use Residential Neighborhood Area represents a logical transition between existing commercial activity along the Sam Ridley Parkway corridor and established residential neighborhoods surrounding the site, creating a buffer zone of high-quality multi-family residential units. Several multifamily communities currently operate successfully within the immediate area, demonstrating strong market support for additional housing options.

The proposed development advances multiple objectives identified within the Rutherford County 2040 Comprehensive Plan, including the expansion of housing choice for low to moderate income residents, promoting mixed-use development near existing infrastructure, coordinating infrastructure investments within growth areas, and creating gateway-oriented development along major transportation corridors.



Development Standards – Existing vs Proposed

Existing Zoning R2 - 4.2.4 - Mixed Residential Neighborhood Area	Proposed Zoning R3 - 4.2.5 – Mixed Use Neighborhood Residential Area
The Mixed Residential Neighborhood Area is established to accommodate medium density development with a variety of housing types within cohesive neighborhoods in close walking or biking proximity to La Vergne’s planned mixed-use nodes and employment centers. These neighborhoods should be designed at a pedestrian scale with parks and other public amenities as gathering places.	The Mixed-Use Residential Neighborhood Area is established to accommodate high density development with a variety of housing types within cohesive neighborhoods in close walking or biking proximity to La Vergne’s planned mixed-use nodes and employment centers. These neighborhoods should be designed at a pedestrian scale with parks and other public amenities as gathering places.
Open Space Requirement 20%	Open Space Requirement 20%
Minimum Lot Size 10,000 sq. ft.	Minimum Lot Size for All Others (than Single Family) 10,000 sq. ft.
Required setbacks for Townhouse Front setback is 35' Side setback is 10' Rear setback is 20'	Required setbacks for Townhouse Front setback is 35' Side setback is 10' Rear setback is 20'
Required setbacks for Multifamily Front setback is 35' Side setback is 20' Rear setback is 30'	Required setbacks for Multifamily Front setback is 35' Side setback is 15' Rear setback is 20'
Height Townhouse 2 Stories Max Multifamily 4 Stories Max	Height Townhouse 2 Stories Max Multifamily 4 Stories Max
Density Medium Density - Undefined	Density High Density - Undefined Request for approval for 528 apartment units and 90 townhomes.
Parking - (Gated Apartment Complex with a Minimum of 50 Units) For each dwelling unit with 2 or more bedrooms, 1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number.	Parking - (Gated Apartment Complex with a Minimum of 50 Units) Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.

Requested Variances & Planning Rationale

Variance 1: Parking Reduction

- Hillpointe owns and operates a multifamily portfolio composed primarily of two-bedroom apartment and townhome product types substantially similar to those proposed within the development.
- Across Hillpointe's operating portfolio, a parking ratio of approximately 1.7 spaces per dwelling unit has consistently demonstrated adequate capacity to meet resident and guest parking demand.
- Existing properties operating at this ratio have not experienced recurring parking deficiencies, resident spillover, or occupancy impacts attributable to insufficient parking supply.
- The requested ratio reflects demonstrated operational performance across multiple markets and property sizes and is based on real-world utilization trends rather than theoretical parking demand assumptions.
- Reducing excess parking supply decreases unnecessary impervious surface area and allows additional land to be allocated toward open space, landscape buffering, pedestrian connectivity, and community amenity areas throughout the development.
- The requested reduction supports the project's broader goals of improving site efficiency, preserving open space continuity, and minimizing unnecessary grading and pavement impacts.

Variance 2: Front-Loaded Garage Orientation

- The proposed front-loaded townhome configuration improves overall site efficiency and allows the development to better respond to the site's topography, grading constraints, and open space objectives.
- Rear-loaded alley-loaded product would require additional internal pavement, retaining walls, grading transitions, and site disturbance that materially reduce layout efficiency and usable open space throughout the development.
- Front-loaded orientation reduces unnecessary impervious surface area and allows the site to preserve larger contiguous open space areas, enhanced buffering, and more functional community gathering spaces.
- The proposed layout better supports the project's broader open space strategy by minimizing excessive grading impacts and improving flexibility in building placement and roadway alignment.
- Streetscape intent of 6.5.2(D) is preserved through recessed garage placement, prominent entry stoops per 6.5.2(A), and full 80% brick façade compliance per 6.5.2(E).
- The requested variance advances, rather than conflicts with, the broader intent of Section 6.5.2 by allowing a more efficient, visually cohesive, and environmentally responsive townhome layout.

Open Space

The proposed development is intentionally designed to exceed the City's minimum open space and landscape area expectations while creating a more connected, pedestrian-oriented residential environment consistent with the broader vision of the Rutherford 2040 Comprehensive Plan. Based on the current concept plan, the project is required to provide approximately 10.13 acres of open space and currently proposes approximately 11.50 acres, exceeding the minimum requirement by roughly 1.37 acres. Additionally, the development is required to provide approximately 20.26 acres of landscape area across the overall site and currently proposes approximately 23.90 acres, further reinforcing the project's emphasis on integrated green space, buffering, streetscape enhancements, and usable amenity areas.

Achieving this enhanced open-space framework is directly supported by two targeted variance requests that allow the site to be planned more efficiently while improving the overall development pattern and preserving functional green space.

First, reducing the parking requirement from 1.1 spaces per bedroom to 1.7 spaces per unit aligns with Hillpointe's demonstrated operational performance across its multifamily portfolio and avoids overbuilding excess paved surface area that is not needed to adequately serve residents. This reduction allows land otherwise consumed by oversized parking fields to instead be redirected toward open space, pedestrian connectivity, landscaping, and community amenity areas that better support the project's long-term residential environment.

Second, allowing front-loaded townhomes in lieu of the required rear-loaded configuration allows the site design to avoid unsightly drive aisles abutting the neighboring single-family properties along the rear and northern portions of the property where alley-loaded infrastructure would otherwise be required. Rear-loaded construction in these areas would necessitate additional excavation, controlled blasting, and excessive grading activity that would directly reduce contiguous open-space opportunities, increase impervious surface area, and disturb otherwise preservable portions of the site. The proposed front-loaded orientation preserves functional rear yards, minimizes unnecessary site disturbance, and allows for a more cohesive and usable open-space network throughout the development.

Together, these variances promote a more efficient and environmentally responsive site layout that reduces unnecessary impervious area, preserves natural and landscaped open-space areas, creates additional buffer area between land uses, and allows the development to exceed the City's minimum open-space requirements while still delivering a high-quality mixed-use residential community.



Connected Spaces & Traffic Calming

Hillpointe’s proposed development intends to integrate with both existing and future roadway infrastructure while promoting safe, efficient, and connected vehicular circulation throughout the Old Nashville Highway corridor. A Traffic Impact Analysis (TIA) has been completed to evaluate the project’s impact on the surrounding transportation network and identify roadway improvements necessary to support both the proposed development and future corridor growth. These proposed improvements directly align with several goals within the Rutherford 2040 Comprehensive Plan, including coordinating infrastructure investment in projected growth areas, improving gateway corridors, and aligning transportation improvements with future land use planning.

Based on the proposed residential density, the TIA recommends installation of a new northbound left-turn lane at the primary entrance along Old Nashville Highway, as well as widening the existing substandard 10-foot travel lanes to standard 12-foot travel lanes along the project frontage. The roadway frontage will also be milled and resurfaced to provide a uniform finished roadway section. While the TIA itself only requires a three-lane roadway condition, the proposed improvements are being expanded toward the City’s preferred long-term five-lane corridor vision to support future growth and corridor functionality.

The development also proposed a new signalized intersection at the primary entrance of the proposed development on Old Nashville Highway. The signal location and primary access point are being intentionally coordinated with the future development planned across the highway to create aligned access points and a more organized roadway network consistent with the City’s preferred corridor planning objectives.

Internally, the project has been designed with a hierarchy of primary and secondary access drives intended to distribute traffic efficiently throughout the site while promoting connectivity between residential, amenity, and future commercial areas. Sidewalks and pedestrian connections will be integrated throughout the development to enhance walkability and connectivity between uses.



Site Utilities + Infrastructure Improvements

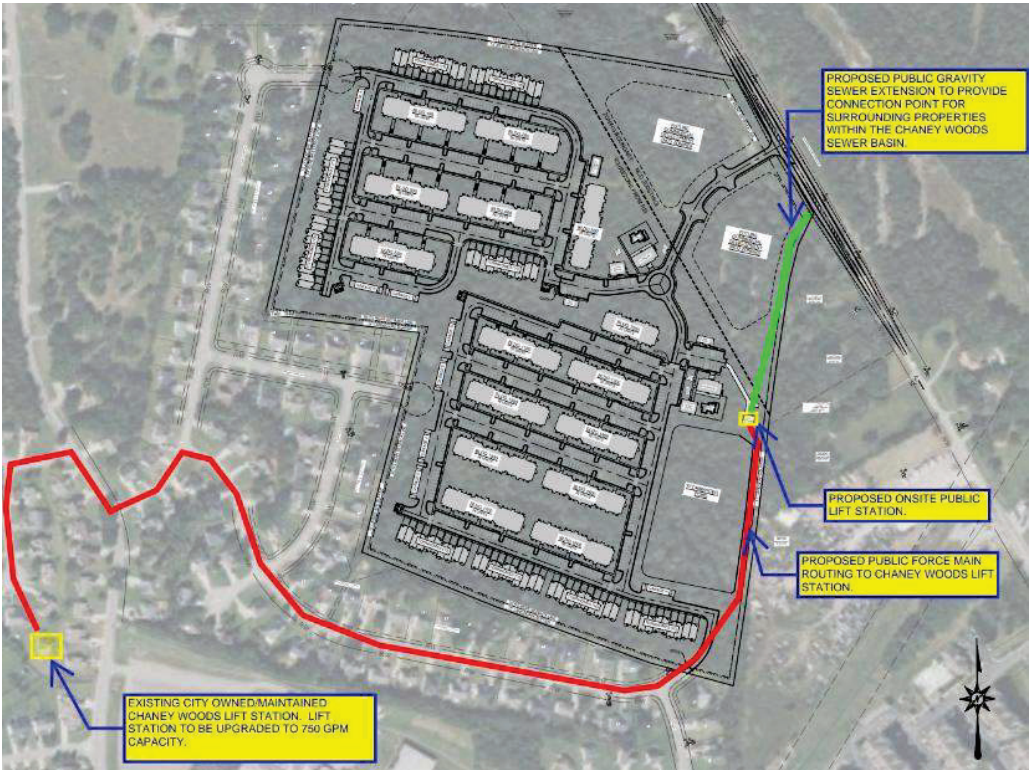
The Pointe Grand La Vergne development proposes to connect its sanitary sewer system to the City-owned and maintained Chaney Woods lift station, located to the west of the subject property. To facilitate this connection, approximately 3,000 linear feet of offsite force main will be extended through the roadways of the adjacent single-family neighborhoods to the west.

The new force main will run as a separate service line parallel to the existing gravity sewer serving those residences, ensuring no disruption to their sewer service during construction.

The project will also require the installation of a new public lift station and gravity sewer extension on the Pointe Grand property.

These improvements will serve not only the Pointe Grand development, but also additional properties within the Chaney Woods sewer basin located upstream of the proposed development.

In addition, the City has determined that the existing Chaney Woods lift station will require upgrades to accommodate the increased demand generated by the Pointe Grand La Vergne development and future upstream connections to the new gravity sewer extension. Specifically, the existing lift station will need to be upgraded to provide a total capacity of 750 GPM.



Summary of Variances + Declarations + Public Subsidies

Zoning Map Amendment

Rezoning & Entitlement

- Rezone the residential portion of the subject property from R2 to R3 to accommodate the proposed multifamily and townhome development program.
- Retain the existing NCD – Neighborhood Commercial zoning along the Old Nashville Highway frontage intended for future commercial development.
- Project development of 528 apartment units and 90 townhomes.

Variances

Parking

- Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.
- Requested ratio reflects Hillpointe's operational performance across its existing portfolio and reduces unnecessary impervious surface area, allowing additional land to be dedicated toward open space, buffering, and amenity areas.

Rear-Loaded Garage Townhomes

- Request relief from the rear-loaded garage requirement to permit front-loaded townhome configurations (section 6.5.2D).
- Front-loaded orientation improves overall site efficiency and reduces the need for excessive retaining walls, grading transitions, and additional impervious surface area associated with rear-loaded alley construction.
- The requested configuration preserves larger contiguous open space areas, enhances buffering opportunities that would otherwise be against neighboring single-family, and supports a more efficient internal roadway and building layout.

Declarations

Traffic & Roadway Upgrades

- Hillpointe will construct a new signalized entrance along Old Nashville Highway to serve both the residential and future commercial portions of the development.
- Hillpointe will install roadway improvements identified within the Traffic study, including construction of a northbound left-turn lane at the primary entrance, widening the existing substandard roadway frontage from 10-foot travel lanes to standard 12-foot travel lanes, and milling/resurfacing the frontage corridor to provide a uniform finished roadway section.
- While the TIA only requires a three-lane roadway section, Hillpointe is proposing improvements consistent with the City's long-term five-lane corridor vision along Old Nashville Highway.
- Hillpointe will coordinate aligned access and roadway connectivity with adjacent developments where feasible to support corridor functionality and long-term transportation planning objectives.

Utility Infrastructure Upgrades

- Hillpointe will construct approximately 3,000 LF of new off-site force main extension, a new public lift station, and associated gravity sewer improvements necessary to serve the development and future upstream properties within the Chaney Woods sewer basin.
- Hillpointe will participate in required downstream Chaney Woods lift station capacity upgrades identified by the City to support future basin-wide growth.
- The proposed utility improvements represent substantial public infrastructure investment that extends beyond the minimum infrastructure required solely for the proposed development.

Public Subsidy

Impact Fee Credit Request

- Hillpointe is requesting a minimum of \$3.5 million in impact fee credits and credit reductions (Sec. 12.3.5) associated with the extraordinary off-site public road and infrastructure improvements required to facilitate both the proposed development and future growth within the surrounding corridor and Chaney Woods sewer basin.
- The requested credits are intended to offset infrastructure costs that would otherwise be borne by the City or future developments within the service area.
- The requested roadway and sewer improvements create substantial long-term public value by expanding infrastructure capacity, improving corridor functionality, and supporting future residential and commercial growth beyond the subject property alone.

Conclusion

- Given the scale of public infrastructure improvements necessary to bring both the proposed development and the City's long-term vision for the Old Nashville Highway corridor to life, Hillpointe believes it would serve the best interest of both the City of La Vergne and Hillpointe to consider entering into a Development Agreement in conjunction with the requested rezoning.
- Through this process, Hillpointe is prepared to make clear commitments regarding the delivery of the proposed development program, roadway improvements, utility infrastructure upgrades, open space implementation, and overall project vision described throughout this booklet. In return, the Development Agreement framework would provide both the City and the development team with a clear structure to coordinate infrastructure obligations, timing, and negotiated public-private participation necessary to successfully execute the project and establish this corridor as a major southern gateway into the City of La Vergne.

Architectural Characteristics – Multifamily + Townhomes



Architectural Elevations + Materiality



PAINT COLORS:			
 SW 7006 Extra White COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED EXTRA WHITE UNLESS NOTED			
MATERIALS:			
FC-10  PINK CONCRETE BLOCK (ALTERNATING AT A 1/2" LAP BEING PAINTED EXTRA WHITE)	FBB-3  BOARD AND BATTEN (SMOOTH PINK CONCRETE FIBER & BATTEN PAINTED EXTRA WHITE)	FC-9  PINK CONCRETE 8" LAP BEING PAINTED EXTRA WHITE	MSN-7  BRICK VENEER PAINTED EXTRA WHITE
			R-1  ASTORIA ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
SH-1  WOOD SHUTTLES (PINK CONCRETE AND BATTEN SHUTTLES)			
LIGHTING:			
LT-4  DECORATIVE BODICE WALL LIGHT, SILVER COLOR	LT-2  BREEDWAY AREA LIGHT (MOUNTED ABOVE BREEDWAY STAIRS AT 100 LEVEL, IN SILVER COLOR WITH DECORATIVE MOUNT)	LT-3  WEST BALCONY LIGHT	

Commercial + Retail Vision



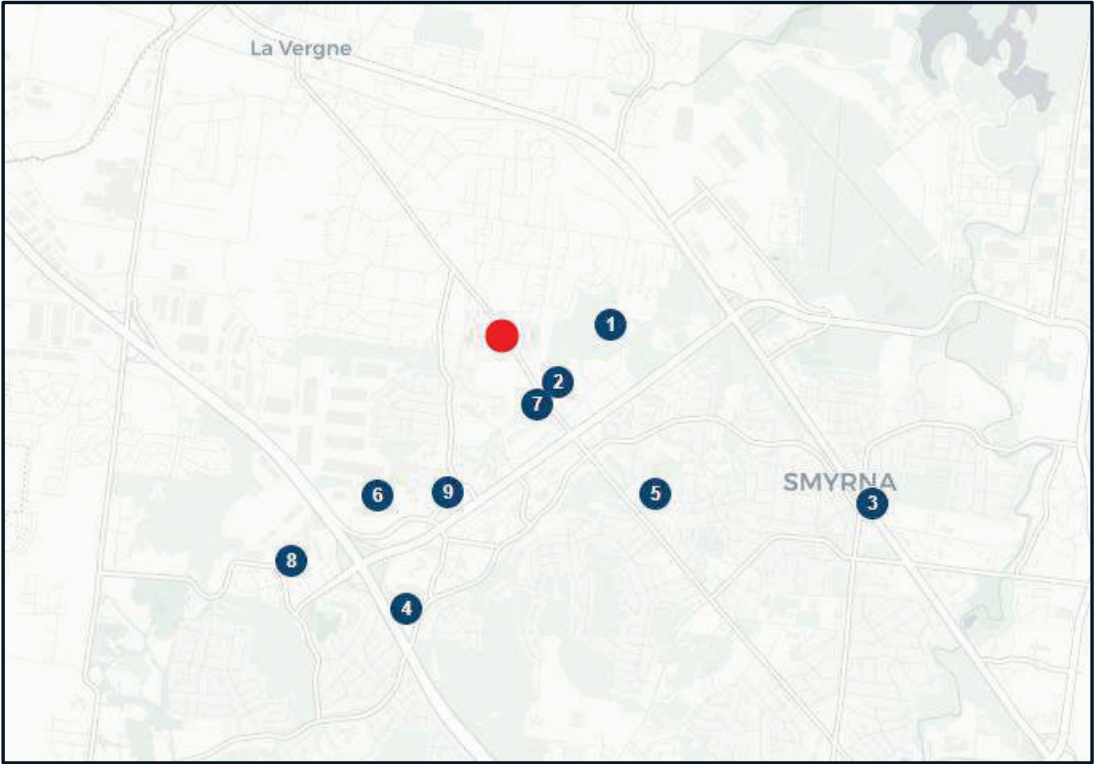
All future retail and commercial development within the project area will adhere to the applicable requirements of the Old Nashville Highway Overlay District, including all exterior façade, material, and design standards as set forth in the zoning code. Concept photos for reference only.



Comparable Multifamily Projects

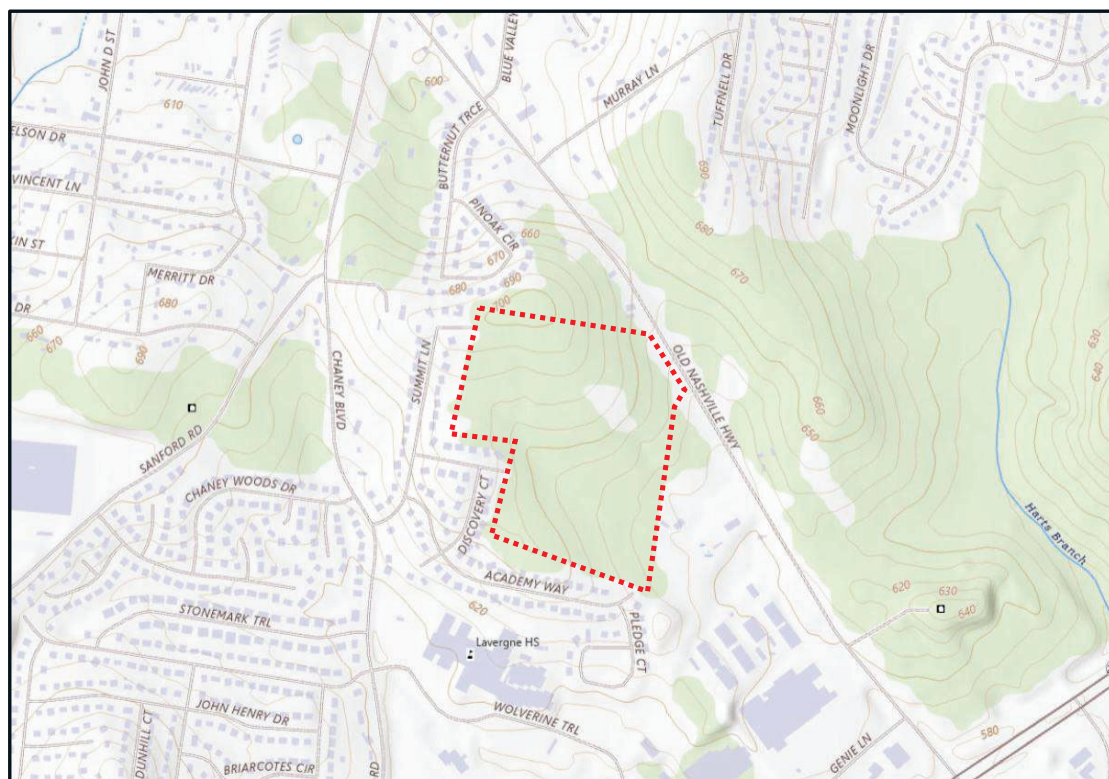
2B Rental Comps			
Subject Property 610 Old Nashville Hwy, La Vergne, TN 37086			
Comparable Properties			
#	Property Name	Vintage	2B SF
S	PG La Vergne	—	—
1	Elan Smyrna	2025	1,136
2	Vintage Stonetrace	2024	1,143
3	101 Depot	2022	1,099
4	The Sterling at Stonecrest	2020	1,110
5	Anthem at Creekside	2020	1,003
6	Grand Oak at Town Park	2014	1,092
7	Ashton Creek Farms	2014	1,076
8	MAA Sam Ridley	2009	1,157
9	Stoneridge Farms	2005	1,154

While multifamily development has accelerated across Rutherford County in recent years, our project stands apart as the only truly attainable option among them, built for the cost-burdened workers who keep this community running. That gap is exactly why rezoning matters. Allowing attainable housing where people already work puts homes closer to jobs, keeps dollars circulating in local businesses, and builds the kind of stable, rooted community that benefits everyone.



Site Topography

- Based on available topographic information, existing elevations across the site generally range from approximately 620 feet to 700 feet.
- The northern and western portions of the property represent the highest elevations on-site, with grades generally sloping toward the southeast and the Old Nashville Highway frontage.
- Natural drainage patterns across the tract generally convey runoff toward the southeastern portion of the site, which represents the primary low point and natural collection area for stormwater.
- In response to the existing topography and drainage characteristics, the development has been designed around a large centralized regional stormwater facility located at the southeastern portion of the property intended to support the overall development.
- Existing topography and grade transitions were significant considerations during site planning and directly influenced roadway alignments, open space placement, building orientation, and overall development configuration.



Subsurface Conditions

- Preliminary geotechnical investigations identified varying subsurface rock conditions throughout the site, with the most substantial rock concentrations generally occurring along portions of the eastern and northeastern areas of the property.
- The proposed front-loaded townhome configuration and overall roadway layout significantly improve grading efficiency and reduce the need for additional alley infrastructure, retaining walls, and unnecessary impervious surface area.
- The centralized stormwater management strategy and open space network were also intentionally positioned in response to the site's natural topography and geotechnical conditions to improve overall site functionality and development efficiency.

SUBGRADE ROCK CUT SUMMARY:

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-16.57	-5.00	92036.55	Red
2	-5.00	-2.00	121645.25	Orange
3	-2.00	0.00	302718.13	Yellow
4	0.00	14.57	1298589.46	Green



NEIGHHBOR ADDRESS LIST

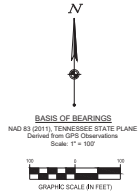
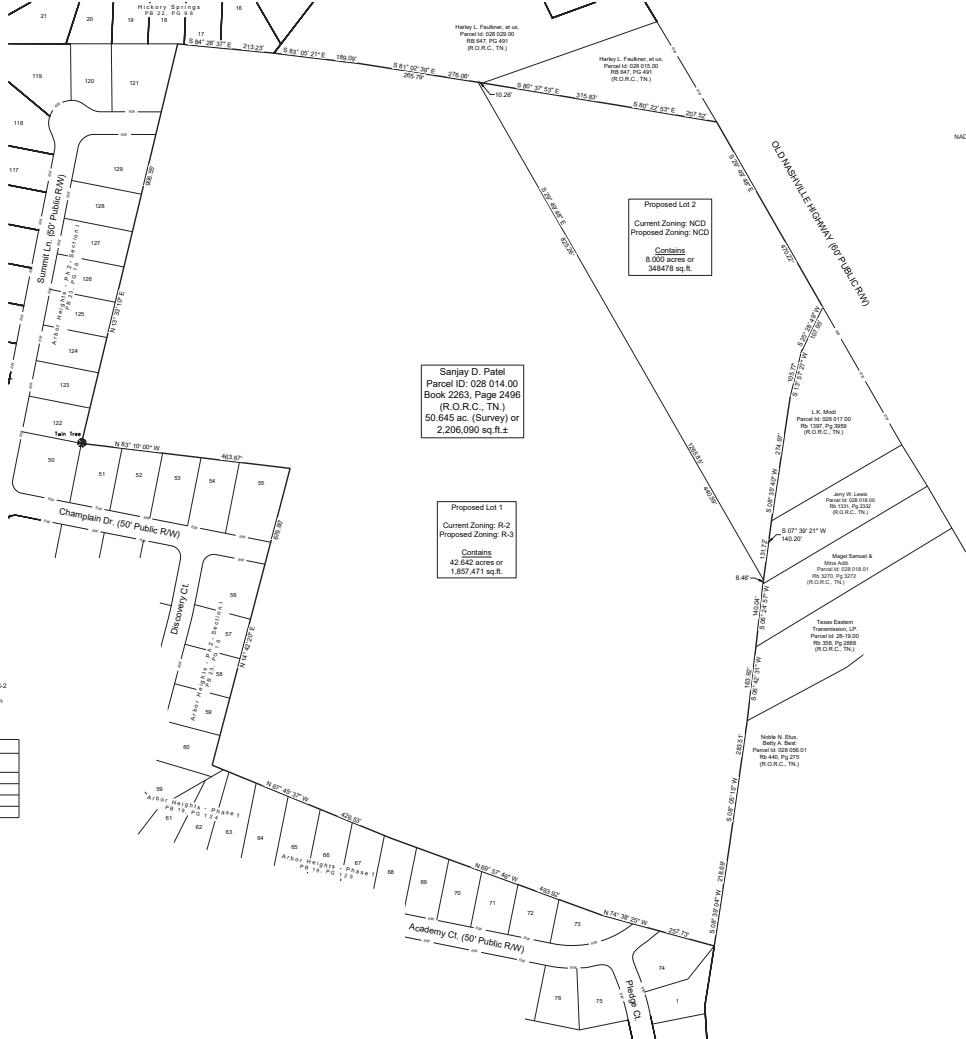
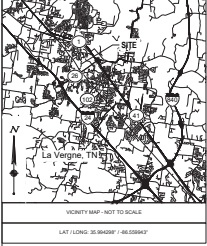
POINTE GRAND LA VERGNE NEIGHBOR LIST

