

AGENDA

Board of Mayor and Aldermen
August 4, 2026 Public Hearing @ 5:45 PM

- Call public hearing to order.

ORDER OF BUSINESS

1. **Ordinance #2026-15** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 17G, Group A, Parcels 11, 12, 13, 14, 15). Property Consists of Approximately 2.74 Acres. Property Located on Rocky Tock Street. Current Zoning District: R-1 (Single Family Residential); Proposed Zoning District: CC (Central Commercial) Zoning District. (This received a favorable recommendation from the Planning Commission on June 30, 2026.)

ADJOURN



ITEM REPORT

Board of Mayor and Aldermen

Date: August 4, 2026

Item #: 1.	<u>Ordinance #2026-15</u> - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 17G, Group A, Parcels 11, 12, 13, 14, 15). Property Consists of Approximately 2.74 Acres. Property Located on Rocky Tock Street. Current Zoning District: R-1 (Single Family Residential); Proposed Zoning District: CC (Central Commercial) Zoning District. (This received a favorable recommendation from the Planning Commission on June 30, 2026.)		
Department:	Planning	Presented By:	Bo Logan
Item Attachments:	1. Ordinance #2026-15		

Purpose:

This is an ordinance to rezone property located along Rocky Tock Road from R-1 to CC.

Background:

The applicant has 2.74 acres that they intend to incorporate into their existing concrete plant.

Financial Summary:

Revenues: The city should receive property taxes from any development of the property. Expenditures: Other than normal services being provided by the city, there are no specific expenditures required from the city for the development of this property.

Staff Recommendation:

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

ORDINANCE #2026-15

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 17G, GROUP A, PARCELS 11, 12, 13, 14, AND 15. PROPERTY CONSISTS OF APPROXIMATELY 2.74 ACRES. PROPERTY LOCATED ON ROCKY TOCK STREET. CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; PROPOSED ZONING: CC (CENTRAL COMMERCIAL) ZONING DISTRICT.

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

WHEREAS, the City of La Vergne Planning Commission, on June 30, 2026, made a favorable recommendation to the Board of Mayor and Aldermen that this request be approved.

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

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of La Vergne, by changing the property identified as Tax Map 17G, Group A, Parcels 11, 12, 13, 14, and 15 from an R-1 (Single Family Residential) Zoning District to a CC (Central Commercial) Zoning District. This property consists of approximately 2.74 acres and is owned by Hollingshead Land, LLC who submitted application #ZR-2026-03 for the rezoning of this property, which is attached to and made a part of this ordinance as though copied herein.

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

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

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Joshua Miller, City Recorder

Published in the Murfreesboro Post on _____.

City of La Vergne, Tennessee

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

REZONING REQUEST APPLICATION

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

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

Request No. ZR-2026-03
(Assigned by the City Recorder)

Date Submitted: 05/26/26

SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

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

Name: Jeff Hollingshead Phone #: 615-624-1221

Business: Hollingshead Land LLC E-Mail: Richard.Oshields@smyrnareadyn

Address: 1000 Hollingshead Circle Best Way to Contact: Phone
City: Murfreesboro State: TN Zip: 37129 (Mail, E-Mail, Phone)

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
17G/A	11.00	R1	CC	0.54	Hollingshead Land LLC
17G/A	12.00	R1	CC	0.56	Hollingshead Land LLC
17G/A	13.00	R1	CC	0.55	Hollingshead Land LLC
17G/A	14.00	R1	CC	0.55	Hollingshead Land LLC
17G/A	15.00	R1	CC	0.54	Hollingshead Land LLC

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

Project Name: SRM-La Vergne
Project Address: 112,116,120,124, 128 Rocky Tock Street
Existing Land Use: Concrete Plant
Proposed Land Use: Concrete Plant
Total Acreage of Project / Rezoning: 2.74 Acres

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

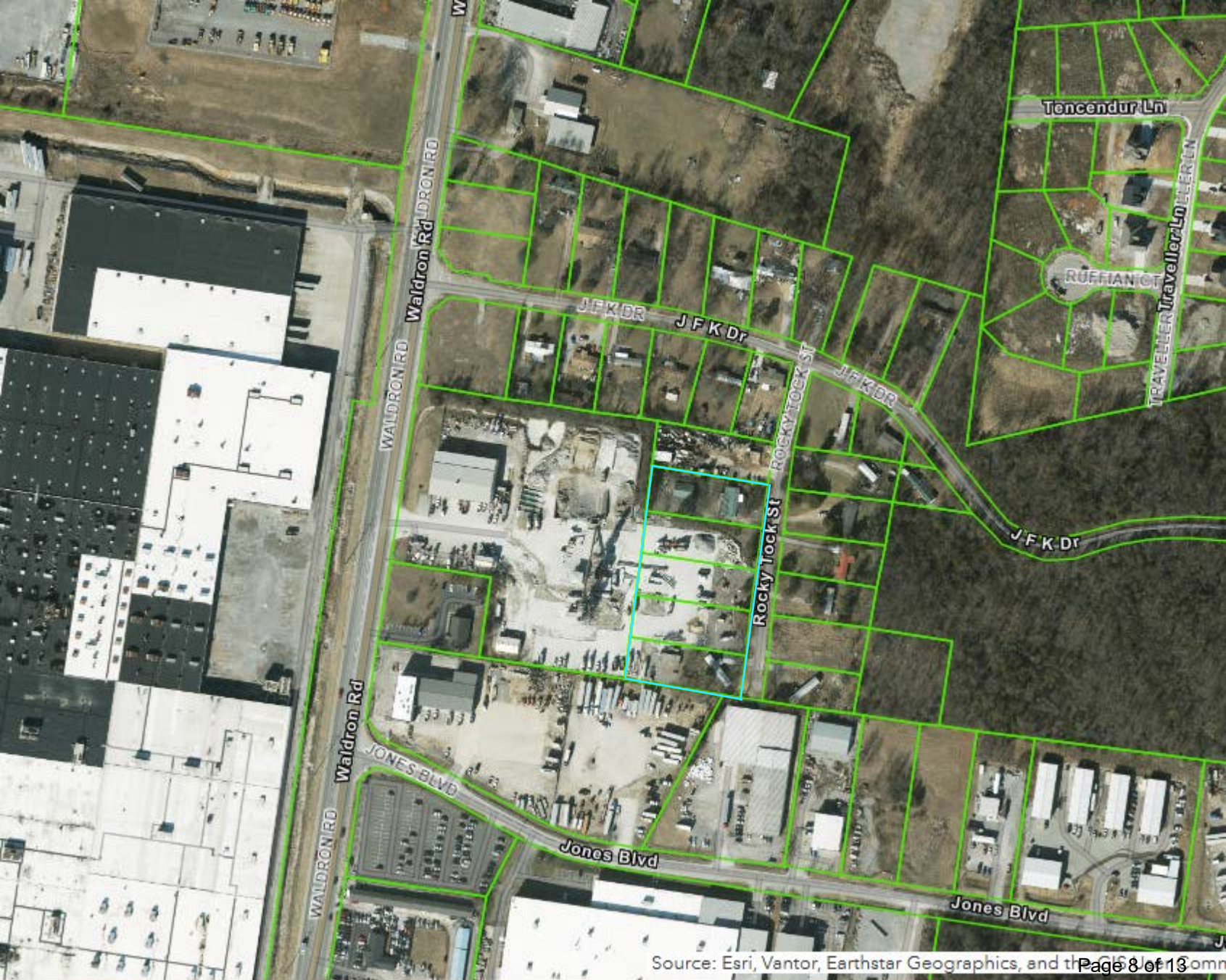
Applicant's Signature: _____

Date: 5-29-26



Julie B. Wilson Notary
Expires 11-28-26
Rutherford County, Tennessee





RUFFIA

JFK

ROCKY TOCK

JONES

BLVD

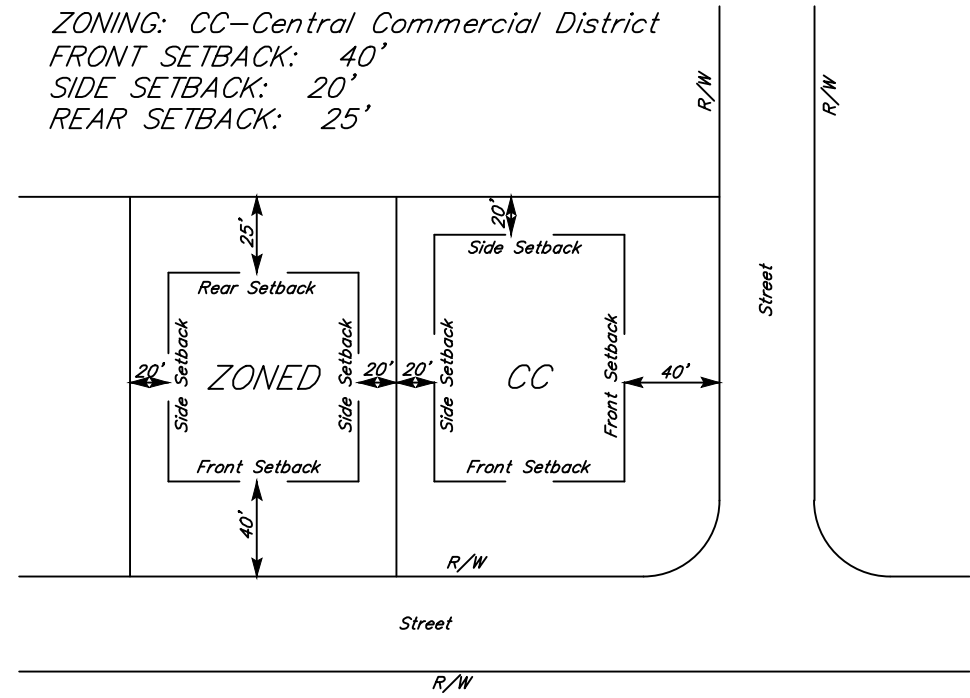




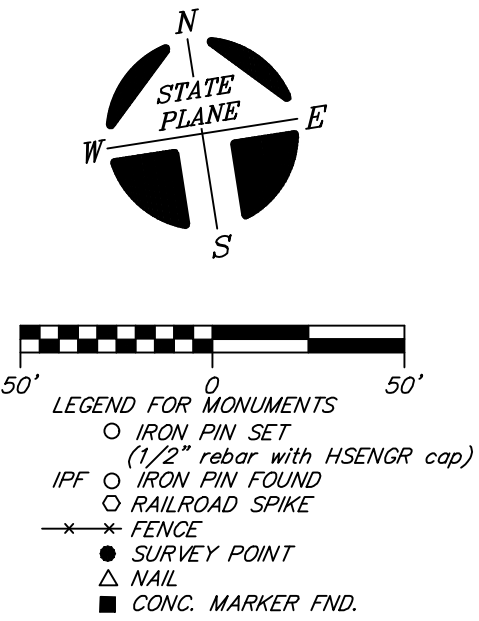




ZONING: CC-Central Commercial District
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015J, ZONE: X, DATED: MAY 09, 2023.

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 11.00
Record Book 2097, Page 1386
Lot 51, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 12.00
Record Book 1920, Page 3345
Lot 52, Section 4, Cooper Subdivision
Deed Book 211, Page 23