#	PARCEL #	PHYSICAL ADDRESS	OWNER	2ND OWNER (if applicable)	MAILING ADDRESS	CITY	STATE	ZIP
1	028A D00100	101 Pledge Court	Milad Ghobryal	Suliman Nermin	101 Pledge Court	La Vergne	TN	37086
2	028A D00200	103 Pledge Court	Wagdy Kalinie	Malak Kaleny	103 Pledge Court	La Vergne	TN	37086
3	028A D00300	105 Pledge Court	Sefin Hanna	Amal Salib	105 Pledge Court	La Vergne	TN	37086
4	028A D00400	107 Pledge Court	Richard P. Conover, Jr.	Sherry Crabtree	107 Pledge Court	La Vergne	TN	37086
5	028A C01400	2201 Canopy Court	William Wright		108 North Spring Street	Murfreesboro	TN	37130
6	028A D02000	112 Pledge Court	Amber L. Beasley	Gary Beasley	112 Pledge Court	La Vergne	TN	37086
7	028A C01600	1221 Academy Way	Ryan Anthony Miller		1221 Academy Way	La Vergne	TN	37086
8	028A D01200	123 Pledge Court	Sadek Sameh		123 Pledge Court	La Vergne	TN	37086
9	028A D01300	125 Pledge Court	Osama W. Yam	Nancy N. Gamal	125 Pledge Court	La Vergne	TN	37086
10	028A D01800	126 Pledge Court	Ayman Abdalla	Saada Sidhom	126 Pledge Court	La Vergne	TN	37086
11	028A D01400	127 Pledge Court	Haydee Cabral Virgen		127 Pledge Court	La Vergne	TN	37086
12	028A D01500	129 Pledge Court	Nader Fahim	Gena Botros	129 Pledge Court	La Vergne	TN	37086
13	028A D01700	130 Pledge Court	Marion Alberto Pinto Portillo	Ana Medrano Vasquez	130 Pledge Court	La Vergne	TN	37086
14	028A D01600	131 Pledge Court	Weiming Xiang	Linling Lai	131 Pledge Court	La Vergne	TN	37086
15	028A C04900	2103 Academy Way	Tricon American Homes LLC		1508 Brookhollow Drive	Santa Ana	CA	92705
16	018P C001013	Lot 1, Chaney Blvd.	Eura Olivia Lockridge Burk Living Trust		1608 Bonner East, A	Houston	TX	77007
17	028A E00100	1900 Champlain Drive	James Sims		1900 Champlain Drive	La Vergne	TN	37086
18	028A E00300	1904 Champlain Drive	Michael J Schreiner	Paula R. Schreiner	1904 Champlain Drive	La Vergne	TN	37086
19	028A E01600	1905 Champlain Drive	Chernet Chelke	Yeah Yenakaka Balcha	1905 Champlain Drive	La Vergne	TN	37086
20	028A E01500	1907 Champlain Drive	Tuam Muan Dam		1907 Champlain Drive	La Vergne	TN	37086
21	028A E01400	1909 Champlain Drive	Sofia See Htoo		1909 Champlain Drive	La Vergne	TN	37086
22	028A E01300	1911 Champlain Drive	Virginia M. Varady		1911 Champlain Drive	La Vergne	TN	37086
23	028A C00600	2004 Summit Lane	Mina Nashim		2004 Summit Lane	La Vergne	TN	37086
24	028A C05200	2005 Summit Lane	Ibrahim Fakhory	Samia Nakola Fakhory	2005 Summit Lane	La Vergne	TN	37086
25	028A C05100	2007 Summit Lane	Muangpi Guite	Niang Nuam	2007 Summit Lane	La Vergne	TN	37086
26	028A E04000	2011 Summit Lane	Preston L. Beddingfield	Milka Brady	2011 Summit Lane	La Vergne	TN	37086
27	028A E01900	2012 Summit Lane	Bernard Giannetti	Bonnie Giannetti	2012 Summit Lane	La Vergne	TN	37086
28	028A E02000	2014 Summit Lane	Kathy Keel	Sandra Watson	2014 Summitt Lane	La Vergne	TN	37086
29	028A E03800	2015 Summit Lane	Kwame Darko Okraku	Tushama Charis Okraku	2015 Summit Lane	La Vergne	TN	37086
30	028A E03700	2017 Summit Lane	Samir A. Gad	Tereza I. Mekhael	2017 Summit Lane	La Vergne	TN	37086
31	028A E02000	2018 Summit Lane	Mina Demian o	Engy Botros	2018 Summit Lane	La Vergne	TN	37086
32	028A E02300	2020 Summit Lane	Lankford Living Trust c/o William Rie, Jr.		2020 Summit Lane	La Vergne	TN	37086
33	028A E03500	2021 Summit Lane	Justin D. Chadwick	Rosemary Chadwick	2021 Summit Lane	La Vergne	TN	37086
34	028A E02400	2022 Summit Lane	Ramon A. Miller	Deanne Miller	2022 Summit Lane	La Vergne	TN	37086
35	028A E02600	2026 Summit Lane	Jonathan Waldrop	Wendy Waldrop	2026 Summit Lane	La Vergne	TN	37086
36	028A E03200	2027 Summit Lane	Phoutachak Kongsana		2027 Summit Lane	La Vergne	TN	37086
37	028A E03100	2029 Summit Lane	Dora D. Melgar		2029 Summit Lane	La Vergne	TN	37086
38	028A E03000	2031 Summit Lane	Jonathan Chavarria	Angelica Johana Rey	2031 Summit Lane	La Vergne	TN	37086
39	028A E02900	2033 Summit Lane	Moniqua S. Ligon		2033 Summit Lane	La Vergne	TN	37086
40	028A E02800	2035 Summit Lane	Majors Family Living Trust c/o Alan Tracy		2035 Summit Lane	La Vergne	TN	37086
41	028A E02700	2037 Summit Lane	Timothy Benson	Myla Benson	2037 Summit Lane	La Vergne	TN	37086
42	028 O1800	650 Old Nashville Hwy.	Jerry W. Lewis		208 Hager Drive	Smyrna	TN	37167
43	028A C05000	2101 Academy Way	Charles Scott Kessler	Tammy Kessler	2101 Academy Way	La Vergne	TN	37086
44	028A C00700	2102 Academy Way	Nikita Marie Lymberis	Edward James	2102 Academy Way	La Vergne	TN	37086

45	028A C00800	2104 Academy Way	Tamoh Koulavong		2104 Academy Way	La Vergne	TN	37086
46	028A C00900	2106 Academy Way	William M. Adams	Marjorie Anne Adams	2106 Academy Way	La Vergne	TN	37086
47	028A E02100	2106 Summit Lane	Kevin G. Grove		2106 Summit Lane	La Vergne	TN	37086
48	028A C04700	2107 Academy Way	Damien Taylor	Tabitha Taylor	2107 Academy Way	La Vergne	TN	37086
49	028A C01500	2110 Academy Way	Renee Johnson		2110 Academy Way	La Vergne	TN	37086
50	028A C04300	2113 Academy Way	Dwana S. Kelley		2113 Academy Way	La Vergne	TN	37086
51	028A C01700	2114 Academy Way	Tina M. Davis	John A. Chatfield	2114 Academy Way	La Vergne	TN	37086
52	028A C04200	2115 Academy Way	Chareca Nelson		2115 Academy Way	La Vergne	TN	37086
53	028A C04100	2117 Academy Way	Jobel Hernandez Sanchez		2117 Academy Way	La Vergne	TN	37086
54	028A C04000	2119 Academy Way	Alisha R. Hooker		2119 Academy Way	La Vergne	TN	37086
55	028A C03900	2121 Academy Way	Michael Ibrahim		2121 Academy Way	La Vergne	TN	37086
56	028A C02100	2122 Academy Way	Casey Lea Osteen		2122 Academy Way	La Vergne	TN	37086
57	028A C02200	2124 Academy Way	Lezly S. Garcia	Francisco Pedro Anacleto	2124 Academy Way	La Vergne	TN	37086
58	028A C02300	2126 Academy Way	Ana B. Cedillo		2126 Academy Way	La Vergne	TN	37086
59	028A C03600	2127 Academy Way	Riley J. Olson		2127 Academy Way	La Vergne	TN	37086
60	028A C03500	2129 Academy Way	David Thang Suan Parr	Suak Thawn Thanh Tuang	2129 Academy Way	La Vergne	TN	37086
61	028A C02500	2130 Academy Way	Felix Roman-Sanabria	Marilyn Martinez-Diaz	2130 Academy Way	La Vergne	TN	37086
62	028A C03400	2131 Academy Way	Linda L. Bressner	Linda M. Bates	2131 Academy Way	La Vergne	TN	37086
63	028A C02600	2132 Academy Way	Hugo A. Valente Tapia	Vanessa Anay Hernandez	2132 Academy Way	La Vergne	TN	37086
64	028A C03300	2133 Academy Way	Ricky Nguyen		2133 Academy Way	La Vergne	TN	37086
65	028A C02000	2135 Academy Way	Shelia R. Gavel		2135 Academy Way	La Vergne	TN	37086
66	028A C02800	2136 Academy Way	Gregory Powell	Diasa Powell	2136 Academy Way	La Vergne	TN	37086
67	028A C03100	2137 Academy Way	Prekebina Diffa		2137 Academy Way	La Vergne	TN	37086
68	028A C03000	2140 Academy Way	Bradley A. Lourie	Chelsa Ritchie	2140 Academy Way	La Vergne	TN	37086
69	028A C04500	2304 Discovery Court	Carlos R. Alvarenga		217 Akin Street	La Vergne	TN	37086
70	028A C01000	2202 Canopy Court	Mamdouh Anis	Manal Wahda	2202 Canopy Court	La Vergne	TN	37086
71	028 05702	250 Wolverine Trail	Ruth County Board of Education		2240 Southpark Drive	Murfreesboro	TN	37128-5507
72	028A E00700	2303 Discovery Court	Douglas Ryan Ritter	Molly Marie Sauer	2303 Discovery Court	La Vergne	TN	37086
73	028A E00600	2305 Discovery Court	Rylie Ann Treat	Brandon A. Ferrell	2305 Discovery Court	La Vergne	TN	37086
74	028A E00800	2306 Discovery Court	Teresa Smith	Rudolph Smith	2306 Discovery Court	La Vergne	TN	37086
75	028A E0900	2308 Discovery Court	Salai W. Oo		2308 Discovery Court	La Vergne	TN	37086
76	028A E01000	2310 Discovery Court	Michael G Easterly	Susan Easterly	2310 Discovery Court	La Vergne	TN	37086
77	028A E01100	2312 Discovery Court	Charles E. Newman, Jr.		2312 Discovery Court	La Vergne	TN	37086
78	028A E01200	2314 Discovery Court	Meriam T. Miller		2314 Discovery Court	La Vergne	TN	37086
79	028A E00400	2309 Discovery Court	AMH 2014-3 Borrower LP		23975 Park Sorrento, Ste. 200	Calabasas	CA	91302
80	028 01200	249 Chaney Road	Michael Richardson		249 Chaney Road	La Vergne	TN	37086
81	028 00900	255 Chaney Road	Saul Acuna Sanchez	Fatima Y.G. Balderrama	255 Chaney Road	La Vergne	TN	37086
82	028A E03900	2013 Summit Lane	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261
83	028 01700	646 Old Nashville Hwy.	L.K. Modi		2816 White Oak Drive	Nashville	TN	37215
84	028 01600	No lot #, Old Nashville Hwy.	Ernest M. Still	Mary Louise Still Living Trust	3328 Morton Lane	Smyrna	TN	37167
85	028A C04800	2105 Academy Way	Penelope G. Reed		3432 Lakebrook Drive	Murfreesboro	TN	37130
86	028A C01300	2203 Canopy Court	Robert W. Stokes	Tammi Stokes	3800 Round Roack Drive	Antioch	TN	37013
87	028A E03400	2009 Summit Lane	Waldron Rental LLC		415 Northfield Blvd.	Murfreesboro	TN	37128
88	028A C01900	2118 Academy Way	Merilyn D. Waldron		415 Northfield Blvd.	Murfreesboro	TN	37128
89	028A C04400	2302 Discovery Court	A&J Capital LLC		417 Liberty Drive	Smyrna	TN	37167
90	028A E00500	2307 Discovery Court	Sonia Francisca Linares		4603 Gallatin Pike	Nashville	TN	37216
91	018P C03500	706 Pinoak Circle	Dontae Bell		4616 Artella Drive	Antioch	TN	37013
92	028A E02500	2024 Summit Lane	CPI / Amherst SFR LLC		5001 Plaza on the Lake Suite 200	Austin	TX	78746

93	028A C02000	2021 Academy Way	BAF Associates LLC		5001 Plaza on the Lake Suite 200	Austin	TX	78746
94	028 05602	670 Old Nashville Hwy.	Texas Eastern Transmission		5400 Westheimer Drive	Houston	TX	77056-5310
95	018 03100	670 Old Nashville Hwy.	Samantha Rose Puch		570 Old Nashville Hwy.	La Vergne	TN	37086
96	018 03000	584 Old Nashville Hwy.	David Driggers		584 Old Nashville Hwy.	La Vergne	TN	37086
97	028 01500	610 Old Nashville Hwy.	Harley Faulkner	Mary Sue Faulkner	610 Old Nashville Hwy.	La Vergne	TN	37086
98	018P C3900	611 Butternut Trace	Cuong C. Hang	Minhanh T. Nguyen	611 Butternut Trace	La Vergne	TN	37086
99	028 01801	656 Old Nashville Hwy.	Samuel Magel	Mina Adib	656 Old Nashville Hwy.	La Vergne	TN	37086
100	018P C03800	700 Pinoak Circle	Feliciano Castillo	Pax Morales Bravo	700 Pinoak Circle	La Vergne	TN	37086
101	018P C03600	704 Pinoak Circle	Jerilyn Thurman	Frank Thurman	704 Pinoak Circle	La Vergne	TN	37086
102	018P C03400	708 Pinoak Circle	Jon G. Williams	Betty Williams	708 Pinoak Circle	La Vergne	TN	37086
103	018P C02000	709 Pinoak Circle	Thang Sin Muan		709 Pinoak Circle	La Vergne	TN	37086
104	018P C02100	711 Pinoak Circle	Every Antonio Montes Aguilar		711 Pinoak Circle	La Vergne	TN	37086
105	018P C02200	713 Pinoak Circle	Gerry C. Williams	Jacqueling Williams	713 Pinoak Circle	La Vergne	TN	37086
106	018P C02300	715 Pinoak Circle	Franklin Sarpong-Asiedu	Toyshan Hendrix	715 Pinoak Circle	La Vergne	TN	37086
107	018P C02400	717 Pinoak Circle	Neda Flores		717 Pinoak Circle	La Vergne	TN	37086
108	018P C02500	719 Pinoak Circle	Jerry W. Spence	Pamela K. Spence	719 Pinoak Circle	La Vergne	TN	37086
109	018P C02700	723 Pinoak Circle	John D. Harvey		723 Pinoak Circle	La Vergne	TN	37086
110	018P C02800	725 Pinoak Circle	Heather Osborne		725 Pinoak Circle	La Vergne	TN	37086
111	018P C02900	727 Pinoak Circle	Doreen A. Long		727 Pinoak Circle	La Vergne	TN	37086
112	018P C03000	729 Pinoak Circle	Maipa Lichal		729 Pinoak Circle	La Vergne	TN	37086
113	018P C03100	731 Pinoak Circle	Randall Berg	Jackie Berg	731 Pinoak Circle	La Vergne	TN	37086
114	018P C00104	Lot 2, Chaney Blvd.	Armisted D. Burks		7373 Ardmore St., Apt. 1441	Houston	TX	77054-4226
115	028 05600	14531 Old Nashville Hwy.	Timberland Aston Creek LLC		8500 Normandale Lake Blvd., Ste. 700	Minneapolis	MN	55437-3813
116	028 05601	664 Old Nashville Hwy.	Earl Lee Garvin, Jr.		P.O. Box 1228	La Vergne	TN	37086
117	028A E03300	2025 Summit Lane	Eric Waldron Inc.		P.O. Box 11769	Murfreesboro	TN	37129
118	028 00700	195 - 197 Chaney Blvd.	Ruby Castoro		P.O. Box 302	La Vergne	TN	37086
119	028A C03700	2125 Academy Way	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261-4090
120	028A E01800	1901 Champlain Drive	Yamasa Co LTD		P.O. Box 4090	Scottsdale	AZ	85261-4090
121	028A C01800	2116 Academy Way	David O. Ervin	Veronica Ervin	2116 Academy Way	La Vergne	TN	37086
122	028A C01200	2205 Canopy Court	R.H. Partners LLC		401 Congress Ave., 33rd Floor	Austin	TX	78701
123	028A C01100	2204 Canopy Court	Oudone Don Sengsouly	Bounpone Bond Sengsouly	2204 Canopy Court	La Vergne	TN	37086
124	0189P C01900	707 Pinoak Circle	Lian Khan Kham	Sing Sawm Dim	707 Pinoak Circle	La Vergne	TN	37086
125	018P C02600	721 Pinoak Circle	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261
126	028 02200	661 Old Nashville Hwy.	Jacqueline Mullins	Eva G. Mullins	661 Old Nashville Hwy.	La Vergne	TN	37086
127	028 02300	657 Old Nashville Hwy.	Vallie Reed	Howard Mullins	174 Nelson Drive	La Vergne	TN	37086
128	018 02700	No lot #, Old Nashville Hwy.	Alberta Dungle	David Still	3328 Morton Lane	Smyrna	TN	37167
129	028 01000	237 - 245 Chaney Blvd.	Ole South Properties, Inc.		267 Robert Rose Drive, Ste. 300	Murfreesboro	TN	37129

SURVEY & LEGAL DESCRIPTIONS



Rezoning Statement
A portion of the subject property totaling 42,642 acres is proposed to be rezoned from R-2 (Mixed Residential District) to R-3 (Mixed Use Residential District). The remaining 8,000 acres zoned NCD (Neighborhood Commercial District) shall remain unchanged.

Zoning Summary Table			
Zoning Classification	Status	Acreage (Ac.)	Description
R-2	Existing	42,642	Mixed Residential District
NCD	Existing	8,000	Neighborhood Commercial District
R-3	Proposed	42,642	Mixed Use Residential District
NCD	Proposed	8,000	Neighborhood Commercial District

Net Acreage Summary	
Category	Acreage (Ac.)
Total Site Area	50,642
Residential (Existing R-2)	42,642
Residential (Proposed R-3)	42,642
Commercial (NCD)	8,000

Sanjay D. Patel

Rezoning Exhibit

ID	Description	Date
01	Submit to City of La Vergne	05/25/2025

© 2025 CESO, INC.
Project Number: 786625
Scale: 1" = 100'
Drawn By: JKC
Checked By: JKC
Date: May 29, 2025
Issue: Preliminary

Drawing Title:
Rezoning Exhibit

1 of 1

May 28, 2026

Situated in the State of Tennessee, County of Rutherford, City of La Vergne, and being a portion of a 50.645 acre parcel of land (Parcel ID: 028 014.00) conveyed to Sanjay D. Patel by Book 2263, Page 2496 of the Rutherford County Register of Deed's office, and being more fully described as follows:

COMMENCING AT a northerly corner of a parcel of land (Parcel ID: 028 017.00) conveyed to L.K. Modi by Book 1397, Page 3959 of said Rutherford County, said cornering being a point on the southerly margin of Old Nashville Highway (60 Foot Right-of-Way, Public);

Thence, **South 25°28'49" West**, a distance of **107.95 feet**; Thence, **South 13°57'27" West**, a distance of **105.77 feet**; Thence, **South 08°35'40" West**, a distance of **274.97 feet**; Thence, **South 07°39'21" West**, a distance of **131.72 feet** to the **PLACE OF BEGINNING**;

Thence, **South 07°39'21" West**, a distance of **8.48 feet**; Thence, **South 06°24'57" West**, a distance of **140.04 feet**; Thence, **South 06°42'31" West**, a distance of **163.92 feet**; Thence, **South 08°05'15" West**, a distance of **283.51 feet**; Thence, **South 08°39'04" West**, a distance of **218.69 feet**; Thence, **North 74°38'25" West**, a distance of **257.73 feet**; Thence, **North 69°57'46" West**, a distance of **493.92 feet**; Thence, **North 67°45'37" West**, a distance of **426.53 feet**; Thence, **North 14°42'20" East**, a distance of **676.80 feet**; Thence, **North 83°09'60" West**, a distance of **463.67 feet**; Thence, **North 13°33'10" East**, a distance of **906.55 feet**; Thence, **South 84°28'37" East**, a distance of **213.23 feet**; Thence, **South 83°05'21" East**, a distance of **189.09 feet**; Thence, **South 81°02'39" East**, a distance of **265.79 feet**; Thence, **South 29°49'48" East**, a distance of **1265.85 feet** to the **PLACE OF BEGINNING** containing 42.642 acres, more or less, as surveyed by Jeffrey K. Kimbro, TN PLS 1756.

May 28, 2026

Situated in the State of Tennessee, County of Rutherford, City of La Vergne, and being a portion of a 50.645 acre parcel of land (Parcel ID: 028 014.00) conveyed to Sanjay D. Patel by Book 2263, Page 2496 of the Rutherford County Register of Deed's office, and being more fully described as follows:

BEGINNING AT a northerly corner of a parcel of land (Parcel ID: 028 017.00) conveyed to L.K. Modi by Book 1397, Page 3959 of said Rutherford County, said corner being a point on the southerly margin of Old Nashville Highway (60 Foot Right-of-Way, Public);

Thence, **South 25°28'49" West**, a distance of **107.95 feet**; Thence, **South 13°57'27" West**, a distance of **105.77 feet**; Thence, **South 08°35'40" West**, a distance of **274.97 feet**; Thence, **South 07°39'21" West**, a distance of **131.72 feet**; Thence, **North 29°49'48" West**, a distance of **1265.85 feet**; Thence, **South 81°02'39" East**, a distance of **10.26 feet**; Thence, **South 80°37'53" East**, a distance of **315.83 feet**; Thence, **South 80°22'53" East**, a distance of **207.52 feet**; Thence, **South 29°49'48" East**, a distance of **470.22 feet** to the **PLACE OF BEGINNING** containing 8.003 acres, more or less, as surveyed by Jeffrey K. Kimbro, TN PLS 1756.

SITE PLAN

ARCHITECTURAL ELEVATIONS

PAINT COLORS:				
SW 7006 Extra White COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED "EXTRA WHITE" IN KEYNOTES				
MATERIALS:				
KEYNOTE	FC-10	FBB-3	FC-9	MSN-7
	FIBER CEMENT SMOOTH (ALTERNATING 4' X 10' LAP SIDING) PAINTED: EXTRA WHITE	BOARD AND BATTEN (SMOOTH FIBER CEMENT PANEL & BATTEN) PAINTED: EXTRA WHITE	FIBER CEMENT 4' LAP SIDING PAINTED: EXTRA WHITE	BRICK VENEER, PAINTED: EXTRA WHITE
KEYNOTE				R-1
				ASPHALT ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
KEYNOTE	SH-1			
	WOOD (NATURAL FINISH) BOARD AND BATTEN SHUTTERS			
LIGHTING:				
KEYNOTE	LT-4	LT-2	LT-3	
	DECORATIVE SCONCE WALL LIGHT, SILVER COLOR	BREEZEWAY AREA LIGHT MOUNTED ABOVE BREEZEWAY OPENING AT 3RD LEVEL, IN SILVER COLOR WITH GOOSENECK MOUNT	UNIT BALCONY LIGHT	

MATERIAL BOARD
 NOT TO SCALE

ARCHITECT:

Office:
 8830 Macon Highway
 Building 300
 Athens, GA 30606

DEVELOPER:

Corporate Office:
 101 South New York Avenue, Unit 211
 Winter Park, FL 32789
 PH: (407) 752-9004
Operations Office:
 8830 Macon Highway
 Building 300
 Athens, GA 30606
 PH: (407) 752-9004
 Information: www.hillpointe.com

24-HOUR CONTACT:
 Marcus Wiedower
 P: (706) 254-3251
 Email: mwiedower@hillpointe.com

PROJECT:
**POINTE GRAND
LA VERGNE**
 630 OLD NASHVILLE HIGHWAY
 LA VERGNE, TN 37086
 KSH# 202529

SHEET TITLE:
**MATERIAL
BOARD**

ARCHITECT SEAL:

DRAWING DATE: 05/28/26
SITE SUBMITTAL SET

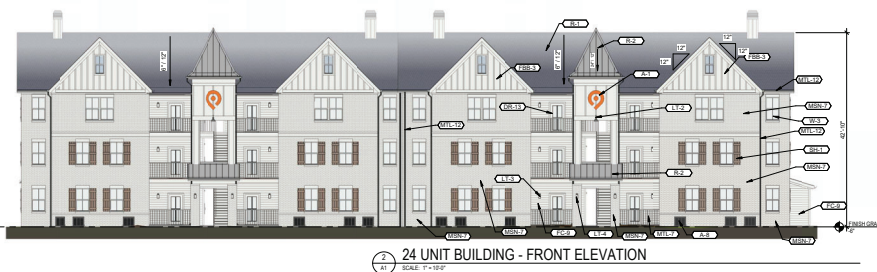
REVISIONS		
No.	Revised	Date

SHEET: A0

5/28/2026 3:42:05 PM



KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
A-8	AC CONDENSER UNIT, TO BE SCREENED BY PLANTING
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
LT-2	BREEZEWAY AREA LIGHT (SEE MATERIAL BOARD)
LT-3	BALCONY PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED (SW 7006 EXTRA WHITE)
MTL-7	METAL GUARDRAIL, COLOR: (TO MATCH SW 7006 EXTRA WHITE)
MTL-12	PREFINISHED ALUMINUM GUTTERDOWNSPOUT - COLOR: SILVER
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
W-3	VINYL WINDOW (2 OVER 2 MUNTIN PATTERN)



Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24+ HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:
**POINTE GRAND
LA VERGNE**

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:
**24 UNIT
BUILDING -
ELEVATIONS**

ARCHITECT SEAL:

DRAWING DATE: 05/28/26
SITE SUBMITTAL SET

REVISIONS		
No.	Revised	Date

SHEET: **A1**



36 UNIT BUILDING - FRONT ELEVATION

KEYNOTES	
TAG	KEYNOTE TEXT
A-8	AC CONDENSER UNIT, TO BE SCREENED BY PLANTING
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (SW 7006 EXTRA WHITE)
LT-3	BALCONY PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED: (SW 7006 EXTRA WHITE)
MTL-7	METAL GUARDRAIL, COLOR: (TO MATCH SW 7006 EXTRA WHITE)
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)

ARCHITECT:

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004
Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004
Information: www.hillpointe.com

24-HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:
**POINTE GRAND
LA VERGNE**

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529
SHEET TITLE:
**36 UNIT
BUILDING -
ELEVATIONS**

ARCHITECT SEAL:

DRAWING DATE: 05/28/26
SITE SUBMITTAL SET

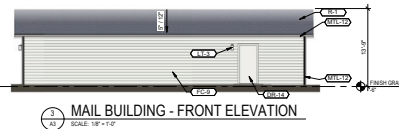
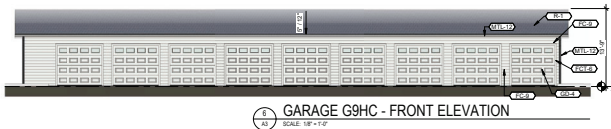
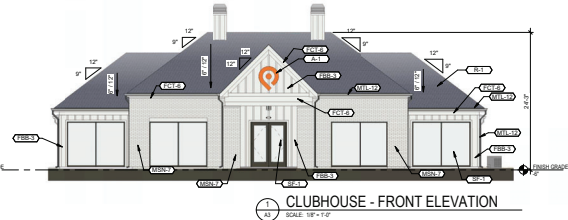
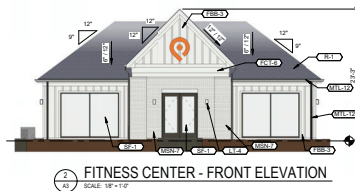
REVISIONS
No. Issue Date

SHEET: **A2**

5/28/2026 3:42:07 PM



KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
DR-14	HOLLOW METAL DOOR, PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-8	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIMFASCIA PAINTED (SW 7006 EXTRA WHITE)
GD-4	GARAGE DOOR, PAINTED, (SW 7006 EXTRA WHITE)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED, (SW 7006 EXTRA WHITE)
MTL-12	PREFINISHED ALUMINUM GUTTER/DOWNSPOUT - COLOR: SILVER
R-1	ASPHALT 1 DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
SF-1	STOREFRONT, BRONZE COLOR (TO BE SELECTED BY OWNER)



ARCHITECT:

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24-HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

**POINTE GRAND
LA VERGNE**

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:

**AMENITY
BUILDING -
ELEVATIONS**

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS		
No.	Revised	Date

SHEET: **A3**

5/28/2026 3:42:08 PM



10 UNIT TOWNHOUSE - FRONT ELEVATION
SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIMFASCIA PAINTED (SW 7006 EXTRA WHITE)
GD-2	CARAGE DOOR, PAINTED: (SW 2807 MEDIUM BROWN)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
DSN-7	
MTL-3	PREFINISHED ALUMINUM GUTTERDOWNSPOUT - COLOR: DARK BRONZE
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING (SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER))
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)

ARCHITECT:

KSH
ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004
Information: www.hillpointe.com

24-HOUR CONTACT:
Marcia Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:
**POINTE GRAND
LA VERGNE**

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529 HPS

SHEET TITLE:
**10 UNIT
TOWNHOME -
ELEVATIONS**

ARCHITECT SEAL:

DRAWING DATE: 05/28/26
SITE SUBMITTAL SET

REVISIONS		
No.	Notes	Date

SHEET: **A4**

5/28/2026 3:42:06 PM



Item #: 5. 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.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility Engineer

Summary:

CM Land, LLC is requesting approval of a concept plan and rezoning for the Enclave at Hollandale, a PDR to consist of 36.24 acres. The accompanying rezoning request would change the acreage from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential). R-3 would become the base zoning.

The purpose of the plan is to develop the property for construction of 147 dwelling units. The proposed dwelling units are to include single-family homes. There are no multi-family units.

The property is located on both sides of Hollandale Road. A portion of Hollandale will be relocated to meet Sand Hill Road and Bill Stewart at a new 4-way intersection. There will also be a commercial area consisting of 2.12 acres at the new 4-way intersection.

The main zoning in the area is R-1. West of this site is zoned Agricultural. And a small portion south of the site is zoned R-2 which is Mixed Residential. The rest of the area is entirely zoned R-1.

Future connection points for this new development will include 4 new intersctions as one moves along Hollandale Road. Three (3) of these new intersections will include new streets extending to the east and west of Hollandlae Road. The 4th and southernmost will extend only to the east/southeast when it is completed.

The Planning Staff have received multiple phone calls from neighbors and citizens who are against the rezoning request.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

1. On Page 12 - Swapping Lots - **This item was explained fully by the applicant at the PC workshop back on June 16 - applicant removed this language**
2. Garage door color and style shall be consistent with architecture. - **this statement was changed since June 16 but still vague because garage doors are not required to be carriage style.**

Engineering (Gary Lide - glide@laverghnetn.gov)

No comments.

Utilities (Scott Tatalovich - statalovich@laverghnetn.gov)

No comments.

Codes (Joe White - jwhite@laverghnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Enclave at Hollandale

Enclave at Hollandale



ARDEE DR

MOSHE YAALON DR

NORWICH CT

NOTTINGHAM LN

MIEHLIN CT

MORNINGSIDE DR

HOOKE AND LADDER LN

RED ENGINE LN

FIREHOUSE LN

MCCORMICK PL

GARY LN

CLIFE BARNES RD

CHRISTOPHER RD

EWING WAY

HOLLANDALE RD

SAND HILL RD

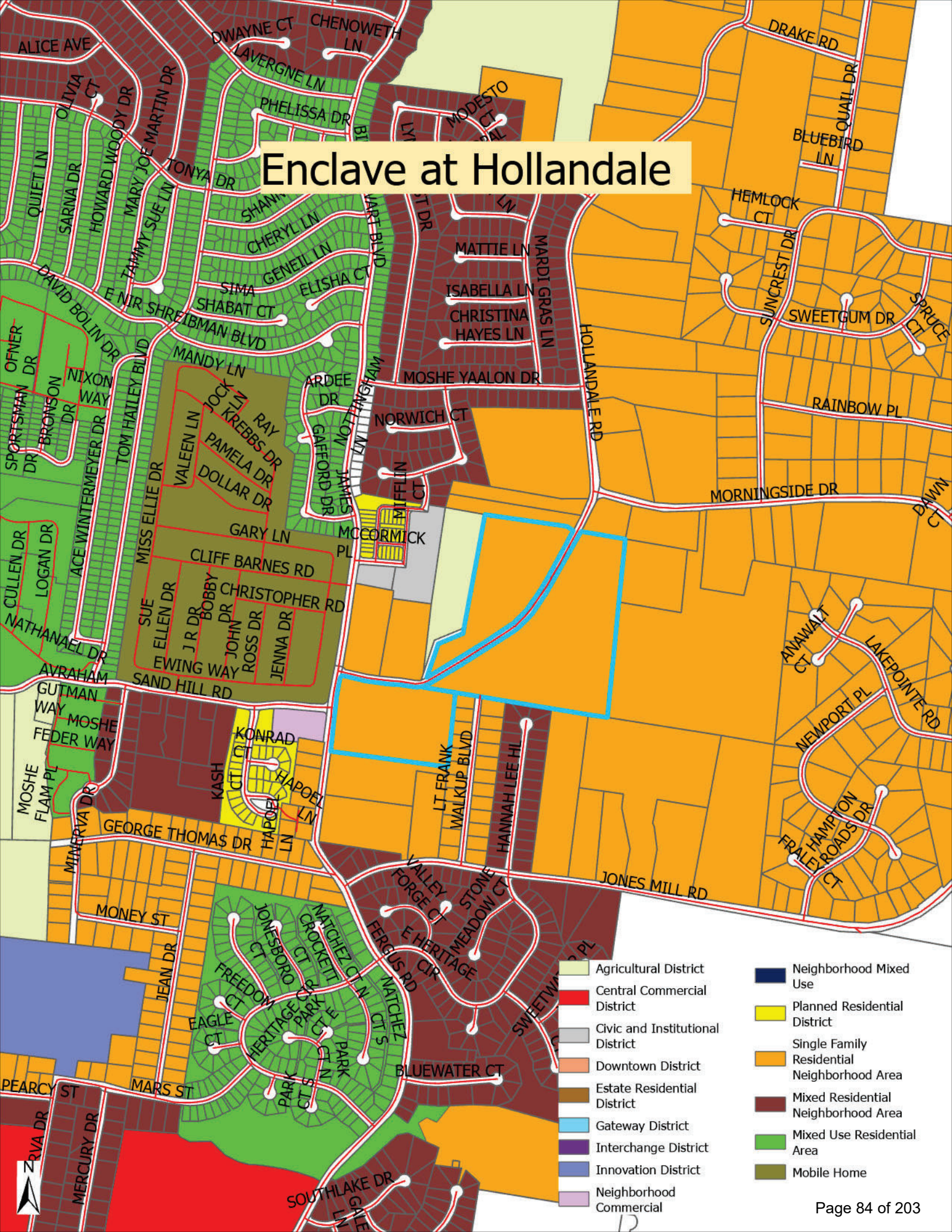
FERGUS RD

LT FRANK WALKUP BLVD

HANNAH LEE HL



Enclave at Hollandale









APPENDIX A

Representative Architectural Elevations

The Enclave at Hollandale — Planned Density Residential District (PDR)

The renderings on the following pages illustrate representative architectural styles, massing, and exterior building materials anticipated for the single-family detached homes within The Enclave at Hollandale. Elevations shown are illustrative of product type, scale, and material palette. Final home designs, elevations, and builder selections will be determined at the construction documents stage and shall comply with the Architectural Characteristics and Building Materials standards set forth in this PDR Design Book.

Plan A — 1-Story, 3 Bedroom / 2 Bath

Approx. 1,618 SF | 2-Car Garage



Front Elevation — Option 1



Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan B — 1-Story, 4 Bedroom / 2 Bath

Approx. 1,774 SF | 2-Car Garage



Front Elevation — Option 1



Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan C — 2-Story, 4 Bedroom / 2.5 Bath

Approx. 2,267 SF | 2-Car Garage



Front Elevation — Option 1



Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan D — 2-Story, 4 Bedroom / 2.5 Bath

Approx. 2,618 SF | 2-Car Garage



Front Elevation — Option 1



Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan E — 2-Story, 5 Bedroom / 3 Bath

Approx. 2,511 SF | 2-Car Garage



Front Elevation — Option 1



Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

THE ENCLAVE AT HOLLANDALE

PLANNED DENSITY RESIDENTIAL DISTRICT (PDR)

Initial Submittal: June 1, 2026

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO R3 PLANNED DENSITY RESIDENTIAL DISTRICT (PDR).

City of La Vergne, Tennessee

SEC Project #26088

PROLOGUE

APPLICANT INFORMATION

SEC, Inc.

Land Planning, Civil Engineering, Surveying and Landscape Architecture

Attn: Rob Molchan / Matt Taylor

Phone: (615) 890-7901

Email: rmolchan@sec-civil.com / mtaylor@sec-civil.com

Web: www.sec-civil.com

850 Middle Tennessee Blvd.

Murfreesboro, Tennessee 37129

Company Name: CM Land, LLC

Attn: Cody Bass

6700 Tower Circle Franklin, TN 37067

cody@clqland.com

607-201-4764

TABLE OF CONTENTS

PROJECT	
SYNOPSIS.....	03
ACCESS AND CIRCULATION	
PLAN.....	03
LOCATION AND SURROUNDING	
USES.....	05
UTILITY	
MAP.....	07
HYDROLOGY AND	
TOPOGRAPHY.....	08
ON-SITE	
PHOTOS.....	9-10
RESIDENTIAL DEVELOPMENT	
STANDARDS.....	11-12
CONCEPTUAL MASTER	
PLAN.....	13
ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY	
HOMES.....	14
AMENITIES.....	15
DEVELOPMENT	
AGREEMENT.....	15-20
APPENDIX A – HOUSE ELEVATIONS	

PROJECT SYNOPSIS

The Enclave at Hollandale

Located in La Vergne City Limits

CM Land, LLC respectfully requests rezoning of the Bannister property from Single Family Residential Neighborhood Area Low Density Residential (R-1) to (R-3) and Neighborhood Commercial as part of a Planned Density Residential (PDR) to create The Enclave at Hollandale. The property is located along Hollandale Road in La Vergne, Tennessee, identified as Parcels 014-02421 and 014-03500, with approximately 36.24 acres.

The request for rezoning to PDR is to create The Enclave at Hollandale. The development will consist of 147 new residential units, or a density of approximately 4.05 dwelling units per gross acre, and 2.12 acres of Neighborhood Commercial. The development will have one type of residential dwelling: single-family detached homes. The single-family detached homes will have a minimum of three bedrooms and a minimum two-car front-entry garage. All homes shall have a minimum of 16-foot-wide driveways to allow for two cars to park in the driveways. The home elevations will be constructed of mixture of masonry products (brick, stone, fiber cement board siding), and composite/engineered materials on all sides to add quality and character to the community. All homes shall have foundation landscaping and sodded front yards facing a ROW. All homes will be for purchase. Decorative streetlights will add character, continuity, and safety to the neighborhood. The H.O.A. shall maintain all common areas. The development will dedicate land as needed for ROW improvements. A separate rezoning request has been made in conjunction with this request for 2.12 acres of property on the adjacent Bannister parcel located at 104 Hollandale Road.

ACCESS AND CIRCULATION PLAN

The Enclave at Hollandale will have access to the existing public rights-of-way of Hollandale Road. The project is proposing egress and ingress to Hollandale Road and a connection to LT. Frank Walkup Blvd. The project will make any required improvements onsite and offsite as required by the traffic study and/or any other relevant roadway improvements facilitated by development of this PDR as agreed upon during the approval of the PDR or preliminary plat.

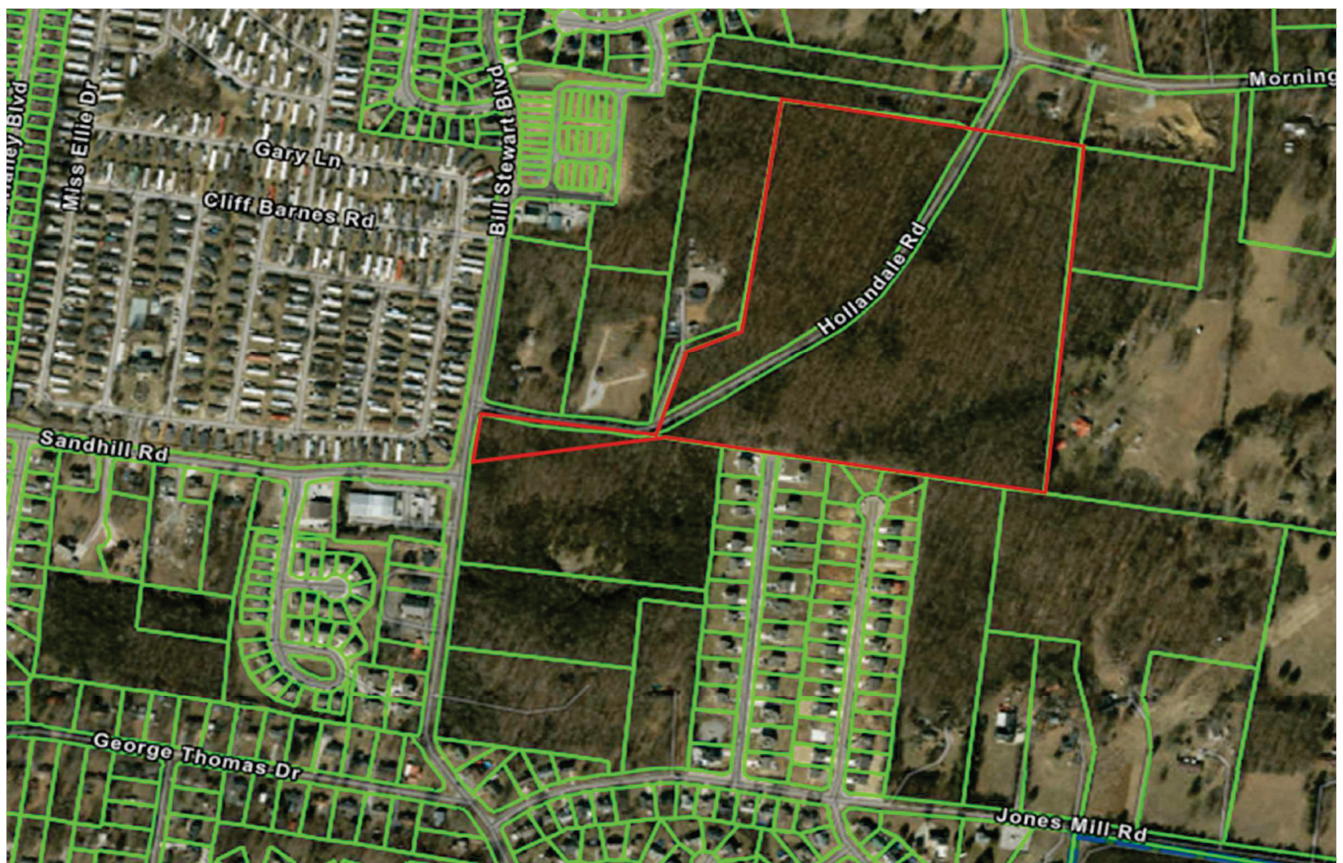
HOLLANDALE ROAD RE-ALIGNMENT

Hollandale Road currently intersects with Bill Stewart Blvd. as a T-intersection. The developer is proposing to re-align Hollandale Road through land it controls to intersect with Sand Hill Road creating a four-way intersection.

ZONING AND SURROUNDING LAND USES

The Enclave at Hollandale is surrounded by a mixture of residential and commercial zoning. Abutting the site to the west is a combination of commercial zoning and R2-Mixed Residential Neighborhood Area. It is anticipated that with additional homes in The Enclave at Hollandale there will be sufficient rooftops in the area to support commercial development on the properties currently zoned commercial. The properties abutting to the north and east are currently zoned R1 Single Family Residential Neighborhood Area.

LOCATION AND SURROUNDING LAND USES



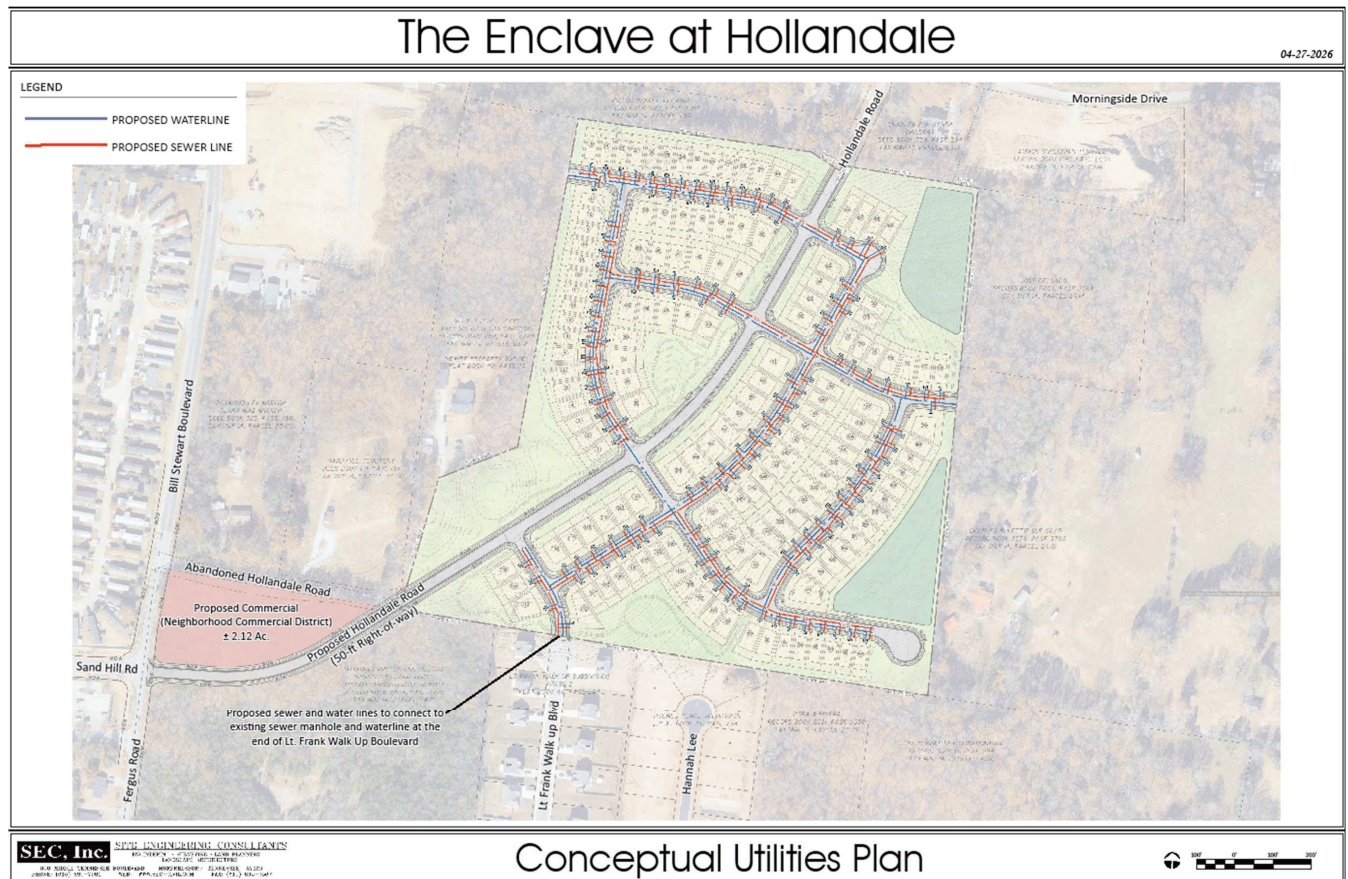
WATER, SEWER, DRAINAGE, ELECTRIC

Electric services will be provided by Middle Tennessee Electric. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

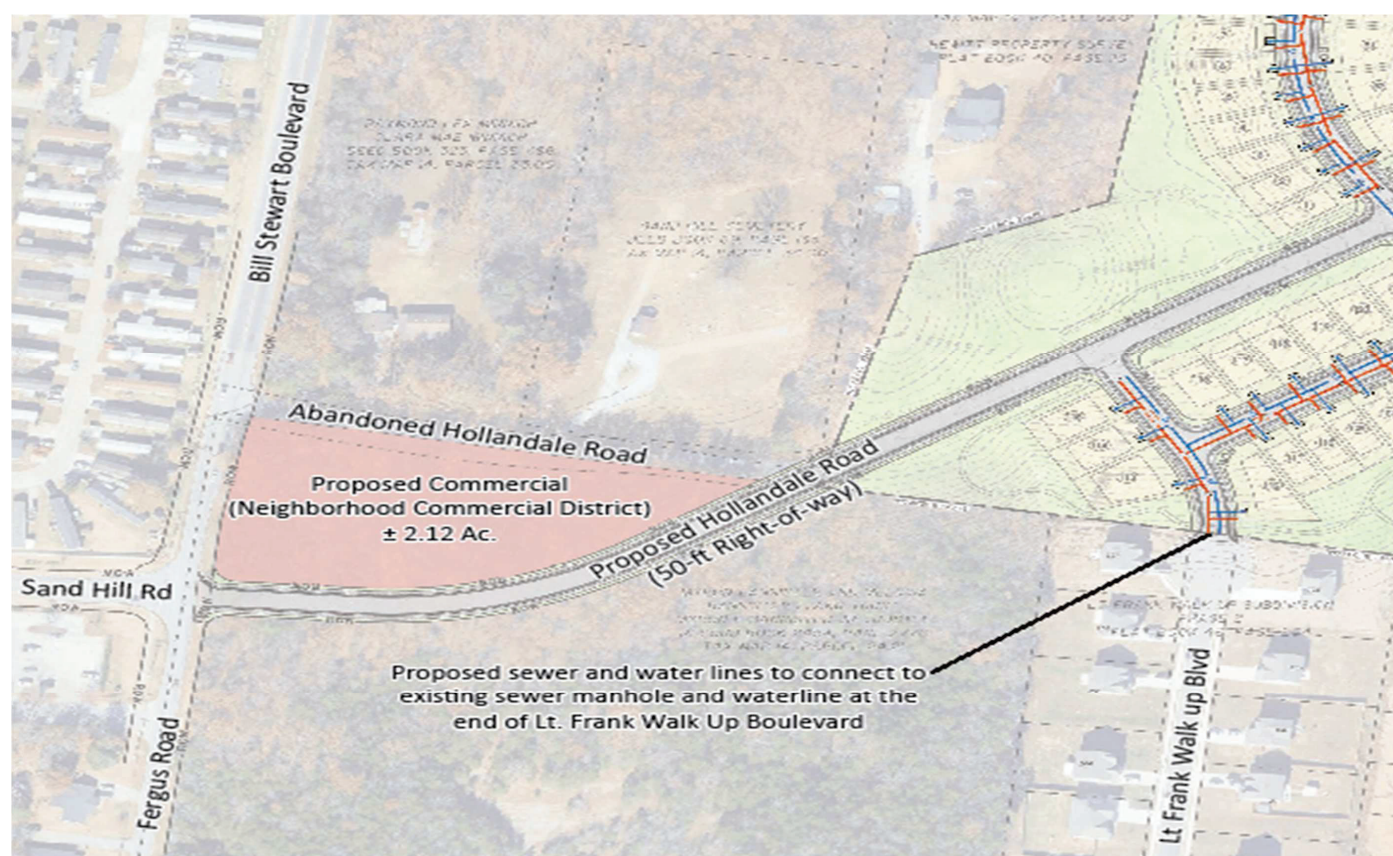
Water service will be provided by the City of La Vergne Public Utilities Department. Water services shall extend to the project the site. The Developer will be responsible to construct any onsite and/or offsite improvements required to service the project.

Sanitary sewer service will be provided by the City of La Vergne Public Utilities Department. The Developer will be responsible to construct any onsite and/or offsite improvements required to service the project.

HOLLANDALE RE-ALIGNMENT MAP



HOLLANDALE RE-ALIGNMENT MAP



HYDROLOGY AND TOPOGRAPHY

The topographic map above shows the site's topographic high point of 590' along western side of The Enclave at Hollandale to a low point of 540' in the eastern boundary of the property. The property generally slopes approximately 4% from the western side of the property to the eastern side of the property. This property does not lie within any floodplain areas and has one pond feature.



ON-SITE PHOTOS

Project frontage along Hollandale Road



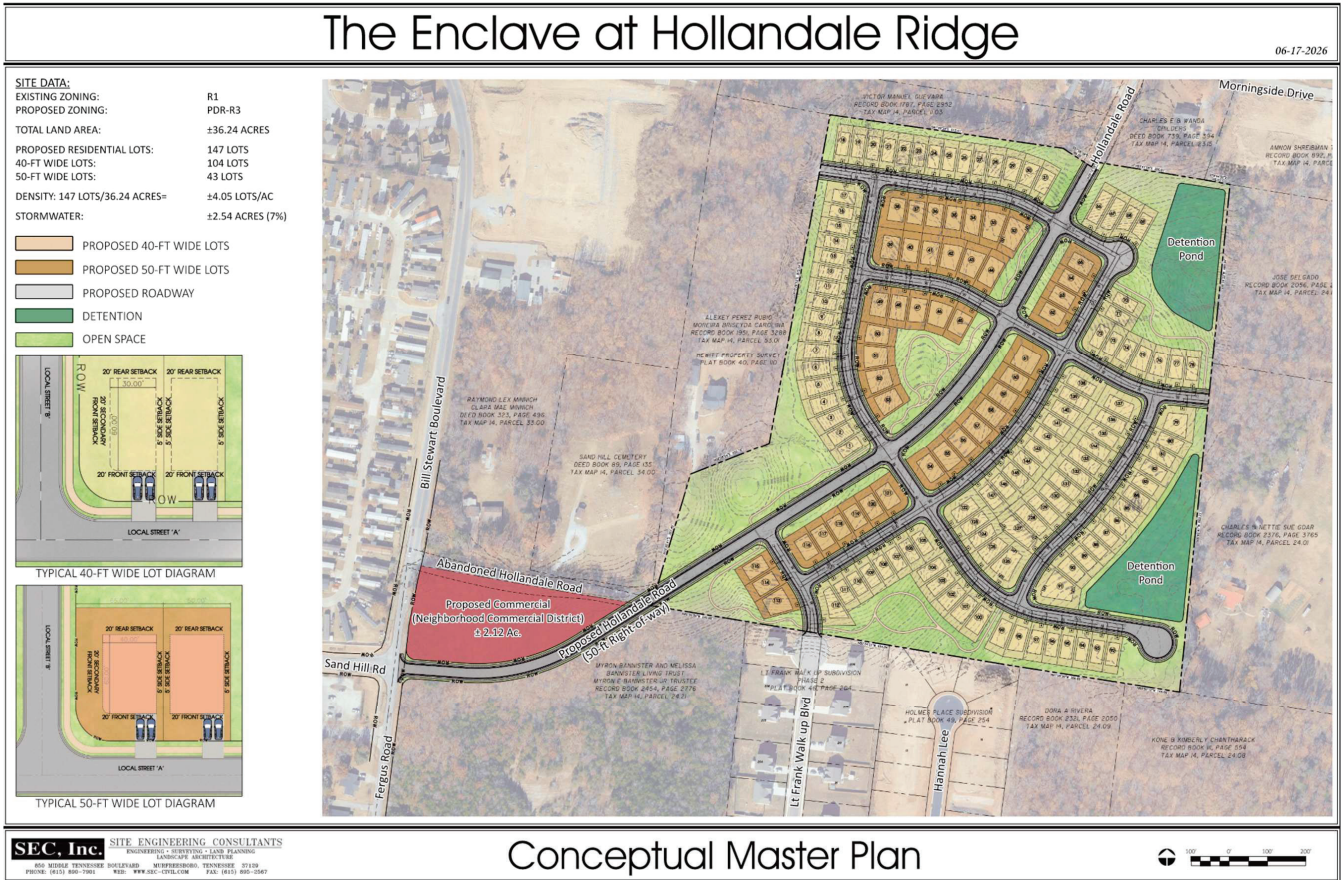
RESIDENTIAL DEVELOPMENT STANDARDS

Residential Development Standards:

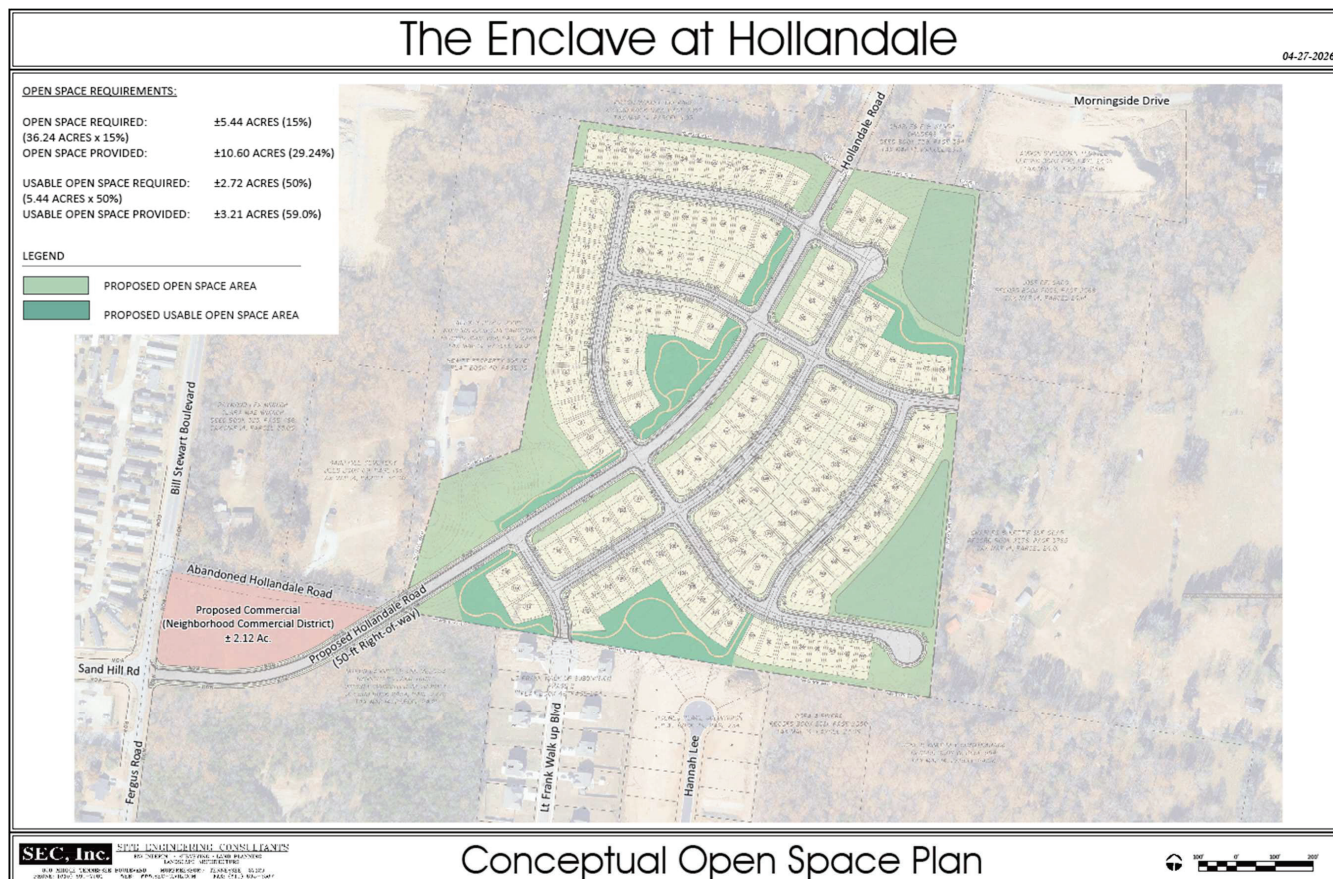
- A total of 147 new homes with at least 3 bedrooms per house. Each house shall be on its own lot of record and sold fee simple. All homes will be for sale and not built to rent.
- Builders shall install landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed in all yards.
- A minimum of 60% of the front house façade shall be brick or stone.
- All mechanical equipment (i.e. HVAC and transformers) to be screened and located at the rear or side of all homes.
- All on-site utilities shall be underground.
- All homes will be serviced by a 3rd party trash company.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- Parking for homes will comply with the City of La Vergne requirements.
- All homes will provide at least three (3) off-street parking spaces; two in the driveway and one in the garage.
- Homes shall have concrete driveways wide enough for 2 vehicles with a minimum width of 16-ft. Driveways will be 24-ft deep from face of garage at the front setback to the back edge of the sidewalk in the ROW.
- All streets will be classified as public rights-of-way.
- All streets have been designed to comply with City of La Vergne Streets Standards.
- Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via CBU.
- Decorative streetlights will be coordinated with MTE.
- All homeowners shall be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents shall be subject to restrictive covenants and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.
- The common areas will be owned and maintained by an H.O.A.
- All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.