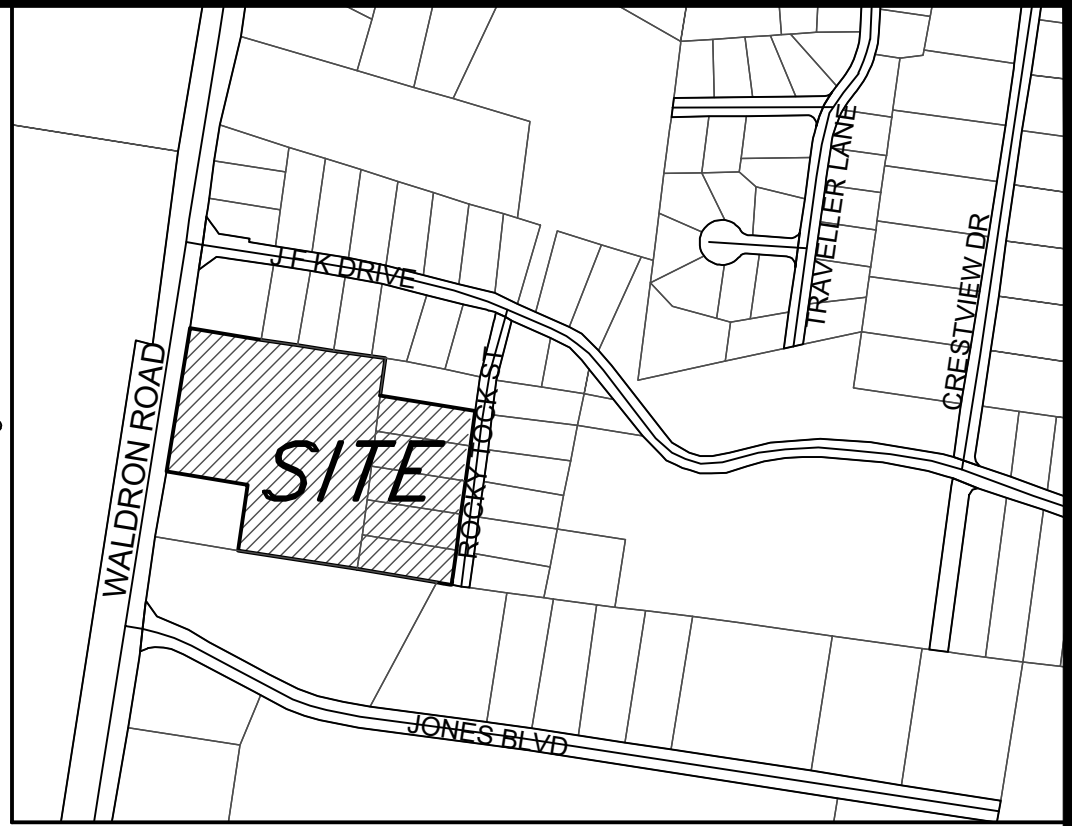
OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 13.00
Record Book 1764, Page 3241
Lot 53, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 14.00
Record Book 2249, Page 1804
Lot 54, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Smyrna Ready Mix, LLC
c/o SRM Concrete, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 2.00
Record Book 1316, Page 1478

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 15.00
Record Book 2114, Page 1953
Lot 55, Section 4, Cooper Subdivision
Deed Book 211, Page 23

LEGEND	
	POWER POLE
	STORM DRAIN PIPE
	AREA DRAIN
	CATCH BASIN
	CENTERLINE
	SETBACK LINE
	EASEMENT LINE
	ELECTRIC, TELEPHONE, CABLE



LOCATION MAP
N.T.S.

- PLAT NOTES:
- The purpose of this plat is to combine Lots 51 thru 55, Section 4, Cooper Subdivision as recorded in Deed Book 211, Page 23, with the adjoining property of Smyrna Ready Mix, LLC (Record Book 2114, Page 1953) into one tract of 8.85± Acres.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. Any street in this subdivision may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - Any signage, including flags and flagpoles, is subject to independent review. All signage must conform to county requirements and require separate sign permits.

TRANSMITTAL COPY
FOR REVIEW
PURPOSES ONLY

HUDDLESTON-STEEL
ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893 - 4084 FAX: 893 - 0080

ZONING EXHIBIT

SRM PROPERTY

(THE CONSOLIDATION OF PROPERTY OF
SMYRNA READY MIX, LLC AND LOTS
51-55, SECTION 4, COOPER SUBDIVISION)

3RD CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: JUNE, 2026 SCALE: 1"=50' SHEET 1 OF 1