- Fencing shall be constructed of durable materials, and chain-link fences are prohibited.

CONCEPTUAL MASTER PLAN



OPEN SPACE PLAN



COMMUNITY CONNECTIONS: Gathering Spaces and Recreation

Incorporating dedicated recreation and community gathering places into the residential master plan is essential for fostering social cohesion, promoting physical and mental well-being, and enhancing overall quality of life for residents. These spaces serve as vital hubs where neighbors of all ages can connect through casual play, events, and shared activities, strengthening community bonds, encouraging active lifestyles, and creating a sense of belonging in a rapidly growing city like La Vergne. Well-designed gathering areas also boost property values, support mental health by reducing isolation, and provide inclusive, accessible venues that celebrate local culture and outdoor living, ensuring the development thrives as a vibrant, cohesive neighborhood for years to come.

The Enclave at Hollandale has incorporated Community Connections in the useable open space areas. The Community Connections will include the following programming elements:

Shaded gathering zones: Pavilions or Gazebo. Movable picnic tables, benches, and string lighting or solar-powered LEDs for evening use.

Outdoor fitness stations or nature play elements: Pull-up bars, balance beams or natural play features like logs, boulders, and sensory paths.

Open lawn/multi-use turf area: A flexible grassy space for events, yoga, cornhole, or pop-up markets.

Dog-friendly or pet area: A small, fenced dog zone with waste stations.



ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY HOMES

Architectural Characteristics - Single Family Homes:

- 104 total 4,000 Sf. Minimum Lot Size (40' wide x 100' deep approx.)
- 43 total 5,000 Sf. Minimum Lot Size (50' wide x 100' deep approx.)
- Buildings shall range from 1,650-2,460 SF
- Building heights shall not exceed 35 feet.
- Buildings shall be a mix of 1 and 2 stories.
- All homes will have at least 3 bedrooms.
- All the homes shall have eaves.
- All homes will have a patio located at the back of the home.
- All homes will be located on individual lots of record.
- All homes will have a 2-car front entry garage.
- Garage doors shall be a solid color complementary to the home's exterior siding and trim palette, and shall be of a carriage-style or paneled design consistent with the architectural style of the home
- Homes will be comprised of alternating styles and colors.
- Building Materials:
 - Front Elevations: Minimum 60% Brick or Stone; remainder may be LP or Fiber-Cement Board Siding
 - Side Street Elevations: Minimum 60% Brick or Stone; remainder may be LP or Fiber-Cement Board Siding (adding this so you cover the secondary frontage elevations on a corner lot)
 - Side Elevations: Fiber Cement Board Siding
 - Rear Elevations: Fiber Cement Board Siding
 - All Elevations: Vinyl Only Permitted in Trim & Soffit Areas

MINIMUM SETBACKS

- Front Setback: Min 20 ft (+5-ft)
- Side Setback: Min 5 ft
- Rear Setback: Min 20 ft (+5-ft)

FACADE VARIETY: In order to avoid monotony of architectural design, no approval shall be issued for the construction of a house if it is substantially like any proposed neighboring house for which an approval has already been issued or is being concurrently considered. A house shall be considered neighboring if it fronts on the same street as the house under

construction or an intersecting street. Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.

THOROUGHFARES AND INGRESS/EGRESS

All proposed streets shall be public rights-of-way and shall comply with City standards.

AMENITIES AND OPEN SPACE

A minimum of 15% (5.44 Acres) of the gross acreage of the site shall be set aside as common open space, and (10.60 Acres) of open space is provided with the PDR. This space may be unimproved and passive in nature and could include steep slopes, floodplains, other natural features, or stormwater management areas.

A minimum of 50% of the required open space (2.72 Acres) must be suitably improved to be usable open space by the residents in the area, and (3.21 Acres) of usable open space is provided with the PDR. These improvements could be walking trails, small playground, level open play fields, or other amenities that are appropriate for the proposed development. The proposed amenities shall be reviewed in detail as a part of the construction documents submittal.

DEVELOPMENT AGREEMENT

AGREEMENT

This Agreement ("Agreement") is made and entered into as of the Effective Date as defined herein by and between the City of La Vergne, Tennessee ("City"), and CM Land, LLC and its successors and assigns ("Developer").

WHEREAS, the Developer shall be the owner of the 34.1 +/- acre parcel 014-03500 located along Hollandale Road in La Vergne, Tennessee, and has landowner cooperation for Parcel 014-02421 of 2.12 +/- acres for the re-alignment of Hollandale Road and rezone to Neighborhood Commercial, ("Property"); and

WHEREAS, incorporated herein by reference is City Ordinance #2026-
_____ as it exists on the date the PDR is adopted by the City; and

WHEREAS, the Developer desires to develop the Property into a residential development ("Development") pursuant to a Planned Density Residential Rezoning Request approved by

the City's Board of Mayor and Aldermen on _____ with Ordinance #2026-_____
_____"PDR"), subject to the City and the Developer entering into this Agreement; and

WHEREAS, development of the Development will increase traffic in and around the same; and

WHEREAS, to facilitate any necessary improvements, in addition to all other rules, regulations ordinances and law with which the Developer must comply, and as an additional condition for obtaining certificates of occupancy as described herein, the Developer agrees to comply with the requirements set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the receipt and sufficiency of which the parties' contract, covenant, and agree as follows:

1. Dedication of Right-of-Way and/or any other relevant roadway improvements facilitated by development of this PDR as agreed upon during the approval of the PDR or preliminary plat.

1.1 On the applicable final plat for the Development, the Developer shall dedicate to the City (a) on a temporary basis those temporary easements as necessary to construct any improvements and (b) on a permanent basis that land as permanent right-of-way, which land shall be conveyed to the City in fee simple and free and clear of all liens and encumbrances.

2. Phases. The Development may be phased as needed. No specific financial contributions are required beyond standard fees.
3. All homes will be for sale and not built to rent.
4. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The Developer shall have the independent right in its sole judgment to sell, assign or transfer their rights and obligations under Agreement, in whole or in part, to a related or unrelated third-party without the City's consent. If the Developer sells, assigns or transfers all or any portion of its rights, remedies, covenants, and obligations under this Agreement, (a) all such rights, remedies, covenants and obligations of that Developer, whether arising before or after such sale, assignment or transfer, shall be fully binding upon and inure to the benefit of such Developer's buyer(s), assignee(s), or transferee(s) and (b) that Developer shall be released and discharged from all

covenants and obligation under this Agreement and the remaining parties shall look solely to that Developer's buyer(s), assignee(s), or transferee(s) for the performance thereof. If the Developer sells, assigns or transfers all or any portion of their rights, remedies, covenants, and obligations under this Agreement, that Developer shall provide City written notice of the same within 10 days of the closing of the sale, assignment or transfer, and said notice shall include the name(s) and address(es) of the buyer(s), assignee(s), or transferee(s).

5. No Government Limitation. This Agreement between Developer and the City shall not be construed to bind any agency or instrumentality of federal, state, county or municipal government in the enforcement of any regulation, code or law under its jurisdiction.
6. Federal, State and Local Requirements. Developer is responsible for full compliance with all applicable federal, state, county and municipal laws, rules and regulations.
7. Non-Reliance of Parties. The parties hereto explicitly agree that they have not relied upon any earlier or outside representations other than what has been included in this Agreement. Furthermore, neither party has been induced to enter into this Agreement by anything other than the specific written terms set forth herein.
8. Distinction from Regulatory Authority of the City. The parties understand and agree that this Agreement does not and shall not be construed to indicate or imply that the City, acting as regulatory or permitting authority, has hereby granted or is obligated to grant any approval or permit required by law for the Development.
9. Indemnification and Hold Harmless. Pursuant to Tennessee Attorney General Opinion 93-01, the City will not indemnify, defend or hold harmless in any fashion the Developer. Developer shall indemnify and hold harmless the City, its officers, agents and employees from:

8.1. Any claims, damages, costs and attorney fees for injuries or damages arising, in part or in whole, from the negligent or intentional acts or omissions of Developer, its officers, employees and/or agents, including sub or independent contractors, in connection with the performance of the Agreement.

8.2. Any claims, damages, penalties, costs and attorney fees arising from any failure of Developer, its officers, employees and/or agents, including sub or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws; and

8.3. Developer shall pay the City any expenses incurred as a result of Developer's failure to fulfill any obligation in a professional and timely manner under this Agreement.

9. Incorporation of Agreement in PDR. The Developer shall amend the concept plan for the PDR to include compliance with this Agreement as a condition pursuant to Section 5.052.6 of the City's zoning ordinance.

10. Force Majeure. In the event any unforeseen matter or condition beyond the reasonable control of a party, such as, but not limited to war, public emergency or calamity, fire, earthquake, flood, severe weather conditions, act of God, strikes or labor disturbances, civil disturbances or riots, pandemic, or any governmental restriction, prevent or delay performance of this Agreement, in whole or part, after the employment of all reasonably available and economically feasible means to overcome such condition, avoid delay and mitigate the effects thereof, performance of this Agreement by the party affected thereby shall be suspended or excused to the extent commensurate with such interfering occurrence; provided that the party whose performance is affected shall notify the other party within ten (10) days after its actual knowledge of commencement of such occurrence of the event.

11. Remedies. In the event of a default in the performance of this Agreement by any party, the other parties shall have all rights, remedies, and obligations available under applicable law. Provided, however, notwithstanding anything in this Agreement or the PDR to the contrary: (a) no default in the performance of this Agreement by any party will rescind or repeal the City's approval of the PDR, and (b) this Agreement does not obligate the City to grant any approval or permit for the Development that it otherwise would not be required by law to grant, nor does this Agreement excuse or waive the Developer obligation to comply with applicable law. In the event the PDR or this Agreement is held to be invalid by a trial court of competent jurisdiction, the City shall appeal the trial court's judgment to the state or federal (as applicable) court of appeals, but the City is not obligated to seek a stay of the trial court's judgment, and the Developer agrees that they will not take any action in furtherance of developing the Development pending the decision of the court of appeals. If the aforementioned trial court judgment is affirmed by the court of appeals, this Agreement and the PDR shall be deemed null and void ab initio.

12. Notice. Any notice to be given hereunder by any party to any other party shall be in writing and shall be delivered by personal delivery, including messenger service or overnight courier, or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered upon receipt or refusal to accept delivery

at the address specified below, but each party may change its address by written notice given to the other in accordance with this paragraph.

To the City: City of La Vergne c/o City Administrator 5093 Murfreesboro Road La Vergne, TN 37086

To the Developer: CM Land, LLC 6700 Tower Circle Franklin, TN 37067

13. Choice of Law, Choice of Venue. This Agreement shall be interpreted in accordance with the laws of the state of Tennessee. In the event of litigation arising out of or relating to this Agreement, the exclusive forum for such litigation shall be in the Chancery or Circuit Court for Rutherford County, Tennessee or the United States District Court for the Middle District of Tennessee.

14. Non-Waiver. No course of dealing between the parties and no delay or omission of any party in exercising any right arising from another party's default shall impair such right or be construed to be a waiver of a default. No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.

15. Signatures and Effective Date. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. A signed copy of this Agreement shall be deemed an original for all purposes. This Agreement shall be effective on the last date it is signed and delivered by the parties as reflected beneath their signatures below ("Effective Date").

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the date(s) set forth below:

CM Land, LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF LA VERGNE

By: _____

Jason Cole, Mayor

Date: _____

ATTEST:

Joshua Miller, City Recorder

Date: _____



Item #: 6. Site Plan - Commercial Retail Center - New Building Comprised of 5,070 Square Feet on 1.30 Acres. Property located at 101 Floyd Mayfield Drive (Tax Map 14P, Group B, Parcel 4). DD (Downtown District) Zoning District. Requested by DMG, LLC. Property owned by KMBS Real Estate, LLC.

Reviewed By:

Amanda Hicks, Assistant City Engineer
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner

Summary:

applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 5,070 SF at the corner of Floyd Mayfield and Murfreesboro Road. The site is 1.30 acres. Structures will consist of the restaurant and retail, as well as associated parking areas and driveways.

The restaurant needs to submit full-color architectural elevations and the required materials board. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently vacant.

The driveways on the plan are indicated as 24.00 feet wide except in the drive-through lanes. The parking requirements have been exceeded.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnenetn.gov; and Jake Blair - jblair@lavergnenetn.gov)

1. Path of garbage truck seems complicated.

Engineering (Gary Lide - glide@lavergnenetn.gov)

1. Final plat does not match previously approved final plat.
2. Provide stormwater calculations
3. (Sheet C4.0) Provide height, width, and material description for Sign S12.
4. (Sheet C8.0)(For Information) Please note that, by State Law, the City of La Vergne will be unable to issue any certificates of occupancy for any buildings on this site or on the Chase Bank site until the TDOT improvements shown on Sheet 8.0 have been completed. Please coordinate with TDOT Region 3 for more detail.
5. (Architectural) provide details for dumpster screen wall and gate including materials

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Show and label sewer service connection to public 18-inch interceptor with "Romatic CB Sewer Saddle." There is approximately 70 LF between the onsite private sewer cleanout and the public sewer cleanout at the property boundary. There may only be 50 feet between cleanouts unless double sweep cleanouts are used, which is not specifically called out.
2. Show onsite sewer plumbing alignment to building, with cleanouts.
3. Show onsite water plumbing alignment to building.
4. Label proposed alignment of water or sewer plumbing with distances off Building, property line, or other known position, or with coordinates at angle points.
5. Label water and sewer plumbing onsite (after public service) with size, material, and length.
6. Add valve for irrigation service off domestic water service.
7. Move isolation valve for public water service away from edge of walk.
8. I didn't see a drawing sheet for landscaping, yet there is an irrigation meter.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Map 14P, Group B, Parcel 4



Map 14P, Group B, Parcel 4



RUTHERFORD POINT CIR

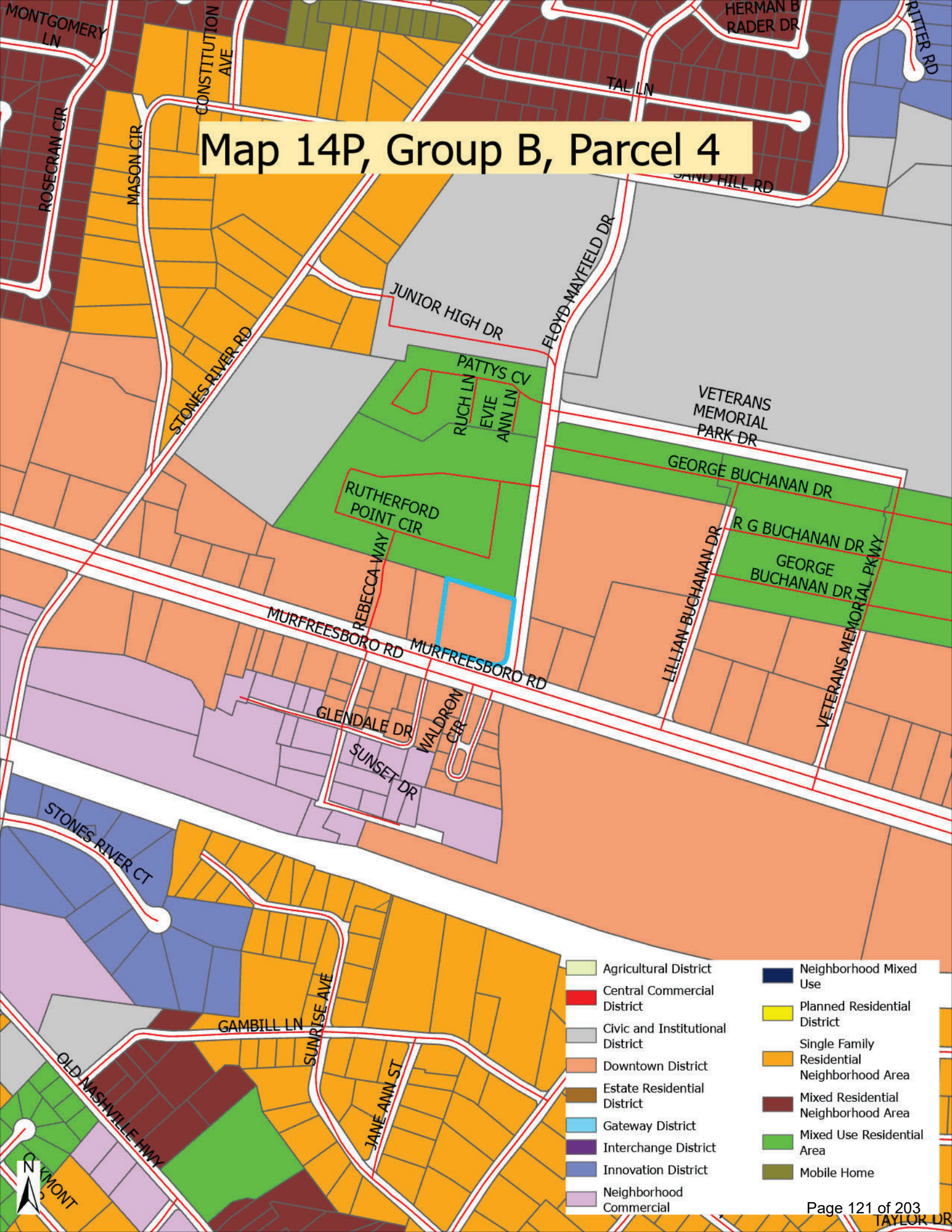
FLOYD MAYFIELD DR

MURFREESBORO RD

MURFREESBORO RD

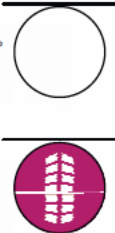
GLENDALE DR

Map 14P, Group B, Parcel 4







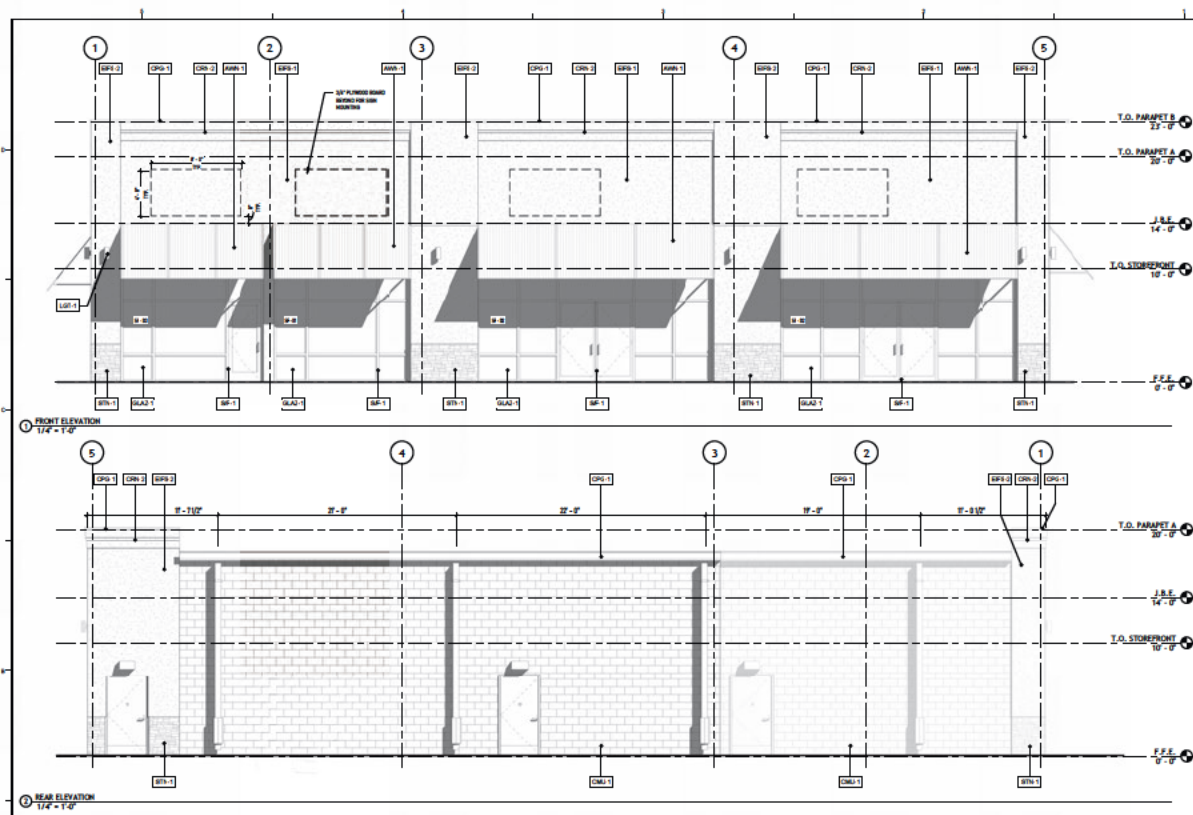


LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

Project No.	
Drawn By	Author
Checked By	Checker

EXTERIOR
ELEVATIONS

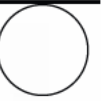
A200



MATERIAL SCHEDULE		
EPS-1	DRYWIT OUTSULATION PLUS MD	603 "OVERCAST" OR EQ.
EPS-2	DRYWIT OUTSULATION PLUS MD	604 "SMOKE SIGNAL" OR EQ.
STN-1	TERRAZZO DENALI GREY	NATURAL STONE VENEER OR EQ.
CMU-1	8" CMU	PAINIT TO MATCH DRYWIT 603 "OVERCAST"
GLAZ-1	VIEWO GLASS OR SIM.	
SUF-1	KAWNEER 451-T STORERFRONT FRAMING SYSTEM	FINISH: BLACK
CRN-1	DRYWIT OUTSULATION PLUS MD	603 "OVERCAST" OR EQ.
CRN-2	DRYWIT OUTSULATION PLUS MD	604 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK

LIGHTING SCHEDULE		
TAB	MATERIAL	DESCRIPTION
LOT-1	RECHLER SMALL OUTDOOR WALL LANTERN - FINISH:BLACK	https://www.rechlerlighting.com/lighting/la-1022-5-48855/Rechler-Lighting_2-Light-Small-Outdoor-Wall-Lantern---with-Contemporary-Inspirations---12-Inches-Tall-By-4-75-Inches-Wide-P2160R.htm
LOT-2	WALL PACK - FINISH: BLACK	

ELEVATIONS REVIEW

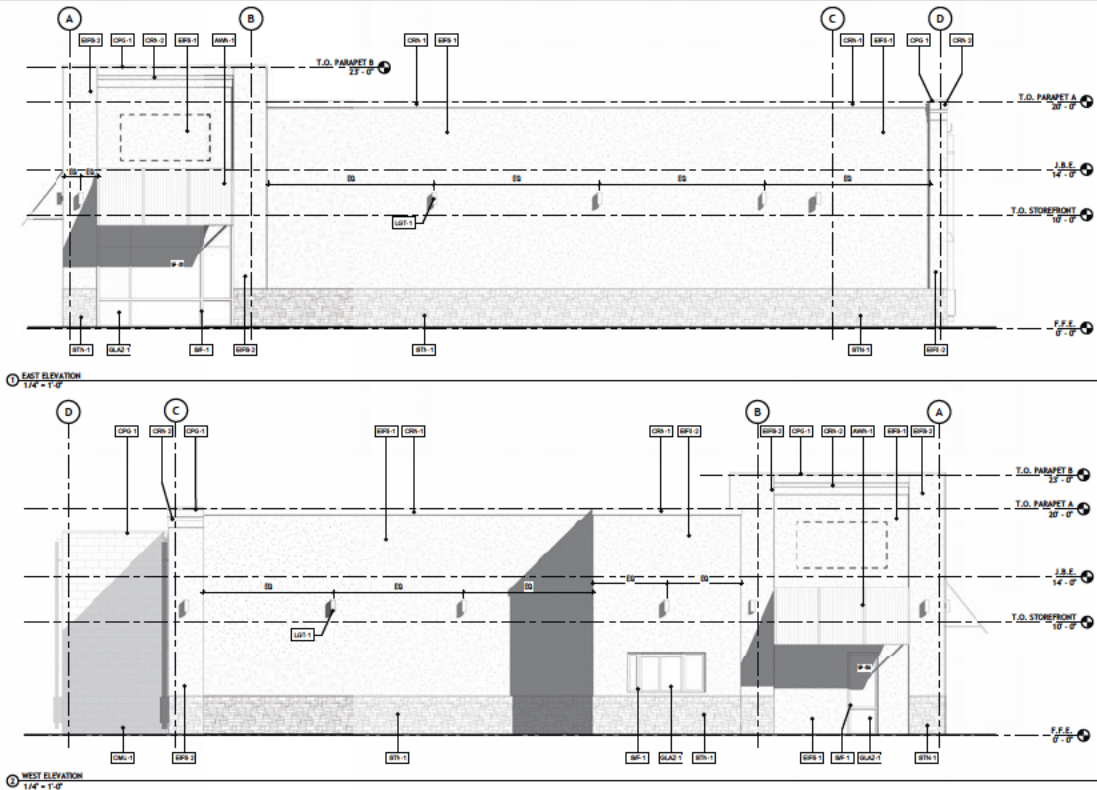


LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

[illegible]

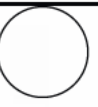
EXTERIOR ELEVATIONS

A201



MATERIAL SCHEDULE		
EFPS-1	DRIVIT OUTSULATION PLUS HD	413 "OVERCAST" OR EQ.
EFPS-2	DRIVIT OUTSULATION PLUS HD	414 "SMOKE SIGNAL" OR EQ.
STN-1	TERRAZZO DENALI GREY	NATURAL STONE VENEER OR EQ.
WCL-1	8" CMU	PAINT TO MATCH DRIVIT 413 "OVERCAST"
WCL-2	WITRO GLASS OR SIM.	
SUF-1	KAWNEER 451-T STOREFRONT FRAMING SYSTEM	FINISH: BLACK
CRN-1	DRIVIT OUTSULATION PLUS HD	413 "OVERCAST" OR EQ.
CRN-2	DRIVIT OUTSULATION PLUS HD	414 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK

LIGHTING SCHEDULE		
TAG	MATERIAL	DESCRIPTION
LST-1	KICHLER SMALL OUTDOOR WALL LANTERN - FINISH:BLACK	https://www.kichlerlightingexperts.com/lighting/s-10-1022-0-68039/Kichler-Lighting-2-light-Small-Outdoor-Wall-Lantern---with-Condensation-Inspirations---12-inch-tall-by-6-75-inch-wide-Y2A4BK.htm
LST-2	WALL PACK - FINISH: BLACK	

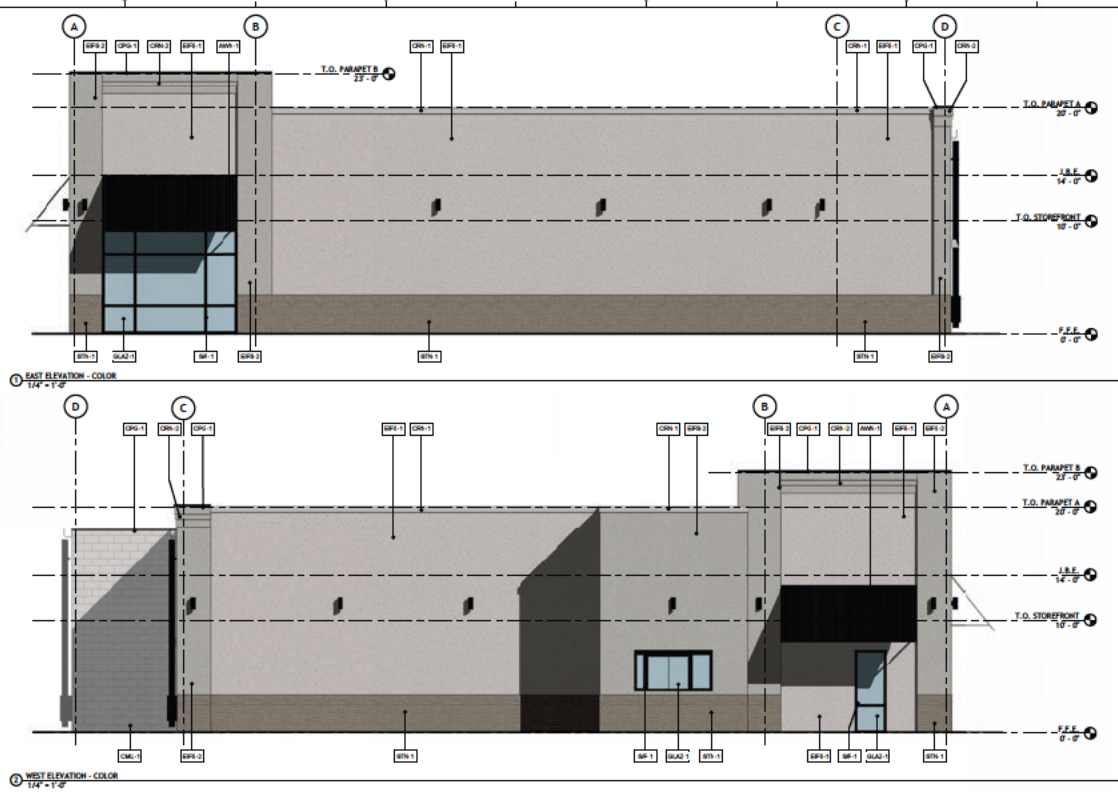


LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

[illegible]

EXTERIOR
ELEVATIONS -
COLOR

A203



MATERIAL SCHEDULE		
BFS-1	DRYWIT OUTSULATION PLUS MD	603 "OVERCAST" OR EQ.
BFS-2	DRYWIT OUTSULATION PLUS MD	604 "SMOKE SIGNAL" OR EQ.
STN-1	TERRAZO DENSAL GREY	NATURAL STONE VENEER OR EQ.
CHG-1	IF CM	PAINT TO MATCH DRYWIT 603 "OVERCAST"
BLG-1	VITRO GLASS OR SIM.	
SF-1	KANNEER 401-7 STONEFRONT FRAMING SYSTEM	FRESH BLACK
CRN-1	DRYWIT OUTSULATION PLUS MD	603 "OVERCAST" OR EQ.
CRN-2	DRYWIT OUTSULATION PLUS MD	604 "SMOKE SIGNAL" OR EQ.
CPS-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWM-1	STANDING SEAM METAL AWNING	



SITE DEVELOPMENT PLANS FOR PROPOSED COMMERCIAL DEVELOPMENT

101 FLOYD MAYFIELD DRIVE
LA VERGNE, TENNESSEE

811
Know what's below.
Call before you dig.
SOURCE OF VERTICAL DATUM:
FLOOD NOTE:
SURVEY NOTE:
DISTURBED AREA:
TOTAL DISTURBED AREA = 2.00 ACRES

SITE DATA TABLE	
CITY:	LA VERGNE
COUNTY:	DADE COUNTY
STATE:	FLORIDA
COUNCIL DISTRICT:	10A
ADDRESS:	101 FLOYD MAYFIELD DRIVE
PARCEL ID:	000000000000
DEED:	000000000000
DEED SUBDIVISION:	000000000000
SUBDIVISION DATA:	000000000000
TOTAL ACRES OF SITE:	1.00 ACRES (43,560 SQ. FT.)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
USE PERMITTED:	YES
PROPOSED BUILDING AREA:	10,000 SQ. FT.

INDEX OF DRAWINGS

- C0.0 COVER SHEET
- BOUNDARY SURVEY
- FINAL PLAT
- C1.0 GENERAL NOTES
- C2.0 EROSION & SEDIMENT CONTROL PLAN - PHASE 1
- C2.1 EROSION & SEDIMENT CONTROL PLAN - PHASE 2
- C2.2 EROSION CONTROL DETAILS
- C3.0 SITE DEMOLITION PLAN
- C4.0 SITE LAYOUT PLAN
- C5.0 SITE GRADING PLAN AND DRAINAGE PLAN
- C5.1 DETAILED SITE GRADING AND DRAINAGE PLAN
- C6.0 SITE UTILITY PLAN
- C7.0 SITE DEVELOPMENT DETAILS
- C7.1 SITE DEVELOPMENT DETAILS
- C7.2 STORMWATER VENDOR DETAILS
- C7.3 TDOT DETAILS
- C7.4 TDOT DETAILS
- C8.0 ROADWAY PLAN

JURISDICTION CONTACT

CIVIL
DEVELOPMENT MANAGEMENT GROUP, LLC
4200 GALLATIN PIKE
NASHVILLE, TN 37210
615.227.3885

LANDSCAPE ARCHITECT
KITA DESIGN
321 TOLLYN DRIVE
NASHVILLE, TN 37211
615.825.7803

OWNER/DEVELOPER
KNOX REAL ESTATE, LLC
200 POWELL PLACE
BRENTWOOD, TN 37027
615.324.7291

ARCHITECTURE
MUN ARCHITECTURE
2648 GIBBS DRIVE
NASHVILLE, TN 37024
615.244.8170

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - PLANNING DEPT.
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - STREET DEPT.
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - CITY CLERK
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - CITY CLERK
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - PLANNING DEPT.
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - STREET DEPT.
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - CITY CLERK
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

LAVERGNE, TENNESSEE
CITY OF LA VERGNE - CITY CLERK
815 GALLATIN PIKE
LA VERGNE, TN 37086
(615) 277-7000

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.

- ### UTILITY NOTES AND OWNERS

[illegible]

<u>OWNER</u>	<u>LOCATION</u>
CITY OF LA VERGNE - CITY UTILITIES 6000 WILKINSON DRIVE LA VERGNE, TN 37036 (615) 762-4591	CITY OF LA VERGNE - CITY UTILITIES 6000 WILKINSON DRIVE LA VERGNE, TN 37036 (615) 762-4591
<u>RAIL</u>	<u>ELECTRIC</u>
PRESIDENT NATIONAL, S&W 200 CENTURY BUILDING NASHVILLE, TN 37203 (615) 752-4238	NASHVILLE ELECTRIC SERVICE 7014 GOSHORN STREET NASHVILLE, TN 37202 (615) 244-4533

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES.

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE

1. ALL TRUNK LINES AND APPURTENANCES SHALL

- [illegible]

PLANS PREPARED FOR:

KIMBLE REAL ESTATE, L.L.C.
280 POWELL PLACE
GREEN TOWN, TN 37627

PLANS PREPARED BY:



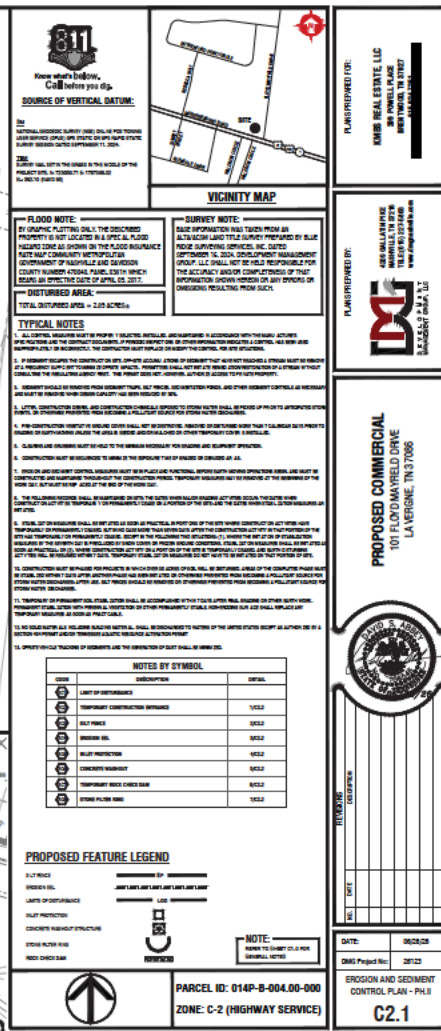
425 S. GALLATIN PKWY
NASHVILLE, TN 37219
TEL: (615) 257-6600

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE

[illegible]

DATE:	06/08/08
DMS Project No:	28123
GENERAL NOTES	

C1.0





**Where you dig,
Call before you dig.**

SOURCE OF VERTICAL DATUM:

THE NATIONAL HIGHSWAY SURVEY (NAD) 83 OR THE TOWNSHIP AND RANGE SURVEY (T&R) ARE USED FOR ALL SURVEY POINTS ON THIS PLAN. THE DATUM USED FOR THE SURVEY IS THE TOWNSHIP AND RANGE SURVEY (T&R) DATUM.

THE SURVEY WAS MADE BY THE ENGINEER ON THE FIELD OF THE PROJECT AND IS SUBJECT TO A REVIEW OF THE PROJECT BY THE ENGINEER ON THE FIELD OF THE PROJECT.



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLATTING ONLY, THE DECEDENT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP. ANY PROPERTY WITHIN THE FLOOD INSURANCE RATE MAP IS SUBJECT TO FLOODING.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.00 ACRES

SURVEY NOTE:

ALL INFORMATION WAS TAKEN FROM AN ALTA SURVEY AND THIS SURVEY PREPARED BY BLUE PRINT SURVEYING SERVICES, INC. DATED OCTOBER 10, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETION OF THIS INFORMATION UNLESS VERIFIED ON ANY DEPENDS ON CONDITIONS RESULTING FROM SUCH.

PLANNED IMPROVEMENTS:

ASBESTOS ABATEMENT
CIVIL ENGINEERING
ELECTRICAL
ENVIRONMENTAL
GENERAL CONTRACTING
GEOTECHNICAL
LANDSCAPE ARCHITECTURE
MECHANICAL
METEOROLOGICAL
PAINTING
PLUMBING
ROOFING
STRUCTURAL
SURVEYING
TERRACE
WATER TREATMENT
WASTE MANAGEMENT
WEATHERING
WOODWORK

PLANNED IMPROVEMENTS:

ASBESTOS ABATEMENT
CIVIL ENGINEERING
ELECTRICAL
ENVIRONMENTAL
GENERAL CONTRACTING
GEOTECHNICAL
LANDSCAPE ARCHITECTURE
MECHANICAL
METEOROLOGICAL
PAINTING
PLUMBING
ROOFING
STRUCTURAL
SURVEYING
TERRACE
WATER TREATMENT
WASTE MANAGEMENT
WEATHERING
WOODWORK

NOTED BY SYMBOL

SYMBOL	DESCRIPTION	DETAIL
	ASBESTOS ABATEMENT (SEE DETAIL)	145/14
	CIVIL ENGINEERING (SEE DETAIL)	145/14
	ELECTRICAL (SEE DETAIL)	145/14
	ENVIRONMENTAL (SEE DETAIL)	145/14
	GENERAL CONTRACTING (SEE DETAIL)	145/14
	GEOTECHNICAL (SEE DETAIL)	145/14
	LANDSCAPE ARCHITECTURE (SEE DETAIL)	145/14
	MECHANICAL (SEE DETAIL)	145/14
	METEOROLOGICAL (SEE DETAIL)	145/14
	PAINTING (SEE DETAIL)	145/14
	PLUMBING (SEE DETAIL)	145/14
	ROOFING (SEE DETAIL)	145/14
	STRUCTURAL (SEE DETAIL)	145/14
	SURVEYING (SEE DETAIL)	145/14
	TERRACE (SEE DETAIL)	145/14
	WATER TREATMENT (SEE DETAIL)	145/14
	WASTE MANAGEMENT (SEE DETAIL)	145/14
	WEATHERING (SEE DETAIL)	145/14
	WOODWORK (SEE DETAIL)	145/14

PROPOSED FEATURE LEGEND

ASBESTOS ABATEMENT:

CIVIL ENGINEERING:

ELECTRICAL:

ENVIRONMENTAL:

GENERAL CONTRACTING:

GEOTECHNICAL:

LANDSCAPE ARCHITECTURE:

MECHANICAL:

METEOROLOGICAL:

PAINTING:

PLUMBING:

ROOFING:

STRUCTURAL:

SURVEYING:

TERRACE:

WATER TREATMENT:

WASTE MANAGEMENT:

WEATHERING:

WOODWORK:

PROPOSED FEATURE LEGEND

ASBESTOS ABATEMENT:

CIVIL ENGINEERING:

ELECTRICAL:

ENVIRONMENTAL:

GENERAL CONTRACTING:

GEOTECHNICAL:

LANDSCAPE ARCHITECTURE:

MECHANICAL:

METEOROLOGICAL:

PAINTING:

PLUMBING:

ROOFING:

STRUCTURAL:

SURVEYING:

TERRACE:

WATER TREATMENT:

WASTE MANAGEMENT:

WEATHERING:

WOODWORK:

NOTE:

ALL INFORMATION WAS TAKEN FROM AN ALTA SURVEY AND THIS SURVEY PREPARED BY BLUE PRINT SURVEYING SERVICES, INC. DATED OCTOBER 10, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETION OF THIS INFORMATION UNLESS VERIFIED ON ANY DEPENDS ON CONDITIONS RESULTING FROM SUCH.

PROPOSED FEATURE LEGEND

ASBESTOS ABATEMENT:

CIVIL ENGINEERING:

ELECTRICAL:

ENVIRONMENTAL:

GENERAL CONTRACTING:

GEOTECHNICAL:

LANDSCAPE ARCHITECTURE:

MECHANICAL:

METEOROLOGICAL:

PAINTING:

PLUMBING:

ROOFING:

STRUCTURAL:

SURVEYING:

TERRACE:

WATER TREATMENT:

WASTE MANAGEMENT:

WEATHERING:

WOODWORK:

NOTE:

ALL INFORMATION WAS TAKEN FROM AN ALTA SURVEY AND THIS SURVEY PREPARED BY BLUE PRINT SURVEYING SERVICES, INC. DATED OCTOBER 10, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETION OF THIS INFORMATION UNLESS VERIFIED ON ANY DEPENDS ON CONDITIONS RESULTING FROM SUCH.

PROPOSED FEATURE LEGEND

ASBESTOS ABATEMENT:

CIVIL ENGINEERING:

ELECTRICAL:

ENVIRONMENTAL:

GENERAL CONTRACTING:

GEOTECHNICAL:

LANDSCAPE ARCHITECTURE:

MECHANICAL:

METEOROLOGICAL:

PAINTING:

PLUMBING:

ROOFING:

STRUCTURAL:

SURVEYING:

TERRACE:

WATER TREATMENT:

WASTE MANAGEMENT:

WEATHERING:

WOODWORK:

NOTE:

ALL INFORMATION WAS TAKEN FROM AN ALTA SURVEY AND THIS SURVEY PREPARED BY BLUE PRINT SURVEYING SERVICES, INC. DATED OCTOBER 10, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETION OF THIS INFORMATION UNLESS VERIFIED ON ANY DEPENDS ON CONDITIONS RESULTING FROM SUCH.

PROPOSED FEATURE LEGEND

ASBESTOS ABATEMENT:

CIVIL ENGINEERING:

ELECTRICAL:

ENVIRONMENTAL:

GENERAL CONTRACTING:

GEOTECHNICAL:

LANDSCAPE ARCHITECTURE:

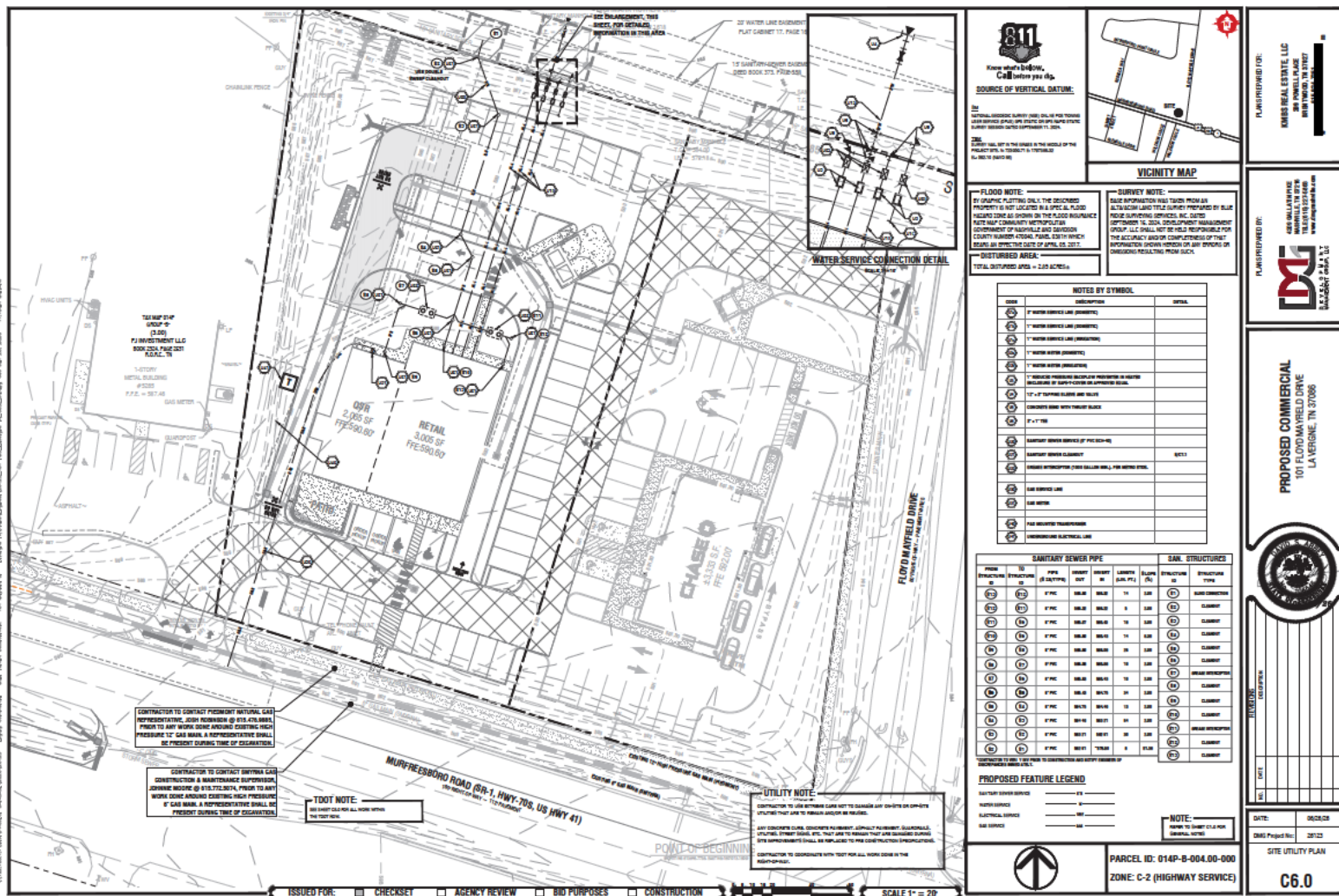
MECHANICAL:

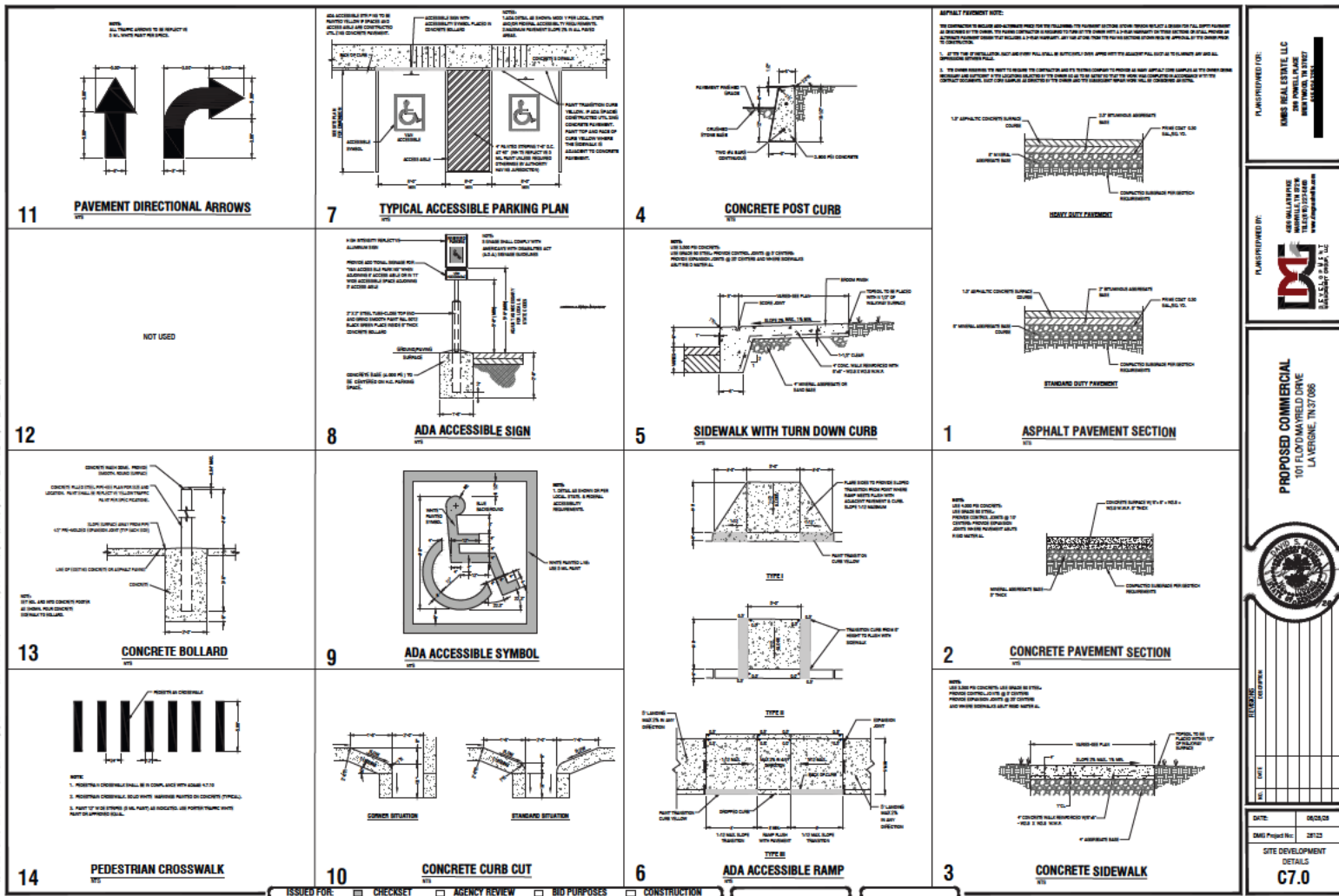
METEOROLOGICAL:

PAINTING:

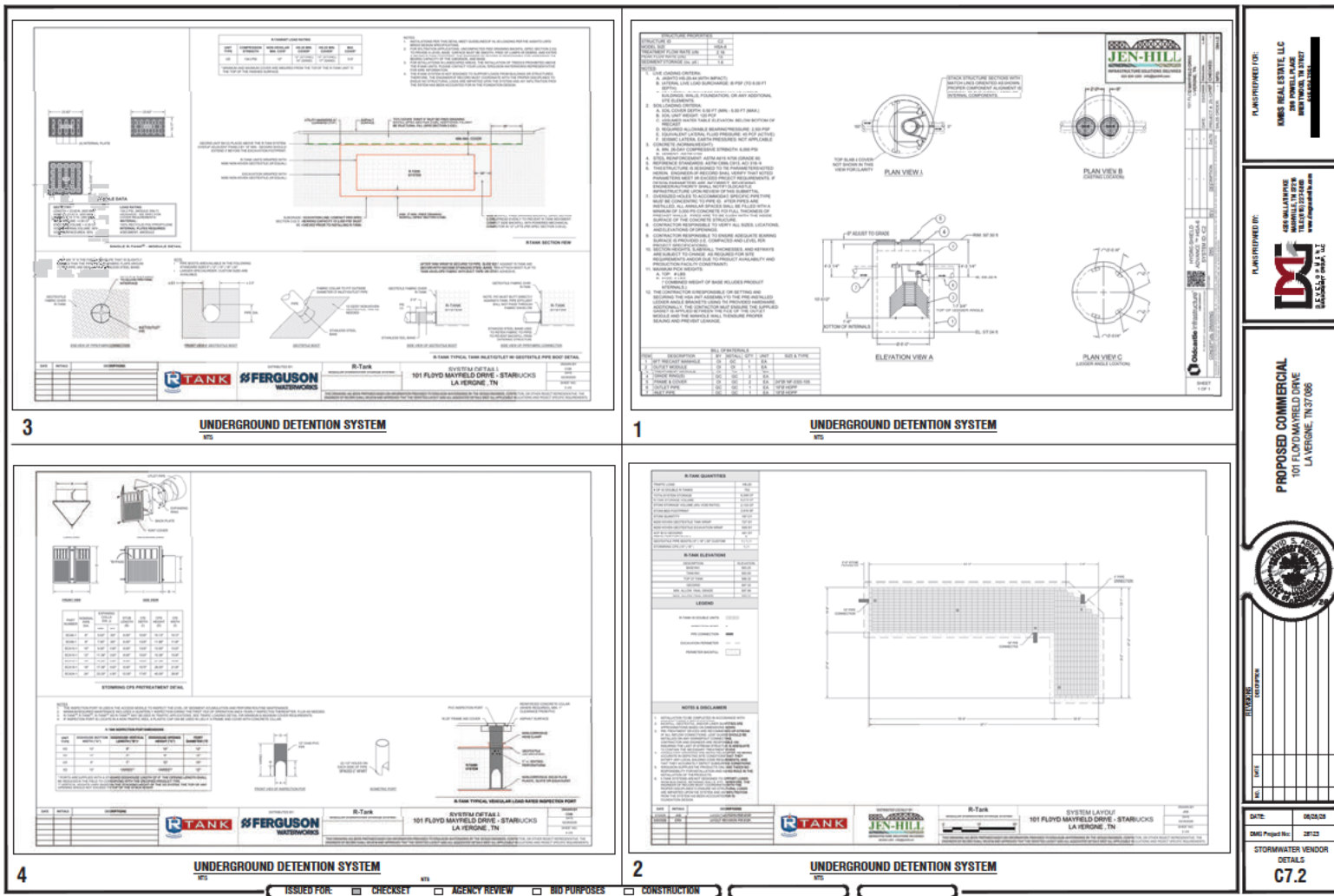
PLUMBING:

ROOFING:





			1 EXTERIOR CLEANOUT NOTES			
			2 CONCRETE FLUME NOTES			
			3 CONCRETE HEADWALL NOTES			
			4 WATER LINE CONSTRUCTION AT UTILITY CROSSING NOTES			
ISSUED FOR:	☐ CHECKSET	☐ AGENCY REVIEW	☐ BID PURPOSES	☐ CONSTRUCTION		



TDOT CATCH BASIN

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

[illegible]

DATE:	06/09/08
DMG Project No:	28123
TDOT DETAILS (FOR REFERENCE ONLY) C7.4	





Item #: 7. Site Plan - Enterprise Boulevard Retail Center - New Building of 8,108 Square Feet on 0.93 Acres. Property located on Enterprise Boulevard (Tax Map 17 O, Group A, Parcel 6). GD (Gateway District) Zoning District. Requested by Huddleston - Steele, Inc. Property owned by Natvar Patel.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility Engineer

Summary:

The applicant is requesting site plan approval for a retail center totaling 8,108 SF at a site located on Enterprise Blvd. The site is 0.93 acres currently. Structures will consist of the new building, associated parking areas and driveways.

This site is not in an overlay district, so we do not know if this building will be built of brick and/or stone. In addition, the developer is proposing landscaping to be installed per City regulations.

The property is currently vacant. This site is nextdoor to the existing Waffle House.

The driveways on the plan are indicated as 34 feet and 24 feet wide. 32 parking spaces are being provided where 32 are required.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

1. Staff has reservations about one-way traffic.

Engineering (Gary Lide - glide@lavernetn.gov; and Amanda Hicks - ahicks@lavernetn.gov)

1. Provide LTMA and LTMP
2. Show dimension from property line to building face in two directions to locate building on site.
3. (Sheet C1.0) Primary entry drive should be 36' wide.
4. (Sheet C1.0) Driveway must match City Standard Detail C008
5. (Stormwater Calculations) Provide calculations proving that a run-off coefficient of 0.5 for the developed condition is correct. Staff believes that it should be much higher (approximately 0.8).
6. (Sheet C1.0) Provide 5' walk along frontage
7. (Sheet C1.0) provide height and materials for dumpster pad.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Developer shall apply for water and sewer availability through City Utility Engineer, Scott Tatalovich, statalovich@laveragnetn.gov.
2. Building shown is 7,000 SF. Any building larger than 5,000 SF in La Vergne shall have fire sprinklers.
3. Water Service shall be labeled as "Combined fire and Domestic Water Meter per City Std Dtl W050." This is a newer detail that is not in the City's Standards published online. City Utility Engineer will send a copy of the detail to the Developer's project engineer. Engineer should look at the vault size requirements in the detail. The water service and vault including all valves shall be drawn to scale on the project construction drawings.
4. Backflow preventers are required for the fire water line and the domestic water line as indicated in City Std Dtl W050. Backflow preventers are to be located in an insulated and heated enclosure just after the water meter at the front of the property near the water meter. City tests all backflow devices annually.
5. Fire department connection shall be located at least 50 feet from building, but not more than 100 feet from nearest fire hydrant.
6. One property gets one public domestic water meter. If the property owner chooses to submeter, they may do so on the private plumbing after the public meter and backflow preventer.
7. City uses 2024 International Fire Code, fire flow requirements are indicated in Appendix B and should be considered when sizing the water meter.
8. Public sewer service and public cleanout is preferred to not be located under the driveway entrance. Suggest place sewer service just east of the driveway entrance.
9. Public sewer service should not be within 10 feet of larger landscape trees. Bushes are generally not a concern, however, the public sewer cleanout should also be 3 feet clear of any mature tree or shrub diameter.
10. Label connection to existing sewer line as "Romac CB Sewer Saddle."

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

1. Access exceeds 150'. Will require a turnaround.
2. No fire line shown.
3. No FDC shown.
4. Hydrants need to be shown.
5. The maintenance side entrance cannot be used for access due to the parking shown.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Map 017O, Group A, Parcel 6.00



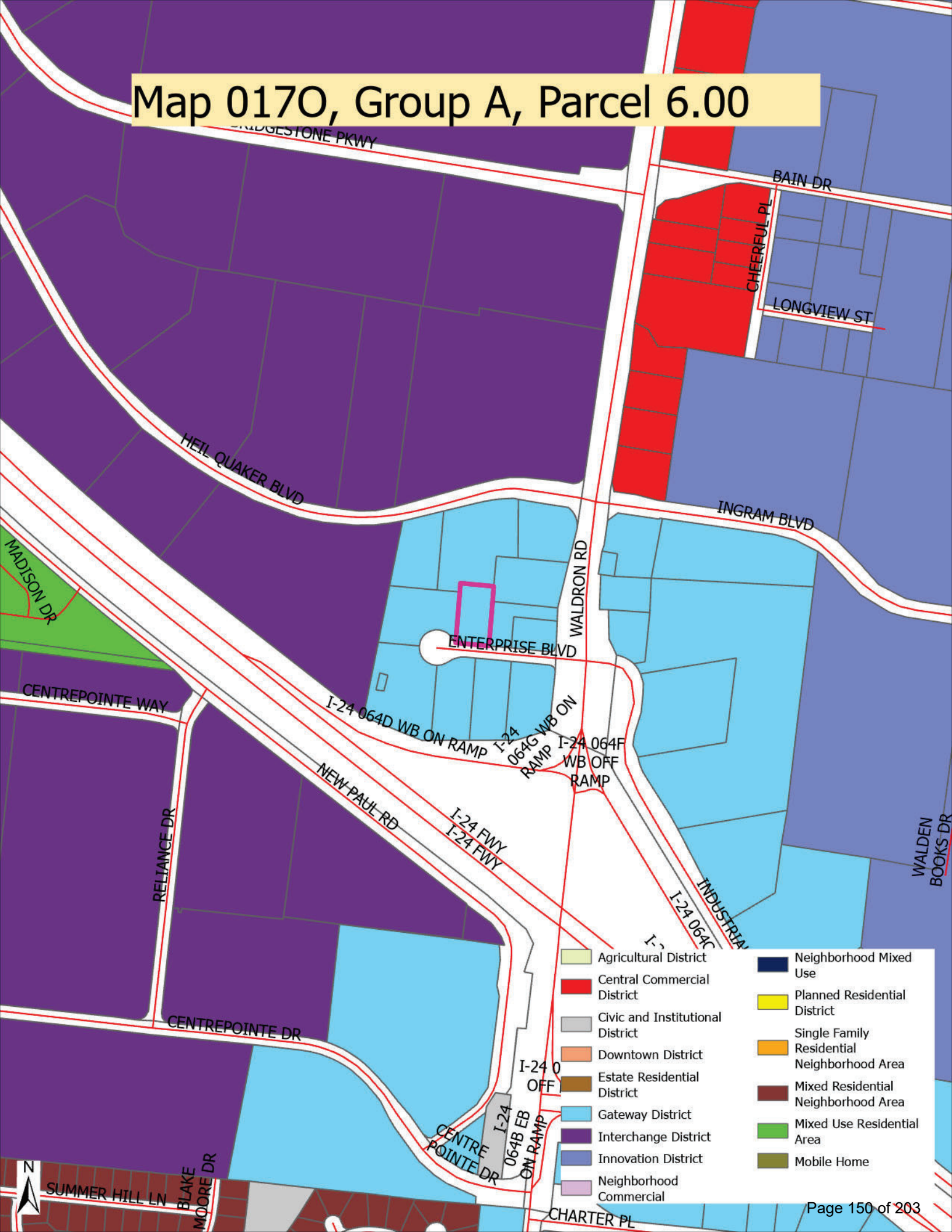
Map 017O, Group A, Parcel 6.00



ENTERPRISE BLVD



Map 017O, Group A, Parcel 6.00



- | | |
|----------------------------------|---|
| Agricultural District | Neighborhood Mixed Use |
| Central Commercial District | Planned Residential District |
| Civic and Institutional District | Single Family Residential Neighborhood Area |
| Downtown District | Mixed Residential Neighborhood Area |
| Estate Residential District | Mixed Use Residential Area |
| Gateway District | Mobile Home |
| Interchange District | |
| Innovation District | |
| Neighborhood Commercial | |





ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee
May, 2026

SHEET INDEX

SHEET	SHEET
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	SITE PLAN
C1.1	CONSTRUCTION FACILITIES PLAN
C1.2	GRADING & DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	LANDSCAPING PLAN
C3.0	E.P.S.C. (INITIAL MEASURES)
C3.1	E.P.S.C. (INTERMEDIATE MEASURES)
C3.2	E.P.S.C. (FINAL MEASURES)
C4.0	TRUCK TURNING TEMPLATE
C5.0	DETAILS SHEET



LOCATION MAP
N.T.S.

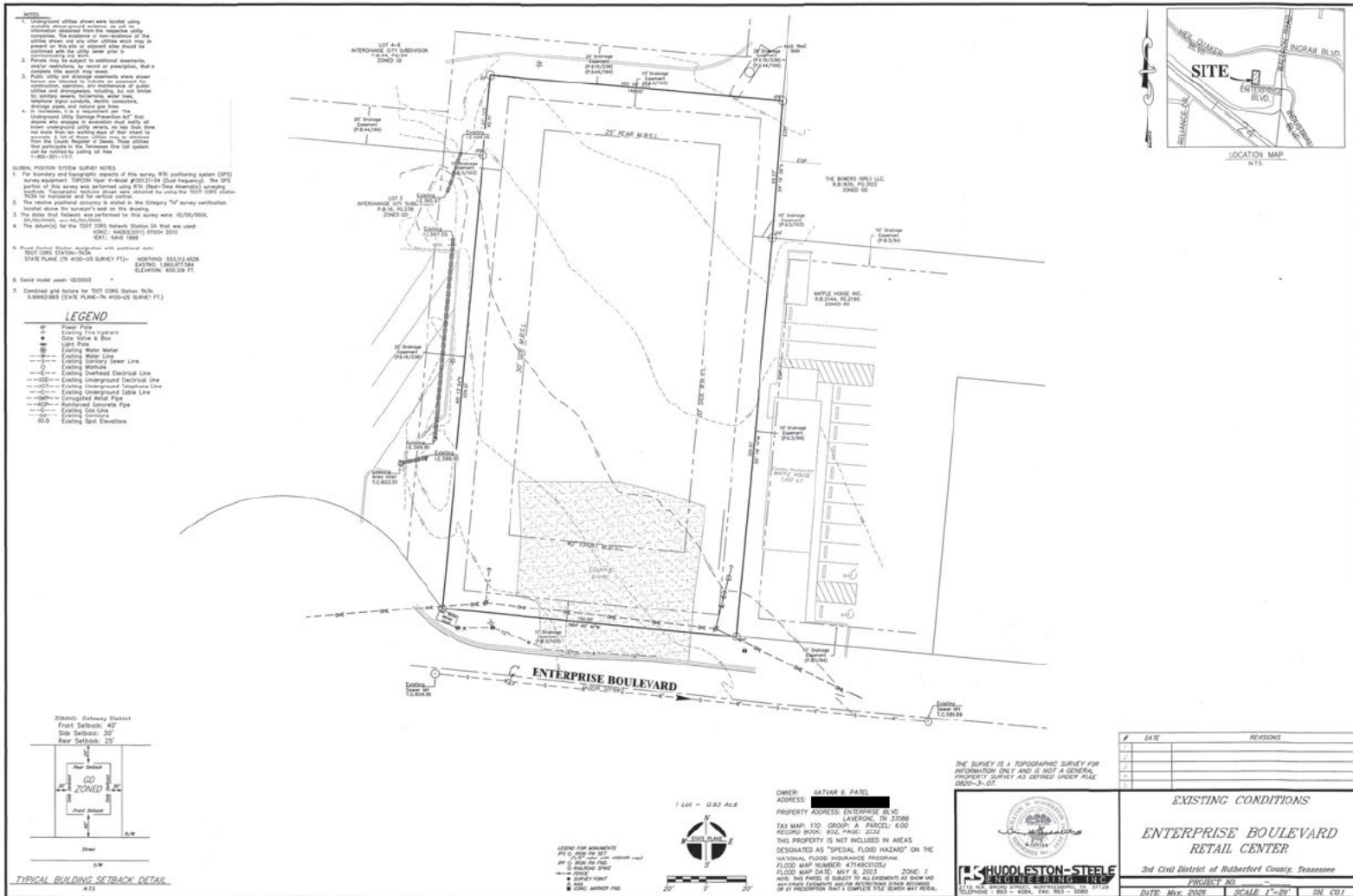
Site Data Chart

Zoning District: Gateway District (GD)
Proposed Use: Drive-Thru
Retail
Fitness Center
Office
Total square footage: 8,100 s.f.
Square footage of each use: Drive-Thru (1,508 s.f.)
Retail (5,700 s.f.)
Fitness Center (400 s.f.)
Office (400 s.f.)
Floor Area Ratio: 0.74, 74%
Height: 2 stories, 40 feet tall
Acreage/square footage of lot: 5.93 Acres, 40,676 s.f.
Parking:
Parking requirements (minimum) (for each use)
4 parking space per 1,000 s.f. of commercial use.
4 parking space/1,000 s.f. X 8,108 s.f. = 32 parking spaces
Total parking provided: 32 parking spaces (two 2 H.G. spaces)
Landscaping & Buffering:
Impervious surface area: 31,164 s.f.
Open Space Provided: 10,474 s.f.

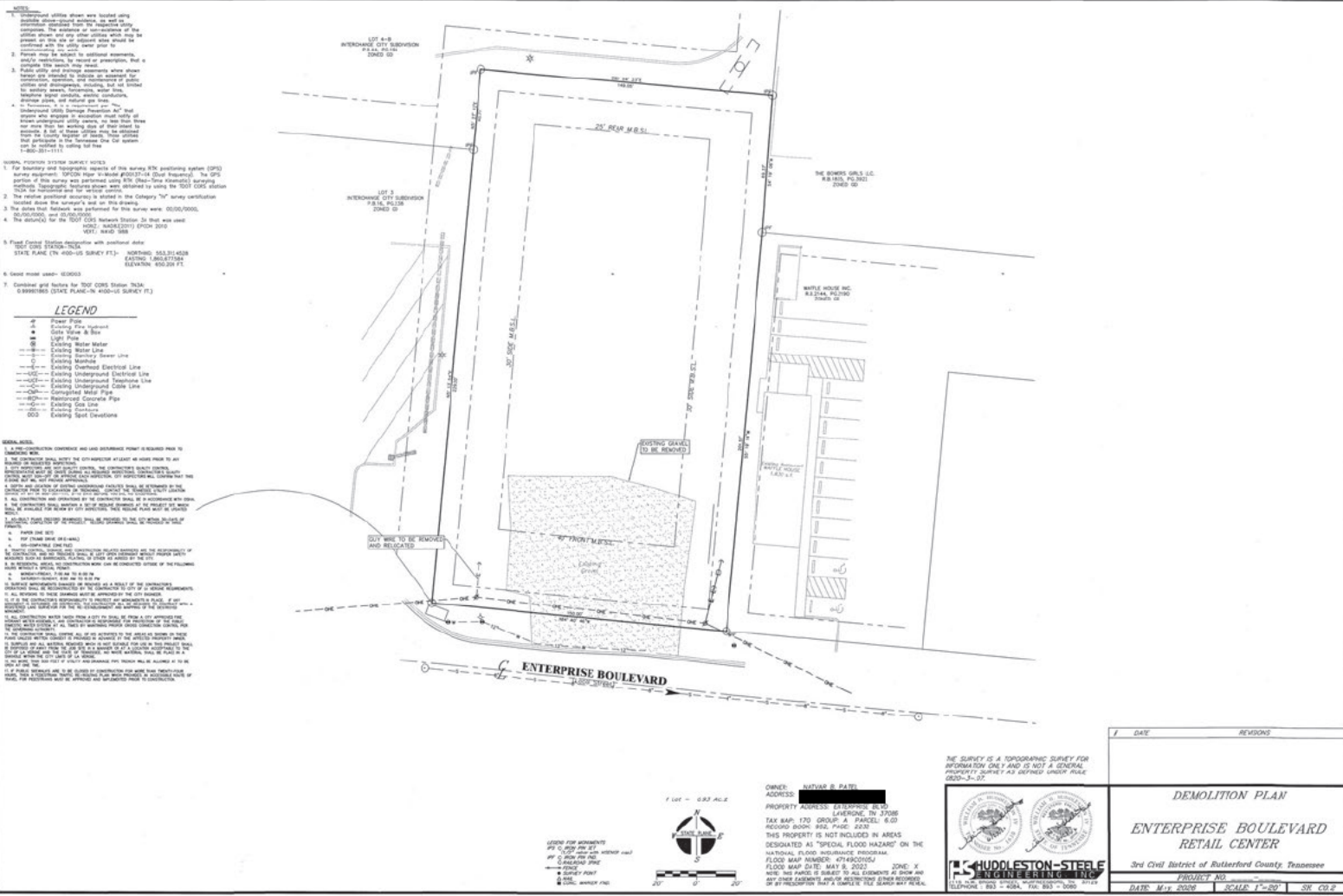
OWNER: [REDACTED]
ADDRESS: [REDACTED]
PROPERTY ADDRESS: 1710 INGRAM BLVD.
LAURENS, TN 37086
TAX MAP: 170 GROUP A PARCEL: 6.00
RECORD BOOK: 802 PAGE: 6332



HUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37132
TELEPHONE: 800-448-4084 FAX: 800-448-4084
PROJECT NO. 2026-001



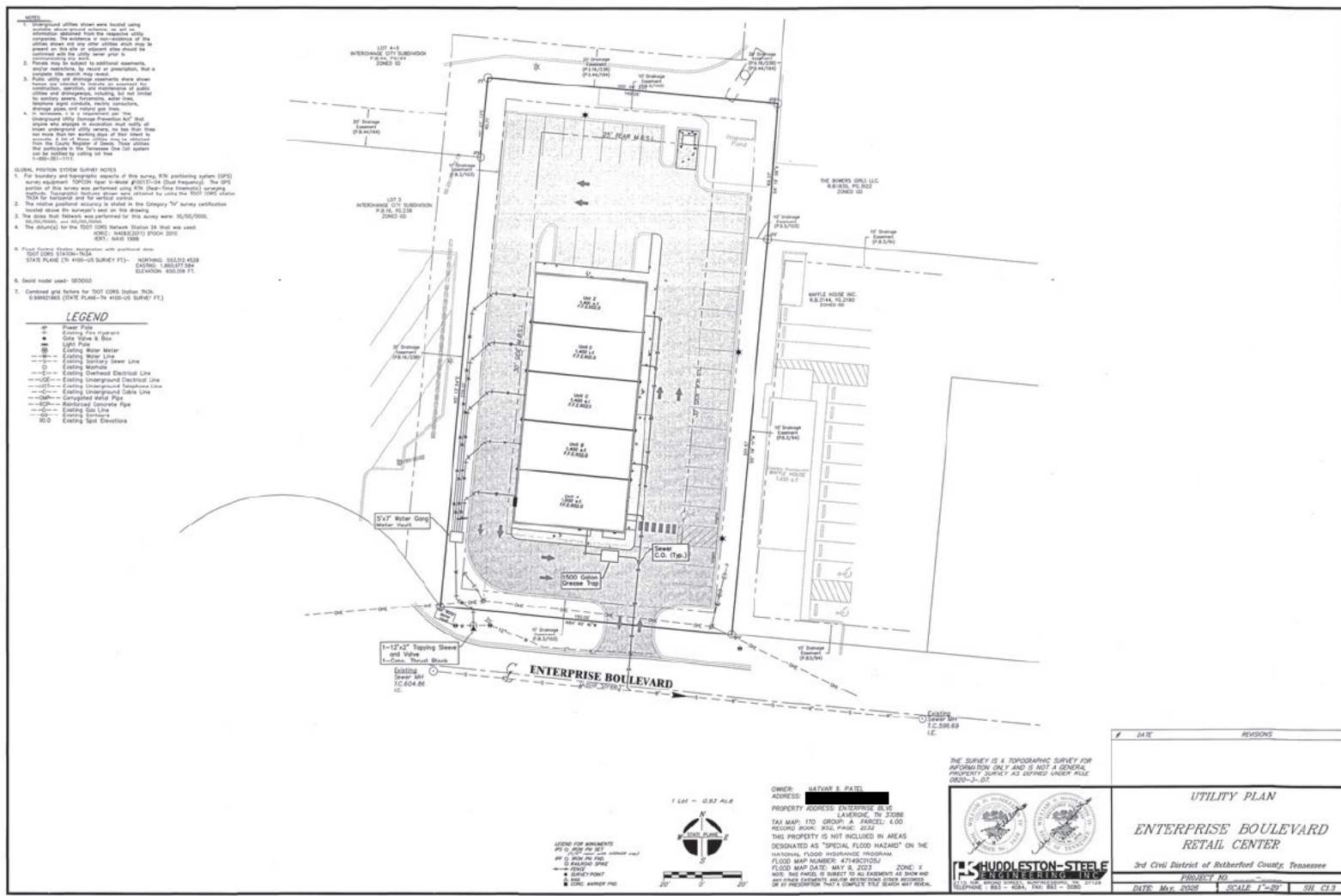
6/29/2020 11:58 AM \\SERVER2\Share\ACK310\04_20\Projects\ENTERPRISE BLVD\DWG\01-06 ENTERPRISE BLVD.dwg



REVISIONS	
1	DATE
DEMOLITION PLAN	
ENTERPRISE BOULEVARD	
RETAIL CENTER	
3rd Civil District of Rutherford County, Tennessee	
PROJECT NO.	
DATE: MAY 2006	SCALE: 1"=50'
SW CO. 2	

6/2/2006 10:29 AM \\VERKENT\user\1640310\40 30 Project\ENTERPRISE BLDG\dwg\26-06 ENTERPRISE BLD.dwg

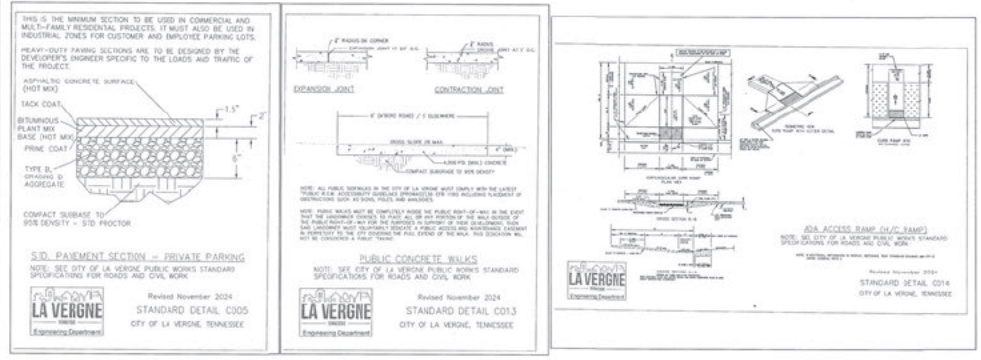




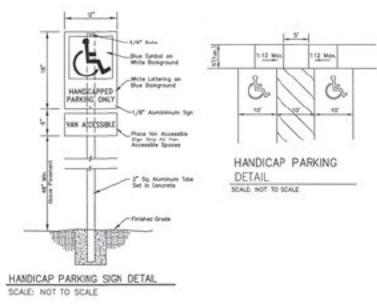
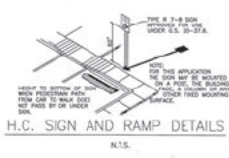
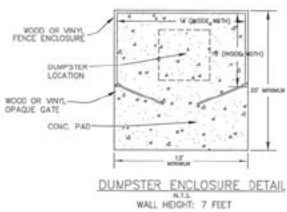
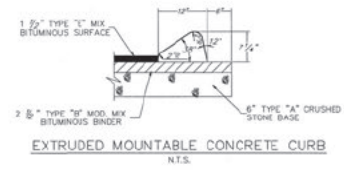








NOTE: CONTRACTOR TO DOWNLOAD CITY OF LAVERGNE'S STANDARD SPECIFICATIONS AND DETAILS.



OWNER: ENTERPRISE BLDG. ADDRESS: ENTERPRISE BLDG. TAX MAP: 175 GROUP A PARCEL: 6.00 RECORD BOOK: 998 PAGE: 3918 THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS \"SPECIAL FLOOD HAZARD\" ON THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD MAP NUMBER: 17149C0001 FLOOD MAP DATE: MAY 8, 2007 ZONE: X NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS TO SHOW AND SET-ASIDE CURRENTS AND/OR EASEMENTS (EVEN ASSUMED) BE SET-ASIDE FROM MAP 17149C0001 TO SET-ASIDE MAP 17149C0001.

HUDDLESTON-STEEL ENGINEERING, INC.
1111 N. W. 11th St., Suite 100
Tomball, TX 77375
Telephone: 281-351-4064 Fax: 281-351-4065

DETAILS SHEET			
ENTERPRISE BOULEVARD RETAIL CENTER			
3rd Civil District of Rutherford County, Tennessee			
PROJECT NO. _____		DATE: May, 2016	
SCALE: NONE		SH: CS-6	



Item #: 8. Preliminary Plat - Sanford Ridge - 63 Lots on 13.17 Acres. Requested by SEC, Inc. Property located on Sanford Road and Chaney Blvd. (Tax Map 28, Parcels 1.01 & 2). PDR R-3 (Planned Density Residential) Zoning District. Property owned by KMC Land, LLC.

Reviewed By:

Gary Lide, City Engineer
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the preliminary plat for Sanford Ridge located on 13.17 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR.

The property is located off of Chaney Blvd. The proposed layout shows 63 new lots with common areas. The common area include a large detention pond. The residential lots comprise the remaining acreage.

Also shown is the layout of the new streets. All streets show sidewalks a minimum of 5 feet wide.

There is also a walking path that will be installed in the community.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

1. (Traffic Study) Staff disagrees with the finding that "No roadway improvements are recommended currently". The traffic study does not take into account the narrow nature of Chaney Boulevard, the speeds at which traffic flows down Chaney Blvd, and the intermediate peak with school bus traffic in the mid-afternoon. Staff believes that a widening of Chaney Boulevard and a left turn lane coming from the south should be discussed with the Planning Commission.
2. (Stormwater Calculations) Since stormwater calculations were not provided with the Concept Plan, provide sufficient calculations to demonstrate that the area set aside for stormwater detention is adequate. More detailed calculations will be required with the Construction Drawings.
3. (Sheet C0.3) Provide names and DB/PG for adjacent property owners rather than subdivision plat references.
4. (Sheet C0.3) Show ROW widths for Chaney Blvd and Sanford Road.
5. (Sheet C0.3) Show material for the 5' nature trail. Some form of long-lasting surface other than mulch is preferred.
6. (Sheet C0.3) Provide a name for Road C.
7. (Sheet C0.3) The City Utilities Engineer requests that 'Tatalovich Court' be renamed.
8. (Cover Sheet) Revise the note regarding the PDR approval. The Board of Mayor and Aldermen (BOMA) approves PDRs. Add the date that it was approved by BOMA.
9. (Sheet C0.3) Show the locations of any proposed freestanding signs.

10. (Sheet C0.3) Show proposed drainage culverts, pipes, and headwalls. Having them shown solely on the landscaping plan is confusing.
11. (Sheet C0.3) Show easements on all culverts, pipes, and headwalls which drain public streets.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Change Street Name "Tatalovich Court" - it's awful.
2. Show 10-foot public utility and drainage easement (P.U.D.E.) at property frontage of all roads. Add Note 5 to preliminary plat: "*5) A 10' public utility and drainage easement is provided along all road frontage.*"
3. Per sewer availability letter dated February 16, 2026, provide 20-foot P.U.D.E. centered on 8-inch gravity sewer to the west of the cul-de-sac of Road C. City desires to provide gravity sewer capacity for lot on west side of Sanford Rd. Shift terminal manhole in cul-de-sac of Road C to the west of the cul-de-sac, so City doesn't have to dig up street to connect in the future and provide a manhole base with a stub out and trough for future connection that is temporarily plugged.
4. Since offsite sewer is not currently existing, label it on the plat as XXL of offsite 8-inch gravity sewer (by developer), so that it's clear where the sewer is going to drain.

Codes (Joe White - jwhite@lavergnethn.gov)

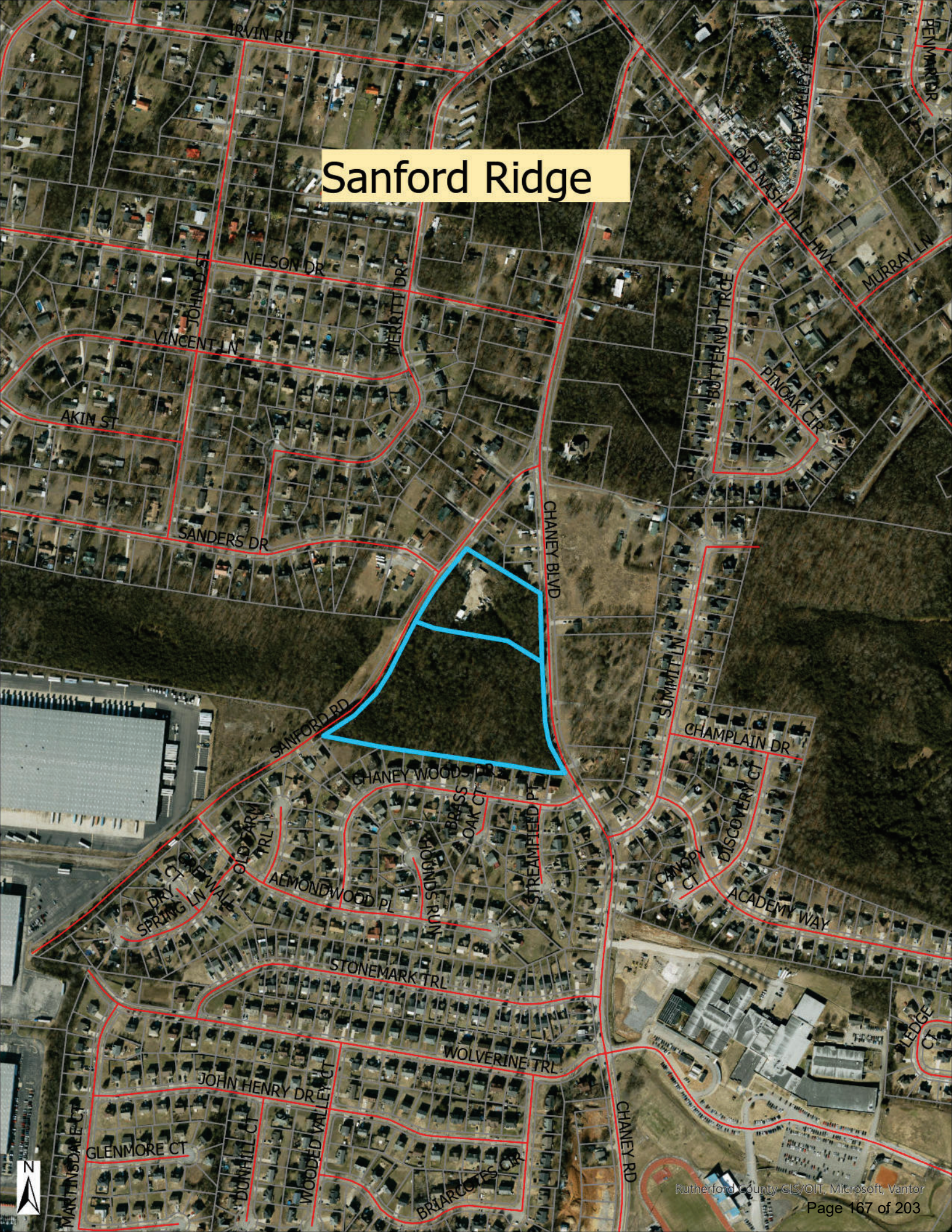
No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

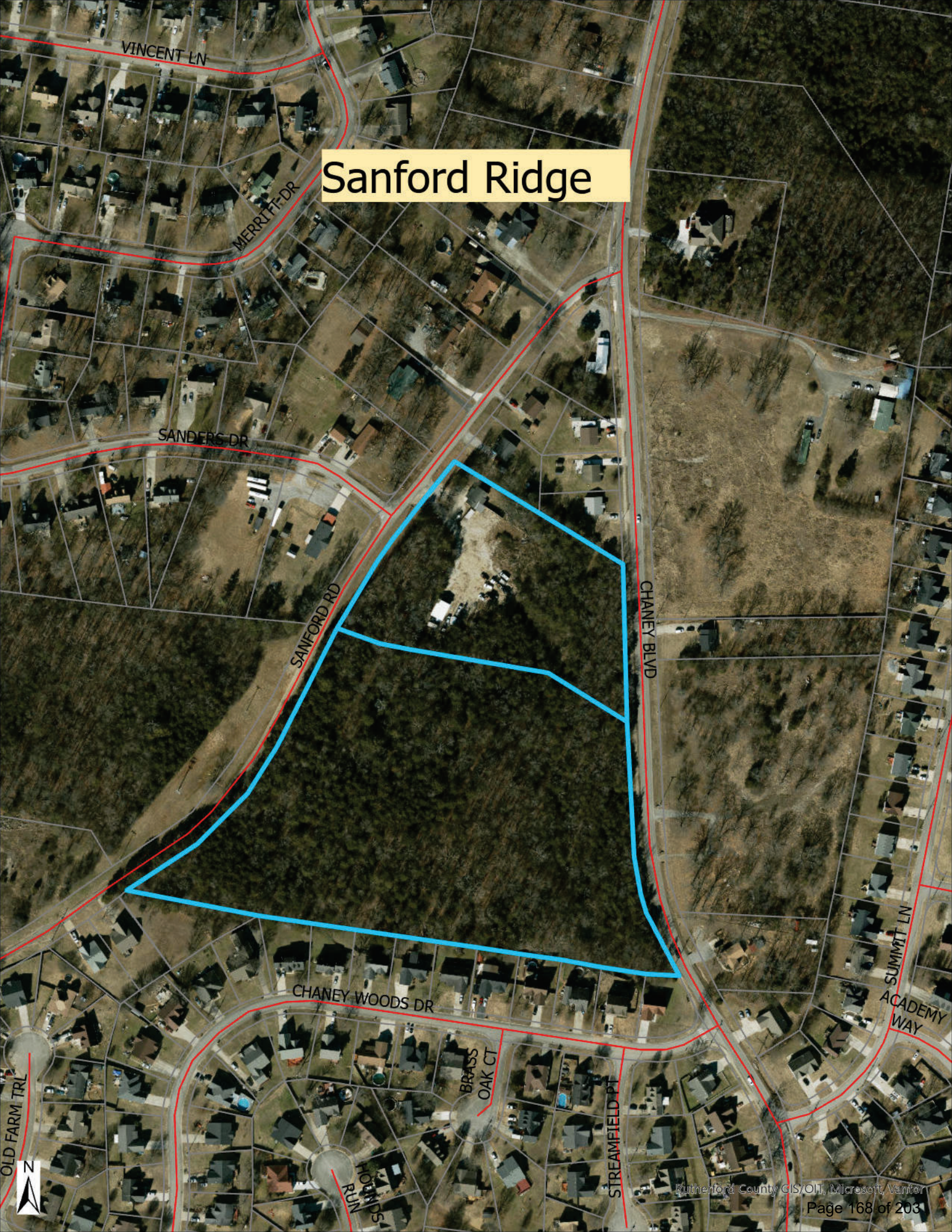
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

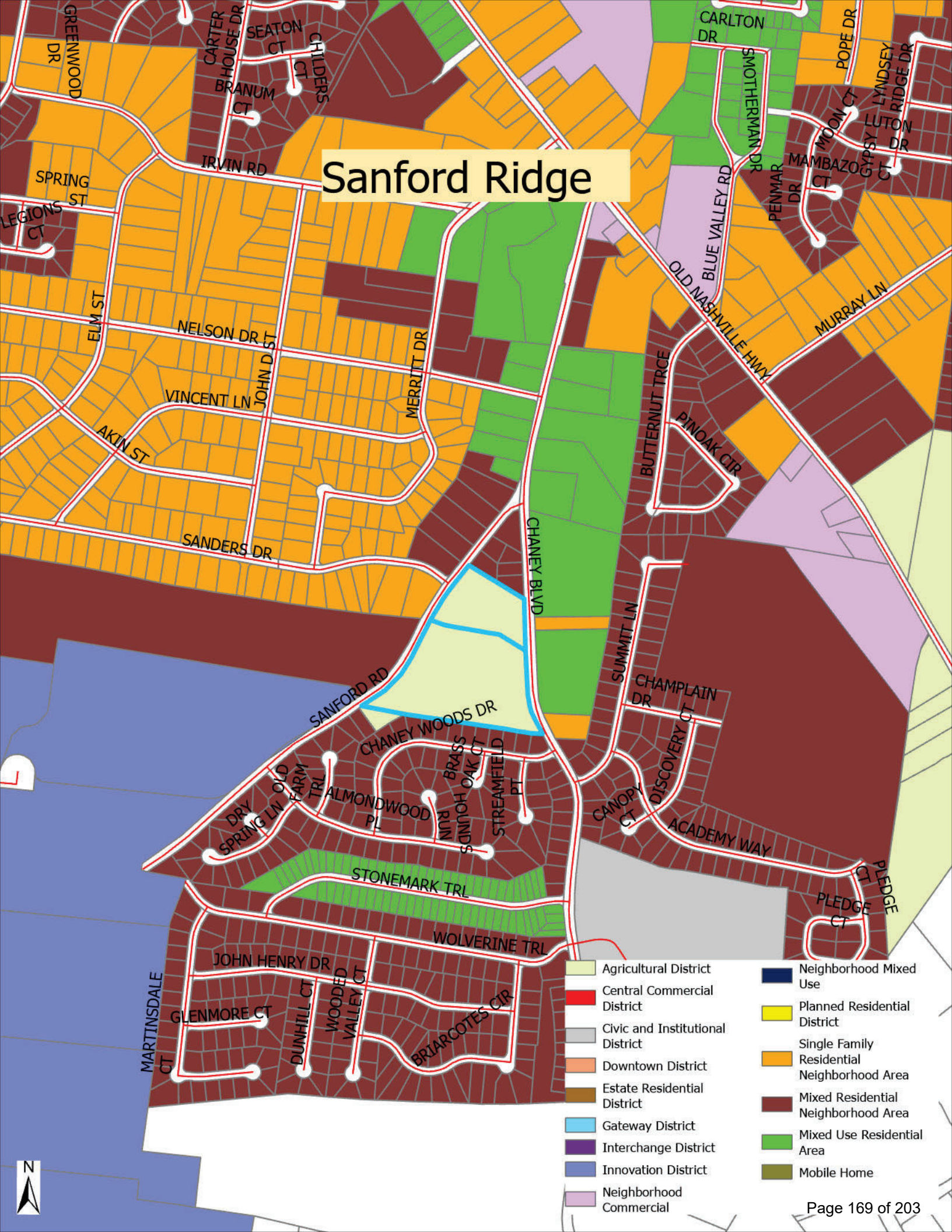
Sanford Ridge



Sanford Ridge



Sanford Ridge







Sanford Ridge

La Vergne, Tennessee

Preliminary Plan

Owner - Parcel 1.01
Chao Wen Dong

Owner - Parcel 2.00
Ermine Johnson Turcios

Developer:
KMC Land, LLC
6700 Town Circle
Franklin, TN 37067
Contact: Mark Hanson

Deed Reference:
Tax Map 28, Parcels 1.01 & 2.00
R.Bk. 1829 & 2098, Pg. 2618 & 2963
Zoning: PDR/R3
63 Lots on 13.17+/- Acres
Lot 63: 0.41+/- Acres (Not Governed By PDR)
Min. Lot Size = 4,000 Sq.Ft.

Yard Requirements:
Front: 20' (+5)
Side: 5'
Rear: 20' (+5)

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 9, 2023.

PDR Approved by the LaVergne Planning Commission, with such conditions as are indicated in the minutes of the Commission on ____-____-____.

Preliminary Plat approval shall not constitute final approval for recording purposes.

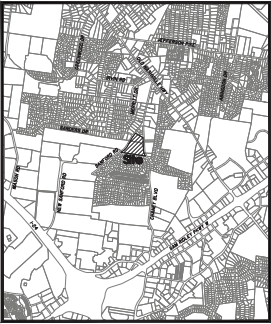
Preliminary Plat Approved On ____-____-____



Sheet C0.0
Sanford Ridge
S.E.C. Project #25736
Submitted: 6-29-2024
Revised:

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1-C0.2	General Notes
C0.3	Master Plan
C2.0	Preliminary Plat, Site & Utility Plan
L1.0-L1.2	Landscape Plan
L2.0	Landscape Details & Notes
L3.0	Open Space Plan
PH1.0	Photometric Plan



Site Location Map
Not To Scale

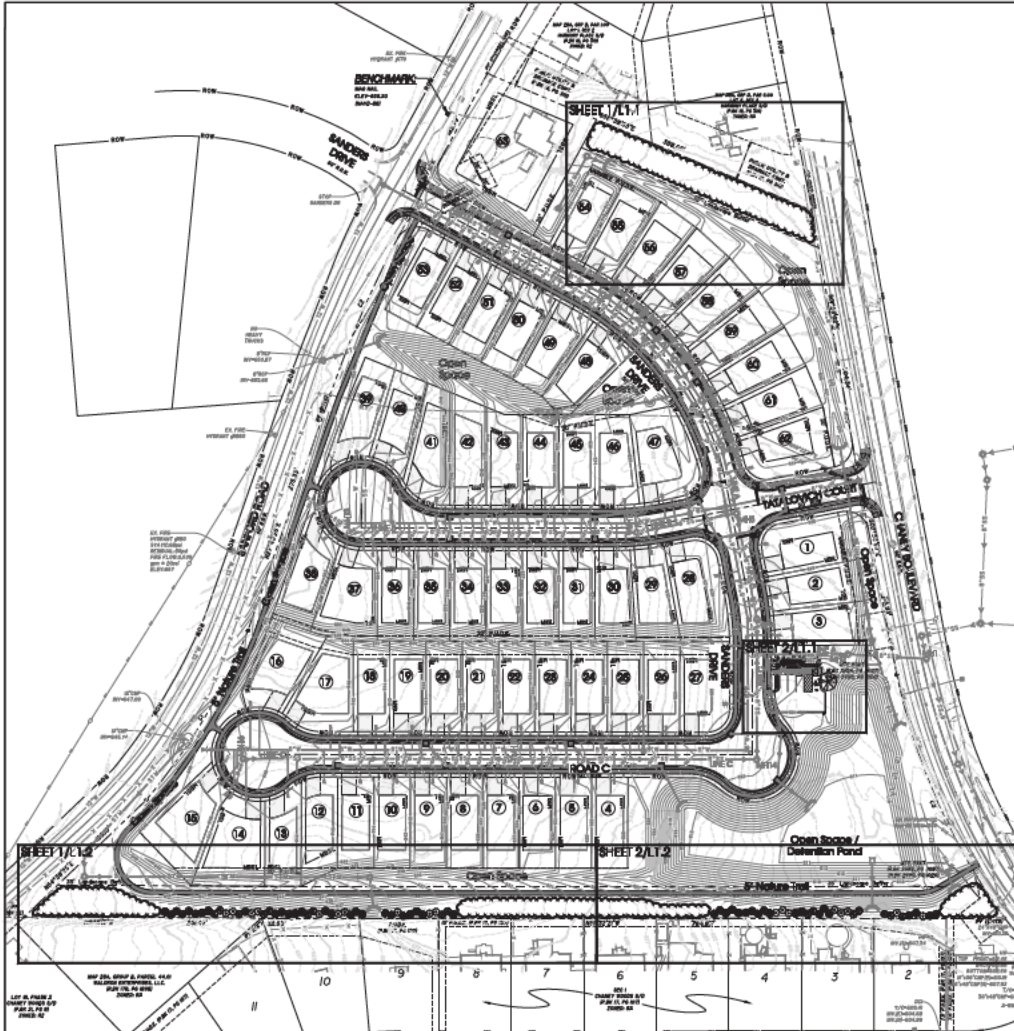
S.E.C. Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7001 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC. INC. 2025



By: John F. Miner, P.E. Date: TN. Reg. #122194

Watershed: Rock Spring Branch (Supporting)
EPSC : 5-YR, 24 Hr Design Storm

- Page 173 of 203



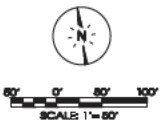
SANFORD RIDGE LANDSCAPE PLAN

SITE DATA
 SITE AREA: 15.17 ACRES
 SITE ZONING: S-MR
OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED (NET): 10.19 AC
 OPEN SPACE PROVIDED: 10.19 AC (66.5%)
 UNABLE OPEN SPACE REQUIRED: 1.88 AC (12.4%)
 UNABLE OPEN SPACE PROVIDED: 1.12 AC (7.3%)

- PLAN NOTES:**
1. ALL TREES OR SHRUBS THAT ARE DEAD, DYING OR WEAKENED OUTSIDE THE SCOPE OF THE CURRENT MEASUREMENT SHALL BE REPLACED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. ALL LANDSCAPE BEDS TO HAVE INSTALLED TREES AND SHRUBS SHALL BE INSTALLED WITHIN THE SCOPE OF THE MEASUREMENT.
 3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
 5. ALL SHRUBS TO BE 2' BACK OF CURB.
 6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH RESEAL, RESEAL BEDS OR SOIL.
 7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURES MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE BEDS IN SUCH A MANNER THAT WOULD OBLITERATE THE REQUIRED LANDSCAPE BEDS, SHRUBS, ETC.
 8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.
- PLANTING SCHEDULE NOTES:**
1. TREES AND SHRUBS SHALL BE OF THE HIGHEST QUALITY.
 2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 4. SUBSTITUTIONS AND DEVIATIONS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
 5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



Know what's below.
Call before you dig.

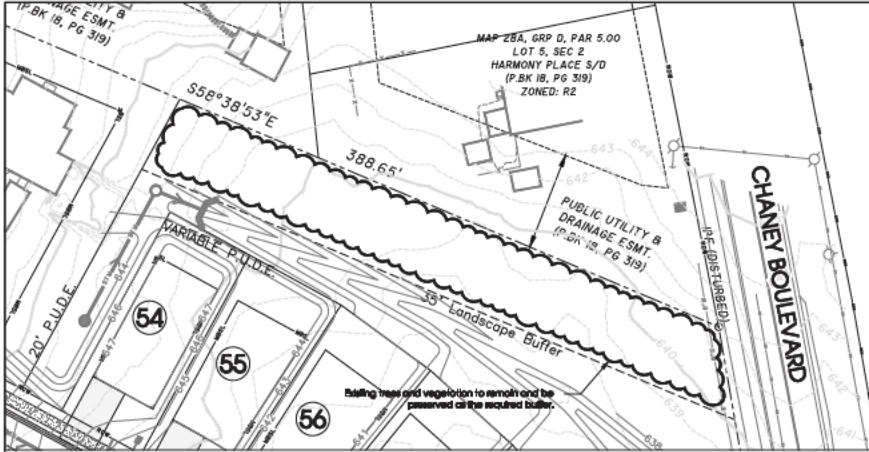


SITE ENGINEERING CONSULTANTS
 ENGINEERING & ARCHITECTURE
 10000 W. 100th Ave., Suite 100
 Denver, CO 80231
 (303) 440-1111
 www.sandfordridge.com

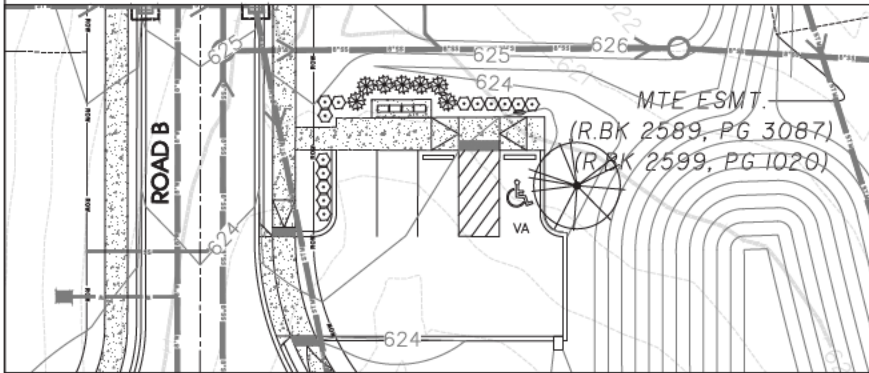
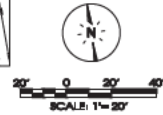
Sanford Ridge
 La Vergne, Tennessee

Landscape Plan

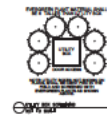
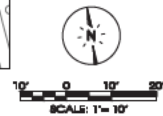
L1.0



1 Northern Buffer



2 Mail Kiosk



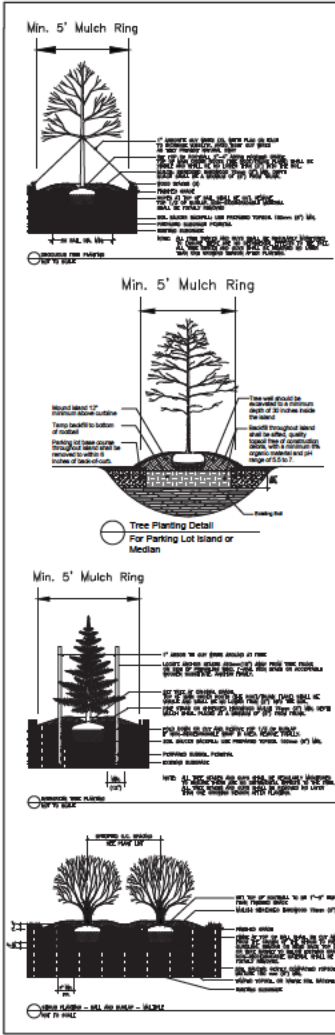
SITE ENGINEERING CONSULTANTS
 REGISTERED PROFESSIONAL ENGINEERS
 ENGINEERING & ARCHITECTURE
 11111 N. 111TH AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: (303) 751-1111
 FAX: (303) 751-1112
 WWW: www.site-engineers.com



Sanford Ridge
 La Vergne, Tennessee

Landscape Plan
 L1.1

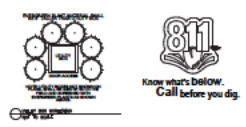
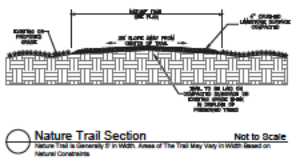
L1.1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. M.N.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
DT	1		LIPODENDRON TULIPIFERA / TULIP TREE	B x B	30 GAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED
EVERGREEN TREES									
EE	1.5		DECIDUA DECORA 'BRACKEN'S BEST OGDAR' / BRACKEN'S BEST OGDAR OGDAR	B x B		6'	4'	5' O.D.	PULL TO GROUND, DENSE, WELL-BRANCHED
EE	1.6		LIEX 'X' 'NELLIE K. STEVENS' / NELLIE STEVENS HOLLY	B x B		6'	4'	5' O.D.	PULL TO GROUND, DENSE, WELL-BRANCHED
MG	1.5		MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B x B		6'	4'	5' O.D.	PULL TO GROUND, DENSE, WELL-BRANCHED
MG	1.5		MAGNOLIA GRANDIFLORA 'D.D. BLANDHARD' TM / SOUTHERN MAGNOLIA	B x B		6'	4'	5' O.D.	PULL TO GROUND, DENSE, WELL-BRANCHED
TS	1.1		TSUNIA STANDISHI X PLONATA 'GREEN GIANT' / GREEN GIANT ARBOREUTAE	B x B		6'	4'	5' O.D.	PULL TO GROUND, DENSE, WELL-BRANCHED
EVERGREEN SHRUBS									
NS	7		NAIDUNA DOMESTICA 'GULF STREAM' TM / NAIDUNA BAMBOO	DOCT.		36"	18" - 24"	3' O.D.	DENSE, FULL MATCHED
VD	1.4		VIORULUM DAVIDI / DAVID VIORULUM	DOCT.		36"	18" - 24"	4' O.D.	DENSE, FULL MATCHED

- NOTES:** TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TRUNK, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL UTILITIES AND THEIR NEARBY PROJECTIONS TO PREVENT DAMAGE TO THEM.
 - THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LANDSCAPE PLAN TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE PLAN SHALL SHOW THE LOCATION OF ALL PLANTING MATERIALS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT. THE PLAN SHALL ALSO SHOW THE LOCATION OF ALL PLANTING MATERIALS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING MATERIALS.



SITE ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL CIVIL ENGINEER

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

REGISTERED PROFESSIONAL MARINE ENGINEER

REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER

REGISTERED PROFESSIONAL MINING ENGINEER

REGISTERED PROFESSIONAL PETROLEUM ENGINEER

REGISTERED PROFESSIONAL RAILROAD ENGINEER

REGISTERED PROFESSIONAL SANITARY ENGINEER

REGISTERED PROFESSIONAL STRUCTURAL ENGINEER

REGISTERED PROFESSIONAL THERMAL ENGINEER

REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER

REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER

REGISTERED PROFESSIONAL WEAPONRY ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

REGISTERED PROFESSIONAL MARINE ENGINEER

REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER

REGISTERED PROFESSIONAL MINING ENGINEER

REGISTERED PROFESSIONAL PETROLEUM ENGINEER

REGISTERED PROFESSIONAL RAILROAD ENGINEER

REGISTERED PROFESSIONAL SANITARY ENGINEER

REGISTERED PROFESSIONAL STRUCTURAL ENGINEER

REGISTERED PROFESSIONAL THERMAL ENGINEER

REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER

REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER

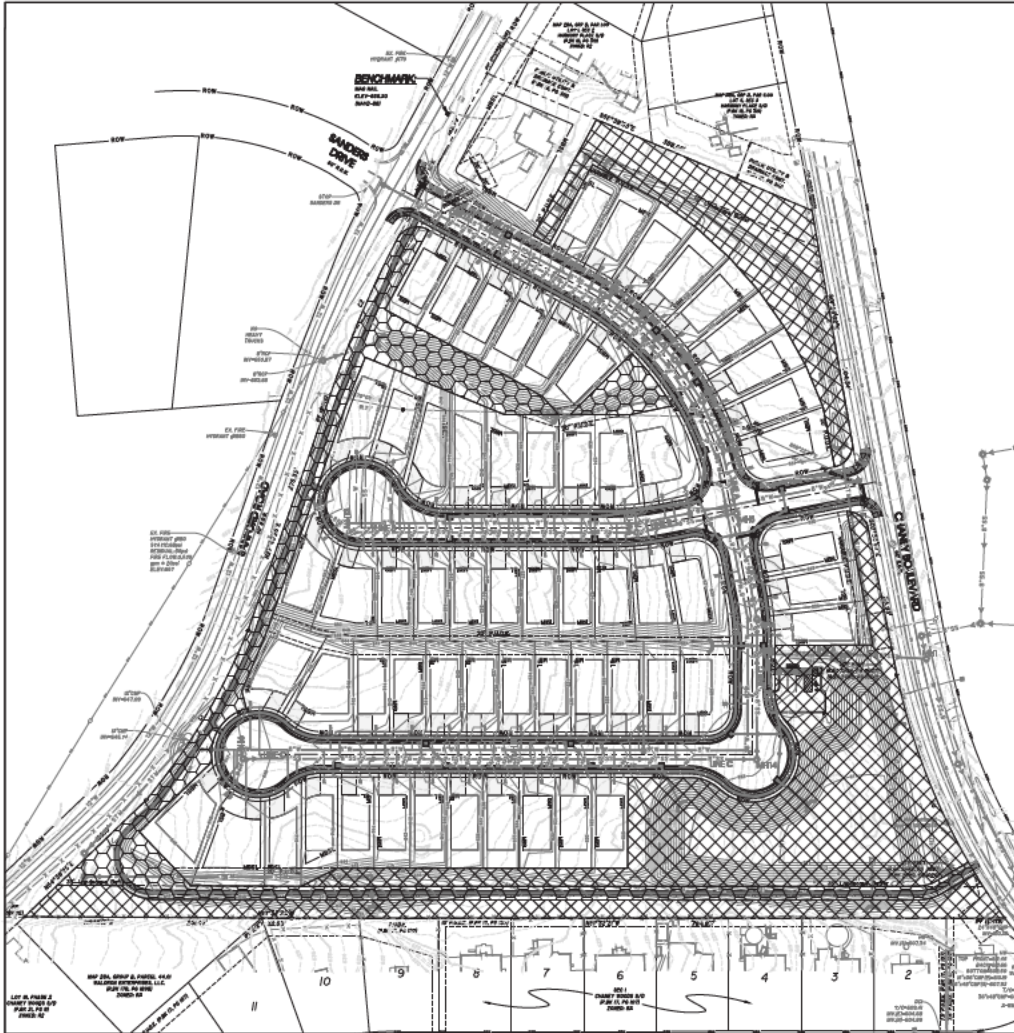
REGISTERED PROFESSIONAL WEAPONRY ENGINEER

Sanford Ridge

La Vergne, Tennessee

Landscaping Details & Notes

L2.0



SANFORD RIDGE OPEN SPACE PLAN

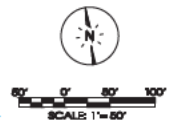
OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED (1.17 AC) x 1.06 = 1.24 AC
 OPEN SPACE PROVIDED = 1.24 AC (20.8%)
 USABLE OPEN SPACE REQUIRED (1.88 AC) x 1.06 = 2.00 AC
 USABLE OPEN SPACE PROVIDED = 1.12 AC (20.8%)



OPEN SPACE



USABLE OPEN SPACE



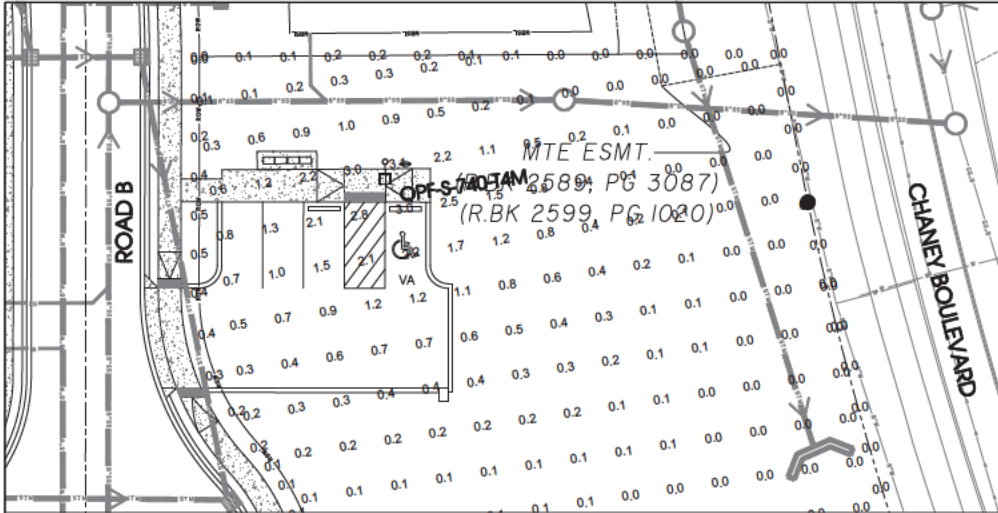
SITE ENGINEERING CONSULTANTS
 INCORPORATED
 10000 W. 100th Ave., Suite 100
 Centennial, CO 80015
 (303) 751-1100
 www.secon.com



Sanford Ridge
 La Vergne, Tennessee

Open Space Plan

L3.0



SANFORD RIDGE PHOTOMETRIC PLAN

PLAN NOTES:

1. ALL LIGHTING SCHEDULES FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED AT ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

1. ALL LIGHTS SHALL BE LED.
 2. MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
 3. ALL LIGHT COLOR SHALL BE 4000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
 4. NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
 5. LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
 6. ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
 7. ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
 8. CONTRACTOR SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING.
- CONTRACTOR SHALL VERIFY FOUNDATION SHALL BE DESIGNED BY A STRUCTURAL ENGINEER FOR THE PROPOSED FOUNDATION DETAIL.



Site and Area

OptForm

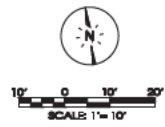
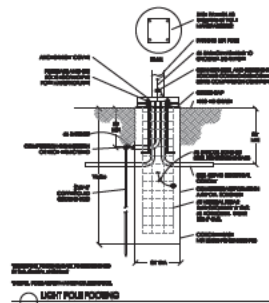
OPT-S-740-TM

Sanford OptForm site and area features are available in three view and section and target featuring the latest in LED technology. OptForm features an LED section and wall. Dimensional distributions are available, including the range of outdoor lighting applications. OptForm features a unique mounting system with a horizontal 'hanging' feature that installation. Mounting system include a standard arm, mast arm and wall mount bracket. Sanford Tag is a standard feature with every OptForm luminaire, providing maintenance or repair assistance throughout the life of the product.

Calculating luminaire		Sanford OptForm site and area features	
Area	Sanford OptForm site and area features	Area	Sanford OptForm site and area features
Area 1	Sanford OptForm site and area features	Area 2	Sanford OptForm site and area features
Area 3	Sanford OptForm site and area features	Area 4	Sanford OptForm site and area features
Area 5	Sanford OptForm site and area features	Area 6	Sanford OptForm site and area features
Area 7	Sanford OptForm site and area features	Area 8	Sanford OptForm site and area features
Area 9	Sanford OptForm site and area features	Area 10	Sanford OptForm site and area features
Area 11	Sanford OptForm site and area features	Area 12	Sanford OptForm site and area features
Area 13	Sanford OptForm site and area features	Area 14	Sanford OptForm site and area features
Area 15	Sanford OptForm site and area features	Area 16	Sanford OptForm site and area features
Area 17	Sanford OptForm site and area features	Area 18	Sanford OptForm site and area features
Area 19	Sanford OptForm site and area features	Area 20	Sanford OptForm site and area features
Area 21	Sanford OptForm site and area features	Area 22	Sanford OptForm site and area features
Area 23	Sanford OptForm site and area features	Area 24	Sanford OptForm site and area features
Area 25	Sanford OptForm site and area features	Area 26	Sanford OptForm site and area features
Area 27	Sanford OptForm site and area features	Area 28	Sanford OptForm site and area features
Area 29	Sanford OptForm site and area features	Area 30	Sanford OptForm site and area features
Area 31	Sanford OptForm site and area features	Area 32	Sanford OptForm site and area features
Area 33	Sanford OptForm site and area features	Area 34	Sanford OptForm site and area features
Area 35	Sanford OptForm site and area features	Area 36	Sanford OptForm site and area features
Area 37	Sanford OptForm site and area features	Area 38	Sanford OptForm site and area features
Area 39	Sanford OptForm site and area features	Area 40	Sanford OptForm site and area features
Area 41	Sanford OptForm site and area features	Area 42	Sanford OptForm site and area features
Area 43	Sanford OptForm site and area features	Area 44	Sanford OptForm site and area features
Area 45	Sanford OptForm site and area features	Area 46	Sanford OptForm site and area features
Area 47	Sanford OptForm site and area features	Area 48	Sanford OptForm site and area features
Area 49	Sanford OptForm site and area features	Area 50	Sanford OptForm site and area features
Area 51	Sanford OptForm site and area features	Area 52	Sanford OptForm site and area features
Area 53	Sanford OptForm site and area features	Area 54	Sanford OptForm site and area features
Area 55	Sanford OptForm site and area features	Area 56	Sanford OptForm site and area features
Area 57	Sanford OptForm site and area features	Area 58	Sanford OptForm site and area features
Area 59	Sanford OptForm site and area features	Area 60	Sanford OptForm site and area features
Area 61	Sanford OptForm site and area features	Area 62	Sanford OptForm site and area features
Area 63	Sanford OptForm site and area features	Area 64	Sanford OptForm site and area features
Area 65	Sanford OptForm site and area features	Area 66	Sanford OptForm site and area features
Area 67	Sanford OptForm site and area features	Area 68	Sanford OptForm site and area features
Area 69	Sanford OptForm site and area features	Area 70	Sanford OptForm site and area features
Area 71	Sanford OptForm site and area features	Area 72	Sanford OptForm site and area features
Area 73	Sanford OptForm site and area features	Area 74	Sanford OptForm site and area features
Area 75	Sanford OptForm site and area features	Area 76	Sanford OptForm site and area features
Area 77	Sanford OptForm site and area features	Area 78	Sanford OptForm site and area features
Area 79	Sanford OptForm site and area features	Area 80	Sanford OptForm site and area features
Area 81	Sanford OptForm site and area features	Area 82	Sanford OptForm site and area features
Area 83	Sanford OptForm site and area features	Area 84	Sanford OptForm site and area features
Area 85	Sanford OptForm site and area features	Area 86	Sanford OptForm site and area features
Area 87	Sanford OptForm site and area features	Area 88	Sanford OptForm site and area features
Area 89	Sanford OptForm site and area features	Area 90	Sanford OptForm site and area features
Area 91	Sanford OptForm site and area features	Area 92	Sanford OptForm site and area features
Area 93	Sanford OptForm site and area features	Area 94	Sanford OptForm site and area features
Area 95	Sanford OptForm site and area features	Area 96	Sanford OptForm site and area features
Area 97	Sanford OptForm site and area features	Area 98	Sanford OptForm site and area features
Area 99	Sanford OptForm site and area features	Area 100	Sanford OptForm site and area features

Open Space Boundary		Sidewalk and Abut Road		Abut Road Parking	
AVERAGE FOOT-CANDELS	0.07	AVERAGE FOOT-CANDELS	1.80	AVERAGE FOOT-CANDELS	1.00
MINIMUM FOOT-CANDELS	0.5	MINIMUM FOOT-CANDELS	3.1	MINIMUM FOOT-CANDELS	3.5
MAXIMUM FOOT-CANDELS	0.0	MINIMUM FOOT-CANDELS	0.7	MINIMUM FOOT-CANDELS	0.4
		MINIMUM TO MINIMUM FC RATIO	4.35	MINIMUM TO MINIMUM FC RATIO	8.48
		AVERAGE TO MINIMUM FC RATIO	2.64	AVERAGE TO MINIMUM FC RATIO	2.83

STANDARD INCORPORATE		STANDARD		DESCRIPTION		MOUNTING		MOUNTING HEIGHT		QUANTITY		LAMP REPLACEMENT		ARM LENGTH	
OPT-S-740-TM	1	OptForm - Small 4' LED, 4000 CCT, TYPE TM OPT. FORM	POLE	SHAW CANADA LTD. OPT-S-401-740-TM	30'	1	1	1	1	1	1	1	1	1	1



SITE ENGINEERING CONSULTANTS
 ENGINEERING CONSULTANTS
 1000 N. 10TH ST. SUITE 100
 MINNEAPOLIS, MN 55412
 PHONE: 612.338.1111
 FAX: 612.338.1112
 WWW: WWW.SEC-CONSULTANTS.COM



Sanford Ridge
 La Vergne, Tennessee

Photometric Plan
 PH 1.0



Item #: 9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 0.75 Acres. Property located at 431 & 471 Minerva Drive (Tax Map 28, Parcel 14). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-2 (Mixed Residential) Zoning District. Property owned by Eva I. Abdelnora.

Reviewed By:

Bo Logan, City Planner
Amanda Hicks, Assistant City Engineer
Gary Lide, City Engineer

Summary:

The applicant is requesting to rezone to PDR at a site located at Money Street and Minerva Dr. The site is 0.75 acres currently.

The property is currently vacant.

This PDR proposes 6 new houses and a street expansion.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

No comments

Engineering (Gary Lide - glide@lavernetn.gov)

1. (For Information) The number of lots shown does not require a traffic study. However, the city may require roadway improvements based on the needs of this increased density.
2. (Concept Plan) Show 5' existing contours
3. (Concept Plan) provide stormwater calculations sufficient to show that there is sufficient area to handle stormwater quality and quantity requirements. More detailed calculations will be required with the construction drawings.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Informational Comment: Public water and sewer is available. Water and Sewer Availability Letters have been requested by Developer's Engineer.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Minerva Place

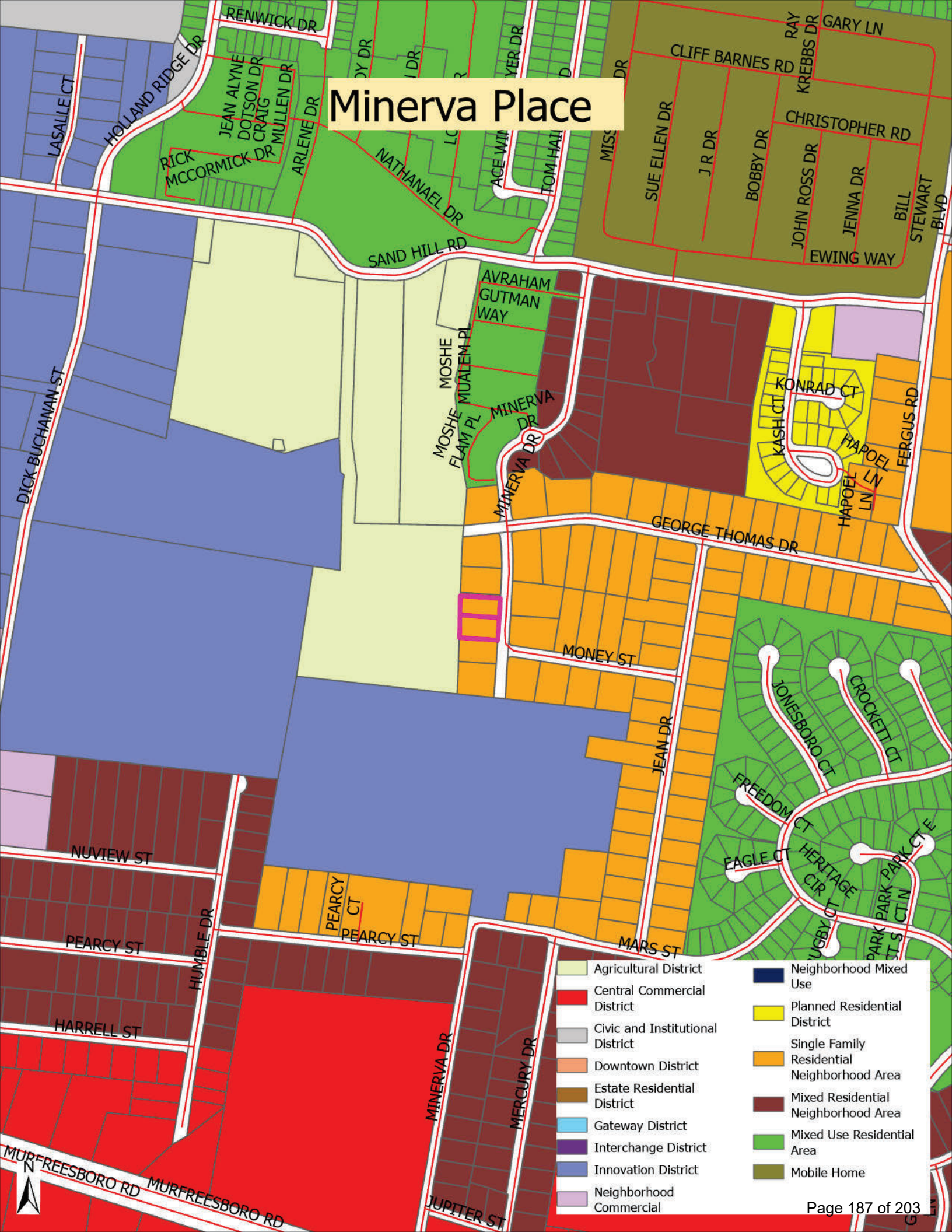


Minerva Place

MINERVA DR



Minerva Place



- | | |
|--|---|
| Agricultural District | Neighborhood Mixed Use |
| Central Commercial District | Planned Residential District |
| Civic and Institutional District | Single Family Residential Neighborhood Area |
| Downtown District | Mixed Residential Neighborhood Area |
| Estate Residential District | Mixed Use Residential Area |
| Gateway District | Mobile Home |
| Interchange District | |
| Innovation District | |
| Neighborhood Commercial | |





Minerva Place

A PLANNED DENSITY RESIDENTIAL (PDR-R2) COMMUNITY PATTERN BOOKLET



431 & 471 Minerva Drive
La Vergne, Rutherford
County, Tennessee

Owner/Developer:
**Eva Abdelnora and
Darryl Holmes**

Contact: Darryl Holmes - (615) 624-0236
Email: [REDACTED]

Civil Engineering:
**Wamble &
Associates, PLLC**

216 Centerview Dr.,
Nashville, Tennessee 37027
Contact: James D. Wamble, PE, RLS - (615) 251-9555
Email: [REDACTED]
Project Number: 249-0718

Date: June 26, 2026

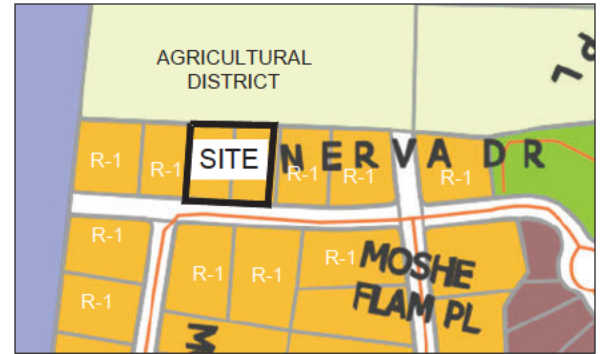


MINERVA DRIVE - A RESIDENTIAL COMMUNITY
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Cover Sheet - 1



- Agricultural District
- Central Commercial District
- Civic and Institutional District
- Downtown District
- Estate Residential District
- Gateway District
- Interchange District
- Innovation District
- Neighborhood Commercial
- Neighborhood Mixed Use
- Planned Residential District
- Single Family Residential Neighborhood Area
- Mixed Residential Neighborhood Area
- Mixed Use Residential Area
- Mobile Home



ZONING MAP

NOT TO SCALE



MINERVA PLACE - A RESIDENTIAL COMMUNITY

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Existing Conditions - 3



ARCHITECTURAL STANDARDS

1. New homes will contain traditional residential design. Building facades fronting a street or common open landscaped space shall provide a minimum of one principal entrance and a minimum of 25% glazing.
2. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormer windows.
3. Buildings will be constructed out of hardy materials including hardy board, brick, stone, EIFS, and untreated wood shall NOT be permitted as shown in the images herein.
4. The houses will be constructed with 100% brick on the front and both sides. The rear of the home will be 50% brick and 50% hardy board.
5. Porches on front facades shall provide a minimum of six feet depth.
6. All unit dimensions shown are approximate and may change with final architecture design.
7. All homes are two story with a front porch and stick built from the ground up.
8. All homes are two and three bedrooms.
9. Images shown hereon are representative of the architectural design.



MINERVA PLACE - A RESIDENTIAL COMMUNITY

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Architectural Standards - 5 Character Images

GENERAL NOTES

1. The intent of this development proposal is to establish the framework for a new R-2 POR residential community containing 6-lot single-family lots.
2. All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
3. The required fire flow shall be determined by the City of La Vergne Fire Marshal's office, prior to the issuance of a building permit.
4. The developer shall be responsible for installing street lights as per City of La Vergne standards. No certificates of occupancy will be issued until street lights are installed according to City standards.
5. Minor modifications to the preliminary POR plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design, and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Board of Mayor and Aldermen, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. Unit mix type and location on the site may be rearranged to meet the needs of the housing market as reviewed and approved by the City Planner and City Engineer.
6. Boundary and Topographic Information taken from a field run survey by Wamble & Associates, PLLC.
7. This private elements of this community will be maintained and managed by the owner or his management company.
8. A sample of a draft HOA documents will be provided to the staff and Planning Commission with all conditions, rules and restrictions on use in this community for review and approval at Final Plat submittal approval for construction of infrastructure in this development. The final HOA documents shall be recorded with the final subdivision plat.
9. All streets will be a public street and shall be paved with asphalt.
10. Cluster mailbox locations will be provided as required by U.S.P.S.

ROADS, DRIVES, SIDEWALKS AND PARKING NOTES

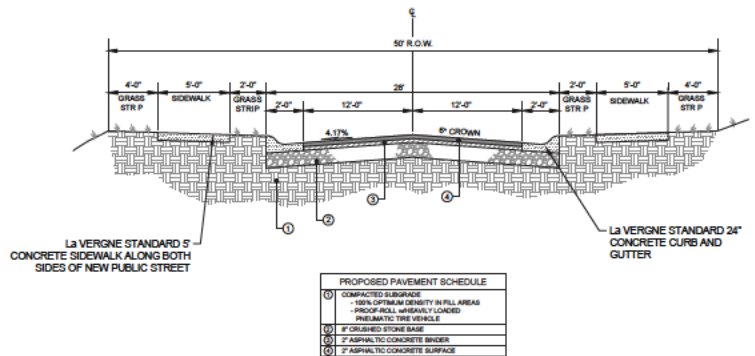
1. The developer's final construction drawings shall comply with the design regulations established by the City of La Vergne in effect at the time of the approval of the final development plan. Final design may vary based on field conditions.
2. Existing and proposed utilities, signs and power poles, should be shown on the site plan and should not be located within the proposed sidewalk.
3. All streets and alleys are public, as shown hereon, and to be paved with asphalt per City of La Vergne Specifications.
4. No driveways shall be permitted from Minerva Drive to Lots 1 and 6.

WATER AND SEWER NOTES

1. All water and sewer construction shall be in accordance with specifications and standard details of the City of La Vergne.
2. Individual water and/or sanitary sewer service lines are required for each unit.
3. Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval by the City of La Vergne, City Engineer.

LANDSCAPING NOTES

1. Where feasible, existing mature trees will be maintained. New trees will be planted in an orderly manner along all new streets and sidewalks in order to create a comfortable walking environment, as well as mitigate the site's stormwater run-off. Trees will also be planted strategically throughout the community so as to provide shading of new homes and parking areas to augment cooling and maximize resident comfort.
2. A Transitional Screening 2 Buffer is provided in a 35' wide perimeter setback as shown on the Master Plan.



TYPICAL ROADWAY SECTION (NEW DEVELOPMENT ROAD)

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. The proposed method for the collection, discharge and treatment of on-site stormwater will be primarily street inlets and pipes to convey the run-off to an on-site water quality and dry detention pond that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual of the City of La Vergne.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Manual and approved by the City of La Vergne.
3. City of La Vergne shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
4. This property is located within an area designated as "Zone X", determined to be outside 500-year flood plain, as noted on Flood Insurance Rate Map Number 47149C0020K, dated May 9, 2023.
5. This drawing is for illustration purposes, as it pertains to stormwater to indicate the basic premise of the development.



MINERVA PLACE - A RESIDENTIAL COMMUNITY
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Notes and Details - 6



ITEM REPORT

Planning Commission

Date: July 14, 2026

Item #: 10.	Discussion - Recommendation to the Board of Mayor and Alderman: <u>Ordinance #2026-14</u> - An Ordinance to Amend Title 10 of the La Vergne Municipal Code by Adding a New Chapter Regulating the Keeping of Domestic Fowl and Amend the City Fee Schedule by Adding a New Permit Fee.		
Department:	Codes	Presented By:	Joe White
Item Attachments:	1. Ordinance #2026-14		

Purpose:

This ordinance establishes regulations for residents wishing to keep domestic fowl for personal use within the City of La Vergne. It creates an annual permit requirement, establishes operational standards, and adds a \$25 annual permit fee to the City's Fee Schedule. At the July 7, 2026, Board of Mayor and Aldermen meeting, this item was sent back to the Planning Commission for additional discussion.

Background:

The ordinance:

- Requires an annual Codes Department permit.
- Limits the number and types of domestic fowl allowed on residential property.
- Prohibits roosters, guinea fowl, and peafowl.
- Establishes standards for coop construction, setbacks, and containment.
- Prohibits commercial breeding, slaughtering, and commercial sales.
- Authorizes enforcement by the Codes Department, including permit suspension or revocation for violations.

Financial Summary:

Creates a new \$25 annual Domestic Fowl Permit to help offset administrative and enforcement costs.

Staff Recommendation:

Staff recommends approval.

ORDINANCE #2026-14

AN ORDINANCE TO AMEND TITLE 10 OF THE LA VERGNE MUNICIPAL CODE BY ADDING A NEW CHAPTER REGULATING THE KEEPING OF DOMESTIC FOWL AND AMEND THE CITY FEE SCHEDULE BY ADDING A NEW PERMIT FEE.

WHEREAS, the City of La Vergne desires to permit residents to keep a limited number of domestic fowl for personal use; and

WHEREAS, Title 10, Chapter 1 of the Municipal Code establishes general requirements applicable to all animals and fowl; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary to establish additional regulations specific to domestic fowl; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary to establish these reasonable regulations to protect the public health, safety, and welfare of the community.

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

SECTION I. Title 10 of the Municipal Code is hereby amended by adding a new Chapter 4 that reads as follows:

CHAPTER 4 – DOMESTIC FOWL

Sec. 10-401. - Purpose and applicability.

- (1) This chapter establishes regulations for the keeping of domestic fowl within the City of La Vergne.
- (2) All domestic fowl shall also be subject to Chapter 1 of this title, including but not limited to:
 - (a) Sec. 10-101 – Running at large prohibited;
 - (b) Sec. 10-102 – Pen or enclosure to be kept clean;
 - (c) Sec. 10-103 – Adequate food, water, and shelter; and
 - (d) Sec. 10-104 – Nuisance prohibited.

Sec. 10-402. - Definitions.

As used in this chapter, unless the context otherwise indicates.

- Domestic Fowl means chickens, ducks, geese, turkeys, quail, and other domesticated birds customarily raised for eggs, meat or personal enjoyment.
- Chicken means a domesticated fowl of the species *Gallus gallus domesticus*.
- Hen means a female chicken.
- Rooster means a male chicken.
- Duck means any domesticated species of duck.
- Goose means any domesticated species of goose.
- Turkey means any domesticated species of turkey.
- Quail means any domesticated species of quail raised in captivity.
- Coop means a covered structure designed to shelter domestic fowl.
- Enclosure means a coop, pen, run, aviary, or fenced area used to contain domestic fowl.

Sec. 10-403. - Permit required.

- (1) No person shall keep or maintain domestic fowl within the City without first obtaining an annual permit from the Codes Department.
- (2) The permit shall be valid for one (1) year and must be renewed annually.
- (3) Permit fees shall be as set forth in the city fee schedule.
- (4) The Codes Department may require the following:
 - (a) Applicant name, address and contact information;
 - (b) Number of domestic fowl;
 - (c) Site plan showing coop/enclosure location; and
 - (d) Any additional information necessary for compliance.
- (5) The Codes Department may inspect the property prior to issuance or renewal.
- (6) Only one (1) domestic fowl permit shall be issued per residential parcel.
- (7) Permits may be suspended or revoked for violations of this chapter or Title 10, Chapter 1.

Sec. 10-404. - Number and type of domestic fowl.

- (1) Chickens: Maximum of ten (10) hens.
- (2) Ducks: Maximum of six (6).
- (3) Quail: Maximum of twenty (20).
- (4) Roosters are prohibited.

- (5) Guinea fowl and peafowl are prohibited.
- (6) Geese and turkeys are prohibited on residential lots less than two (2) acres.
- (7) On residential lots of two (2) acres or greater, a maximum of four (4) geese and/or turkeys may be kept.

Sec. 10-405. - Location and setbacks.

- (1) Domestic fowl shall be kept only in the rear yard.
- (2) Coops and enclosures shall be located:
 - (a) At least ten (10) feet from any property line; and
 - (b) At least twenty (20) feet from any neighboring residential structure, where practicable.

Sec. 10-406. – Enclosure standards.

- (1) All domestic fowl shall be kept within a coop and/or enclosure at all times.
- (2) Temporary structures consisting of primarily of tarps, pallets, scrap lumber, sheet plastic, or similar materials shall not constitute a compliant enclosure.
- (3) Coops and enclosures shall be constructed of durable materials and maintained in good repair.
- (4) Domestic fowl shall not run at large and must comply with Sec. 10-101.

Sec. 10-407. - Prohibited activities.

- (1) Domestic fowl shall be kept for personal use only.
- (2) The following are prohibited:
 - (a) Commercial breeding operations;
 - (b) Slaughtering domestic fowl on residential property;
 - (c) Commercial sale of eggs, meat, or related products.

Sec. 10-408. - Enforcement.

- (1) This chapter shall be enforced by the Codes Department.
- (2) Any violations shall be fined under the general penalty clause of the municipal code.
- (3) The Codes Department may:
 - (a) Issue notices of violation or citations;
 - (b) Require corrective action;

(c) Suspend or revoke permits.

(4) Repeated violations may result in permit revocation.

SECTION II. The Codes Department, Permits section of the City of La Vergne Fee Schedule be amended by adding a new fee entitled "Domestic Fowl Permit" to read as follows:

<u>Name / Purpose of Fee</u>	<u>2025-2026</u>	<u>LMC / Ordinance Reference</u>
<u>Codes Department</u>		
<u>• Permits</u>		
* Domestic Fowl Permit	\$25.00	LMC 10-403

SECTION III. Each section, subsection, paragraph, sentence and clause of this ordinance is hereby declared to be separable and severable. The validity of any section, subsection, paragraph, sentence or clause shall not be effected by the invalidity of any other portion of this ordinance, and only any portion declared to be invalid by a court of competent jurisdiction shall be deleted herefrom.

SECTION IV. That this Ordinance take effect forthwith upon its final passage, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Joshua Miller, City Recorder

Published in the Murfreesboro Post on _____.



Item #: 11. Discussion - Recommendation to the Board of Mayor and Alderman: Amendment to the Zoning Ordinance Regarding Data Centers.

Reviewed By:
Bo Logan, City Planner

Summary:

This amendment to the zoning ordinance is regarding the locations of data centers in the City.

Currently data centers are allowed in four (4) zoning districts including CC (Central Commercial), CI (Civic & Institutional District), LI (Innovation Dist.) and HI (Interchange Dist.).

This amendment would remove Data Centers from CC (Central Commercial), CI (Civic & Institutional District) and LI (Innovation Dist.).

If the amendment is approved data centers will only be allowed inside the HI (Interchange District). Additionally, there will be distance requirements applied to data centers as follows:

No data center shall be operated or maintained within one thousand feet of a residentially zoned district, the property line of a lot devoted to residential use, a church, a state licensed day care facility, public library, private or public educational facilities which serve persons age seventeen or younger, an elementary school, a high school, funeral parlor/home, a public park, a business licensed or permitted to sell beer or intoxicating liquors, or another data center. Additionally, the distance limitations shall be measured in a straight line in all directions, without regard to intervening structures or objects, from the nearest point of the property line of a parcel containing a data center to the nearest point on the property line of the use, structure or property from which separation is required. In the event that the lot upon which the data center is located or is proposed to be located is contiguous to the lot upon which the use, structure or property being separated is located, the measurement shall be from the nearest point of the data center to the nearest point of the use, structure or property being separated. These distance limitations shall apply regardless of whether or not the use, structure or property from which separation is required is located inside the city limits of the City of La Vergne.

Under Central Commercial (CC) on page 97 (about the middle of Page 97) data center is listed in that table as a use allowed by right (P). This amendment will remove that language in this table and in additional tables as follows:

Staff recommends the changes as follows:

- 1) Amend Table 4.2.9 (1) - Central Commercial District Use Table by removing Data Centers from the table.
- 2) Amend Table 4.2.12 (1) - Innovation District Use Table by removing Data Centers from the table.
- 3) Amend Table 4.2.13 (1) - Interchange District Use Table by changing Data Centers from (P) Permitted to (AR) Additional Requirements.
- 4) Add new Additional Requirements C. and D. to **Chapter 5, Development Standards, Section 5.2.23, Data Centers**

C. Separation. No data center shall be operated or maintained within one thousand feet of a residentially zoned district, the property line of a lot devoted to residential use, a church, a state licensed day care facility, public library, private or public educational facilities which serve persons age seventeen or younger, an elementary school, a high school, funeral parlor/home, a public park, a business licensed or permitted to sell beer or intoxicating liquors, or another data center.

D. Measurement. The distance limitations shall be measured in a straight line in all directions, without regard to intervening structures or objects, from the nearest point of the property line of a parcel containing a data center to the

nearest point on the property line of the use, structure or property from which separation is required. In the event that the lot upon which the data center is located or is proposed to be located is contiguous to the lot upon which the use, structure or property being separated is located, the measurement shall be from the nearest point of the data center to the nearest point of the use, structure or property being separated. These distance limitations shall apply regardless of whether or not the use, structure or property from which separation is required is located inside the city limits of the City of La Vergne.

CURRENT TABLE PAGE 97 (TO BE AMENDED)

Industrial / Wholesale / Storage

Data Centers	P
General Warehousing	AR

Infrastructure Uses

Educational Services	P
Essential Services	P
Hospitals	P

**NEW TABLE ON PAGE 97 (AFTER AMENDED BY
REMOVING DATA CENTERS)**

Industrial / Wholesale / Storage

General Warehousing	AR
---------------------	----

Infrastructure Uses

Educational Services	P
Essential Services	P
Hospitals	P

CURRENT TABLE PAGE 105 (TO BE AMENDED)

Industrial / Wholesale / Storage

Data Centers	P
General Warehousing	P
Industrial Sales	P

Agricultural Uses

Kennel-Commercial	P
-------------------	---

**NEW TABLE ON PAGE 105 (AFTER AMENDED BY
REMOVING DATA CENTERS)**

Industrial / Wholesale / Storage

General Warehousing	P
Industrial Sales	P

Agricultural Uses

Kennel-Commercial	P
-------------------	---

CURRENT TABLE PAGE 108 (TO BE AMENDED)

Industrial / Wholesale / Storage

Adult Oriented Establishments	AR
Data Centers	P

General Warehousing	P
---------------------	---

Agricultural Uses

Kennel-Comercial	P
------------------	---

**NEW TABLE ON PAGE 108 (AFTER AMENDED BY
CHANGING DATA CENTERS TO AR)**

Industrial / Wholesale / Storage

Adult Oriented Establishments	AR
-------------------------------	----

Data Centers	AR
--------------	----

General Warehousing	P
---------------------	---

Agricultural Uses

Kennel-Comercial	P
------------------	---

Staff Comments / Technical Items:

No technical comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.